

Real Estate Record and Builders Guide

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Advertising Index

	Page
A B See Electric Elevator	4th Cover
Ackerly, Orville B., & Son	378
Acme Service Corporation	377
Adler, Ernest N.	2d Cover
A. J. Contracting Co., Inc.	392
Alliance Realty Co.	368
Altmayer, Leon S.	2d Cover
American Bureau of R. E.	2d Cover
Ames & Co.	2d Cover
Amy & Co., A. V.	2d Cover
Anderson & Co., James S.	368
Armstrong, John	378
Aspromonte & Son, L. S.	398
Automatic Fire Alarm Co.	392
Beaumont Co., G. B.	Title Page
Bechman, A. G.	380
Berkshire Realty Co., Inc.	377
Betz Bros., Inc.	395
Birdsall, Daniel, & Co.	Front Cover
Boylan, John J.	2d Cover
Brooklyn Metal Ceiling Co.	394
Brown, Frederick	384
Brown Co., J. Romaine	Front Cover
Bulkley & Horton Co.	380
Busher Co., Eugene J.	2d Cover
Butler & Baldwin	2d Cover
Cammann, Voorhees & Floyd,	2d Cover
Carpenter, Leonard J.	2d Cover
Chesley Co., Inc., A. C.	396
City Investing Co.	368
City and State Supervision Co.	376
Classified Advertisements	399
Corning Co., Edward	4th Cover
Corwith Bros.	386
Cross & Brown Co.	Front Cover
Cruikshank Co.	Front Cover
Cruikshank's Sons, Wm.	Front Cover
Cudner R. E. Co., A. M.	2d Cover
Cushman & Wakefield	Front Cover
Cutler & Co., Arthur	378
Cutner, Harry B.	2d Cover
Davenport Real Estate Co.	386
Davies, J. Clarence	386
Day, Joseph P.	2d Cover
Dike, O. D. & H. V.	378
Dowd, James A.	378
Duffy Co., J. P.	395
Duross Co.	2d Cover
Eastern Gas Appliance Co.	398
Eberle, Edward F.	385
Electro Sun Co.	392
Ely & Co., Horace S.	Front Cover
Empire Brick & Supply	4th Cover
English, J. B.	2d Cover
Feuerbach, F. J.	2d Cover
Finch & Co., Chas. H.	396
Finegan, Austin	2d Cover
Fischer, J. Arthur	2d Cover
Fox & Co., Fredk.	2d Cover
Frank & Frank	392
Fuller Co., Geo. A.	392
Gallin & Son, John	394
Gold, Louis	384
Goodstein, Harry	385
Goodwin & Goodwin	2d Cover
Hallback & Co., C. E.	395
Hecla Iron Works	397

TABLE OF CONTENTS

Editorials	369
Problems Mayor Hylan's Housing Committee Must Solve	371
Lockwood Committee's Program for Housing Relief	373
How the Real Estate Market Appears to a Realty Expert	374
Real Estate for the Current Week	375
Private Sales of the Week	375
Standards and Appeals Calendar	384
Real Estate Notes	385
Statistical Table of the Week	386
Legislature Reverses Policy for New State Construction	387
National Federation of Construction Industries Meeting	388
Labor Problems Not Affecting Plans for New Buildings	389
Personal and Trade Notes	389
Trade and Technical Society Events	389
Building Materials Markets	390
Current Building Operations	390
Contemplated Construction	392
Plans Filed for New Construction	395

Advertising Index

	Page
McMahon, Joseph T.	376
Miller & Co., A. W.	378
Mississippi Wire Glass Co.	376
Moses & Moses	384
Mural Floorcovering Co.	396
Nail & Parker	368
Nason Realty Co.	368
Newins, Harvey B.	368
New York Edison Co., The	393
New York Telephone Co.	379
New York Title Mortgage Co.	368
Niewenhaus Bros., Inc.	398
Noyes Co., Chas. F.	Front Cover
Obelisk Waterproofing Co.	390
Ogden & Clarkson Corp.	2d Cover
O'Reilly & Dahn	2d Cover
Orr & Co., John C.	398
Payton, Jr., Co., Philip A.	380
Pease & Elliman	Front Cover
Pfaffm, F. & G.	Front Cover
Poe, James E.	378
Pomeroy Co., Inc., S. H.	395
Porter & Co.	Front Cover
Purdy & Co.	376
Queensboro Corporation, The	381
Rafalsky & Co., Mark	Front Cover
Ray, Inc., Willes	378
Read & Co., George R.	Front Cover
Realty Associates	386
Realty Company of America	368
Rich, Inc., Wm. T.	392
Roman-Callman Co.	385
Ruland & Whiting	Front Cover
Runk, George S.	2d Cover
Ryan, George J.	2d Cover
Sasse, Geo. W.	378
Schindler & Liebler	378
Schwiebert, Henry	380
Scobie	380
Seaver & Co., Frank A.	380
Smith Co., Inc., E. C.	388
Spears & Co.	378
Spielman Electric Company	378
Spotts & Starr	378
Steinmetz, John A.	380
Straus, S. W., & Co.	378
Thompson Co., A. G.	384
Title Guarantee & Trust Co.	368
Trotta, Inc., D. A.	385
Tucker, Speyers & Co.	2d Cover
Tyng & Co., Stephen H., Jr.	368
Ullman	380
Uris Iron Works, Inc., Harris H.	392
Vogel & Rotkin	392
Walsh, Irving J.	2d Cover
Watson Elevator Co., Inc.	4th Cover
Weld & Suydam	368
Wells Architectural Iron Co.	398
Wells Sons, James N.	2d Cover
Welsh, S., Sons	386
White Const. Co., Inc., The	391
White & Sons, Wm. A.	368
Whiting & Co., Wm. H.	Front Cover
Winter, Benjamin	380
Wood-Dolson Co.	Front Cover
Wyckoff, Walter C.	2d Cover
Zicha Marble Co., A. R.	397
Zittel & Sons, Fredk.	2d Cover

	Page
Heil & Stern	385
Hess, M. & L., Inc.	Front Cover
Holmes Electric Protective	4th Cover
Jackson, Daniel H.	380-381
Kane Co., John P.	4th Cover
Kelly, Albert E.	380
Kennelly, Bryan L., Inc.	2d Cover
Kerns Co., James F.	380
Knap & Wasson Co.	2d Cover
Kloes, F. J.	385
Kohler, Chas. S., Inc.	368
Lawrence Cement Co.	4th Cover
Lawrence & Co., Geo.	392
Lawyers Title & Trust Co.	381
Leaycraft & Co., J. Edgar,	Front Cover

	Page
Lehigh Portland Cement Co.	398
Leist, Henry G.	2d Cover
Levers, Robert	378
Long Realty Co., A. J.	380
Manning, Bernard Co.	376
Manning & Trunk	2d Cover
Marbleoid Co., The	394
Markham Realty Corp.	368
Martin, H. Samuel	2d Cover
Maurer & Son, Henry	396
Maxwell, J. S.	2d Cover
May & Co., Lewis H.	2d Cover
May & Co., Wm. B.	380
McLaughlin, Thos. F.	378
McLaury Tile Co., Inc., D. H.	4th Cover

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EDITORIAL

Another Jump of \$21,000,000

The finance committees in the Legislature have completed the state budget for 1920-1921 and dispatches from Albany show an increase of more than \$21,000,000 in the total appropriations for the coming fiscal year. When the Legislature of 1919 produced a budget totaling \$95,868,000 for the fiscal year through which we are now passing the hearts of taxpayers, from one end of the state to the other, were filled with dismay. Within the short period of twelve months, however, the Albany officials have found ways and means of spending in the next year \$21,000,000 more than they found use for in their last efforts at budget-making.

The Citizens Committee on Reorganization in the State Government, of which Mr. George W. Wickersham is chairman, predicts that unless some method is found of halting enormous expenditures at Albany, a budget of \$250,000,000 a year will be saddled on the taxpayers of the state by 1925. It is pointed out that in 1914 the state's expenditures were \$47,000,000. Five years later the appropriations had doubled, and even now there is no indication that the Albany officials have reached anywhere near the limit.

The present appropriation bill proper carries items aggregating \$74,998,603 for the new fiscal year and to these must be added a total of \$41,887,276 of appropriations for which provision is made in other bills. It is estimated that the revenues of the state during the period will total \$103,109,484, including approximately \$15,000,000 of direct state tax. It would be necessary to raise nearly \$14,000,000 more to meet the new budget but for the fortunate circumstance that a cash balance of \$19,863,553 is indicated in the State treasury when the new fiscal year begins July 1 next.

In official statements from Albany discussing state finances there can be detected a tone of apology on the part of officials because still further appropriations have not been made in the year's budget. Various reasons for not making additional appropriations are given by the leaders, but nowhere can the overburdened taxpayer detect any desire to check, let alone to reduce, the lavish expenditure of the public's money. In fact, some of the official statements from Albany point out how next year the situation can be made worse than it is at present.

The new budget makes clearer than ever the necessity for the prompt reorganization of the state government. The 150 state departments, boards and agencies now in existence at Albany should be consolidated or abolished. The Governor should be clothed with such power as will enable him to be in fact as well as in name the executive head of the state government. His terms should be extended to four years so that he will have sufficient time in which to put into effect actual economy in administration. What Governor Lowden has done in Illinois, Governor Smith or any other equally experienced and capable governor can do at Albany if given the opportunity. The proposed amendments to the State Constitution paving the way for a concrete, economic handling of the state's busi-

ness should be passed by the Legislature and submitted to the people as soon as possible. Until that is done, it becomes more evident every day, no relief can be expected from further increasing tax burdens at Albany.

Why Building Is Held Back

There was brought to the front at Mayor Hylan's conference on the housing shortage one of the most important and disturbing phases of the perpetual conflict between the employers and the workmen—the question of the open or closed shop. The Mayor, fortunately, at once recognized the fact that until the labor situation is cleared up there is little use in attempting to solve the problems of finance and stabilization of the prices of building materials. He has called together the principal representatives of the warring labor unions for the purpose of first adjusting their differences, which have been holding up the building program since January 1.

Perhaps the Mayor will not try to find a solution of the fundamental principle involved in the statements made by the representatives of the Bricklayers' Union and the Steel Erectors Association at the conference last Monday. There are political bombs hidden in it. **But that this issue must be fought out and settled one way or another at an early date is the conviction of many men in all branches of the building industry.** The continuation of unionism is not at stake, but what unionism stands for or should stand for if it is to command further respect and support is the matter that must be clarified.

When a union of the strength of the Bricklayers' Union, with a record of thirty-five years of comparative peace and cordial relations with the employers, balks at control by an association of unions like the Building Trades Council, composed of organizations that naturally affiliate because of the interdependence of the workers upon each other in construction work, it is time for union officials to closely scrutinize the attitude of unionism to see if it is in conformity with American ideals and whether it is not placing itself in danger of causing a revulsion of opinion, heretofore favorable to unionism, in that great body of the American people which has not adopted, and is unlikely ever to adopt, collectivism in the control of its working conditions.

When the same union which refuses to allow other unions to influence it in the making of contracts with employers, or to participate in the formulation of its wage scale, publicly refuses to work on buildings which have been partially constructed by non-union labor, it sets up a standard for itself that is indefensible. The Bricklayers' Union refuses to join with the Carpenters' Union and other building trade unions in fixing wage scales and in making agreements with employers. It asks for a rate of pay in excess of that satisfactory to men in other unions. At the same time by refusing to lay bricks on buildings the steel frame of which has been wholly or in part erected by non-union labor under the open shop plan (which does not discriminate be-

tween union and non-union men in giving out jobs) it throws difficulties in the way of obtaining of work by any man who does not subscribe to the tenets of unionism. The bricklayers refuse to let good union men dictate to them, but they set themselves up to deliver an ultimatum not only to employers but to other union men and to non-union men. The two ideas are conflicting and incompatible.

The situation is not new, because unionism has always held to the dictum that it will not participate in work on which non-union men are employed. But it has now come to be recognized that unionism cannot ask one thing for itself and deny the same thing to others. That there shall be special regulations or laws under which a minority shall dictate what shall be done for the majority, the penalty being the interruption of work which is of prime necessity for the community, is not in accordance with the fundamental principle on which this government was founded.

The strike and the closed shop are declared by union leaders to be their most effective weapons of offense and defense. But if once they were necessary to force recognition of unionism on employers and give it a place in the economical life of the community they have achieved their usefulness. They have been used too often against the general good of the whole people to be tolerated much longer. The attitude of the public towards them may be judged from the position taken by public officials in the Boston police strike, the steel strike and the coal strike. Americans have submitted in the past to the employment of the strike and the institution of the closed shop because it recognized that unionism offered a constructive plan for the betterment of workers, of which there was great necessity, and it wished the movement to succeed. But it will refuse to submit to dictation of this character when, as in the ultimatum of the Bricklayers' Union, it becomes established that the strike and the closed shop are being used for selfish ends by a small class of workers, and to the manifest disadvantage of their fellow workers and the public.

The splendid record of union workers during the war

served a purpose other than merely proving their patriotism. It established the fact that unionism, which had started out to better conditions for poorly-paid workers, compelled to long hours of labor to gain a livelihood, had allowed itself to fall into the mistake of recognizing the average as the maximum of a day's work. What had been paid for as a full day's work under union wages before the war was not a real measure of a workman's capacity for work. If it had been there would have been no bonuses paid during the war because workers would not have been able to increase their production over that which was their measure before the war.

With the lesson of the war before them it should be apparent to union leaders that the most effective safeguard for unionism is to make the union label stand for full efficiency and loyalty in the relations of the workman to his employer. In the business world a trade mark or a patent right is of no value unless it comes to mean real quality of material, good workmanship and full value. Millions of dollars are spent in establishing the truth of these claims. When employers have been convinced that a union card means that its holder will serve him with honest effort, true efficiency and vigilant loyalty there will be no need even for weapons less effective than the strike and the open shop to obtain recognition of the union. Union labor will be at a premium and employers will be on the waiting list for a chance to get workmen who by the terms of membership in their unions are not only required but are willing to return a real day's work for the high wages paid to them. When that day comes, instead of having to employ walking delegates to canvass for new members the unions will be obliged to scrutinize the applicants for membership with closest attention lest men who would bring disrepute on the union label shall steal into the organization.

Mayor Hylan, in his conference with the representatives of building trades unions, can do them no greater service, as the friend of labor he professes to be, than in pointing out these very pertinent facts.

After All It Comes Down to God's Law of Supply and Demand—Nothing Else Counts.

(Editorial from the New York Sun-Herald.)

When Mayor Hylan, the Metropolitan Life Insurance Company and other important New York influences and interests undertake to get \$100,000,000 of capital put into building new homes they start right. This is an economic job, pure and simple. The natural laws make no distinction between the market for palaces and the market for sirloin steak, the market for cottages and the market for cabbages. If there are too many of any or all of them the selling price or renting price will be low. If there are not enough of them the price will be high. When Mayor Hylan and others tackle this practical job in a way to increase the supply they are going to get somewhere.

Until now nearly every single thing that has been done or said about this problem of the housing shortage has tended to make it worse by discouraging or preventing new construction.

Union labor, howling for lower rents, has refused to work on buildings at wages which would permit them to be put up at reasonable costs and let at reasonable rents.

Leather brain legislators writing balls to regulate rents have simply proposed to suppress the building of houses for rent.

Public administrators seeking to enjoin property owners from getting a fair return on their investments have simply served notice on all other investors not to put any of their money into real estate.

Politicians, pulpiteers and editors declaiming about the dollar of the tenant having been cut in half have shut their eyes to the truth that the dollar of the landlord has also been cut in half. Just like other folk, he has had to put two dollars into construction and equipment where before one dollar would do. He has had to put two dollars into maintenance where before one dollar would do. And then, when he got his profit out, if he got any out, every dollar of it, like any other man's, would buy for the landlord's own living and the living of his family only half what it used to buy.

The sum total of last year's deficiencies, those that have been created since and those that are still to come from natural increase of population during the rest of this year, might run as high as 150,000. If then, the cost of housing a family can be held down to an average of 5,000, it will take not merely \$100,000,000, but three-quarters of a billion of dollars to meet the truly desperate situation in anything like adequate proportion.

REAL ESTATE SECTION

Problems Mayor Hylan's Housing Committee Must Solve

Review of the Conference of Financiers, Builders and Labor Men Outlines Some of the Involved and Conflicting Interests at Stake

IN response to Mayor Hylan's invitation there assembled in City Hall last Monday the most representative company of men interested in the various phases of the building industry that has been gathered under one roof in a long time. For five hours the leaders in the building loan market, the largest manufacturers of building materials, the most active speculative builders, the best known contractors, the officials of employers' organizations and the accredited representatives of building trades unions threshed out in the presence of the municipal authorities and in the hearing of many citizens crowded in among those who had been asked by the Mayor to attend the conference, with a score of newspaper reporters present, the facts bearing on the shortage of housing in this city and how to remedy it.

As the result of the conference the Mayor was requested to appoint a committee of eleven to include representatives of money lenders, borrowers, builders, material manufacturers, labor and the public to digest the material facts and make recommendations for action to bring about increased housing.

Mayor Hylan conducted the hearing creditably, outlining the salient facts of the present crisis in a carefully prepared statement which met with general approval, and he refused to allow the proceedings to be interrupted by agitators of various sorts who were desirous of breaking in with utopian projects for the amelioration of renters and the human race generally. The Mayor was at his best, and the fault will not be his if nothing more results from the conference than from the one he called last year for the same purpose, and which took up practically similar conditions without accomplishing anything.

The conference was significant from at least one standpoint—during the five hours of continuous talk not one fact was brought out that was not already known to practically every man in the room whose business is in any way related to building and there was little if anything that has not repeatedly been printed in every newspaper in New York some time during the sixteen months since the armistice was signed.

Mr. Walter Stabler, Comptroller of the Metropolitan Life Insurance Company; Mr. William E. Cox, Comptroller of the Bowery Savings Bank, and Mr. John L. Parish, representing the title guarantee companies, repeated the obvious facts about the amount of money which is now available from these sources or will be during this season and coming years, and the fundamental and practically unchangeable conditions upon which such loans will be or can be made. It is not being hypocritical to say of these gentlemen that in their presentation of the financial aspect of the situation which exists today they have the appearance of men who are telling a twice-told tale. It is rather to their credit that they continue to attend hearings and dinners and meetings at which they repeat the statements concerning the laws and regulations respecting the loaning of trust funds by which their actions in the money market are and must be governed. It is unfortunate that the facts which these well-known and responsible financiers have been publishing broadcast for many months should not have been given due consideration rather than that there should have been created public expectation that at the beck and call of Mayor Hylan there was to spring from previously-hidden sources a building fund of \$100,000,000. It might as well be

stated at the outset that no signs of this widely-heralded fund made their appearance at any stage of the proceedings, although Mayor Hylan asked each financier how much money he was prepared to loan now and was in each instance answered that millions would be available "if" ———

The facts, as so often told by Mr. Stabler and the other financiers and repeated last Tuesday at the Mayor's urgent request, are as follows:

That only about one-quarter of the building loans are made by insurance companies, savings banks and other fiduciary institutions out of their own resources and that the other three-quarters of the money used for construction work comes from so called "private" sources, including individuals and estates, these funds frequently being handled by the financial institutions for convenience.

That the big financial institutions subscribed to enormous amounts of war bonds and that these were not fully paid for until last November and that until then no funds were available for building loans, but that since then they have re-entered the market.

That owing to the National and State income taxes "private" funds have been largely withdrawn from offer on building loans, as the income from mortgages has been reduced to so low a figure (often only two per cent.) as to make the loans unattractive in comparison with that obtainable from tax exempt securities or in the "street."

That another factor in the situation is that loans of their own funds by the financial institutions above referred to are untaxed while loans from "private" sources must pay income taxes, thus creating a disparity between them.

That of approximately \$40,000,000,000 of mortgage loans outstanding only about \$10,000,000,000 come under the head of savings bank and insurance company loans and \$30,000,000,000 under the head of "private" loans, and that the loans of the latter classification are rapidly being withdrawn owing to overtaxation of real estate directly and because of the oppressive Federal and State income taxes which, added to direct real estate taxation, reduces the income to about one-third what can be derived from other first-class investments.

That such building loans as will be placed will be figured on not more than 60 per cent. of the present cost of buildings, leaving 40 per cent. to be provided by the builder himself, due to the fear that the prices of materials and wages may come down in two or three years so that buildings put up now will have to meet the competition of more cheaply constructed ones and may fail to bring in returns sufficient to carry the present cost of construction.

That these loans will be made, unless the conditions are exceptional, at 5½ per cent.

That speculative builders, upon whom rests the burden of the construction of the moderate-priced apartment buildings which must be relied upon to supply the present deficiency in housing are not in a position to furnish 40 per cent. of the money needed to construct the number of "walkups" and elevator apartments of middle class which must be built to house the rapidly-increasing population of the city and make up the deficiency caused by suspension of construction during the war period.

That practically the only building going on now is the construction of extravagantly-planned apartments commanding

fancy rentals, office buildings of the most desirable character and one- and two-family houses, the financing of which is arranged by the prospective occupants.

That the only remedy suggested for the shortage of mortgage money is the passage of the bill before Congress exempting the income from mortgages up to \$40,000 from income taxation; that this bill if enacted into law would bring about only partial relief because of the limitation of the amount exempt whereas the bulk of mortgage money comes from wealthy individuals and large estates which would still be subject to income tax; and that the passage of the bill in the State Legislature, of similar character, while affording slight relief, would be advisable and should be urged because of the influence which such action by the State would have on the Congress.

In laying these facts before the Mayor the representatives of the financial institutions gave no assurances that the trust funds at their disposal can be loaned under any modification of the general principles upon which they have acted and will continue to act. The only basis for the reported \$100,000,000 building fund arose from their repetition of previous statements that these institutions had millions of money to loan under certain conditions set forth above, a fact which has been known to every speculative builder in the city for a long time.

That the financiers did not give him a certified check for \$100,000,000 with which to start building immediately was the first interruption to the consummation of the great movement instituted by the Mayor. That it will take from \$500,000,000 to \$750,000,000 to give this city its normal housing was a fact that was given slight attention when referred to by one of the experts present at the conference.

Mayor Hylan proceeded next to draw from material manufacturers the facts about present prices as compared with pre-war prices and did his best to extract a promise from them not to advance prices for a year or eighteen months.

W. K. Hammond, president of the National Brick Manufacturers Association, stated that following the armistice and with the purpose of aiding in the readjustment of the country's business from a war to a peace basis the brick manufacturers had before them a proposition to continue for a period the price of \$15 per 1,000 for brick fixed by the Government during the war. It was felt that unless they took this action prices for brick would mount rapidly, as they have. The matter came to the attention of the national Government and Federal agents notified them that they must not so much as consult with each other on the question of prices without incurring liability of prosecution for violation of law. Mr. Hammond stated that at the present time there was little demand for brick because the bricklayers had been on strike since January 1 for \$10 per day, although there were 150,000,000 brick available at the price of \$25 per 1,000 on the docks. He thought that "if" all other factors were favorable these brick, constituting a month's normal supply, could be sold at the price quoted, but he could not agree to the "stabilization" of the price for the stocks on hand nor the product of the seasons manufacture amounting to many times the number, because of the government prohibition of price fixing. In this connection it is advisable to call attention to the announcement of Attorney-General Palmer made on the day following the Mayor's conference, that trade organizations exchanging trade information respecting prices and stocks will be treated as trusts and will be proceeded against for violation of law as defined in the court decision against the hardwood lumber men.

This was the second check to the Mayor's program, a fundamental of which was the stabilization of the prices of building materials for one year or eighteen months. Stabilizing the prices of manufactured products is not so easy of accomplishment as it looks to some, because a fixed selling price is dependent upon the stabilization of the prices of raw materials which are influenced by wages paid to the producers; and is governed by freight rates which fluctuate according to the dictates of unions of railway employes; and follows closely the costs of manufacture which are varied as wages of mechanics rise or fall; and is influenced by the fluctuating interest rates of money borrowed to put the whole operation

through the mill, the principal factor being wages from start to finish. Ninety per cent. of the cost of a finished building ultimately is paid out in wages.

Mr. Hammond gave one instance in his own experience of how wages had advanced the cost of making brick. Probably 400 out of the 500 men in the assembly could have given similar testimony of the bidding up of wages owing to the shortage of labor in certain lines of employment and of the insatiable character of the demands of labor for constantly increasing rates of pay.

In reply to the Mayor's question if the prices of brick could be stabilized for a year or more Mr. Hammond focused the attention of the conference upon one of the most vital questions at issue at the present time. He said that unless the bricklayers strike was settled and the men agreed to continue to work through the season so that there would be a steady demand for brick there would be no incentive for manufacturers to continue to tie up money in the production of brick which could not be sold because the bricklayers would not handle them. The present supply would soon be exhausted and building would again cease.

In the discussion that followed it was brought out with vivid distinctness that while 118,000 men in the Building Trades Council have made agreements with their employers effective to the end of the year, the 20,000 bricklayers in the city are refusing to join the other building trades unions in stabilizing the industry. The refusal of the bricklayers to join the Building Trades Council, or to enter into a separate agreement with their employers except at their own terms of \$1.25 an hour, is not only preventing 112,000 other union men from getting steady work, but it is holding up the entire building program so that there can be no remedy for high rents until the demands of the bricklayers are met. Thus the great bulk of the entire population of the city have been since January 1 the victims of their demand for an hourly rate of pay that is greatly in excess of that paid to any other workman in the building trades.

This phase of the situation, known for months to every man engaged either as financier, builder, contractor or workman in the building industry, was the third reason why the Mayor's \$100,000,000 program halted before it was fairly started.

The representatives of the bricklayers characteristically asked that they be given the last word in the discussions, that being the position of greatest advantage. The Mayor complied, calling on a representative of the Iron League Erectors Association to give the facts relative to five jobs on which it was said the bricklayers had demanded that the steel frames built under the open-shop plan be torn down and rebuilt by union labor only before the brick shells would be laid.

This question of the open shop is the vital one upon the settlement of which depends whether there shall be built more office building and large apartments or whether New York must get along with the present supply. The Iron League Erectors Association builds practically every steel frame building in Greater New York. It has repeatedly stated that it will maintain the open shop. The bricklayers say that in this attitude it is backed by the United States Steel Corporation, which they declare has warned the erectors that it will refuse to take orders from them for material unless the principle of the open shop is adhered to.

Replying to the Mayor's invitation the representative of the Steel Erectors Association declared that it would not change its policy of the open shop; that the strikes on the five jobs referred to had not cost the contractors a dollar; that the union men had at first quit, while the non-union men had returned to work, but that new men had been secured and that some union men had returned to their jobs. Thus the open shop was the fourth snag encountered.

Then the bricklayers took the floor. One of them abused the building material manufacturers as profiteers because prices had advanced, although the advance in prices had been shown to have been caused almost wholly by increased costs of labor, and proposed as the only solution of the deadlock in

(Continued on page 387)

Lockwood Committee's Program for Housing Relief

Measures Which Both Parties in Legislature Are Pledged to Support Include the Exemption of Mortgages from Income Tax

(Special to The Record and Guide.)

