

Real Estate Record and Builders Guide

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EDITORIAL

Threat of a "Rent Revolution"

A certain class of tenants is now receiving the solicitous attention of various newspapers and publicists in the hope that these tenants will not start a rent revolution next Saturday, May 1. This solicitation would be amusing if it did not concern such a serious matter. But the threat of wholesale disturbances by tenants on May Day is only the natural result of the disgraceful demonstration which ran the Legislature off its feet at Albany a few weeks ago, causing the lawmakers to throw discretion to the winds and to enact with amazing haste the series of new rental laws which are crowding the municipal courts and the ultimate results of which no one can foretell.

After all, is it surprising that thousands of tenants, encouraged by the quick results of their ill-tempered demonstration at Albany, should so readily and zealously fall in with the idea of precipitating rent riots by wholesale on May 1? Is it not the logical outcome of the Legislature's hasty action in passing without due consideration a lot of laws aimed at landlords? What happened at Albany seemed bound to furnish new inspiration and new zeal to agitated tenants who could regard it as but a short jump from defiance of lawmakers to defiance of law itself.

With the approach of May 1, warnings that they must indulge in no wholesale rent riots are being served on tenants by some of their erstwhile supporters. Even the city officials seem to have become uneasy over the prospects of trouble May 1. They seemed less concerned over helping to start the fire than they now are over trying to keep it within control.

There is a good deal of reason, unfortunately, for the concern which city officials and others now show over the possibilities of trouble with tenants on May 1. The talk of a "rent revolution" on that day has become widespread and evidently has enlisted the sympathy of many misguided tenants. The Mayor's Committee on Rent Profiteering has uncovered a plan under which tenants intend to pay their rent up to the first of May and then unite in taking forcible possession of their

apartments collectively or individually. Some 25,000 tenants, according to the committee's information, threaten to participate in this undertaking.

"Success in any present movement," the Times observes in a current editorial, "is the last thing which the Red leaders look for. They are not wild-eyed visionaries, but keenly practical men. What they are after is publicity for their ideas and an increase in the number of those who are capable of taking them up. Whatever suffering and loss may come to their followers is a mere incident. In a way they welcome it. The man who has been defeated is sore in his pride; the man whose family has suffered harbors the more readily any project for revenge. The basis of such a scheme, of course, is a belief that most mortals are fools. Strikers who have suffered bear the same relationship to revolutionary propaganda as 'sucker lists' bear to all other gold-brick operations."

Obviously, it is the first duty of the authorities to see to it that if the suggested "rent revolution" is attempted the disturbance is promptly squelched. The Record and Guide regrets that this task will prove the more difficult because of the tame manner in which officials, both city and state, have submitted in recent months to the domineering methods of various leaders in the fight against rent profiteering. If they have a difficult time in preserving order and compelling obedience to law on May Day, they will have themselves largely to blame for that condition.

Too Much Politics at Albany

It is expected that the regular session of the Legislature of 1920 will end today, revealing the Democratic Governor and the Republican Senate and Assembly deadlocked over political matters. If this proves to be the case, the Governor is likely to exercise his prerogative and reconvene the Legislature in special session a little later on.

Not much of real importance to the public has been accomplished at Albany since January 1. Governor

TO OUR READERS

The Real Estate Record and Builders Guide has had to meet three substantial advances in printing costs within the last eighteen months. During the same period the cost of paper has more than doubled, and other expenses of producing this publication have increased in proportion. Furthermore, there has been so much activity in real estate that the records of transactions in Manhattan and the Bronx have doubled, thus doubling the cost of producing the Records Section even had there been no increase at all in printing and paper bills. For these reasons an increase in the subscription price has become imperative.

Beginning May 1, 1920, the price of the Real Estate Record and Builders Guide, including the Records Section giving the real estate records for Manhattan and the Bronx, will be \$12.00 a year, and single issues twenty-five cents each.

Only through such an adjustment will it be possible for us to continue to serve the real estate and building interests of New York City as we have been serving them for fifty-two years and to furnish in complete and accurate form the Manhattan and Bronx real estate records which are so essential to our patrons.

The news and editorial section of the Record and Guide—the Metropolitan Edition—will be continued to subscribers at the rate of \$5.00 per year. This edition, besides giving the latest news and reviews of the week's developments in the real estate and building fields, with editorial comment, carries unrecorded realty sales, leases, etc., the building materials markets and other important and timely real estate and building news.

Smith is keenly interested in what he calls his welfare bills, but those measures, even if defeated in the final hours of the session, hardly would justify him in calling a special session. There might be ample justification for such a course on the Governor's part, however, if the excellent program for the reconstruction of the state government is allowed to go by the board. Of far greater importance is the immediate need for adequate legislation to stimulate building. Only through the enactment of laws that will encourage construction can there be any real relief in the housing shortage which exists throughout the state.

The ideas of the Governor and the ideas of the Legislature as to reorganizing the state government differ only in those details which involve politics. If the people of the state are refused for the present the great advantages of the proposed reorganization they will realize that the political managers on both sides are merely playing for advantage in dealing with a great public problem.

Good Prices Realized at Disposal Sale of Woolworth Property

JOSEPH P. DAY sold the Washington Heights holdings of the F. W. Woolworth estate yesterday at auction in the Vesey Street Exchange for \$739,650. A noticeable feature of the sale was the number of women who bought valuable parcels.

Auctioneer and sellers both expressed much satisfaction with the result. The largest price for a single parcel was \$203,500 for the two-story James Building on the southwest corner of Amsterdam avenue and 162d street, paid by Mr. Salomon, who occupies half of it. The flatiron on the avenue at 160th-161st streets and St. Nicholas avenue went to Rosina Vollhart at \$105,000. Of four three-story brownstone dwellings, No. 519 West 162d street, went to Catherine Tringham and Anna McCellan, \$13,300, No. 521 to John Thompson, \$16,350; No. 523 to Morris Gruberg, \$13,700; No. 525 to Clareberg Realty Co., \$15,000. William J. Diamond bought the block front on the west side of St. Nicholas avenue, 162d to 163d streets, also three abutting lots, a total of 13, to \$110,750.

One of the prominent buyers of vacant properties was Philip Goldberg, who paid \$36,500 for four lots at the northeast corner of Amsterdam avenue and One Hundred and Sixty-second street, and \$35,000 for five lots at the southeast corner of St. Nicholas avenue and One Hundred and Sixty-second street. Three lots adjoining on St. Nicholas avenue were purchased by the Dorsma Garage Company at \$25,000 for improvement with a garage. Frank B. Schimpf, a neighborhood baker,

As to legislation to encourage buildings, that is a subject in which legitimately there can be no politics. It is an economic question, pure and simple. Thousands and thousands of homes must in some way be provided, and if ever there was a proposition on which the politicians of all parties should be able to agree in framing a program it is the need for homes for the people.

As this issue of the Record and Guide goes to press there still remain a few hours before the time set for the final adjournment of the Legislature. There is not much hope of the passage of any adequate housing laws before adjournment. But if the legislators do go home without having accomplished anything practical toward the solution of this pressing problem, then Governor Smith will have the strongest public sentiment back of him in calling a special session of the Legislature for the enactment of laws that will enable builders to build and thousands now homeless to have places in which to live.

paid \$21,000 for the fifty-foot plot adjoining No. 2030 Amsterdam avenue, a five-story tenement for which Charles M. Anthon paid \$35,000, and the baker also bought the building he occupies at No. 2038 Amsterdam avenue for \$40,000.

The three dwellings at Nos. 453 to 457 West One Hundred and Sixty-second street were sold at \$9,500 each to John King.

The northwest corner of Amsterdam avenue and One Hundred and Sixty-first street, known as No. 2038 Amsterdam avenue, a three-story tenement with a two-story brick building in the rear was bought by H. Thielhelms for \$30,250. The adjoining five-story tenement with store was acquired by F. D. Frank, tenant, for \$40,000, and the abutting fifty-foot plot went to the Esther Realty Company (Max Cohn) for \$12,100.

"It was a great sale," commented Joseph P. Day, who officiating as auctioneer, closed the entire proceeding within two hours, "and one which indicated in no uncertain manner the strenuous demand for improved property. As it was the first public auction since the passage of the new laws regulating rents, its splendid results should be an encouragement to the investor and builder."

Hubert T. Parson, president of the Woolworth Company, said that the estate was very well satisfied with the results.

The improved properties were about equally divided between speculators and tenants, while the vacant lots passed to buyers who doubtless will undertake operations in the near future as the lots are all advantageously located for immediate use.

Rules Landlords Must Prove Tenants Are Undesirable

JUSTICE GUY in the Appellate Division of the Supreme Court ruled that a landlord must prove that a tenant is undesirable before a landlord can evict him on the strength of the familiar clause of a lease permitting him to do so "if he deems the tenant an undesirable one."

Reversing the ruling of the Seventh Municipal District Court, which did not permit Samuel A. Woolman, a tenant of an apartment house owned by the Gorham Construction Company, to produce testimony that he was in no way "undesirable," Justice Guy said:

"We think the rule is clearly this in construing the effect of leases containing an undesirability clause similar to the clause contained in the lease herein: the landlord in making out his prima facie case must allege and prove that he deemed the tenant undesirable.

"The tenant is entitled to introduce competent proof to show that in so alleging and in bringing the proceeding the landlord has not acted in good faith, and upon the introduction of such

proof an issue of fact is presented to the jury, which, if decided in favor of the tenant, requires a final order for the tenant.

"In determining this issue proof as to whether the landlord had reasonable ground for deeming the tenant undesirable is relevant and material."

The United States Bureau of Standards, after 150 days of testing, has decided that the 1:2:4 concrete mixture used in the construction of water storage tanks is sufficiently waterproof for the purpose. Although the head was 35 feet and there was a small loss of water due to penetration, the exteriors of the tank remained dust dry.

The United States Forest Service reports that in Florida is the largest stand of yellow pine anywhere in the Southern States, the amount being estimated at 50,000,000,000 feet.

REAL ESTATE SECTION

Final Action of Legislature on Realty Bills in Doubt

Two Measures That Will Afford Some Relief Advanced to More Favorable Positions on Calendar and May Be Passed

(Special to the Record and Guide)

Albany, April 22.

CLOSING days of the Legislature have been marked by the customary rush and confusion with advocates and opponents of legislation affecting the realty and housing situation jockeying for advantage up to the final minute of adjournment.

The bill exempting the interest on mortgages up to \$40,000 from the operation of the state income tax was advanced to the point of final passage late this week, indicating that it would go through as legislative leaders had promised last week, unless a last minute flareback developed.

The Burlingame bill exempting new buildings and reconstructed buildings from the application of the so-called rent profiteering laws was also pushed up on the calendar to a point of advantage. The sponsors for this measure were very confident it will go through.

The Abeles bill which would broaden the scope of the rent profiteering laws so as to include office buildings, lofts and parts of buildings used for mercantile and manufacturing purposes, were believed to be dead on Wednesday. Efforts to advance the measures on that day were fruitless.

A hearing given these measures on Tuesday brought to Albany a large delegation from New York City representing the Merchants' Rent Association. Headed by Senator Abeles, who introduced the bills, they advocated their enactment, claiming that in them only could relief be found. The opposition to the measures, led by Robert E. Dowling, John L. Parish, Alexander McNulty and Edward P. Doyle, representing the real estate owners in New York City, was vigorous and it was believed they had impressed the legislators with the necessity of killing this legislation, unless they wanted to work a downright injustice.

Mr. Dowling very effectively portrayed to the committee the conditions that exist in the office and loft situation in New York City by outlining the series of increases in maintenance costs that have developed in the past few years. He pointed out that the wages of all employes, from cleaners to superintendents, and the cost of every item of service from elevator to telephone, has jumped, all of which contributed to enlarge the expense of maintaining office buildings.

He cited a specific instance of the injustice the 25 per cent. increase bill would work in the case of an office building which a few years ago rented for \$200,000, with the lessee paying taxes and maintenance costs. The district where such office building is located has lost its attraction by reason of the uptown movement and the rent has dwindled to \$38,000, with the owner paying taxes and maintenance costs. The application of the increase bill to a building of this character would deprive the owner from obtaining anything more than upkeep return.

John L. Parish, secretary of the Advisory Council of Real Estate Interests, declared that the Abeles bills violated the spirit of the Constitution, if not the letter, and were a direct assault upon the thing the Constitution aims to accomplish.

"The Legislature knows that these bills feed the appetite for lawless communism and tend to weaken the defenses of our existing social and industrial structure," said Mr. Parish. "The Legislature knows that however ideal a state of perfect

communism might be, that halfway communism which consists in taking from one and giving to another can only end in disaster to all.

"It knows that the reason for the high rentals is an inadequate building supply. The conditions of supply and demand are similar to those in relation to housings, and the remedy is the same; a big drive in building operations of all kinds.

"This will come when the income from mortgages is released from taxation under the income tax to a moderate extent, as provided in the Lockwood-McWhinney bills in this Legislature and in the Calder-McLaughlin bills in the Congress at Washington.

"A big drive in building construction is the one and only way to meet the housing stringency—housing of the people and housing of all their varied industries. The Legislature can clear the way for, and make possible such a drive in building operations by lifting by a little, as provided in the McWhinney bill, the income tax burden under which the building industry now lies prostrate."

The fate of the Jenks bills, which would permit the public service commission to regulate local traction companies on a cost basis, to which strong opposition developed within the last ten days, appeared dubious in the closing days of the session. The same tactics employed for several sessions to kill legislative relief for the trolley lines, charges of graft and bulky lobby funds, were utilized this year. Mayor Hylan, of New York, inspired much of the opposition.

Threats to call an extraordinary session of the Legislature to force the enactment of his reconstruction program led to prompt legislative action upon the Governor's reconstruction program. The Governor served notice that he would not accept the compromise measures introduced by Senator Sage, but would insist upon the enactment of an executive budget, the consolidation of state departments, bureaus and commissions, which now number approximately 187, into 19 departments. The Sage bills are not so broad in operation. They were outlined recently in the Record and Guide. The contest over reconstruction has simmered down into a question of politics, whether the democratic or republican scheme will be adopted. The Legislature insists upon the Sage plan and the Governor upon the enactment of the measures framed by his Reconstruction Commission.

Due to the persistent efforts of taxpayer and other civic organizations, and as a result of the investigation made by Grover A. Whalen, Commissioner of the Department of Plant and Structures, the Astoria ferry is again to be put into operation. A resolution has been adopted by the Commissioners of the Sinking Fund of the City which provides "that the ferry service to Astoria, borough of Queens, should be restored by municipal operation." The matter was referred to Comptroller Craig and to Commissioner Whalen to work out a detailed plan for the purchase of the boats, ferry houses, etc. In his report, Mr. Whalen states that not only can the ferry be made self-sustaining, but that it will yield the city a net profit of \$50,000 or more yearly; besides rendering an additional profit to the city in greatly increased realty values in Yorkville and Astoria.

Magistrates Protect Landlords From Tenant Soviets

Hundreds of Rent Cases in Courts Generally Decided on Twenty-Five Per Cent. Increase Basis, But "Profiteering Tenants" Fare Badly

THE Municipal Courts continued to handle hundreds of landlord and tenant cases daily during the last week.

In the great majority of these increases of only 25 per cent. were allowed by the magistrates. Naturally there were instances where landlords of the "leaster" and "profiteer" classes received severe reprimands from the court.

One was fined \$25 for telling Justice Davies in the Seventh District Court, Manhattan, that he was "unfair," another was made to pay \$100 costs for bringing twenty tenants, including a number of women with children in arms, into court and then discontinuing action against them for non-payment of exorbitant increases in rent.

"We are simply educating the profiteers," said Justice Davies, "and they need it very much. As soon as they learn that the law holds 25 per cent. to be the limit as regards increases for the last twelve months, they will stop some of this overcharging. Some of them may lose money in cases where they made a poor investment by leasing from some other fellow who told them they could boost rents and make good money. That is their lookout. They knew what they intended doing had they been able to get away with it."

Regarding the organization of tenants at No. 740 Riverside Drive, where the landlord, William Landesman, demanded increases ranging from 60 to 92 per cent., Justice Davies said the tenants at that and two other houses controlled by Landesman should "sit tight." In offering Landesman 25 per cent. increases, he asserted, the tenants had done their legal duty. He advised that they wait for the landlord to bring action.

Justice Davies cited that section of the new laws which amends the Penal Law in relation to violation of the terms of a lease, which makes it a misdemeanor for a landlord to fail to furnish such service as the lease calls for, or "wilfully and intentionally to interfere with the quiet enjoyment of the leased premises."

Louis Steinberg, landlord at No. 1044 Bryant Avenue, the Bronx, stated in his petition to Justice Robitzek that he had not raised his tenants more than 25 per cent. Investigation by the court showed the raise had been as high as 60 per cent. When Justice Robitzek threatened to send the papers to the District Attorney's office on account of this, Steinberg announced he would discontinue proceedings. The Justice said all sworn statements regarding rent increases would be thoroughly investigated hereafter.

Harry Silverstein had to pay a \$5 cost fee in the case of each of twenty tenants, whom he haled into court only to announce a discontinuance of proceedings against them.

In Justice Prince's court a rent strike came to a sudden and painful end. Twenty-four persons, members of the Harlem Tenants' League, produced a lease which expires May 15 and which carefully specified the obligations of the landlord, including a promise to "sack and fire the fresh janitor." They claimed the lease was not being lived up to and refused to pay their last month's rent.

"This landlord has not raised your rent nor tried to," the justice pointed out. "He seems to have kept the lease pretty well and you have waited until the last minute before accusing him. What do you want?"

"We want to get better terms when we renew the lease," said one of the strikers.

"Well, this court is not going to recognize any political party, or back up any Socialist rent strike," declared the justice. "You have come in here as tenants—and you have a poor case. Pay that rent by Monday or I'll issue eviction papers."

Trouble is predicted when the time for serving the warrants come.

Profiteering tenants took their turn in feeling the weight of the hand of justice when in more than 200 cases Justice Peter Shiel in the 2d District Municipal Court, in the Bronx, refused to grant reductions in rent, ordered prompt eviction, and undertook, he said, to break up a tenants' soviet. In some cases he even ordered tenants to pay more than the rental at which landlords were willing to compromise.

