

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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EDITORIAL

Light in the Industrial Gloom

With so many strikes under way in so many different places and involving so many different industries, students of conditions are bound to be more or less confused.

One development during the past week, however, has been recognized pretty generally as a beacon light in the nation's strike-darkened path. The decision of the leaders in the coal miners' strike to revoke their strike order in compliance with the mandate of Judge Anderson was a most satisfactory indication of a return to reason on the part of labor leaders. How soon the soft coal miners will be back at work in full force remains to be seen, but their leaders have shown that they recognize the authority of the government as paramount. This action, coming on the heels of the demonstration in the Boston police strike that government is supreme, cannot fail to have a good effect on the entire situation.

Of vital interest to readers of the Record and Guide is the prospect of early peace in the building industry in the metropolis. There is every indication that within a few days, if indeed not before this issue goes to press, a complete agreement will have been reached by employers and employes. With these differences adjusted, New York City should make great strides during 1920 in all branches of construction.

"Rent Profiteering" in Other Cities

New Yorkers have heard so much and read so much about "rent profiteering" that it is refreshing to turn to the reports from other cities recently made public by the United States Bureau of Labor Statistics. The Washington authorities found, in a country-wide survey, that the average annual rent for a family of five with an annual income of \$1300 was \$213 a year. They also found that rents are highest in Bridgeport, Ct., and that in Cleveland, Detroit, Minneapolis and St. Paul the average is higher than in New York City. Against Bridgeport's high figure of \$213 a year, New York City's average is found to be \$198 per family of five with a \$1300 income. San Francisco also is given at \$198 per family, Columbus, O., and Buffalo, \$192 per family, Oklahoma City, Wichita and Syracuse, \$191 per family and Chicago \$187.

It is pointed out in the report that of course the rents in each case are not for equivalent types of

houses. For example, the Bridgeport family which paid \$213 for rent in many cases did not get as desirable quarters as the Los Angeles family which paid only \$174. Likewise, some of the cheap rents in certain cities were relatively less desirable than those for which families of equal spending power had to pay higher rents in other cities.

Another interesting comparison given in the Washington statistics gives the cost per month of a five-room apartment, not including heat. In this comparison Butte, Montana, is shown to be charging the highest monthly rent, \$32.29. In Detroit the rate is \$25.75, in Bridgeport \$23.75, in Seattle \$23.38, in Cincinnati \$22.21 and in New York City \$21.86. The average for St. Louis, Chicago and Boston were but little lower than for New York City.

One of the significant points brought out by the Bureau of Labor Statistics is that the cost of rent has risen much less rapidly than the cost of other necessities.

Another Hughes Investigation

A true analysis of the facts in the transportation tangle in the metropolis may be expected from the investigation which former Governor Charles E. Hughes is about to undertake. This inquiry will be under the auspices of the Merchants Association, the New York State Chamber of Commerce, the New York Board of Trade and Transportation, the Brooklyn Chamber of Commerce, the Chamber of Commerce of Queens and the Bronx Board of Trade.

Federal Judge Mayer, under whose direction Mr. Hedges is acting as receiver for the Metropolitan lines and Mr. Garrison for the Brooklyn lines, has expressed his thorough approval of the proposed inquiry. In fact, Judge Mayer believes that a great service can be performed through an examination and report upon:

(a) The estimated cost for the twelve months beginning Sept. 1, 1919, of operating each of the several transit systems now under the jurisdiction of the United States District Court, including in such cost operating expenses and such other outlays as must necessarily be made to continue the operation of the several lines.

(b) The estimated revenues for each of such systems during the same period.

(c) The estimated net earnings or deficit from operation of each of such systems dur-

ing the same period.

2. Through qualified engineers and accountants, check, test, verify, and report upon any valuations of the physical properties of the several traction systems which may be presented to the court, or affixed as a basis for equitably adjusting the future relations between transit corporations and the public.

3. Make a study of the transit field, with relation to existing franchise and contract rights; possible consolidation or consolidations of existing lines or systems; legal, financial, and operating conditions; and such other factors as may be germane, with a view to formulating a plan or plans

for the permanent, equitable, and beneficial readjustment of the relations between the public and the transit corporations which serve them.

The receivers of the Metropolitan and Brooklyn lines have contended for many months that it is impossible to carry passengers at the old rates of fare. Already the failure of efforts for higher fares has resulted in serious inconvenience to the public, and the complete abandonment of various vital lines is threatened as a possibility of the immediate future. It will be fortunate, under these circumstances, to get from Mr. Hughes through the proposed inquiry the actual facts about the situation. Then a search for the remedy can be intelligently and diligently made.

Ziegler Estate Holdings Bring \$400,000 At Big Auction Sale

Bryan L. Kennelly Disposes of 935 Parcels in Three-Day Sale, Building Loan Offer Stimulating Bidding.

WILLIAM ZIEGLER estate holdings brought a total of about \$400,000 at the auction sale conducted by Bryant L. Kennelly. Mr. Kennelly disposed of 935 lots in Brooklyn, Long Island, New Jersey and Staten Island under orders from the executors of the estate, Wm. Ziegler, Jr., and Gladys Watson Ziegler. The unreserved public disposal of this real estate, made unusually attractive by the pressing demand for homes and by the offers of the executors to provide building loans for immediate operations, interested a large number of bidders and the result was a keen demand for properties suitable for residential improvement.

Active bidding marked the sale of one hundred lots and eight houses in Brooklyn on the first day of the sale last Saturday, these properties selling for a total of \$180,500. The plot, 60x90, at the southeast corner of Fortieth Street and Fourteenth Avenue was sold to Charles R. Ward for \$7,500, and the triangular-shaped plot, with frontages in Flatbush Avenue, Thirty-eighth Street and Fourteenth Avenue, was sold to Meyer Kannah for \$8,150. Two houses adjoining the corner of Fourteenth Avenue and Fortieth Street were sold to Aaron Lippman for \$9,300 each, and the four houses immediately adjoining, in Fortieth Street, were sold to B. Glaubus for \$3,250 each.

The auctioneer then offered 71 lots and four houses at Argyle Park, Babylon, L. I., which brought a total of \$31,250. Thomas J. Goodwin bought the Casino for \$4,500 and the houses were sold to Dr. Francis J. Doyle, the I. & W. Holding Company and O. H. Rogers respectively.

The Saturday sale was completed with the offering of 152 lots at Inglestone, Flushing, which, together with 83 lots sold previously at private sale, realized a total of about \$125,000.

Continuing on Monday, Mr. Kennelly offered holdings at South Elizabeth, Roselle, Linden and St. George, Linden, N. J. The 53 lots at South Elizabeth brought \$4,000 and the 300 lots and four houses in the other townships sold for \$29,000.

Mr. Kennelly finished the sale on Tuesday by disposing of 201 lots at Tottenville, S. I. for a total of \$32,000. Most of the buyers were individuals who are expected to take advantage of the offer of the estate to grant building loans.

William Ziegler, Jr., in congratulating Mr. Kennelly after the sale, expressed his satisfaction with the results of the

whole proceedings, not only of the actual selling of the properties, but also in the manner in which the sale was promoted and conducted.

\$1,000,000 CASH DEAL.

Frederick Brown has bought from Alfred E. Marling and Alfred C. Noyes, receivers of the American Real Estate Co. with the approval of Judge Leonard Hand of the U. S. District Court, in one transaction three of the choicest properties in the city at a price reported at \$4,500,000 involving the investment of close to a million dollars cash.

The sale takes in the Hendrick Hudson Apartments at Cathedral Parkway and Riverside drive, the Hendrick Hudson Annex at Broadway and Cathedral Parkway and the Arena Building at West 31st St. running through to 52nd Street. The Hendrick Hudson is on a plot of 10½ lots, covering the block front on Riverside Drive between 110th St. and 111th St. measuring 206.74 feet on Riverside Drive, 120 feet on Cathedral Parkway, 135 feet on 111th St. The building is one of the finest in the city, is eight stories high, of fireproof construction and is built so that 4 additional stories can be added. The Hendrick Hudson has accommodations for 72 families. This building was held on the books of the American Real Estate Co. at \$1,500,000.

The Hendrick Hudson Annex adjoining is a 12-story fireproof building fronting 90.11 feet on Broadway and 175 feet on Cathedral Parkway. It contains 5 stories on the 1st floor and accommodates 63 families. The 110th Street subway station is at the foot of the property and the Liggett Drug Store Co. occupy the corner store. The property was held at \$1,500,000. Both properties show an annual rental of over \$300,000 per annum. The buildings have a roof garden, playground for the children and a gymnasium. They were acquired by the American Real Estate Co. from George F. Johnson, the builder. The Hendrick Hudson was erected about 10 years ago and the Annex a few years later.

Mr. Brown also takes in this purchase, the Arena Building at Nos. 38—40 West 32nd Street and 39—41 West 31st St. It is a 16 story loft and office building fronting 50 feet on 31st St. and 41.4 feet on 32nd St. running through the block 197.7 feet. It adjoins the Hotel Imperial on the West and on the 32nd St. the Grand Rapids Bldg. recently owned and resold by Mr. Brown. Mr. Brown also recently purchased on the same block 8—10 West 32nd St., the Pennsey building, a 17 story loft building.

REAL ESTATE SECTION

Fuel Oil May Now Be Stored and Used in New York Buildings

Appeals Board Adopts Twenty-One Rules Governing Its Storage, Use and the Installation of Equipment.

FUEL oil may now be used in place of coal in New York City as the result of the action taken by the Board of Standards and Appeals. Choice of fuel, as between coal and oil, has been impossible heretofore owing to the lack of rules or regulations under which the Bureau of Fire Prevention could issue permits for fuel oil installations. To correct this situation Mayor Hylan early in June requested the Board of Standards and Appeals to investigate the feasibility of making substitutes for coal available to consumers in this city.

After intensive study, Col. John P. Leo, as chairman, submitted to the Board of Standards and Appeals on August 12 a tentative draft of proposed Rules Governing Storage and Use of Fuel Oils and Construction and Installation of Oil-Burning Equipment. Public hearings followed on September 3 and 24, October 1, 7 and 29 and November 6. Amendments resulting from these hearings were incorporated in the tentative draft and the printed copies were submitted to the most representative fuel oil engineers and fire prevention experts, and finally the rules, as amended, have been adopted.

"These fuel oil rules," said Col. Leo, "make oil available as a fuel under conditions and provisions as to storage and equipment and the quality of the oil that make the use of this fuel thoroughly safe. We feel we have achieved what Mayor Hylan desired the formulation of rules under which the people of this city could choose their fuel and be set free from the exactions of any fuel monopoly.

"These rules, as adopted by the Board of Standards and Appeals after five months' study and with the aid of the best experts in the country, will be promulgated Tuesday and will become effective twenty days thereafter, namely, on December 1, 1919. While the new rules, under the law, do not become effective until that date, plans for installations under these rules can be filed immediately with the Bureau of Fire Prevention, and permits can be obtained so that the work may go right on."

William T. Ropes, who as chairman of a special committee of the Building Managers and Owners Association of New York made a careful study of the entire fuel oil situation, has emphasized the importance of the new fuel oil rules.

"The motive that induced the Board of Standards and Appeals to take up the question of permitting the use of fuel oil as a substitute for coal," he said, "was to provide relief to coal consumers from the present and future high price of coal. In order to accomplish this the rules should provide, first, for reasonable safety to those handling the oil, to the occupants of the building where oil is stored and burned and to the general public; second, it should encourage the coal consumer to try oil for fuel purposes by making its use as attractive as possible by leaving out all unnecessary regulation and restriction and by making the requirements for safety as inexpensive as possible, and third, induce the oil companies to provide an adequate, easily obtainable and dependable supply at an attractive price.

"The consumers of coal in this city may be divided into four general classes: heating, power, public service and public buildings. The question now being asked by consumers is whether the rules just adopted by the Board of Standards and Appeals and effective as of December 1st, 1919, make it possible and profitable to substitute oil for coal as fuel.

It is now possible, but whether it will be profitable depends on the price that oil will be delivered into the tanks of buildings and the cost of installing these tanks under the rules.

"Those interested in this subject who followed the development of the rules by attending the various hearings, were disappointed, believing that the effort to make the rules 100 per cent. safe would restrict the use of oil to only the larger plants and would not grant relief to the many thousands of small consumers who might have been induced to try oil for domestic heating and for heating of small buildings if the requirements for installation in small units had been less and the restrictive requirements not so severe. As a matter of fact the small consumer needed relief more than the large one (except public service) as the large consumer could, in nearly all cases, pass the high cost of fuel on.

"The rules are sure to be modified from time to time making them less expensive to comply with and easing up on the regulative features so that eventually small consumers will give oil a try out as against coal. One thing has been accomplished by these rules and that is oil fuel can now be burned. Usage will show those in authority that the heavy fuel oil is not as dangerous as some now believe and this will lead to a modification of the rules permitting more general use."

Eight of the twenty-one most important rules are given in their entirety as follows:

Rule 1. Definition. Flash Point and Specific Gravity

The term "oil used for fuel purposes" under these rules includes any liquid or mobile mixture, substance or compound derived from or including petroleum.

All oil used for fuel purposes under these rules shall show a minimum flash point of not less than one hundred and seventy-five (175) degrees Fahrenheit, in an open cup tester, or if closed cup tester be used a minimum of not less than one hundred and fifty (150) degrees Fahrenheit, and its specific gravity shall be not less than .933 (20 degrees Baume) at a temperature of sixty (60) degrees Fahrenheit; and must not be fed from the tank to the suction pump at a pre-heat temperature higher than its flash point.

Rule 2. Manner of Storage

Oil to be used as fuel for commercial, heating and power purposes on the premises where stored shall be at all times contained in metal tanks with all openings or connections through the tops of the tanks, except a clean-out plug in the bottom; and, when located inside of a building, must at all times be placed in the cellar or lowest story of such building, and at least two (2) feet in a horizontal direction from any supporting portion of the structure, and if practicable, shall be buried underneath the lowest floor or ground.

Rule 3. Location of Tanks. Existing Buildings

No storage of fuel oil shall be permitted in a building of frame construction within the fire limits, or in buildings of hazardous occupancy as so defined by the fire commissioner.

If placed in buildings already erected, if not buried beneath the lowest floor or ground, such tanks shall be placed in an enclosure the floor of which shall be at least three (3) feet below the surface of the cellar or lower story; or if by reason of water or foundation conditions, or if on rock bottom, the tank may be placed above the surface of the

(Continued on Page 492)

Clear Analysis Of Laws Affecting Dispossess Proceedings

Counsel For Taxpayers Association Prepares Statement Showing Rights And Privileges Of Owners And Tenants

HAROLD H. Phillips, counsel for the greater New York Taxpayers Association has made a clear analysis of the recent amendments to the law affecting dispossess proceedings. His statement reads in part:

"This year has brought about some changes in the dispossess laws of New York. These changes are not of a very revolutionary character, nor are they so involved or complicated that the public in general should find it difficult to grasp or comprehend them. Nevertheless, the public seems to be unable to understand fully just what the landlord is required to do in order to comply with the provisions of the statute, and what are the rights and privileges of a tenant under the laws as they exist at present.

"Before the Legislature acted in June, 1919, the Judge in the Municipal Court, which is the court where most of the dispossess proceedings are brought, had power to stay the execution of a warrant in dispossess for a period not exceeding five days, except of course, by and with the consent of the landlord. This power of the Municipal Court Judge has been considerably broadened so that now the Judge has power to stay the execution of a warrant for a period not exceeding twenty days, if, in his judgment the circumstances warrant the exercise on his part of such discretion, but in that case, that is if such a stay is allowed, the tenant must be required to deposit with the clerk of the court, and the clerk is required to pay over to the landlord, the rent for the period of the stay, the rate of rental to be, however, calculated on the amount paid by the tenant for the prior month, that is, the month prior to the dispossess proceedings.

"This amendment became a law June 27, 1919, and applies only to the counties of New York, Kings, Queens, Richmond and Bronx. Another important amendment, which considerably improves the position of the tenant with respect to dispossess proceedings, is the one which also became a law June 27, 1919, and applies likewise to the same counties, and which is Chapter 649 of the Laws of New York.

"Prior to the passage of that amendment, a landlord could dispossess a monthly tenant merely by notifying him five days before the expiration of the month that he, the landlord, elects or chooses to terminate the tenancy and requires the tenant to remove upon the expiration of the month. If the tenant failed to remove, as required, the landlord could resort to law by instituting what is known as 'hold-over' proceedings. That term merely means that the landlord serves upon the tenant notice to appear in court and show reason why the Judge sitting should not enter an order removing the tenant and his household effects by force, through the agency of a city Marshal or other proper officer authorized to execute the warrants or mandates of the court.

"The landlord in that case was not required to give any reason for desiring the tenant's premises rather than the tenant's company. It was sufficient that the required five days' notice was given and the court had no discretion to withhold the entry of the warrant if the landlord furnished the necessary proof of the service of a proper notice within the time required by law. Under the present statute the owner must give twenty days' notice of his election to terminate the tenancy if the tenancy is one of from month to month. The discretion on the part of the Judge to allow twenty days' stay of the warrant upon payment of the proportional amount of rent calculated on the basis of the rental for the prior month, coupled with the requirement to give twenty days' notice, gives the tenant, under the present law in a worthy case, forty days within which to find other premises from the day when the warrant of dispossess may be executed, whereas, heretofore, on five days' notice having been required and the judge's discretion to stay the warrant having been limited to five days, the tenant had only ten days from the day of notice to the day when the warrant could

be executed within which to find other premises and moving into them.

"These are the salient features in the amendments, and there is no reason why the public in general should not have a clear conception of them. Of course, the amendments are wholly favorable to the tenants. The Legislature saw that the housing conditions at present required some changes in the interest of the tenant, and the Legislature was not slow to avail itself of its powers and prerogatives to come to the aid of the tenant. Many of the owners, of course, chafe under these restrictive provisions of the amendment.

The New York Title & Mortgage Company has recently made the following building loans:—\$70,000 for the erection of a 5-story apartment at the junction of Grand Boulevard & Concourse and Weeks Avenue to the 173rd Street Construction Company; \$75,000 to the F. W. Schwiers Jr. Company for the erection of a steel constructed warehouse at the northwest corner 48th Street and 11th Avenue; \$35,000 to Hannan Garage Company for the erection of a garage on their property, 431-5 West 16th Street; \$20,000 to the White Lion Garage, Incorporated, for the erection of a garage on the northeast corner 162nd Street and Sherman Avenue.

FUEL OIL MAY BE USED

(Continued from Page 491)

ground, but in any case subject to the conditions as hereinafter described under Rule 5.

Rule 4. Location of Tanks—New Buildings

In buildings hereafter erected the bottom of the fuel oil service tanks shall be located in, or below the floor level of the cellar or lowest story as shall be determined by the Superintendent of Buildings under the provisions of Rule 2.