Albany, March 18.

PLANS for the relief of the housing situation are rapidly taking definite form in the Legislature. Following the hearing given the Lockwood bill exempting from income tax the income on mortgages up to \$40,000, the Lockwood Housing Committee, which has been investigating the house and rent situation for the past year, made public its schedule of bills, which seem to have the support of a majority in both houses of the Legislature.

The program of the Lockwood committee was made public after a conference attended by Senators Lockwood, Brown, Carson, Mullan, Republicans; Dunnigan, Boylan, Twomey, Lynch, Democrats. Majority Leader Walters and Minority Leader Walker informally acted as chairmen of the conference. Others present were Attorney General Newton, Frederick Spiegelberg, chairman of the Rent Legislation Committee of the Municipal Court Justice Board of New York City; Robert C. Cummings of the Legislative Bill Drafting Commission, Elmer G. Sammis, Nathaniel L. Goldstein and Franklyn Silverstein.

It was unanimously decided to support the program of legislation proposed by the Lockwood committee at this conference. Subsequently it was learned that a majority of the members of both houses have indicated its intention of supporting these bills. A hearing of the bills will be given by the Senate and Assembly Cities Committees next Tuesday, March 23.

The program of bills follows:

(1) A bill permitting courts in cities of the first and second class to grant a stay for such period as may be deemed proper where summary dispossess proceedings are brought against a tenant who holds over and to impose as a condition for the stay that the tenant shall pay the rent at the old rate and such additional amount, if any, as the judge may deem fair and reasonable, payment to be made to the landlord or to the clerk of the court. The bill further provides any clause in a lease waiving the provisions of this act shall be deemed against public policy and void; the act to take effect immediately and to remain in force until November 1st, 1922.

(2) An act providing that no summary proceedings to dispossess a tenant for nonpayment of rent at an increased rate shall be maintainable unless the petitioner alleges that the rent is no greater than the amount paid during the month prior to the commencement of the proceedings or has not been increased more than 20 per cent. over the rent as it existed one year prior thereto.

(3) An act applicable to all cities, providing that in an action for rent a defense may be set up that the amount demanded is unjust, unreasonable, and the agreement under which it is sought to recover is oppressive. The landlord may prove the reasonable rental value and receive judgment therefor.

(4) An amendment to the State Income Tax Law exempting from taxation income on principal invested in mortgages up to forty thousand dollars; the purpose being to induce Congress to make a similar exemption to the Federal Income Tax Law, so that building loan mortgage money may be made available and new building thereby stimulated.

(5) A bill providing that a landlord seeking to dispossess on the ground that the tenant is objectionable must establish that fact to the satisfaction of the court. Under the present law the landlord need only show that he has acted in good faith in stating that the tenant is objectionable.

(6) A bill providing that all tenants must be given 30 days notice to terminate a monthly tenancy.

(7) A bill repealing Section 232 of the Real Property Law, permitting verbal leases, and providing that unless a definite

time is specified for a verbal lease it shall end on October 1st.

(8) A bill providing for a stay by deposit of the amount due with the clerk of the court and payment to the petitioner on demand in summary proceedings brought after default in payment of rent, taxes and assessments.

(9) A bill permitting the court to give affirmative relief if it finds that the defense or counter claim permitted by law in a summary proceeding under Section 2234 of the Code has been established.

Early this week the legislative leaders reached a decision to abandon the plan of limiting profits on real estate in excess of a certain percentage, because of the inability of the Drafting Commission to frame a measure which would not impose hardship upon fair landlords. The proposal was made by several legislators who claimed that such a bill was the only means of curbing rent profiteering in New York City and for a time was accepted in the Assembly as the one antidote for rent gouging. The better judgment of the legislative leaders, however, prevailed upon the proponents of such measures at a conference this week and it was decided to forego the plan.

Advocates of the Dodge bill, which would give the Chairman of the Board of Standards and Appeals power to swear witnesses and compel attendance of witnesses at hearings before that board began an active campaign for the enactment of the measure this week. At the same time an effort was started to push through a companion bill which would give the Board of Appeals authority to vary or modify decisions and regulations of the Tenement House Commissioner where such rulings affect alterations or construction of tenement houses. The prospects for the passage of both measures are promising at this time.

Among the bills affecting realty and of interest in the construction field introduced in the past week are these:

Assemblyman Carroll, authorizing the Board of Estimate and Apportionment to enter into contracts for the construction and operation of a passenger railway in a subway to be built under Fourth avenue, Brooklyn, from the terminus of the existing subway at Fourth avenue and Eighty-sixth street to Ninety-fifth street.

Assemblyman Pette, appropriating \$750,000 for the erection of a state armory in Jamaica.

Assemblyman McLaughlin, providing that between January 1 and March 31 of any year no justice of the Municipal Court shall execute any warrant of dispossess against any tenant living in New York City as a monthly tenant, unless it is satisfactorily shown by the landlord that such tenant is occupying living quarters in contravention of the penal statutes or health regulations or for non-payment of rent.

Assemblyman McLaughlin, enacting the "Land Loan Act" and providing for a land loan bureau similar to the federal organization, such bureau to be in charge of a commissioner appointed by the Governor for a term of four years, salary \$10,000 a year. The other officers of the bureau shall include a deputy at \$5,000; a secretary at \$4,000; a chief examiner of title at \$5,000 and an assistant examiner at \$3,500.

Senator Dunnigan, providing that no action to recover possession of real property shall be maintainable unless the petitioner proves that the rent for such property is no greater than has been theretofore paid by a tenant and has not increased more than 10 per cent. above the rent as it existed one year prior to the time of presenting such a petition.

Assemblyman Cuvillier, imposing a tax on rental incomes of over 10 per cent. profit derived from the rental of real property for dwelling purposes graduated from 40 per cent. on first \$1,000 up to 100 per cent. if the amount of income derived in excess of 10 per cent. amounts to \$5,001.

How the Real Estate Market Appears to a Realty Expert

Analysis of the Statistics of the First Two Months of This Year Compared With the Similar Period a Year Ago

By CHARLES F. NOYES.

STATISTICS, always dry and usually uninteresting, are of value in considering present real estate market, particularly as they relate to downtown activity.

From January 1, 1919, to February 26, 1919, there were 1,073 transfers on Manhattan Island as against 2,806 transfers for approximately the same period in 1920. Property assessed at \$76,420,300 was transferred in the 1919 period as against \$234,743,100 for 1920. That the mortgage situation is very favorably developing is indicated by the remarkable increase from 480 mortgages recorded in this same period of 1919 with a total of \$8,481,031 involved, as against 1,772 for 1920, with \$66,055,022 involved. Banks and insurance companies made 97 loans in the first two months of 1919 aggregating \$3,647,050, as against 240 loans made during the same period this year aggregating \$17,063,900. Banks and insurance companies, in addition, extended \$22,145,474 in mortgage loans during the first two months of 1920 as against \$13,287,450 for approximately the same period last year.

These statistics are full of interest, showing as they do that approximately three times as much real property in property value, and two and one-half times as many parcels have changed hands during the first two months of this year over a similar period in 1919, and about eight times as much mortgage money has been furnished to the real estate public, and banks and insurance companies have loaned nearly five times more in the aggregate for the first two months of this year as they did for the same period in 1919.

It seems to be a paradox to say that the greater the activity in the sale and purchase of downtown property for occupancy—and the activity is very great and increasing—the greater will be the relief of the rent-payer in downtown office buildings, but such is the case when one analyzes this buying movement for occupancy and realizes that the majority of sales made of the older store and loft buildings are to firms and corporations who alter the property and occupy exclusively for office purposes. These buyers are largely coming out of our large downtown office buildings. They are corporations, exporters, importers, steamship lines, lawyers, engineers and representatives of every line of business who heretofore have generally rented space in large office buildings at high rates. Hundreds of buildings have been sold to just such buyers, who, at a comparatively small expense, alter and modernize the buildings purchased, secure exceptionally attractive space with that individuality that does not exist in the big office structure, and instead of their rent being \$3.50 to \$5.00 a square foot, they get their space at less than \$2.00 per square foot, and in many cases as low as \$1.00 per square foot; and the new quarters in many ways are better and more satisfactory than the old.

The reasons why this is possible are plain when analyzed. First bear in mind that for five years there has been comparatively little new construction of office buildings. Our city in the meantime has added 1,000,000 to its population. It is undeniably the metropolis of the world, and any commercial supremacy or commercial prosperity must be reflected first of all in New York City real estate, the value of which depends upon the demand for it and the supply of it. That more office space must be provided for on account of this condition is self-apparent as the United States is now the world's reservoir of capital and raw material. Few realize our commercial activities. Charles M. Schwab recently predicted one of the greatest eras of prosperity in all the history of the United States. Every steel corporation has orders for unfilled tonnage; new corporations organized in 1919 were \$12,450,000,000, as against \$2,399,740,600 in 1918—an increase of 519 per cent. It is interesting to note that our imports for 1919 were \$3,980,000,000 against exports of \$7,890,000,000, showing a

trade balance in this country's favor of \$3,910,000,000.

In considering New York conditions one must consider the fact that our retail trade is going forward by leaps and bounds, that the depleted markets of the world must be restocked, and furthermore that the public has \$24,000,000,000 Liberty Bonds that can be used as collateral or for speculation. The fact that 1919 provided the smallest number of failures in the history of the country is also interesting, and there are a dozen other economic and commonsense conditions that lead me to believe that there can be no lessening of the tremendous demand for office space or for downtown real estate during the coming year, and every indication points to the fact that the present demand must continue or be stronger than ever.

I have reviewed these conditions as they are necessary for a complete understanding of the rental problem here in New York City, and they should be considered in connection with a study of downtown real estate. Real estate is the foundation of all wealth. No truer fact was ever uttered.

A world condition has made us the creditor nation of the world for the first time in history, and surely this condition must be reflected no more strongly than in the value of downtown New York City real estate where are located all of the exchanges of the city, our leading banks, financial institutions and large corporations, most of which have now purchased their own business homes. Elias A. Cohen says that such real estate is in the heart of the world, and Cohen is right.

With all these conditions real estate is relatively cheaper today (improvements excluded) than it has been at any time, and this is indicated when one considers the real added value of the buildings and improvements and the certainty that construction costs cannot and will not come down again to old figures.

Few realize that when they consider paying from \$75,000 to \$100,000 for a five or six story building 25 x 100, that the building on the lot could not be erected today for less than \$60,000 to \$100,000 as against a building value of \$25,000 to \$40,000 a few years ago. Few realize that the ground under that building must be worth \$25,000 to \$60,000, depending upon the location. Very, very few have imagination to realize that the building at \$75,000 to \$100,000 today when it can be used and is in demand for occupancy is a better purchase at the price now obtainable than it was at a much lower figure a few years ago; and, furthermore, that any increased valuation today is less than the actual increased value of the building, viz.: the bricks, wood, iron, mortar and labor that go into building construction. It's a fact that real estate economically has not yet reached a fair, legitimate level.

Few realize the scope of downtown buying for occupancy movement during the past few years. The tobacco men, the coffee dealers, the drug and importing lines have all created little districts, and in many blocks practically every parcel is owned by tenants occupying.

Steadily but surely downtown New York City real estate is reaching the stage when there will be none left for purchase, and, as in certain districts in London, it soon will be obtainable under leasehold conditions only. It has now reached the stage of being the most valuable of all assets if properly selected.

I predict that within the next two years there will be a big demand for property by combination of tenants, and where heretofore individual firms or corporations have purchased to secure their own quarters, the vogue will now be for two or more firms to join in the purchase of a building which will be owned and operated by them along co-operative lines, but primarily so that all in the combination can secure adequate, permanent office facilities at a moderate rental.

Review of Real Estate Market for the Current Week

Slight Reduction Noticeable in Volume of Sales But Transactions Involving Long Term Leases Figure Prominently

WHILE business continued during the last week on a broad basis, it was inevitable that the uncertainty as to what legislation might be enacted at Albany and what might be the outcome of the conference on the housing crisis called by Mayor Hylan should have a steadying effect on the market. The underlying strength of the real estate situation, however, is well established and in consequence the number of transactions came up to within striking distance of the good average of the last few months, while there were numerous deals in large apartment houses that mark the week as one of considerable importance in sales of this description.

If the Mayor's Committee succeeds in reaching definite conclusions as to a program which will bring about a renewal of

building, it can be confidently expected that the spring season will see great activity both in the sales and leasing departments of the realty field. Realty men will be very much interested in the complexion of this committee. When so much depends on the action that may be taken, it is important that realty should be represented by men who will command the respect and confidence of the various elements having to do with the best interests of real estate. In all circles it is anticipated that Mayor Hylan will take into his confidence representative leaders before he makes his selections. While it may be expecting too much to hope for the authorization of a plan that will be as beneficial as the crisis demands, because there are so many conflicting elements to be considered, yet some helpful measures may be devised if the matter is left to the right men.

PRIVATE REALTY SALES.

THE total number of sales reported but not recorded in Manhattan this week was 118 as against 147 last week and 118 a year ago.

The number of sales south of 59th street was 46 as compared with 67 last week and 29 a year ago.

The number of sales north of 59th street was 72 as compared with 80 last week and 74 a year ago.

From the Bronx 68 sales at private contract were reported as against 72 last week and 61 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 386.

Ten East Side Tenements Sold.

Charles F. Noyes Company has sold to Elias A. Cohen for J. H. Kean the ten five-story tenements, including 83-95 Goerck street, 314-318 Rivington street, covering a total plottage of 175 feet on Goerck street and 69 feet on Rivington street. The property is assessed at \$132,000 by the Tax Department, and originally cost about \$200,000. Mr. Cohen has resold eight of the ten properties to separate buyers, who will hold for investment purposes. This transaction shows the versatility of Mr. Cohen's transactions. Few operators have ever attempted to deal in properties of such a diversified character as Elias A. Cohen, who has bought during the past few months large office buildings downtown such as 2 Rector street, William and Cedar streets, the "Morris Building" and seventy-one small parcels on the east and west sides equally distributed. Mr. Cohen has figured the last two days as having handled the entire block front on Eighth avenue, between 51st and 52d streets, and he now purchases this large plottage on the lower East Side.

Latourette Homestead Sold.

Duross Company has sold the Latourette homestead and farm at Richmond, Staten Island, comprising one hundred and seven acres, overlooking the county seat of Richmond County and the City of New York. The property lies on a plateau and commands a magnificent view of the surrounding country. The manor house is a large brick building erected in Colonial style of architecture, with outbuildings, including the former slave quarters. About ten years ago Mr. Joseph Personel purchased the property from the Latourettes, and has now sold it to the H. W. C. Corporation.

Men's Hotel on Eighth Avenue.

Plans have been filed for improving the northeast corner of Eighth avenue and 43d street for a fourteen-story apartment hotel. The project was originally announced last December. The West Forty-eighth Street Realty Company, H. Clayman, president, recently acquired through Herman Arms Company the property, which measures 100x200 feet. The estimated cost of the structure has been placed at \$1,500,000. The street plot, measuring 100x100, will be improved, and subsequently the corner plot will be built upon. The entire structure, as planned, will contain 850 rooms and 450 baths. It will be run for men only.

Fifth Avenue Loft Sold.

Joseph Silverman and Irving I. Judis purchased from the Survey Investors, Inc., R. C. Gildersleeve, president, the twenty-story building at the northeast corner of Fifth avenue and

31st street, erected in 1909 by Henry Corn. The property is known as 303 and 305 Fifth avenue and measures 56.9 feet in the avenue and 150 feet in the street. It is reported to return an annual rental of \$285,000. F. A. O. Schwartz and Renald Freres & Co. are among the tenants in the structure. The selling company purchased it from Mr. Corn in 1914. Welling & Koelbe, Inc., were the brokers.

Sale in West End Avenue.

Thomas J. O'Reilly and Earl & Calhoun sold for the Lombach Realty Company to Max N. Natanson 530 West End avenue, southeast corner of 86th street, a thirteen-story apartment, 80x102, containing twenty-five apartments and renting for about \$100,000 a year. The house was erected by Mulliken & Moeller.

U. of P. Alumni Buy Club House.

The former Home Club property at 11 to 17 East 45th street, a nine-story structure, 95x100, will be sold to the New York Alumni of the University of Pennsylvania for a club house. The building is assessed at \$700,000, and was erected several years ago by Pliny Fisk, banker, and his associates, among whom were William S. Fanshaw. The building contains a number of apartments considered at that time among the finest in the city. The acquisition of the property is being accomplished by the sale of stock in the Benjamin Franklin Realty Company, organized by the alumni.

Buys Lorington Apartments.

Raymond Marx bought from the Silk Realty Company, Samuel K. Jacobs, president, the Lorington, a twelve-story apartment, 100.5x150, at the north corner of Central Park West and 70th street. A hotel man anticipates remodeling it into an apartment hotel from designs by Robert T. Lyons. The building contains thirty-five suites and was erected about twelve years ago by Peter Banner. It was acquired by the present sellers last December from the Blessington Corporation, Jacob A. Zimmerman, president. The asking price was \$1,300,000. O'Connor & Bain, attorneys, represented the purchaser in the present deal and Rose & Parkus the seller.

Salvation Army Hotel Sold.

The Salvation Army has sold for \$1,000,000 the Hotel Argonne, a 9½-story building, 120x100, at 145 to 153 West 47th street, to a syndicate of Cubans and South Americans, who are organized as the Hotel America, Inc., and operate a hostelry at 102 East 15th street. The Salvation Army acquired the building in February, 1919, for about \$700,000 and spent about \$100,000 remodeling and refurbishing it as a home for enlisted soldiers. At the reported selling price the Salvation Army has a profit of \$200,000. The building was erected about fifteen years ago by the Potter, Mordecai Syndicate as three apartment hotels and later converted into the Hotel Victoria. John J. Fleming negotiated the deal.

Riverside Corner Sold.

Nathan H. Stone sold to the Manshnel Realty Corporation, jobbers in woollens, the Andrew Jackson apartments, a seven-story structure, 102x173, at the northwest corner of Riverside drive and 149th street. The house, which contains forty-two apartments, was built in 1912 and has a yearly rent roll of about \$60,000. The Washington Heights Club occupies the ground floor.

Realty Company the Purchaser.

Byrne & Bowman sold for Stewart Forshay to the No. 112 Madison Avenue Company 949 West End avenue, a twelve-story apartment 75x100. The building was erected about three years ago by Harry Schiff and acquired by Mr. Forshay about a month ago. Stoddard & Mark represented the seller and Fried & Krakower the purchaser, as attorneys.

Biggest Uptown Walkup Sold.

Abraham Zauderer bought from William E. Keyes, through A. H. Levy and Frederick Zittel & Sons, the five-story apartment, 125x100, at 4925 to 4935 Broadway, southwest corner of 207th street. It is the largest building of the walkup type in the northern part of the borough, containing ten stores and has eleven suites on each floor. It has a rent roll of \$33,000 a year. The seller erected it about four years ago. Samuel Wacht, Jr., attorney, represented the buyer, and Thompson, Koss & Warren the seller.

Long Island City Sales.

Ten Eyck & Wangeman, Inc., brokers, sold the following properties in Long Island City: twenty-six lots at Mills, Munson and Orchard streets for Ruth V. Halsey to the Tisdale Lumber Company; the two-family brick dwelling at 11 Astoria place for Rev. Spencer J. Ford to Marie Jergensen; the two-family brick dwelling at 287 Jamaica avenue for Ellen Leahey to Cora E. Day; the one-family frame dwelling at 929 Boulevard for D. W. Moran to Sidney Amann; the four-family brick dwelling at 67 Willow street for the Roslyn Saving Bank to Louis Grieco; a similar building at 69 Willow street for the Roslyn Saving Bank to Henry Giorgetti; a similar building at 71 Willow street for the Roslyn Saving Bank to Roberto Ruffini, and a similar building at 73 Willow street for the Roslyn Saving Bank to Robert Daddario and Robert Sartorio; and a commercial building on the southeasterly corner of Elm street and Hopkins avenue for Frederick S. Steinmann to Peter Nowak.

Hoe Estate Sells Corner.

Robert Hoe Estate Company and others sold through Horace S. Ely & Co. the twelve-story loft, 50x95, at 683 Broadway, northwest corner of West 3d street. National Butchers and Drovers' Bank, which renewed lease for ten years last July, occupies space in the corner.

Plan \$1,200,000 Exchange.

West Seventy-third Street Associates, Inc., A. L. Mordecai & Son and E. Clifford Potter, will build for the New York Telephone Company, lessee, a six-story telephone exchange, 192x80x102.2, at 121 to 139 West 73d street. McKenzie, Voorhees & Gmelin filed plans yesterday and estimate the cost at \$1,200,000. The site is part of a group of twenty-four dwellings, extending from 105 to 151, with a combined plottage of 450x102.2, acquired from the Clark estate in January, 1917, by the present lessors. The dwellings, three and four stories high, were built by the late Alfred Corning Clark about four decades ago. Six of the houses at 141 to 151 were resold in October, 1917, to L. K. Comstock, Edgar Ellinger and Harry B. Davis, who obtained from another source 153, and have since erected the nine-story Hamilton Hotel, estimated to cost \$1,000,000. In April, 1919, Jacob and Herman Axelrod bought 105 to 119 as a site for two nine-story apartments. The exchange will occupy the intervening plottage.

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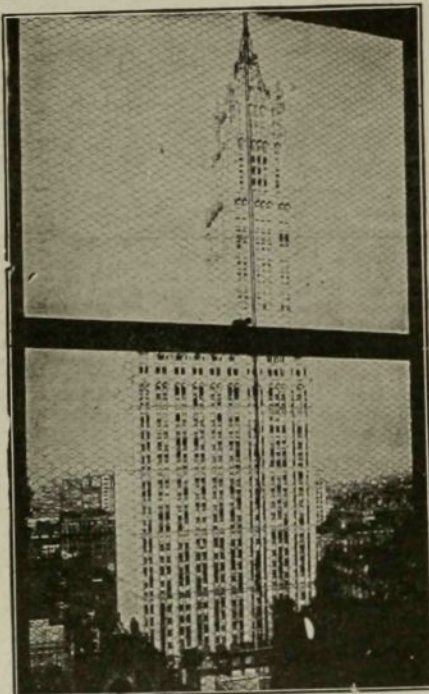
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Henry Astor Property Resold.

Pincus & Goldstone have resold the five four-story buildings, 100x100, at 239 to 247 West 45th street to Cohan & Harris, who will improve the site with a theatre. The site is located about 125 feet west of the Morosco and Bijou theatres and was acquired by Pincus & Goldstone at the auction sale of the Henry Astor estate. The sellers paid almost double the assessed valuation of the properties at the sale, and it is understood that they receive a substantial profit on the turnover.

Manhattan.

South of 59th Street.

BURLING SLIP.—Charles F. Noyes Co., in connection with Pease & Elliman, has sold for Elias A. Cohen 7 Burling Slip, a 4-sty building, 20x60, to Phoenix Asbestos Co., the tenant. The property is valued at \$30,000.

DUANE ST.—Charles F. Noyes Co. has sold for Zilphae K. Burke the 5-sty and basement building 20 5 Duane st, lot 26.7x58.4, to Richard S. Elliott. The property is in the heart of the butter, cheese and egg district. Possession will be available May 1 next.

FERRY ST.—Charles F. Noyes Co. announces the resale by Louis Eskwith of 17-19 Ferry st, a 5-sty loft building, about 50x52, to George B. Ritchie & Co., dealers in wool and hair. The property was valued at \$75,000, and this is the third sale of the same property announced within the last forty days by the same brokers.

PEARL ST.—Rice & Hill have sold for the Broadway-John Street Corporation, Elias A. Cohen, president, to Samuel Lakow, desks and office furniture, with a main office at 22 Beaver st, the 5-sty store and loft building known as 243-245 Pearl st, just north of John st, on lot 41.3x100, for about \$75,000. The transaction was for cash. Mr. Lakow intends making extensive improvements for his own occupancy.

PEARL ST.—Wm. A. White & Sons have sold for Miss Helen C. Butler and others the 4-sty and basement building, 25x100, at 549 Pearl st, near Broadway, to William Lubock, who has bought it to use for restaurant purposes. The property has been in the hands of the A. T. Stewart estate for a generation.

VARICK ST.—Pepe & Bro. have sold for Antonio and James Bianculli the remainder of the lot 48 Leroy st (now 7th av and Varick st) to a client.

14TH ST.—John Peters has sold for Eugene Lahm estate to James Garvey 61 East 108th st, the high stoop single flat on lot 17x100.11.

22D ST.—M. & L. Hess, Inc., have sold for the Sallye Realty Corporation the 6-sty and basement building at 54 West 2d st, containing approximately 17,000 sq. ft. The property was held at \$100,000. All leases on the building expire February 1, 1921.

23D ST.—Ames & Co. were the brokers in the sale of the Third Reformed Presbyterian Church, 236-8 West 23d st, a Chelsea landmark, to the Congregation Emuth Israel for their synagogue. The land was purchased in 1859 and the church was erected a year later. This is the first transaction involving this property in sixty years.

24TH ST.—Dwight, Archibald & Perry, Inc., have sold for Congressman Thomas F. Smith the 3-sty dwelling, 18x80, at 418 West 24th st. This is a Moore leasehold and was Mr. Smith's residence for many years. The purchaser will occupy.

30TH ST.—Pease & Elliman have sold for Louis Kalmanowitz to the Atlas Finishing Co. the 4-sty and basement dwelling, 25x100, at 5 West 30th st, just west of 5th av and in the heart of the new silk district. It was held at \$100,000 and will be altered and used by the new owners.

44TH ST.—Oscar D. & Herbert V. Dike purchased for a client from the estate of John A. Fackler the 3-sty and basement brick dwelling, on a lot 20x100, at 430 West 44th st. This building will be altered for business purposes and apartments.

50TH ST.—James H. Cruikshank has resold to Edward B. Jackson the 5-sty flat at 518 West 50th st, on plot 25x100, held at \$18,000. Harry Sugarman was the broker.

57TH ST.—J. B. English has sold for J. A. Philbrick the 4-sty dwelling 348 West 57th st to a client, who will occupy. This is the first time that this property has changed since 1880.

58TH ST.—Wm. A. White & Sons have sold for William Rockefeller 136 West 58th st, a 4-sty dwelling, 16x100. The buyer, a physician, was represented by E. DeForest Simmons.

COLUMBUS AV.—Charles Wynne and Louis H. Low have resold to an investing client of I. Kohn the 5-sty apartment house 763-765 Columbus av, on lot 50x100. It has 32 apartments and one large store and rents for \$11,000. This property was acquired last week by the sellers and was held at \$80,000.

WEST BROADWAY.—Amos Cutler & Co. have resold 445 West Broadway, northeast corner of Prince st and West Broadway, a 7-sty loft, 40x72, recently sold to the Manport Realty Co. The building is held at \$120,000.