A feature of the week's proceedings was the assessment by Justice Robitzek of costs against landlords and tenants whose cases would not hold water under the new legislation. Three hundred dollars in assessments of \$5 each was collected as a reminder that the court's time was too valuable to be taken up by improper cases.

A precedent which may weigh heavily upon landlords was established by Justice Leary in the Sixth District Municipal Court, East Thirty-eighth Street, when he ruled that when present profits are fair there can be no rent increase, not even the 25 per cent. which the law tentatively allows.

Joseph Gitsky, a landlord, was trying to evict twenty-two tenants from his house at 168 East Thirty-eighth Street because they refused to pay their April rents. He had raised them from \$34 to \$44. He was represented by G. Franck and the tenants by James O'Sullivan, of the Mayor's Committee.

Gitsky produced his account books. It was shown that he was making 10 per cent. to 12 per cent. on the old rate of rents. Justice Leary therefore ordered that he could not increase the price at all and refused eviction papers. If he had won the increase he would have made above 25 per cent.

Arthur J. W. Hilly, chairman of the Mayor's Committee on Rent Profiteering, discounted the "revolutionary" efforts on the part of Brownsville tenants to bring about a rent soviet on May 1. He added, however, that there may be some interesting developments in connection with the concerted agitation among tenants for a May Day demonstration in that section. Plain clothes men are working on the case, he said.

"I have been informed," said Mr. Hilly, "that all the tenants have been urged to pay all the rent increases asked of them and to make no protest or appeal to the Mayor's Committee or to the courts. It is then planned to have them all go on a rent strike, during which they will continue to occupy their houses without paying. The houses, according to what the agitators are telling the tenants, will be owned by them either collectively or individually.

"The police forces of the City Government will be used to maintain law and order. Any attempt to start the Red revolution on May 1 will be vigorously suppressed. The movement among the 25,000 tenants of Brownsville is the work of the same radical agitators who last October tried to start the same kind of trouble in the Bronx."

Leo Gitlin, organizer of the proposed strike of 25,000 Brownsville tenants on May 1, denied yesterday that there was any revolutionary or illegal intent, as has been charged, and said a committee would call on the Mayor to assure him of this.

Morris Feinstone, secretary of the United Hebrew Trades, denied that the trades had any connection with the Brownsville strikers.

The Legislature was denounced as insincere in its passage of the anti-rent profiteering bills by Ira J. Ettinger of the Board of Counsel of the Real Estate Owners' Protective Association, representing many landlords, at a meeting in the Hotel Majestic.

"With widespread profiteering, we see the Legislature has picked out one business—real estate—to express with these new laws, which will react as a boomerang on the men who voted them," Ettinger declared. "The Legislature was totally misled in passing those bills, as to the true housing situation in the city."

Chamber of Commerce Acts For Protection of Public

Begins Enrollment of Volunteers, Under the Leadership of President Alfred E. Marling, for Maintaining Order and Uninterrupted Transportation When Strikes Occur

ALFRED E. MARLING, president of the Chamber of Commerce of New York State, called a meeting of that powerful and influential organization on Thursday last for the launching of a movement to counteract strikes through the registration of persons in all parts of the country willing to aid in keeping open the usual channels of communication and of transportation, food, fuel and passengers.

H. H. Outerbridge presented the following resolutions, which were adopted:

WHEREAS, Civilization is now menaced by false and distorted economic and political ideas, and the public welfare demands that the men and women of the Nation, who hold to high ideals of personal and political conduct, who believe in sound economic principles and in constitutional Government, shall now undertake more resolutely to fulfill their civic duties; and

WHEREAS, An irresponsible minority of the population of the United States has been organized with the purpose of making unreasonable demands, interrupting the normal channels of communication and of public service, pursuing a course of action inconsistent with our form of Government, thus imperilling the structure of government and the structure of society as a whole; and

WHEREAS, the spirit of good government, the demand for law and order, regard for individual rights and the maintenance inviolate of our Institutions still obtains in the minds and hearts of a great majority of our people in the various communities of the states of the Union, although

unorganized for expression and manifestation; and

WHEREAS, the Executive Committee of the Chamber of Commerce of the State of New York has already acted to draw together and register those who are prepared to give their time to the preservation of social and economic order; therefore be it

RESOLVED, That the President of the Chamber of Commerce be and he is hereby authorized and requested to appoint a special Committee of Ten on PUBLIC WELFARE, whose duties shall be to draw up a plan of organization and co-operation whereby the public may, by volunteer service, aid in maintaining the usual channels of communication and of transportation of passengers, food and fuel; in the uninterrupted use of public utilities and in assisting the duly constituted authorities in preserving law and order, and be it further

RESOLVED, That said Committee, in the performance of the duties imposed on it shall have power to add to its numbers, to associate with itself other citizens who are not members of the Chamber and to co-operate with other organizations working to the same end.

President Marling was empowered to appoint the Committee of Ten. The executive committee of the Chamber has already started the registration of persons who are willing to volunteer their services when serious situations arise in the transportation of the country and its food.

Resolutions were also passed favoring the location of the National Budget Bureau in the Treasury Department.

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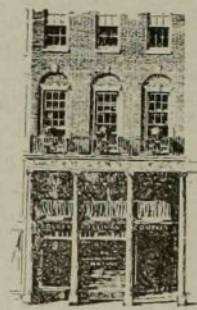
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Review of Real Estate Market for the Current Week

Throughout the City There Was Great Variety to the Market and a Strong Undertone to Real Estate Values

THROUGHOUT the city, this week, the real estate market pulsated with a variety of dealing. Sales of property took place in some streets whose names have not appeared in the real estate news columns for many years. The northern and southern ends of Manhattan were conspicuous for the volume of selling, while the Fifth avenue neighborhood, Greenwich Village, and the lower East and West sides abounded with substantial transactions. Numerous apartment houses passed into cooperative ownership with prospects of more doing so next week. Several commercial buildings were bought by the occupants, who thereby find a panacea for steadily advancing rentals and uncertainty of location. Firms whose old leases are expiring do not welcome a renewal on a long term at prices that are to them prohibitive. They prefer purchase of the particular property instead; and, this circumstance has much to do with the sale of numerous medium-sized old buildings downtown. Several tenants in the Fifth avenue neighborhood also bought buildings.

The news reports show that the cooperative apartment house buying movement has invaded Brooklyn and those parts of the New Jersey suburban area that contain apartment houses. Apartment rentals by individual owners have been markedly increased in these areas.

Leading the movement of the week was the leasing, for an aggregate term of 63 years, of the site of the old buildings 43 to 47 Broad street to a company that will reimprove the plot with a modern office building. In the light of the fact that J. P. Morgan & Company recently leased the Mills building, in Broad street, for a long term, it would seem that the neighborhood would thrive with a demand for much additional office space within the next two years, when many

of the present leases in the Mills building expire and when hundreds of tenants must find new quarters in the same neighborhood. There are very few individual parcels of real estate left in the financial part of Broad street. The improvement contemplated is the most notable since the Seaboard National Bank began the erection of its new home at Broad and Beaver streets.

The sale of the old building at the southwest corner of Trinity place and Rector street—on the rim of the Syrian colony—calls attention to the fact that numerous Syrian merchants there are real estate investors in the section, the buyer of the Trinity place corner being the latest recruit.

Another noticeable feature just now is that savings banks and insurance companies are selling numerous holdings that they took in foreclosure and, on a rising market, are obtaining better prices than they had deemed possible. Speculators and investors both are buying dwellings from these institutions.

The selling of a good sprinkling of apartment houses in the old Dyckman tract recalls the fact that, a decade ago or less, operators and investors as a rule despaired of that section of Manhattan ever becoming an integral part of the city's housing area. It all proves that nothing real on this Island can long escape improvement.

Distinguishing this week, too, was the sale of numerous corner apartment houses on Washington Heights and in Harlem. Many good dwellings in the upper East and West sides changed hands. Some fine dwellings near Fifth avenue also were bought. One of the stately colonial houses on Washington Square North was bought for remodeling into studio apartments, thus marking the disintegration of an aristocratic block.

New Elliman Offices.

THE opening, this week, of the new headquarters of Douglas L. Elliman & Co., at 15 and 17 East Forty-ninth street, marked an auspicious event in the real estate market because it meant the tripling of a real estate firm's office space from business necessity within a few years. Mr. Elliman is one of the young men of the New York real estate market who has done things in it and his activities have been and are varied. The business of real estate today is so highly specialized and the requirements so increasingly exacting that where formerly a superficial knowledge of the values of property in this city was sufficient an intimate and profound knowledge is now so essential as to make the real estate business in its broader and deeper aspects a profession. And Mr. Elliman is a leader in the profession. During a career on his own account of nine years Mr. Elliman has moved his place of business three times because of lack of space.

The new offices of Douglas L. Elliman & Co. cover three floors, each 33.4x100.5, in a new 10-story building which the firm owns. Future requirements are provided for in the extra floors. Distinguished for its safe and conservative course, this firm has participated in much of the substantial dealing in this city since its inception. Its most recent activities were embodied in the arranging of the two largest co-operative apartment houses in New York, namely, 290 Park avenue and 300 Park avenue, each of which typifies an investment of \$4,500,000.

Notable among the Fifth avenue transactions of the firm was the assembling of the plot for the new building of Arnold, Constable & Co., at Fifth avenue and Fortieth street. Throughout the Fifth avenue neighborhood negotiations by this firm for principals in big deals abound. Seventy-five per cent. of the large sales and leases in the exclusive Park avenue section have passed through its hands. Consequently it was essential that its headquarters be established within easy reach of both the Park avenue and Fifth avenue section.

Among the large recent sales of the firm may be mentioned: for Mrs. H. F. Dimock to the Guaranty Trust Co. the northwest corner of Madison av and 60th st; for the Hahnemann Hospital to a syndicate a Park av block front, between 66th and 67th sts; for the same hospital it bought its new site on Fifth av, between 105th and 106th sts; the Verona apartment house at Madison av and 64th st; large apartment houses at 405 Park av, 635 Park av and

929 Park av, each involving \$1,000,000 or more.

Some of the large leases negotiated by the firm were: the Emmett Arcade, at Madison av and 59th st, to the National Drug Stores Corporation; the block front known as 300 Park av; and numerous others.

In country properties, the sale of the O. G.

Smith estate at Oyster Bay to John N. Willys, valued at over one million dollars.

Sale of 1025 Fifth avenue to Mr. Frederick W. Vanderbilt for his home; sale of 8 East 65th street, the former home of the late James J. Hill to Edward H. Litchfield; sale of large plot running through from 65th to 66th streets, between Park and Lexington avenues to Chas. H. Sabin, as site for new residence; lease of store corner 43d street and Fifth avenue to the National City Co.

PRIVATE REALTY SALES.

The total number of sales reported but not recorded in Manhattan this week was 160, as again 138 last week and 109 a year ago.

The number of sales south of 59th street was 62, as compared with 57 last week and 26 a year ago.

The number of sales north of 59th street was 98, as compared with 81 last week and 83 a year ago.

From the Bronx 49 sales at private contract were reported, as against 69 last week and 30 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 547.

Syrian Buys In Syrian Section.

Broadway-John Street Corporation, Elias A. Cohen, president, sold through Pease & Elliman to Michael D. Kaydough, 50 Trinity pl, at the southwest corner of Rector st, an old 3-sty brick building, on a plot 46.3½x83.11. The other corners of these streets are occupied respectively by Trinity churchyard, the rear of the Empire building and the United States Express building. This is the one of four corners susceptible to modern improvement and forms an edge of the Syrian quarter.

Co-operative Buying.

Twelve tenants and others bought the two 6-sty brick apartment houses, each on a plot 50x102.2, at 316 and 318 West 84th st, from the Minaret Building Co. The houses contain 24 8-room suites and the present rental is about \$35,000. This is the second time the property has changed hands in the last two months. The tenants, who will run the houses on the co-operative plan, were represented by J. E. Kean of New Rochelle, N. Y., and A. L. Bennett, a broker, who is one of the tenants.

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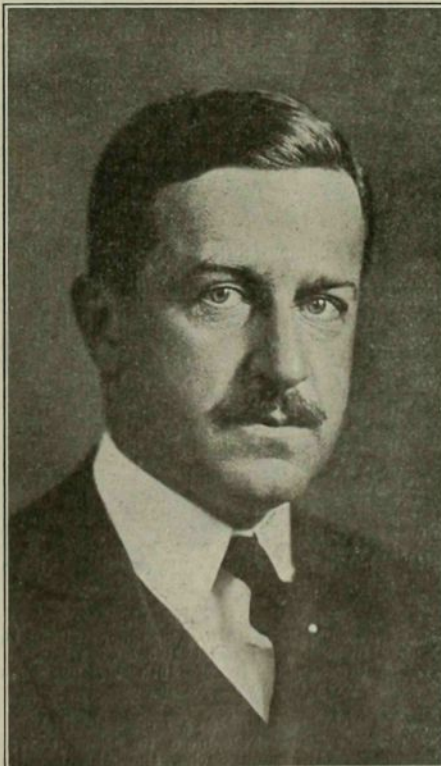


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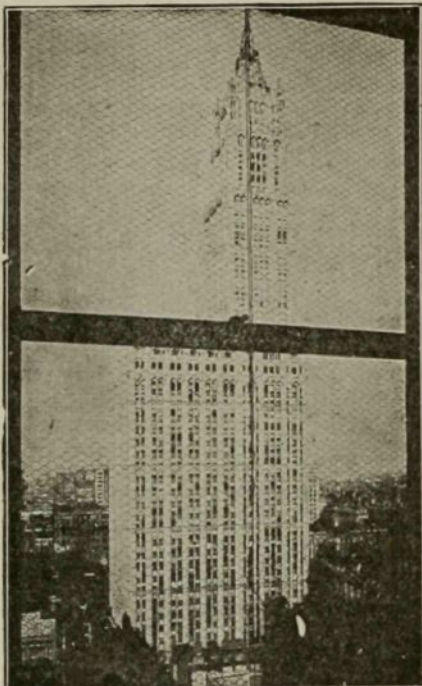
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operative apartment house movement the 11-sty apartment house known as the Knickerbocker, on a plot 86.10x125, at the southeast corner of Fifth av and 28th st this week was bought by a number of the tenants, among them former Supreme Court Justice George L. Ingraham and Joseph Knapp, president of the American Lithograph Co., B. T. Fairchild, John V. Bouvier and Charles S. Sackett, president of the Mutual Bank. The seller was Max N. Natanson. The property had previously been long owned by the estate of Edward R. Bacon.

Julia Marlowe Sells.

Mrs. Julia Marlowe Sothern, actress, sold through Pepe & Bro. 21 Washington Square North, running through to McDougal alley, a 3½-sty and basement brick and stone dwelling, on a lot 25x138.5. The new owner will remodel the structure into duplex apartment studios. There is a 3-sty garage on the alley end of the lot.

Engineers' Club Adds To Its Plot.

Eleanor C. Janeway sold to the Engineers' Club the 4-sty and basement brownstone dwelling, on a lot 26x98.9, at 36 West 40th st, adjoining on the west the 12-sty building of the club at 32 and 34. Overlooking Bryant Park, the club now has a frontage in 40th st of 76 ft. The Janeway family had owned the house it sold since 1889. The consideration was \$55,000 over a mortgage of \$155,000.

District Attorney Swann Sells.

Edward Swann, District Attorney of New York county, sold 47 West 12th st, a 4-sty and basement brick dwelling, on a lot 21.6xirregular. The buyer will occupy.

Deals Near Brooklyn Bridge.

Lebertan Corporation sold 11 to 15 Van De Water st, three 5-sty brick loft buildings, on a plot 96.3x108.3xirregular. The same corporation also sold 17 to 23 Rose st, abutting the foregoing, a 5-sty brick loft building, on a plot 91.6x88.3. The properties adjoin the north side of Brooklyn Bridge.

Firm Buys Near Fifth Ave.

Estate of Peter Moller sold to the Scully Bros. Co. 32 West 47th st, a 4-sty and basement brownstone dwelling, on a lot 20x100.5. The buyers will remodel the structure for their business use.

Tenant Buys in Fifth Ave District.

H. K. Kevorkian, antique dealer at 40 West 57th st has bought that 6-sty American basement dwelling, on a lot 26.6x100.5, through the 40 West Fifty-seventh Street Corporation which recently took it over from the John F. Carroll estate. Mr. Kevorkian's lease had until May, 1927, to run, at an annual net rental of \$12,000. The new owner will make extensive alterations.

Old Seligman Home Bought.

Henry Mandel bought from the Two East 46th Street Corporation 2 East 46th st, adjoining the southeast corner of Fifth av, a 5-sty brick business building covering a lot 30x100.5. The buyer will remodel the building upon the expiration of the lease on it. The property was originally the town residence of the late Jesse Seligman, banker.

Churches Buy Property.

In addition to the recently reported purchase of 211 and 213 West 82d st Holy Trinity Roman Catholic Church has also acquired from Thomas Ward the 5-sty flat at 218 West 83d st, 25x73, adjoining its rectory. The church now owns a plot fronting 150 feet in 82d st and 50 feet in 83d st.

The Abyssinian Baptist Church of New York, at 240 West 40th st, bought the plot, 150x99.11, in the east side of 138th st, 150 feet east of Seventh av, from the Curtis B. Pierce estate for \$30,000. The property adjoins the Metropolitan Baptist Church, erected several years ago.

A Ten Story Loft Sold.

Alfred M. Rau sold to the Benenson Realty Co. 138 and 140 West 17th st, a 10-sty loft building, on a plot 42.7x92.1x38.7½.

St. Luke's Hospital Sells Corner.

The 416 West 215th Street Corporation bought from St. Luke's Hospital the northwest corner of Murray st and West Broadway known as 65 Murray st and 62 to 66 West Broadway, a 6-sty brick business building, on a lot 24.4¼x125.8x25.2½.

Takes Profit in Park Av.