Rule 12. Fuel Oil Feed Systems

1. Systems fed by gravity or force systems between tank and pump shall not be permitted.
2. Pump suction feed systems only will be approved and anti-syphon system must be provided.

Rule 15. Heating.

1. All heating to reduce viscosity of fuel oils in storage tanks in any building shall be only by means of hot water coils and the oil shall not be heated above one hundred and forty (140), degrees Fahrenheit.
2. All outside pipes subject to freezing shall be protected with a heating line of steam or hot water.

Rule 20. Operation of Plant.

Such fuel oil-burning plants may be operated only by a licensed engineer or by a licensed operator who shall be a citizen of the United States, who can read and write the English language, and who is familiar with the practical working of such plant, as evidenced by the certificate of the Fire Commissioner.

Rule 21. Installation.

No installation of fuel oil plants shall be commenced until after the approval of plans by the Fire Commissioner, which plans shall be submitted to him for examination, together with the certificate of the Superintendent of Buildings that the proposed construction of the enclosure and the location of tanks is in accordance with the requirements of the Building Code and of these Rules.

The other rules refer to technical matter like the enclosures of tanks, their capacity, service tanks located outside of buildings within the fire limits, outside general storage fuel oil tanks located above ground within the fire limits and outside the limits, the material and construction of tanks, and the fuel oil fire extinguishing equipment.

Complete copies of the rules as finally adopted may be obtained from William Wirt Mills, secretary of the Board of Standards and Appeals, Municipal Building.

Demand for Downtown Office Space Exceeds the Supply

No Relief In Sight Up to May 1 Next, in Opinion of Realty Expert, Unless Unexpected Developments Occur in Building Line.

By CHARLES F. NOYES

EARLY in 1918 our company furnished the Record and Guide with a signed statement predicting that the next great big real estate market would be featured by a buying movement downtown that would be the greatest movement during the twenty odd years of experience that I have had in dealing with downtown property. We stated that a "buy for occupancy movement" would undeniably get in motion, and the impetus of this movement would surprise appraisers, owners and brokers alike. Our statement was editorially commented on by the Record and Guide.

Later in the year we predicted that on May 1st, 1919, rents would advance and many firms would be without suitable business quarters, and we now definitely state that on May 1st, 1920, there will be tenants desiring downtown space who will be without business shelter unless they look for accommodations in other neighborhoods. This condition will certainly exist May 1st next unless some unexpected and apparently impossible situation arises in our commercial life to stop and slacken the wheels of commerce and business.

At the recent Board of Control meeting of our company our men submitted, as is their custom, a statement of space requirements with the result that our office alone has applications for 265,000 square feet of office space south of Fulton street that is desired in units of from 5,000 to 30,000 square feet, and this demand is for immediate occupancy,—a demand that is pressing and which in part cannot wait even until May 1st next. We have also been commissioned by tenants to secure 562,000 feet of loft and building space at rentals varying from 25 cents to 75 cents per square foot, and the most significant fact reflecting the condition of downtown realty is that our office alone has 157 separate and distinct firms or individuals who have authorized us to purchase buildings for their account where they can secure possession or adequate premises in the buildings purchased on May 1st next.

This is the position that we real estate men downtown find ourselves in at a time when we are just returning from vacations and at a time when we usually have no demands of this character made upon us. We are meeting the demand by taking on new men, "drag-netting" the lower city for buildings that can be bought, and doing everything else that it is humanly possible for us to do so as to look out for this deluge which must be taken care of before next May. Stories are told almost daily of large sums of money being paid for leases. Last week one offer of \$125,000 cash was made for one lease; \$200,000 cash was paid for a second plus the Income Tax of the seller; \$45,000 rent was paid to one of Broadway's optimistic realtors for a \$21,000 office; another buyer is considering the payment of \$25,000 for office premises now renting at \$10,000, and so the same story goes on day in and day out, and the ever increasing cry and demand in every downtown real estate office from clients is for more space, and invariably this space must be downtown and possession is desired at an early date.

With these conditions facing us there is every reason to safely predict that this "buying for occupancy movement" will grow with impetus and develop into much greater proportions.

Hundreds,—and this number is advisedly used,—of corporations and firms in size varying from the United States Steel Corporation and the Sinclair Oil, right down to the \$10,000 company have bought with success and wisdom, and by purchasing buildings for occupancy they have solved their problem; and, as a matter of fact, this is the only way that this problem of additional space can be solved, and the way I

think it will be solved.

I look for this buying movement for occupancy to become so strong that through its operation the entire situation will adjust itself between May 1st, 1920, and May 1st, 1921. It will work out this way:

"A" is a corporation paying a rental of \$26,000 for 10,000 square feet of space in the Broadway or Broad Street district. "A" is one of many tenants, with no particular individuality as far as office premises are concerned. "A" buys a building on Maiden Lane, John Street, Burling Slip, Old Slip, or in any convenient neighborhood that it desires, for \$100,000. The building is 25x100, six stories high, and either a corner or so located that it has good front, rear and side light; \$40,000 is spent for alterations, and, with a new individual front, a large private elevator, improved heating, decorations to suit, and many little refinements and conveniences "A" finds that the organization is housed better than ever before, and has a certain amount of individuality that was lacking in its former "skyscraper" home, and the improvement made is the talk of all his competitors and among the trade.

"A's" new lease attracts favorable comment, and others in the same line of business follow his lead. And, this is what the rental overhead expense for this new building has cost "A":

Cost of property	\$100,000
Improvements	40,000
	—————
Total cost	\$140,000
Six per cent	\$8,400
Taxes	3,000
Cost of operation, including insurance	5,000
	—————

Total rental charge, \$16,400 or \$1.64 per square foot as against \$2.60 per square foot before the change was made.

While I have used a \$100,000 building operation to illustrate my point, yet there are dozens of desirable buildings available at prices ranging from \$35,000 to \$75,000, and in these cases the rental charge is often reduced as low as 75 cents a square foot, and at 75 cents to \$1.25 per square foot, purchasers are securing better office homes than when they have been accustomed to pay \$2.00 per square foot for, and upwards.

The advantages of such purchases are quickly realized by any trade or line of business and one sale quickly follows another. Note the buying movement in the tobacco district and the attractive business homes of Cullman Brothers, E. Rosenwald & Bro., Rose & Wobbe, American Sumatra Tobacco, Elias Bach & Son, Percival R. Lowe, F. Miranda & Co. and Goldsmith Brothers. Some of these buildings, and particularly those of Cullman Brothers and the American Sumatra rival buildings occupied by bankers firms. Other notable business homes where firms have been educated to better office accommodations by either purchasing or leasing for a long term of years, include the homes of the New Jersey Zinc Company on Maiden Lane, the National Aniline on Burling Slip, the National Paper & Type, Pacific Development Corporation, Stork & Co., W. R. Grace & Co.'s wonderful property on Old Slip, Atlantic & Pacific Steamship Corporation, Amsinck & Co.'s new home, the purchases of half a dozen properties for insurance interests, and even buying in the tobacco district by firms such as C. E. Bickford & Co., J. Aron, E. H. & W. J. Peck, Charles L. Meehan, S. A. Schonbrunn, Old Dutch Mills, Ross W. Weir, etc.

Here is the solution, in my opinion, of our office housing problem in lower New York, and incidentally a buying move-

(Continued on Page 494)

Real Estate Board Holds Annual Meeting and Election

Members in Record Attendance Hear Report of Governors on the Year's Progress and Choose Officers For 1920.

AT the annual meeting of the Real Estate Board of New York, held on Tuesday, October 21, considerable business was transacted besides the election of officers and governors. The meeting was one of the most satisfactory and harmonious ever held by the Board and the attendance the largest at any annual meeting. The members approved the bill for licensing real estate brokers which had been drawn up by a special committee of the Real Estate Board and approved by the Board of Governors. Amendments were adopted to the constitution which make the annual dues of an active member \$75, payable quarterly in advance.

The silver loving cup presented to the Real Estate Board by the real estate editors of the New York newspapers at the convention banquet of the Real Estate Association of the State of New York was displayed.

By unanimous vote the co-operation of the members of the Board in the Red Cross Third Enrollment campaign was endorsed and Elisha Sniffin was designated to represent the Real Estate Board in carrying on the campaign.

Following is an extract from the report of the Board of Governors to the members:

"The report for the fiscal year 1917-1918 was necessarily in subdued vein. The world was still at war. It is with profound gratitude therefore, that in this summary of the year's work we are able to record events that reflect the termination of the war and a marked change in the business situation, resulting in an applicable adjustment of conditions affecting real estate.

"If, in this difficult post-war period of readjustment, new social and economic problems in which we are all more or less vitally concerned have come to the surface, we regard this as the inevitable result of a great world upheaval, exaggerated in proportion to the complexity of our modern life. And in spite of the many clouds still visible on the industrial horizon and the uncertainties which hamper many forms of business and exact an unwonted toll in the high cost of living, we have an abiding faith that the sound common-sense of the American people, and a wholesome adherence to the underlying principle of justice, law and order, will before long bring this City and this Country to a proper place of adjustment.

"Coming more particularly to the field in which members of this Board are directly concerned—real property in its various forms and interests—the fiscal year just closed has created great changes. Normally, the direct result of the removal of an outstanding obstacle to buying and building is a rapid resumption of activity along these lines and a stable scale of rents.

"During the war construction had slowed down. This slowing down was inevitable. But the tendency was emphasized. Construction was artificially checked until a housing shortage was plainly in sight, early in 1918; and attention was called to this fact by the Real Estate Board and other bodies in the late spring of that year, in a published report.

"When the war ceased construction had practically come to a stand-still. Moreover, the shortage of labor made resumption of construction difficult, and continued strikes since have made it almost impossible. Two results promptly developed; a strong demand for business and residential housing, and a general rise in the scale of rents.

"It is worth noting that real estate, after a long period of low rentals, and in spite of the increase in carrying charges, is now in the main showing a satisfactory income return—though this is not by any means to be measured by a superficial knowledge only of the gross rentals.

"It is not unlikely that if the cost of material and labor

and other carrying charges continue to increase, it may be necessary, even for conservative persons, to again raise rents.

"During the year the Board has done its utmost to carry out the policy (expressed in a telegram of loyalty to the President of the United States at the Annual Banquet of the Real Estate Board on February 3, 1917, on the severing of diplomatic relations with the German Government) to aid the Government in every way possible. In the Fourth Liberty Loan of November, 1918, the Board's Liberty Loan Committee exceeded its quota of \$5,000,000 by nearly \$6,000,000; and in the Victory Loan of May, 1919, it exceeded its quota of \$6,000,000 by more than \$3,000,000. It continued its campaign for the sale of War Savings Stamps and actively urged on its members the re-employment of soldiers and sailors, besides assuming its own limited responsibility along these lines."

The active governors elected were Charles G. Edwards, Walter Stabler and J. Irving Walsh. The three governors whose terms expired were: Alfred V. Amy, Thomas P. Graham and Eugene J. Busher. The six continuing active governors are Laurence McGuire, David A. Clarkson, William M. Benjamin, Stephen H. Tyng, Walter C. Wyckoff and Mark Rafalsky. In the active-associate class of governors, William C. Demorest and John M. Stoddard were elected. The continuing active associate governors are H. H. Murdock, Richard G. Babbage and Leo S. Bing.

After the members' meeting the board of governors met to elect the officers for the year. Stephen H. Tyng was re-elected President, this being Mr. Tyng's second term, and David A. Clarkson was re-elected vice-president. William M. Benjamin was elected secretary and J. Irving Walsh was elected treasurer. (The Governors later appointed Robert E. Dowling to fill the unexpired term of Ronald H. Macdonald up to the next annual meeting.)

The auditing and nominating committees were also elected by the members as follows: Auditing committee, Alfred V. Amy, Elisha Sniffin and Irving Ruland; Nominating committee, Edward C. Cammann, Thomas P. Graham, John H. Hallock, George S. Horton, William J. Kuder.

DOWNTOWN OFFICE SPACE IN DEMAND

(Continued from Page 493)

ment of this character is the best possible development for any neighborhood. These properties once purchased for occupancy are not offered for resale. They are not bought for speculation, and each sale adds to the value of other property in the neighborhood.

This buying movement for occupancy, which has now reached big proportions, is certainly going to relieve the situation as far as office building space is concerned, and with new office buildings such as the Cunard Building, offering a total of 660,000 square feet of space; the Van Valen Building at John and William Streets with 200,000 feet of space; two Maiden Lane buildings with 350,000 feet of space, and miscellaneous construction that will throw about 2,000,000 square feet of space on the market in 1921, the problem will be solved, and we brokers will then be handling another branch of our interesting business, and that will probably be the selling of property for investment. Just now, though, the Noyes Company is going to serve those 157 customers that are seeking to buy buildings for occupancy, and the other inquiries that are daily coming in. Every owner south of Brooklyn Bridge is being seen and special men are tabulating statistics and facts, and while the general office renting situation is serious downtown, yet with this buying for occupancy movement, and with the new buildings under the course of construction and which will be completed by 1921, we will find that this serious problem will have been solved.

Review of the Real Estate Market for the Current Week

Steadily Broadening Market Characterized By Unabated Interest of Both Investor and Speculator in High Priced Properties.

CONTINUING its upward trend the real estate market this week recorded what may be a new high mark for transactions during any other week of the present year. It is doubtful whether there has been since last November, when the buying movement began, an array of transactions representing a greater versatility of demand. Practically every kind of property in nearly every section of the city figured in the business; there were sales and resales and operators vied with investors in seeking out and acquiring improved properties in both the uptown and downtown sections.

The speculative possibilities of office and commercial buildings in the financial district and its environs attracted considerable capital into those neighborhoods. So marked has this trend become that it has stimulated business men in these localities more than ever to acquire properties which they have been occupying under lease. The fact that values are reaching new high levels is not restricting the demand. Such properties as the Haight Building at 156 Broadway was bought and re-sold immediately by operators and similar interests acquired the Traders Exchange Building on Water street, the former home of the Continental Insurance Company on Cedar street, the valuable business parcel at the corner of William and Ann streets, the 13-story Beard Building at 120 Liberty street and the modern office and loft structure at 122 Fifth avenue.

The scarcity of space in the down-town districts was also

directly responsible for the acquisition of a number of properties by various interests. The Merchants and Shippers Insurance Company acquired an old property at 14-16 South William street, as a site for a new structure which will further strengthen the marine insurance colony now established in that neighborhood. In South street a firm of shipping chandlers took over a building in a transaction which marked the eighth closed by one brokerage firm in that immediate neighborhood, each sale being made to clients for occupancy. Among other deals of this nature was the purchase of a Stone street structure by a firm of Spanish shipping agents and the sale of a Franklin street building to an out-of-town firm which was compelled to buy in order to acquire a permanent business home in this city.

There was no abatement in the unusual demand for apartment houses, the business of the week revealing changes in ownership of a record number of high-class multi-family structures. Washington Heights properties held a leading position, although a number of important deals were closed involving holdings of similar character on both the east side and west side. In connection with the prevailing activity centering upon apartment house properties it is interesting to note that the buying demand is not confining itself exclusively to speculative interests. The splendid incomes which are now being made on income producing residential properties is attracting into the real estate field a large number of investors who are seeking to capitalize the existing strength of the market.

Service Men Guests at Dinner.

Members of the Wood-Dolson organization, who saw service, were guests of the company at a dinner last week, held at the Hotel Lafayette. They were Frank R. Potter, Frederick M. MacFarlan, Lyn R. Murray, Alvah E. J. Kennedy, Peter McEvoy, John Hockstadter, Vincent Brady, William Neely, Clinton J. Evans, George Noakes, Jr., John F. McKeon, Royal L. Moore, Jr., and Charles J. Quinlan, all of whom have returned recently from overseas. Alvah Kennedy, airman, was killed in an air collision during practice in France after he had been in Italy during the campaign there. William H. Dolson, president, was toastmaster. The address of welcome was made by W. B. Smith, and Frederick Wycokoff delivered a timely and touching address with "Comrades" as his subject. Mr. Neely told of some things that happened at Chateau-Thierry and Argonne Forest. A feature of the dinner was a poem, "Our Soldier Boys," by William H. Malia. Part of the poem referred to Captain Potter, who broke a section of the Hindenburg Line at Ronssoy; to Neely and Evans, who were gassed; MacFarlan and Murray, of the navy, who repeatedly ran the gauntlet of the submarines, and it contained a feeling reference to the death of young Kennedy. The company had the poem printed and bound and presented to the guests as a souvenir of the occasion.

Enters New York Field.

Louis Schlesinger, Inc., for the past 30 years one of the largest real estate firms in New Jersey, with offices in the Essex Building, Newark, has recently completed negotiations for some of the large industrial properties in the metropolitan district, including the lease of the Montgomery Ward Building in Brooklyn, to the American Can Company, the leasing of the Kindel Bed Building in Long Island City, to the La Brecque Company, and the leasing of other important industrial buildings in Long Island City and also numerous leases, in-

cluding the Hoboken Terminal, and the Hartford Shock Absorber Building in Jersey City. The same firm recently sold the plant of the Exeter Machine Works at Pittston, Pa.

The operations of the company have grown so, that offices have been opened on the 23d floor of the Times Building, Broadway and 42nd street, Manhattan. The New York office will specialize in factories, factory sites and waterfront properties.

The new officers of the company who have recently been elected are: Louis Schlesinger, president; Alex. L. Schlesinger, vice-president; Edward J. Maher, secretary, and Joel L. Schlesinger, treasurer. Stephen G. Holt will be manager of the Manhattan office.

Join Charles F. Noyes Co.

The Charles F. Noyes Company announces that A. B. Himmelmann, formerly of William H. Whiting & Co., E. P. Donahue, George V. Sauter and Thomas D. McBride have joined their selling and renting organization. Mr. McBride, who has specialized for fifteen years in the sale and rental of west side property and was for many years connected with the Welsh estates, takes the place of Henry H. Fuller, deceased, and will have full charge of the Noyes Company's business in the district west of Broadway. N. M. Kerr, who has recently returned from the navy, has again taken up his position as assistant plant engineer of the Noyes Company.

Brooklyn Firm Changes.

An interesting change in the Brooklyn realty field recently was the consolidation of the Burling Realty Company with Burling & Swan, Inc., announced last week. The Burling Realty Company is one of Brooklyn's oldest firms, the office having been located in the old Sands street and Manhattan Bridge section for three generations.

William Raymond Burling, the president

of the consolidated company, was secretary of the Burling Realty Company before being called into the government service as senior real estate examiner for the United States Shipping Board Emergency Fleet Corporation, division of housing, and upon his resignation he formed with Halstead, Swan, Burling & Swan, Inc., in March with an office on the ground floor of the Real Estate Exchange Building, 189 Montague street. This company has made such progress that on May 1, 1919, they took over the business of Robert A. Wright at 254 Tompkins avenue.