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WASHINGTON AV.—D. A. Trotta has sold for William T. Koch 1687 Washington av, a 4-sty and basement brick apartment house on lot 25x90; and also for the estate of James Williams, five 2-fam. frame houses, with store, on plot 35x100x96x irregular, situated at 10 to 18 East 204th st.

6TH AV.—Louis Schrag has sold for the estate of Thomas Kelly the 4-sty business building 453 6th av, on lot 20x60, to a client.

North of 59th Street.

61ST ST.—The Ruland & Whiting-Benjamin Corporation has sold for Joel Rathbone to a client, for occupancy, the property 122 East 61st st, a 4-sty and basement dwelling on a plot 18x100.5.

63D ST.—The Haggstrom-Callen Co. has sold for Charles P. Purdy, of Buffalo, N. Y., the 4-sty and basement dwelling, 18.6x100, at 143 West 63d st, to a client for occupancy.

65TH ST.—The Haggstrom-Callen Co. has sold for Harold P. Daniels, attorney, the 5-sty brick double apartment, 30x90x100, at 21 West 65th st, to a client, who contemplates alterations for small apartments.

65TH ST.—Douglas L. Elliman & Co. have sold for O. S. Lyford, 123 East 65th st, a 3-sty and basement private house, on a lot 20x102.2. Held at \$65,000.

66TH ST.—Douglas L. Elliman & Co. have sold for the estate of Theo. Schumacher 118 East 66th st, a 3-sty garage, on lot 25x100. Held at \$60,000.

68TH ST.—Douglas L. Elliman & Co. have sold for Electus D. Litchfield 246-248 East 68th st, two 3-sty and basement houses, giving a combined plot of 33.6, which will be altered into a single American basement dwelling by Mrs. Clark Davis for her own occupancy. This is the block in which Mr. Litchfield bought about twelve houses, and, in addition to the ones above noted, he has resold 240 to Francis C. Danforth, 242 to Mrs. Winston Hagen and 234 to Mrs. D. Leroy Dresser.

71ST ST.—Samuel H. Martin has sold for the estate of Emily Hoyt the 4-sty and basement brownstone dwelling at 130 West 71st st, 18.9x100, to a client.

75TH ST.—L. J. Phillips & Co. have sold for Hellner & Wolf to Jessie C. Wright the 4-sty and basement dwelling, on lot 21x100, at 3 West 75th st. The buyer purchased the adjoining house at 5 West 75th st last summer through L. J. Phillips & Co. and altered same into small suites.

75TH ST.—O'Reilly & Dahn have sold for a

client to the tenant 507-9 East 75th st, a 4-sty loft building, on plot 50x100.

81ST ST.—The Realty Trust and Champ & Dasey sold for Artee Realty Corporation, the former Peter Doelger mansion, at 29 West 81st st, opposite the Museum of Natural History, on plot 25x200, running through to 82d st. The house contains 25 rooms and 8 baths. The purchaser is M. E. Sherman and associates, who will occupy the house as an artists colony.

85TH ST.—L. J. Phillips & Co. have sold for Mrs. Constance Taussig to a client, for occupancy, the 5-sty limestone American basement dwelling 36 West 85th st, near Central Park West.

95TH ST.—Frederick H. Allen, of Frederick Zittel & Sons, has sold for Nina Chatillon to Ennis & Sinnott 34 West 95th st, a 3-sty high stoop dwelling, 18x100. Lester H. Goodkind represented the buyers.

104TH ST.—L. J. Phillips & Co. have sold for David H. Miller et al. 314 West 104th st, a 3-sty and basement high stoop dwelling, on lot 20x100. The purchaser will occupy the dwelling.

109TH ST.—The Fischer Realty Co. sold to a client for Charles Schaumberger 106 East 109th st, a 4-sty tenement, 19x100. Held at \$10,500.

112TH ST.—Intner & Cohn have resold 53-55 East 112th st, 5-sty tenement, 40x100, which they recently purchased through Harry Sugarman.

113TH ST.—Oscar D. & Herbert V. Dike have sold for Annie Carter 18 East 113th st, a 5-sty single flat, with stores, on lot 18.9x100.11, to a client for investment.

118TH ST.—Oscar D. & Herbert V. Dike have sold for Louisa Albrecht 39 West 118th st, a 5-sty double flat, on lot 25x100.11, to a client.

121ST ST.—Goodwin & Goodwin sold for Lena Einstein to Dr. Z. Kapner the 3-sty and basement private dwelling at 136 West 121st st, on lot 20x100.11.

123D ST.—Charles Wynne and Louis H. Low have resold to V. M. Z. Boyajain the 5-sty apartment house 523 West 123d st, on lot 33 1/4 x 100. It contains apartments for 15 families and rents for \$8,000. It was held at \$50,000. The buyer purchased it two days ago. The broker was O. G. Manss.

123D ST.—Harry Sugarman, in conjunction with Charles B. Van Valen and Nicholas Melleli, has resold for the Harsug Realty Co. 527 West 123d st, near Broadway, a 5-sty apartment house, 33.4x100, having 15 apartments, to an investor.

125TH ST.—James H. Cruikshank has pur-

chased from the estate of Max Danziger the northwest corner of 125th st and Amsterdam av, a 5-sty flat, with stores, on plot 25x100. Held at \$60,000. Harry Sugarman was the broker.

125TH ST.—A. W. Mead has sold the 4-sty building 133 West 125th st for Annie E. Palmer to a client of Ernest T. Bower.

123D ST.—Harry Sugarman has sold for Minnie Bussell 527 West 123d st, near Broadway, a 5-sty apartment, containing 15 apartments, plot 33.4x100, to the Harsug Realty Co.

135TH ST.—Hollings C. Renton has sold for the Equitable Life Assurance Society of the United States to two investing clients the two 5-sty apartment houses, on plots 25x100 each, at 211 and 213 West 135th st. Held at \$25,000 each.

144TH ST.—Frederick H. Allen, of Frederick Zittel & Sons, has sold for Louis Schwartz to the Maxine Holding Corporation, Leo Abraham, president, the southwest corner of Hamilton pl and 144th st, a 6-sty elevator apartment, facing 108.5 ft on Hamilton pl and 125 ft on 144th st.

148TH ST.—Charles S. Kohler, Inc., has sold to a client of Joseph Wolkenberg for Abraham Zanderer, Inc., two 5-sty new law walk-ups at 554-8 West 148th st, each 50x100 and held at \$160,000.

149TH ST.—Everett M. Seixes Co. has sold for Adele Mahony 50 W 149th st, a 4-sty American basement dwelling, to Bertha Frey, who will occupy.

156TH ST.—L. J. Phillips & Co. have sold for Richard Grant the 4-sty flat, on lot 17x100, at 554 West 156th st.

163D ST.—Slawson & Hobbs sold to an operator the six lots on the south side of 163d st, adjoining the corner of Broadway.

170TH ST.—Ennis & Sinnott have purchased through L. J. Phillips & Co. the plot, 75x100, on the easterly side of St. Nicholas av, 100 ft north of 170th st, and facing Mitchell sq. This was acquired from the estate of Philip Feuring, represented by Bleecker & Tuckerman, as attorneys. The owners have in contemplation the erection of a taxpayer with stores.

181ST ST.—The Condor Realty Corporation has purchased from the Atlantic Realty Co. the three 5-sty apartment houses, with stores, situated at 554-6-8 West 181-st st, and covering a plot of 125x119, directly east of St. Nicholas av. Slawson & Hobbs and H. A. Berwin & Co. were the brokers in the transaction and Herman Denzer has been appointed manager and sales agent for the new owners.

186TH ST.—Charles S. Kohler, Inc., and Charles V. Smith, Jr., have sold for William

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207TH ST.—Frederic H. Allen, of Frederick Zittel & Sons, has sold for William E. Keys 4925-4935 Broadway, corner of 207th st, a 5-sty walk-up, facing 125 ft on Broadway and 100 ft on the street. Sold for \$300,000. Abraham Zaunderser, A. H. Levy and Jacob Cohen were associated as brokers.

Bronx.

MINERVA PL.—Edward Polak, Inc., sold 19 Minerva pl, a 2-family dwelling on a lot 25x100, for Cahn & Cahn to Harris C. Golden; 1046 Grant av, a 2-family brick dwelling on a lot 25x102, for Mrs. Zazella to Mr. Gluck, and re-sold 2011 Crotona av, a 2-family frame dwelling, lot 25x100, for Sam Watin to M. Eisenberg.

144TH ST.—Duff & Brown Co. have sold for the Bronx Investing Co. 425 West 144th st, a 4-sty dwelling, 18x100.

175TH ST.—Meister Builders, Inc., have purchased from the Sepam Realty Co. 473 East 175th st, a 3-sty 3-family frame building on a plot 20x100. J. Herzog was the broker.

BOONE AV.—D. A. Trotta has sold for James Brownshield 1495 Boone av, a 2-family frame dwelling on lot 25x100, and for Charles Lutz, 3192 Webster av, a 3-sty 2-family frame dwelling, with two stores, on lot 25x83x irregular.

BOSTON RD.—L. J. Phillips & Co. sold to Mandelbaum & Lewine for the Bellmil Realty Corporation (Emil S. Lewi) 1030-1034 Boston rd, two 5-sty apartment houses, each on lot 50x200 and built 135 ft deep. Each house has one 5, two 6 and one 7 room apartment on a floor. They were held at \$140,000 and sold for cash.

CRESTON AV.—I. Lincoln Seide Co. has sold for the Creston Realty Co. to a client 2680 Creston av, a 1-family house on lot 40x76. After extensive alterations the purchaser will occupy the premises. This is the second house on Creston av sold by the same brokers this week to a client for occupancy.

CRESTON AV.—I. Lincoln Seide Co. has sold for the Creston Realty Co. to a client 2678 Creston av, Bronx, a 1-family house, on lot 40x76. After extensive alterations the purchaser will occupy the premises.

GRAND AV.—Thorn & Co. have sold 2543 Grand av, with plot 75x106, and garage, 50 ft south of 192d st, for the owners, Caroline C. Hecht and Rose Peltier, to William A. Winter for occupancy. The property was held at \$21,000.

JACKSON AV.—Schindler & Liebler have re-sold the two 3-sty and basement single flats at 806-S Jackson av.

VERMILYEA AV.—Butler & Baldwin, Inc., have sold, in conjunction with E. K. Van Winkle, for Mrs. Catherine C. Crosby, a 5-sty new law apartment house, on a lot 25x150, at 125 Vermilyea av, to a client for investment. The property was held at \$42,000.

VERMILYEA AV.—O'Reilly & Dahn have sold for a client to Isadore Schweidel 64 Vermilyea av, a 5-sty new law apartment house on plot 50x100.

VYSE AV.—Edward Polak, Inc., has sold 1764 Vyse av, northeast corner 174th st, a 5-sty apartment on a lot 50x80, for Mrs. Levin and Mrs. Cohen to Max Bruslein; 854 Bronx Park South, a 5-sty apartment on a lot 40x68.61, for Herman Glasser to an investor; 345 East 193d st, a 5-sty apartment on a lot 40x80, for the Foundation Realty Co. to Joseph Calvin.

WHITLOCK AV.—Arthur Weyl & Co. have sold for Dr. D. Newman to a client the 5-sty brick apartment house 868 Whitlock av, 37.5x100.

THIRD AV.—Frank A. Seaver & Co. have sold the 3-sty brick store building 7812 3d av for Anna K. Grafenstein to an investor.

Brooklyn.

BALTIC ST.—Meister Builders, Inc., have sold to a client for investment 1133 75th st, a one-family 2-sty stucco house, on a plot 13x100; and also have sold to a client of A. Mignone 625 Baltic st, a 3-sty three-family brick house, on a plot 18x70.

BALTIC ST.—Meister Builders, Inc., have sold to a client of Jas. Cavollo 621 Baltic st, a 3-sty, three-family brick house, on a plot 18x70.

DEAN ST.—Bulkeley & Horton Co. have sold 1291-3 Dean st, between New York and Brooklyn avs, two 4sty brick 8-family apartment buildings, lot 37.6x108, for C. M. Contis. The property was held at \$100,000.

HARRISON PL.—Realty Associates have sold northwest corner of Harrison pl and Varick av, 200x100, and south side of Ingraham st, 100 ft west of Varick av, 100x100, to Crescent Folding Box Co.; 128 Grattan st to B. & L. Constructing Co., through Julius Small, broker; 501-3 Lafayette av, between Bedford and Nostrand avs, two 4-sty brick and limestone apartment houses, 20x76x100 each, to Geo. Levenson, through B. Cetron, broker.

M'DONOUGH ST.—Bulkeley & Horton Co. have sold 118 McDonough st, between Tompkins and Throop avs, a 3-sty and basement brownstone 1-family dwelling, lot 20x100, for Frederick

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Reicher to client for occupancy; also, 116 McDonough st, between Tompkins and Throop avs, 3-sty and basement brownstone 1-family dwelling, lot 20x100, for Frank B. Cheesman to client for occupancy.

ST. JOHNS PL.—Through the Franklin av office of Charles Partridge, the limestone apartment house, 853 St. Johns pl, between Nostrand and New York avs, containing two stores and six apartments, was sold for Jacob Schneider to a client for investment.

SKILLMAN ST.—Realty Associates have sold 218-20 Skillman st, between Willoughby and DeKalb avs, 2-sty frame, 22x26, with a 1-sty extension, 14x23, on a plot 50x100, to Carmine Petracci. The broker in the transaction was Herbert I. Benward. 46 Noll st, a 3-sty double frame building, 25x57x100, to Mary A. O'Neill; 52 Noll st, a 3-sty double frame building, 25x57x100, to John J. McCauley. The broker in the latter two transactions was John J. McCarthy.

STERLING PL.—Through the Franklin av office of Chas. Partridge, the 2-sty and basement two-family fancy brick and stone house, 889 Sterling pl, was sold for Emma Louise Haslett to a client for investment and occupancy.

7TH ST.—Clinton Trading Corp. sold to Wm. G. Whiteley the three-family frame dwelling situated at 1146 East 7th st, on a plot 28x110. E. S. Piper & Co. were the brokers in the transaction.

1ST ST.—Baffa & Dixon have sold the 4-sty and cellar brick factory at 107-9 North 1st st for L. Buchman & Co. The property was held at \$22,000.

9TH ST.—Realty Associates have sold 290-92 South 9th st, west of Broadway. There are frame buildings on the plot, 41x102, which are to be demolished, and the purchaser, the Young Men's Hebrew Association of Williamsburg, intends to improve the plot with a modern building. The broker was Melville C. Bryant. A plot 300x100 on the north side of 52d st, 100 ft. east of Eleventh av, was bought by Asher Dann & Sons, who are erecting twelve two-family brick, semi-detached dwellings. On the north side of 61st st, 400 ft. west of Eighth av, the company sold a plot 200x100 to Wylder Bros., Inc., who intend to erect a modern building. The broker was I. Weinbach.

10TH ST.—Meister Builders, Inc., have sold 138 10th st, a 2-sty one-family frame dwelling, on a plot 13x100. B. Scardato was the broker. And also have sold to a client of the Stewart Realty Co. 117 Fourth av, a 3-sty brick building with store, on a plot 20x100.

19TH ST.—Samuel Galitzka and J. Lacov, as brokers, report that they have sold for Jas. F. Meehan Co., builders, to two clients for occupancy two one-family houses with two double garages, each on a plot 50x125, located on the east side of East 19th st, 100 ft. north of Av J, Flatbush. The consideration was \$60,000. These two houses were sold from plans and will be ready for occupancy in September, 1920.

19TH ST.—Samuel Galitzka and J. Lacov, as brokers, have sold for Jas. F. Meehan a 2-sty and attic one-family house with a double garage, on a plot 40x100, located on the north side of Av J, 60 ft. east of East 19th st, Flatbush. The consideration was \$30,000.

47TH ST.—Tutino & Cerny have sold for Mary N. Lane to a client for investment the 2-sty and basement brownstone two-family dwelling, 524 47th st.

59TH ST.—Tutino & Cerny have sold for Michael McCarthy to a client for investment the 4-sty single brick apartment dwelling, 317 59th st.

60TH ST.—Moriarty & Hollahan have sold the six-family brick flat, 448 60th st, for Elizabeth G. Malone to an investor.

BAY RIDGE AV.—Moriarty & Hollahan have sold the 3-family brick house, 446 Bay Ridge av, for Jos. Fierro to a client for occupancy.

FORT HAMILTON AV.—Moriarty & Hollahan sold the 2-family frame house 9408 Fort Hamilton av for Frederick Bierlein to a client for occupancy.

GATES AV.—Bulkley & Horton Co. have sold 906 Gates av, between Reid and Patchen avs, 2-sty and basement frame and brick 1-family dwelling, lot 20x100, to John Smith for investment.

GREENE AV.—Bulkley & Horton Co. have sold 337 Greene av, between Franklin and Clason avs, 3-sty and basement brick 1-family dwelling, lot 20.10x100, for Delia Ferris to client for occupancy.

GREENE AV.—The Burling Realty Company sold 733 Greene av, 3-sty frame, 20x80, near Lewis av, to a client for D. H. Gerken.

NEW YORK AV.—The Franklin av office of Charles Partridge, the three-story and basement brownstone house, 81 New York av, was sold to Frank Hartman, for occupancy.

NOSTRAND AV.—The J. J. Shea Realty Co. has sold Fidelity Hall, corner of Nostrand and DeKalb avs, to client, to be renovated for factory purposes.

OCEAN AV.—Samuel Galitzka and J. Lacov, as brokers, report that they have resold for Milton Hertz to James F. Neehan & Co., builders,

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a plot 200x250, located on Ocean av, Av J and East 19th st, Flatbush. The consideration was \$85,000. Eleven high-class one-family houses will be erected on said plot at once by above builders.

TOMPKINS AV.—Realty Associates have sold 421-3 Tompkins av, between Halsey and Hancock sts, 3-sty brick stores and flats, 20x55x100 each, to Simon Strong through M. Shinder, broker.

VERNON AV.—Reuben R. Krefetz has sold for Max Seigelman and Isaac Politinitzer to Bella Kameny the six apartments at 315, 317, 319, 321, 323 and 325 Vernon av, near Lewis av, held for \$108,000.

VERNON AV.—The Burling Realty Company sold 17 Vernon av, 2½-sty brownstone, 19.2x100, to a client for occupancy.

WASHINGTON AV.—Realty Associates sold 164 Washington av, between Myrtle av and Park pl, 2-sty and basement frame dwelling, to Regina Regina McLaughlin.

WASHINGTON AV.—Realty Associates sold 166 Washington av, 3-sty and basement frame dwelling to Simone Conte through Dominick Santillo.

WAVERLY AV.—Bulkeley & Horton Co. have sold 81 Waverly av, between Myrtle and Park avs, 3-sty brick 3-family, lot 18.9x1000, to Mary Farrari for occupancy.

WYTHE AV.—The J. J. Shea Realty Co. has sold the corner of Wythe av and South 10th st, two 3-sty stores and two garages, brick buildings, to a client, for investment, for Mr. Vocht.

3D AV.—Frank H. Malone as broker has sold the store property 6906 3d av for Philip Costa and wife to a client for investment.

THIRD AV.—Tutino & Cerny have sold for Mary G. Sebekos to a client for investment the 3-sty store and dwelling, 502 Third av.

4TH AV.—Bulkeley & Horton Co. have sold 955 4th av, between 36th and 37th sts, 3-family flat building, lot 18x100, for D. B. Moe to client for investment.

SIXTH AV.—Meister Builders, Inc., have purchased from A. E. Flannery 583-85 Sixth av, two 2-sty and basement stores, frame dwellings, on a plot 34x100, and also have purchased from J. Rand and I. Tarschis three 3-sty stucco dwellings, 297-301 17th st, on a plot 50x100. F. C. Sauter and M. Aronson were the brokers in both transactions.

11TH AV.—Realty Associates sold the south-west side of 51st st, 250 ft southeast of 11th av, 250x100.2, to Solomon Agress who intends to improve the property with 2-family brick dwellings; the broker in the transaction was Eugene Kramaroff.

RECENT LEASES.

J. P. Morgan Leases Mills Building.

J. P. Morgan & Co. leased the Mills Building at 11 and 21 Broad street for twenty-one years, with three renewals of twenty-one years each, a total of eighty-four years. The old ten-story structure which was erected by D. O. Mills in 1882 will be replaced with a modern office building. Mr. Morgan personally negotiated the transaction with Ogden Mills and the property was acquired partly for the purpose of obtaining more room for future expansion and also because of the speculative value of a long term lease.

A corporation will be formed by the Morgan company to take over the lease. The Mills Building is one of the oldest and best known structures in upper Broad street, and it is said to have cost D. O. Mills, for whom it was named, at least \$3,000,000.

The lessees take possession on May 1 of this year. About half of the leases in the building expire and the remainder in 1922. The Morgan firm already has about 6,000 square feet and at the expiration of the leases next year will probably obtain much more.

The Mills Building adjoins the home of the Morgan firm at the southeast corner of Wall and Broad streets. The Mills Building will give the Morgan firm a frontage of 261.3 feet in Broad street and 184.22 feet in Wall street. Of these frontages the Mills Building contributes 163.5 in Broad street and 28.11 in Wall street. It also fronts 126.3 feet in Exchange place and has an irregular easterly line on the north of 131.5 feet. While the old Drexel Building, which stood on the site of the Morgan house, was being razed and the present marble structure was being erected Mr. Morgan leased large space in the Mills Building to house the firm's business.

Record Rental on Fifth Ave.

Frank M. Widner, Jr., leased for Mrs. Henry M. Alexander and Dr. Charles Remsen to the Mirror, M. L. Morgenstau, president, the six-story building, 37.6x98.9, at 2 and 4 West 40th street, adjoining the southwest corner of Fifth avenue and abutting the present store of the Mirror at 450 Fifth avenue, for forty-two years at an aggregate rental of \$1,900,000. The Mirror intends to connect the properties, but will not do so for at least three years, having renewed leases of the apartments above the store for that period.

Big Brooklyn Lease.

One of the most notable transactions in the leasing market of Brooklyn was consummated this week when the Burling Realty Company, as brokers, leased the block front on the west side of Sixth avenue, from Flatbush avenue to St. Marks avenue, and including frontage also on Flatbush avenue and on St. Marks avenue, for a term of years at an aggregate rental of some \$100,000 to Alexander G. Wilson.

This property has been in the same ownership for over sixty years. Mr. Wilson, the lessee, is one of the best known druggists in the downtown section, and has been located in the property for some sixteen years. The corner store which Mr. Wilson occupies has been continuously used for the drug business since the buildings were first erected, and is one of the best known drug stores on the Park Slope.

Wm. Raymond Burling, president of the Burling Realty Company, in speaking of the lease, called attention to the tremendous growth and improvements in trade conditions on Flatbush avenue, all the way from Fulton street to the Park, referring particularly to the growing trend of automobile concerns establishing themselves on this busy thoroughfare—noteable among which are the Packard Company at Eighth ave-

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nue, the Paterson, the Saxon, the Apperson, the Grant Six and many others, as well as the large number of tire and accessory concerns which have come in. Within a few doors of the property leased to Mr. Wilson, the Peoples Trust Co. have erected their splendid Prospect Branch, and the triangular block across the street has recently been taken by the Schulte Co. for a term of years, all of which show the growing importance of this street as one of the great trade arteries of the borough.

\$500,000 Midtown Lease.

J. Arthur Fischer leased, through John R. & Oscar L. Foley, 656 and 658 Sixth avenue, northeast corner of 38th street, five-story store building, 47x85, for twenty-one years, with renewals. The owners of the fee are the Countess Grace Montjoye and the estate of Marie M. Barrett, Walter C. Wyckoff, trustee. The aggregate rental is about \$500,000.

\$750,000 Lease on Eighth Ave.

Broadway-John Street Corporation, Elias A. Cohen, president, have subleased through Henry Shapiro & Co. to Harry Silverman, Joseph Meltzer and Joe Reinhorn the Walton Block, on the west side of Eighth avenue, from 51st to 52d streets, covering plot 200 feet on the avenue and 100 feet on each street, now covered by fourteen separate buildings. The lease is for a term of twenty-one years from May 1, 1920, at an aggregate rental of \$750,000. Most of the leases expire May 1. The lessees propose to remodel the property, and Henry Shapiro & Co. have been appointed exclusive renting agents.

Hoffman Brewery Property Leased.

Greenfeld & Saffir have leased for the Cahane Realty Company to a client of the Silverman's Exchange, from the plans, the two-story garage now in the course of construction at 215-221 East 54th street, on plot 100x100, for a period of twenty-one years, at an aggregate rental of \$350,000. This plot was formerly the brewery of the Jacob Hoffman Brewing Company, and was sold by the same broker to the present lessor, Joseph, Demov & Feinstein and Milton M. Eisenberg, as attorneys, represented the lessor and lessee respectively.

Manhattan.

AMES & CO. have leased to Harris Brown the buildings 371-73 7th av for a long term of years. It is the intention of the lessee to alter the premises into stores and lofts. Also leased stor and parlor floor at 125 West 29th st to Intner & Fromm; the store at 124 West 29th st

to Herman Stein, and the parlor floor in the same building to S. Strappler & Co.

AMES & CO. have leased the building at 50 West 27th st as follows: store to Louis Schullang; 1st loft to Jacobs & Mann; 2d loft to Kutzman, Kellar & Gunahar; 3d loft to Phillip Kreidman.

BAFFA & DIXON have leased the top floor of the 5-sty factory building at 285-7 North 6th st for the Slonwalk Realty Co. to the American Die & Tool Works, Inc., for a period of three years.

H. A. BERWIN & CO. have leased for Arthur Brisbane to Elsie Cobb Wilson, interior decorator, the store and parlor floor of building 33 East 57t hst for a term of years.

CUSHMAN & WAKEFIELD, INC., have

leased for the Vanderbilt Concourse Corporation offices in 52 Vanderbilt av to chroeder Headlight & Generator Co., Bryant Zinc Co. and Sikes Chair Co.

THE DUROSS CO. has leased for James S. Herrman the parlor floor offices at 348 West 14th st to the Batavia & New York Woodworking Co. for a term of years, and for Mary Hannan the 5-sty building at 437-9 West 16th st to Wolf, Sayer & Heller for a term of 25 years.

J. ARTHUR FISCHER has leased for Edward C. Bodie and others to Tony Fabacher, restaurateur, of New Orleans, and Morgan Dowling, of New York, the 4-sty building at 105 West 48th st for a long term of years at an aggregate rental of over \$110,000. After extensive alterations the premises will be used as a specialty restaurant.