Henry Mandel resold to Alexander Wilson the 4-story dwelling, on a lot 16.5x80, at 98 Park av, southwest corner of 40th st, purchased recently from Sarah L. Payne.

Telephone Co. Buys in Yorkville.

The New York Telephone Co. bought from James Howell, Isaac Sachs, the Abbott estate and M. A. Horowitz five 4-sty tenement houses, each on a lot 25x100, at 150 to 158 East 98th st, fronting opposite the train shed block of

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the Third Avenue Elevated Railway and abutting five 5-sty tenement houses, each on a lot 27x100, at 151 to 159 East 97th st, from the Hennessy estate, Jones Weil, Joseph McElroy and others. The combined properties form a plottage of 25,000 square feet between Lexington and Third avs. It is understood that the telephone company has acquired this plot for a large telephone exchange building. The transaction involved about \$200,000.

Big Sale in University Pl.

The Lebertan Corporation bought from William Crawford of Monroe, N. Y., the block front in the west side of University pl, between 9th and 10th sts, a 6-sty store and loft building with power plant and 60,000 square feet of floor space. The purchaser paid all cash over a mortgage of \$195,000 having eight years to run.

Another Co-operative House.

To be maintained on a co-operative basis, Eleanor Court, a 7-sty brick apartment house at 317 and 319 West 93d st, on a plot 62.6x100.8½, has been bought from the De Peyster Realty Co. by the 319 West Ninety-third Street Corporation which was recently formed for the purpose.

Exporters Buy Downtown.

Dayton Price & Co., exporters, now at 405 Lexington avenue, bought through Pepe & Bro. from the Alentaur Realty Co., 420 Hudson street, at the northeast corner of St. Luke's place, a 4-story and basement brick building covering a lot 23.1x59.6. Formerly a hotel, the building will be expensively remodeled for business and office uses. The Cutler estate sold the property at auction to the seller some time ago.

Sales of Uptown Corners.

Bryan L. Kennelly sold for H. De Witt Wells the northeast corner of Lenox avenue and 138th street, a 6-story apartment house with stores, on a plot 49.11x85; also 2141 and 2143 Fifth avenue, southeast corner of 131st street, two 3-story stone front dwellings on a plot 33.11x75. These properties were to have been sold at auction on April 28 by Mr. Kennelly.

Alderman Harris Buys Dwelling.

Nail & Parker sold for the Metropolitan Savings Bank to Alderman George W. Harris, 206 West 134th street, a 3-story and basement dwelling, on a lot 17x99.11, adjacent to St. Philip's Episcopal Church.

Co-operative Plan in Brooklyn.

Bulkley & Horton Co. sold 71 Brooklyn avenue the southeast corner of Pacific street, a 4-story brick and stone double apartment house, on a plot 34x100, for M. C. Curtis to the 71 Brooklyn Avenue Corporation. The tenants of the building are the stockholders and have purchased it on a co-operative basis.

An E. A. Poe House Sold.

Joseph L. Bittenwieser sold 85 West 3d street, a 4-story dwelling with the basement altered into a store, on a lot 25x90, to Angelo Bertolotti, the present tenant, for his own business. In this house Edgar Allan Poe, the author, lived in 1845 and 1846 and he wrote some of his masterpieces there.

Good Deal in William Street.

Frederick Brown sold to George Willy 166 William street with an "L" to 41-43 Beekman street, a 5-story building, 26x66.10x35x40.3. The buyer will alter for restaurant purposes.

Sale to Frank A. Munsey.

Frank A. Munsey bought from the estate of Horace S. Ely, the 5-story building, on a lot 24.5x100irregular, at 8 Spruce street, adjoining the one time American Tract Society Building at 154 Nassau street, which Mr. Munsey bought last year. The Spruce street parcel was long owned by the Ely family. Mr. Munsey now owns a frontage of 119 feet in Spruce street and 100.5 in Nassau street.

Buys Long Island Shore Front.

O. B. Ackerly sold for Mrs. R. H. Handley to Harry T. Fay the 110 acres known as the Henry Hunting farm with an extensive frontage on Hay Ground and Calf creeks and Mecox bay, at Bridgehampton, L. I.

Manhattan.

South of 59th Street.

BARROW ST.—Mrs. Halsey Wood bought from the Williams-Dexter Co. 47 Barrow st, a 3-sty and basement frame dwelling, on a lot 21x40.

BARROW ST.—Van Vliet & Place sold the 5-sty store and loft building, on a lot 24.4x74, at 69 Barrow st, through to 33 Commerce st.

BETHUNE ST.—Estate of Joseph Mattison sold through Gustave Britt to Mrs. Anastasia Addish 28 Bethune st, a 3-sty and basement brick dwelling, on a lot 21x80.

BURLING SLIP.—Pease & Elliman sold for the Broadway-John Street Corporation, Elias A. Cohen, president, the 4-sty building, on a lot 20x55, at 9 Burling slip to Herman Conheim.

CANAL ST.—Morris Levinson bought from William P. Dixon and brother the two 5-sty business buildings, 125x75, at 86 to 96 Canal st, southwest corner of Eldridge st.

CANAL ST.—Duross Co. sold for Matilda Leerburger to I. Wertheimer & Son, 528 Canal st, a 4-sty loft building, on a lot 20x80.

CHAMBERS ST.—The Chambers-Greenwich Street Co. sold the 5-sty building at 164 and

166 Chambers st, on a plot 42x78, to Hunter, Walton & Co., wholesale dealers in butter and cheese, who have been tenants of downtown buildings since 1862. The property was held at \$100,000 and adjoins the southeast corner of Greenwich st.

EAST BROADWAY.—Wetmore & Magill sold for the American Savings Bank 234 East Broadway through to 223 Division st, a 3-sty brick

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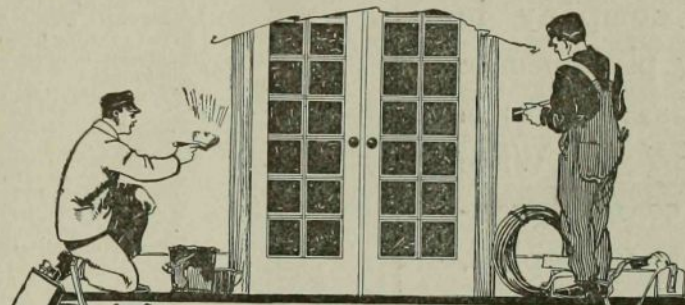
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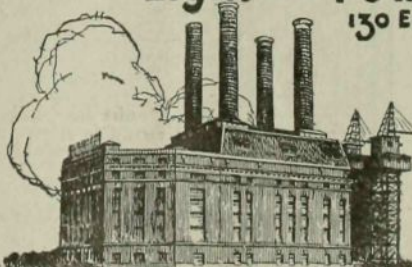
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and frame building, 23.10x107, to Thomas Rubin.

HUDSON ST.—Van Vliet & Place sold the 4-sty building with store at 627 Hudson st, on a lot 25x88.9, to H. Levin.

MOORE ST.—Dominick Pace sold through W. E. Dean & Co. 30 Moore st, a 5-sty brick loft building, on a lot 25.2x73.4.

MORTON ST.—H. Kiefer bought through the Duross Co. from Mrs. Annie T McDonnell 50 Morton st, a 4-sty brick dwelling, on a lot 18.2x100.

PEARL ST.—The estate of William Z. Larned sold 174 and 176 Pearl st, a 4-sty brownstone commercial building, on a plot 31.6x103.2x100.11, adjoining the northeast corner of Pine st.

STONE ST.—W. E. Dean & Co. sold for Charles H. Voorhees 48 Stone st, a 4-sty and basement building, on a lot 23x70xirregular, running through to 81 Pearl st.

11TH ST.—F. U. Paris sold 40 West 11th st, a 3-sty dwelling, on a lot 21x102.2.

11TH ST.—J. Irving Walsh sold for Mabel R. Moore 148 West 11th st, a 3-sty and basement brick dwelling, on a lot 18.9x57.3.

16TH ST.—Duross Co. sold for Elmiro L. Daring to M. Kolandez 41 West 16th st, a 4-sty and basement brownstone dwelling, on a lot 21x92. The buyer will remodel the structure for business purposes.

17TH ST.—Frederick Brown sold to a syndicate of manufacturers 33 and 35 West 17th st, an 11-story loft building, on a plot 50x97. The buyers will occupy a greater part of the building. The building at present is occupied by the Bedell Co.

19TH ST.—Julia A. Waters, of White Plains, N. Y., sold through the Duross Co. to Dr. Emil Nyitray 224 East 19th st, a 3-sty and basement brick dwelling, on a lot 21x92.

19TH ST.—George W. Mercer & Son sold for William D. Utley 356 West 19th st, a 3-sty dwelling, on a lot 20x92, to James A. Hannon.

23D ST.—A. Companioni sold 320 West 23d st, a 3-sty and basement brownstone dwelling, on a lot 21.10½x98.9, adjoining the limestone building of the American Jersey Cattle Club on the east.

29TH ST.—Estate of Robert Goelet sold 34 East 29th st, a 6-sty business building, on a lot 25x98.9.

31ST ST.—Estate of Hetty S. Beaman sold through Ames & Co. 112 East 31st st, a 3-sty and basement brownstone dwelling, on a lot 19x98.9. The buyer will remodel it into small apartments.

35TH ST.—The estate of Augusta Zeraga sold 26 East 35th st, a 4-sty and basement brownstone dwelling, on a lot 20.10x98.9. The buyer will make extensive alterations.

37TH ST.—The estate of Peter Moller sold to the Scully Bros. Co. 32 West 37th st, a 4-sty and basement dwelling, on a lot 25x98.9. The buyers will remodel the building and occupy it for their business use.

38TH ST.—Tucker, Speyers & Co. sold for Cynthia H. B. Clark a 4-sty dwelling, on a lot 21x98.9, at 36 West 38th st, to Abe Schwalbe, who will reimprove with a 5-sty business structure.

44TH ST.—Two companies incorporated by practically the same interests have bought 3 and 5 East 44th st, a 6 and a 5-sty building, respectively, both occupying a plot 54x100.5, adjoining Delmonico's. The capital stock is \$300,000. The incorporators are R. H. Davis, president, and W. H. Cowen and E. N. Sweet. The owner of record of No. 5 is the Ywis Realty Co.; title to No. 3 is the Assembled Realty Owners, of which R. H. Davis is president.

47TH ST.—Pease & Elliman sold to Joseph G. Abramson the 5-sty apartment house with store at 62 West 47th st, on a lot 20x100.

48TH ST.—Frederick P. Garretson and others sold 68 West 48th st, a 4-sty and basement brownstone dwelling, on a lot 20.10x100.5; and the estate of Henry Griswold sold 70 West 48th st, a 4-sty and basement brownstone dwelling, on a lot 20.10x100.5.

50TH ST.—Joseph Schur sold 243 and 245 East 50th st, two 3-sty brick dwellings, on a plot 33x100.5.

50TH ST.—Joseph F. Feist & Co. sold for a client the 4-sty brownstone flat 527 West 50th st, on a lot 25x100.

50TH ST.—Schindler & Liebler sold for a client 243 and 245 East 50th st, two 3-sty and basement brick dwellings, the former being on a lot 17x100.5 and the latter on a lot 16x100.5.

51ST ST.—L. & A. Pincus and M. L. Goldstone purchased from A. Edward Lester the 5-sty dwelling, on a lot 21x100, at 30 West 51st st, which the purchasers will alter into a business building.

51ST ST.—Annie Shea sold 143 West 51st st, a 4-sty garage, on a lot 25x100.5.

54TH ST.—Douglas L. Elliman & Co. sold for a client the 5-sty English basement dwelling 18 East 54th st, on a lot 23x100.5 to a buyer who will probably alter it into small apartments.

The property was held at \$127,000 and the brokers report that the price obtained was very close to that figure.

55TH ST.—Joel Rathbone bought from Diego de Suarez 147 East 55th st, a 3-sty and basement brownstone dwelling, on a lot 16.8x100.5.

57TH ST.—Daniel B. Freedman sold through Pease & Elliman 142 West 47th st, a 5-sty brownstone mercantile building, on a lot 20x100.

58TH ST.—Scott & Martin, in conjunction with M. Morgenthau, Jr., Co. sold for the Sauer estate to the Seimor Homes Corporation 407 and 409 East 58th st, two 3-sty and basement dwellings, each on a lot 16.8x100; also, sold to the same buyer 405 East 58th st, a 3-sty 3-family house, on a lot 18.3x100.5.

GREENWICH AV.—Horace S. Ely & Co. sold for Thomas T. Sturges, Susan M. Sturges and Elizabeth M. Sturges 59 Greenwich av, a 4-story brick and stone building, on a lot 23x65, to Charles A. Goldman for occupancy.

SEVENTH AV.—Anna E. Jenney sold 289 Seventh av, a 4-sty building, on a lot 20x100, to Lewis M. Smith. The property has been held by the present owner for 43 years.

NINTH AV.—Henry Wienberg, tenant, bought from B. & J. P. Curry 793 Ninth av, a 5-sty flat with store, on a lot 25x70, adjoining the southwest corner of West 53d st.

Manhattan.

North of 59th Street.

60TH ST.—Julia Beverley Higgins in conjunction with Douglas L. Elliman & Co. sold for Mrs. Eleanor Janeway 131 East 60th st to a buyer, for occupancy.

64TH ST.—Mrs. M. Morgenthau, Jr., purchased the two 4-sty dwellings at 135 East 64th st and 844 and 846 Lexington av, forming the northwest corner of those two thoroughfares, from the Stability Realty Co., which bought the property recently with the four adjoining houses on Lexington av, from the Beekman estate. Mrs. Morgenthau's purchase fronts 80 feet on East 64th st and about 34 feet on Lexington av. She will remodel the corner for her own occupancy. The M. Morgenthau, Jr., Co. was the broker.

68TH ST.—The Wickie estate sold to a buyer, for occupancy, 34 East 68th st, a 4-sty and basement brownstone dwelling on a lot 22x100.5.

68TH ST.—Slawson & Hobbs sold for Daniel B. Freedman the southeast corner of 68th st and Columbus av, a 5-story building, with stores, on a lot 25x100.

70TH ST.—Mrs. Lawrence B. Elliman and Mrs. O. DeLancey Coster sold through Pease & Elliman to Mrs. V. Nunes, for occupancy, 173 East 70th st, a 3-sty and basement dwelling, on a lot 17x100.

72D ST.—Mabel A. Mohn resold 322 to 328 East 72d st, four 3-sty and basement dwellings, each on a lot 16.8x102.2.

73D ST.—Arthur Seligman sold the 5-sty brick dwelling at 24 East 73d st, on a lot 20.4¼x102.2, to Maurice J. Danning.

74TH ST.—L. Ottinger sold through Pease & Elliman 130 East 74th st, a 3-sty and basement brownstone dwelling, on a lot 18.9x102.2.

74TH ST.—Julius Tishman & Son bought 235 to 239 West 74th st, a 5-sty apartment house, known as the Umattila, on a plot 60x102.

77TH ST.—Edward C. Bonde bought from the Doro Realty Co. 109 West 77th st, a 4-sty dwelling, on a lot 19x100.

77TH ST.—Pease & Elliman sold for William H. Barron the 3½-sty dwelling, on a lot 20x102.2, at 320 West 77th st.

77TH ST.—Otto C. Boden, Jr., resold 821 and 323 East 77th st, two 4-sty brownstone flats, each on a lot 25x102.2, to Otto Marquardt.

79TH ST.—Douglas L. Elliman & Co., Inc., sold for I. N. Phelps Stokes the remodelled 5-sty dwelling 73 East 79th st, on a lot 13.8x102.2. The new owner will occupy the dwelling, which was modernized by Mr. Stokes.

79TH ST.—H. B. Smith sold to Rudolph Feierabend 330 East 79th st, a 4-sty brownstone single flat, on a lot 18.9x102.2.

80TH ST.—Chaumont Realty Co. sold through Douglas L. Elliman & Co. to a banker, for occupancy, 18 East 80th st, a new 5½-sty American basement dwelling, on a lot 25x102.2.

81ST ST.—Silbo Realty Corporation, B. Feifer, president, sold to the Seimor Homes Corporation, James Frank, president 111 to 117 East 81st st, four 3-sty and basement brick dwellings, each on a lot 20x102.2.

82D ST.—W. C. Bergen sold to Eula K. Barnes and Lottie A. Le Fever 51 West 82d st, a 4-sty dwelling, on a lot 16.8x102.2.

82D ST.—Marie Foster sold to Lowenfeld & Prager 167 to 173 East 82d st, four 3-sty and basement brownstone dwellings, each on a lot 19.2x102.2, adjoining the northwest corner of Third av.

82D ST.—Sampson H. Schwarz sold through Schindler & Liebler 325 East 82d st, a 3-sty and basement brownstone dwelling, on a lot 17.11¼x102.2.

83D ST.—James Gore King sold through Pease

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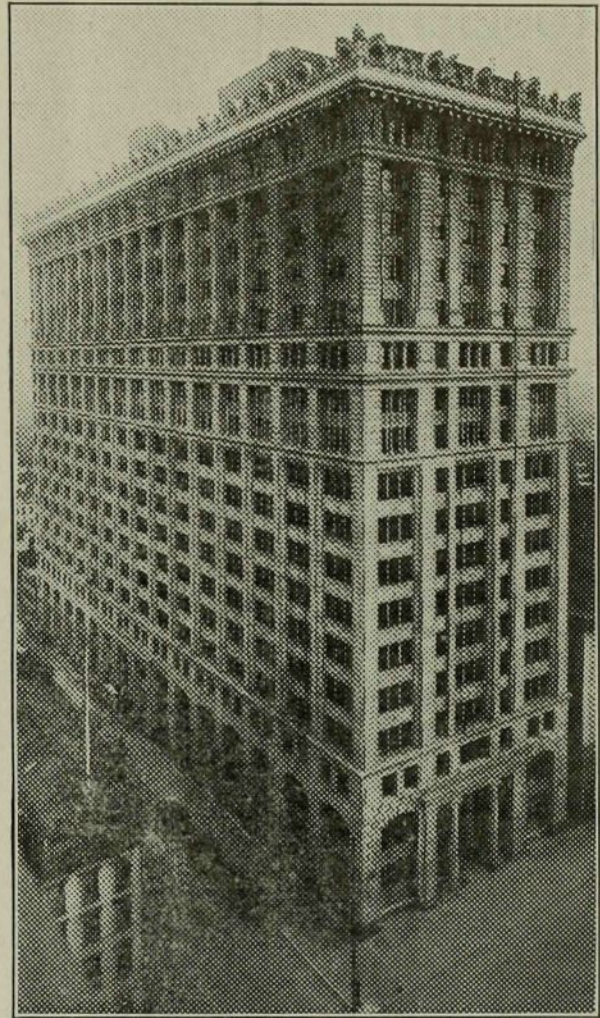
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Gallons of water heated for ONE CENT	6 1/3

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& Elliman 119 West 83d st, a 3-sty and basement brownstone dwelling, on a lot 16.4x102.2.