The Consolidated Company will be known as the Burling Realty Company, and will operate offices at 189 Montague street, 209 Bridge street and 254 Tompkins avenue.

Seide Company Enlarges

In order to expedite transactions in the appraisal and real estate auction fields, the I. Lincoln Seide Company have moved their main headquarters to 116 Nassau street, suite 409, where they will continue to conduct a general real estate brokerage and management business also. They are members of the Real Estate Board of New York and the Real Estate Auctioneers' Association. Their former location, 1424 Madison Avenue, will be maintained as an uptown branch office.

Old Monroe Home Auctioned.

Patriotic societies did not buy the former home of James Monroe, fifth President of the United States, which was offered Wednesday at the stand of Bryan L. Kennelly, in the Vesey Street Exchange salesroom. The property offered consisted of 65 and 67 Prince street, 100 to 113 Crosby street, and 270 to 276 Lafayette street; 63 Prince street, at the immediate corner, being the one-time Monroe home where Mr. Monroe died.

The property was bought for a client of the Charles F. Noyes Company from Daniel F. Mahony, the purchase price for the entire property being \$138,000. A tablet on the wall of No. 63 recites the deeds of President Monroe. It was unveiled on May 1, 1905, by Governor Hoes of Washington, D. C., a great-great-grandson of the President.

No information could be obtained at the office of the Noyes Company as to the identity of the new buyer. It was stated, however, that the purchase was a purely commercial one and in no way identified with any patriotic society. It was stated that the new owner would either resell the plot, or improve it with a mercantile structure.

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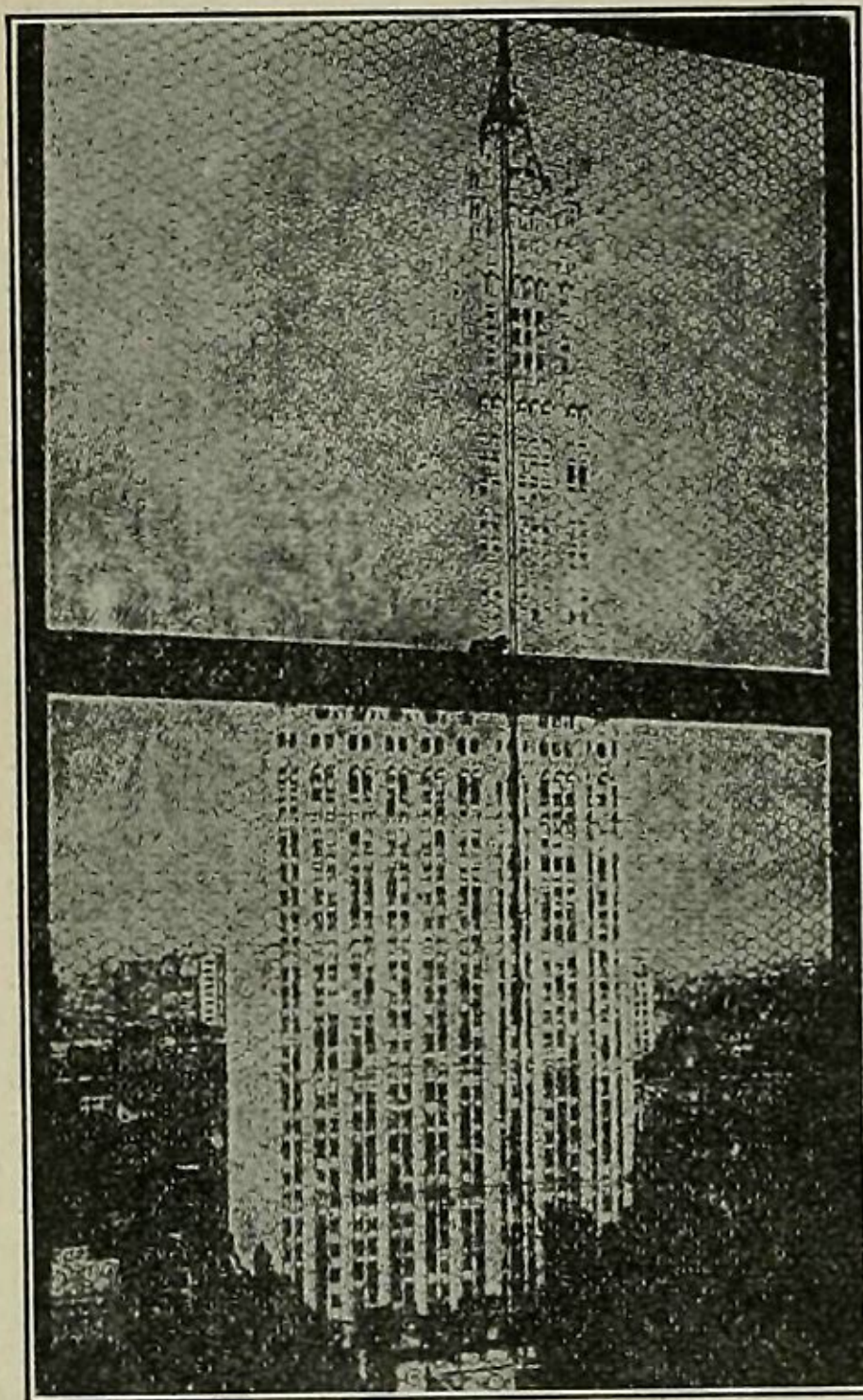
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PRIVATE REALTY SALES

Private Realty Sales.

The total number of sales reported but not recorded in Manhattan this week was 130 as against 125 last week and 25 a year ago.

The number of sales south of 59th street was 52 as compared with 39 last week and 11 a year ago.

The number of sales north of 59th street was 78 as compared with 86 last week and fourteen a year ago.

From the Bronx 47 sales at private contract were reported as against 49 last week and seven a year ago.

Statistical tables, indicating the number of recorded instruments will be found on page 504 of this issue.

Haight Building in Two Deals

Norman S. Riesenfeld, and Elias A. Cohen, operators, purchased from the Haight Estate 154, 156 and 158 Broadway, opposite the Singer Building. The property, which consists of an old six-story iron front building forms an "L" around the northeast corner of Liberty street and Broadway fronting 47.8 feet on Broadway by 140 feet deep and 25 feet on Liberty street. It adjoins 152 Broadway which Mr. Riesenfeld purchased last August giving him a total of about eleven thousand square feet. The entire deal involves about \$2,000,000, the Haight property being assessed for taxation purposes at about \$925,000, and 152 Broadway for about \$425,000. The entire plot was later re-sold to the Reliance Improvement Company, represented by Alger & Coughlan, attorneys, and plans are being prepared by Cross & Cross, architects, for the improvement of the site with a tall office building the general contract for which has been awarded to the Bethlehem Engineering Company. Leases in the existing properties, old four and six-story structures, expire next May, and it is the plan of the new owner to begin construction work as soon as possession is obtained in order that the building may be ready for occupancy by May, 1921.

Horace S. Ely & Co., represented the purchaser in the resale and announce that negotiations are pending for the leasing of space in the proposed building by several downtown concerns. An unconfirmed report had it that a syndicate of bankers is interested in the purchase and re-improvement of the site. Miss F. Freud negotiated the sale to the Broadway-John Street Corporation.

Traders' Exchange Sold.

The Brown-Wheelock Company has sold the Traders' Exchange Building, 136 Water street, a seven-story structure forming an "L" to Pine street. It has a frontage of 25 feet in Water street and 39.10 feet in Pine street. It was sold for the Pierce Estates of Buffalo. It is occupied by forty-odd tenants, whose leases all expire on May 1 next. Maurice Weinstein and Samuel Greenstein are the buyers.

Big Cedar Street Purchase.

Foot & Martin bought the fourteen-story fireproof office building at 46 Cedar street from the Continental Insurance Company, together with the three-story building at 42 Cedar street, which permanently insures the light protection of the taller structure. The larger building stands on a plot 78.3x78.2x irregular, and the parcel at 42 Cedar street measures 20.7x48. The property was the former home office of the Continental Insurance Company, and it is understood the price was \$1,500,000. Albert B. Ashforth, Inc., was the broker in the transaction. The property adjoins the southwest corner of Cedar and William streets and is opposite the large buildings of the Mutual Life Insurance Company.

William Street Transactions.

The Charles F. Noyes Company has sold to the Broadway-John Street Corporation, Elias A. Cohen president, 152 and 154 William street, the southeast corner of Ann street, a four-story office building on plot 40 feet in William Street and 50 feet in Ann street. Through the same brokers, Mr. Cohen has leased the three upper floors of the property for a term of years to McKesson & Robbins, who will occupy the premises just leased exclusively for office purposes, retaining, however, all of their present space in 91 to 97 Fulton street, through to 74 to 84 Ann street. The property purchased by the Broadway-John Street Corporation has a direct entrance through the building to the William street subway station and Schulte has taken a long-term lease on the corner store. The total transactions at this point involve approximately \$250,000.

Downtown Speculative Purchase.

Speculative possibilities of downtown office buildings are indicated in the purchase by Frederick Brown of the twelve-story

Block Front

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Subway Corner, Below 100th Street.
Rental, \$215,000; Net Income, \$80,000 Year.
Highest Class Fireproof Apartments
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Beard Building, at 120 and 122 Liberty street, through to 123 and 125 Cedar street, owned by John Larkin, president of the McKeon Realty Company. The building covers an irregular plot fronting forty-five feet on each street, and is fully tenanted. According to the purchaser about 80 per cent. of the leases expire next May. The holding price is reported at \$650,000. Julian T. Saxe and Howard C. Forbes arranged the transaction. The seller acquired the property in 1916 from the Metropolitan Life Insurance Company, which had taken it over in foreclosure proceedings in March.

Bing & Bing in Deal.

Bing & Bing purchased from the Eugene A. Hoffman estate, 122 and 124 Fifth avenue, a ten-story and basement loft building, measuring 73x110 on Fifth avenue, 50x92 on Eighteenth street and running through to Seventeenth street, 60x92. The structure was erected by Henry Corn about fifteen years ago and sold by him to the present sellers. This property was held at \$1,100,000 and carries a mortgage of \$700,000. Henry L. Dincl was the broker in the sale.

Manufacturers Take Factory.

George P. Schinzel & Son, Inc., manufacturers of corrugated shipping cases, have purchased for occupancy the factory of I. W. Lyon & Sons, Inc., at 520 to 528 West Twenty-seventh street, a four story building on a plot approximately 100x100. William A. White & Sons negotiated the sale, Vincent Brady acting as broker for the purchasers.

Insurance Company Buys.

The Merchants and Shippers Insurance Company purchased from the Markham Realty Company, through Wm. A. White & Sons, the old four-story building, 42.4x48.3, at 14 and 16 South William street. Upon the expiration of the present leases in May, 1920, the buying company will erect a new four-story structure on the site for its own occupancy. It adjoins the Kerr Steamship Company's building now being erected. Following an ownership of more than a hundred years in the Goelet family, Robert W. Goelet sold the property last August to the Markham Company. More than eighty marine companies are now represented by underwriters in South William, Beaver, Wall streets and Exchange place.

Advancing Downtown Values.

Bernard F. Guinan, ship chandler, has bought from the estate of Herman Hack-

man the six-story corner building at 29 South street, northwest corner of Cuylers alley and South street. The property has a frontage of 31 feet on South street, runs back 102 feet.

In 1788 it was purchased by John Jacob as part of a plot of twenty-two lots for £821, or \$3,900. It was again sold in 1816 for \$6,000 to a Mr. Stuyvesant, who resold it in 1827 for \$10,000 to a Mr. Watson. In 1845 Watson sold it to Reynolds, who paid \$15,000 for the lot and built the present building and sold it for \$30,000, which shows the gradual increase in property in this section.

The new owner intends to alter this property into a modern office building, using part for his own occupancy. The cost of the property, including alterations, will involve over \$100,000. Mr. Guinan has been located for the last 20 years at 17 South Street, which property was recently purchased by the Broad Street Hospital. Pease & Elliman negotiated the deal. It is the eighth parcel in that section sold by the brokers recently to clients for occupancy.

Sale on Stone Street.

Another purchase of downtown property for occupancy was closed by J. N. Kalley & Son, who sold to Manuel Caragol & Son, Inc., agents for the Compania Transatlantica de Barcelona (Royal Spanish Mail Line), 40 Stone street and 73 Pearl street, corner of Coenties Slip. The building is a modern six-story fireproof structure fronting 33.7 feet on Stone street and 25 feet on Pearl Street, with a depth of 107 feet. Cammann, Voorhees & Floyd represented the seller.

Out-of-Town Firm In Purchase

Charles F. Noyes Company sold for Sidney Newborg to the Reading Hardware Company, the 5-sty "Campbell Building" at 50-52 Franklin street, covering plot 50x100. The purchasers, who now occupy the ground floor and basement, will make extensive improvements to the property and occupy a large portion of the premises. The purchase by the Reading Hardware Company of this property is another indication of out-of-town firms buying New York property so as to secure a permanent business home.

Resells "Eton" and "Rugby."

Eton Hall and Rugby Hall, the eleven-story apartment buildings at 29 to 35 Claremont avenue, facing Columbia University, have been resold by Frederick Brown to

the Benenson Realty Company. The Buildings cover a combined site 112x100. Mr. Brown acquired the property about two weeks ago through Dwight, Archibald & Perry from Edmund Coffin, who had owned the realty since 1915. Leitner, Brener & Starr were the brokers.

Brown Buys "Overdene."

Frederick Brown bought from T. J. McLaughlin Sons, the Overdene, a 14-story apartment house on plot 74x145, at the southeast corner of Broadway and 105th street. Julian T. Saxe and the Windsor Investing Company were the brokers in the transaction. The Overdene was built by the McLaughlins in 1916 and is fully occupied on long term leases. It contains 70 apartments.

\$400,000 Heights Deal.

Harry Smith sold for Dora Shubert Wolf, a sister of Lee Shubert, the six-story elevator apartment house with stores known as the Aquitania, at the northwest corner of St. Nicholas avenue and 164th street, containing about 185,000 square feet, having a frontage of 171 feet in 164th street and 133 feet in St. Nicholas avenue. The building was completed about two years ago by Kruehwitz and Weinstein. The property, which was acquired by Louis Israelson, has an annual rental of about \$35,000 and was held at \$400,000.

Buy Upper Broadway Apartments

Charles Wynne and Louis H. Low bought through Shaw & Ebbitt, Inc., from the Wilgar Realty Corp. the southwest corner of 169th street and Broadway, a six-story elevator apartment, size 90x150, held at \$340,000. The same brokers sold last week the northeast corner of Broadway and 161st street.

\$500,000 Apartment Buyer.

Mary Rafalsky & Company sold to Samuel A. Herzog, for Eugenia Rothschild, The Wellesley, a seven-story apartment house at the northeast corner of West End avenue and 81st street on a plot 102' 2" by 127' 5". The rentals at present are more than \$60,000 and the property was held at \$500,000.

Deal For Drive Corner.

Louis Israelson purchased the Bordeaux, six and one-half story elevator apartment house, on plot 116x95, at the south corner of Riverside Drive and 127th street, from the 549 Riverside Drive Holding Cor-

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poration. The buyer took the property subject to a \$150,000 mortgage at 5 per cent. Kempe and Co. were the brokers.

Park Avenue Apartment Bought.

Douglas L. Elliman & Co., Inc., and N. A. Berwin & Co. sold to Max Lowenthal and R. A. Low for the Porlock Corporation, H. L. Petersen, president, No. 929 Park avenue, a 12-story apartment house on plot 53.3x100. The house is arranged with one apartment on a floor of twelve rooms and four baths each, and includes among its tenants Elihu Root, Jr., Eugene W. Stetson, Challen R. Parker and Robert C. Ream. Douglas L. Elliman & Co. sold the property to the present seller about three and one-half years ago. N. A. Berwin & Co. will manage the house for the new owners.

St. Brendan Is Re-Sold.

Charles S. Kohler, (Inc.), resold for the Hilda Realty Company, Inc. (Vogel & Schultz) to the Erda Realty Company, Inc., (G. A. Kerker, president) the "St. Brendan," southwest corner of 178th street and St. Nicholas avenue, a six-story high-class elevator apartment house on plot 94.11x100, renting for \$35,000 and held at \$300,000. This building was sold to the sellers by the same broker about ten days ago.

Builders Acquire Leland House.

Greenwich Associates, Inc., James M. Reynolds, president, have contracted to purchase through Pease & Elliman, the Leland property at No. 162 Madison avenue. The contract calls for all cash. The new owners own the adjoining building, and will make extensive alterations for the silk trade. The entire transaction including improvements, involves more than \$175,000.

Sale of Fulton Street Loft.

Irving Judis has brought from the Fairfield Realty Company the nine-story loft, 59x80, at 64 to 68 Fulton street, southeast corner of Ryder's alley, held at \$300,000. Edward Crosby & Co. and S. Osgood Pell & Co. were the brokers.

Brown in Two More Deals.

The Trinity Church Corporation has sold to Frederick Brown 205 Fulton street, a four-story building, 25x82. William S. Bon-sall was the broker. Frederick Brown also purchased from Mrs. Alfred Lauterbach the Cragmore at 419 West 115th street, adjoining the northwest corner of Amsterdam avenue, a six-story elevator apartment house, on a plot 66.8x100, containing twenty-four families. Byrne & Bowman negotiated the sale.

Take Fifth Avenue Profit.

Julius Scott has resold at a substantial advance for the 255 Fifth avenue Corporation, composed of A. H. Levy, Walter T. Kohn and Theodore Friedeberg, the two five-story buildings at 255 and 257 Fifth avenue, between 28th and 29th streets, on a plot 49.2x100, which have been held at \$400,000. The owners are the Jash-Lap Realty Company (Tobias Lapin and Morris Jashnoff), which plans to extensively alter the stores and upper part of the buildings, converting them into a six-story structure with all modern improvements. The sellers recently acquired the property through the same brokers from Musher & Co., olive oil importers, who bought the site several months ago for the purpose of erecting a building for their own use.

New Firm Is Active.

Thomas J. McLaughlin and Joseph Gordon have formed a realty corporation, with office at 216 West 34th street, and have acquired the following properties within the last few days: 123, 125 and 127 West 106th street, 47 West 47th street, 115 West 47th street, 217 West 43rd street, and 152 West 24th street. The 47th street properties will be remodeled with stores and apartments, for which there is a constantly growing demand. The deals aggregate about \$400,000.

Fordham Taxpayers Planned.