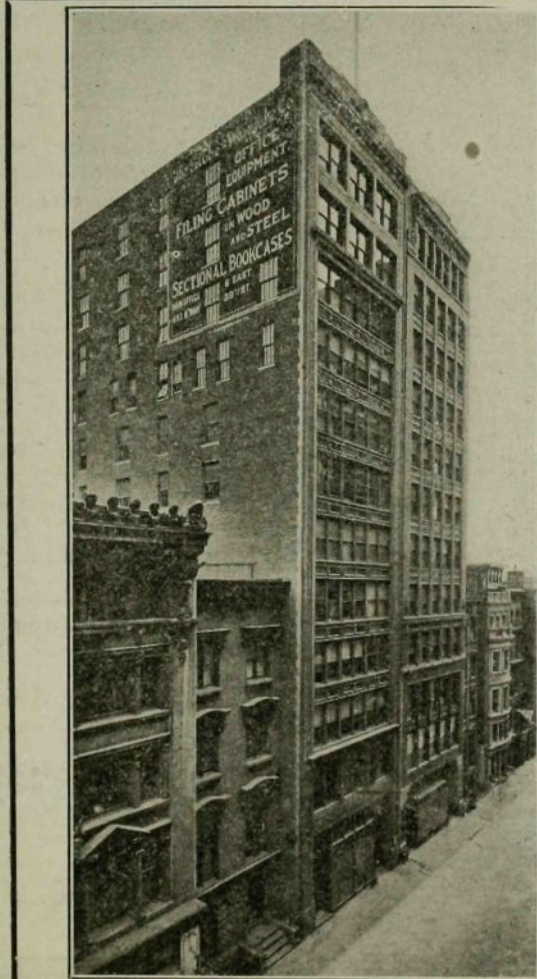
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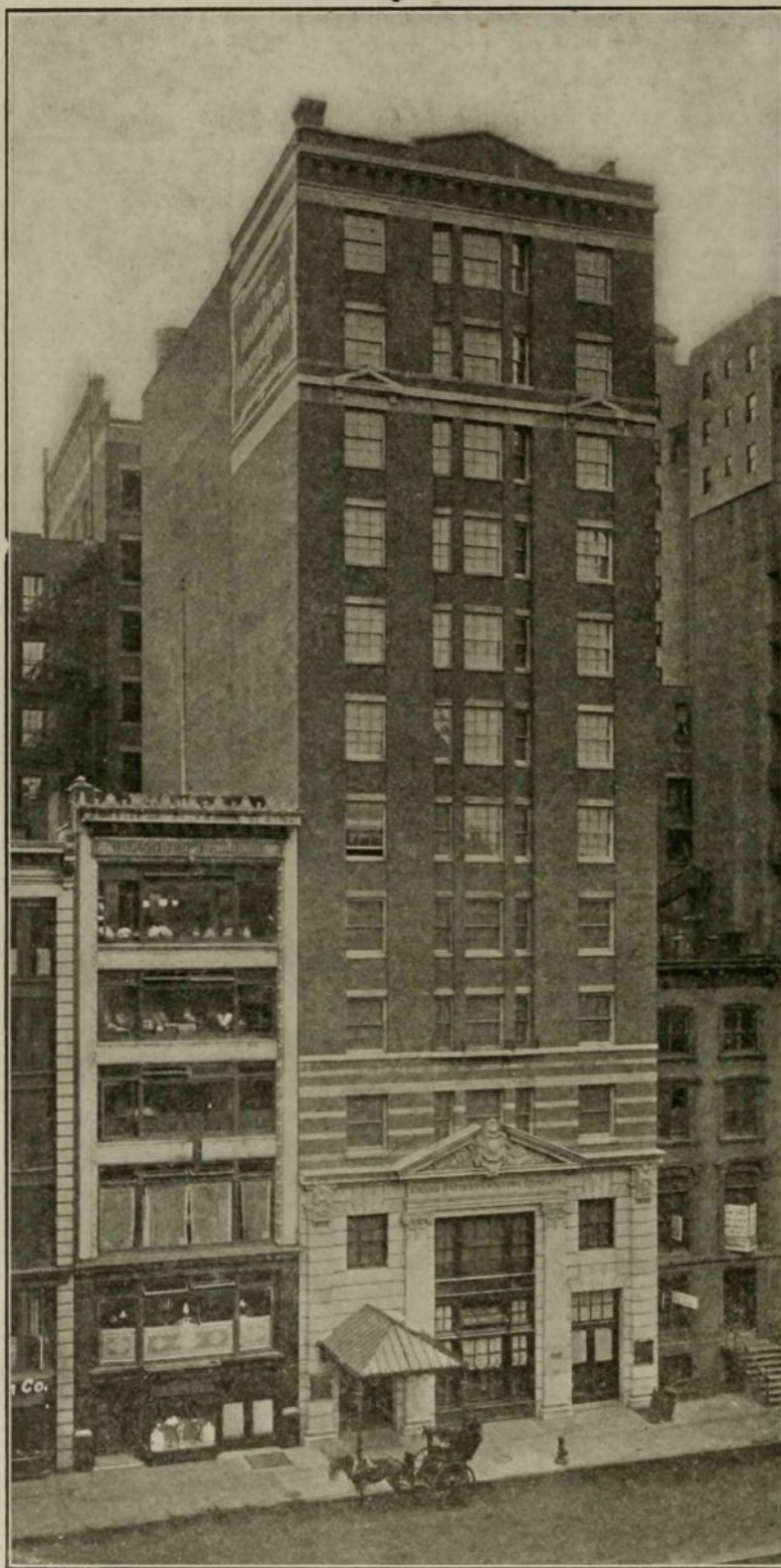
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- January 2, 1920**—Started removal of main stairway, preparatory to the erection of the new flight.
- January 5, 1920**—Commenced cutting for fifty-eight window openings in east wall.
- January 5, 1920**—All materials and built-up work delivered on job site and distributed to various points where it was to be used.
- January 6, 1920**—Started excavation for boiler pit in basement.
- January 10, 1920**—Work commenced on installation of Automatic Sprinkler system.
- January 15, 1920**—Commenced tiling floors in new toilet rooms. Boiler removed to new position; additional radiation provided and electrical work started.
- January 26, 1920**—Began setting tile floors and marble wainscot in main entrance hall. Started painting of ceilings and side walls.
- January 31, 1920**—All trades practically finished with their respective branches of the work and building cleaned of rubbish.
- February 1, 1920**—Remodeled structure turned over to owners by John S. Hyers Co., Inc.

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103 PARK AVENUE

Murray Hill 9764

Electric Wiring

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248 EAST 35th STREET

Vanderbilt 8402

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DOUGLAS GIBBONS & CO., in conjunction with M. & L. Hess, have leased a large loft space at 331 4th avenue to Henderson & Ewin for a long term of years.

HIRSCH & FRIEDMAN have leased for the Crompton Building Corporation about 18,000 sq. ft. of space in building 31-37 East 31st st. to the Advance Waist Co. and Mannie Solomon Co. for a long term of years at an aggregate rental of \$150,000.

HIRSCH & FRIEDMAN leased space in 28 E. 22d st. to Stein, Goldenberg & Walter; in 143-5 West 20th st. to Doris Dress House; in 1383 Broadway to Langman & Bloom, and in 122-4 East 25th st. to H. Wolfeld & Co., S. & H. Cohen, Dittenhoefer-Cossenac Co. and H. C. Wahls Mfg. Co.

THE BRETT & GOODE CO. has arranged a cancellation of the lease of the Scott Stamp & Coin Co. of the front half of the 8th floor in the Art Color Building, at 209-19 West 38th st., and has re-leased same to Mary S. Johnston for a term of years at a total rental of about \$50,000.

OSCAR D. & HERBERT V. DIKE have rented for Hughes & Hughes the westerly store at 330 West 42d st. to the Ruby Boiler Co.

HOOVEN SERVICE, INC., leased through Goodwin & Goodwin floor in their new building at 117 West 46th st., to the Clark Cornelius Corp. to be used as their N. Y. Executive offices.

HOUGHTON CO. leased for Martha H. Kauth the 4-sty dwelling 512 West End av.

THE INTERSTATE MECHANICAL LABORATORIES, INC., leased premises at 154 Grand st., through the Factory Exchange Dept. of S. Osgood Pell & Co., to the Automatic Switch Co.

MANHEIMER BROTHERS leased for Russin and Hanfling for ten years the 5-sty loft building 134 West 28th st. The lessees will make extensive alterations including the installation of an electric elevator; also leased stores at 144 West 8th st. to Joseph Fuchs, Morris Kresnel, fur dealers; to Hyman Greenstein and Costos Efantis, the 3d loft at 162 West 34th st. to Hirsh-Block and Co., Wholesale jewelry manufacturers; the 2d loft at 714 Broadway to Joseph Walder, manufacturer of clothing; the 6th loft to the Royal Art Novelty Co. and the 8th loft to Lish Brothers, wholesale millinery dealers.

SAMUEL H. MARTIN has leased for a term of years the north store at 473 9th av. to Sheffield Farms Co., Inc.

SAMUEL H. MARTIN leased to Louisa Frenz the store and basement at 479 9th av.

CHARLES F. NOYES CO. has leased a suite of offices in the Frankel Building, 45 John st., to the J. L. Mautner Agency, and a portion of the eighth floor of the same building to Esposito, Varni Co., Inc.; for Frieber & Streifer the Noyes Company has leased space in 41-43 Maiden Lane to Casselheff & Marshall.

H. L. MOXLEY & CO. leased for the Downtown Sales Co. to Werner Brothers the 3d floor in 92 Lafayette st.; also, for the 434 Broadway Corporation, space in the building at that address to the Manufacturers and Exporters' Alliance; and also for the American Mills Co. of New York, space in the same building to the Alpine Textile Co.

H. L. MOXLEY & CO. leased the store and basement in 24 West 39th st. to Abendroth Bros. (Mallory Industries) of Port Chester, New York, iron founder and electrical devices, who will open a New York salesroom.

CHARLES F. NOYES COMPANY has leased for William H. English 42 Duane st., south-

CHARLES F. NOYES CO. sub-leased for the White-Burbank Paper Co. the 2d, 3d and 4th floors of the new White-Burbank Building, 79 Walker st., to the Automobile Sundries Co., and the 6th floor of the same building to the M. Gordon Co. These leases aggregate about \$75,000. The Noyes Co. has also leased the 4th floor of 253-5 Church st. to H. & D. Folsom Arms Co.

CHARLES F. NOYES CO. leased for A. H. Mathews, agent, the two upper floors of 401 Broadway to the New York & New Jersey Lubricant Co. for five years at an aggregate rental of \$27,500; has arranged a lease of the store, basement and sub-cellar of 23 Beekman st. to Lasker & Bernstein, and has sub-leased offices in 51-53 Maiden Lane for the Elevator Efficiency Appliance Co. to Stephen J. Gnash.

CHARLES F. NOYES CO. subleased for Meyer Barish a portion of the ground floor and basement of 443-45 Broadway extending through to Mercer st. for a term of years at an aggregate rental of about \$50,000 to Henry Lisa & Co.; at 332 Broadway the 3d floor to the Concertola Corporation and the 4th floor to the Edison Fixture Co., and offices in the Broadway-Maiden Lane Building to Joseph W. Fitzgerald & J. J. Harte.

years at an aggregate rental of about \$50,000. The tenant is the Eastern Trading Agency, general exporters, now located in the Broadway-Chambers Building. The property will be extensively improved and occupied exclusively for office purposes. Mr. English recently purchased this property through the Noyes Company and John Flek Ludvigh represented him as attorney. Albert Von Weigen was the lawyer for the tenant.

PEASE & ELLIMAN have leased for the

Selbo Realty Corporation to Dr. Mills Sturtevant the 3-sty and basement 20-ft. dwelling at 113 East 81st st., between Park and Lexington avs.

PEASE & ELLIMAN have leased for the National Association Building Corporation, of which James T. Lee is president, a large amount of office space in 19-31 West 43d st., now under west corner of Lafayette st. for a long term of construction, to the Meurer Steel Barrel Corporation.

PEASE & ELLIMAN have been appointed by Lawrence Abraham, of Abraham & Straus, managers of the store and apartment property at 29 West 46th st.

L. J. PHILLIPS & CO. leased the store at 22 West 57th st. for Adolph Lewisohn for a term of years to Adolph Mann now located at 1538 Broadway, to be used as a high class ladies shop; also for J. L. Silverman the store at 3171 Broadway to the American Clay Machine Co.

GEORGE R. READ & CO. leased for a long term of years for the Herald Square Holding Co. the entire 10th floor at 16-18 East 36th st. to Emma R. Lee Thayer.

LOUIS SCHRAG has leased for the estate of Ferdinand Kurzman the store and basement 230-234 West 17th st., 75x90, to the Lithograph and Printing Equipment Co.

ALBERT H. STOUT has leased for Clarice Carleton Holland the 5-sty dwelling 75 West 50th st. for a term of years at an aggregate rental of \$25,000.

SAMUEL J. TANKOOS and Pease & Elliman have leased for a long term of years, at a rental aggregating \$50,000, the entire 5th floor, comprising 4,000 sq. ft., in the Liberty Building, at the northeast corner of Liberty and Greenwich sts., to Lovejoy, Mather, Hough & Stagg, certified public accountants, who recently leased through the same brokers the entire 6th floor.

A twenty-one year lease of the Camden apartment house, at 206 West 95th st., on lot 62x100, containing 24 suites, has just been consummated by H. C. Coffin, owner, to the Property Renting Co. The lease involves payments of \$300,000. Vasa K. Bracher was the broker.

Brooklyn.

SAMUEL J. TANKOOS has leased to the Schulte Cigar Stores Co. for a long term of years the property owned by John J. Grace, comprising the entire triangular block bounded by Flatbush av., Bergen st. and 6th av., Brooklyn, N. Y. Extensive alterations are contemplated by the lessee, who will occupy a portion of the premises as a branch establishment of its business.

STANDARDS AND APPEALS Calendar

BOARD OF APPEALS.

Tuesday, March 23, 1920, at 10 a. m.

Appeals from Administrative Orders.

130-20-A-723 Metropolitan av., Brooklyn.

131-20-A-480 Lexington av., n. w. cor of 46th st., Manhattan.

133-20-A-542 1st av., Manhattan.

134-20-A-112-114 West st., Brooklyn.

136-20-A-485 West st., Brooklyn.

139-20-A-1534-1542 Broadway, n. e. cor 45th st., Manhattan.

141-20-A-3062 Webster av., The Bronx.

146-20-A-1335 Prospect av., The Bronx.

115-20-A-S. S. 158th st., 58 ft. 5/4 ins. east of N. Y. C. R. R. tracks, Manhattan.

9-20-A-1657-1665 Webster av., The Bronx.

76-20-A-North side of 49th st., 100 ft. east of Beekman pl., Manhattan.

Under Building Zone Resolution.

110-20-BZ-49 6th av., Manhattan.

117-20-BZ-47-51 Sumpter st., Brooklyn.

118-20-BZ-272 14th st., Brooklyn.

90-20-BZ-1604 Bushwick av., s. w. cor. Stewart st., Brooklyn.

350-19-BZ-153-157 Rogers av., Brooklyn. Re-opened September 30, 1919.

69-20-BZ-1338-1334 Gates av., Brooklyn.

BOARD OF APPEALS.

SPECIAL MEETING.

Tuesday, March 23, 1920, at 2 p. m.

Appeals from Administrative Orders.

59-20-A-161-173 Empire Blvd., Bklyn.

148-20-A-406-402 West 126th st., Manhattan.

149-20-A-101-103 Wooster st., Manhattan.

150-20-A-305 East 20th st., Manhattan.

151-20-A-11 19th st., Queens.

160-20-A-2576 Park av., The Bronx.

161-20-A-2408 Washington av., The Bronx.

182-20-A-1652-1660 Broadway, 203-213 West 51st st., 782-790 7th av., Manhattan.

Under Building Zone Resolution.

119-20-BZ-1217 36th st., Brooklyn.

120-20-BZ-18 Herbert st., Maspeth, Queens.

94-20-BZ-1419-1425 Newkirk av., n. w. cor of Marleborough rd., Brooklyn.

99-20-BZ-49-51 Downing st., Manhattan.

1001-19-BZ-East side Southern Blvd., 200 ft. south of Longwood av., The Bronx.

125-20-BZ-8454 123d st., Richmond Hill, Queens.

127-20-BZ-361-365 55th st., Brooklyn.

178-20-BZ-164 Clymer st., Brooklyn.

158-20-BZ-467-477 2d Marks av., Brooklyn.

LEGISLATIVE BILLS AFFECTING REALTY

Measures Introduced at Albany Approved or Disapproved by Real Estate Board of New York

THE Legislation and Taxation Committee of the Real Estate Board of New York has taken action on bills now before the Legislature as follows:

Assembly Int. 708, Pr. 762, Healy. To amend Chapter three hundred and three of the laws of eighteen hundred and eighty-two, in relation to removal of monthly tenants by summary proceedings.

This bill proposes to amend the Summary Proceedings Act by adding thereto a new section prohibiting the eviction of a monthly tenant for non-payment of rent unless it be alleged and proved that, on or before the first day of May prior to the initiation of the proceedings notice in writing was personally served upon the tenant of the premises of the intention of the landlord to change the amount of rent and stating in definite terms the amount thereof. This bill would be a distinct disadvantage to all tenants, for it would bring to an immediate crisis all monthly tenancies in New York City and thus render the housing situation more acute than it is now. The proponent of the measure overlooks that a monthly tenancy is terminable at the end of any month, upon due notice. This condition the pending measure does not affect in any respect. The bill does not help solve the housing problem, but would only intensify the difficulties. It is disapproved.

Assembly Int. 945, Pr. 1040, Cuvillier. To amend the Real Property Law, in relation to leases in New York City.

This measure proposes to amend Section 237 of the Real Property Law to provide that an agreement for the occupation of real property shall create a tenancy for one year at not to exceed the monthly rental paid for the first month's tenancy, beginning on the date when possession commences under such agreement, unless the duration of the occupancy shall be otherwise specified in writing. The effect of the enactment of this bill would be to change the term of a verbal letting for an indefinite period from a tenancy from month to month to one for one year. Its provisions as to the rent payable under such a letting is so indefinite as to impair the validity of the proposition as a whole, in that it prescribes that the tenancy shall be "at a rate not to exceed the monthly rental paid for the first month's tenancy." The proponent probably intended to provide that the rent to be paid for the term should be payable in equal monthly instalments to be fixed on the date when possession commences under the letting. As expressed in the bill, however, it might be urged that the aggregate of the rent payable under the letting could not exceed "the monthly rental paid for the first month's tenancy." The measure is incomplete in that it contains no provision respecting holding over, notice to quit, etc., the existing provisions of law upon these points not being applicable to the form of tenancy created by this bill. In its present form the bill is disapproved.

Senate Int. 592, Pr. 607, Knight. (Same as Assembly Int. 754, Pr. 813, Brady.) To amend the Labor Law, in relation to doors in factories.

This bill proposes to repeal the provisions of the Labor Law that permit the installation of double swinging doors and sliding doors leading to or opening upon a means of egress.

This measure would repeal the amendments (secured with much difficulty) to the requirements of the Labor Law that all doors shall swing outwardly. Frequently, and particularly in old buildings, it is impossible to open doors outwardly without endangering the safety of occupants of such buildings or necessitating structural changes, the cost of which would be sometimes prohibitive. The bill is unnecessary and is disapproved.

Assembly Int. 666, Pr. 836, R. H. Gillett (Same as Senate Int. 789, Pr. 837, Tower.)—To amend the Labor Law, in relation to employment in elevators, and to repeal Sections 176, 178, 179 and 181 of such law. This bill proposes to amend the Labor Law, to require that seats shall be provided for elevator runners within or near the elevators.

Obviously it is reasonable that opportunity should be afforded an elevator operator to take a seat when his traffic permits. This practice

prevails in some of the large office buildings in New York City "after hours." But to permit seats to be placed within the elevator or in hallways near elevators during rush hours would not only inconvenience the public, but might readily be a menace to life and limb in case of an accident. It would be particularly dangerous to obstruct the main hall of a large building with chairs or stools during business hours. The bill is disapproved.

Senate Int. 655, Pr. 682, Downing. To amend the Greater New York Charter, in relation to the office of Chamberlain.

The Real Estate Board has for a number of years advocated the abolishing of the office of Chamberlain, believing the duties of the Chamberlain to be entirely perfunctory. This bill, however, would have the City Chamberlain appointed by the Comptroller, and would make the deposit of city funds entirely under the direction of the Comptroller, and in case of transfer funds without consultation with the Mayor and Corporation Counsel. The bill provides no proper safeguards and in effect merely takes out of the hands of the Mayor the appointment of the City Chamberlain. It is not a good bill and is disapproved.

Assembly Int. 883, Pr. 968, Lee (Same as Senate Int. 847, Pr. 910, Lockwood).—Concurrent resolution of the Senate and Assembly. Proposing an amendment to Section 10 of Article 8 of the Constitution, in relation to the issue by a county or a city of bonds to provide for a sewerage system.

This bill, like Assembly Int. 757, is an attempt to distribute the cost of sewer improvements in a manner not now contemplated by existing law. It goes, however, very much further and provides for an amendment to the Constitution for the issue of bonds for a new sewer system, placing them on a parity with water and dock bonds. It has been estimated that so far as the cost is concerned an outlay of \$50,000,000 for the city of New York alone would be necessary, but the bill places no limit upon the bonds which might be so issued, and which would be outside of the debt limit. It is a very serious question whether in the existing financial condition of the city such a proposal should be given serious consideration. It is obvious, however, that in water bonds and dock bonds the limitation is removed because these are self-sustaining enterprises, but in the case of sewers this could not be so. The bill is disapproved.

Senate Int. 739, Pr. 781, Russell. To amend the Greater New York Charter, in relation to assessments for construction of sewer systems.

This bill would change the entire system of paying for sewers in the city of New York. It provides that whenever a sewer in a street shall have been once paid for, any replacement of such sewer shall be assessed upon the boroughs at large, and not upon the local area of assessment. This should have been the policy of the city in the past, but to adopt such a principal now would be unjust to the people who have paid for new sewer systems, although they were assessed for a sewer before. There has recently been an assessment for instance in West 46th street amounting to six hundred thousand dollars for a new sewer to replace an old one. The assessment was made on a local area and it would be unfair if another sewer in another section should have its cost partly charged against the people who have just paid for their own sewer replacement. The bill is disapproved.

Senate Int. 757, Pr. 805, Karle (Same as Assembly Int. 808, Pr. 1002, Halpern). To amend the Greater New York Charter, in relation to the computation of assessments for local improvements.

This bill reflects unanimous sentiment in Queens in relation to the necessity for assessing cemetery property for sewer improvements. Under the existing law there is no machinery for assessing cemeteries for such improvements. There is no reason why these assessments should not be laid as they are for instance in the case of churches. The bill is approved.

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REAL ESTATE NOTES.

STORMINGER & JUNKER, real estate brokers, have opened offices at 774 East 169th st.

J. S. MAXWELL has been appointed agent of the following buildings: 238 and 240 East 128th st and 561 West 141st st.

J. K. MOORS has been appointed agent of the property at 235 West 143d st for Anton C. Panka.

GIFFORD M. PEARSON, formerly of 527 5th av, is now associated with the brokerage department of Harris, Vought & Co., 569 5th av.

SAMUEL G. ROSENTHAL and Samuel Field, for many years associated with Spear & Co., have been elected members of the firm of Adams

& Co., real estate. They will specialize in the management, sale and rental of business property at 170 5th av.

CHARLES B. VAN VALEN, INC., has placed a loan of \$200,000 on the 4-sty loft building 220 West 57th st. The building covers a plot 75x116.10 on the north side of 57th st, between Broadway and 7th av. It is occupied by the Ajax Tire & Rubber Co.

The old established real estate firms of Eugene J. Busher, with offices at 149th st and Courtlandt st, has been incorporated with the following officers: Eugen J. Busher, president, and J. Eugene Busher, vice-president. Mr. Busher has been active in the Bronx for many years and is widely known as an appraiser and mortgage loan broker. Mr. Busher has also been active in the affairs of the Real Estate Board of New York serving as governor for several years.

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BROOKLYN, NEW YORK

REAL ESTATE STATISTICS

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

(Arranged with figures for the corresponding week of 1919. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN Conveyances.

	1920		1919	
	Mar. 10 to Mar. 17	Mar. 13 to Mar. 19	Jan. 1 to Mar. 17	Jan. 1 to Mar. 19
Total No.	431	154		
Assessed Value	\$33,903,700	\$10,759,000		
No. with consideration	50	23		
Consideration	\$3,174,600	\$1,476,200		
Assessed Value	\$2,730,500	\$1,439,700		
Jan. 1 to Mar. 17 Jan. 1 to Mar. 19				
Total No.	4,042		1,574	
Assessed Value	\$327,487,200		\$115,206,000	
No. with consideration	464		206	
Consideration	\$32,664,974		\$8,483,322	
Assessed Value	\$28,169,200		\$9,025,600	

Mortgages.

	1920		1919	
	Mar. 10 to Mar. 17	Mar. 13 to Mar. 19	Jan. 1 to Mar. 17	Jan. 1 to Mar. 19
Total No.	265	82		
Amount	\$12,092,520	\$2,711,300		
To Banks & Ins. Cos.	42	15		
Amount	\$4,929,800	\$1,617,150		
No. at 6%	137	33		
Amount	\$3,530,950	\$433,300		
No. at 5½%	76	8		
Amount	\$5,908,870	\$176,500		
No. at 5%	25	20		
Amount	\$944,450	\$1,247,650		
No. at 4½%	1	1		
Amount	\$1,000,000	\$235,000		
No. at 4%				
Amount				
Unusual Rates	5	1		
Amount	\$251,000	\$4,000		
Interest not given	21	19		
Amount	\$457,250	\$614,850		
Jan. 1 to Mar. 17 Jan. 1 to Mar. 19				
Total No.	2,576		718	
Amount	\$92,171,474		\$18,402,591	
To Banks & Ins. Cos.	341		142	
Amount	\$24,717,700		\$7,788,500	

Mortgage Extensions.

	1920		1919	
	Mar. 10 to Mar. 17	Mar. 13 to Mar. 19	Jan. 1 to Mar. 17	Jan. 1 to Mar. 19
Total No.	30	8		
Amount	\$1,642,600	\$1,081,000		
To Banks & Ins. Cos.	14	6		
Amount	\$1,077,500	\$941,000		
Jan. 1 to Mar. 17 Jan. 1 to Mar. 19				
Total No.	479		272	
Amount	\$35,521,941		\$19,072,270	
To Banks & Ins. Cos.	299		155	
Amount	\$30,314,541		\$16,121,950	

Building Permits.

	1920		1919	
	Mar. 11 to Mar. 17	Mar. 14 to Mar. 20	Jan. 1 to Mar. 17	Jan. 1 to Mar. 20
New Buildings	11	6		
Cost	\$3,472,250	\$1,023,950		
Alterations	\$964,008	\$488,555		
Jan. 1 to Mar. 17 Jan. 1 to Mar. 20				
New Buildings	138		44	
Cost	\$29,042,500		\$6,525,706	
Alterations	\$10,679,618		\$2,877,850	

BRONX Conveyances.