84TH ST.—Mrs. Janet Phillips sold through Frederick Zittel & Sons 307 West 84th st, a 5-sty dwelling, on a lot 17x102.2.

84TH ST.—Joseph L. Buttenweiser sold the 4-sty tenement house with store, on a lot 17x100, at 228 East 84th st, to Patrick J. and Nora Kelly.

87TH ST.—Mrs. M. O. McMonegal sold 171 West 87th st, a 3-sty dwelling, on a lot 20x100.

87TH ST.—Meyer Lehman sold through Schindler & Liebler 355 East 87th st, a 4-sty single flat, on a lot 20x50.4½, adjoining the northwest corner of First av.

88TH ST.—Daniel B. Fredman sold through Slawson & Hobbs 123 West 88th st, a 5-sty dwelling, on a lot 20x100.

88TH ST.—G. F. Gunthers bought from A. Farrell 179 West 88th st, a 3-sty dwelling, on a lot 16.8x100.8.

91ST ST.—The estate of Charles Gulden sold 312 West 91st st, a 4-sty and basement brownstone dwelling, on a lot 19.6x100.8½.

93D ST.—Emigrant Industrial Savings Bank sold 186 East 93d st, a 3-sty dwelling, on a lot 15.6x75.

94TH ST.—Mrs. E. L. Landon and Mary Monahan sold 69 West 94th st, a 3-sty and basement brownstone dwelling, on a lot 20x100.8½.

94TH ST.—The Houghton Co. sold for a client to a buyer, for occupancy, 150 West 94th st, a 4-sty and basement dwelling, on a lot 18x100.

94TH ST.—Martha Kelly sold 165 West 94th st, a 4-sty dwelling, on a lot 14x100.

100TH ST.—Helen A. Titus sold to Ennis & Sinnott 321 West 100th st, a 5-sty dwelling, on a lot 20x100.11.

112TH ST.—Mrs. E. H. McCoy sold through J. P. & E. J. Murray to A. Blum 118 East 112th st, a 3-family house with stores, on a lot 17x100.11. It was owned by the McCoy family 35 years.

121ST ST.—Mrs. Ida F. Wershing sold 107 East 121st st, a 3-sty and basement brick dwelling, on a lot 17x100.11.

126TH ST.—Porter & Co. sold for the estate of Thomas J. Gaines to Dr. Z. S. Taylor, tenant, the 3-sty brownstone dwelling 53 West 126th st, on a lot 18.9x100.

126TH ST.—George W. Brettell sold for Julie B. Brettell a 3-sty dwelling, on a lot 16.8x100, at 54 West 126th st.

126TH ST.—Edith W. Lawson sold to Eliza Chandler the 4-sty single flat, on a lot 25x100, at 237 West 126th st.

127TH ST.—Porter & Co. sold for Florence and Helen Shepard of Passaic, N. J., to Nellie Kelly the 3-sty brownstone dwelling 26 East 127th st, on a lot 18.9x100.

127TH ST.—John Mersereau, tenant, bought from Miss Annie McCarthy 118 West 127th st, a 3-sty and basement brownstone dwelling, on a lot 16.8x99.11.

127TH ST.—Grace G. Taylor sold to Patrick J. and Mary C. McLiney the 3-sty dwelling 148 East 127th st, on a lot 16.3x99.11.

127TH ST.—James H. Cruikshank resold to Vito Mastello and Frank Terrell the 3-sty dwelling at 268 West 127th st, on a lot 16.8x100.

128TH ST.—A. G. Thompson Co. sold for Morris Seaman, 214 West 128th st, a 3-sty and basement brownstone dwelling, on a lot 16.8x100 to Viola Palmer.

129TH ST.—Davis & Shore, with J. A. Minott, sold for the Normandy Realty Co. of Southern California, R. Berncamp president, the Leona, at 152 and 154 West 129th st, a 6-sty apartment house, on a plot 48.9x100, to the Murray Holding Co.

129TH ST.—The Payne Estate, Inc., sold to the tenant 158 and 160 East 129th st, two frame and brick business buildings, 25x90x100 each.

130TH ST.—Robert Levers sold for trustees of Columbia University the southeast corner of 130th st and Lenox av, a 1-sty taxpayer, 100x85, to the Miscellaneous Realty Co.

130TH ST.—H. Southgate bought from Ernest W. Brown 45 West 130th st, a 4-sty dwelling, on a lot 20x100.

137TH ST.—Emma Furth sold 309 West 137th st, a 3-sty dwelling, on a lot 15x99.

142D ST.—Ryan & Co. sold for Miss May H. Eagan the 2-family duplex apartment house at 512 West 142d st, on a lot 15x100, to Mrs. Greenberg, for occupancy.

143D ST.—Estate of M. Shea sold to Ernest W. Brown 508 West 143d st, a 3-sty brick dwelling, on a lot 18.9x99.11.

143D ST.—Gramercy Investing Co. sold through the Cross & Brown Co. to Morris J. Tobias 53 0 West 143d st, a 3-sty dwelling, on a lot 17.11x99.11.

145TH ST.—Nathan Grossman bought from Ennis & Sinnott 320 West 145th st, at the southwest corner of Bradhurst av, a 5-sty apartment house with stores, on a lot 20.1½x 100.6¼.

145TH ST.—Charles Galewski resold to the Rovalon Realty Corporation 471 and 473 West 145th st, at the northwest corner of Convent

av, two 5-sty apartment houses, on a plot 75x99.11.

146TH ST.—Dr. George W. Whitney bought,

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for occupancy, from Mrs. Susan Betts 408 West 146th st, a 3-sty and basement dwelling, on a lot 19x99.11.

149TH ST.—Estate of Sophia Bode sold 564 West 149th st, a 5-sty apartment house, on a plot 33.4x100.

150TH ST.—Charles A. Du Bois sold for the Kings County Savings Institution to Gertrude I. Covell the 3-sty and basement brick dwelling at 529 West 150th st, on a lot 17x99.11.

160TH ST.—Charlotte Friedberger sold 558 and 560 West 160th st, a 5-sty and basement brick apartment house, on a plot 50x99.11.

172D ST.—Edgar L. Jackson, of Herkimer, N. Y., sold to the Adelsea Realty Co. 570 West 172d st, a 5-sty brick apartment house, on a plot 62.6x95.

72D ST.—Pease & Ellman sold for Dr. S. S. Arluck to a buyer, for occupancy, 213 East 72d st, a 3-sty and basement brownstone dwelling, on a lot 20x102.2.

173D ST.—Daylight Realty Corporation (A. Arkin & S. Horwitz) sold the two five story apartments at 562 and 564 West 173d st, on a plot 75x100, to Morris Shumann, who immediately resold the property to Adler Brothers.

181ST ST.—Charles S. Kohler, Inc., sold for Andrew A. Bibby 561 to 565 West 181st st, a 5-sty apartment house with stores, on a plot 50x100.

AMSTERDAM AV.—Ward Belknap & Son sold for Mary F. P. Wells the 5-sty flat, on a lot 16.8x68, at 683 Amsterdam av.

COLUMBUS AV.—Gilbert Ridler sold for Adolph Fischer to Reuben Fleig 723 Columbus av, a 5-sty flat with stores, on a lot 25.2x85x irregular.

CONVENT AV.—Mrs. Katherine Kelly sold through the Cross & Brown Co. to Mary L. Monks 430 Convent av, a 3-sty dwelling, on a lot 17x75.

EAST END AV.—Schindler & Liebler sold for Margaret L. V. Shephard to John P. Johnson 46 East End av, a 5-sty brick double flat, on a lot 25.6x98.

FORT WASHINGTON AV.—Esther Realty Co. sold 455 Fort Washington av, a 6-sty apartment house known as the Chiselhurst, on a plot 82.2x 108.6, adjoining the southwest corner of 181st st.

HAVEN AV.—I. Portman resold to the Bardale Realty Co. 300 to 304 Haven av, a 5-sty apartment house, on a plot 75x120.

MADISON AV.—Mme J. Thibaud, dress-maker, of 57 East 56th st, bought from Pauline Lewisohn 795 Madison av, adjoining the northeast corner of 67th st, a 4-sty brownstone dwelling, on a lot 20x84.

MANHATTAN AV.—J. S. Stone sold for the Acme Realty Corporation to Walter B. Isaacs 375 Manhattan av, at the southwest corner of 116th st, a 7-sty apartment house with four stores, on a plot fronting 50 ft in the street and 61.10 ft in the avenue.

MANHATTAN AV.—Meister Builders, Inc., sold to Mary J. Murphy 465 Manhattan av, a 3½-sty brick dwelling, on a lot 16.8x82; also, sold to Mrs. A. Russe, for occupancy, 461 Manhattan av, a 3½-sty brick dwelling, on a lot 16.8x82.

RIVERSIDE DR.—Gillette Realty Co. bought the south corner of Riverside dr and 148th st, a 10-sty apartment house known as Picken Court, on a plot 100x108.

RIVERSIDE DRIVE.—Beneson Realty Co. bought from Paterno Brothers a 12-sty apartment, known as the Coliseum, on a plot 139.2x 103.1x65.11, at the southeast corner of Riverside dr and 116th st.

ST. NICHOLAS AV.—F. A. Bensel and others sold the 2-sty building on a triangular plot, 103x99.11x52.9, at 908 St. Nicholas av, abutting the Croton aqueduct.

ST. NICHOLAS TERRACE.—Lloyd Winthrop Co. sold for Dr. N. S. Davis 6 St. Nicholas terrace, a 5-sty apartment house, on a plot 39x50.

ST. NICHOLAS AV.—Morgenstern Eros. sold 1061 St. Nicholas av, at the northwest corner of 163d st, a 6-sty apartment house, known as the Florida, on a plot 128x100.

VERMILYE AV.—Mary B. Patten sold to the Benenson Co. 57 and 59 Vermilye av, a 5-sty apartment house, on a plot 50x100, adjoining the southeast corner of West 204th st.

WEST END AV.—The Devine estate sold to the Velvaton Powder Puff Co. 106 and 108 West End av, a 5-sty and basement brick garage, on a plot 50.2½x100, adjoining the northeast corner of West 64th st.

WEST END AV.—L. J. Phillips & Co. sold for Mrs. E. P. Migel to a buyer, for occupancy, the northwest corner of West End av and 90th st, a 5-sty American basement dwelling, on a lot 32x40, known as 621 West End av. The house was free and clear and was sold for all cash.

7TH AV.—Revonoc Realty Co. sold to the Progressive Commercial Association the southwest corner of 7th av and 145th st, a 6-sty apartment house, on a plot 80x100.

Brooklyn.

COURT ST.—Hope Park, of Edinburgh, Scotland, sold to Samuel W. Cornell, hardware mer-

Classified Advertisements

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

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

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

PROPOSAL.

HIGHWAY WORK.

OFFICE OF THE STATE COMMISSION OF HIGHWAYS, Albany, N. Y.: Sealed proposals will be received by the undersigned at their office, No. 55 Lancaster St., Albany, N. Y., at 1 o'clock, P. M., on Wednesday, May 5th, 1920, for the improvement of the following highways:

Cayuga.....(one highway: 3.29)
 Chemung.....(one highway: 4.52)
 Columbia.....(one highway: 1.72)
 Otsego.....(one highway: 1.37)
 St. Lawrence.....(one highway: 3.94)
 Saratoga.....(one highway: 3.71)
 Schenectady.....(one highway: 3.46)
 Schoharie.....(one highway: 5.24)
 Warren.....(one highway: 4.85)
 Westchester.....(one highway: 4.13)
 Wyoming.....(one highway: 3.55)

AND ALSO FOR THE REPAIR OF THE FOLLOWING:

Albany.....(1 contract: reconstruction)
 Cattaraugus.....(1 contract: reconstruction)
 Chemung.....(1 contract: reconstruction)
 Erie.....(2 contracts: reconstruction)
 Jefferson.....(1 contract: reconstruction)
 Madison.....(1 contract: surface treatment)
 Montgomery.....(1 contract: reconstruction)
 Oneida.....(1 contract: surface treatment)
 Ontario.....(2 contracts: reconstruction)
 Rensselaer.....(1 contract: reconstruction)
 Steuben.....(1 contract: reconstruction)
 Tioga.....(1 contract: reconstruction)

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

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

FRED'K STUART GREENE,
 Commissioner.
 IRVING V. A. HUIE, Secretary.

WANTS AND OFFERS.

WANTED, by an established midtown real estate firm, a man of about 36 (Christian) who is thoroughly acquainted with outside work in renting and sales department; state experience, salary expected and references. Box 669, Record and Guide.

AN ARCHITECT identified with various interests wishes to join a real estate operator that has an established business; desires to help with the real work and relieve the principal for mutual consideration; highest references furnished. Box 670, Record and Guide.

WANT TO LEASE TENEMENT OR APARTMENT PROPERTY. SEND FULL PARTICULARS. S. LEFKOWITZ, 40 E. 7TH ST., N. Y. PHONE ORCHARD 1835.

EXPERIENCED MAN, SELLING OR RENTING, COMMERCIAL SECTION, SALARY AND COMMISSION. WILL MAKE LIBERAL ARRANGEMENT. HEIL & STERN, 1165 BROADWAY.

WANTED
 1919 ASSESSMENT
 BOOK.
 PHONE GRAMERCY 1269.

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chant, the five buildings on a plot 100x100, at the southeast corner of Court and State sts.

DEAN ST.—Bertha Kruger bought from the Realty Associates 161 and 163 Dean st, two 2½-sty and basement brick dwellings, each 25x 37.6, on a plot 75x100.

DUFFIELD ST.—Realty Associates sold to the Reno Realty Co. 223 Duffield st, a frame dwelling, on a lot 20x100.

FORT GREENE PL.—L. Jacobius bought from the Realty Associates 15 Fort Green pl, a 3-sty English basement dwelling, on a lot 12.6x100.

HALL ST.—John Griffin bought through Bulkie & Horton 84 Hall st, a 3-sty and basement 4-family house, on a lot 20x100.

JOHNSON ST.—Michael Quinn bought from the Realty Associates 55 Johnson st, a frame dwelling, on a lot 25x100; and Margaret McCusker bought from the Realty Associates 63 Johnson st, at a corner of Pearl st, a frame dwelling, on a lot 25x100.

LINCOLN PL.—Robert E. Dedell sold to a

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buyer, for occupancy, 244 Lincoln pl, a 2-sty stone 2-family house.

McDONOUGH ST.—John Young sold to Bert Smith 624A McDonough st, a 2-sty dwelling, on a lot 18x100.

MONTAGUE ST.—The syndicate which bought recently the Academy of Music site in Montague st, has acquired the 4-sty office building, 23x 100, at 157 Remsen st, directly in the rear of the Montague property. Acquisition of the Remsen st building will provide an entrance on that street for the large office structure eventually to be built on the Montague st plot, which is now improved with a 2-sty taxpayer.

NEVINS ST.—G. P. Butterly assembled a plot of more than 11 lots, 225x100, at southeast corner of Nevins and Butler sts, and sold same to the New York Pie Baking Co. of Manhattan, which will erect at once a 3-sty building and garage for its own occupancy.

PRESIDENT ST.—Realty Associates sold to Anna Lento 949 President st, a 4-sty limestone dwelling, 24.4x78x95.

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PROSPECT PARK WEST.—Mortimer Schwager, preliminary to his marriage in June, purchased the 4-sty apartment house at the northwest corner of Prospect Park West and 9th st, from Michael Furst and will make it a wedding gift, plus a home for himself and bride.

REMSEN ST.—The Westfield Gardens Corporation, which recently purchased the old Academy of Music property on Montague street and the abutting building, 157 Remsen st, have purchased the adjoining dwelling 155 Remsen st.

ST. FELIX ST.—Realty Associates sold 97 St. Felix st, a 3-sty brick dwelling, 16x44.2x85, to the Reno Realty Co.

ST. JOHNS PL.—John Pullman Real Estate Co. sold 162 St. Johns pl, a 3-sty dwelling, on a lot 20x100, for William Chesbrough to William A. Furnell.

ST. JOHNS PL.—Rose V. Welthelmer sold to a buyer, for occupancy, 614 St. Johns pl, a 2-sty and basement brick and stone 2-family house.

SCHOLES ST.—Joseph P. Day sold for J. S. McWhirter the frame dwelling, on a lot 25x100, at 93 Scholes st to the tenant, Philip Bassert, who bought to forestall its scheduled sale by auction on April 13.

SIDNEY PL.—Estate of C. A. Silver sold 20 Sidney pl, a dwelling, on a plot 50x100. The buyer will remodel it into bachelor apartments.

STERLING PL.—The Bulkley & Horton Co. sold 883 Sterling pl, a 3-sty limestone front dwelling, on a lot 18.6x127.9, for Miss Louise Allaire and Mrs. H. D. Seaman to a client for occupancy.

1ST ST.—Carl Olsen sold to a buyer, for occupancy, 341 1st st, a 2-sty and basement brownstone dwelling.

10TH ST.—Meister Builders, Inc., sold to a buyer, for occupancy, 132a 10th st, a 2-sty frame dwelling.

42ND ST.—Mound Holding Co. sold to Solomon S. Left a plot, 60x100, in the south side of 42nd st, 340 feet west of 12th av.