A company now being formed and headed by C. A. Eberhardt has purchased from Henry F. Keil the northeast corner of Fordham road and Marion avenue, a vacant site fronting 143 feet on Fordham road and 140 feet on Marion avenue. The site adjoins the new home of the Corn Exchange Bank and is in the immediate vicinity of three theatres now building and branch stores of several prominent downtown concerns. The new owners will improve it with a one-story business building, and negotiations are now pending for space in the structure.

Edgemere Club Hotel Sold.

The Lewis H. May Co. sold for the Lancaster Sea Beach Improvement Co., Fred J. Lancaster, president, the Edgemere Club Hotel property at Edgemere, L. I., to

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Max N. Natanson. The hotel is five stories in height, containing over 300 rooms. The sale includes the block front between Beach 35th and Beach 36th streets, to the Atlantic Ocean; the ocean front between Beach 34th and 35th streets, on which the Club tennis courts are located; the ocean front on which the bathing Casino is located, the Casino having over 400 bath houses and other rooms; also the plot to the north containing the hotel cottage and the new help dormitory in Beach 39th street, containing over 50 rooms. The property was held at \$350,000. Negotiations are pending for its resale through the same brokers.

Buyer for 57th Street House.

Paul D. Saxe sold for Mrs. M. Emily A. Curran, 42 East 57th street, 21x100, a four-story brown stone dwelling, to a buyer who will alter the property for his own business. The property was held at \$110,000.

Buys Six Dyckman Houses.

Arthur Cutler & Co., with M. I. Strunsky sold for the Beserum Realty Corporation, the six 5-story apartment houses covering the plot 250x105 on the southwest corner of Post avenue and 204th street, held at \$375,000 to the Manport Realty Co.

Broker Makes Four Deals.

John Finck has just sold the 10-story loft building at 3 East 17th street for James E. Patton, also the 6-story loft building at No. 55 West 8th street; the 6-story apartment, 323 West 83rd street for the Henry Knebel estate and the 5-story flat, 131 East 50th street, for William J. Roche.

Buyer For Lydia Court.

Norman Denzer sold for George B. Hurd to an investor the Lydia Court, 545 and 547 West 162nd street, a six-story modern elevator apartment house, 100x105. The property shows a rent roll of over \$30,000. It was built about seven years ago by S. J. Barkin. Mr. Denzer also sold for Emil Ott of Hartford, Conn., the Nonnell, 521 West 159th street, a five-story non-elevator apartment house, 40x100, to Henry Bernstein; also for Catherine Ransford a private house at 543 West 159th street, 15x100, to Max Gold, who resold the property to Fannie Baumann through Mr. Denzer.

High Price on Liberty Street.

Liberty street figured in another interesting transaction that reflected the rising values of downtown real estate. A business concern has purchased the five-story building at 126 Liberty street, southwest corner of Greenwich street, owned for many years by the Havemeyer Real Estate Company. The structure occupies a plot fronting 73 feet on Liberty street and 56 feet on Greenwich street. The city assesses the realty at \$135,000, but it is reported that the buyer paid close to \$200,000 for the realty.

Kaufman in Four Deals.

Michael Kaufman purchased through Leitner, Brenn & Starr from Amanda Heyman the 7-story loft building 158 West 23rd street, 22x98, in which all leases expire this year. It was held at \$125,000. Mr. Kaufman also purchased from the Roosevelt estate through A. Bleiman & Co. the 7-story loft building, 25x92, at 110 West 17th street. The leases expire next February. It was held at \$90,000.

Mr. Kaufman sold to Abraham Michonick, president of the Vivian Realty Company, 908 Kelly street, corner Intervale avenue, a 5-story store and apartment, 35x105, with a rental of \$18,000 and held at \$120,000. He also sold 568-570 Prospect avenue to the D. & G. Realty Company. It is a 5-story store and apartment, 47x132x irregular, with a rental of \$8,000 and held at \$55,000.

Firm Buys and Sells.

The Union Chemical Glassware Company, Inc., has purchased from Joseph G. Abramson the twelve-story loft building at 148 and 150 West 24 street, 50x98.9. It rents for about \$40,000. From the Griffin Holding Company the same concern purchased the seven-story loft building at 37 West 19th street, on lot 25x92, which rents for about \$140,000.

Through James Farrell the Union Chemical Glassware Company bought from Thomas S. Major and Kate S. Goodrich Demaran Court, a five-story new law apartment, 75x100, at 52 and 54 St. Nicholas place, opposite 153rd street, held at \$125,000 and renting for more than \$17,000 per annum.

Big Mid-Town Store Rental.

Douglas L. Elliman & Co. have leased for Todd & Robertson the remaining store and basement space in the Equitable Trust Building at 347 Madison avenue southeast corner of 45th street, now occupied by the international committee of the Y. M. C. A., to Von Lengerke & Detmold, dealers in sporting goods, now located at 200 Fifth avenue. The space leased has a frontage of forty feet on Madison avenue, adjoining the

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 Soot Blowers, Additional Power House Equipment at the Brooklyn State Hospital, Brooklyn, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M., on Thursday, November 20, 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 contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of the contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specification No. 3370. The right is reserved to reject any or all bids. Specifications and blank forms of proposal may be consulted at the Brooklyn State Hospital, Brooklyn, N. Y., at the New York Office of the Department of Architecture, Room 618, Hall of Records, and at the Department of Architecture, Capitol, Albany, N. Y. 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.

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main entrance to the building and a depth of about 110 feet to the corridor and entrance to the Grand Central Station. The lease is for a long term of years at a rental aggregating about \$500,000. The plans of the lessee provide for a unique arrangement of the store to make it a meeting place for sportsmen.

"Beef and" Corner for Clothiers.

James Hilton, of Hilton & Co. clothiers, has leased from the De Meli estate the six-story building at the southeast corner of Park row and Beekman street through William H. Whiting & Co. The lease is for twenty years, the tenant to pay \$32,500 per annum for the remodeled building. In the basement of the building Oliver Hitchcock conducted a "beef and" restaurant for nearly fifty years.

Brokers Sell Three Dwellings

A. V. Amy & Co., sold for Mrs. Louis V. Holzmarster, the 4-story dwelling at 150 West 72nd street to an investor for improvement; also for Robert E. Simon, the 5-story converted building at 156 West 72nd street on lot 20x102.2. A. V. Amy & Company at present occupy a store in this building. The same brokers also sold for Rudolph Oelsner, his residence 135 West 72d street to a client of Nathan C. House.

Plan Broadway Improvement

The McReynolds Realty Corporation, James M. Reynolds, president, leased for twenty-one years, the northwest corner of 49th street and Seventh avenue, upon which they will erect a new seven-story building. The plot adjoins the Rivoli Theatre, and is 38 feet from the corner of Broadway. The ground floor will be subdivided into seven stores. There will be an entrance to the basement from the Seventh Avenue Subway. The entire transaction involves over \$400,000. Ames & Company were the brokers.

Another Long Term Wendel Lease.

The Frank L. Fisher Company, has leased for the Wendel Estate to the C. & L. Lunch Company, represented by Mark Lowenthal the two-story taxpayer at the northeast corner of Broadway and 63rd street, together with two five-story flats adjoining on 63d street, and a two-story garage in the rear

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\$500,000 Uptown Rental.

M. & L. Hess, Inc., leased for Annie T. L. Atterbury the entire five-story building containing about 45,000 sq. ft. at 614-18 West 131st street to Alfred J. Higgins for a term of years at an aggregate rental of \$500,000. The building is now being altered into a modern garage and service sta-

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tion and will be used by the lessee for the distribution of the "Stevens Six" motor car.

Lease on Canal Street.

The Cromwell Childe-John W. Smith, Inc., leased for ten years through Joseph P. Day the five-story building at 395 Canal street, corner of Thompson street, now occupied by the Chatham and Phenix National Bank, from the No. 205 East 57th Street Company, Alfred M. Rau president. The bank will shortly move to its new building, now in course of construction, at Broadway and Howard street. The leasing company will alter the premises to suit the requirements of mimeographing and printing business.

Wickes Residence for Trade.

The Forsyth Wickes residence, a four story building at 266 Madison av., northwest corner of 39th street, 24.9x95, with a two-story stable in the rear, 25x49.5, has been leased for twenty-one years for business purposes. Douglas L. Elliman & Co. were the brokers.

Wallach Bros. Expand.

Peter Gilsey & Co. leased for Henry and Margaret Gilsey to Wallach Bros., dealers in men's furnishings, the remainder of the building at the southwest corner of Broadway and 29th street, with the exception of the two small stores at the southeasterly end. Wallach Bros. established themselves in a 20-foot store at this corner in 1907, and enlarged their quarters several times since then to meet the growing needs of their business. With the latest lease the firm gets possession of 30,460 square feet of space, comprising all but a few thousand square feet of the four-story Princess Building, which covers a plot 72x105x irregular.

MANHATTAN LEASES.

DOUGLAS L. ELLIMAN & CO., INC., leased offices in the Emmett Arcade, 624 Madison ave, for the National Drug Stores Corporation to Thos. Reynolds and P. J. Brennan & Son; also leased an apartment of 12 rooms in the "Belgravia," 611 Fifth ave, for Mrs. Albert Flake to Benjamin Stern; apartments at 416 Madison ave. for the Estate of Kenneth Dows to Miss Rosina Henley, at 63 West 55th st, for Miss Mary C. Bryan, to Mrs. E. Kent, and at 114 East 56th st. to Mrs. M. A. Morgan.

J. ARTHUR FISCHER leased to M. Yasser a loft in 640 6th ave. to Thomas Gorgia the 4-story dwelling, 221 West 38th st.; and studio apartments in 104 West 40th st. to E. B. Waite and M. L. Fosgate.

J. ARTHUR FISCHER leased for Hygrade Wine Co. to A. E. Wheelock the store at 663 6th ave. for a term of years.

HENRY SHAPIRO & CO. leased for Oscar N. Ostroff a store in the Rialto Theatre building at 7th ave. and 42nd st., to Benjamin Bernstein who is now located in the property to be demolished for Marcus Leow's New Times Square Theatre.

RICE & HILL, leased for William E. Stiger, trustee of the Estate of Robert M. Walduck to the United Stores Co, the entire 5-sty building, 96 6th ave., the southeast corner of 8th st on lot 24x77 1/4 for a long term of years at a rental of approximately \$125,000. The building which has been a hotel, is to be extensively remodelled by the tenants with stores on the ground floor and small apartments upstairs.

H. L. MOXLEY & CO. leased in conjunction with Cross & Brown Co., the 8th floor in 438 Broadway, corner of Howard st., to the General Fire Proofing Co.

PEPE & BRO. leased all the apartments in the recently renovated houses at 182-184 West 4th st., for ten year terms to Roderic C. Penfield, Mona Hungerford, Buster Gould, Fred. B. Newell, Stella Ballentine, Florence Tanenbaum, Ethel Leginska, Emily Vincent, B. D. Woodward, N. N. Hill, Mary Sabourin, Helen M. Shaw, Henry Eisen, Esther Miller, Sidney M. Ayres, Harry Cohen, Christopher Strahan, Helen Ames, Enid Schurman Macdonald, Mildred C. Simmons, Leah M. Griffis, M. Mildred Gladstone, Mayme Matthews, Lloyd M. Brett, John Albert Macy, L. G. R. Hitchins, Helen Niles, Ruth W. Spencer, K. B. Bushnell, Alice Martin, Hugh Adair and Sonia Bright.

R. K. VAN WINKLE leased furnished apartments: at 532 West 163rd st. to Mr. Harry Johnson for Mrs. Edna Mann; at 36 Gramercy Park to James E. Hayes for Wm. Jennings Ormonde; at 412 West End ave. to A. E. Pauson for Mrs. Titcomb; also the furnished dwelling at 35 West 97th st. for Mrs. E. L. Brown to R. A. C. Magruder.

R. K. VAN WINKLE leased apartments: at 124 West 72nd st. to Mrs. Sallie M. Perry; at 309 West 93rd st. to Mrs. M. Ayan; at 156 West 72nd st. to Annie R. Whitney; at 167 West 72nd st. to Harrison Wright; also the dwelling at 27 West 95th st. for W. L. Galbraith to Dr. C. J. Thatcher.

H. L. MOXLEY & CO. leased for the Col-

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lege Holding Co. the 2nd floor of the building recently purchased by them, 434-8 Broadway, northeast corner of Howard st., to Herman J. Simons.

A. A. HAGEMAN leased for Roman Hennig and Helen Acherman, the store 49 West 38th st., to Jacob Hofstadter; also leased for The 49 West 38th St. Corp., 51 West 38th st., to Virginia A. Ellis and Florence L. Emerson.

HIRSCH & FRIEDMAN leased 7,500 sq. ft. in 35-9 West 33rd st. to Eureka Dress Co., 5,000 sq. ft. in 13-15 West 27th St. to Harry Schultz, 5,000 sq. ft. in 142-4 West 26th St. to Isidor Funt and space in 114-16 West 27th st. to Tyor & Greenberg.

F. W. SHARP & HENRY SHAPIRO & CO. leased for offices and show room purposes space in the Wills building at 286 5th avenue to Louis Weisman and to the Principia Waist Company; also 7 west 22nd st. to S. Chas. Fisher.

HAGGISTROM & CALLEN leased offices in the Simpson building, Broadway and 67th st. to the Hobson Oil Company.

HENRY HOF leased for Robert E. Kelly the building at No. 218 East 41st st., to Davis & Freeman, interior decorators; also to J. Cavallo, the 3rd loft at 237 East 41st st.

BASTINE & CO. rented the 3rd floor at 42 West 15th st., to Chelsea Mfg. Co. 7th floor, 91 5th ave., to Henry Cohen & Co. 4th floor, 48 West 15th st., to Strand Cloak Co., and 3rd floor front at 15 West 26th st., to Kruskal & Kruskal (Inc.).

HEIL & STERN leased in 99-103 Madison ave., northeast corner 29th st., the 15th floor, for a term of years at a total rental of \$60,000. The lessees are Brown Bros.

HENRY SHAPIRO & CO. leased for Irving E. Raymond represented by Albert B. Ashforth to J. Glassberg, store and basement at 290 5th ave., for a term of years at an aggregate rental of \$75,000, for a shoe store.

J. B. ENGLISH leased for Samuel Freedman, the 5-story building, 360 West 51st st., on plot 38x100 to Howard W. Quinby for ten years.

M. & L. HESS, INC., leased for Frederick Brown the store and basement, containing about 50,000 sq. ft. in the Cluett Building at 19-23 West 18th st., running through to 22-28 West 19th st. to J. Sinsheimer & Son, to be used for their hosiery and underwear business. This building was recently purchased by Mr. Brown, who has not yet acquired title. During the war the Government took possession of the entire building and caused all the tenants then occupying it to vacate. It is expected that

possession will be given by the Government during December. The lease is for a long term of years.

CUSHMAN & WAKEFIELD, INC., leased to the American National Red Cross, the 5th floor at 244 Madison ave. and to the Pittsburgh Screw & Bolt Company, space for executive offices in 50 East 42nd st.

Woodhaven Brokers Organize

Real estate brokers of Woodhaven and Richmond Hill have formed themselves into a permanent organization, and the following officers have been elected:—Charles Voeller, president; Robert Kloiber, vice-president; Herman Sorrenson, secretary,

and Nelson H. Falkinburg, treasurer. The organization is to be known as the Woodhaven and Richmond Hill Realty Association and its purposes are to improve conditions for the brokers and to benefit the property owners in various ways, one of them being to protect them against unreliable brokers.

When the forming of the organization was first discussed it was expected that one of its objects would be to enforce the closing of all real estate offices on Sundays. At a time when people are so hard pressed to find homes it would be hardship to homeseekers, particularly to men who could do business on week-days only by losing a day's pay. The question, therefore, has not been finally settled.

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carried for years, great stretches of land in sections which have come to the fore and whose further development was impeded by these tracts.

The Hunt's Point lot auction, though not bringing the great total of the Bennett's Estate sale, must be regarded as a big success because of the large number of parcels disposed of and the character of the land sold and the people who bought. Corporations were attracted by the offering of the waterfront plots, one of the parcels bought having been taken as a site for a terminal for a line of steamships to China. Small investors had an opportunity to buy lots at prices conceded to be very low.

"It has been the greatest lot selling test the real estate market has had in two generations," said Mr. Day at the close of the sale. "It shows conclusively that people's minds are beginning to come back to real estate."

REAL ESTATE NOTES

MISS LUCILLE PUGH is the buyer of 31 East 93rd st., recently sold by John J. and Theodore A. Kavanagh, for Josephine F. Burghard.

SIDNEY D. RIPLEY, after two years' active service abroad, is now connected with Worthington Whitehouse, Inc., in the Long Island department. I. Henry Walker has become associated with the same firm.

JOHN ASTOR SQUIRES, formerly with Douglas L. Elliman & Co., has joined the office of Herbert A. Sherman.

HARRY JACOBSTEIN and Eugene Kahn have formed a partnership under the title of Jacobstein & Kahn, Inc., with offices in 1,476 Broadway, for the transaction of a general real estate business.

RICE AND HILL have leased for a client to Mansfield's a jewelry concern, the store and basement at 482 Fulton st., Brooklyn at present occupied by Barrett, Nephews & Company, for a long term of years, commencing May 1, 1920, at a total rental of approximately \$200,000.

THE HUP REALTY CO., INC. (J. Chr. G. Hupfel, president), has taken title to 87-91 3rd ave., and 205-213 East 12th st., formerly occupied by the Trow City Directory and Printing Company. The premises are to be altered into a modern loft building as per plans prepared by Maynicke and Franke at an approximate cost of \$100,000.

E. E. PATTERSON, for ten years associated with L'Ecluse & Washburn, has become connected with the firm of Wheatley

Hills Real Estate Corporation, where he will continue his activities as Long Island broker, specializing in properties on the North Shore, from Great Neck to Smithtown. Mr. Patterson is well known in the real estate field and has negotiated some of the most important sales made in that section of Long Island.

MOORE SCHULTZE & CO. have been appointed agents by the Amer. Realty Corporation for the block front on Amsterdam ave., between 141st and 142d st., and also for 533 West 145th st.

PAUL B. SAXE has severed his connection with the Brown, Wheelock Company, Inc., and has opened offices in the Transit building, at 7 East 42d street, for the transaction of a general brokerage business.

JOHN TOWNSEND RENNARD, until lately connected with the office of Arthur C. Sheridan, is now associated with Blake-man Quintard Meyer.

PHILIP HENRY SHERIDAN, who recently returned from First Army Headquarters after two and a half years overseas service, is connected with his brother, Arthur C. Sheridan, in charge of auction sales.

EDWARD AGRAMONTE has returned to the real estate brokerage field after an absence of five years. He is now associated with Henry Shapiro & Co.

DOUGLAS L. ELLIMAN & CO., have been appointed renting agents for 29 West 48th st., recently remodeled into small apartments.