	1920		1919	
	Mar. 10 to Mar. 17	Mar. 13 to Mar. 19	Jan. 1 to Mar. 17	Jan. 1 to Mar. 19
Total No.	220	147		
No. with consideration	17	14		
Consideration	\$231,525	\$401,200		
Jan. 1 to Mar. 17 Jan. 1 to Mar. 19				
Total No.	2,798		1,157	
No. with consideration	345		116	
Consideration	\$3,028,246		\$1,484,062	

Mortgages.

	1920		1919	
	Mar. 10 to Mar. 17	Mar. 13 to Mar. 19	Jan. 1 to Mar. 17	Jan. 1 to Mar. 19
Total No.	174	66		
Amount	\$1,270,340	\$700,727		
To Bank & Ins. Cos.	7	4		
Amount	\$105,600	\$61,500		
No. at 6%	116	37		
Amount	\$794,700	\$245,823		
No. at 5½%	35	11		
Amount	\$335,340	\$323,500		
No. at 5%	9	9		
Amount	\$35,500	\$73,450		
No. at 4½%	2			
Amount	\$10,000			
Unusual Rates	2			
Amount	\$10,300			
Interest not given	10	9		
Amount	\$84,400	\$57,954		

Jan. 1 to Mar. 17 Jan. 1 to Mar. 19

Total No.	1,935		534	
Amount	\$15,067,177		\$3,342,552	
To Banks & Ins. Cos.	78		39	
Amount	\$1,479,210		\$548,982	

Mortgage Extensions.

	1920		1919	
	Mar. 10 to Mar. 17	Mar. 13 to Mar. 19	Jan. 1 to Mar. 17	Jan. 1 to Mar. 19
Total No.	13	2		
Amount	\$194,800	\$35,000		
To Banks & Ins. Cos.	6	1		
Amount	\$99,500	\$28,000		
Jan. 1 to Mar. 17 Jan. 1 to Mar. 19				
Total No.	173		128	
Amount	\$3,580,067		\$3,155,900	
To Banks & Ins. Cos.	71		49	
Amount	\$2,109,500		\$1,592,500	

Building Permits.

	1920		1919	
	Mar. 11 to Mar. 18	Mar. 13 to Mar. 19	Jan. 1 to Mar. 18	Jan. 1 to Mar. 19
New Buildings	16	10		
Cost	\$261,300	\$154,500		
Alterations	\$60,500	\$12,450		
Jan. 1 to Mar. 18 Jan. 1 to Mar. 19				
New Buildings	184		42	
Cost	\$4,833,905		\$694,390	
Alterations	\$422,830		\$111,400	

BROOKLYN Conveyances.

	1920		1919	
	Mar. 10 to Mar. 16	Mar. 12 to Mar. 17	Jan. 1 to Mar. 16	Jan. 1 to Mar. 15
Total No.	1,034	545		
No. with consideration	37	120		
Consideration	\$330,200	\$2,984,228		
Jan. 1 to Mar. 16 Jan. 1 to Mar. 15				
Total No.	12,630		5,664	
No. with consideration	556		391	
Consideration	\$6,479,588		\$5,837,457	

Mortgages.

	1920		1919	
	Mar. 10 to Mar. 17	Mar. 12 to Mar. 17	Jan. 1 to Mar. 16	Jan. 1 to Mar. 17
Total No.	920	335		
Amount	\$4,364,523	\$1,170,150		
To Banks & Ins. Cos.	104	27		
Amount	\$696,000	\$163,075		
No. at 6%	780	244		
Amount	\$3,520,898	\$737,902		
No. at 5½%	113	42		
Amount	\$678,100	\$227,500		
No. at 5%	11	13		
Amount	\$72,450	\$73,475		
Unusual rates	1	2		
Amount	\$800	\$6,500		
Interest not given	15	34		
Amount	\$92,275	\$124,773		
Jan. 1 to Mar. 16 Jan. 1 to Mar. 17				
Total No.	10,319		3,456	
Amount	\$51,622,967		\$12,831,733	
To Banks & Ins. Cos.	960		267	
Amount	\$8,699,460		\$1,571,110	

Building Permits.

	1920		1919	
	Mar. 11 to Mar. 18	Mar. 13 to Mar. 19	Jan. 1 to Mar. 18	Jan. 1 to Mar. 19
New Buildings	196	160		
Cost	\$1,464,290	\$1,270,210		
Alterations	\$478,050	\$101,775		
Jan. 1 to Mar. 18 Jan. 1 to Mar. 19				
New Buildings	1,144		1,130	
Cost	\$14,829,455		\$6,264,855	
Alterations	\$2,974,255		\$1,048,110	

QUEENS Building Permits.

	1920		1919	
	Mar. 11 to Mar. 18	Mar. 13 to Mar. 19	Jan. 1 to Mar. 18	Jan. 1 to Mar. 19
New Buildings	128	204		
Cost	\$1,339,319	\$406,497		
Alterations	\$364,645	\$99,448		
Jan. 1 to Mar. 18 Jan. 1 to Mar. 19				
New Buildings	922		809	
Cost	\$7,208,752		\$2,495,892	
Alterations	\$927,695		\$368,123	

RICHMOND Building Permits.

	1920		1919	
	Mar. 11 to Mar. 18	Mar. 13 to Mar. 19	Jan. 1 to Mar. 18	Jan. 1 to Mar. 19
New Buildings	9	29		
Cost	\$17,450	\$35,968		
Alterations	\$4,150	\$4,790		
Jan. 1 to Mar. 18 Jan. 1 to Mar. 19				
New Buildings	132		169	
Cost	\$331,293		\$333,356	
Alterations	\$31,695		\$33,636	

BUILDING SECTION

Legislature Reverses Policy for New State Construction

High Building Costs Influence Decision to Hold in Abeyance All But Work Essential to Commonwealth's Welfare

(Special to the Record and Guide)

Albany, March. 18.

CARRYING items aggregating \$74,998,663, the appropriation bill for the fiscal year 1920-1921 was introduced in the Legislature this week. To this total of appropriations must be added \$41,887,276, representing appropriations carried in other bills, indicating that total appropriations for the next fiscal year will be \$116,885,879, as compared with \$95,868,000 for the present fiscal year.

Estimated revenue for the next fiscal year is \$103,109,484, including the direct state tax of \$14,866,984. An estimated cash balance in the state treasury on July 1 of \$19,863,553 will bring the total resources for the next year up to \$122,973,037.

Appropriations for construction will not be disclosed for some time, because of their segregation under various schedules. They will not be as generous as last year, because of the high cost of materials and labor. With respect to construction Senator Sage and Assemblyman Machold, chairmen of the legislative financial committees, made this joint statement:

"The Legislature this year has reversed its policy of last year in regard to construction. Last year we felt it our duty

in view of the industrial situation to do all of the state building which could be justified. This year we feel that owing to the tremendously increased cost of labor and building material that no work should be carried on by the state which is not emergently necessary. This condition is not apparently borne out by the figures, but so much work was started last year which must be continued this year that the appropriations have increased rather than decreased, although all new enterprises have been cut out which could be deferred to another year. It is safe to assume that whatever happens to the labor and material market the amounts necessary for construction in the state will increase for several years to come. With our expenditures running in advance of our estimated current revenue we wish to point out the fact that if the Legislature desires to pass any further bills which call for expenditures not included in this bill it should provide means to pay for the necessary appropriations.

"It is probable that the revenues of the state this year will be higher than they will be for several years to come, unless new means of taxation are devised or the rate of the income and direct tax is increased."

Problems Mayor Hylan's Housing Committee Must Solve

(Continued from page 372)

the building business that the bricklayers "go back to work" at their own terms. The other one of the two chief proponents of the bricklayers' organization declared that his followers would never agree to any terms which the union men of any other trade had anything to do in arranging. This meant that the 112,000 men in the other building trades unions must recognize the aloofness and greater importance and wage value of the 20,000 bricklayers, of whom 4,000 or 5,000 were reported to the conference as having left this community for regions where they are more appreciated. When the attitude of the bricklayers in relation to other union men is considered in its true light it is easier to understand how the report that they had demanded the tearing down of great steel structures and their rebuilding by union labor originated.

Mayor Hylan got into the record another feature of the relations between employers and workmen when he asked John Gill, representative of the bricklayers, if it was true that the union men had slowed down in the number of brick laid per day. Mr. Gill emphatically denied the allegation. He said the only basis for the report was that while young men might lay 1,200 or 1,500 bricks a day, older men could not do so well, but that the average was all that could be expected. It would have been interesting, if it had been possible, to have had reports from manufacturers' records on this question of the efficiency of union labor today compared with that of the period before labor was so thoroughly organized. It is a fact of record that during the war period both union and non-union labor, under the spur of patriotism, high wages and bonuses, succeeded in speeding output to figures that were unknown, except in theory, in pre-war days. It is also in evidence that in England the women who took men's places at manual labor were more efficient than those who had claimed to be stronger and better able to stand the strain of hard work.

The most noticeable fact developed at the conference was the difference in the attitude of employers, as stated by the representative of the Steel Erectors' Association and of the bricklayers, on the question of employment. The Erectors stand for the open shop, giving employment to any man with or without a union label. The prime requisite is that an employe must do a fair day's work and the Erectors pay union wages or better. The bricklayers demand that only union men may work on any job requiring the laying of brick or else they will prevent the completion of the job, however important it may be or however necessary to the welfare of the community or even if they themselves must pay in loss of wages and in higher rents for their own living quarters, unless their demands are complied with.

The Mayor's Committee of Eleven, however strongly constituted and however ably he may direct it, will have some difficulty in reaching a solution of the problems briefly sketched in this review of the conference. These are:

How to effect by legislation or political pull or philanthropy and patriotism what the most expert building financiers have devoted their entire time and attention to during the last year, the securing of enough money to build New York up to the requirements of today;

How to stabilize the prices of building materials for one year or eighteen months when the whole power of the National Government is to be used to convict any organization of manufacturers of violating the anti-trust law if they even confer about stocks or prices;

How to stabilize union wages for a period long enough to get a building finished before a strike ties up for an indefinite time the capital already invested in it;

How to guarantee, as between advocates of the closed shop and the open shop, the rights of any workman who is willing to give a fair day's work for a fair day's pay.

National Federation of Construction Industries Meeting

Two-Day Convention at Chicago Will Consider Important Questions of Organization and Will Discuss Outstanding Problems of Builders

THE first annual meeting of the National Federation of Construction Industries, which will be held at the Hotel Sherman, Chicago, Ill., on March 24 and 25, will be a unique event in the history of American business. It will be the first meeting of a regularly constituted business organization representing the entire construction industry.

In this industry there are a large number of diverse interests which have fundamental problems in common, for the consideration of which the annual meeting of the National Federation of Construction Industries has been called. In 1919 when the directors of this organization found it desirable to confer with representatives of important associations of the manufacturers of construction materials, it was necessary to invite about two hundred national associations to have delegates present.

Among the important steps in the direction of organization to be considered at the annual meeting is the proposed division of the United States into twelve federation districts, co-terminous with the federal reserve districts, in each of which there will be an executive committee. Under the amended by-laws the board of directors will consist of twenty-five men, one being chosen from each of the twelve federation districts, the remainder being selected without regard to their residence.

It is proposed that an advisory board of the federation shall be created, in which each constituent national association shall have two members at large and one member from each federation district; each regional association, one member at large and one member from each district into which its activities extend; each local association, one member in the

district in which it is located. The board of directors may appoint additional members upon the advisory board. By this arrangement every constituent association will have representatives in each district into which its interests extend.

The district executive committee will be composed of the federation vice-president resident in the district, who will serve as chairman, and of the members of the board of directors and advisory board in the district. This committee will have authority to deal with construction problems locally in the name of the National Federation of Construction Industries, to sub-divide the district in such a manner as will enable it to carry on its work most effectively, and to do such other things as shall, in its best judgment, promote the interests of the combined industry in the district.

The program of the first annual meeting, in addition to dealing with the important questions of organization and administration, will consist of careful consideration of a number of matters of outstanding importance in the industry, as follows: Freight Traffic; Standardization in the Construction Industry; Foreign Trade; Financial Operations and Industrial Relations, Jurisdictional Awards, Housing, Americanization and other subjects of interest will have prominent places on the program.

The speakers on these several subjects have been most carefully selected to secure only national and international authorities. The program is organized with a view to obtaining from the meeting definite creative results.

This meeting will undoubtedly prove to be one of the greatest single factors in bringing the building industry back to its pre-war position.

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Labor Problems Not Affecting Plans for New Buildings

F. W. Dodge Company Figures Indicate that Spring and Summer Months Will Bring Greatly Increased Activity to Contractors

LOCAL problems affecting the building labor situation and the general shortage of building materials have apparently been no bar to the preparation of plans and specifications for new structural projects in the Metropolitan District. During the past week architects and engineers in New York State and New Jersey, north of Trenton, have made announcement of a large number of important building and engineering projects for which they are now working on plans, and it is quite probable that the major portion of the total will go ahead during the spring and summer months.

According to the figures of the F. W. Dodge Company for the week of March 6 to 12 inclusive there were plans in progress for 348 new buildings and engineering operations scheduled for construction in this territory, and this work will involve the expenditure of approximately \$14,771,900. At the same time contracts were awarded for 152 new projects that will call for a total outlay of \$16,833,100. The activity in the offices of architects, engineers and contractors indicates that there is a tremendous volume of building ready to be started in this section of the United States, and if the industry as a whole could be assured of settled labor conditions and an adequate supply of the essential structural materials the spring and summer of 1920 will appear in history as one of the busiest building periods on record.

The list of 348 new projects reported in the various preliminary stages included 75 business and commercial projects, such as stores, office buildings, lofts, commercial garages, etc., \$2,766,500; 15 educational buildings, \$720,100; 7 hospitals and institutions \$1,242,000; 37 factory and industrial operations, \$1,638,000; 1 structure for the U. S. Army, \$100,000; 26 public works and public utilities, \$2,807,300; 3 religious and memorial buildings, \$165,000; 170 residential projects, including apartments, flats and tenements and one and two-family dwellings, \$4,046,000 and 14 social and recreational projects, \$1,287,000.

The list of 152 operations for which contracts were awarded during the week of March 6 to 12 inclusive involved 34 business and commercial projects, \$5,780,500; 7 educational buildings of various types, \$1,422,000; 2 hospitals and institutions, \$18,000; 26 factory and industrial operations, \$1,666,900; 2 public buildings \$12,500; 12 public works and public utilities, \$6,431,200; 64 residential operations, such as apartments and one and two-family dwellings, \$1,137,000 and 5 social and recreational projects, \$365,000.

Following the trend of the past month or so the largest amount of money in the list of contemplated projects was that involved in the construction of housing accommodations of various descriptions. Among the work actually placed under contract business and commercial projects leads the list in the total amount of money committed for construction of new buildings.

PERSONAL AND TRADE NOTES.

K. B. Thorndike was recently appointed sales engineer in charge of the New York office, 200 Fifth avenue, of the Phoenix Iron Works Co., Meadville, Pa.

Zipkes, Wolff & Kudroff, architects, announce that they have moved their offices from 25 West 42d street to larger quarters at 432 Fourth avenue, northwest corner 29th street.

Structural Waterproofing Co. announces the removal of its offices from 51 East 42d street to the sixth floor of the Grand Central Palace, 480 Lexington avenue, where a permanent exhibition of their materials and methods will be maintained.

Ransome Concrete Machinery Co., Dunellen, N. J., has placed its New York office in charge of Lemuel Smith, Jr., F. G. MacDonald and James H. Fitzgerald. Mr. Smith has formerly been assistant sales manager, Mr. MacDonald has been selling Ransome mixers in the New York territory and Mr. Fitzgerald has been in charge of the company's pneumatic mixer department.

William Goldsmith has resigned his position as construction engineer with the City of New York to become president and general manager of the Riverdale Construction Co. of New York City. While in the employ of the City of New York Mr. Goldsmith was charged with the layout and construction of the city's New Hampton Farms Boys' Reformatory and the Greycourt Women's Farm Colony. He was also superintendent of the Manhattan municipal asphalt plant, in which position he introduced a tractor and trailer scheme of transportation which is said to have saved the city \$200,000 in the first year of its operation. It is understood that it was his experiments that made possible the use of New York City sewers for the disposal of snow on the city streets in the recent snow blockade. From 1907 to 1910 Mr. Goldsmith was U. S. district engineer in the Philippine Islands. The company of which he is now directing head is doing housing development work in New York City and vicinity.

Lecture on Building.

Rollin C. Eastress, chief inspector of the Bureau of Buildings, will lecture on "The Inspection of a Building" before the School of Building Construction, in the auditorium of East Side Y. M. C. A., 153 East 86th street, Wednesday evening, March 24, at 8.15 o'clock, and all interested in building construction are invited to be present.

The School of Building Construction is unique in that it is largely made up of men "on the job" for one of the big building companies, who have been sent in for instruction in specific lines so that they may be promoted to more responsible positions. There are bricklayers, plasterers, carpenters, clerks, foremen and all intermediate grades of men who hope to be superintendents, foremen, estimators, inspectors or other important links in the chain of "big building" which is expected.

The courses cover architectural drafting, plan reading and estimating, building mathematics, structural engineering, concrete construction, sanitation, heating and ventilation, materials, specifications, alw of contracts, foundations, building code and elevators and refrigeration. One who takes a complete course would consume two years of intensive evening study. Some of the students are highly trained technical men who need specific instruction in addition to theory. As in all Y. M. C. A. schools, the cost is nominal—without profit to the school.

Durability of Green Timber.

That there is practically no difference in the relative durability of green timber and seasoned timber when untreated and exposed to the weather and in contact with the ground has been established by recent experiments conducted by the Forest Products Laboratory in connection with the manufacture of poles, posts or ties. In the case of ties laid by the laboratory in co-operation with the Northern Pacific Railway, the average life of seasoned ties was only one-tenth of a year longer than that of green ties and measurements on poles made by the laboratory in co-operation with the American Telephone and Telegraph Company, show that the rate of decay in green poles is a trifle less than in seasoned poles. The

TRADE AND TECHNICAL SOCIETY EVENTS.

National Wholesale Lumber Dealers' Association will hold its annual meeting at Washington, D. C., March 24 and 25.

National Federation of Construction Industries will hold its annual meeting and convention at the Hotel Sherman, Chicago, Ill., March 25 and 26.

New York State Association of Master Plumbers will hold its annual convention at Binghamton, N. Y., March 23 and 24, with headquarters at the Arlington Hotel.

National Wholesale Lumber Dealers' Association will hold its annual convention at the New Willard Hotel, Washington, D. C., March 25 and 26.

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

American Association of Engineers will hold its sixth annual convention at St. Louis, Mo., May 10-11. Secretary, C. E. Drayer, 63 East Adams street, Chicago, Ill. Programs for the various sessions of this convention are now being prepared and a number of interesting papers will be presented.

Second Annual "Own Your Home" Exposition will be held in the Grand Central Palace from May 1 to 8, inclusive. Tentative plans for this event indicate that it will be considerably larger and more fully representative of all phases of coming building and management than was the tremendously successful exhibition of September, 1919.

fact that green and seasoned timber have the same durability when used in exposed places is due to the fact that both soon reach the same moisture content, and this is the principal factor in determining the rate of decay of a stick of timber.

Wood for interior construction, however, should be thoroughly seasoned; otherwise it is likely not only to shrink to a serious extent, but to decay before it seasons.

CURRENT BUILDING OPERATIONS

ALTHOUGH weather conditions have materially improved there has been but little change in the local building situation in the Metropolitan district during the past week on account of the continued strike of the bricklayers, that is holding up work upon a number of important projects. Independent building contractors are busy and they have prospects for a greatly increased volume of work in the near future unless the difficulties between the workmen and the employers are speedily settled.

There is a vast amount of new construction pending for which plans and specifications are completed, but architects and owners are unwilling to enter into contracts while the labor situation is beclouded by strikes and disputes. At the present writing there is no indication that these conditions will be changed for some weeks and predictions have been made that the existing difficulties will develop into a long drawn out affair that will adversely affect the entire building year.

Common Brick—The New York wholesale market for Hudson River common brick has passed through an exceedingly quiet week. The last barge remaining on the market has been sold at the current price of \$25 a thousand and dealers anticipate a dull period to come that will last until the river is again open to navigation. At the present writing there is no indication of the ice breaking up so that barges from the upper reaches of the river will be able to come through for some weeks yet, but there is no anxiety about a shortage of brick for any possible demand, as there are a number of barges scattered about the Metropolitan district that have only commenced to discharge their cargoes. During the past few weeks some brick has been brought to the city by rail, but this means of transportation is slightly more expensive than the usual method and are care are not available for brick in large volume. Owing to the continued strike of the bricklayers in New York City the demand for common brick has fallen off considerably and dealers do not anticipate a materially increased demand until the strike has been settled and building operations generally resumed. Within the next five or six weeks Hudson River manufacturers will commence to get their plants into condition to resume brick-making operations, and although it is too early to predict the scale of production

for the coming season, it is anticipated that the output will be considerably greater than it has been for the past few years. The only factor troubling the brickmakers at present is the doubt as to an adequate supply of labor to man their plants.

Summary—Transactions in the North River common brick market for the week ending Friday, March 19, 1920. Condition of market: Demand light, prices firm and unchanged. Quotations: Hudson Rivers (nominal) \$25 a thousand to dealers in cargo lots alongside dock. Number of

cargoes arrived, none; sales, 1. Distribution: Manhattan, 1.

Structural Steel—Although a considerable amount of new business is being held up pending the outcome of the dispute between the employers and the steel erectors over the matter of an open shop there has been some important bookings recorded, and in general the steel situation is flourishing. According to the statement of the secretary of the Bridge Builders and Structural Society the records for the month of February, 1920, show that 95 per cent. of the entire capacity of the

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 15 per cent.

Hudson River, best grades	\$25.00 to	_____
Hudson River, "off loads"	_____ to	_____
Raritan	_____	No quotation
Second-hand brick, per load of 3,000 delivered	_____ 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. **\$3.40** 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	.....	\$3.50
Bronx deliveries	.....	3.50

Hollow Tile—
Exterior—Not used in Manhattan; quotations only on specific projects.
Interior—Delivered at job site in Manhattan, south of 125th street.
2x12x12 split furring. **\$103.20** per 1,000 sq. ft.
3x12x12 **\$165.10** per 1,000 sq. ft.
4x12x12 **\$185.70** per 1,000 sq. ft.
6x12x12 **\$247.60** per 1,000 sq. ft.
Note—For deliveries north of 125th 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, **\$20.00** per 1,000

Lime—
Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:
Finishing Lime (Standard in 300-lb. barrel)..... **\$4.20** per bbl.
Common Lime (Standard 300-lb. barrel) **4.00** per bbl.
Hydrate Finishing, in cloth bags **28.25** per ton
Rebate for bags 20c per bag.

Plaster—
Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:
Neat Wall Cement, in cloth bags **\$23.50** per ton
Lath Mortar, in cloth bags.. **16.50** per ton
Brown Mortar, in cloth bags. **16.50** per ton
Finishing Plaster, in cloth bags **25.00** per ton
Rebate for returned bags, 15c. per bag.
Finishing Plaster (250-lb. barrel) **\$4.10** per bbl.
Finishing Plaster (320-lb. barrel) **5.20** per bbl.

Plaster Blocks—
2-in. (solid) per sq. ft. **\$0.14½**
3-in. (hollow) per sq. ft. **0.14½**



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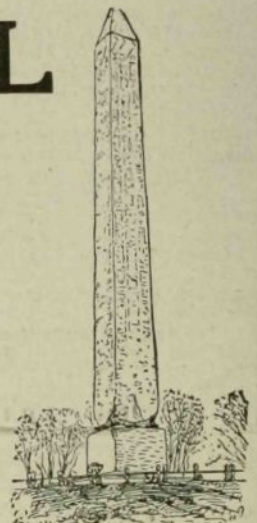
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MATERIALS AND SUPPLIES

bridge and structural shops of the country was contracted for. Bookings for local projects announced during the week include 900 tons for a building at Maiden lane and Nassau street, and 5,500 tons for a new building at Broadway and 57th street for a large rubber company. The Standard Oil Company is considering the construction of a new pier at Bayonne, N. J., that will require approximately 600 tons of fabricated material, and the railroads are announcing their scheduled requirements for the coming season. The latter interests are likely to become im-

portant factors in the steel market during the coming summer and autumn provided the existing plans for repairs and extensions are carried out. Prices are well maintained and are advancing to some extent. Deliveries are uncertain and in general no promise is made that fabricated material can be delivered in less than four to six months.

Lumber.—The market has not changed to any great extent during the past week. New supplies are scarce and retail dealers complain of low stocks that they cannot refill because of transportation difficul-

ties, labor shortage and other influencing factors. The demand for lumber products of every kind and description is very strong and likely to increase rapidly now that the weather has improved, and builders are able to proceed with their operations. From the present viewpoint it is unlikely that the supply of lumber will be equal to the demand during the coming spring and summer, and as a consequence considerable suburban building may have to be postponed until the market is better, supplies and prices easier.

Roofing and Building Papers.—Continued activity is manifest in this line and jobbers are able to quickly dispose of all they are in a position to obtain from the manufacturers. The recent price advance has not slowed down buying to any extent and it would seem as though consumers are buying ahead against a further increase in the near future.

Window Glass.—The plate and window glass situation is critical, with local jobbers practically cleaned out and a demand that would keep them busy for months to come provided they could obtain this commodity from the manufacturers. Orders are pouring into the factories, but they are not in a position to accept any new business at this time, as they are booked up for many months to come. All glass prices are nomina land entirely subject to the stock on hand at the specified time of delivery. Building interests are keenly experiencing the glass shortage and are offering almost any price for inferior quality in order to complete their operations on schedule time.

Linseed Oil.—This market remains firm and steady at the current basis of \$1.84 per gallon for March delivery and a slightly easier price for later deliveries. The flaxseed situation has been reported to be rather critical because of the unsettled labor conditions in South American markets and ports. The demand from local buying sources indicates marked signs of strengthening and with a large building movement next spring the market should be very firm.

Nails.—The local nail situation has not changed in any respect. There is still a serious shortage of both cut and wire nails and jobbers are experiencing great difficulty in even partly filling their orders, and consumers generally willing to take whatever they can get. The mills are unable to accept new orders because of the number of unfilled orders now on their books.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:
 27x48x 1/2 in. 0.37 each
 32x36x 1/4 in. 0.28 each
 32x36x 3/8 in. 0.29 each
 32x36x 1/2 in. 0.33 each

Sand—

Delivered at job in Manhattan \$1.90 to — per cu. yd.
 Delivered at job in Bronx 1.90 to — per cu. yd.

White Sand—

Delivered in Manhattan. \$4.50 per cu. yd.

Broken Stone—

1 1/2-in., Manhattan delivery. \$3.25 per cu. yd.
 Bronx delivery. 3.50 per cu. yd.
 1/2-in., Manhattan delivery. 3.25 per cu. yd.
 Bronx delivery. 3.50 per cu. yd.