50TH ST.—Tutino & Cerny sold for Stian Midtbo the 3-sty brick double flat 549 50th st.

50TH ST.—Andrew W. Norelius sold to a buyer, for occupancy, 545 50th st, a 2-sty brick 2-family house.

50TH ST.—Mary Lipari sold through Moriarty & Hollahan to a buyer, for occupancy, 246 50th st, a 3-sty brick 3-family house.

53D ST.—S. Neather sold to H. Joseffer 1518 53d st, a detached 2-family house, on a plot 37.6x80.

58TH ST.—David M. Sause sold to the H. & S. Construction Corporation the plot 40x100 in the south side of 58th st, 220 feet east of 14th av.

71ST ST.—L. N. Levy Corporation sold through Frank A. Seaver & Co. to a buyer, for occupancy, 24 71st st, a brick dwelling.

84TH ST.—A. Hurwitz sold to David Helfant 2245 84th st, Bensonhurst, a 2½-sty detached dwelling, on plot 60x100.

AV I.—Ida Schoensine bought, for occupancy, the northwest corner of Av I and East 12th st, Flatbush, a 2½-sty 2-family house, with garage, on a lot 27x100.

CONEY ISLAND AV.—Bulkley & Horton sold for A. C. Ball to James H. Jensen 424 Coney Island av, a 3-sty flat, with stores, on a lot 20x100.

DE KALB AV.—Bernard S. Deutsch purchased 1071-1085 DeKalb av, eleven dwellings, on a plot 180x100, and resold them to the Clio Realty Corporation.

LAFAYETTE AV.—Mirjam Huff, of Paterson, N. J., sold to Herman Cohen 35 Lafayette av, a 3-sty and basement brick dwelling, opposite the Brooklyn Academy of Music.

LAFAYETTE AV.—Robert Van Iderstine sold to the Avondale Building Corporation, M. H. Ansoerge, president, 164 Lafayette av, a 4-sty and basement brownstone dwelling, on a lot 20.4x100. The buyer will remodel the structure into bachelor apartments.

OVINGTON AV.—Frank A. Seaver & Co. sold for R. E. Rodriguez 219 Ovington av, a stone front dwelling, to a buyer, for occupancy.

PROSPECT AV.—Rothwell Realty Corporation sold 506 Prospect av, a brick 3-family house.

ST. MARKS AV.—Alfred Gascoyne sold to a buyer, for occupancy, 603 St. Marks av, a 3-sty and basement brownstone dwelling.

WAVERLY AV.—Henrietta Crystal bought from the Realty Associates 472 Waverly av, a 3-sty and basement brownstone dwelling, 16.8x 46x80.

WYTHE AV.—Meister Builders, Inc., sold to the Home Affair Realty Co. 419 and 421 Wythe av, two 4-sty single flats, on a plot 38.6x100.

THIRD AV.—Frank A. Seaver & Co. sold for Henry Schwanewede 7506 Third av, Bay Ridge, a 3-sty brick flat with store.

EIGHTH AV.—Florence Smith sold to Frank T. Christie 1019 Eighth av, a 4-story apartment house.

Queens.

FAR ROCKAWAY.—Lewis H. May Co. resold for Morris Bieber the Mulhearn property at the

northwest corner of Seneca and Mills st, Far Rockaway, an old homestead, on a plot 120x100, to Harry Lustig, for occupancy.

FAR ROCKAWAY.—Lewis H. May Co. sold for Mrs. Lulu Tobias 2922-2924 Ocean av, Far Rockaway, two 2½-sty dwellings, to a client for investment, and has leased 2924 to Leon Forst for the season of 1920.

LONG ISLAND CITY.—Joseph P. Day sold to the Hellman Motor Co. 80,000 square feet of land in South Jane st, Ely av and Sunwick av, Long Island City, 3 blocks west of the entrance to the Queensborough Bridge Plaza. The Hellman Motor Co. will erect a large structure, which will be used as a Ford service station.

LONG ISLAND CITY.—Receivers of the Bradley Contracting Co. were authorized by Judge Julius M. Mayer in the Federal District Court to sell for \$475,000 to A. S. Honig of Queens a parcel of land at Hancock street and Harris av, formerly owned by the estate of James Robertson, and also to sell for \$100,000 another parcel of land at South Jane and Sunwick sts, purchased by Henry Hillman. A creditors' suit was brought a year ago against the Bradley company by the Pennsylvania Cement Co.

MALBA.—Malba Estates Corporation, through Champ & Dasey, sold at Malba to George Henry, of East Orange, N. J., the new stucco and white clapboard residence known as "Old Plymouth," located on North dr, on a plot 75x100, which the buyer will occupy as an all year home.

WINFIELD.—E. S. Sharplum sold to William Sokell 84 to 88 Rowan pl, Winfield, three frame dwellings, on a plot 60x100.

RECENT LEASES.

Big Ground Lease in Broad St.

To mark a notable reimprovement of a Broad st site now covered with old four story brick buildings, the plot 43 to 47 Broad st, east side, has been leased by the Alliance Realty Co. to the Combustion Engineering Corporation, of 11 Broadway, for a term of 21 years with two renewals, making an aggregate term of 63 years. On the plot an 8-story fireproof office building is to be built, work upon which will be begun May 1, when all leases to tenants in the old buildings now on the site expire. The property fronts 62.8 ft in Broad st and has an average depth of 135 ft. The Alliance Realty Co. bought this property, last June, from Frederick B. Jennings and the estate of John G. McCullough. Pease & Ellimann negotiated the lease. The old buildings have long been tenanted by curb brokers.

Artists Lease Unique Quarters.

For the purpose of securing superior light and isolation that insures privacy a group of artists have leased, from the plans, apartments of unusual arrangement to be built on the south half of the roof of the Hotel Majestic on Central Park West.

This aerial artists' quarter will consist of a series of fireproof studios, some to be used only for working purposes and others for homes. The studios will overlook Central Park. The first one to be built will be occupied by Prince Paul Troubetsky, the sculptor, who is now in California, but who will arrive here in July.

Others who have signed leases are Ray Rohn and Frank Godwin, Philadelphia artists, who are moving to New York. Dean Cornwell, the illustrator, is moving in from Leonia. Martin Justis will have his New York studio there. Brinkerhoff, Webster and Briggs will have studio room there, but will live elsewhere.

The movement of the artistic colony from downtown to the upper west side in the last few years has been steady. Sixty-seventh st, between Columbus av and Central Park West, is filled with co-operative studio apartments, and among those living on that street are Flagg, Cootes, Hare, Ripley, and at least fifty others.

Big Loft Lease in Fifth Av.

ROY SCHERICK leased in the new Textile Building, now being erected by him on a Fifth av block front from 30th to 31st sts, large space on the 10th floor to Louis Hammer & Co., now at 334 Fourth av; also, in the same building, to Goodman & Theise a large corner space on the 12th floor. These leases cover a long term and aggregate about \$300,000. Other tenants going into this building are Rudolph Schreiber, Mallinson Silks, Taylor Friedsam & Co., and the Union Exchange Bank, all for long terms.

REAL ESTATE NOTES.

FREDERICK NEHRING, of the real estate firm of Nehring Bros., has been elected a member of the Real Estate Board of New York.

JOHN CONSTABLE MOORE was the broker in the recent sale of 438 Broome st, for the Major estate.

DENWOOD REALTY Co., Ben Benonson, president, has taken title to 139 Fifth av, a 6-sty building, 32.6x147 irregular, which was sold recently by Countess d'Ardigne.

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	
	Apr. 15 to Apr. 21	Apr. 17 to Apr. 23	Apr. 15 to Apr. 21	Apr. 17 to Apr. 23
Total No.	509	139	509	139
Assessed Value	\$24,050,600	\$10,723,000	\$24,050,600	\$10,723,000
No. with consideration	102	26	102	26
Consideration	\$4,301,925	\$1,506,200	\$4,301,925	\$1,506,200
Assessed Value	\$3,908,400	\$1,404,200	\$3,908,400	\$1,404,200

Mortgages.

	1920		1919	
	Apr. 15 to Apr. 21	Apr. 17 to Apr. 23	Apr. 15 to Apr. 21	Apr. 17 to Apr. 23
Total No.	333	67	333	67
Amount	\$10,217,205	\$1,401,105	\$10,217,205	\$1,401,105
To Banks & Ins. Cos.	30	15	30	15
Amount	\$3,168,000	\$810,050	\$3,168,000	\$810,050
No. at 6%	159	31	159	31
Amount	\$2,708,950	\$286,120	\$2,708,950	\$286,120
No. at 5 1/2%	73	12	73	12
Amount	\$4,660,770	\$108,975	\$4,660,770	\$108,975
No. at 5%	71	12	71	12
Amount	\$2,466,335	\$216,300	\$2,466,335	\$216,300
No. at 4 1/2%	1	1	1	1
Amount	\$19,800	.....	\$19,800	.....
Unusual Rates	1	.....	1	.....
Amount	\$5,000	.....	\$5,000	.....
Interest not given	28	12	28	12
Amount	\$356,350	\$789,710	\$356,350	\$789,710

Mortgage Extensions.

	1920		1919	
	Apr. 15 to Apr. 21	Apr. 17 to Apr. 23	Apr. 15 to Apr. 21	Apr. 17 to Apr. 23
Total No.	35	19	35	19
Amount	\$2,103,050	\$1,444,000	\$2,103,050	\$1,444,000
To Banks & Ins. Cos.	17	13	17	13
Amount	\$1,346,650	\$1,350,500	\$1,346,650	\$1,350,500

Building Permits.

	1920		1919	
	Apr. 15 to Apr. 21	Apr. 18 to Apr. 24	Apr. 15 to Apr. 21	Apr. 18 to Apr. 24
New Buildings	9	8	9	8
Cost	\$1,533,628	\$313,000	\$1,533,628	\$313,000
Alterations	\$1,041,975	\$888,650	\$1,041,975	\$888,650

BRONX.

Conveyances.

	1920		1919	
	Apr. 15 to Apr. 20	Apr. 17 to Apr. 23	Apr. 15 to Apr. 20	Apr. 17 to Apr. 23
Total No.	310	134	310	134
No. with consideration	18	3	18	3
Consideration	\$169,966	\$46,479	\$169,966	\$46,479

Mortgages.

	1920		1919	
	Apr. 15 to Apr. 20	Apr. 17 to Apr. 23	Apr. 15 to Apr. 20	Apr. 17 to Apr. 23
Total No.	180	70	180	70
Amount	\$880,183	\$403,039	\$880,183	\$403,039
To Bank & Ins. Cos.	2	2	2	2
Amount	\$56,000	\$8,500	\$56,000	\$8,500
No. at 6%	131	44	131	44
Amount	\$479,083	\$259,739	\$479,083	\$259,739
No. at 5 1/2%	27	9	27	9
Amount	\$184,350	\$78,250	\$184,350	\$78,250
No. at 5%	9	3	9	3
Amount	\$50,550	\$7,000	\$50,550	\$7,000
No. at 4 1/2%	.....	.....	.....	.....
Amount	.....	.....	.....	.....
Unusual Rates	.....	.....	.....	.....
Amount	.....	.....	.....	.....
Interest not given	13	14	13	14
Amount	\$166,200	\$58,050	\$166,200	\$58,050

	1920		1919	
	Jan. 1 to Apr. 20	Jan. 1 to Apr. 23	Jan. 1 to Apr. 20	Jan. 1 to Apr. 23
Total No.	2,865	953	2,865	953
Amount	\$20,878,864	\$6,399,784	\$20,878,864	\$6,399,784
To Banks & Ins. Cos.	102	56	102	56
Amount	\$1,818,860	\$822,382	\$1,818,860	\$822,382

Mortgage Extensions.

	1920		1919	
	Apr. 15 to Apr. 20	Apr. 17 to Apr. 23	Apr. 15 to Apr. 20	Apr. 17 to Apr. 23
Total No.	7	25	7	25
Amount	\$178,500	\$549,000	\$178,500	\$549,000
To Banks & Ins. Cos.	5	15	5	15
Amount	\$167,000	\$422,750	\$167,000	\$422,750

Building Permits.

	1920		1919	
	Apr. 15 to Apr. 21	Apr. 17 to Apr. 23	Apr. 15 to Apr. 21	Apr. 17 to Apr. 23
New Buildings	23	14	23	14
Cost	\$210,500	\$350,750	\$210,500	\$350,750
Alterations	\$122,750	\$4,551	\$122,750	\$4,551

BROOKLYN.

Conveyances.

	1920		1919	
	Apr. 14 to Apr. 20	Apr. 16 to Apr. 21	Apr. 14 to Apr. 20	Apr. 16 to Apr. 21
Total No.	1,497	829	1,497	829
No. with consideration	65	29	65	29
Consideration	\$624,121	\$268,135	\$624,121	\$268,135

Mortgages.

	1920		1919	
	Apr. 14 to Apr. 20	Apr. 16 to Apr. 21	Apr. 14 to Apr. 20	Apr. 16 to Apr. 21
Total No.	1,306	571	1,306	571
Amount	\$5,423,510	\$1,881,476	\$5,423,510	\$1,881,476
To Banks & Ins. Cos.	122	39	122	39
Amount	\$801,600	\$228,200	\$801,600	\$228,200
No. at 6%	1,114	401	1,114	401
Amount	\$4,301,465	\$1,192,336	\$4,301,465	\$1,192,336
No. at 5 1/2%	165	135	165	135
Amount	\$827,150	\$595,050	\$827,150	\$595,050
No. at 5%	20	16	20	16
Amount	\$277,795	\$56,500	\$277,795	\$56,500
Unusual rates	5	2	5	2
Amount	\$15,350	\$2,800	\$15,350	\$2,800
Interest not given	2	17	2	17
Amount	\$1,750	\$34,780	\$1,750	\$34,780

Building Permits.

	1920		1919	
	Apr. 15 to Apr. 21	Apr. 17 to Apr. 23	Apr. 15 to Apr. 21	Apr. 17 to Apr. 23
New Buildings	280	109	280	109
Cost	\$1,825,200	\$1,241,850	\$1,825,200	\$1,241,850
Alterations	\$292,424	\$246,800	\$292,424	\$246,800

QUEENS.

Building Permits.

	1920		1919	
	Apr. 15 to Apr. 21	Apr. 17 to Apr. 23	Apr. 15 to Apr. 21	Apr. 17 to Apr. 23
New Buildings	307	175	307	175
Cost	\$2,101,865	\$498,250	\$2,101,865	\$498,250
Alterations	\$168,026	\$10,833	\$168,026	\$10,833

RICHMOND.

Building Permits.

	1920		1919	
	Apr. 14 to Apr. 20	Apr. 17 to Apr. 23	Apr. 14 to Apr. 20	Apr. 17 to Apr. 23
New Buildings	105	393	105	393
Cost	\$192,560	\$432,952	\$192,560	\$432,952
Alterations	\$5,800	\$45,881	\$5,800	\$45,881

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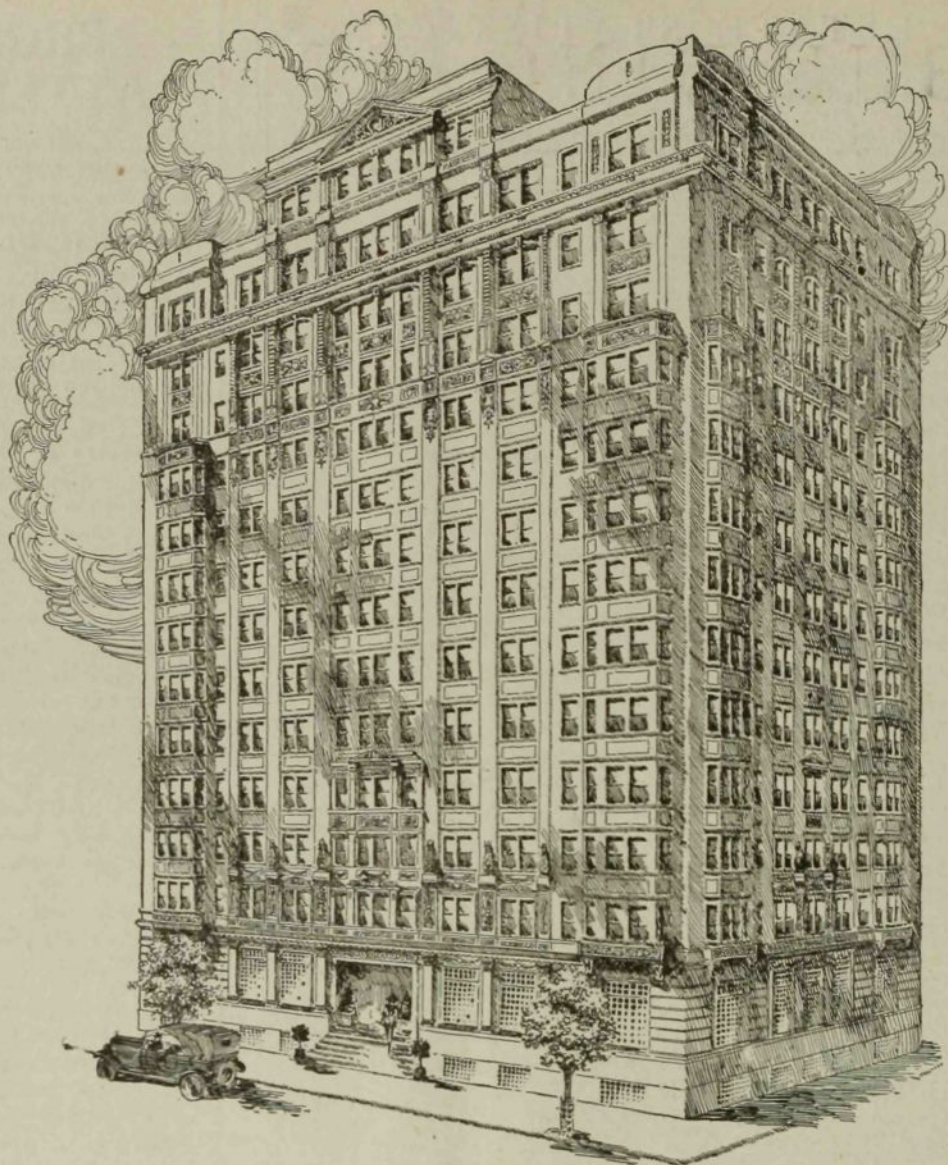
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The Terra Cotta is Atlantic Terra Cotta, of Atlantic quality and Atlantic service goes with it. It is grey in color, similar to the Terra Cotta used for the Pennsylvania Hotel, New York.