BRETT & GOODE O., has been appointed managing agent for 237-239 Lafayette st., 242 West 112th st. and 447 E. 80th st.

STANDARDS AND APPEALS Calendar

HOURS OF MEETINGS.

Board of Appeals, Tuesdays, at 10 a. m.
Board of Standards and Appeals, Tuesdays, 2 p. m. as listed in the Calendar.
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, November 18, 1919, at 10 a. m.
Appeals from Administrative Orders
516-19-A—25-27 West Houston street, Manhattan.
518-19-A—25 Mercer street, Manhattan.

722-19-A—North side Fordham road Land-ing road and Cedar avenue, The Bronx.

721-19-A—South side 160th street, 75 ft. west of Fort Washington avenue, Manhattan.

800-19-A—381 South street & 361-365 Front street, Manhattan.

Under Building Zone Resolution.
685-19-BZ—745-747 East 31st street, Brooklyn.

723-19-BZ—North side Fordham road, Land-ing road and Cedar avenue, The Bronx.

675-19-BZ—325-327 16th street, Brooklyn.

735-19-BZ—149-151 East 119th street, north-east corner 119th street and Lexington avenue, Manhattan.

739-19-BZ—392 Strafford road, Brooklyn.

741-19-BZ—1990 Creston avenue, southeast corner Creston avenue and 179th street, The Bronx.

748-19-BZ—231-233 East 43d street, Manhat-tan.

Pier Cases.
481-19-A—Old Pier 3, North River, Manhat-tan.

480-19-A—Old Pier 3, North River Man-hattan.

Special Meeting.
terested property owners opportunity to file Appeals from Administrative Orders.

768-19-A—East side Bronxwood avenue, from 228th street to 229th street, The Bronx.

775-19-A—381-391 Stone avenue, Brooklyn.

779-19-A—364 Jay street, Brooklyn.

780-19-A—4402 4th avenue, Brooklyn.

747-19-A—231-233 East 43d street, Manhat-tan.

808-19-A—1401 59th street, Brooklyn.

809-19-A—118 Madison avenue, Manhattan.

Under Building Zone Resolution.
753-19-BZ—West side Dyckman street, 150 ft. north of Sherman street, Manhattan.

757-19-BZ—3533 Holland avenue, The Bronx.

750-19-BZ—810 Coney Island avenue, Brook-lyn.

760-19-BZ—431-435 Baltic street, Brooklyn.

762-19-BZ—2187-2189 Bergen street, Brook-lyn.

778-19-BZ—2128-2136 Bergen street, Brook-lyn.

794-19-BZ—8-10 Horatio street, Manhattan.

BOARD OF APPEALS.
SPECIAL MEETING.

Thursday, November 20, 1919, at 10 a. m.
Under Building Zone Resolution.

767-19-BZ—300-304 West 124th street, Man-hattan.

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- 770-19-BZ—North side Little Neck road, 900 feet east Jackson avenue (Broadway), Little Neck, Queens.
- 771-19-BZ—76-78 East 91st street, Bldg. No. 2, Brooklyn.
- 772-19-BZ—76-86 East 91st street, Bldg. No. 3, Brooklyn.
- 776-19-BZ—284-286 Audubon avenue, Manhattan.
- 784-19-BZ—930-960 Bergen street, Brooklyn.
- 785-19-BZ—408-414 15th street, Brooklyn.
- 786-19-BZ—161-173 Empire Boulevard, Brooklyn.
- 787-19-BZ—261-343 4th avenue, Brooklyn.
- 792-19-BZ—177-183 East 123rd street, Manhattan.
- 795-19-BZ—South side Jackson avenue (Broadway), 135.58 ft. east of Little Neck road, Little Neck, Queens.
- 826-19-BZ—506 West 140th street, Manhattan

**BOARD OF APPEALS.
SPECIAL MEETING.**

- Thursday, November 20, 1919, at 2 p. m.
Appeals from Administrative Orders.
- 824-19-A—257 46th street, Corona, Queens.
- 829-19-A—Southeast corner Emmons avenue and Shore road (Sheepshead Bay road), Brooklyn.
- 831-19-A—397 Van Pelt street, Queens.
Under Building Zone Resolution.
- 615-19-BZ—Southeast corner 158th street and Private street, Manhattan.
- 796-19-BZ—113-123 West 43d street, Manhattan.
- 799-19-BZ—386-390 Warren street, Brooklyn.
- 801-19-BZ—930-934 Jefferson avenue, Brooklyn.

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- 802-19-BZ—145 West 54th street, Manhattan.
- 803-19-BZ—342-352 Coney Island avenue, Brooklyn.
- 806-19-BZ—220-226 East 9th street, Manhattan.
- 807-19-BZ—Northwest corner Cauldwell avenue and 156th street, The Bronx.
- 810-19-BZ—2346-2358 Fulton street, southwest corner Sackman street, Brooklyn.
- 814-19-BZ—142-150 Cooper street, southeast corner Cooper street and Central avenue, Brooklyn.

CALL OF CALENDAR.

The Clerks' Calendar will be called in Room 919, on Tuesday, November 18, 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 next subsequent Call of the Calendar will be on Tuesday, November 25, 1919, at 3 o'clock.

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 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.)

MANHATAN

Conveyances

	1919 Nov. 6 to 11	1918 Nov. 8 to 14
Total No.	220	90
Assessed Value	\$12,242,150	\$4,399,300
No. with consideration	26	14
Consideration	\$592,150	\$327,300
Assessed Value	\$651,450	\$382,000
Jan. 1 to Nov. 11	8702	5,170
Assessed Value	\$564,870,900	\$299,167,480
No. with consideration	1334	790
Consideration	\$49,392,361	\$32,829,915
Assessed Value	\$48,338,650	\$36,420,400

Mortgages

	1919 Nov. 6 to 11	1918 Nov. 8 to 14
Total No.	140	35
Amount	\$3,586,879	\$498,343
To Banks & Ins. Cos.	16	8
Amount	\$579,550	\$120,500
No. at 6%	76	18
Amount	\$1,964,429	\$177,450
No. at 5½%	21	4
Amount	\$766,900	\$52,000
No. at 5%	22	5
Amount	\$465,300	\$63,500
No. at 4½%	.....	.....
Amount	.....	.....
No. at 4%	.....	.....
Amount	.....	.....
Unusual Rates	\$10,500	.....
Amount	.....	.....
Interest not given	.....	\$111,000
Amount	\$379,750	\$94,393
Jan. 1 to Nov. 11	4974	2,085
Amount	\$143,266,027	\$47,109,261
To Banks & Ins. Cos.	828	347
Amount	\$48,672,925	\$21,891,147

Mortgage Extensions

	1919 Nov. 6 to 11	1918 Nov. 8 to 14
Total No.	24	9
Amount	\$987,500	\$456,500
To Banks & Ins. Cos.	14	2
Amount	\$652,500	\$156,250
Jan 1 to Nov. 11	1187	1,061
Amount	\$83,920,913	\$68,883,597
To Banks & Ins. Cos.	660	461
Amount	\$67,354,943	\$42,404,457

Building Permits

	1919 Nov. 6 to 11	1918 Nov. 9 to 15
New Building	3	5
Cost	\$540,000	\$132,450
Alterations	\$401,300	\$339,800
Jan. 1 to Nov. 11	325	158
New Buildings	325	158
Cost	\$60,751,711	\$8,100,800
Alterations	\$24,882,245	\$8,765,944

BRONX

Conveyances

	1919 Jan. 1 to Nov. 11	1918 Jan. 1 to Nov. 14
Total No.	203	75
No. with consideration	16	12
Consideration	\$142,200	\$94,800
Jan. 1 to Nov. 11	8059	3,938
No. with consideration	685	454
Consideration	\$7,618,159	\$4,309,574

Mortgages

	1919 Nov. 6 to 11	1918 Nov. 8 to 14
Total No.	155	25
Amount	\$1,019,210	\$193,167
To Bank & Ins. Cos.	2	1
Amount	\$5,600	\$12,000
No. at 6%	92	17
Amount	\$693,175	\$59,167
No. at 5½%	35	2
Amount	\$219,450	\$22,500
No. at 5%	14	4
Amount	\$64,360	\$39,500
No. at 4½%	1	.....
Amount	\$775	.....
Unusual Rates	.....	.....
Amount	.....	.....
Interest not given	13	1
Amount	\$41,450	\$72,000

Jan. 1 to Nov. 11

	1919	1918
Total No.	4692	1,533
Amount	\$31,539,902	\$9,995,160
To Banks & Ins. Cos.	196	87
Amount	\$2,599,642	\$1,257,042

Jan. 1 to Nov. 14

	1919	1918
Total No.	21	7
Amount	\$416,250	\$83,000
To Banks and Ins. Cos.	3	3
Amount	\$143,000	\$27,000

Jan. 1 to Nov. 14

	1919	1918
Total No.	719	320
Amount	\$11,537,752	\$5,913,007
To Banks & Ins. Cos.	200	77
Amount	\$5,948,600	\$2,024,700

Building Permits

	1919 Nov. 6 to 11	1918 Nov. 8 to 14
New Buildings	24	.....
Cost	\$802,300	.....
Alterations	\$28,300	\$1,900
Jan. 1 to Nov. 11	796	178
New Buildings	796	178
Cost	\$17,670,090	\$3,924,400
Alterations	\$1,647,271	\$843,518

BROOKLYN

Conveyances

	1919 Nov. 6 to 11	1918 Nov. 7 to 13
Total No.	1774	399
No. with consideration	71	37
Consideration	\$683,040	\$328,605
Jan. 1 to Nov. 11	47,913	20,821
No. with consideration	2664	1435
Consideration	\$27,761,462	\$12,031,329

Mortgages

	1919 Nov. 6 to 11	1918 Nov. 8 to 14
Total No.	1506	269
Amount	\$5,675,717	\$788,736
To Banks & Ins. Cos.	121	18
Amount	\$786,600	\$64,900
No. at 6%	1235	185
Amount	\$4,339,107	\$489,311
No. at 5½%	202	52
Amount	\$1,088,260	\$203,350
No. at 5%	32	6
Amount	\$145,300	\$36,250
Unusual Rates	4	8
Amount	\$10850	\$26,650
Interest not given	33	18
Amount	\$92,200	\$33,175
Jan. 1 to Nov. 11	35,511	12,037
Amount	\$131,023,414	\$39,069,402
To Banks & Ins. Cos.	2980	1,139
Amount	\$19,663,978	\$6,214,740

Building Permits

	1919 Nov. 6 to 11	1918 Nov. 8 to 14
New Buildings	357	16
Cost	\$2,873,300	\$41,950
Alterations	\$165,830	\$26,855
Jan. 1 to Nov. 11	8481	2,629
New Buildings	8481	2,629
Cost	\$71,997,469	\$16,056,131
Alterations	\$8,004,331	\$3,551,778

QUEENS

Building Permits

	1919 Nov. 6 to 11	1918 Nov. 8 to 14
New Buildings	172	34
Cost	\$697,582	\$25,995
Alterations	.....	\$49,750
Jan. 1 to Nov. 11	7415	1,989
New Buildings	7415	1,989
Cost	\$37,440,559	\$6,939,974
Alterations	\$2,946,899	\$1,358,860

RICHMOND

Building Permits

	1919 Nov. 1 to 11	1918 Nov. 8 to 14
New Buildings	47	93
Cost	\$130,110	\$316,630
Alterations	\$7,020	\$8,945
Jan. 1 to Nov. 11	1696	664
New Buildings	1696	664
Cost	\$3,604,173	\$1,731,162
Alterations	\$196,496	\$347,466

BUILDING SECTION

Building Industry Will Be Stabilized By New Wage Agreement

Employers and Workmen are in Accord For First Time In Twenty-Three Years and Greatly Increased Building Is Anticipated.

BY the terms of an agreement which probably will be signed within the next few days, providing for a general increase in wages to employes in the building trades, it is anticipated that the unsettled condition in the Metropolitan district for many months past will be stabilized, and that peace and harmony between employers and workmen will last at least throughout 1920.

Following the meeting last Tuesday afternoon between the members of the Building Trades Employers' Association and the Building Trades Council, representing forty-one unions affiliated with the building industry, Samuel B. Donnelly, secretary of the association, issued the following statement:

"Satisfactory progress has been made, and it is hoped that an adjustment will be made at an early date. A general understanding as to wages in a majority of the trades has been reached. The building industry is entirely free from strikes, and the Building Trades Employers' Association and the building trades unions, acting through the newly organized Building Trades Council, will endeavor to make 1920 a strikeless year."

Early in the week a preliminary announcement was made that practically all of the labor difficulties which have been hindering local building for many months have been eliminated by the agreement reached between the committee representing a majority of the building trade unions and the Building Trades Employers' Association. As the result of the change in the labor situation the industry now looks forward to a vast increase in active construction that will undoubtedly resolve itself into the greatest building boom New York has ever experienced.

The tentative agreement covers a number of the points recently in dispute among the various trade unions and the employers. This agreement, when signed, will become effective January 1, 1920, and may be extended so as to hold for a period of two years from date, thus assuring to the industry a long time to devote its entire energy to the building of greatly needed structures and with an assurance that progress will not be impeded by strikes or lockouts.

According to the terms of the agreement wage increases generally are provided that will amount to approximately thirty-five per cent. above the existing scales. All trades will obtain a forty-four hour working week with an eight-hour day, with time and one-half for overtime: With certain exceptions building mechanics will get \$8 a day and helpers \$6. The most notable exception to this flat wage scale is in the case of the bricklayers, who will obtain \$8.50 per day and who will be the only craft to obtain a higher daily wage than that provided by the general scale. Although the bricklayers were not represented at the meetings with the employers it is explained that as these men lost more time because of inclement weather than the workers in any other trades the higher wage is justified.

Other exceptions to the general building wage scale as provided in the agreement involve the waterproofers and dock-builders, who will get \$7 and \$7.50 per day respectively.

Outstanding benefits anticipated by the agreement between the employers and the workmen will be the elimination of strikes arising from demands for higher wages in direct violation of existing contracts; increases in wages to meet the

advanced cost of living and the minimizing of so-called differentials in pay between the various crafts affiliated with the industry and which have heretofore been fruitful ground for disputes. The agreement will also provide the machinery to avert strikes arising from the so-called jurisdictional disputes and from similar causes which have their root in inter-union affairs and not in the relations between employer and employes.

The increase in the wage scales provided by the terms of the agreement will average approximately \$1 a day per man, and it is assumed that the cost of living will not mount much higher than the level of today. Union men are generally hopeful that strikes may be avoided altogether or at least minimized for the coming year by the negotiations of the past weeks which have resulted in this agreement.

Representatives of both employers and workmen agree that a great step forward has been taken by the manner in which the recent negotiations have been conducted. The former Board of Business Agents of the Building Trades has been abandoned, and the newly established Building Trades Council, representing forty-one unions connected with building construction, takes its place.

It was previously the custom for each trade to conduct its negotiations for wage increases, hours of labor and other affairs directly with the employers representing a particular trade or line. The result of this procedure was very frequently accompanied by jealousy and ill-feeling that prevented a full and complete understanding. Trades that found they had not received wage concessions as large as others would threaten strikes and very often make good their threats. By means of the combined conferences recently held in an attempt to clear up the many points in dispute between the various building trade unions and the employers, all interested parties have had an equal opportunity to present their cases before all of the others and there was no opportunity to especially favor any one trade or group. There were no star-chamber sessions at these conferences. All deliberations were held in the open and the net result is that for the first time in twenty-three years all of the building trades in New York are now at peace and are in a position to look forward to prosperous times.

LAW AFFECTING ELEVATOR MEN

The attention of building managers is called to the amendment of the Labor Law passed at the last session of the Legislature, partially quoted as follows:

"Every employer of labor engaged in carrying on any factory or mercantile establishment in this state, or in operating an elevator either for freight or passengers in any building or place in this state, shall allow every person, except those specified in subdivision two, and as otherwise herein provided, employed in such factory or mercantile establishment, or in caring for having the custody or management of or operating any such elevator, at least twenty-four consecutive hours of rest in every calendar week. No employer shall operate any factory or mercantile establishment, or any such elevator, on Sunday unless he shall have complied with subdivision three. Provided, however, that this section shall not authorize any work on Sunday not now or hereafter authorized by law."

Meeting Brooklyn Chapter, American Institute of Architects

Many Members Take Part In Discussion Relative to Important Activities of the Profession Including Labor Question.

THE Brooklyn Chapter, American Institute of Architects, held its regular monthly meeting at the Crescent Club, Monday evening, October 27, and a number of important topics were brought up for discussion. Among the active members who participated in the program of the evening were J. E. Snook, McDonald Mayer, William J. Dilthey, G. F. Kiess, W. A. Parfitt, C. G. Winkleman, A. R. Koch, S. W. Dodge, W. P. Bannister, Alexander McIntosh, F. Monckmeyer, F. H. Quinby and J. B. Slee.

Considerable time was devoted to the consideration of the general building situation, the prevailing high cost of materials and the labor problems of today. It is believed that building operations will be curtailed to the disadvantage of mechanics generally unless a fair and reasonable adjustment is made in the promotion and development of improvements and building operations.

It was brought out during the discussion that the conferences that have been held at various parts of the country in regard to labor matters, while good in themselves, do not solve the problem. Ways and means should be adopted so that the manufacture of material and the transportation of the same will reach the localities where needed. The fundamental principle of the high cost of living is believed to be largely responsible for the high wages that mechanics are now demanding and improved methods of production should be inaugurated to make up for the scarcity of labor wherever

possible.

The matter of registration of architects was again brought up for discussion at the meeting. Practically all of the leading architects of New York State have by now registered under the State Registration Act, and it is unlawful for anyone to practice as an architect without having registered. All architects who have not qualified under this law are to have their names sent in to the office of the State Attorney General and they will be halted in the practice of their profession unless they comply with the law.

A movement is growing in favor among the architects of Brooklyn to encourage better design in all new building projects in the future. It is planned tentatively to award a certificate of merit, to be given by the Brooklyn Chapter, A. I. A., to the architect and owner who co-operates in helping to beautify the city. This applies to all classes of buildings and the award will be made upon the basis of what is really artistic and beautiful, no matter whether the operation be a small store front alteration or an important monumental structure. The public will be invited to co-operate with the Brooklyn Chapter and to send in any suggestions that will be helpful in determining the basis of an award.

The Brooklyn Chapter, A. I. A., is also interested in working in conjunction with the American Federation of Fine Arts for the design of suitable memorials to the men who made the supreme sacrifice in the World War.

Accepted Procedure as to Brokerage Commissions

IN response to the growing number of inquiries from real estate men and brokers relative to brokerage commissions, Richard O. Chittick, executive secretary of the Real Estate Board, has prepared a statement in which he calls the attention of members of the Board to the procedure that should be followed. In a decision in the 8th District Municipal Court, Borough of Manhattan, in April, 1919, the Real Estate Board's schedule of commissions was recognized as the established one.