Building Stone—

Indiana limestone, per cu. ft. \$1.55
 Kentucky limestone, per cu. ft. 1.75
 Brier Hill sandstone, per cu. ft. 1.65
 Gray Canyon sandstone, per cu. ft. 1.50
 Buff Wakeman, per cu. ft. 1.65
 Buff Mountain, per cu. ft. 1.50
 North River bluestone, per cu. ft. 1.50
 Seam-face granite, per sq. ft. 1.25
 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 3.10 to —

Lumber—

Wholesale prices, New York.
 Yellow pine, merchantable 1x05, f. o. b., N. Y.:

3x4 to 14x14, 10 to 20 ft. \$62.00 to \$80.00
 Hemlock, Pa., f. o. b., N. Y., base price, per M. 57.00 to —
 Hemlock, W. Va., base price, per M. 57.00 to —
 (To mixed cargo price add freight, \$1.50.)
 Spruce, Eastern, random cargoes, narrow (delivered). — to —
 Wide cargoes — to —
 Add \$1.00 per M. for each inch in width over 12 inches. Add \$1.00 per M. for every two foot 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 — to —
 Cypress shingles, 6x18, No. 1 Prime — to —
 Quartered oak 210.00 to —
 Plain oak 95.00 to 100.00

Flooring:

White oak, quart'd, select. 100.00 to 220.00
 Red oak, quart'd, select. 150.00 to 210.00
 Maple No. 1 135.00 to —
 Yellow pine, No. 1, common flat 100.00 to —
 N. C. pine, flooring, Norfolk 80.00 to —

Window Glass—

Official discounts from manufacturers' lists:
 Single strength, A quality, first three brackets 79%
 B grade, single strength, first three brackets 79%
 Grades A and B, larger than the first three brackets, single thick. 78%
 Double strength, A quality. 80%
 Double strength, B quality. 81%

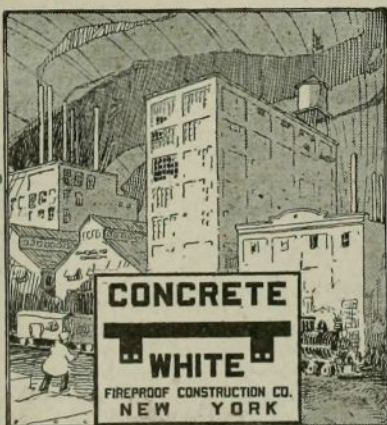
Linseed Oil—

City brands, oiled, 5-bbl. lot. \$1.80 to —
 Less than 5 bbls. 1.83 to 1.85

Turpentine—

Spot in yard, N. Y., per gal. \$2.09 to —
 prices are fluctuating somewhat.

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Manhattan.

APARTMENTS, FLATS and TENEMENTS.
BROADWAY.—Adolph Mertin, 34 West 28th st, has prepared plans for extensive alterations to the 5-sty brick and stone apartment, 27x88 ft, at 2276 Broadway, including general interior alterations, new plumbing, electric wiring, etc., for Henry D. Chapin, 51 West 51st st, owner. Cost, \$40,000. Architect will take estimates soon.

82D ST.—Charles F. Winkelman, 103 Park av, has plans in progress for alterations to the 4-sty brick and stone residence, 20x60 ft, at 128 West 82d st, into apartments, for Edward C. Parker, owner, care of architect. Cost, about \$10,000.

DWELLINGS.

70TH ST.—Walker & Gillette, 128 East 37th st, have prepared plans for a 5-sty brick, stone and reinforced concrete residence, 40x78 ft, at 105-107 East 70th st, for Thomas W. Lamont, 49 East 55th st, owner, to cost approximately \$150,000. Marc Eldlitz & Sons, 30 East 42d st, have the general contract.

56TH ST.—Plans have been prepared privately for alterations to the 4-sty brick and stone residence, 22x56 ft, at 106 East 56th st, for Florence J. McCarthy, 106 East 56th st, owner. Cost, \$9,000.

76TH ST.—E. H. Denby, 333 Fourth av, has finished plans for alterations to the 4-sty brick and stone dwelling, 20x72 ft, at 24 East 76th st, for G. C. Hellner, 24 East 76th st, owner. Cost, about \$15,000.

SEVENTH AV.—Max Kreindel, 81 East 125th st, has started plans for alterations to the 4-sty brick dwelling with stores at 259 Seventh av, for Benjamin Coru, 265 Seventh av, owner. Details will be available later.

STORES, OFFICES AND LOFTS.

FOURTH AV.—George & Edward Blum, 505 Fifth av, have plans under way for a 12-sty brick, stone and terra cotta loft building, 98x75 ft, at the northwest corner of Fourth av and 21st st, for the estate of Estelle DePeyster Hosmer and Mary Justine DePeyster Martin, owners, and the Leak Realty Co., 215 Fourth av, lessees. Architects will soon call for estimates on general contract.

SOUTH WILLIAM ST.—Charles H. Higgins, 19 West 44th st, has plans about completed for a 12-sty brick, limestone and terra cotta office building, 40x48 ft, at 14-16 South William st, for the Merchants & Shippers Insurance Co., 49 Wall st, owner. Architect will take estimates on general contract when plans are finished.

FIFTH AV.—Harry Allen Jacobs, 320 Fifth av, has been retained to prepare plans for a 6-sty brick and stone store and showroom building, 33x100 ft, at 448 Fifth av, for Avedon & Co., 448 Fifth av, lessee of ground and owner of building. Cost, \$150,000. Architect will take bids on general contract.

THEATRES.

PRINCE ST.—M. Joseph Harrison, 63 Park Row, has prepared preliminary plans for a 2-sty brick and limestone moving picture theatre, 76x62 ft, at 140-144 Prince st, for Harris Barr, 308 West 47th st, owner. Owner will take estimates when final plans are completed.

GREENWICH AV.—Reilly & Hall, 749 Fifth av, have plans in progress for a 2-sty brick, limestone and terra cotta theatre, 152x240x202 ft, seating approximately 2,500, on Greenwich av, Seventh av and West 12th st, for the Sheridan Realty Co., Max Spiegel, 1579 Broadway, lessee of ground and owner of building. Details will be available later.

Bronx

APARTMENTS, FLATS and TENEMENTS.
208TH ST.—Charles Schaefer, Jr., 2853 Third av, has plans in progress for a 4-sty brick, limestone and terra cotta apartment at the corner of 208th st and Bainbridge av, for Daniel Houllhan, 2867 Bainbridge av, owner and builder. Complete details of construction will be announced later.

208TH ST.—Charles Schaefer, Jr., 2852 Third av, has started plans for a 4-sty brick, limestone and terra cotta apartment house at the corner of 208th st and Rochambeau av, for Daniel Houllhan, 2877 Bainbridge av, owner and builder. Details will be announced later.

GRAND CONCOURSE.—Charles Kreyborg, 309 East Kingsbridge rd, has prepared plans for a 6-sty brick, stone and terra cotta apartment, 120x89 ft, at the northeast corner of Grand Concourse and 171st st, for the Absar Realty Co., Abraham Welsman, president, 2133 Daly av, owner and builder. Cost, about \$250,000.

157TH ST.—Otto Reismann, 147 Fourth av, has completed plans for alterations to the 4-sty brick tenement at 531 East 157th st, for Louis Sperber, 801 East 5th st, owner and builder. Cost, \$12,000.

DWELLINGS.

HARRISON AV.—Moore & Landsledel, 148th st and Third av, have plans in progress for a 2½-sty hollow tile and stucco dwelling, 21x55 ft, on the west side of Harrison av, between

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Tremont and Burnside avs, for Wm. Phelan, 2045 Ryer av, owner and builder. Cost, about \$50,000.

SOUND VIEW AV.—Anton Pirner, 2069 Westchester av, has prepared plans for a 2-sty brick dwelling, 25x46 ft, on the east side of Sound View av, 288 ft north of White Plains av, for Cornelius F. Quinn, 613 West 145th st, owner and builder. Cost, \$9,000.

ELLSWORTH AV.—Anton Pirner, 2069 Westchester av, has finished plans for a 1-sty frame dwelling, 24x38 ft, on the east side of Ellsworth av, 125 ft north of Fairmount pl, for Nicholas and Annie A. Eichler, 506 Ellsworth av, owners and builders. Cost, \$3,000.

FACTORIES AND WAREHOUSES.
137TH ST.—B. L. Glucksman, 1128 Neilson av, Far Rockaway, L. I., has prepared plans for a 4-sty brick factory building, 85x90 ft, in East 137th st, 125 ft east of Alexander av, for the Up-to-Date Candy Co., 275 East 132d st, owner.

Brooklyn.

DWELLINGS.

EAST 15TH ST.—Burke & Olsen, 32 Court st, have completed plans for a 2-sty brick dwelling, 20x48 ft, in the west side of East 15th st, 110 ft north of Kings Highway, for Mrs. Rosina Cistermino, 1422 Kings Highway, owner and builder. Cost, \$7,000.

54TH ST.—Samuel Malkind, 1270 54th st, has prepared plans for two 2-sty brick dwellings, 25x56 ft, in the north side of 54th st, 170 ft east of 16th av, for Harris Wilner, 5219 15th av, owner and builder. Total cost, \$30,000.

BENSON AV.—James A. Boyle, 367 Fulton st, has finished plans for a 2-sty frame dwelling, and Bay 34th st, for Wm. J. Billharz Construction Co., 2124 West 10th st, Brooklyn, owner and builder. Cost, \$6,000.

44TH ST.—Thomas E. Brady, White Plains, N. Y., has completed plans for two 2-sty brick dwellings, 32x46 ft, in the south side of 44th st, 176 ft east of 16th av, for Margaret Denneby, 1644 44th st, owner and builder. Total cost, \$15,000.

17TH AV.—Sidney Daub, 217 Broadway, Brooklyn, has completed plans for a 1-sty dwelling, 40x100 ft, with stores, at the southwest corner of 17th av and 80th st, for M. Daub, 8007 17th av, owner and builder. Cost, \$20,000.

EAST 11TH ST.—George H. Suess, 2916 Railroad av, has finished plans for a 1-sty frame dwelling, 12x34 ft, in the east side of East 11th st, 100 ft north of Voorhies av, for Henry and Mary Herb, 2914 West 31st st, owners and builders. Cost, \$4,000.

EAST 12TH ST.—George Alexander, Jr., 3402 Av K, has completed plans for two 2-sty frame dwellings, 13x51 ft, in the east side of East 12th st, 200 ft north of Av O, for Elizabeth Buys, 1004 Av O, owner and builder. Total cost, \$10,000.

FACTORIES AND WAREHOUSES.

METROPOLITAN AV.—Samuel Cohen, 32 Union sq, Manhattan, has plans under way for a 1-sty brick and terra cotta warehouse, 136x245 ft, on Metropolitan av, for Jacob Rubin & Son, Inc., 142 Greene st, Manhattan, owners. Cost, about \$75,000. Architect will soon call for bids on general contract.

PEARL ST.—Frank S. Parker, 44 Court st, has prepared plans for a 6-sty brick and concrete factory building, 50x200 ft, in the west side of Pearl st, 60 ft south of Tillary st, for the Tillary Construction Co., Joseph Grotzky, president, 44 Court st, owner and builder. Cost, about \$300,000.

STABLES AND GARAGES.

39TH ST.—Philip Steigman, 690 Broadway, has completed plans for a 1-sty brick garage, 100x100 ft, in the north side of 39th st, 300 ft east of Sixth av, for the Mordy Construction Co., 690 Broadway, Brooklyn, owner and builder. Cost, \$30,000.

BUSHWICK AV.—Wm. C. Winters, 106 Van Sicklen av, has completed plans for a 1-sty brick garage, 90x100 ft, at the southeast corner of Bushwick av and Fanchon pl, for Edward A. Richards, 147 Barbey st, owner and builder. Cost, \$42,000.

ORMOND PL.—Frank Schefeik, 4168 Park av, New York City, has plans in progress for a 1-sty brick garage, 75x155 ft, in the west side of Ormond pl, 100 ft south of Putnam av, for Louis Oxfeld, 3536 Stone av, owner and builder. Cost, \$30,000.

HOPE ST.—Boris W. Dorfman, 26 Court st, has prepared plans for a 1-sty brick garage, 113x100 ft, in the south side of Hope st, 125 ft east of Roebling st, for the Allied Building Corporation, S. Spinner, president, 158 Broadway, Brooklyn, owner and builder. Cost, \$32,000.

SPENCER ST.—Dominick Salvati, 373 Fulton st, has plans in progress for a 1-sty brick garage, 25x100 ft, at 24 Spencer st, for Anthony Garone, 767 Bedford av, owner. Cost, \$10,000.

THEATRES.

LORIMER ST.—Eugene DeRosa, 110 West 40th st, Manhattan, has started preliminary plans for a 2-sty brick, limestone and terra cotta theatre, 144x200 ft, in the east side of Lorimer st, 346 ft south of Meserole st, for the H. H. W. Construction Corporation, I. Birnbaum, president, 971 Manhattan av, owner. Cost, \$150,000. Architect will take bids on general contract when working plans are completed.

Queens.

MORRIS PARK, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, has plans in progress for a 1½-sty hollow tile and stucco dwelling, 28x42 ft, on Chichester av, Morris Park, for Conrod Kurth, 817 Forest av, Richmond Hill, owner and builder. Cost, \$8,000.

FOREST HILLS, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 37x24 ft, on Beech Knoll rd at the northeast corner of Puritan av for Charles Plummer, Forest Hills, owner and builder. Cost, \$18,000.

WINFIELD, L. I.—Frank Chmelik, 796 2d av, L. I. City, has completed plans for a 2-sty brick residence, 20x36 ft, on the west side of Fisk av, 50 ft south of Van Gelder av, for John Emmer, 516 East 76th st, Manhattan, owner. Cost, \$5,500.

HOLLIS, L. I.—Geo. E. Crane, 615 Stoothoff av, Richmond Hill, has plans in progress for a 2-sty frame residence, 22x32 ft, at Hollis for Elizabeth M. Merkle, 1125 125th st, Morris Park, owner and builder. Cost, \$9,000.

FLUSHING, L. I.—Alfred Auslander, Jackson av, Queens, L. I., has completed plans for a 2-sty frame dwelling, 30x20 ft, at the southeast corner of Chestnut st and Whitestone av for John W. Crawford, 34 North Parsons av, Flushing, owner. Cost, \$7,000.

FACTORIES AND WAREHOUSES.
MASPETH, L. I.—A. H. Stines, 300 Grand st, Maspeth, L. I., has completed plans for a 1-sty brick factory, 25x60 ft, at the southeast corner of Jay av and Washington pl for Horace Dow, Grand st, Maspeth, owner. Cost, \$9,000.

THEATRES.

FLUSHING, L. I.—E. C. Horn & Son, 1476

Broadway, Manhattan, have plans in progress for a 1-sty brick moving picture theatre, seating 2,500, and taxpayer at Flushing, L. I., for Wilmer & Vincent, 1451 Broadway, Manhattan, owners. Architects will take estimates on general contract.

STABLES AND GARAGES.

LONG ISLAND CITY, L. I.—McAvoy, Smith & McAvoy, Bridge Plaza, Long Island City, have plans under way for a 12-sty reinforced concrete service and repair building to occupy an entire block front on Bridge Plaza, for the Garford Motor Truck Co., Inc., 427 West 42d st, Manhattan, owner. Details will be available later.

FLUSHING, L. I.—George L. Bennett, 1480 Broadway, Manhattan, has prepared plans for a 1-sty brick garage and office, 43x33 ft, in the east side of Collins pl, south of 34th av, for the Knickerbocker Ice Co., 1480 Broadway, Manhattan, owner. Cost, about \$17,000.

Richmond.

DWELLINGS.

WEST NEW BRIGHTON, S. I.—Wm. H. Curry, 1119 Castleton av, West New Brighton, has completed plans for a 2-sty frame dwelling, 29x45 ft, in the east side of Elizabeth st, 80 ft south of Myrtle st, for W. Fink, 1122 Castleton av, owner and builder. Cost, \$5,000.

TOTTENVILLE, S. I.—Plans have been prepared privately for two 1-sty frame dwellings, 24x26 ft, on the east side of Fisher av, 120 ft north of Elliot av, for Ernest Dabbs, 186 Fisher av, owner and builder. Total cost, \$10,000.

Westchester.

DWELLINGS.

YONKERS, N. Y.—W. H. Heapy, 288 Hawthorne av, has plans in progress for a 2½-sty

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frame and stucco dwelling, 38x30 ft. at 45 Hall pl for the John Diehl Construction Co., Mansion av, Yonkers, owner and builder. Cost, \$10,000.

YONKERS, N. Y.—George Butler, 62 West 45th st, Manhattan, has plans under way for a 2½-sty frame and stucco dwelling, 35x33 ft. at 100 St. James terrace for George Butler, 104 St. James terrace, Yonkers, owner. Cost, \$18,000.

HARTSDALE, N. Y.—Warren & Clark, 108 East 29th st, Manhattan, have prepared plans for a 2½-sty frame residence, 30x45 ft. with garage, at Hartsdale, N. Y., for Gerhardt Kuehne, Hartsdale, owner. Cost, \$15,500. Architects will soon call for bids on general contract.

New Jersey.

APARTMENTS, FLATS AND TENEMENTS.
NEWARK, N. J.—Edward V. Warren, Essex Building, Newark, has plans in progress for a 5-sty brick, limestone and terra cotta apartment hotel, 50x132 ft. at 106 Clinton av. between Parkhurst and Thomas sts, for Aaron Levine, 14 Stuyvesant av, Newark, owner and builder. Cost, about \$235,000.

DWELLINGS.

MONTCLAIR, N. J.—Dudley S. Van Antwerp, 44 Church st, Montclair, has plans in progress for a 2½-sty frame dwelling and garage, 40x50 ft. in Park st for Chas. T. Young, owner, care of architect. Cost, \$30,000. Architect will take bids about April 1.

SOUTH ORANGE, N. J.—W. E. Garrabrants, 343 Main st, East Orange, has completed plans for a 2½-sty frame dwelling, 24x30 ft. on North Munn av for Ernest Handy, 31 Clinton st, Newark, owner and builder. Cost, \$8,000.

NEWARK, N. J.—Backoff, Jones & Cook, Union Building, Newark, have prepared plans for a 2-sty hollow tile and stucco residence, 32x44 ft. at 82-84 Girard pl for Joseph Meister, 83 Avon av, Newark, owner and builder. Cost, \$10,000.

SOUTH ORANGE, N. J.—Wm. E. Garrabrants, 343 Main st, Elizabeth, N. J., has completed plans for two 2½-sty dwellings, 24x35 ft. on Hillside av. South Orange, for C. C. Baldwin, Fireman's Building, Newark, owner and builder. Cost, \$12,000.

CLIFTON, N. J.—Henry S. Crosby, 1st National Bank Building, Paterson, has plans in progress for a 1-sty frame bungalow, 36x40 ft. at Clifton, N. J., for John Magee, Clifton, N. J. Cost, \$10,000.

SINGAC, N. J.—Jos. DeRose, 119 Ellison st, Paterson, has prepared plans for a 1-sty fieldstone bungalow, 24x35 ft. at Singac for Tony Claburaro, 120 East 19th st, Paterson, owner and builder. Cost, \$10,000.

MOUNTAIN LAKES, N. J.—Plans have been prepared privately for a 2½-sty frame and brick veneer residence, 28x50 ft. with garage, at Mountain Lakes, N. J., for John S. Hendrickson, 139 4th av, Newark, owner. Cost, \$25,000.

CHURCHES.

SPRING LAKE, N. J.—Joseph A. Jackson, 1123 Broadway, Manhattan, has started plans for a 1-sty church at Spring Lake for St. Catherine's Roman Catholic Church, Rev. Father Walter T. Leahy, pastor, Spring Lake, owner. Details of construction will be available later.

FACTORIES AND WAREHOUSES.

BLOOMFIELD, N. J.—Plans have been prepared privately for a 3-sty brick manufacturing building, 114x141 ft. on Locust av for the Peerless Tube Co., Locust av, owner. Cost, \$150,000. Owner will take bids soon.

SCHOOLS AND COLLEGES.

FREEHOLD, N. J.—Warren Conover, 114 Liberty st, Manhattan, has been selected to prepare plans for a 4-sty brick and stone High School at Freehold, N. J., for the Board of Education of Freehold, W. D. Thompson, president, owner. Details not yet available.

IRVINGTON, N. J.—Joseph B. Allen, 1091 Sanford av, Irvington, has plans under way for a 3-sty brick and stone public school, 204x165 ft. in Grove st, near Springfield av, for the Board of Education of Irvington, W. A. Sherman, secretary, owner. Cost, about \$400,000.

WESTWOOD, N. J.—Rasmussen & Wayland, 1133 Broadway, Manhattan, have started plans for a 2-sty brick and stone addition to high school building, 25x50 ft. at Westwood, N. J., for the Board of Education of Westwood, owner.

LODI, N. J.—Anton Vegliante, 42 Passaic av, Garfield, N. J., has prepared plans for a 2-sty brick and hollow tile public school, 120x200 ft. at the corner of Main and Hunter sts, for the Board of Education of Lodi, Nicholas Clampl, clerk, owner. Cost, \$250,000.

STORES, OFFICES AND LOFTS.

KEARNEY, N. J.—Dietrich Wortmann, 116 Lexington av, Manhattan, has plans in progress for a 2-sty brick, terra cotta and reinforced concrete office building, 88x35 ft. at Kearney, N. J., for the General Ceramics Co., on premises, owner. Cost, about \$50,000. Architect will soon call for bids on general contract.

THEATRES.

NEWARK, N. J.—Henry Baechlin, 665 Broad st, Newark, has completed preliminary plans for a 1-sty brick, limestone and terra cotta moving picture theatre, 105x165 ft. seating 3,300, in Ferry st, between Polk and Merchant sts, for

Joseph Stern, 207 Market st, owner. Cost, about \$350,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

BRONX.—Jacob Gescheidt & Co., 142 East 43d st, have the general contract for a 6-sty brick limestone and terra cotta apartment at the corner of Melrose av and 161st st for Annie Rauscher, 399 East 160th st, owner, from plans by Charles Schaefer, Jr., architect. Cost, \$80,000. General contractor is ready for bids on sub-contracts and materials.

DWELLINGS.

TENAFLY, N. J.—Gillespie Smith Co., Railroad av, Tenafly, N. J., has the general contract for a 2½-sty frame residence, 42x28 ft. with garage, at Tenafly for D. A. Johnson, Lydecker st, Englewood, N. J., owner, from plans by R. C. Hunter & Brother, 501 5th av, Manhattan, architects.

FACTORIES AND WAREHOUSES.

SCHENECTADY, N. Y.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 4-sty reinforced concrete factory addition, 130x50 ft. at Schenectady, N. Y., for the Mica Insulator Co., owner, from plans by W. L. Stoddard, architect and engineer, New York City. Cost, \$125,000.

STAMFORD, CONN.—Wells Construction Co., 237 5th av, Manhattan, has the general contract for a 2-sty reinforced concrete factory building, 150x250 ft. on Fairfield av for the Carlisle Cord & Tire Co., owner, from privately prepared plans. Cost, \$100,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—John Falon, 225 5th av, has the general contract for a 6-sty brick and limestone public school, 112x59 ft. at the northwest corner of Baxter and Hester sts for the Board of Education of the City of New York, 500 Park av, owner, from plans by C. B. J. Snyder, Municipal Building, architect. Cost, \$200,000.

STABLES AND GARAGES.

MANHATTAN.—Louis Gold, 44 Court st, Brooklyn, has the general contract for a 5-sty brick and reinforced concrete garage, 100x100 ft. in the north side of 57th st, 325 ft west of 11th av, for the Battle Iron Truck Co., owner, from plans by Jacob J. Gloster, 44 Court st, Brooklyn, architect and engineer. Cost, about \$250,000.

MANHATTAN.—John T. Brady Co., 103 Park av, has the general contract for a 2-sty brick and concrete garage and service station, 75x100 ft. at 537-541 West 43d st for Park & Tilford, 529 West 42d st, owners, from plans by Maurice X. C. Weinburger, 154 Nassau st, architect. Cost, \$60,000.

ELMHURST, L. I.—Louis Gold, 44 Court st, Brooklyn, has the general contract for a 1-sty brick and reinforced concrete garage, 100x200 ft. at the northwest corner of Jackson av and 22d st, for the Midwood Building Co., 44 Court st, Brooklyn, owner, from plans by M. A. Cantor, 373 Fulton st, Brooklyn, architect. Cost, \$70,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—John J. Hearn Construction Co., 1036 6th av, has the general contract for alterations to the 6-sty brick and stone loft building at 165 Madison av for John Fallwood, owner, care of Emery Roth, 119 West 40th st, architect. Cost, about \$50,000.

MANHATTAN.—Geo. A. Fuller Co., 175 Fifth av, has the general contract for a 16-sty brick and limestone office building, 171x192 ft. in the north side of Rector st, 104-108 Washington st, and 68-69 West st, for the Barrett Co., 17 Battery pl, owner, from plans by Warren & Wetmore, architects. Cost, approximately \$1,000,000.

MANHATTAN.—Thompson & Binger, Inc., 280 Madison av, have the general contract for a 12-sty brick and cast stone office building, 80x80 ft. in the east side of Frankfort st, corner of Gold st, for the Hide & Leather Realty Co., owner, care of general contractor, from privately prepared plans.

MANHATTAN.—Fred T. Ley & Co., 19 West 44th st, have the general contract for a 10-sty brick and stone store and loft building, 84x98 ft. at 234-242 West 39th st for the Sloane Estate, Inc., 316 East 65th st, owner, from privately prepared plans. Cost, about \$300,000.

CHICAGO, ILL.—Jacob Gescheidt & Co., 142 East 43d st, Manhattan, have the general contract for extensive alterations to the brick and stone office building at 216-222 North Michigan av, Chicago, for the American Mutual Liability Insurance Co., of Boston, lessee, from plans by Holabird & Roach, Chicago, architects. Cost, about \$115,000. General contractor is ready for bids on sub-contracts.

THEATRES.

BROOKLYN, N. Y.—John Auer & Son, 648 Lexington av, have the general contract for a 2-sty brick, limestone and terra cotta moving picture theatre, seating 3,000, at Broadway, Gates and Ralph avs, for the Gates Avenue Theatre Corporation, Marcus Loew, president, 1493 Broadway, Manhattan, owner, from plans by Thomas W. Lab, 644 Eighth av, Manhattan, architect. Cost, \$200,000.

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75TH ST, 245-9 W, 6-sty bk tnt, 59x86, tar felt & slag rf; \$200,000; (o) 245 W 75th St, Inc, 299 Madison av, pres., F. F. French; (a) F. F. French Co., 299 Madison av (67).

STABLES AND GARAGES.

181ST ST 506 W, 3-sty bk garage, 75x109, slag rf; \$90,000; (o) Abraham Ruth, 224 Audubon av; (a) Sommerfeld & Steckler, 31 Union sq (77).