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BUILDING SECTION

New Downtown Office Building to Cost About \$3,000,000

Twelve-Story Structure for Curb Holding Co., from Plans by Frank S. Parker, Will Occupy Washington Street Block Front

WORKMEN are now demolishing the row of old four-story brick building occupying the block front in the east side of Washington street from Carlisle to Albany streets, that will be utilized as the site for a modern twelve-story office building. The new project will have a frontage of 135 feet in Greenwich street and will be approximately 117 feet in depth. The Curb Holding Company, Inc., Lyman D. Crear, president, 44 Court street, Brooklyn, is the owner, and the building will be constructed according to

tectural terra cotta will be used.

Mechanically the new building will be equal to the best in this section of the city and in point of convenience and special service features, the tenants will have many advantages. Six high-speed electric elevators will be installed.

According to the present plans no general contract for this structure will be awarded. The owners will place separate contracts for the various branches as the job progresses. The structural steel will be furnished and erected by the Weatherly Steel Co., 51 East 42d street and the excavating will be done by the Marcus Contracting Co., 309 Broadway. The owners are now taking estimates for other sub-contracts.

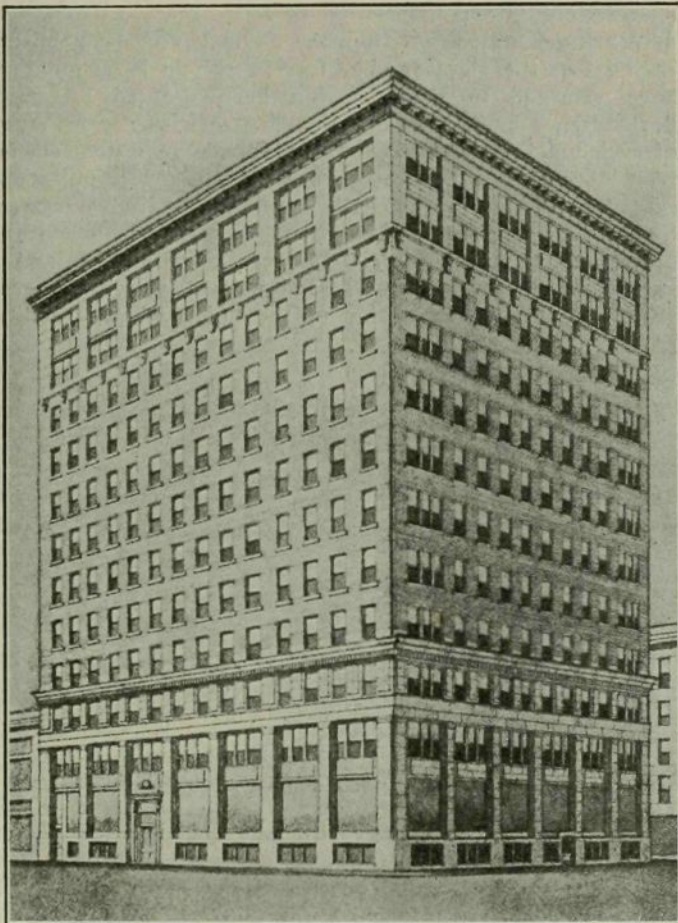
Negotiations are now underway for the lease of a number of floors to well known business firms and it is anticipated that the entire structure will be leased long before its completion which is now scheduled for May 1, 1921.

Final plans have been prepared by George and Edward Blum, architects, for a new six-story, semi-fireproof office building, with stores on the ground floor, that will be erected at 321 to 323 Broadway, near Worth street. The structure will occupy a plot having a frontage of 50 feet 6 inches on Broadway, with a depth of 105 feet 5 inches. The owners and builders are Crystal & Crystal, 47 West street. This project is located in the heart of the white goods district and will replace the structure formerly occupied by Dodd's Restaurant. Some months ago plans were prepared for extensive alterations to be made to these premises, changing the building into a modern loft but a disastrous fire occurring during the blizzard that tied up the city and hampered the arrival of fire apparatus made a change in the plans.

The basement of the proposed new building will be particularly adapted for receiving and shipping dry goods. A sidewalk lift will be installed and the large basement will be lighted by vault lights. The first two floors will be divided into two large stores and the third, fourth and fifth floors, with ceiling heights of 11 feet 6 inches, will be subdivided as offices, showrooms and lofts. The top floor has exceptional headroom and in addition receives direct light on three sides which will make it especially desirable to some firm requiring the best possible natural illumination.

The façade of this building has been designed along severely plain lines, with a large amount of the space devoted to windows in order to obtain the best possible lighting. The windows on all floors extend from the floor to the ceiling and practically gives the effect of an entire glass front. The limited amount of masonry that will be visible in the construction of the front of this building will be of imported Travertine stone; the lack of embellishment emphasizing the natural beauty of the material employed. The base course will be of polished pink granite. The entrance has been designed in the Gothic style and the materials employed will be similar to that used in the front. The main entrance corridor will receive a similar architectural treatment, where the Travertine stone will reach to the ceiling height. This ceiling will be vaulted in mediaeval style. The floors will be of marble mosaic.

The decrease in the production of building materials in 1918, compared with 1917, averaged from 15 per cent. in lumber to 69 per cent. in brick.



Frank S. Parker, Architect.

NEW DOWNTOWN OFFICE BUILDING.

plans and specifications prepared by Frank S. Parker, architect and engineer, 44 Court street, Brooklyn. The combined cost of the building and the land represents an investment of about \$3,000,000.

This structure will be fireproof throughout and has been especially designed for the accommodation of tenants desiring office space in the downtown financial and shipping centers. The facades have been designed in a simple and dignified style, without excess ornamentation, and will be constructed of limestone, granite, face brick and terra cotta. The base will be of granite and Indiana limestone will be used to the height of the third story. Above this face brick, harmonizing in color will be employed up to the level of the ninth floor. Above this height, including the cornice, archi-

Strikes Delay Building Material Deliveries In City

Brick Handlers and Drivers of Trucks Demand Higher Pay and Improved Working Conditions But Dealers Stand Pat

ALTHOUGH the recent settlement of the bricklayers' strike released for a start a number of building operations that have been pending for some months, actual progress on these jobs has been prevented to a large extent during the past week or so by the lack of building materials that resulted from the strike of the brick handlers and the drivers working for the building material dealers. The brick manufacturers are standing fast in their decision that no further increase in wages will be paid for unloading brick barges, and although they are experiencing some difficulty in discharging their boats, a fair supply of brick is available for all building requirements. The manufacturers state that the brick handlers are now getting an adequate wage for the type of work and that the unloaders are obtaining pay that is at the present rate considerably higher than that commonly paid for unskilled labor. Any increase above the scale of eighty cents a thousand which is now being paid would mean an additional cost to the consumers of common brick, and this the manufacturers are trying to prevent.

During the past week but little building material has been delivered throughout the city on account of the strike of the drivers. A few of the yards that have been run under the open-shop plan are delivering what they can, but the demands being made upon them have literally swamped their facilities.

The strike of the drivers for increased pay has lasted now for two weeks, but a number of the dealers are of the opinion that within the next few days the situation will be cleared up and that practically all of the men will have returned. In future, however, the dealers will not recognize a union and the men will have to work in an open shop.

One of the features of the strike of the drivers was the sympathetic strike called by the drivers of sand trucks. These men walked out without the sanction of the Building Trades Council, with which they are affiliated, and as a result the latter organization expelled the union. The result of this action will probably be that in future the sand producers will also insist upon the open shop for their drivers, just as the material dealers have done.

The strike of the elevator operators is slowly being settled. In all sections of the city elevator service in buildings is practically normal, and but little inconvenience is reported. In a large number of instances building managers have put women to work on the cars and the results are most satisfactory. In cases where strikers have asked to be reinstated in their jobs they have been taken back and some increases in pay have been allowed. There has been no change of attitude on the part of the Building Managers and Owners Association, however, and there will be none.

In an announcement made this week the Building Managers' Association states:

"Whenever statements from the union have been published saying that the elevator operators in certain large buildings have returned to work, having been granted all union demands, we have checked up each case with the managers of such buildings and have always found the statements untruthful, except in two cases, both of which were not represented in our association. We have reports from our members from all parts of the city stating that their elevator operators are returning daily in increasing numbers, and in each instance they have returned upon the owner's terms and without any recognition of the union whatsoever."

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Increase in Proposed Building and Engineering Work

Figures Compiled by F. W. Dodge Company Indicate Vast Improvement in Volume of New Construction During Past Two Weeks

DESPITE the serious situation brought about by the recent railroad strike and the upset building labor conditions, the week of April 10 to 16, inclusive, was a notable period for the building trades. During the week reports of contracts awarded and new building and engineering projects in various stages of planning, in total, exceeded all previous weeks of the current year and it is quite evident that just as soon as the building material and labor situations are adjusted the industry will pass into an era of unusual activity.

According to announcement by the F. W. Dodge Company a total of 455 new building and engineering operations were reported by architects in New York State and New Jersey, north of Trenton during the week of April 10-16. This work represents an expenditure of approximately \$32,208,800, which is the highest total reported this year for any one week. In connection with this exceedingly high total the fact of paramount importance is that more than \$20,000,000 of the entire outlay will be delivered to residential construction of various types. During the same week 245 contracts for new building and engineering projects were awarded that will call for an outlay of \$28,137,700. In the work placed under contract the same improvement in the volume of residential construction is noticeable and provided the present growth in the

amount of building of this type is maintained throughout the balance of this year it will not be long before the housing problem will be a thing of the past.

Among the 455 operations reported by architects and engineers as in the various early stages of planning were 94 business and commercial buildings including stores, offices, lofts, commercial garages, etc., \$4,980,400; 5 educational projects, \$761,500; 38 factory and industrial buildings, \$2,069,000, 1 building for the U. S. Army, \$10,000; 4 public buildings, \$137,000; 26 public works and public utilities, \$1,477,900; 7 religious and memorial projects, \$737,500; 266 residential operations including apartments, flats and tenements and one and two-family dwellings, \$21,208,500, and 14 social and recreational buildings \$827,000.

The list of 245 building projects for which contracts were awarded during the week of April 10 to 16 inclusive comprised 52 business projects of various types, \$3,274,500; 7 educational buildings, \$1,799,000; 3 hospitals and institutions, \$147,900; 22 factory and industrial projects, \$2,371,000; 1 structure for the U. S. Navy, \$57,500; 3 public buildings, \$73,600; 20 public works and public utilities, \$3,457,400; 130 residential operations such as multi-family dwellings and one and two family houses, \$16,731,500, and 7 social and recreational projects, \$225,300.

PERSONAL AND TRADE NOTES.

Max Hirsch, architect, announces the removal of his office from 215 Montague street to 26 Cort street, Brooklyn.

H. P. Knowles, architect, announces the removal of his offices from the Vanderbilt Concourse Building, 52 Vanderbilt av., to 21 West 49th st.

Ralph G. Macy, recently resigned as chief engineer of the Walter Kidde Co., to join the engineering staff of the Engineering & Appraisal Co., New York City.

Bannister & Schell, architects, for a number of years located at 67 Wall st., Manhattan, announce that they have moved their offices to 246 Fulton st., Brooklyn.

C. P. H. Gilbert, architect, who for a number of years has maintained offices in the Townsend Building, 1123 Broadway, announces that after May 1 his offices will be located in the Metropolitan Tower, 1 Madison avenue.

Frank S. Parker, architect and engineer, for some time past identified with large structural interests in Manhattan and Brooklyn, announces that he has established offices for the independent practice of his profession in the Temple Bar Building, 44 Court street, Brooklyn.

William J. Yennie & Co., Inc., 45 East 42d street, announces that they recently closed contracts for alteration work at 521 West 36th street for J. B. Marke's Co., from plans by William J. Russell; and also a large alteration at 5 West 50th street.

"Own Your Home" Banquet.

Final plans have been matured for the second annual "Own Your Home" banquet, to be held in the Hotel Commodore on April 30, at 7:00 P. M., in connection with the second exposition, which will be opened to the public on the following day. This exposition will continue throughout the week. A comprehensive program, embracing every industry concerned in the national building movement is being arranged by John H. Blod, chairman of the banquet committee. Governor Alfred E. Smith, Thomas A. Edison and other men of prominence have been invited, and many of the presidents of all the leading

industries and associations engaged in the building movement have already accepted. The following are included in the membership of the dinner committee: Thomas A. McWhinney, Hon. Calvin D. Van Name, Hon. Frank Mann, Tenement House Commissioner; Hon. Edward Reigelman, President of the Borough of Brooklyn; Dr. Royal S. Copeland, Walter Stabler and John H. Kirby.

In the recent competition conducted by the landscape committee of the "Own Your Home" Exposition, the layout submitted by Jacob John Spoon was awarded the first prize. Second prize was awarded to Paul Allen de Tamble, of Cornell University School of Agriculture, and the third prize was awarded to Alberta Johnson, also a student at Cornell University.

New Building for F. F. French Co.

When the sixteen-story office building to be erected at the northwest corner of Madison avenue and 41st street is completed space will be leased only to tenants who take one or more floors, it was made known recently in connection with the announcement that S. W. Straus & Co. have underwritten an amortized first mortgage serial 6 per cent. bond issue of \$850,000 on the structure. Construction work will begin at once. The borrowing corporation is 300 Madison Avenue, Inc.

The new building, which will occupy a plot 49 ft. 6 in. on Madison avenue and 74 ft. in 41st street, is in the very center of the uptown financial district. The building will be designed and erected by the Fred F. French Co., 299 Madison avenue, architects, engineers and builders. The property was purchased and the loan made through the firm of Lawrence, Blake and Jewell, who were represented by Edward P. Blake. The owners believe that the new building will make a particular appeal to tenants because of the fact that there will be light on all four sides of the structure, and also because of the excellent location of the building.

The Fred F. French Co. will make this building their new home, occupying several floors. The ground-floor, basement and second floor probably will be leased to a bank or trust company. The owners value the property at \$2,000,000. Mr. French estimates that the gross annual income from the property will be approximately \$300,000. It is expected the structure will be ready for occupancy next fall.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

American Hardware Manufacturers' Association will hold its annual convention at Atlantic City, N. J., May 11 to 14 inclusive, with headquarters at the Marlborough-Blenheim. F. D. Mitchell, secretary, 233 Broadway, New York City.

National Retail Hardware Association will hold its annual convention at Buffalo, N. Y., June 22 to 25 inclusive. Headquarters will be located at the Hotel Lafayette. Herbert B. Sheets, secretary, Argos, Ind.

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.

New Handbook Issued.

The Board of Standards and Appeals, John P. Leo, chairman, has issued a useful handbook, entitled "Rules." It contains not only rules of procedure, but the building zone regulations, resolutions relating to the Building Code, factory building resolutions, the building zone resolution and the rules adopted by the board concerning fire alarms, sprinklers, fire-escapes, elevators, fuel oil, etc., and in addition the forms used for applications and appeals. This source of information will be welcomed by many real estate men and builders; it can be purchased from the secretary of the board, James A. McMahon, Municipal Building.

CURRENT BUILDING OPERATIONS

BUILDING activity in New York City increased materially during the past week, and although the labor situation is not completely adjusted as yet, conditions are somewhat improved and as a whole the industry is more hopeful than it has been for some weeks past. A number of jobs representing large outlays of capital were placed under contract during the past few days and several important structural projects were sent out for estimates. Architects and engineers are ex-

ceedingly busy on plans for buildings that are scheduled for a start within a short time provided the building material supply situation makes progress possible.

Reports from the suburban districts indicate that builders have commenced their season's operations, and according to all accounts there will be a vast amount of new work undertaken this year. Small house construction naturally predominates, as the demand for housing accommodations in towns adjacent to the metropolis has maintained its intensity throughout the winter. There are many more home seekers than there are buildings for sale, and notwithstanding the plans of building interests for a season of active operations that will provide homes for a large number of families, the supply will fall short of the actual requirements.

The building material situation in and around New York City is a serious problem to prospective builders. Reports from Long Island indicate a famine of Portland cement and city dealers are unable to come to the assistance of out-of-town dealers, because of the shortage that exists here. Common brick is plentiful at present and new supplies are coming through regularly. Lath is scarce, as is hollow tile, roofing and building papers and glass. Building material prices are generally firm, but there has been some advance noticeable in those lines where a shortage exists.

Common Brick.—Despite the apparent lack of activity in the building industry throughout the city the New York wholesale market for Hudson River common brick experienced a fairly busy week. Twenty-three cargoes of brick arrived from up-river points and an equal number were disposed of on consignment to various docks about this city and New Jersey. The wholesale price is firm at \$25 a thousand and dealers are not anticipat-

ing any change from this level for some time at least. The demand for brick is slowly gaining impetus and dealers are of the opinion that the remainder of the year will see fairly active times in the brick market. The condition would be much better at present were it not for the strike of the brick handlers that is preventing the discharge of brick already bought. Dealers are not inclined to make any concessions to the unloaders in regard to increased wages, feeling that these men are now getting all that they possible can expect, and are holding out firmly against any action that would increase the price of brick. Yards along the Hudson are getting into shape for the season's operations, but up to the present time no actual brickmaking has been attempted owing to the inclement weather. Brick manufacturers are confronted with a serious labor shortage this year, and unless workmen are available in greater number than they were last year production during the 1920 season is likely to be curtailed.

Summary.—Transactions in the North River common brick market for the week ending Friday, April 23, 1920. Condition of market: Demand improved; prices firm and unchanged. Quotations: Hudson Rivers, \$25 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 23; sales, 23. Distribution: Manhattan, 5; Brooklyn, 15; New Jersey points, 5. Barges unsold, 5.