"The fact that in a more recent decision it was not so held in the Municipal Court need cause no alarm," Mr. Chittick says. "The facts are that where there has been any modification of the rates for selling they date back to January 1, 1918, and apply only to amounts up to \$40,000. In other cases changes date from November 1, 1918."

Mr Chittick urges that the following things be done by each broker:

1. The large rate cards for framing, distributed by the Real Estate Board a year ago, should be conspicuously displayed. Brokers not having these cards can secure them from the office manager by phoning to the Board.
2. The small rate folders, distributed by the Board a year ago, should be freely circulated. They can be secured in quantity from the office manager.
3. From now on it should be clearly stated in correspondence relating to negotiations for selling or leasing, that the commissions charged by the brokers are the commissions in the existing schedule established by the Real Estate Board of New York.
4. It should be written into every contract for selling or leasing that "It is understood and agreed that is the broker in this transaction and that the commissions to be paid are the commissions established by the Real Estate Board of New York and effective at the date of this contract."

two situations paralleling each other in several respects. Thus, while there has been some actual shortage of space for general commercial purposes, the call for space for some special industrial or business enterprise has been even more severely felt. Along with the remodelling of old-fashioned dwellings and old apartment houses to meet the demand for living accommodations there has been a decided trend toward the renovation of older business structures, bringing them up to present day requirements and standards, or fitting them to be used for other occupations than those for which they were originally constructed.

Foremost in these changes has been the improvement of the elevator facilities of various buildings. The New York Edison Company reports that no less than 93 business buildings have recently done away with their old steam and hydraulic elevator equipment, changing over to electric, the current consumption for the new elevators being estimated at 2,000,000 kilowatt hours annually. The list includes 63 elevators for office buildings of the older type, some of them antedating the period when central station electric supply was available. The largest item on the list, however, is 71 elevators for 45 loft buildings, these for the most part indicating older manufacturing properties, previously operated by steam plants, many of the structures being of the five and six-story type.

Where elevator changes have been ordered in new buildings, as in the case with several well-known downtown structures, the deciding factor has been the increased cost of operation where the motive power, as with hydraulic and steam equipment, is produced on the premises. In some instances, the operating figures have mounted 100 per cent. during the past three years. Frequently, too, this matter has been closely related to the question of private plant, for where high pressure steam is required to maintain elevator service, there is a tendency to operate electric generating apparatus as well. In about one-half of the 93 buildings listed as adopting electric elevators, the abandonment of the generating equipment has been involved with the change to electric elevators.

ALTHOUGH somewhat less noticeable to the general public than the housing shortage, the demand for space for business uses has been almost equally pressing, the

Local Building Activity is Consistently Gaining in Volume

F. W. Dodge Company Figures Indicate Important Growth In Housing And Industrial Construction Throughout The Metropolitan Territory.

STEADY improvement in the local building situation is manifest by the figures for contracts awarded and projected new building and engineering construction as prepared by the F. W. Dodge Company. The totals for the week of November 1 to 8 inclusive show that 395 new operations were being planned and 329 contracts were awarded. The newly proposed construction represents an outlay of nearly \$13,000,000 and the construction actually contracted for during the week amounts to \$11,509,300.

These figures include the building operations in New York State and New Jersey, north of Trenton. They compare favorably with the totals of the past few weeks and maintain an average that is greatly in excess of previous years.

Among the 395 projects announced as being planned during the week of November 1 to 8 were included 62 business buildings such as office and lofts, stores, etc., \$2,202,500; 8 educational buildings, \$419,000; 2 hospitals and institutions, \$450,000; 53 factory and industrial buildings, \$2,673,000; 3 structures for the exclusive use of the army or navy, \$23,500; 3 public buildings, \$53,000; 10 public works and utilities such

as water works, sewer installations, sidewalks, road construction and similar operations, \$161,000; 1 religious project, \$10,000; 240 residential structures including apartments, flats and tenements and one and two-family dwellings, \$6,278,000; 12 social and recreational buildings, \$660,000 and 1 miscellaneous, \$2,000.

The list of 329 projects for which contracts were placed may be grouped in the following manner: 48 business and commercial buildings, \$1,152,000; 7 educational projects, \$1,133,200; 2 hospitals and institutions, \$60,000; 38 industrial operations including factories, shops, warehouses, etc., \$2,544,000; 4 military and naval projects, \$223,500; 20 public works and public utilities, \$1,189,100; 1 religious project, \$30,000; 201 residential operations, \$4,887,000 and 8 social and recreational buildings, \$290,500.

In both projected construction and that for which contracts have been awarded the housing groups stand out most prominently. For some time past there has been a steady growth in the number of residential projects for which plans are being prepared and the contracts let for work of this character have also grown consistently in number and gross value.

PERSONAL AND TRADE NOTES.

George P. Reinhard, prominently identified as an interior decorator in New York City for more than twenty-five years, recently took over the entire building at 229 East 37th street, for use as his showrooms, studio and offices. Extensive interior and exterior alterations are now being made to this building from plans by George F. Spellman, formerly of the architectural firm of McKim, Meade & White, who will in the future be associated with Mr. Reinhard.

James S. Conklin, architect, Huntington Station, L. I., desires samples and catalogues of building materials and supplies.

Charles W. Staniford, for the past thirteen years chief engineer of the Department of Docks & Ferries of the city of New York recently established offices at 50 Church street, where he will conduct a general consulting and engineering practice. Particular attention will be given to the design, construction and valuation of waterfront and terminal works.

Charles H. Higgins, and associates, architects and engineers, 19 West 44th street, announce that Captain Joseph R. Greenwood, having recently received his discharge from the Army, has renewed his association with the firm which was interrupted during the war.

John F. O'Rourke, of the O'Rourke Engineering Construction Co., Daniel E. Moran, consulting engineer, and George R. Johnson of the Foundation Company, were recently appointed to confer with the State Industrial Commission on changes in the code of regulations for work in compressed air.

Alfred C. Bossom, architect, now located at 366 Fifth avenue, has leased for a term of years through Albert B. Ashforth, Inc., the entire top floor of the Rockefeller Building at 680 Fifth avenue, adjoining St. Thomas' Church, which he will occupy as his office as soon as the required alterations are completed. Mr. Bossom is now working out the plans for a number of important building projects among which are included the new structure at the corner of Broad and Beaver streets, for the Seaboard National Bank, the new First National Bank of Jersey City, a palatial residence for Colonel E. H. R. Green, etc.

Change in Name is Announced.

ANNOUNCEMENT has been made that the name of the Knoburn Company has recently been changed to the Knoburn Products Company, Inc., Daniel P. Gallagher, president and F. Verona, secretary. This firm has been for many years widely known as manufacturers of kalamein metal doors and windows, fire doors in copper, bronze and iron for hotels, office buildings, etc., and has an extensive plant at 359 to 365 14th street, Hoboken, N. J. The original plant of the company which was destroyed by fire last spring has now been entirely rebuilt and a complete equipment of modern machinery and the most approved time-saving and safety devices installed.

General Motors Corp. to Build at Meriden.

Contract for what is virtually a new plant at Meriden, Conn., for one of the subsidiaries of The General Motors Corporation, The New Departure Manufacturing Co., has been let to the Aberthaw Construction Company of this city.

The entire order amounts to nearly \$2,000,000 and includes the erection of four new buildings at Meriden and the remodeling of an old building, which was formerly operated as a woolen mill, together with the construction of one new building at the West Hartford plant. Reinforced concrete will be used throughout and the work pushed as rapidly as possible.

The Meriden plant will cover a total floor area of 340,000 square feet and consists of two new, three-story and basement buildings measuring 302 by 82 feet, and two one-story and basement buildings, 67 by 302 feet. The old building, which is to be remodeled, is a three-story structure, 305 by 58 feet.

At West Hartford, the work consists of one two-story building, with basement and sub-basement. Both jobs will be carried on simultaneously and work is to commence immediately.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

ISHAM ST.—Charles Kreymborg, 163d st, and Park av, the Bronx, has plans about completed for a 5-sty brick and limestone apartment, 136x169x96 ft at the southeast corner of Isham and 211th sts, for Gustavus L. Lawrence, 2228 Broadway, owner and builder.

BANKS.

NASSAU ST.—York & Sawyer, 50 East 41st st, have started preliminary plans for a 13-sty brick, limestone and granite banking building, to occupy the entire block front in the south side of Nassau st, Maiden lane to Liberty st, for the Federal

TRADE AND TECHNICAL SOCIETY EVENTS.

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

New York State Retail Hardware Association will hold its annual convention and exhibition at Syracuse, N. Y., February 17 to 20, inclusive. Headquarters will be at the Onondaga Hotel. The exhibition will be in the State Armory in Jefferson street. John B. Foley, 607 City Bank Building, Syracuse, N. Y., secretary.

American Road Builders' Association is perfecting the plans for the forthcoming Seventeenth Annual Convention. Tenth American Good Roads Congress and the Eleventh Good Roads Show that is scheduled to be held in the First Regiment Armory, Louisville, Ky., February 9 to 13, 1920. E. L. Powers, 150 Nassau street, New York City, secretary.

New York State Builders' Supply Association will hold its annual meeting and convention at Binghamton, N. Y., January 14 to 16 inclusive. Headquarters will be established at the Arlington Hotel and all of the business sessions will be held there.

Reserve Bank, 15 Nassau st, owner. Details of construction will not be available for some time.

FACTORIES AND WAREHOUSES.

68TH ST.—William Whitehill, 32 Union sq, has completed plans for a 4-sty brick and reinforced concrete transformer station, 41x90 ft at 421-423 East 6th st, for the New York Edison Co, Irving pl, and East 15th st, owner. Cost about \$75,000. Owners will take estimates on general contract about December 1.

HOSPITALS AND ASYLUMS.

12TH ST.—Frederick J. Schwartz, Colt Building, Paterson, N. J., has plans about finished for a 4-sty brick and limestone day nursery, at East 12th st, and Av A, for the Mission Helpers of the Sacred Heart, 431 East 12th st, owner. Cost about \$60,000. Architect will take estimates on general contract.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

VALENTINE AV.—Charles Schaefer, Jr., 2853 Third av, has completed plans for a 5-sty brick tenement, 81x83 ft at the southwest corner of Valentine av, and 199th st, for Daniel Houlihan, 2876 ainbridge av, owner and builder. Cost about \$90,000.

DWELLINGS.

LONGFELLOW AV.—Moore & Landsiedel, Third av, and 149th st, have completed plans for two 1½-sty brick dwellings, 22x55 ft with individual 1-sty brick garages, on the west side of Longfellow av, 250 ft north

CURRENT BUILDING OPERATIONS

BUILDING construction work is going ahead in the Metropolitan in a manner that greatly encourages all of the industry. The consummation of an agreement between the employers and the building mechanics that is likely to be effected now at almost any time will have a tremendous influence for good upon the building situation as a whole. With strikes and lockouts practically eliminated for a long period the entire industry will be in a position to devote its entire time and energy to the plans for solving the various housing problems and the construction of greatly needed industrial and business buildings.

The past week has been a period of particularly heavy business as far as the award of new contracts was concerned and according to the number of plans now in the hands of builders for estimates there is likely to be no recession in the volume of new business taken by the industry. Manufacturing and commercial buildings figure prominently in the new construction lately contracted for and there has also been a strong movement in planning for the building of large private residences in the suburbs for next season's occupancy.

Speculative building, both of apartments and of one and two-family dwellings continues to grow in volume. The housing shortage is still acute in many sections of Greater New York and the near-by suburbs and even if weather conditions permit the continuation of operations throughout the winter months, the work planned or already started will have but a slight influence in reducing the demand for living accommodations.

Material dealers report a steady improvement in the volume of business during the past week or so and all current indications point to a winter season of unusual building activity throughout the Metropolitan district. Building material prices are holding firmly at the established levels with the exception of the clay products group which has exhibited a decidedly upward trend during the past week. Hudson River common brick prices are very firm and the intensity of the demand is likely to be responsible for further increases in price although the majority of the manufacturers are endeavoring to stabilize the market situation. Hollow tile partition blocks are due for a further advance in the near future and face

brick has been advancing slightly for some time now.

Common Brick—The demand for Hudson River common brick continues to be exceptionally keen and both manufacturers and dealers are making every possible effort to fit the supply to it as is evidenced by the fact that during the past week a total of thirty-eight barge loads of brick arrived from up-river points. Of these thirty-five were disposed of leaving three barges unsold on the market Friday morning. The price is practically stabilized at the \$18.00 level and although some advance from this figure has been obtained the sales at a

higher price have been scattered and do not materially affect the price situation. Owing to the demand for immediate deliveries and the inquiries for futures the Hudson River producers are making a determined effort to continue production just as long as they can. In ordinary times the brickmaking season would have ended late in September or early in October at the latest but owing to the circumstances of the present time the manufacturing season has been extended and some of the covered yards are likely to remain in operation throughout the winter if possible. There is, however, a sufficient amount of brick at production points to

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 thousand:
For delivered prices in Greater New York add cartage, handling, plus 10 per cent.
Hudson River, best grades. \$18.00 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 ———
Colonials 25.00 to ———

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

Gravel—Delivered at job site in Manhattan and Bronx:
1½-in., Manhattan deliveries, per cu. yd. \$3.25
Bronx deliveries 3.50
¾-in., Manhattan deliveries..... 3.25
Bronx deliveries 3.50
Note—Prices for deliveries in Brooklyn and Queens are approximately the same as for Manhattan, except where job is located at a great distance from the 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.
3x12x12102.00 per 1,000 sq. ft.
4x12x12114.75 per 1,000 sq. ft.
6x12x12153.00 per 1,000 sq. ft.
Note—For deliveries north of 72d street, Manhattan, and in Brooklyn, Bronx and Queens, prices job site are slightly higher, according to location of work, which varies trucking charges.

Lath—
Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn & Queens..\$8.00 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) 3.50 per bbl.
Hydrate Finishing, in cloth bags 22.60 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.

Plaster Blocks—
2-in. (solid), per sq. ft. \$0.13
3-in. (hollow), per sq. ft. 0.13
4-in. (hollow), per sq. ft. 0.14

STRIKES and Business Insurance

STRIKES of all kinds, little and big, are disturbing the Nation's business and holding back that era of prosperity which is bound to come and come soon.

When prosperity comes, you feel that you will be ready for it. Yes, but will you get your share of the business boom? Not unless you have bought Business Insurance and bought it steadily and consistently. Not unless you have kept up your ADVERTISING through fair weather and foul. Not unless you have preserved your good-will.

The buying public has a short memory. It forgets you and your product and your service, however worthy, if you do not keep your story uninterruptedly in plain view. The business graveyard is full of defunct concerns who advertised for a while and then tried to run on momentum.

Yes—the strikes are disturbing business, but men of vision who can see beyond the strikes are working NOW for their share in the coming prosperity. And they are doing it by advertising.

Are you advertising—now—and in that recognized and successful medium, which has been consistently getting results for its patrons for over fifty years—

REAL ESTATE

BUILDERS'

The RECORD and GUIDE

119 West 40th Street

New York

MATERIALS AND SUPPLIES

care for all ordinary demands of the winter months and there need be no special anxiety about a scarcity or famine.

Summary—Transactions in the North River common brick market for the week ending Friday, November 14, 1919. Condition of market: Demand heavy; prices firm at the new level. Quotations: Hudson Rivers, \$18 a thousand to dealers in cargo lots, alongside dock. Number of cargoes arrived, 38; sales, 35; left over, 3. Distribution: Manhattan, 11; Brooklyn, 13; New Jersey points, 9; Staten Island, 1; Yonkers, 1.

Structural Steel—The demand for fabricated material for general building purposes

continues exceedingly active and the mills are having considerable difficulty in making early deliveries. For the most part the mills are making no promises of deliveries for six to ten weeks but in the majority of cases they are able to ship earlier than this. In and around New York the market has been very active during the past few weeks and a number of large bookings have been made for important structural projects. There is also a tremendous amount of new construction being planned and it has been a long time since there has been the volume of new construction out for estimates as at present. Local steel contractors are

well booked with contracts and according to general trade reports the future is exceptionally bright. Prices are holding firmly and no material change is anticipated at this writing.

Lumber—Continued buying has marked the past week and both wholesalers and retailers report excellent prospects for large future business. The fact that the building situation is now in a large way stabilized, with labor difficulties adjusted will have a great influence upon the material markets in general. The business now coming from building sources is a most important factor in the lumber market but manufacturing consumers are also making themselves felt in no uncertain manner. Lumber prices are remarkably firm and throughout the entire price situation there is the same advancing tendency that has been so apparent for many months past. Considerable effort has been expended in order to stabilize the market but the steadily increasing demand for lumber products, coupled with a scarcity of certain lines in greatest demand, makes prediction as to future price trend a difficult problem. It is practically certain, however, that no material recession from current levels is possible for some time to come.

Builders' Hardware—With the domestic demand for builders' hardware far in excess of the present output of the factories and several foreign markets urgently calling for American made hardware in quantities that far exceeded anything in the history of this trade in the foreign fields, the manufacturers of this particular type of hardware are experiencing the greatest boom they have ever known. Factories are now from three to five months behind in their orders and, judging by the volume of orders that are being sent in daily, they will continue to fall further behind unless there is an immediate change in the labor situation.

Stone—There has been a decided improvement in the movement of building stone during the past month or so due chiefly to the vast increase in the volume of active building in the large centers. At the present time there are a number of important building projects in the hands of contractors for estimates in which stone will be extensively used. There is also a fair amount of high class country house construction in the suburban sections close to this city that will use considerable stone. Prices are firm and no important movement is anticipated at present.

IN THE METROPOLITAN MARKETS

Plaster Board—

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

27x48x1 in.	.....	\$0.35	each
27x48x 1/2 in.	.....	0.32	each
32x36x 1/4 in.	.....	0.23	each
32x36x 3/8 in.	.....	0.23	each
32x36x 1/2 in.	0.25	each

Sand—

Delivered at job in

Manhattan	\$1.85 to \$2.25	per cu. yd.
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Delivered at job in

Bronx	1.85 to 2.25	per cu. yd.
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White Sand—

Delivered in Manhattan....\$4.00 per cu. yd.

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

Lumber—

Wholesale prices, New York:

Yellow pine, merchantable 1905, f. o. b., N. Y.:

3x4 to 14x14, 10 to 20 ft....\$47.00 to \$65.00
Hemlock, Pa., f. o. b., N. Y.

base price, per M — to —
Hemlock, W. Va., base price,
per M. — to —
(To mixed cargo price add freight, \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered)...\$50.00 to \$60.00
Wide cargoes 50.00 to 60.00

Add \$1.00 per M. for each inch in width over 12 inches. Add \$1.00 per M. for every two feet over 20 ft. in length. Add \$1.00 per M. for dressing.