STORES, OFFICES AND LOFTS.

26TH ST, 146-50 W, 13-sty bk str & lofts, 69x98, tar & gravel rf; \$450,000; (o) Leopold Realty Corp., Inc., 158 W 26th; (a) Rudolf C. P. Boehler, 38 W 32d (78).

MISCELLANEOUS.

64TH ST, 161-7 W, 4-sty fireproof auto service station, 72x100, slag rf; \$75,000; (o) North Madison Av. Corp., 1527 5th av; (a) Bethlehem Engrg. Corp., 527 5th av (68).

Bronx.

DWELLINGS.

CAULDWELL AV, w s, 53.4 s 158th st, 2-sty br dwg, str & garage, 50x30.8, slag rf; \$5,000; (o) John J. O'Leary, 2218 University av; (a) John De Hart, 1039 Fox (94).

LA SALLE AV, n s, 310.11 e Tremont av, 2½-sty br dwg, 17x44, asphalt shingle rf; \$7,000; (o) Elizabeth King, 2828 Coddington av; (a) Anton Pirner, 2069 Westchester (95).

FACTORIES AND WAREHOUSES.

138TH ST, s e c Willow av, 6-sty br factory, 125x100, slag rf; \$215,000; (o) Advance Mfg. Co., Arthur Josephson, 511 E 72d; (a) Jacob J. Gloster, 44 Court, Bklyn; (c) Louis Gold, 44 Court, Bklyn (96).

STABLES AND GARAGES.

EAGLE AV, e s, 63.4 s Westchester av, 1-sty bk garage, 52x23, plastic slate rf; \$1,500; (o) Caroline E. Stumpf, 600 Eagle av; (a) Harry T. Howell, 3d av & 149th (105).

Brooklyn.

DWELLINGS.

TROUTMAN ST, 349-55, n s, 190 e Irving av, 2½-sty fr 1-fam dwg, 18x44, shingle rf; \$1,800; (o) Vincent Boos, 347 Troutman; (a) Chas. T. Brucker, 2549 Myrtle av (2401).

BAY 7TH ST, 225, e s, 210 n Cropsey av, 1-sty fr 1-fam dwg, 20.6x54.9, shingle rf; \$3,800; (o) Stratton Realty Co., Mermaid & Stillwell avs; (a) Wm. A. Parlett, 26 Court (2389).

KINGS HIGHWAY, 356, s e c W 4th st, 2½-sty fr 1-fam dwg, 18x44, shingle rf; \$5,000; (o) Geo. H. Frederick, 449 Neptune av; (a) John von Hograf, 280 Kings Hwy (2402).

SAME PREM, 1-sty bk garage, 15x40; \$500; (o) same (2403).

WEST 9TH ST, 1450, w s, 100 n Av O, 2-sty fr 1-fam dwg, 24x32, shingle rf; \$6,000; (o) Jos. D. Wohlfield, 1865 59th; (a) A. J. MacManus, 817 41st (1979).

EAST 48TH ST, 368-70, w s, 220 s Linden av, two 2-sty fr 2-fam dwgs, 20x50, tar rf; \$14,000; (o) Charne Katz, 392 Bushwick av; (a) Murray Klein, 116 Grove (1981).

S1ST ST, 2246, s s, 346 e 22d av, 2-sty fr 2-fam dwg, 28x58, shingle rf; \$20,000; (o) I. Finkelstein, 1430 51st; (a) S. L. Malkind, 1270 54th (1998).

AV N, 1111, n s, 80.73 e C I av, 2-sty bk 2-fam dwg, 24x48, shingle rf; \$12,000; (o) Mrs. Theresa Meinstein, 346 E 51st, N Y C; (a) Edw. Weck, 6 W 104th, N Y C (2025).

CONEY ISLAND AV, 2939, e s, 100 s Voorhies av, 1-sty fr 1-fam dwg, 16x38; \$1,500; (o) Mrs. Daisy Skidmore, 1519 Neptune av; (a) Jas. A. Boyle, 367 Fulton (2011).

12TH AV, 5705, e s, 40.2½ s 57th st, two 2-sty bk 2-fam, 20x56, tar rf; \$30,000; (o) Michael Coffazzo, 1182 60th; (a) Ferdinand Savignand, 6005 14th av (2034).

STABLES AND GARAGES.

FANCHON PL, 20-30, n e c Bushwick av, 1-sty bk garage, 89.9x100, tar rf; \$40,000; (o) Ed. A. _____, 147 B _____; (a) Wm. C. Winters, 106 Van Sicken av (2374).

EAST 18TH ST, 905, e s, 230 n Av. I, 1-sty conc garage, 12x18; \$500; (o) John Nickerson, prem; (a) John Lucey, 1343 E 9th (2384).

EAST 19TH ST, 596, w s, 105.11 n Foster av, 1-sty bk garage, 19x20, shingle rf; \$700; (o) Abe Caplin, prem; (a) E. M. Adelson, 1778 Pitkin av (2367).

41ST ST, 211-63, n s, 85 e 2d av, 1-sty bk garage, 67x100, slag rf; \$20,000; (o) Shipley Const. & Supply Co., 66 Warren; (a) Harry A. Ives, 7 Hampton pl (2395).

EAST 5TH ST, 931-43, e s, 186.6¼ s Foster av, six 1-sty conc garages; \$3,000; (o) Alex. McDonald, 735 E 3d av.; (a) owner (2006).

EAST 14TH ST, 2312, w s, 600 n Av X, 1-sty conc garage, 8x12, shingle rf; \$500; (o) Jas. Mackey, prem; (a) Abraham Farber, 1746 Pitkin av (1990).

BAY 31ST ST, 62-64, w s, 160 n Benson av, 1-sty conc garage, 18x18, shingle rf; \$750; (o) Lillian Simon, 35 Bay 32d; (a) Abraham Farber, 1746 Atlantic av (1978).

BAY 34TH ST, 69-73, e s, 80 n Benson av, two 1-sty garages, 10x18; \$800; (o) same as above (2015).

EAST 34TH ST, 934, s s, 147.6 e Glenwood rd, 1-sty metal garage, 16x16; \$300; (o & a) Harry B. Stratton, 934 E 34th (2012).

EAST 48TH ST, 368, w s, 220 s Linden av, 1-sty fr garage, 20x20; \$300; same owner and architect (1982).

EAST 48TH ST, 370, w s, 250 s Linden av, 1-sty fr garage, 20x20; \$300; same as above (1983).

MISCELLANEOUS.

WAREHOUSE AV, 3040-2, w s, 319.6¼ s Surf av, 1-sty fr bathhouse, rubberoid rf; \$1,000; (o) Ferdinand Lot, 189 Park pl; (a) Jos. J. Galizia, 2930 W 19th (2372).

KENT ST, 253-5, n s, 175 w Forrest st, 1-sty fr shed, 20x100, tar rf; \$400; (o) David Chittel, prem; (a) Jas. McKellar, 154 India (2028).

SURF AV, 1233-41, n s, 18.11¼ e Stillwell av, 1-sty bk exhibit bldg, 46x146; \$8,000; (o) Surf Av. Bldg. Corp., 105 W 40th, N Y C; (a) Seelig & Finkelstein, 26 Court (1997).

Queens.

DWELLINGS.

CORONA.—Way av, w s, 75 s Lincoln st, 1½-sty fr dwg, 18x28, shingle rf, 1-fam, gas; \$3,500; (o) Jos. George, 76 Corona av, Corona; (a) A. Schoeller, Way av, Corona (729).

CORONA.—Lawn av, n s, 221 w Broad st, two 2-sty bk dwgs, 20x42, slag rf, 2-fam, gas, steam heat; \$10,500; (o) Pietro Cavioli, 409 E 100th, N Y C; (a) A. Schoeller, Way av, Corona (730).

CORONA.—Gunther st, s s, 178 w Summit av, three 1-sty fr dwgs, 18x30, shingle rf, 1-fam, gas; \$9,000; (o) Alexander Paul, 40th st, Corona; (a) R. W. Johnson, 60 Hunt, Corona (731-2-3).

FOREST HILLS.—Greenway S, e s, 60 s Slocum Crescent, 2½-sty bk dwg, 45x39, tile rf, steam heat, elec; \$18,000; (o) Wm. T. Anderson, 34 Greenway S, Forest Hills; (a) Timmis & Chapman, 315 5th av, N Y C (721).

FOREST HILLS.—Tennis pl, e s, 191 s Dartmouth st, 2-sty bk dwg, 35x69, tile rf, 2-fam, elec, steam heat; \$30,000; (o) Wm. T. Anderson, 34 Greenway S, Forest Hills; (a) Timmis & Chapman, 315 5th av, N Y C (722).

HOLLIS.—Hollis av, e s, 175 n Prospect av, 2-sty bk dwg, 30x49, shingle rf, 1-fam, gas, steam heat; \$5,000; (o & a) Herman Weinzler, 1000 Linden pl, Bklyn (727).

JAMAICA.—Larremore av, n w c Yale av, 2-sty fr dwg, tin rf, 1-fam, gas, steam heat; \$4,500; Loshen Bros., 17 George st, Jamaica; (a) Louis Danancher, 328 Fulton st, Jamaica (662).

JAMAICA.—Shelton av, s s, 90 e Clinton av, 2 1-sty fr dwgs, 38x26, shingle rf, 1-fam, gas, steam heat; \$15,000; (o) Louis Greenblatt, Myrtle av & Bway, Bklyn; (a) H. T. Jeffrey, Jr., Butler Building, Jamaica (669-70).

JAMAICA.—Lafayette st, e s, 220 n King, 2-2-sty fr dwgs, 16x38, shingle rf, 1 family, gas, steam heat; \$8,000; (o & a) John Ostermann, Jamaica (691-92).

LAURELTON.—138th av, s e c 208th st, 2-sty fr dwg, 31x28, shingle rf, 1-fam, gas, hot water; \$9,000; (o & a) Hathorn Homes Co., 33d & 7th av, N Y C (724).

LAURELTON.—Franklin blvd, s w c 141st av, 1½-sty fr dwg, 30x39, shingle rf, 1 family, gas, steam heat; \$8,500; (o) Hathorn Homes Co., 33d & 7th av, Manhattan; (a) Laurelton Sales Co., same address (687).

NORTH ELMHURST.—24th st, e s, 237 n Astoria av, 1½-sty fr dwg, 18x35, shingle rf, 1 family, gas; \$2,500; (o) Julius Brodough, 702 11 av, L. I. City; (a) R. O. Lukowsky, 49 Stevens st, L. I. City (689).

QUEENS.—Perry pl, n s, 100 e Jackson av, 2½-sty fr dwg, 22x25, shingle rf, 1-fam, gas, steam heat; \$7,500; (o) Geo. Miller, 115 Nassau, N Y C; (a) Alfred Auslander, Jackson av, Queens (728).

RICHMOND HILL.—S Vine st, e s, 140 s Sutter av, three 2-sty fr dwgs, 18x32, shingle rf, 1-fam, gas, steam heat; \$18,000; (o) Metropolitan Land Co., 302 Bway, Manhattan; (a) D. Stage, Glen Morris (711-12-13).

RICHMOND HILL.—Sutter av, n s, 130 e Spruce st, 2-sty fr dwg, 18x32, shingle rf, 1-fam, gas, steam heat; \$6,000; (o) Metropolis Land Co., 302 Bway, Manhattan; (a) D. Stage, Glen Morris, L I (710).

RICHMOND HILL.—Lefferts av, w s, 50 s Fulton st, 2 2-sty fr dwgs, 16x40, shingle rf, 1-fam, gas, steam heat; \$14,000; (o) A. De Bard, 1114 Canal st, Woodhaven; (a) H. T. Jeffrey, Jr., Butler Building, Jamaica (679-80).

RICHMOND HILL.—115th st, e s, 134 s St Ann's av, 6 2-sty fr dwgs, 23x33, shingle rf, 1-fam, gas, steam heat; \$42,000; (o) Classic Constn Co, Myrtle av, Richmond Hill; (a) H. T. Jeffrey, Jr., Butler Building, Jamaica (671-72-73-74-75-76).

RICHMOND HILL.—Church st, s e c Fulton st, 4 2-sty fr dwgs, 16x44, shingle rf, 1-fam, gas, steam heat; \$32,000; (o) Geo De Bard, 1114 Canal, Woodhaven; (a) H. T. Jeffrey, Jr., Butler Building, Jamaica (681-82-83-84).

ROCKAWAY BEACH.—Pier av, s e c Washington av, three 2-sty fr dwgs, 23x30, shingle rf, 1-fam, gas; \$13,500; (o) S. Lasansky, Washington av, Rockaway Beach; (a) A. H. Knoll, Rockaway Beach (715-16-17).

ROCKAWAY BEACH.—Beach 45th st, w s, 240 n Rockaway Beach Boulevard, 2-sty fr dwg, 28x32, shingle rf, 2-fam, gas, steam heat; \$8,000; (o) Jos. Vafonte, Rockaway Beach Boulevard & 45th st, Rockaway Beach (660).

ROSEDALE.—Rosedale av, s w c Grant av, 2 1/2-sty fr dwg, 20x30, shingle rf, 1 family, gas, steam heat; \$6,000; (o) Charles Essig, Rosedale av, R -wie; (a) Henry C. Brucker, 2549 Myrtle av, Ridgewood (707).

UNION COURSE.—Ruth pl, s s, 100 e Leggett av, 2-sty fr dwg, shingle rf, 1-fam, gas, steam heat, 16x39; \$6,000; (o & a) August Danner, 3793 Fulton st (664).

UNION COURSE.—Ruth pl, s s, 100 e Leggett, 3 2-sty fr dwgs, 16x39, shingle rf, 1-fam, gas, steam heat; \$18,000; (o & a) August Danner, 3793 Fulton, Woodhaven (665-6).

FACTORIES AND WAREHOUSES.

FLUSHING AV. 1196-1202, s s, 492.2 1/2 e Irving av, 3-sty bk factory, 75x164.4, slag rf; \$85,000; (o) Magid, Katzman & Strober, 56-8 Boerum; (a) Glucroft & Glucroft, 729 Flushing av (2231).

JAMAICA.—Schooley st, e s, 348 s Chichester av, 2-sty bk factory, 137x30, gravel rf, steam heat; \$25,000; (o) Dictograph Products Co., 220 W 42d, Manhattan; (a) Barney Ahlers Co., 110 W 40th, Manhattan (698).

L. I. CITY.—Woolsey av, n s, 5 e Barclay st w -sty bk factory, 184x202, gravel rf, steam heat; \$400,000; (o) H. R. Mallinson & Co., Madison av & 31st, Manhattan; (a) Lockwood, Greene & Co., 101 Park av, Manhattan (688).

Richmond.

DWELLINGS.

ARLINGTON.—Grandview av, w s, 50 s Arlington pl, 1-sty fr dwg, 22x37, rubberoid rf; \$1,200; (o & b) Frank Drago (76).

DONGAN HILLS.—Garretson av, e s, 200 s Richmond rd, 2-sty fr dwg, 22x27, shingle rf; \$5,890; (o) N. Murphy, West Brighton; (a) A. P. Kirkwood, 133 Colfax av, Grant City (84).

GRANT CITY.—Freemont av, s e c Kruser, 2-sty fr dwg, 24x34, shingle rf; \$5,000; (o) Jerry Grennie, Tompkinsville; (a) Chos.. Whitaker, Grant City (80).

MIDLAND BEACH.—Franklin av, s s, 65 e 7th, 2-1-sty fr dwgs, 25x14, rubberoid rf; \$1,000; (o) Miss M. Connors; (b) J. Littrell (75).

PORT RICHMOND.—Prospect st, 16, 1-sty fr dwg, 18x19, rubberoid rf; \$400; (o) Ida Flannerty; (b) F. W. Colby & Son (78).

PORT RICHMOND.—Hagaman pl, n s, 150 e Richmond av, 1-sty fr dwg, 18x30, rf not mentioned; \$3,000; (o) Miss Sarah E. Clute, Rivington st, Manhattan; (a) F. D. Drake, 59 Wash av, Graniteville (90).

RICHMOND PARK.—Roosevelt st, s s, 62 w McKinley av, 2-sty bk dwg, 26x24, shingle rf; \$4,500; (o) W. F. Keller, 102 Elmwood av, Bklyn; (a) W. J. Keller, Edinboro rd, Richmond (86).

SOUTH BEACH.—Ocean av, 94, 1-sty fr dwg, 19x30, rubberoid rf; \$500; (o) Mary Garaventa, 98 Ocean av; (a) Louis Garaventa, 98 Ocean av (85).

STAPLETON (GRYMES HILL).—Howard av, e s, 2,007 s Eddy, 2-sty fr dwg, 35x24, shingle rf; \$9,000; (o) Drucklieb Rly. Co., 25 Elm, Manhattan; (a) Jas. Whitford, Tompkinsville (87).

STAPLETON (GRYMES HILL).—Howard av, e s, 2,188 s Eddy, 2-sty fr dwg, 32x38, shingle rf; \$8,000; (o) Drucklieb Rly. Co., 25 Elm, Manhattan; (a) Jas. Whitford, Tompkinsville (88).

TOTENVILLE.—Fisher av, n w s, 46 Elliott av, 2-sty fr dwg, 26x26, shingle rf; \$5,700; (o & b) Ernest Dobbs, 186 Fisher av (82).

TOTENVILLE.—Fisher av, e s, 120 n Elliott av, 2-sty fr dwg, 24x26, shingle rf; \$4,500; (o & b) Ernest Dobbs, 186 Fisher av (83).

TOTENVILLE.—Rockaway st, w s, 350 n Clermont av, 2-1-sty fr dwgs, 15x30, shingle rf; \$1,500; (o) H. S. Mosher, 564 Rockaway st; (a) John R. Coryell, 150 Butler av (81).

WEST BRIGHTON.—Elizabeth st, e s, 80 s Myrtle, 2-sty bk dwg, 24x34, shingle rf; \$5,000; (o & b) Wm. Fink (79).

STABLES AND GARAGES.

MARINERS HARBOR.—Lockman pl, 7, 1-sty fr garage, 10x14, rubberoid rf; \$100; (o & b) Esperanza Garcia, 7 Lockman pl (89).

WEST NEW BRIGHTON.—Pelton av, 276, 1-sty fr garage, 9x15, metal rf; \$50; (o) Mrs. S. Powers; (a) C. Roehrig (77).

PLANS FILED FOR ALTERATIONS

Manhattan.

84TH ST. 213-17 W, remove partitions, stalls, runways, new stairs, floor, gas, storage system, toilets, rearrange plumbing & drain system in 5-sty bk stables; \$25,000; (o) Jos. Waid, 79th st & North River; (enr) Maurice X. C. Weinberger, 154 Nassau (472).

86TH ST. 167 E, remove wall, new girders, window, piers in 3-sty bk stores & offices; \$1,000; (o) Home Circle Corp., 29 9th av; (a) Pat. J. Murray, Tuckahoe, N Y (513).

93D ST. 253-5 W, remove & rebuild partitions in two 5-sty bk dwgs; \$7,500; (o) Dr. Chas. L. Henriquez, 13 W 88th st; (a) B. H. & C. N. Whinston, 2 Columbus Circle (495).

106TH ST. 79 W, new bathroom, sink, tubs, door in 5-sty bk tnt; \$500; (o) Pambalho Realty Co., 944 Lexington av; (a) Emile L. Capel, 944 Lexington av (499).

104TH ST. 66 E, alter base, for garage in 3-sty bk factory; \$700; (o) Molle Kavaddo, 66 E 104th st; (a) Phil. Carra, 341 E 142d st (520).

111TH ST. 76 E, shift partitions, new bathroom, plumbing in 5-sty bk tnt; \$9,000; (o) Carrie & Fannie Levine, 203 W 61st; (a) Zipkes, Wolff & Kudroff, 432 4th av (543).

125TH ST. 142 W, remove roof, stairs, new roof, wall in 5-sty bk store, restaurant and offices; \$1,000; (o) Mrs. Hope H. Lewis, 143 W 125th st; (a) Jos. Reydel, Jr., 205 E 24th st (524).

132D ST. 52 W, remove partitions, stairs, window, new floor, stair, pool in 3-sty bk dwg; \$500; (o) Refuge Church of Christ, 52 W 133d; (a) Ed. R. Williams, 1 W 133 (565).

135TH ST. 54-6 W, remove steps, partitions, toilet, ext, sinks, windows, new doors, windows, fronts in two 3-sty bk office bldgs; \$5,000; (o) The Negro Universal Imp. Co., prem; (a) E. R. Williams, 1 W 133d (504).

136TH ST. 502 W, remove partitions, new partitions, plumbing; \$3,000; (o) Annie M. Smith, 502 W 136th; (a) F. J. Schefcik, 4168 Park av (541).

AV. A. 92, remove pier, new column, store front in 4-sty bk dwg; \$3,500; (o) Jacob Berger, 92 Av A; (a) B. H. & C. N. Whinston, 2 Columbus Circle (404).

AV. A. 66, new stairway in 3-sty bk str & show room; \$200; (o) Louis Garshofsky, 66 Av A; (a) Harry Silverstein, 783 Jefferson av (617).

AV. B. 85, remove wall, columns, new wall, piers, beams in 4-sty bk office & dwg; \$2,000; (o) Max Froomkin, 85 Av B; (a) Jacob Fisher, 25 Av A (613).

AMSTERDAM AV. 775, rearrange partitions, stairs, plumbing, alter windows in 5-sty bk bldg; \$9,000; (o) Augusta D. Schnackenberg, Cornwall, N Y; (a) Zipkes, Wolff & Kudroff, 432 4th av (522).

BOWERY. 135, remove partitions, wall, new floor & roof beams, windows in 3 1/2-sty fr & bk store & lofts; \$1,500; (o) Anna Somowindyeck, care D. Blumenthal, 35 Nassau st; (a) Louis A. Sheinart, 194 Bowery (484).

BROADWAY. 1179, new walls, windows, doors, stairs in 4-sty bk shop; \$3,000; (o) Henry, Catherine & Margaret S. Severich, 21 E 40th st; (a) Aug. N. Allen, 2 W 45th st (496).

BROADWAY. 456, remove lintel, new toilets, lintel, store front, repair vault lights in 5-sty bk store & lofts; \$6,000; (o) I. Tabor & Sons, 85 Eldridge; (a) Boris V. Dorfman, 26 Court, Bklyn (473).

BROADWAY. 2540-8, remove partitions, alter 2d floor, new kitchen & fixtures, partitions, toilets, marquee in 2-sty str & garage; \$7,000; (o) Henry Baker, 120 Bway; (a) Moore & Landsiedel, 148th st & 3d av (544).

BROADWAY. 22-30, 8 new elev & shafts & new pent house on 15-sty bk office bldg; \$600,000; (o) Standard Oil Co. N. Y., 26 Bway; (a) C. A. Ellis, 26 Bway (526).

BROADWAY. 1592-1662, new marquee on 10-sty bk rest; \$300; (o) Mecca Rly. Co., 1600 Bway; (a) Sol. Oberwager, 306 W 52d (539).

BROADWAY. 3531-7, remove wall, toilets, new partitions, girders & toilets in 1-sty bk stores; \$2,000; (o) Gert. A. Gorman, 226 Madison av; (a) Springsteen & Goldhammer, 32 Union sq (529).

BROADWAY. 2628-30, remove piers, stairs, new beams, windows, stairs, skylight on 2 3-sty bk restaurant & dressmaking rooms; \$1,000; (o) E. V. Lowe estate, 176 Bway; (a) J. T. Brogan, 36 8th av (479).

BROADWAY. 182, remove walls, new beams, sty, walls on 5-sty bk str & offices; \$10,000; (o) Wm. Chesebrough, 182 Bway; (a) Otto L. Spannhake, 116 Nassau (584).

BROADWAY. 427-29, remove elev doors, str fronts, new toilets, elev doors, partitions, str fronts in 5-sty bk str & loft; \$5,000; (o) I. B. D. Realty Corp., 546 Bway; (a) Nathan Langer, 81 E 125th (569).

BROADWAY. 477, new gallery, elevator in 5-sty bk str & lofts; \$5,000; (o) Rhinelander Real Estate Co., 31 Nassau; (a) Ross & McNeil, E 42d (588).

BROADWAY. 1372-82, erect mezzanine floor in 12-sty bk str, office & lofts; \$900; (o) Times Sq. Improvement Co., 51 Chambers st; (a) L. Gardner Cont., 35 Goerck (586).

BROADWAY. 1462-70, remove dumbwaiter, new elevator shaft, partitions, elevator pit, doors in 12-sty hotel; \$5,600; (o) Vincent Astor, 23 W 26th; (a) Rudolf C. P. Boehler, 38 W 32d (610).

BROADWAY. 2770-2776, new marquee in 3-sty bk theatre; \$500; (o) J. W. Brandon, 2770 Bway; (a) Jas. P. Whiskeman, 153 E 40th (618).

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EDGEcombe AV, 76, new partitions, stairs, dumbwaiter shaft, fire-escapes, doors in 3-sty bk dwg; \$7,000; (o) Mabel A. Dreyer, 36 8 av; (a) Sidney F. Oppenheim, 36 8 av (615).

LEXINGTON AV, 116, remove partitions, stoop, extend wall, new ext, stairs in 3-sty bk str & offices; \$9,000; (o) Manlik Realty Co., 101 Park av; (a) Dietrich Wortmann, 116 Lexington av (585).

LEXINGTON AV, 620, remove wall, rear-range partitions, new ext, shaft in 3-sty dwg, str & loft; \$4,000; (o) Emma Koester, 303 5 av; (a) Gronenberg & Leuchtag, 303 5 av (593).

MADISON AV, 523-5, remove partitions, new elev shaft, stairs, partitions, toilets, skylights, flue, columns, girders in two 4-sty bk dwgs; \$50,000; (o) Schmitt Bros., 343 Madison av; (a) Schwartz & Gross, 347 5th av (497).

MADISON AV, 31, remove wall, new ext, coal bin, shaft, boilers in 5-sty bk lofts; \$8,000; (o) J. A. Finn & Co., 31 Madison av; (a) Chas. A. Valentine, 501 5th av (523).

MADISON AV, 218-20, alter partitions, new elect-wk, doors in two studio & dwg; (o) 218, est of Mrs. Karrels Riggs, exec., Miss P. Riggs, care Ford, Butler & Oliver, 101 Park av (509).

MADISON AV, 31, remove stairs, new elevator pit, partitions in 4-sty bk str & loft; \$500; (o) J. A. Finn & Co., 31 Madison av; (a) J. Odell Whitenack, 231 W 18th (563).

MADISON AV, 166, new wall, stairs, elevators, toilets, additional sty, ext increased in height, raise 1-2-3-4 beams in 6-sty bk tnt; \$18,000; (o) Louis Elson, 31 E 27th; (o) Joseph Harrison, World Bldg (564).

MADISON AV, 1001-7, connect extensions in 4-sty bk str & dwg; \$500; (o) Charles Gulden, 50 Elizabeth; (a) Zipkes, Wolff & Kudroff, 432 4 av (552).