Face Brick.—The demand for this material is considerably in excess of the supply and local dealers have been hard pushed to complete their orders. There is an actual scarcity of face brick in this market and no great improvement in the supply is looked for, as the manufacturers are not in a position to maintain anything like a normal output because of the shortage of labor. Naturally the prices have been forced up and further advances

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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	\$44.00 to \$50.00
Smooth Red	44.00 to 50.00
Rough Buff	46.00 to 52.00
Smooth Buff	46.00 to 52.00
Rough Gray	51.00 to _____
Smooth Gray	51.00 to _____
Colonials	38.00 to 45.00

Cement—Delivered at job site in Manhattan, Bronx, Brooklyn and Queens: Domestic Portland cement, per bbl., \$3.80
Rebate for bags, 15c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd.	\$3.50
Brick deliveries	3.50
¾-in., Manhattan deliveries	3.50
Brick 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
Brick 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	per 1,000 sq. ft.
3x12x12	per 1,000 sq. ft.
4x12x12	per 1,000 sq. ft.
5x12x12	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) \$4.30 per bbl.
Common Lime (Standard 300-lb. barrel) 4.10 per bbl.
Hydrate Finishing, in cloth bags 28.25 per ton
Rebate for bags 10c per bag.

Plaster—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:
Neat Wall Cement, in cloth bags \$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, 10c 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.	\$0.14 ½
3-in. (hollow) per sq. ft.	0.14 ½

MATERIALS AND SUPPLIES

are to be expected. The demand for face brick for operations in the metropolitan district has been quite heavy, notwithstanding the fact that building operations have not progressed up to expectations, but if the volume of construction had been much greater the dealers in this commodity would have been exceedingly worried about the supply.

Hollow Tile.—The market continues its activity and prices are steadily advancing. Leading manufacturers are now only quoting on specific operations and then are not promising immediate deliveries. The majority of the near-by plants making this material are sold ahead for four to five months and inquiries are coming in in greater number than it is possible to handle with efficiency.

Lumber.—Both wholesale and retail departments of this business have been very active during the past few weeks, and with construction now actually getting under way in good volume the prospects are considered excellent. Locally there is a sufficient amount of business either in hand or in sight to keep all of the yards about this part of the country busy to capacity throughout the summer months, and retailers are preparing for a steady demand from both building interests and manufacturing consumers. Lumber prices continue firm in all lines, with the same upward trend that has marked the past year or more. At the present time there are no factors in sight that would seem to indicate easier conditions or reduced prices for the remainder of the current year. Lumber producers are far behind in their orders owing to the difficulty of getting and holding labor, and the recent railroad strike has hampered shipments to a great extent. This latter condition is now improving, however, and the supply will undoubtedly increase.

Roofing and Building Papers.—There is

a growing shortage in these lines and a number of manufacturers are reported to have withdrawn altogether from the market in an effort to catch up with their orders, which are considerably behind. Prices are firm at the new levels established a few weeks ago and the trade would not be greatly surprised if further advances were announced in the near future.

Structural Steel.—Since the settlement of the railroad strike the steel situation has improved to some extent, but the supply is nowhere near normal, and orders are piling up in the mills. Fabricated steel for building construction is growing in demand, but deliveries are exceedingly slow and in many instances promises of delivery are not being made under six months. Locally the demand is growing as building interests are more inclined to get their proposed operations actually started. There is a very fair volume of new construction now actually in progress and there is infinitely more in prospect that would be released immediately if supplies were available within a reasonable length of time. Prices are holding firmly and no important change is looked for at this writing.

Window Glass.—This market is in a serious condition and there is no prospect of things getting better for some time to come. Jobbers are of the opinion that the glass scarcity will maintain throughout the entire building season and may also be reflected in the business for next year. The present rate of demand is far in excess of the ability of manufacturers and jobbers to supply and every available bit of glass is eagerly snapped up by buyers, no matter what price is quoted. There are a number of important building operations being held from final completion on account of a lack of glass and the outlook is not bright for the projects that are now being started unless some change

for the better should occur within the next month or so.

Nails.—There has been no improvement in the supply of either cut or wire nails during the past week or so and jobbers' stocks are practically depleted. The difficulty has now lasted some months and there seems to be no prospect of better conditions, as the manufacturers are literally swamped with orders that will demand their entire output for months to come. Prices are exceedingly firm.

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IN THE METROPOLITAN MARKETS

Plaster Board—

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

27x48x 1/2 in.	.....	\$0.45 each
32x36x 3/4 in.	.....	0.33 each
32x36x 3/8 in.	.....	0.34 each
32x36x 1/2 in.	.....	0.40 each

Sand—

Delivered at job in Manhattan	.....	\$2.50 to	per cu. yd.
Delivered at job in Bronx	.....	\$2.50 to	per cu. yd.

White Sand—

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

Broken Stone—

1 1/2-in., Manhattan delivery	.....	\$2.35 per cu. yd.
Bronx delivery	.....	2.50 per cu. yd.
1/2-in., Manhattan delivery	.....	2.25 per cu. yd.
Bronx delivery	.....	2.50 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.	.....	2.35
White Vermont marble (sawed), New York, per cu. ft.	.....	3.00

Structural Steel—

Plain material at tidewater; cents per pound:

Beams and channels up to 14 in.	.....	2.72 to
Beams and channels over 14-in.	.....	2.72 to
Angles, 3x2 up to 6x8	.....	2.72 to
Zees and tees	.....	2.72 to
Steel bars	.....	2.10 to

Lumber—

Wholesale prices, New York.
Yellow pine, merchantable 1905, f. o. b., N. Y.:

3x4 to 14x14, 10 to 20 ft. \$66.50 to \$82.00

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., \$125.00 to

Cypress shingles, 6x18, No. 1 Hearts to

Cypress shingles, 6x18, No. 1 Prime to

Quartered Oak 315.00 to

Plain oak 236.00 to

Flooring:

White oak, quart'd, select. to \$235.00

Red oak, quart'd, select. to 220.00

Maple No. 1 195.00 to

Yellow pine, No. 1, common flat 110.00 to

N. C. pine, flooring, Norfolk 120.25 to

Window Glass—

Official discounts from manufacturers' lists:

Single strength, A quality, first three brackets 75%

B grade, single strength, first three brackets 75%

Grades A and B, larger than the first three brackets, single thick. 75%

Double strength, A quality 80%

Double strength, B quality 82%

Linseed Oil—

City brands, oiled, 5-bbl. lot. \$1.87 to

Less than 5 bbls. 1.90 to

Turpentine—

Spot in yard, N. Y., per gal. to

prices are fluctuating somewhat.

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APARTMENTS, FLATS AND TENEMENTS.

MORRIS AV.—Andrew J. Thomas, 137 East 45th st, has completed plans for a 6-sty brick, limestone and terra cotta apartment, 150x90 ft, at the southeast corner of Morris av and 191st st for Henry F. Keil, 401 East 163d st, owner and builder. Cost, about \$225,000.

DWELLINGS.

FINDLAY AV.—Frank E. Vitolo, 56 West 45th st, Manhattan, has completed plans for a 2-sty brick residence, 20x47 ft, with garages, on the west side of Findlay av, 701 ft north of 169th st, for Vincent Valentine, 2163 Creston av, Manhattan, owner and builder. Cost, \$28,000.

164TH ST.—A. L. Grace Co., 47 West 42d st, Manhattan, has prepared plans for twelve 3-sty brick dwellings, 19x65 ft, at the northeast corner of 164th st and Findlay av for Kayanse Realty & Contracting Co., William Einstein, president, 110 West 17th st, owner and builder. Cost, \$168,000.

SIMPSON ST.—Kolb Building Co., Inc., 30 Church st, Manhattan, have finished plans for five 2-sty frame dwellings, 25x27 ft, at the southwest corner of Sampson st and Logan av for the East 117th Street Development Co., Inc., 233 Broadway, owners. Cost, \$20,000.

GRAND AV.—Irving Margon, 149 Van Cortland av, Manhattan, has completed plans for five 2-sty brick and stone residences and garages, 120x160 ft, on the west side of Grand av and north of 180th st, owner.

LOGAN AV.—Kolb Building Co., Inc., 30 Church st, Manhattan, has finished plans for five 2-sty frame dwellings, 25x27 ft, at the southeast corner of Logan av and Migel pl for the East 177th Street Development Co., Inc., 233 Broadway, Manhattan, owner. Cost, \$20,000.

SEYMOUR AV.—Anton Pirner, 2068 Westchester av, Bronx, has prepared plans for a 1½-sty frame dwelling and garage, 32x55 ft, on the west side of Seymour av, 100 ft north of Pelham parkway, for Clara R. Miller, Waterbury av, Manhattan, owner. Cost, \$8,000.

EASTERN BLVD.—Chas. B. Meyers, 1 Union Square W, Manhattan, has finished plans for a 1-sty and attic frame residence, 20x46 ft, on the west side of Eastern blvd, 328 ft east of Coddingtong st, for Patrick F. Keenan, 119 East 28th st, Manhattan, owner. Cost, \$5,000.

STABLES AND GARAGES.

WESTCHESTER AV.—George McCabe, 96 5th av, has prepared plans for a 2-sty brick and concrete garage, 199x175 ft, at the northeast corner of Westchester av and Rogers pl for the Johnson estate, 30 East 42d st, owner. Cost, \$100,000.

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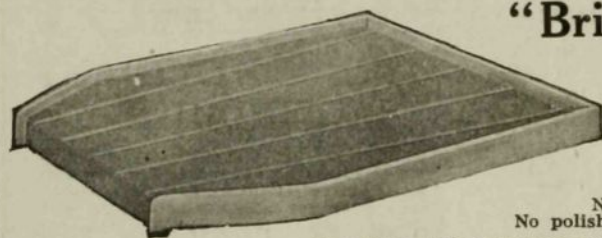
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hammer, 32 Union sq, have finished plans for a 1-sty brick store, 50x84 ft, on the west side of Grand Concourse, 139 ft south of 188th st, for the Bagdad Holding Co., Hyman Berman, president, 135 Broadway, owner and builder. Cost, \$15,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

WEST END AV.—Morris Perlstien, 49 Fulton av, Middle Village, L. I., has completed plans for a 3-sty brick and terra cotta apartment, 40x74 ft, on the east side of West End av, 30 ft north of Hampton av, for the Mermaid Building Corporation, 177 West End av, owner and builder. Cost, 30,000.

HOWARD AV.—Morris Rothstein, 197 Snediker av, has prepared plans for two 4-sty brick and limestone apartments, 50x90 ft and 81x84 ft, at 673 and 681 Howard av for Meyer Klein, 1836 Prospect pl, owner and builder. Total cost, \$195,000.

DWELLINGS.

WILLIAMS COURT.—G. H. Sues, 2916 Railroad av, has completed plans for a 2-sty frame dwelling, 18x47 ft, on the north side of Williams court, 100 ft north of East 12th st, for Gustave Hill, 934 40th st, Brooklyn, owner and builder. Cost, \$6,500.

HENRY ST.—Ferdinand Savignano, 6005 14th av, has completed plans for a 2-sty frame dwelling, 24x37 ft, at the southeast corner of West 13th st and Av H for Paul Orlande, 322 Rivington st, Manhattan, owner and builder. Cost, \$12,000.

STABLES AND GARAGES.

BUSH AV.—W. B. Wills, 1181 Myrtle av, has completed plans for a 2-sty brick garage, 101x100 ft, at the southwest corner of Bush av and Myrtle av for Otto Gruhn, 221 Boerum st, owner, who will take bids on separate contracts. Cost, \$70,000.

4TH AV.—McCarthy & Kelly, 16 Court st, have completed plans for a 1-sty brick garage, 200x225 ft, on the east side of 4th av, between 1st and 2d sts, for Frank H. Parsons, 60 Wall st, Manhattan, owner and builder. Cost, \$100,000.

TROY AV.—Samuel Millman & Son, 26 Court st, have completed plans for a 1-sty brick garage, 205x100 ft, at the northwest corner of Troy av and Carroll st, for the M. C. K. Contracting Co., 1438 Park av, Brooklyn, owner and builder. Cost, \$40,000.

Queens.

CHURCHES.

RIDGEWOOD, L. I.—Louis Berger & Co., 1695 Myrtle av, Brooklyn, have completed plans for a 1-sty brick and stone synagogue, 50x75 ft, on the east side of Seneca av, 25 ft north of Cornella st, for the Congregation Agudas Israel of Ridgewood, L. I., owner. Cost, \$35,000.

DWELLINGS.

BEECHURST, L. I.—Harold E. Paddon, 280 Madison av, Manhattan, has prepared plans for a 2½-sty brick dwelling, 36x25 ft, on the north side of 28th st, 260 ft east of 16tr av, for Harry A. Benson, Plymouth Theatre, 236 West 45th st, Manhattan, owner. Cost, \$16,000.

FLUSHING, L. I.—A. R. Richardson, 100 Amity st, Flushing, has completed plans for a

side of Oak av, 185 ft west of Robinson av, for Anderson Hansen, Bridgeport, Conn., owner. Cost, \$7,500.

RICHMOND HILL, L. I.—Henry E. Haugaard, Richmond Hill, L. I., has finished plans for two 2½-sty frame dwellings, 16x36 ft., in the east side of 111th st, 144 ft. north of Jamaica av, for Arthur Cesser, Alsop st, Jamaica, L. I., owner and builder. Cost, \$8,000 each.

HOWARD BEACH, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 24x31 ft., on the west side of Hawtree av, 260 ft. north of Lambertson av, for Clarence A. Blood, 143 Liberty st, Manhattan, owner and builder. Cost, \$12,500.

MASPETH, L. I.—A. Magnoin, 112 50th st, Corona, has finished plans for four 2-sty frame dwellings, 19x48 ft., on the west side of Maspeth av, 25 ft west of Broad st, for Paul Noller, 22 Maspeth av, Maspeth, owner. Cost, \$20,000.

JAMAICA, L. I.—Edward Jackson, Herriman av, has completed plans for a 2½-sty frame dwelling, 24x26 ft., on the north side of Liberty av, 100 ft east of Dewey st, for John Berick, Liberty av, Jamaica, owner. Cost, \$5,000.

KEW GARDENS, L. I.—H. J. Arnold, 470 Napier av, Richmond Hill, has prepared plans for a 2½-sty frame dwelling, 26x38 ft., at the northwest corner of Kew Gardens rd and Pembroke pl for David W. Allen, 1112 East 7th st, Brooklyn, owner. Cost, \$17,500.

JAMAICA, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, has completed plans for two 2-sty brick residences, 16x38 ft., on the north side of Lathrop av, 100 ft east of Flushing av, for Minnie Foster, 692 Decatur st, Brooklyn, owner. Cost, \$16,000.

RICHMOND HILL, L. I.—Plans have been prepared privately for a 2-sty frame residence, 16x38 ft., in the east side of Vine st, 300 ft north of Ashland av, for H. J. Skow, Vine st, Richmond Hill, owner. Cost, \$5,900.

QUEENS, L. I.—Louis Danancher, 228 Fulton st, Jamaica, has prepared plans for a 2-sty frame residence, 25x26 ft., on the west side of Fillimore av, 220 ft south of Hollis av, for Grace R. Stewart, Bellaire Gardens, owner. Cost, \$8,000.

QUEENS, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has finished plans for a 2-sty frame residence, 24x25 ft., on the east side of Little Neck rd, 450 ft north of Jericho turnpike, for H. E. Frost, 263 Weirfield st, Brooklyn, owner. Cost, \$8,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—Ballinger & Perrot, 1328 Broadway, Manhattan, have started plans for a 6-sty factory to be constructed on the Degnon tract, L. I. City, for the Sawyer Bisquit Co., Chicago, Ill., owner. Exact location and details of construction will be available later.

LONG ISLAND CITY, L. I.—John M. Baker, 6 Jackson av, has been retained to prepare plans for a 4-sty reinforced concrete laboratory building, on plot 90x100 ft., in First st, between Reeve and Freeman avs, for the Elcaya Co., Inc., 148 Madison av, Manhattan, owner. Details will be available later.

ELMHURST, L. I.—Albert H. Stines, 300 Grand av, Maspeth, L. I., has completed plans for a 1-sty brick factory building, 95x298 ft., in the north side of Albion st, 40 ft. west of Barnwell st, for the Newtown Fire Co., Inc., Jackson av, Long Island City, owner. Cost, \$50,000.

THEATRES.

BAYSIDE, L. I.—Thomas W. Lamb, 644 8th av, Manhattan, has plans for a 1-sty brick and terra cotta moving picture theatre, 58x01 ft., on the east side of Bell av, 75 ft north of Park av, for the McKenna Plaza Theatre, Bell av, owner. Cost, \$25,000.

Nassau.

CHURCHES.

FREEPORT, L. I.—C. E. Kern, 47 Railroad av, Freeport, has started plans for a 2-sty frame and stucco synagogue, 40x75 ft., at the corner of Mount av and Broadway for owner to be announced later. Cost, about \$45,000.

DWELLINGS.

MASSAPEQUA, L. I.—Carl Johnson, 30 East 42d st, Manhattan, has prepared plans for a 2½-sty hollow tile and stucco residence, 31x25 ft., at Massapequa, L. I., for the Shore Building Co., Times Building, Manhattan, owner and builder. Cost, \$11,000.

GLEN COVE, L. I.—John J. Pettit, 103 Park av, Manhattan, has plans under way for a 2½-sty hollow tile, brick and stucco residence, 128x40 ft., at Glen Cove, L. I., for Hon. William H. Dyckman, 270 Park av, Manhattan, owner. Architect will take estimates on general contract when plans are finished.

THEATRES.

GLEN COVE, L. I.—Plans are being prepared privately for a 1-sty brick, limestone and terra cotta theatre (moving picture), 105x108 ft., in School st, near Glen st, for George J. Bulubasses, 463 Fulton st, Jamaica, L. I., owner. Cost, \$250,000. Owner will probably take bids on separate contracts.

Westchester.

DWELLINGS.