Cypress Lumber (by car, f. o. b., N. Y.):

First and seconds, 1-in... \$68.75 to —

Cypress shingles, 6x18, No.

1 Hearts 17.00 to —

Cypress shingles, 6x18, No.

1 Prime 15.00 to —

Quartered oak 210.00 to —

Plain oak 95.00 to 100.00

Flooring:

White oak, quart'd, select.. 190.00 to —

Red oak, quart'd, select 150.00 to —

Maple No. 1 80.00 to —

Yellow pine, No. 1, common

flat 70.00 to —

N. C. pine, flooring, Norfolk 65.00 to —

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B grade single strength, first three brackets 80%

Grades A and B, larger than the first three brackets, single thick 79%

Double strength, A quality 80%

Double strength, B quality 82%

Linseed Oil—

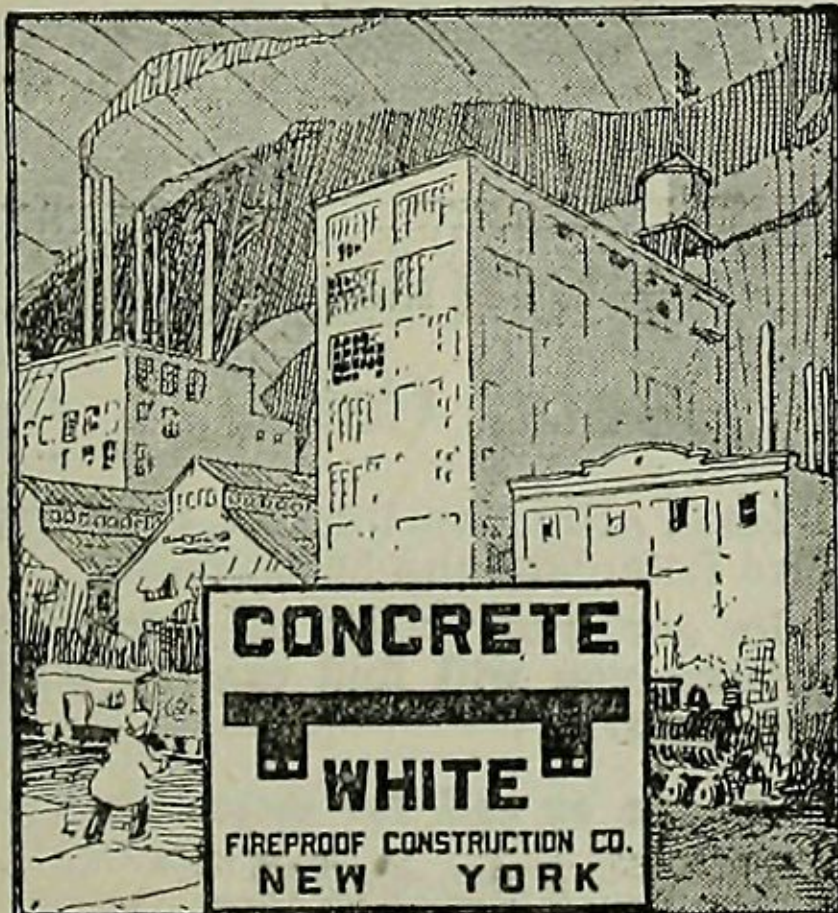
City brands, oiled, 5-bbl. lots...\$2.22 to —

Less than 5 bbls. 2.25 to —

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of 174th st, for the Scandinavian Evangelical Lutheran Emanuel church, Oscar A. Pederson, trustee, 148th st and Third av, in charge for owner. Total cost \$12,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.
WEST 24TH ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has plans in progress for eight 3-sty brick tenements, 19x70 ft in the west side of West 24th, 140 ft south of Mermaid av, for Guzdow Carguila, 11 Mermaid av, owner and builder. Total cost \$95,000.

SOUTH 4TH ST.—Levy & Berger, 395 South 2d st, have prepared plans for alterations to two 3-sty brick tenements, 25x45 ft at 413-415 South 4th st, for Arthur Roth, 194 Graham av, owner and builder. Cost \$4,000.

DWELLINGS.

59TH ST.—A. Adams, 1351 72d st, has completed plans for two 2-sty frame dwellings, 20x57 ft in the north side of 59th st, 100 ft west of 20th av, for H. Anderson, 1152 58th st, owner and builder. Total cost \$24,000.

BEVERLY ROAD.—J. J. Carroll, 158 Spencer st, has plans in progress for four 2-sty brick and stone dwellings, 22x51 ft at the corner of Beverly road and East 57th st, for the Hydraulic Stone Corporation, Beverly road and East 57th st, owner and builder.

SCHENCK AV.—W. E. Haugaard, 185 Madison av, has completed plans for a 2-sty brick dwelling, 27x31 ft at the north-east corner of Schenck and Arlington avs, for the Trinity P. E. church, 123 Arlington av, owner and builder. Cost \$9,000.

68TH ST.—Burke & Olsen, 32 Court st, have prepared plans for a 2½-sty hollow tile and stucco dwelling, 20x54 ft in the south side of 68th st, 320 ft west of 18th av, for Salvador DePaolo, 6412 New Utrecht av, owner and builder. Cost about \$8,000.

20TH AV.—Morris Rothstein, 197 Snediker av, has finished plans for five 2-sty frame dwellings, 24x65 ft at the southeast corner of 20th av, and 78th st, for H. Pendig, 524 Sutter av, owner and builder. Total cost \$65,000.

AV. S.—F. J. Dassau, 26 Court st, has plans underway for four 2½-sty frame dwellings, 18x44 ft at the corner of Av S, and East 19th st, for the G. & F. Homes Co., owner and builder, care of architect. Total cost \$28,000.

EAST 19TH ST.—I. Brooks, 215 Montague st, has prepared plans for three 2½-sty frame dwellings, 22x38 ft in East 19th st, 30 ft north of Av O, for the Mauer Corporation, 1679 East 21st st, owner and builder. Total cost \$24,000.

46TH ST.—Samuel Gardstein, 1154 47th st, has completed plans for a 2½-sty frame dwelling, 26vx57 ft in the south side of 46th st, 100 ft east of 15th av, for L. Levine, 1834 48th st, owner and builder. Cost \$18,000.

67TH ST.—F. J. Dassau, 26 Court st, has prepared plans for two 2-sty frame dwellings, 22x41 ft in the west side of 67th st, 340 ft south of Av J, for the Realty Sales Co, 7409 Av J, owner and builder. Cost \$7,000 each.

AV. O.—I. Brooks, 215 Montague st, has prepared for two 2-sty frame dwellings, 22x38 ft on the north side of Av O, 95 ft east of East 19th st, for the Manler Corporation, 1679 East 21st st, owner and builder. Total cost \$18,000.

LAUREL AV.—J. M. Felson, 1133 Broadway, Manhattan, has completed plans for two 2½-sty frame dwellings, 20x38 ft on the south side of Laurel av, 180 ft east of Highland av, for D. Nissenwitz, 107 East 123rd st, Manhattan, owner and builder. Total cost \$20,000.

67TH ST.—R. Caporale, 1929 63d st, has prepared plans for two 2-sty frame dwellings, 20x55 ft in the south side of 67th st, 166 ft west of 14th av, for the Trinachria Building Co., 6614 14th av, owner and builder. Total cost \$16,000.

CANAL AV.—S. Millman, 26 Court st, has plans in progress for one hundred 1-sty frame dwellings, 18x35 ft on the south side of Canal av, between West 32 and West 33d sts, for owner and builder to be announced later. Total cost \$180,000.

CHURCHES.

15TH AV.—Shampan & Shampan, 50 Court st, have completed plans for a brick and stone synagogue, 100x120 ft at the southwest corner of 15th av, and 48th st, for the Congregation Beth El of Borough Park, owner. Cost about \$350,000. Architects will soon be ready for estimates on general contract.

FACTORIES AND WAREHOUSES.

McKIBBEN ST.—C. P. Cannella, 1163 Herkimer st, has plans in progress for a 1-sty brick factory building, 159x200 ft at the northwest corner of McKibben st, and White st, for Henry Hessner, 33 Bartlett st, owner and builder. Cost about \$50,000.

GRAND ST.—Louis Allmendinger, 20 Palmetto st, has prepared plans for a 1-sty brick factory building, 100x170 ft at the

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corner of Grand and Maujer sts, for the Mutual Braid Co, 740 Grand st, owner. Cost \$60,000.

STABLES AND GARAGES.

PARK AV.—Bly & Hamman, 833 St. Johns pl, have completed plans for a 1-sty brick garage, 75x100 ft on the south side of Park av, 125 ft east of Throop av, for J. L. Link, 833 St. John pl, owner and builder. Cost about \$15,000.

DRIGGS AV.—A. Farber, 1746 Pitkin av, has plans underway for a 1-sty brick garage, 62x69 ft on the west side of Driggs av, 60 ft north of North 1st st, for E. Lipkowitz, corner Berry and North 1st st, owner. Cost \$25,000.

19TH ST.—H. A. Weinstein, 32 Court st, has completed plans for a 1-sty brick and stone garage, 100x150 ft at the southeast corner of 19th st and 10th av, for the Flush-Becker Improvement Co., 391 Christopher av, owner and builder. Cost about \$50,000.

CARROLL ST.—Benjamin Driesler, 153 Remsen st, has plans underway for a 1-sty brick garage, 50x140 ft in the south side of Carroll st, 100 ft east of Rochester av, for Catherine J. McDermott, 1771 Carroll st, owner. Cost \$30,000. Architect will soon call for estimates on general contract.

Queens.

APARTMENTS, FLATS & TENEMENTS.
FOREST HILLS, L. I.—Timmis & Chapman, 315 Fifth av, Manhattan, have completed plans for a 5-sty brick and stone apartment house, 178x59 ft at the southeast corner of Burns st and Tennis pl, for the Gardens Apartment Co., G. C. Earle, 2341 Broadway, Manhattan, owner. Cost about \$212,500.

DWELLINGS.

JAMAICA, L. I.—J. D. Geddes, 41 Franklin st, Jamaica, has completed plans for three 2-sty frame dwellings, 20x40 ft in the north side of Islington pl, 140 ft west of Homer Lee av, for Geddes & Cook, Inc, 41 Franklin st, owners and builders. Cost \$8,500 each.

GLENDIS, L. I.—L. Berger & Co., 1652 Myrtle av, Brooklyn, have prepared plans for ten 2-sty frame dwellings, 20x55 ft at the southeast corner of Central and McKinley avs, for the Schlachter Construction Co., 348 Alpha pl, Glendale, owner and builder. Total cost \$70,000.

HOLLIS, L. I.—Plans have been prepared privately for two 2-sty frame dwellings, 24x28 ft in the east side of Manor st, 135 ft north of Maple st, for the Cullmen Building Co., Jamaica and Cornwall avs, Hollis, owner and builder. Total cost \$12,000.

HOLLIS, L. I.—Wm. Von Felde, 218 Metropolitan av, Middle Village, L. I., has finished plans, for a 2½-sty frame dwelling, 22x40 ft on the north side of Foothill av, 767 ft east of Dunton av, for Edward Becker, Van Wyck av, Jamaica, owner and builder. Cost \$6,000.

MORRIS PARK, L. I.—Louis Dannacher, 328 Fulton st, Jamaica, has prepared plans for a 2-sty frame dwelling, 20x53 ft on the west side of Stoothoff av, 190 ft north of Jermon av, for Joseph Rubin, owner and builder, on premises. Cost \$6,000.

MORRIS PARK, L. I.—Plans have been prepared privately for four 2-sty brick dwellings, 20x32 ft in the east side of Wicks st, 93 ft north of Jerome av, for Charles W. Steiner, 101 Union av, Jamaica, owner and builder. Total cost \$16,000.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, Flushing, has finished plans for a 2½-sty frame dwelling, 25x27 ft in the west side of 21st st, 80 ft north of State st, for P. J. O'Connor, 48 Central av, owner and builder. Cost \$7,000.

FLUSHING, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 26x38 ft on the south side of Oak av, 340 ft west of Parsons av, for John J. Gran, 101 Park av, Manhattan, owner and builder. Cost \$5,000.

FLUSHING, L. I.—Gustave Erda, 828 Manhattan av, Brooklyn, has prepared plans for a 2½-sty frame dwelling, 32x31 ft in the west side of 16th st, 40 ft south of Laburnam av, for Luke Portens, 81 16th av, Long Island City, owner and builder. Cost \$5,000.

FLUSHING, L. I.—Robert E. Parsons, 28 East 49th st, Manhattan, has completed plans for a 2½ sty frame dwelling, 51x38 ft in the east side of Percy st, 200 ft south of Jackson av, for the estate of Mary E. Parsons, 40 Bowne av, Flushing, owner and builder. Cost \$12,000.

FLUSHING, L. I.—F. Johnson, 46 Prospect av, Flushing, has prepared plans for a 2½-sty frame dwelling, 40x25 ft on the north side of Jackson av, 75 ft west of Boerm av, for the McCreery Estates Co., 440 Broadway, Flushing, owner and builder. Cost \$8,500.

EDGEMERE, L. I.—Plans have been prepared privately for eight 1-sty frame dwellings, 16x35 ft in the east side of Beach 58th st, 300 ft south of the Boulevard for W. H. Dank, 1113 50th st, Brooklyn, owner and builder. Total cost \$14,000.

EDGEMERE, L. I.—Plans have been pri-

vately for two 2-sty frame dwellings, 16x36 ft in the west side of Beach 58th st, 560 ft south of the Boulevard for John Filler, 68 McKibben st, Brooklyn, owner and builder. Total cost \$5,000.

EDGEMERE, L. I.—J. P. Powers, Arverne, L. I., has prepared plans for six 1-sty frame dwellings, 18x39 ft in the east side of Beach 40th st, 505 ft north of the Boulevard for Minnie Michaelson, 20 West 129th st, Manhattan, owner and builder. Total cost \$11,500.

QUEENS, L. I.—Frederick J. Dassau, 26 Court st, Brooklyn, has finished plans for two 2½-sty frame dwellings, 28x28 ft in the east side of Madison st, 50 ft south of Poplar st, for Wenzler & Hansler, Hughes st, Ridgewood, L. I., owners and builders. Total cost \$11,000.

QUEENS, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for two 2½-sty frame dwellings, 24x25 ft in the east side of Queens road 100 ft north of

Bergen av, for Harry Wade, Guion pl, Richmond Hill, L. I., owner and builder. Cost \$6,000 each.

QUEENS, L. I.—W. A. Finn, New York av, Jamaica, has prepared plans for a 2½-sty frame dwelling, 30x42 ft on the south side of Hollis av, for J. J. Fitzpatrick, 2d av, Queens, L. I., owner and builder. Cost \$9,000.

WOODHAVEN, L. I.—Plans have been prepared privately for two 2½-sty frame dwellings, 16x38 ft on the north side of Dalrymple av, 16 ft east of Boyd av, for Raffello Zappola, 1127 Thrall pl, Woodhaven, owner and builder. Cost \$4,500 each.

RICHMOND HILL, L. I.—Plans have been prepared privately for twenty-two 2-sty frame dwellings, 32x37 ft on the west side of Greenwood av, 150 ft south of Jerome av, for the Vandee Building Co., 1039 97th st, Woodhaven, owner and builder. Total cost \$99,000.

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Felde, 2188 Metropolitan av, Middle Village has finished plans for a 2-sty frame dwelling, 17x33 ft in the east side of Montague st, 201 ft north of Juniper Valley road for Peter Felton, 4220 Dry Harbor road, Middle Village, owner and builder. Cost \$6,000.

QUEENS, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 24x37 ft. on the west side of Madison av, 50 ft north of Spruce st, for F. Schmacher, 2 Remington av, Jamaica, owner and builder. Cost \$5,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—Lockwood Green Co., 101 Park av, has completed plans for a 2-sty brick factory building, 207x132 ft at Woolsey av and Burden st, for the R. H. Mallinson Co., 136 Madison av, Manhattan, owner. Cost about \$250,000. Architects will call for estimates as soon as the plans have been approved.

LONG ISLAND CITY, L. I.—Plans have been prepared privately for a 1-sty brick factory building, 75x100 ft in the west side of Marion st, 140 ft south of Washington av, for William Klein, 1480 Eastern Pkwy, Brooklyn, owner and builder. Cost \$18,000.

FLUSHING, L. I.—W. Mortenson, 1480 Broadway, Manhattan, has prepared plans for a 1-sty brick artificial ice plant, 120x145 ft in the east side of Collins pl, 126 ft south of 34th av, for the Knickerbocker Ice Co., 1480 Broadway, Manhattan, owner. Cost about \$140,000.

STABLES AND GARAGES.

LONG ISLAND CITY, L. I.—Plans have been prepared privately for a 1-sty brick garage, 38x201 ft in the east side of Radde st, 81 ft north of Jane st, for the New York & Queens Light & Power Co., Jackson av, Long Island City, owner. Cost about \$150,000. Name of general contractor will be announced soon.

LONG ISLAND CITY, L. I.—John M. Baker, 9 Jackson av, has completed plans for a 1-sty brick garage, 50x75 ft at the northeastern corner of 9th st and Vernon av, for G. Geswaldi, owner and builder on premises. Cost \$9,000.

APARTMENTS, FLATS AND TENEMENTS

Richmond.

ST. GEORGE, S. I.—Egmont Schroll, 88 Bay st, Tompkinsville, S. I., has started sketches for a 4-sty brick and limestone apartment, 73x105 ft at St. George, for owner and builder to be announced later. Cost about \$90,000.

DWELLINGS.

ANNADALE, S. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 16x39 ft in the east side of Eltingville Boulevard, 160 ft south of Wilson av, for Winant & Kelling, Annadale, S. I., owners and builders. Cost \$5,000.

SOUTH BEACH, S. I.—Daniel Santoro, 70 Sand st, Stapleton, S. I., has prepared plans for a 2-sty frame dwelling, 20x40 ft in the east side of Lansing st, 105 ft south of Balfour st, for F. & Leonard Lazarra, 70 Sand st, Stapleton, owners and builders. Cost \$6,500.

HOMES AND ASYLUMS.

ARROCHAR, S. I.—Theo. Meyer, 114 East 28th st, Manhattan, has plans in progress for alterations and additions to the home at Arrochar, S. I., for the Lakeview Home, Inc. owner. Cost about \$40,000. Details will be available later. Architect will call for estimates on general contract.

STORES, OFFICES AND LOFTS.

ST. GEORGE, S. I.—James Whitford, Tompkinsville, S. I., has plans about completed for a 6-sty brick and stone office building, 100x100x216 ft at Richmond terrace and Wall st, for Henry Drucklish, 25 Elm st, Manhattan, owner. Cost \$200,000. Architect will soon take estimates on general contract.