N W COR PARK AV, S W COR 32D ST, new mezzanine in 7-sty bk hotel & str; \$1,500; (o) Stewart Estate, 101 Park av; (a) Jacob Fisher, 25 Av A (560).

PARK AV, 904, new extension, steam heating system, fixtures, bath, room in 4-sty bk dwg; \$6,000; (o) Adolph Wimpfheimer, Hotel Gotham; (a) Schwartz & Gros-B. N. Marcus, 347 5th av (548).

RIVERSIDE DR, 460-4, new pent house on 12-sty bk tnt; \$40,000; (o) Abram I. Kaplan, 16 Exchange pl; (a) Kaufman & Levine, 159 Remsen, Bklyn (555).

WEST END AV, 664, remove stoop, shift partitions, alter floor in 4-sty bk dwg; \$12,000; (o) Louis Jacobson, 150 Nassau; (a) W. F. McCarthy, 16 Court, Bklyn (614).

3D AV, 981, new partitions, toilets, stairs in 4-sty bk store, loft & dwg; \$200; (o) Mrs. Theodolina Betraminy, 600 W 141st; (a) Anast. Catsanos, 101 Park av (507).

3D AV, 900, remove store front, wall, columns, new beams, store front, partition in 5-sty bk store & dwg; \$1,000; (o) Wm. A. Rauh, 313 E 57th; (a) Harry Ahrens, 401 E 53d (527).

4TH AV, 423-7, new ext on 4-sty bk stores and lofts; \$500; (o) 415 4th Av. Realty Co., 415 4th av; (a) Sommerfeld & Steckler, 31 Union sq (522).

4TH AV, 414, remove wall, partitions, new wall, show windows, partitions, raise rf beams, reset partitions in 4-sty bk str & loft; \$6,000; (o) Murida Realty Corp., 414 4 av; (a) Louis A. Sheinart, 194 Bway (554).

5TH AV, 222, remove elevator shaft, new floors, alter stairs in 5-sty bk str & lofts; \$2,000; (o) Estate of Emily M. Barhydt & Eliza Albuch, 40 Wall; (a) J. C. Wetservelt, 36 W 34th (626).

5TH AV, 296, remove stairs, floor, new stairs, floor, partitions, beams, alter store window in 5-sty bk str, office & show rooms; \$1,500; (o) The Pennsylvania Co., 517 Chestnut st, Philadelphia, Pa.; (a) Jules J. Diemer, 1 Madison av (603).

6TH AV, 321-35, new stairs, 2 elev doors, partitions, stores in 5-sty bk str & loft; \$125,000; (o) U. S. Realty & Improvement Co., 111 Bway; (a) John H. Scheier, 25 W 42d (574).

6TH AV, 389, remove wall, new columns, girders, str front, cornices in 4-sty bk str & loft; \$5,000; (o) Elmer A. Darling, North Burke, Vermont; (a) John H. Knubel, 305 W 43d (595).

6TH AV, 691-93, remove walls, str front, new girders, columns, piers, str front, floors, beams in 5-sty bk restaurant, offices; \$9,500; (o) Burnwill Realty Co., 206 W 92d; (a) Morris Whinston, 63 Park Row (575).

6TH AV, 743, remove wall, new wall, ext, beams, shaft, partitions, stairways in 3-sty bk dwg & storage; \$8,000; (o) Wm. Rosenbaum, 245 2d av; (a) Jacob Fisher, 25 Av A (581).

7TH AV, 276, new doors, vestibule, stairs, skylight, move store front & ent of 4-sty bk store house; \$1,500; (o) Sam Rosenbum, 207 W 24th; (a) Stephen A. McInnis, 70 E 45th (476).

7TH AV, 239, remove ext, new walls, columns, beams, stairs, partitions on 4-sty bk office & storage; \$8,000; (o) Zackaray Coreman, 239 7 av. & Henry Dakin, 90 W Bway; (a) Jacob Fisher, 25 Av A (536).

7TH AV, 67, remove front, partitions, raise 1st & 2d tier beams, new extensions, partitions

in 4-sty bk dwg; \$6,000; (o) Mack Duross, 155 W 14th; (a) C. H. Richter, 39 Cortlandt (549).

7TH AV, 148, remove show fronts, frame structure, partitions, new show windows, partitions in 3-sty bk str; \$1,000; (o) John Slevin, 148 7th av; (a) H. L. Young, 253 W 42d (571).

7TH AV, 283-85, remove partitions, dumbwaiter, wall, new elev shaft, plumbing, boiler flue, partitions in 6-sty tnt; \$30,000; (o) Oscar & Carl Destreicher, 1409 Bway; (a) John H. Knubel, 305 W 43d (580).

8TH AV, 816-22, new window, toilet in 4-sty bk storage & offices; \$150; (o) N. Y. C. R. R., 816-22 8 av; (a) Robt. A. Fash, 163 W 20th (537).

8TH AV, 740-2, new store front, sink, tile floor in 4-sty bk bakery & tnt; \$2,500; (o) Astor est, 23 W 26th; (a) Aug. M. Kleeman, 908 Grove st, Irvington, N J (511).

8TH AV, 316-8, remove stairs, front, piers, new stairs, doors, windows, ext, skylights, rf, fire escapes, beams in 2 3-sty bk stores & dwgs; \$5,000; (o) Leonie Ranfaste, 253 7th av; (a) John H. Friend, 148 Alexander av (475).

8TH AV, 366, remove fixt, new stairs, fire escapes, toilets, floors, lower 1 tier beams in 4-sty store & lofts; \$9,000; (o) Marie Midecureal, Paris, France, care N. Y. Life Ins. Co., 346 Bway; (a) John F. Rieger, 154 Nassau (482).

9TH AV, 926, remove pier, columns, str fronts, lower floor, new beams, str fronts, partitions, toilets in 1-sty bk str; \$1,500; (o) Cath. E. Boland, 468 W 142d; (a) L. E. Denslow, 44 W 18th (572).

IN CENTRAL PARK, Metro. Museum of Art, new window, skylight, remove skylights on 2-sty bk museum of art; \$2,800; (o) City of N. Y., Dept. of Parks; (engr.) Ed. A. Miller, Municipal Bldg. (492).

BX ALTS

Bronx.

STEBBINS AV, 1246, new concrete floor, steel smokestack to 2-sty fr dwg & laundry; \$650; (o) Jos. Obach, Pleasantville, N. Y.; (a) Chas. Schaefer, Jr., 2853 3 av (76).

UNION AV, 847, 3-sty bk ext, 20.9x20, to 3-sty bk & fr str & dwg; \$1,500; (o) Solomon Bala-sowsky, 841 Union av; (a) Erhard Bjorup, 1345 Chisholm (71).

VALENTINE AV, 2201, new beam cols & new partitions to 2-sty fr church & priory; \$900; (o) Rev. Wm. O'Farrell, 338 E 29th; (a) Philip S. Rittig, 329 E 30th (70).

WEBSTER AV, n w c Fordham rd, new str front, new stairs, beams & partitions to 2-sty bk str & offices; \$2,000; (o) Arthur H. Murphy, 1800 Arthur av; (a) L. E. Denslow, 44 W 18th (80).

3D AV, w s, 223.23 n 167th, 1-sty bk ext, 24.94x44.10, & new show windows to 2-sty bk str loft & garage; \$4,000; (o) Weber & Basile, 2375 3d av; (a) De Rose & Cavalieri, 370 E 149th (63).

Brooklyn.

BERGEN ST, 1063, n s, 240 w Nostrand av, stoop, f. e. & int 3-sty bk 1 fam & fur rooms; \$8,000; (o) Eleanor H. Martin, prem; (a) Montrose Morris Sons, 533 Nostrand av (2146).

BRIDGE ST, 407-9, e s, 85.8 n Fulton st, str fronts, elevator shaft & plumbing to 3-sty & 5-sty bk str; \$50,000; (o) Hyman Zritz, 501 Fulton; (a) Ralph H. Segal, 121 W 42d, Manhattan (2243).

FURMAN ST, 373, e s, 65.7 s State, ext & plumbing 4-sty bk str & 3 fam dwg; \$3,000; (o) Louis Roma, prem; (a) David A. Freas, 98 3d (2295).

FULTON ST, 381-7, e s, 158 n Willoughby, int & ext 2-sty bk str & offices; \$20,000; (o) Mary E. Campbell & others, 1315 Pacific; (a) Schwartz & Gross, 347 5 av, Manhattan (2201).

FULTON ST, 444-6, s s, 60 w Elm pl, ext & int to 5-sty bk str; \$40,000; (o) The Bedell Co., 19 W 34th, Manhattan; (a) G. A. Schoenwald, Grand Central Terminal, Manhattan (2079).

FULTON ST, 2789, n e c Van Siclen av, int & plumbing 3-sty fr str & 4 fam; \$700; (o) A. Weissman, 2788 Fulton; (o) Wm. C. Winters, 106 Van Siclen av (2180).

GEORGE ST, 31-53, n w c Central av, ext, windows & int 2-sty bk factory; \$20,000; (o)

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Fred Elfein Sons, 226 Selgel; (o) Louis Allmendinger, 20 Paumetto (2299).

HART ST, 285A, n s, 212 e Sumner av, int & plumbing to 2-sty bk 1 fam dwg; \$800; (o) Harris Miller, 220 Henry, Manhattan; (a) M. Jos. Harrison, World Bldg, Manhattan (2051).

HICKS ST, 135, e s, 123 s Clark st, int pl roof & fire escape, 4-sty bk 2-fam & boarders; \$15,000; (o) Studio Apt. Co., 186 Remsen; (a) Frank L. Finlayson, 186 Remsen (2017).

HUMBOLDT ST, 302, e s, 75 n Grand, window in 3-sty bk 2-fam dwg; \$500; (o) Morris Abramowitz & Aaron Falek, 128 Allen, N Y; (a) Brook & Sackheim, 215 Montague (1791).

JEROME ST, 503, s e c Blake av, new str & int 3-sty str & 2 fam; \$1,000; (o) Bennett Shoefeld, prem; (a) E. M. Adelson, 1778 Pitkin av (2179).

KENMORE PL, 1076, w s, 363 s Av I, two 2-sty fr 1-fam, 16x47, shingle rf; \$20,000; (o) J. L. Const. Co., 66 Post av, N Y C; (a) Robt. Dreyfuss, 66 Post av, N Y C (1860).

LINWOOD ST, 564, w s, 25 n Sutter av, fire damage to 1-fam dwg; \$1,250; (o) Catherine Hohmann, prem; (a) Jos. P. Hohmann, 293 New Jersey av (2289).

LINWOOD ST, 562, w s, 43.9 n Sutter av, fire damage 1 fam dwg; \$1,000; (o) Isaac Argow, prem; (a) Louis F. Schillinger, 167 Van Siclen av (2185).

MILTON ST, 114, s s, 378 e Franklin, int & plumbing 3-sty bk 1 fam dwg; \$500; (o) David A. Masonn, prem; (a) Christian Bauer, Jr., 788 Manhattan av (2105).

MESEROLE ST, 105, n s, 100 w Manhattan av, int & f. e. 3-sty bk str & 2 fam dwg; \$800; (o) Premier Knitting Mills, Inc., 97 Montrose av; (a) Glucroft & Glucroft, 729 Flushing av (2233).

MONROE ST, 408, s s, 82.3 w Throop av, int & pl in 3-sty bk 2-fam dwg; \$1,500; (o) Mollie Cronfeld, 936 Lafayette av; (a) Harry Dorf, 614 Kosciusko (1764).

MONROE PL, 23, w s, 275 s Clark st, ext & int 3-sty bk 2-fam dwg; \$40,000; (o) Sevenoak Corp., 154 Montague; (a) Snee & Bryson, 154 Montague (2009).

PARK CIRCLE (Coney Island av), 308-18, n w c Caton av, int to hotel; \$5,000; (o) Otto Huber, 1 Bushwick pl; (a) Adolph Goldberg, 154 Montague (1964).

PACIFIC ST, 774-802, s s, 350 e Carlton av, Dean st, 615-31, n s, 348.6 e Carlton av, ext & int 5-sty bk factory; \$10,000; (a) Ward Baking Co., Southern blvd & 143d, Manhattan; (a) Corry B. Comstock, 110 W 40th, Manhattan (2297).

PENN ST, 71, n s, 242.1 e Wythe av, ext int & plbg to 3-sty bk 2-fam dwg; \$2,000; (o) Rubin Nelson, prem; (a) Max Cohn, 189 Grand (1905).

POWERS ST, 16-18, s s, 122.6 e Union av, int alts to storage bldg; \$1,500; (o) Jacob Friedman, prem; (a) Benj. Glaser, 611 Nostrand av (1863).

PROSPECT PL, 171, n s, 250 e Carlton av, stoop, f. e. & int 4-sty bk 1 fam & fur rooms; \$9,000; (o) Chavis Realty Co., 231 Albany av; (a) Montrose Morris Sons, 533 Nostrand av (2145).

RICHARD ST, 2733-5, e s, 145.3 n Neptune av, int & plumbing to 2-sty fr 2 fam dwg; \$850; (o) Lillian Simon, 35 Bay 32d; (a) Abraham Farber, 1746 Pitkin av (2035).

ROEBLING ST, 111, e s, 75 s N 6th, int plumbing & windows 3-sty fr str & 5 fam; \$600; (o) Tony Esposito, prem; (a) Frank V. Laspia, 525 Grand (2170).

ROSS ST, 195, n s, 175 e Lee av, int alts 3-sty 2-fam dwg; \$1,500; (o) Louis Goldfinger, 598 Bedford av; (a) Max Cohn, 189 Grand (1778).

RUTLEDGE ST, 259, n s, 222.6 e Marcy av, ext 2-sty bk 2-fam dwg; \$1,500; (o) A. Figarsky, prem; (a) Chas. Goodman, 1399 St. Johns pl (1944).

SACKETT ST, 351, n s, 55 w South st, vent duct, 1-sty bk 2-fam dwg; \$500; (o) Frank Cosentino, 26S Degraw; (a) Brook & Sackheim, 215 Montague (1913).

SCHERMERHORN ST, 144, s s, 126 e Clinton st, ext & int 4-sty bk 1-fam & fur rooms; \$10,000; (o) Mrs. G. H. Wallace, prem; (a) Arthur N. Starin, 7 W 47th, N Y C (1916).

SMITH ST, 180, n w c Warren, int & f. e. to str & 2 fam dwg; \$1,000; (o) Saml. D. Strawgati, prem; (a) Jos. A. Boyle, 367 Fulton (2094).

SUMPTER ST, 309, n s, 265.8 w Rockaway av, int & windows, 3-sty fr 2-fam dwg; \$500; (o) Geo. W. Drum, 431 Marion st; (a) S. Millman & Son, 1780 Pitkin av (1877).

THATFORD ST, 207-9, e s, 75.7 n Blake av, int 3-sty bk factory; \$3,000; (o) Saml Federman, prem; (a) Murray Flein, 116 Grove (2253).

TILLARY ST, 49, n w c Adams st, int & st fts to 4-sty fr factory; \$3,500; (o) Covenant Realty Co., 250 Adams st; (a) Walter H. Volckening, 53 W 39th, N Y C (2003).

UNION ST, 380, s s, 83.4 w Hoyt, ext & int garage & 1 fam dwg; \$500; (o) Julius Schlein, prem; (a) W. J. Conway, 400 Union (2283).

VARET ST, 236, s s, 150 e White, ext to

garage & 2 fam dwg; \$600; (o) Goldbaum Bros., prem; (a) Murray Klein, 116 Grove (2056).

WALLABOUT ST, 249-51, n s, 225 w Harrison av, ext & plumbing 2-sty fr factory; \$5,000; (o) Saml. Altman, prem; (a) Henry J. Nurick, 772 Bway (2155).

WHITWELL PL, 24-32, n w c 1st, raise bldg, int & plumbing to 2-sty fr 2 fam dwg; \$3,000; (o) Alphonso Padavano, 195 1st; (a) Jos. J. Galizia, 2930 W 19th (2082).

WYCKOFF ST, 267-71, n s, 192 e Nevins, Bergen st, 276, s s, 231.5 e Nevins, ext & int to 2-3-sty bk garages & 2 fam; \$20,000; (o) Michelman & Gordon Iron Wks., prem; (a) Bernhard A. Schaeppel, prem (2296).

S 1ST S, 339, n s, 113 w Keap st, int & pltg 3-sty bk 2-fam dwg; \$2,000; (o) David Kaminsky, 192 S 1st; (a) Morris Rothstein, 197 Snediker av (1941).

W 3D ST, 2760, w s, 267 n Neptune av, ext 2 fam dwg; \$1,000; (o) Tony Rupperio, W 2d & Park pl; (a) Jos. J. Galizia, 2930 W 19th (2219).

EAST 4TH ST, 1114, n w c Av J, 1-sty fr garage, 9x18, shingle rf; \$1,000; (o) Realty Sales Co., 1409 Av J; (a) Fredk. J. Dassau, 26 Court (1869).

W 6TH ST, 2864, w s, 170 n Sheepshead Bay rd, move bldg, ext, int & plumbing 1-sty fr 2 fam dwg; \$3,000; (o) John Cogiano, prem; (a) Jos. J. Galizia, 2930 W 19th (2224).

EAST 8TH ST, 759, e s, 84.5 S Foster av, porch, 1-fam dwg; \$800; (o) Delia Gallagher, 380 Sackett; (a) John J. Gallagher, 380 Sackett (1935).

S 9TH ST, 219, n s, 108 w Havemeyer, int & pl to 1 3-sty bk 2-fam dwg; \$900; (o) Leslie Hamer, 215 S 9th; (a) Hy. M. Entlich, 413 S 5th (1804).

10TH ST, 667, int alts to 3-sty 2-fam dwg; \$1,000; (o) Otto J. Herrick, 481 9th st; (a) the Gibbons Co., 318 Columbia st (1832).

EAST 12TH ST, 1475, e s, 200 n Av O, two 2-sty fr 1-fam dwgs, 13x51, shingle rf; \$10,000; (o) Elizabeth Buys, 1004 Av O; (a) George Alexander, Jr., 3402 Av K (1886).

N 12TH ST, 166-8, s s, 100 w Bedford av, new wall 2-sty fr laundry; \$1,000; (o) S. & S. Wet Wash Laundry Co., prem; (a) Christian Bauer, Jr., 788 Manhattan av (2103).

13TH ST, 350-52, s s, 197.10 1/2 e 6 av, int & windows to 2-sty bk garage; \$1,000; (o) Claus Hohorst, 605 21st; (a) E. M. Adelson, 1778 Pitkin av (1976).

WEST 15TH ST, 2850, w s, 320 n Mermaid av, change occupancy to three 1-fam dwg; \$2,000; (o) Maria Vastela, prem; (a) Frank Schulza, 258 Kings Hwy (1914).

EAST 15TH ST, 1688, w s, 110.4 s Kings Hwy, 2-sty bk 1-fam dwg, 20x48.10, tar rf; \$7,000; (o) Mrs. Rosina Cisternino, 1422 Kings Hwy; (a) Burke & Olsen, 52 Court (1875).

15TH ST, 136, s s, 87.10 n 4 av, ext 3-sty & 2 fam; \$1,500; (o) Isidore M. Raur, 138 15th; (a) E. M. Adelson, 1778 Pitkin av (2248).

16TH ST, 568, int alts, 3-fam dwg; \$600; (o) Benj. Driesler, 599 6th av; (a) W. J. Conway, 400 Union (1951).

E 17TH ST, 358, n w c Cortelyou rd, ext fr 1 fam dwg; \$950; (o) L. Gross, 184 Penn; (a) Robt. T. Schaefer, 1526 Flatbush av (2258).

W 17TH ST, 2726, w s, 434 n Neptune av, add sty & int 3-sty fr 2 fam dwg; \$5,500; (o) Ciro Dellipaoi, 2730 W 17th; (a) Jas. F. Brewster, 2821 W 1st (2202).

BAY 23D ST, 167-71, e s, 55.9 s Bath av, two 2-sty fr 2-fam dwgs, 18x54, tar rf; \$25,000; (o) Jennie Levinson, 2942 W 30th; (a) Lubroth & Lubroth, 44 Court (1884).

31ST ST, 184, s e s, 175 n e 4 av, raise house, ext & plumbing 2-sty fr 2 fam dwg; \$1,500; (o) Peter Varallo, prem; (a) C. A. Varallo, prem (2195).

39TH ST, 349-53, n s, 200 w 4 av, add 2 stys to 5-sty bk factory; \$6,000; (o) Amin Merhige, 421 43d; (a) Chas. Refer, 26 Cortlandt, Manhattan (2288).

39TH ST, 641, n s, 300 e 6th av, 1-sty bk garage, 100x100, tar rf; \$30,000; (o) Mordy Const. Corp., 690 Bway; (a) Phillip Steigman, 690 Bway (1888).

42D ST, 206, s s, 33.7 e 2 av, ext & int 2-sty fr str & 2 fam; \$2,500; (o) Alfred Nordis, prem; (a) Frank V. Laspia, 525 Grand (2173).

46TH ST, 615, n s, 92 e 6th av, ext, 2-sty bk 1-fam; \$1,200; (o) Wm. Rexer, prem; (a) Chas. Infanger & Sons, 2634 Atlantic av (1929).

47TH ST, 1635, n s, 260 e 16 av, ext & rf 2 fam dwg; \$900; (o) Hyman Schnitzer, 5523 Ft. Hamilton pkway; (a) Jas. A. Boyle, 367 Fulton (2303).

52D ST, 1330, s s, 220 e 13th av, porch, 2-fam dwg; \$1,000; (o) Max Feiner, prem; (a) S. Gardstein, 1154 47th (1938).

52D ST, 1460, 180 w 15 av, porch 2 fam dwg; \$1,000; (o) Adolph Lantmann, prem; (a) S. Gartstein, 1154 47th (2186).

55TH ST, 1052-54, s s, 240 w 11th av, two 2-sty bk 1-fam dwgs, 16x44, tar rf; \$8,000; (o) Holcker & Booth, 6310 5th av; (a) Jas. A. Boyle, 367 Fulton (1861).

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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.

PROPOSAL

STATE OF NEW YORK,
OFFICE OF SUPERINTENDENT OF
PUBLIC WORKS,

Albany, March 5th, 1920.

NOTICE TO CONTRACTORS.

Sealed proposals will be received by the undersigned at his office in the Capitol at Albany, N. Y., until twelve o'clock noon of Tuesday, April 6th, 1920, at which place and hour they will be publicly opened and read, for the construction of Barge Canal Terminals, pursuant to the provisions of Chapter 746 of the Laws of 1911, and of the acts amendatory thereof, as follows:

TERMINAL CONTRACT NO. 19-P.

For paving the terminal piers at Greenpoint and at West 53rd street, New York City.

Contract plans, sheets 1 and 2

Plans may be seen and detailed specifications, engineer's estimate of quantities, proposal blanks, form of contract and bonds required and other information for proposers may be had at the office of the Superintendent of Public Works at Albany, N. Y., at the office of the Assistant Superintendent of Public Works for the Middle Division at Syracuse, N. Y., at the office of the Assistant Superintendent of Public Works for the Western Division at Rochester, N. Y., at the canal office, Spaulding Exchange, Buffalo, N. Y., and at the office of the State Engineer and Surveyor, Hall of Records, New York City.

Copies of detailed plans or drawings may be obtained from the State Engineer and Surveyor at Albany, N. Y., upon payment to him of the cost of producing them.

Monthly estimates will be paid of ninety per centum (90 per cent.) of the work done at the contract price. Every proposal for said work must be accompanied by a money deposit in the form of a draft or certified check upon some good banking institution in the city of Albany or New York, issued by a national or state bank or trust company in good credit within the state and payable at sight to the Superintendent of Public Works for five per centum (5 per cent.) of the amount of the proposal.

The person whose proposal shall be accepted will be required to execute a contract and furnish bonds within ten days from the date of notice of award delivered to him or them in person or mailed to the address given in the proposal.

Upon execution of the contract and approval of bonds, the certified check or draft will be returned to the proposer unless the same shall have been presented for collection prior to such time, in which case the amount of the deposit will be refunded by the Superintendent of Public Works.

The deposits of bidders other than the one to whom the award of contract shall be made will be returned immediately after the award has been made.

The bond required for the faithful performance of each contract shall be in such sum as shall be fixed by the Superintendent of Public Works, which sum shall not be less than twenty per centum (20 per cent.) of the estimated cost of the work, according to the contract price, and an additional bond, known as the labor bond, in the sum of ten per centum (10 per cent.) of the amount of the estimated cost of the work according to the contract price, will be required as security that the contractor will pay in full at least once in each month all laborers employed by him upon the work specified to be done in the contract.

In the event that more than one surety company is offered as surety on said bonds co-insurance only will be accepted.

62D ST, 602-34, s e c 6th av, ext alts to 2-sty bk garage & factory; \$3,000; (o) Jas. M. Huber, 65 W Houston, N Y C; (a) Brustus Gunblack, 150 Nassau, N Y C (1894).

65TH ST, 1446-50, s s, 360 e 14 av, int & plumbing 2-sty fr str & 2 fam dwg; \$5,000; (o) John Gentile, 1463 64th; (o) Ferdinand Savignano, 6005 14 av (2276).

73D ST, 1052, s s, 257 w 11 av, porch, rf & int 1 fam dwg; \$600; (o) M. Johnson, prem; (a) Peter Knutsen, 949 70th (2249).

Each proposal must be addressed to the Superintendent of Public Works, Albany, N. Y., and must be endorsed on the envelope with the name of the construction for which the proposal is made.

Award, if made, will be made to the person or persons whose proposal shall be lowest in cost to the state for doing the work, and which shall comply with all provisions required to render it formal. Before any award shall be made the lowest bidder will be required to satisfy the Superintendent of Public Works of his ability to provide suitable equipment and materials for the proper performance of the work.

The right is reserved to reject all proposals and readvertise and award the contract in the regular manner if, in the judgment of the undersigned, the interests of the state will be enhanced thereby.

EDWARD S. WALSH,

Superintendent of Public Works.

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WE WILL PAY 20 cents for the New York Editions of Record and Guide of April 6, 1912; Feb. 1, 8, Apr. 5, 19, Aug. 9, Nov. 8, Sept. 20 & Oct. 18, 1919. Address Record & Guide.

S1ST, 2146, s s, 300 w Bay Pkway (22d av), 1-sty conc garage, 16x18; \$500; (o) Jas. H. Gillen, 36 Bay 35th; (a) Jos. Harting, 548 2d (2899).

EAST 8TH ST, 615, n e s, 120 s e Farragut rd, 1-sty fr 1-fam dwg, 12x20; \$800; (o) Vincenzo Ferragaus, 76 Navy; (a) Pasquale Gagliardi, 239 Navy (1873).

AV G, 1902-6, s e c E 19th, porch on 1 fam dwg; \$1,000; (o) Geo. W. Egbert, 355 E 16th; (a) owner (2092).

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