Nassau.

DWELLINGS.

KENSINGTON, L. I.—F. G. Lippert, 5 Beekman st, Manhattan, has plans underway for a 2½-sty frame dwelling at Kensington Park, Great Neck, L. I., for Gustave Zeese, Jr., Kensington, L. I., owner. Architect will soon be ready for estimates on general contract.

DOUGLASTON, L. I.—Plans have been prepared privately for a 2½-sty frame residence, 38x24 ft at Douglaston, L. I., for Mary D. Allen, owner. Cost \$9,000.

DOUGLASTON, L. I.—Albert Humble, 223 West 33d st, Manhattan, has finished plans for a 2½-sty frame dwelling, 37x38 ft at the southwest corner of West Drive and Shore road for Duncan W. Patterson, Knollwood road, Douglaston, owner and builder. Cost about \$8,000.

FREEPORT, L. I.—C. A. Foster, 533 Nosstrand av, Brooklyn, has plans in progress for a 2½-sty frame dwelling, 37x56 ft at the corner of South Grove st and Atlantic av, for Aaron Rightmire, Freeport, L. I., owner and builder. Cost about \$12,000.

LAKEVILLE, L. I.—Delano & Aldrich, 126 East 38th st, have prepared plans for

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a 2½-sty frame residence, 35x40 ft with 1-sty frame garage at Lakeville, L. I., for Arthur Young, Lakeville, owner. Architects will soon call for estimates on general contract.

Westchester.

DWELLINGS.

MT. VERNON, N. Y.—Charles Kreymborg, 369 East 163d st, the Bronx, has prepared plans for two 2½-sty frame and stucco dwellings, 39x34 ft, with garages, on the west side of Summit av, 171 ft south of Grant st, for the Leon Building Co., Inc., Harris W. Falk, president, 957 Hoe av, the Bronx, owner and builder. Total cost \$30,000.

SCARSDALE, N. Y.—Charles A. Valentine, 501 Fifth av, Manhattan, has been retained to prepare plans and specifications for a 2½-sty residence at Scarsdale, N. Y., for Leroy Brewster, 1834 Broadway, Manhattan, owner. Details of construction will be available later.

YONKERS, N. Y.—Plans have been prepared privately for a 2½-sty frame and stucco dwelling, 35x36 ft at 26 Wellesley av, for John Nelson, 18 Pelton st, Yonkers, owner and builder. Cost \$7,000.

YONKERS, N. Y.—Plans have been prepared privately for a 2½-sty frame and stucco residence 27x38 ft at 2 Lefferts pl, for Oliver V. Starr, 39 Carroll st, Yonkers, owner and builder. Cost \$5,500.

YONKERS, N. Y.—Plans have been prepared privately for a 2½-sty frame residence, 35x24 ft on Ellison av, for Oliver M. Oake, Cedar Knolls, Yonkers, N. Y., owner and builder. Cost \$8,000.

YONKERS, N. Y.—James W. Kirst, Radford Building, Yonkers, has been selected to prepare plans for fifty 2½-sty frame, stucco and brick veneer dwellings approximately 30x46 ft each on Dale av, between Pelham Manor station and Pelham Parkway, for the Pelham Manor Homes Co., 5068 Broadway, Yonkers, N. Y., owner and builder. Cost about \$20,000 each.

Suffolk.

DWELLINGS.

NASSAU POINT, L. I.—Slee & Bryson, 154 Montague st, Brooklyn, have plans in progress for a 1½-sty frame dwelling, 34x60 ft at Nassau Point, for W. E. Morgan, 14 Cortlandt st, Manhattan, owner and builder. Cost \$10,000.

HALLS AND CLUBS.

BAYSHORE, L. I.—The Bayshore Community Association, Wm. H. Robbins, Bayshore, president, contemplates the construction of a 2- or 3-sty brick and stone community house in Main st, opposite the post-office, for which name of architect and definite details will be announced later.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

NEWARK, N. J.—R. Bottelli, 207 Market st, has plans underway for a 4-sty brick and limestone apartment, 40x99 ft at the southeast corner of Montclair and Parker sts, for Bell & Tzes, 174 Ridgewood av, Newark, owners and builders. Cost \$50,000.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, has prepared plans for a 3-sty frame flat 24x62 ft at 843-845 South 18th st, for Potash Brothers, 584 South 13th st, owners and builders. Cost \$13,000.

EAST ORANGE, N. J.—E. V. Warren, 301 Essex Building, Newark, has plans in progress for a 4-sty brick, limestone and terra cotta apartment, 100x78 ft at the corner of Park av, and Stockton st, for Morris Daniel, 69 Mt. Pleasant av, Newark, owner and builder. Cost about \$100,000.

PATERSON, N. J.—Joseph DeRose, 119 Ellison st, has completed plans for two 3-sty frame flats, 24x55 ft at 414-416 Van Houton st, for David Letz, 328 Hamilton av, Paterson, owner and builder. Cost \$10,000 each.

DWELLINGS.

LEONIA, N. J.—Herman Fritz, News Building, Passaic, has completed plans for two 2½-sty frame dwellings, 28x32 ft at Leonia, N. J., for the Leonia Homes Co., 430 Broad av, Leonia, owner and builder. Cost \$7,000 each.

RIDGEWOOD, N. J.—H. E. Paddon, 280 Madison av, Manhattan, has plans about finished for a 2½-sty frame dwelling, 29x32 ft on Spring av, for owner to be announced later. Cost \$12,000.

EAST ORANGE, N. J.—Fred L. Pierson, 160 Bloomfield av, Bloomfield, N. J., has completed plans for six 2½-sty frame dwellings, 22x38 ft on North Maple av, for the Linwood Co., Charles Morel, president, 580 Springfield av, East Orange, owner and builder. Cost \$6,000 each.

SOUTH RIVER, N. J.—James V. Thetford, 71 Bremond st, Belleville, N. J., has plans in progress for a 1½-sty frame bungalow 30x45 ft with 1-sty frame garage at South River for Dr. A. L. Wood, Main st, South River, owner. Cost \$9,000.

LODI, N. J.—Warren C. Pattison, Lawyers Building, Passaic, N. J., has finished

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plans for a 2½-sty frame dwelling, 28x32 ft at Lodi, for John A. Donovan, 397 Oak st, Passaic, owner. Cost \$8,000. Architect will soon call for bids on general contract.

MAPLEWOOD, N. J.—Joseph D. Allen, 72 St. Paul av, Newark, has completed plans for a 2½-sty frame dwelling, 26x33 ft at the southwest corner of Summer av and Osborne ter, for Henry C. Doremus, owner, care of architect. Cost \$9,000.

PASSAIC, N. J.—Warren C. Pattison, Lawyers Building, Passaic, has plans underway for a 2½-story frame dwelling, 28x47 ft on Aycraig av, for George E. Loveland, 20 Meade st, Passaic, owner. Cost \$10,000.

GREAT NOTCH, N. J.—Harold E. Padon, 280 Madison av, Manhattan, has plans underway for a 2½-sty frame dwelling, 29x34 ft at Great Notch, N. J., for owner to be announced later. Cost about \$12,000. Architect will soon call for bids on general contract.

BAYONNE, N. J.—Carl S. Goldberg, 437 Broadway, Bayonne, has finished plans for two 2-sty frame dwellings, 21x47 ft in West 45th st, for Morris Klein, owner and builder, care of architect. Cost \$7,000 each.

BAYONNE, N. J.—Harry Adelman, 135 West 31st st, Bayonne, has prepared plans for four 2½-sty frame dwellings, 20x48 ft at 85 to 95 West 42d st, for Meyer & Blum, owners and builders, care of architect. Cost \$7,000 each.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, has completed plans for a 2½-sty frame dwelling, 31x26 ft in Draper ter, for Roach & Oster, Spring st, Montclair, owners and builders. Cost \$9,000.

MAPLEWOOD, N. J.—E. C. Warren, 301 Essex Building, Newark, has plans underway for a 2½-sty frame dwelling, 34x29 ft at Maplewood for J. M. Strauss, 495 South 18th st, Newark, owner and builder. Cost \$8,000.

ELIZABETH, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling, 20x46 ft at 301 Bayway for Peter Pitula, 95 Bayway, owner and builder. Cost \$7,000.

SOUTH ORANGE, N. J.—Harold F. Kellog, 93 Federal st, Boston, Mass., has plans in progress for a 2½-sty frame and stucco residence at South Orange, for Clifford Norton, owner, care of architect. Details will be available later.

ELIZABETH, N. J.—J. Ben Beatty, 15 North Reid st, has plans underway for a 2½-story hollow tile and stucco dwelling, 22x52 ft in High st, for F. Massa, owner and builder, care of architect. Cost about \$10,000.

ELIZABETH, N. J.—Plans have been prepared privately for six 2½-sty frame dwellings, 22x36 ft in Ralph st, for the Stanley Corp., 208 Broad st, Elizabeth, owner and builder. Cost \$6,000 each.

ENGLEWOOD, N. J.—Aymay Embury, 2d., 132 Madison av, Manhattan, has finished plans for a 2½-sty terra cotta block and stucco and stone residence 30x180 ft at Englewood, for G. Leonard Johnson, owner, care of architect. Project includes a garage. Architect will soon be ready for estimates on general contract.

JERSEY CITY, N. J.—Dodge & Morrison, 135 Front st, Manhattan, have prepared plans of a 2½-sty brick residence, 21x30 ft at 201 Lexington av, for Mrs. E. Rhome, 3224 Broadway, Manhattan, owner. Cost \$7,000.

BAYONNE, N. J.—C. S. Goldberg, 437 Broadway, Bayonne, has prepared plans for two 2-sty frame dwellings, 26x48 ft at 123-125 West 6th st, for Julius Olsen, owner and builder, care of architect. Cost \$6,500 each.

CHURCHES.

WHARTON, N. J.—Floyd Y. Parsons, 1123 Broadway, Manhattan, has plans in progress for a 1½-sty stone church building at Wharton, N. J., for the St. Johns M. E. church. Rev. W. S. Robinson, pastor, Wharton, owner. Cost about \$40,000. Details will be announced later.

FACTORIES AND WAREHOUSES.

PATERSON, N. J.—Wm. T. Fanning, Colt Building, Paterson, has plans underway for a 4-sty brick mill building, 65x100 ft at the corner of Montgomery and Summer sts, for Herman Brothers, owners, on premises.

PATERSON, N. J.—Wm. T. Fanning, Colt Building, Paterson, has plans about finished for a 2-sty mill building, 63x120 ft at the corner of 11th av and 22d st, for the Success Silk Co., 58 Putnam st, Paterson, owner.

GARFIELD, N. J.—E. E. Twist, Lawyers Building, Passaic, has plans in progress for a 2-sty brick and reinforced concrete factory building, 80x200 ft on Midland av, for the Smith Tire & Rubber Co., owner, care of architect. Cost about \$200,000. Architect will soon be ready for estimates on general contract.

PATERSON, N. J.—Wm. T. Fanning, Colt Building, has plans in progress for a 2-sty brick silk mill, 63x120 ft at East 19th st and 11th av, for the Metropolitan Silk Co.,

48 Warren st., Paterson, owner. Cost \$40,000.

SCHOOLS AND COLLEGES.

IRVINGTON, N. J.—Joseph Allen, 109 Sanford av, Irvington, has started sketches for a 3-sty brick and stone school building; 389x360 ft on Clinton av, for the Board of Education of the Town of Irvington, owner. Cost \$200,000.

STABLES AND GARAGES.

ELIZABETH, N. J.—J. Ben Beatty, 15 North Reid st, Elizabeth, has plans in progress for a 1-sty brick garage, 58x100 ft on North av, for owner and builder to be announced later. Cost about \$12,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—W. E. Lehman, 738 Broad st, has plans underway of a 2-sty brick and limestone store and office building, 56x160 ft at the northeast corner of Broad and Mechanic sts, for the City Investment Co., owner, care of architect. Cost approximately \$10,000.

THEATRES.

NEWARK, N. J.—W. Albert Swazey, 501 Fifth av, Manhattan, has plans finished for a 2-sty brick and stone theatre, 30x135 ft, seating 3,500, at Broad and Rector sts, for Travis H. Whitney & Associates, 501 Fifth av, Manhattan, owner.

CONTRACTS AWARDED

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—W. E. Lyon Iron Works, 202 East 46th st, has the general contract for alterations to the 8-sty brick and stone apartment, 204x200 ft at 1 West 72d st, corner Central Park West for Edward S. Clark, Cooperstown, N. Y., owner, from plans by F. P. Whiting, 103 Park av, architect. Cost \$15,000.

BANKS.

MANHATTAN.—Tidewater Building Co., 16 East 33d st, has the general contract for alterations to the banking building at the corner of Lenox av, and 110th st, for the Chatham & Phoenix National Bank, owner, from plans by Charles L. Calhoun, 16 East 33d st, architect.

MANHATTAN.—Pace & Leisinger, 37 East 28th st, have the general contract for alterations to the 4-sty brick bank and office building, 27x62 ft at the southeast corner of Eighth av and 25th st, for the

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BROOKLYN.—F. G. Fearon Co., 280 Madison av, Manhattan, has the general contract for a 1-sty brick and stone bank building, 40x100 ft at the corner of West 25th st and Surf av, Coney Island, for the Bank of Coney Island, owner, from plans by Holmes & Winslow, 110 West 40th st, Manhattan, architects.

DWELLINGS.

MANHATTAN.—John Lowry, 8 West 40th st, has the general contract for alterations to twelve 4-sty brick and stone residences, 25x65 ft each at 157 to 167 East 65th st, through to 154 to 164 East 66th st, for Howard S. Hewitt, 597 Fifth av, owner and architect. Cost \$9,000 each.

MANHATTAN.—John H. Deeves, 103 Park av, has the general contract for alterations and additions to the 4-sty brick and stone residence, 23x52 ft at 33 West 47th st, for Burton S. Castles, 43 West 38th st, owner, from plans by Charles E. Birge, 29 West 34th st, architect. Cost about \$40,000.

YONKERS, N. Y.—Hoyt & Mills, Engine pl, Yonkers, have the general contract for a 2½-sty frame residence, 58x32 ft at 261 Palisade av, for Charles Vezin, Jr., High st, owner, from plans by George Butler, Jr., 1 West 34th st, Manhattan, architect. Cost \$20,000.

RIVERSIDE, CONN.—Mark C. Tredennick, 331 Madison av, Manhattan, has the general contract for a 2½-sty frame residence, 60x24 ft at Riverside, Conn., for Robert T. Swain, owner, from plans by P. Pennington, 2 East 41st st, Manhattan, architect. Cost about \$20,000.

EDGEMERE, L. I.—Edward W. Stellges, Jr., 40 Beach 76th st, Arverne, L. I., has the general contract for eight 1-sty frame and stucco bungalows, 18x38 ft in Beach 39th st, for Joseph Ochs, Arverne, L. I., owner, from privately prepared plans. Total cost \$17,000.

FLUSHING, L. I.—Anthony Picardi, 31 Way av, Corona, L. I. has the general contract for a 2½-sty frame residence, 26x 45 ft on the north side of Myrtle av, 50 ft west of Brewster av, for Wm. Hoffman, 50 Broad st, Manhattan, from plans by A. E. Richardson, 100 Amity st, Flushing, architect. Cost \$22,000.

LAKEVILLE, L. I.—George Mertz & Son, Portchester, N. Y., have the general contract for alterations and additions to the 2½-sty brick and marble residence, 150x40 and 60x30 ft, including two 2½-sty additions, at Lakeville, L. I., for J. P. Grace, 7 Hanover sq, Manhattan, owner, from plans by James W. O'Connor, 3 West 29th st, Manhattan, and Horace Trumbauer, Philadelphia, associated architects.

FACTORIES AND WAREHOUSES.

PORTCHESTER, N. Y.—George Mertz Sons, Portchester, have the general contract for a 2-sty reinforced concrete factory building, 40x112 ft at Portchester, for P. R. Mallory, 42 Broadway, Manhattan, owner, from plans by the Lockwood Green Co., 101 Park av, Manhattan, architects and engineers. Cost about \$60,000.

BROOKLYN.—Caye Construction Co., 299 Broadway, Manhattan, has the general contract for a 4-sty brick and reinforced concrete candy factory, 200x84 ft at the northeast corner of Wyckoff and Willoughby avs, for the Diana Chocolate Co., 382 Jefferson av, owner, from plans by Carl L. Otto, 15 Park Row, Manhattan, architect. Cost about \$150,000.

MANHATTAN.—Joseph Rosenthal, 228 Jackson st, Brooklyn, has the general contract for a 6-sty brick factory addition on Av D, between 14th and 14th sts, for the Eagle Pencil Co., 703 East 13th st, owner, from plans by Buchman & Kahn, 56 West 45th st, architects. Cost approximately \$200,000.

NEWARK, N. J.—Frederick Kilgus, 13 South 6th st, Newark, has the general contract for a 1- and 4-sty brick and reinforced concrete factory building, 700x50 and 700x70 ft on Frelinghuysen av, for the General Leather Co., owner, from plans by Frederick Phelps, Union Building, Newark, architect and engineer.

GOVERNMENT WORK.

STAPLETON, S. I.—Northeastern Construction Co., 101 Park av, Manhattan, has the general contract for a 5-sty hollow tile and concrete mess hall and kitchen building, 80x40 ft at Stapleton, S. I., for the U. S. Government, Treasury Department, Washington, D. C., owner, from plans by James A. Wetmore, acting supervising architect, Washington, D. C. Cost about \$200,000.

HALLS AND CLUBS.

MT. VERNON, N. Y.—Guy C. Mariner, 1086 Pelham av, Pelham, N. Y., has the general contract for extensive alterations to the 3-sty brick and stone association building, 150x100 ft at Mt Vernon, for the Y. M. C. A., owner from plans by L. W. Eisenger, 52 Vanderbilt av, Manhattan, architect. Cost about \$250,000.

SCHOOLS AND COLLEGES

NORTH BERGEN, N. J.—Ensinger Brothers, 413 16th st, West New York, N. J., have the general contract for a 2-sty brick and stone public school building, 130x140 ft at North Bergen, for the Board of Education of the Township of North Bergen. Owen Smith, president, owner, from plans by Hensel & Weir, Summit Theatre Build-

ing, 250 Summit av, Hoboken, N. J., architects. Cost \$60,000.

STABLES AND GARAGES.

NEWARK, N. J.—David Kugel, 199 Ridge-wood av, Newark, has the general contract for a 1-sty brick garage, 45x100 ft at 208 Belmont av, for Samuel Solomon, 210 Belmont av, owner, from plans by Frank Grad, 245 Springfield av, architect. Cost \$16,000.



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