YONKERS, N. Y.—Plans have been prepared privately for a 2½-sty frame and stucco residence on Hillcrest av, Park Hill, for Ninian

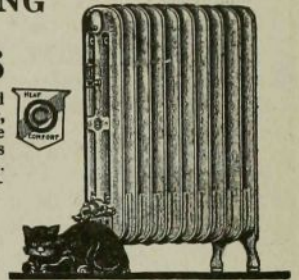
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Jamieson, 243 Broadway, Yonkers, owner and builder. Cost, approximately \$25,000.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Building, Mt. Vernon, has finished plans for a 2½-sty frame and stucco residence, 26x43 ft, on the west side of Fulton av, 156 ft south of Grand st, for Polstein & Polstein, 260 Greene av, Brooklyn, owner and builders. Cost, \$17,000.

FACTORIES AND WAREHOUSES.

WHITE PLAINS, N. Y.—Samuel Gross, Bible House, New York City, has started sketches for a 2-sty brick and reinforced concrete factory building, 270x56 ft, at White Plains, N. Y., for H. Kaufman, 110 West 23d st, Manhattan, owner. Cost, about \$65,000. Architect will take estimates on general contract.

New Jersey.

APARTMENTS, FLATS AND TENEMENTS.

EAST ORANGE, N. J.—E. V. Warren, Essex Building, Newark, has plans in progress for a 4-sty brick and limestone apartment, 130x95 ft, at the southwest corner of Park and North Munn avs, for Louis Koppelon, 208 Hillside av, Newark, owner and builder. Cost, \$290,000.

EAST ORANGE, N. J.—E. V. Warren, Essex Building, Newark, has completed plans for a 4-sty brick and limestone apartment, 91x98 ft, at 102-108 North Arlington av, near Park av, for Samuel Kaplan et al., 492 Belmont av, Newark, owners and builders. Cost, \$100,000.

EAST ORANGE, N. J.—E. V. Warren, Essex Building, Newark, has prepared plans for a 4-sty brick and terra cotta apartment, 60x84 ft, at 31 Beech st, for the Criterion Construction Co., 112 South 14th st, Newark, owner and builder. Cost, \$68,000.

DWELLINGS.

RIDGEWOOD, N. J.—Raymond Lewis, Broad st, Ridgewood, has plans in progress for a 2½-sty frame residence, 20x30 ft, in Monroe st, for James Gaylor, 400 West Franklin av, Ridgewood, owner. Cost, 5,000.

PASSAIC, N. J.—W. C. Pattison, Lawyers' Building, Passaic, has plans in progress for a 2½-sty clapboard residence, 38x26 ft, on Ridge av, for Charles Whitinour, 45 Burgess pl, Passaic, owner and builder. Cost, \$9,500.

HACKENSACK, N. J.—C. E. Bogert, 167 Main st, Hackensack, has plans in progress for a 2½-sty brick residence and garage, 25x45 ft, on Summit av, for W. S. Dorothy, Hackensack, owner.

STABLES AND GARAGES.

PASSAIC, N. J.—W. C. Pattison, Lawyers' Building, Passaic, has prepared plans for a 2-sty brick and hollow tile garage, 52x130 ft, in Washington pl, for P. and W. Marchise, Main av, Passaic, owners. Cost, \$45,000.

CONTRACTS AWARDED.

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

BANKS.

MANHATTAN.—Tidewater Building Co., 16 East 33d st, has the general contract for the bank building, brick and stone, 57x105 ft, at 118 to 122 Bowery for the Chatham & Phoenix National Bank, 149 Broadway, owner, from plans by Charles L. Calhoun, 16 East 33d st, architect.

DWELLINGS.

MANHATTAN.—Miller-Reed Co., 103 Park avenue, has the general contract for alterations to the 4-sty brick stone residence, 25x90 feet, at 37 East 67th street, for Mrs. J. Richard Steers, owner, on premises, from plans by Theodore E. Blake, 52 Vanderbilt avenue, architect. Cost \$9,500.

SCHOOLS AND COLLEGES.

HEMPSTEAD, L. I.—Kirwin & Esterbrook, Main st, Hempstead, L. I., have the general contract for a 3-sty brick and limestone high school building, accommodating about 800 pupils, in Greenwich st, for the Board of Education of Hempstead, Frank Marling, chairman, owner, from plans by Ernest Sibley, Palisade, N. J., architect. Cost, about \$300,000.

THEATRES.

MANHATTAN.—Fleischmann Construction Company, 531 Seventh av, has the general contract for a brick and limestone theatre, seating 3,600, at the northeast corner of Broadway and 83d st, for Marcus Loew, 1493 Broadway, owner, from plans by Thomas W. Lamb, 644 8th av, architect.

NEWARK, N. J.—Clifford F. McAvoy, Inc., 505 Orange st, Newark, has the general contract for a 2-sty brick, limestone and terra cotta theatre to occupy the block front in Broad st, between Fulton and Rector sts, for Travis H. Whitney et al, 501 5th av, Manhattan, owner, from plans by W. Albert Swasey, 101 Park av, Manhattan, architect. Cost, \$1,000,000.

BRONX.—Fleischmann Construction Co., 531 7th av, has the general contract for a 2 and 3-sty brick, stone and terra cotta theatre, 110x225 ft, seating 3,500, with offices, to occupy the plot bounded by Tremont av, Webster av and Carter av, for B. S. Moss, 729 7th av, owner, from plans by Eugene De Rosa, 110 West 40th st, architect. Cost, \$750,000.

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FAIRVIEW AV, s s, 260 w St. Nicholas av, 5-sty bk apt house, 99x87, 5-ply felt & slag rf; \$100,000; (o) Loring Construction Co., 1 W 34th; (a) Emery Roth, 119 W 40th (127).

ASYLUMS AND HOSPITALS.
CONVENT AV, 60-78, 8-sty bk hospital & home for nurses, 201x116, tar & gravel rf; \$1,250,000; (o) The Knickerbocker Hospital, 131st & Amsterdam av; (a) John Oakman, 345 5 av (100).

CHURCHES.

185TH ST, 564-66 W, 1-sty bk church, 45x76, plastic slate rf; \$60,000; (o) Congregation Temple Isreal of Washington Heights, 587 W 281st; (a) S. B. Eisenrath & B. Horwitz, 18 E 41st (102).

STABLES AND GARAGES.

DYCKMAN ST, 308, 1-sty bk garage, 9x16, corrugated sheet iron rf; \$128; (o) Riddle Estate, 308 Dyckman; (agent) Wm. F. Hemstreet, 484 Argyle rd, Bklyn (133).

41ST ST, 330-336 1/2 W, 2-sty bk garage, 100x98, plastic slate rf; \$45,000; (o) Marcus & Goldstein, Inc., 175 E 96th; (a) Louis A. Sheinart, 194 Bowery (126).

69TH ST, 315-323 W, 2-sty bk garage, 124x100, tar & gravel rf; \$100,000; (o) Geo. H. Budke, 561 E 175th; (a) Sam J. Kessler, 529 Courtlandt av, Bronx (131).

STORES, OFFICES AND LOFTS.

30TH ST, 6-8 E, 13-sty bk str & offices, 40x98, slag & gravel rf; \$300,000; (o) Samuels Construction Co., 6-8 E 30th; (a) Benjamin W. Levitan, 7 W 45th (128).

32D ST, 134-136 W, 4-sty bk str & offices, 28x98, slag rf; \$50,000; (o) Factory Construction Co., 44 Court, Bklyn; (a) J. J. Gloster, 44 Court, Bklyn (136).

79TH ST, 527 E, 1-sty bk yard office, 10x8, wood rf; (o) Phil. H. Goodwin & Myron Falk, 12 E 44th, 44 W 53d; (a) H. M. Bergman, 96 N. 122d, Rockaway Park, L. I. (135).

ST. NICHOLAS AV, 1208-1212, 1-sty bk str, 75x55, 5-ply Barrett slag rf; \$18,000; (o) Ennis & Sinnott, 7 E 42d; (a) Chas. Schaefer, Jr., 2853-9 3 av (134).

THEATRES.

45TH ST, 239-247 W, 2-sty bk theatre, 100x100, slag rf; \$50,000; (o) Sam. Harris, 226 W 42d, & Irving Berlin, 226 W 42d; (a) C. Howard Crane, E. Geo. Kierler, Cyril E. Schley, Percival R. Periea, Huron Bldg., Detroit, Mich. (137).

MISCELLANEOUS.

52D ST, 546-50 W, 1-sty frame bldg in lumber yard, 34x29, tar & gravel rf; \$5,000; (o) Hardman, Peck & Co., 433 5 av; (a) Ross & McNeil, 39 E 42d (129).

60TH ST, 236-38 W; 59th st, 535-41 W, 6-sty bk automobile service station, 100x200, composition slag rf; \$150,000; (o) Dorothy Golden, 150 Bway, care F. B. Robert; (a) Patrick J. Murray, Tuckahoe, N. Y. (130).

Bronx

CHURCHES.

178TH ST, n w c Marmion av, 2-sty bk synagogue & school, 150.2x48.10, slag rf; \$250,000; (o) Beth Hamedrash Shaarey Zion, Inc., Isaac J. Levy, 46 W 46th, Pres.; (a) Louis A. Abramson, 46 W 46th (199).

DWELLINGS.

225TH ST, s s, 282.30 e Bronxwood av, 2-sty fr dwg, 21x46, tar & gravel rf; \$7,000; (o) Martin Piviano, 441 E 170th; (a) Theo. Rogers, World Bldg (207).

229TH ST, n w c Heath av, 3-2-sty bk dwgs & garages, 22.8x60, 25x60, 21x60, slag rf; \$48,000; (o) Heath Constn. Co., Abraham Ruth, 445 Audubon av, Pres.; (a) Chas. Kreymborg, 309 E Kingsbridge rd (212).

BRONXWOOD AV, e s, 275 s Pitman av, 1-sty fr dwg, 21x39, asphalt shingle rf; \$4,000; (o) John D. Murray, 4220 Herkimer pl; (a) F. G. Seelmann, 3983 Carpenter av (201).

FARIFAX AV, e s, 200 n Fairmount av, 1-sty t. c. dwg, 16x38, plastic slate rf; \$2,500; (o) A. Hass, 513 E 176th; (a) Thos. C. Petersen, 1015 Wilcox (215).

KEARNEY AV, e s, 93 n Layton av, 1-sty & attic fr dwg, 26x38, asphalt shingle rf; \$4,500; (o) Bella Petersen, 1015 Wilcox; (a) Thos. C. Petersen, 1015 Wilcox (214).

PLYMPTON AV, e s, 169.20 n Boscobel av, 2-sty bk dwg, 17x32, slag rf; \$8,000; (o) Bernard Budish, 22 Hedden ter; (a) Frank Chemlik, 796 2 av (205).

STABLES AND GARAGES.

169TH ST, n e c Inwood av, 1-sty bk garage, 100x75, tar & gravel rf; \$20,000; (o) Margaret Franzen, 1161 Union av; (a) Nathan Langer, 81 E 125th (213).

MARION AV, s e c 199th, 1-sty t. c. garage, 17.8x18, rubberoid rf; \$400; (o) Anna T. Daross, 2850 Marion av; (a) Wm. Shary, 22 E 17th (211).

MARION AV, w s, 297 s 196th, 1-sty bk garage, 11.4x23.4, tin rf; \$700; (o) Klyde Holding Corp., 391 E 149th; (a) Wm. Wessell, 2 W 47th (197).

SACKET AV, n s, 100 w Tomlinson av, 1-sty fr garage, 10x20, tar paper rf; \$400; (o) Edw. J. Moberg Co., 1319 Purdy; (a) Anton Pirnor, 2069 Westchester av (210).

VAN CORTLANDT AV, n s, 412.5 e Eastchester rd, 1-sty fr storage & barn, 100x50, rubberoid rf; \$5,000; (o) Marie Schneider, Boston rd & Burke st; (a) Wm. S. Irving, 261 E 235th (209).

3D AV, w s, 122.5 s 140th, 1-sty bk garage, 75x131.8, tin rf; \$85,000; (o) Max Rothbart, 1411 Grand Concourse; (a) J. M. Felson, 1133 Bway (200).

FACTORIES AND WAREHOUSES.

OGDEN AV, w s, 50 n 171st, 1-sty stone str & storage, 25x100, slag rf; \$3,000; (o) Kemp Jones Realty Co., 1455 Undercliffe av; (a) J. Harris Jones, 1455 Undercliffe av (198).

MISCELLANEOUS.

133D ST, n s, 358 e Lincoln av, 1-sty bk kiln, 15.4x35.10, tar & gravel rf; \$700; (o) M. Wette & Sons, Inc., 665 5 av; (a) Geo. F. Hogue, 41 Union sq (206).

177TH ST, s s, from Bronx River to N. Y., B. & W. R. R., 1-sty angle iron circle swing, 60x60; \$4,000; (o) Wm. Waldorf Astor Est., 23 W 23d; lessees, Fichter & Winter, 240 E 141st; (a) Wm. Fiechter, 240 E 141st (208).

ALLERTON AV, s e c Paulding av, 1-sty fr shed, 15x18; \$150; (o) Angelo Cheaffaretti, 2119 Honeywell av; (a) Jos. Zicardi, 2280 Cruger av (196).

Brooklyn.

DWELLINGS.

HENDRIX ST, 300, w s, 175 n Glenmore av, 2-sty fr 1 fam dwg, 20x31, shingle rf; \$10,000; (o) Sam Schreiber, 1269 38th; (a) Seelig & Finkelstein, 26 Court (4198).

MACKAY PL, 13-23, n s, 154.2 w Narrows av, 2-sty fr 1 fam dwg, 40x35, tile rf; \$20,000; (o) Katherine McKay, 71 Bay Ridge av; (a) Burke & Olsen, 32 Court (4326).

VAN BUREN ST, 111, n s, 250 e Throop av, 2-sty bk 2 fam dwg, 25x47, gravel rf; \$20,000; (o) Gutman Karentz, prem; (a) B. W. Dorfman, 26 Court (4423).

E 4TH ST, 1121-35, e s, 63.6 s Bay pkway, 4-1 1/2-sty fr 1 fam dwgs, 24x34, shingle rf; \$20,000; (o) Realty Sales Co., 1400 Av O; (a) Fredk J. Dassau, 26 Court (4452).

E 7TH ST, 1368-82, n w c Av M, 6-2-sty fr 2 fam dwgs, 19x61, shingle rf; \$48,000; (o) Myhome Realty Co., 277 Bway, Manhattan; (a) M. Jos. Harrison, World Bldg, Manhattan (4069).

W 8TH ST, 1635, e s, 280 s Av P, 2-sty fr 2 fam dwg, 20x50, shingle rf; \$9,000; (o) Alfred Hallstrom, 775 Union av; (a) Irving & Brooks, 26 Court (4437).

E 13TH ST, 1947-53, e s, 340 n Av T, 3-2-sty fr 2 fam dwgs, 20.6x56, felt rf; \$25,500; (o) M. & M. Constn. Co., 1945 E 13th; (a) Chas. G. Wessell, 1399 E 4th (4385).

E 13TH ST, 1851-55, n s, 295 n Av S, 2-2-sty bk 2 fam dwgs, 20x55, shingle rf; \$30,000; (o) Louis Chanowosky, 361 Bristol; (a) S. Millman & Son, 1780 Pitkin av (4292).

E 14TH ST, 1417-21, e s, 140 s Av N, 2-2-sty fr 1 fam dwgs, shingle rf; \$13,000; (o) Melbourn Lucas, 1820 E 22d; (a) Jas. A. Boyle, 367 Fulton (4156).

79TH ST, 2236-48, s s, 280 e 22 av, 3-2-sty fr 2 fam dwgs, 26x54, shingle rf; \$52,500; (o) Gustav Seid, 1866 81st; (a) J. Lubroth, 44 Court (4268).

80TH ST, 1410-72, s s, 100 w 15 av, 20-2-sty fr 1 fam dwgs, 19.6x30, shingle rf; \$140,000; (o) T. E. R. Realty Co., 153 Remsen; (a) A. M. Gaynor, 153 Remsen (4093).

80TH ST, 1409-71, n s, 100 w 15 av, 20-2-sty fr 1 fam dwgs, 19.6x30, shingle rf; \$140,000; (o) same; (a) same (4094).

85TH ST, 100, s w c Colonial rd, 2-sty fr 1 fam dwg, 20x41.4, shingle rf; \$7,000; (o) same; (a) same (4108).

85TH ST, 96-74, s s, 33.4 w Colonial rd, 8-2-sty fr 1 fam dwgs, 20x41.4, shingle rf; \$56,000; (o) Edw. Edwards, 422 81st; (a) ———, 19 E 48th, Manhattan (4107).

AV M, 2602, s e c E 26th, 2-sty fr 1 fam dwg, 22x31, shingle rf; \$9,000; (o) Geo. V. McPherson, 1423 E 22d; (a) Harry Silverstein, 783 Jefferson av (4070).

AV M, 2624, s w c E 27th, 2-sty fr 1 fam dwg, 22x31, shingle rf; \$9,000; (o) same; (a) same (4072).

AV M, 2606-18, s s, 33.4 e E 26th, 4-2-sty fr 1 fam dwgs, 22x31, shingle rf; \$38,000; (o) same; (a) same (4071).

AV N, 4402-24, s s, from E 45th to Troy av, 8-1-sty fr 1 fam dwgs, 21x36, shingle rf; \$20,000; (o) W. E. Roye & F. F. Gloat, 915 Gates av; (a) C. M. Bampton, 915 Gates av (4087).

ALBEMARLE RD, 302, s e c E 3d, 2-sty fr 2 fam dwg, 23x54, shingle rf; \$12,000; (o) Morris Treib, 4301 17 av; (a) M. A. Cantor, 373 Fulton (4079).

ALBEMARLE RD, 306, s s, 31 e E 3d, 2-sty fr 1 fam dwg, 20x40, shingle rf; \$12,000; (o) Morris Treib, 4301 17 av; (a) M. A. Cantor, 373 Fulton (4199).

FOSTER AV, 809-33, n s, 100.2 w 1st, 10-2-sty bk 1 fam dwgs, 20x36, gravel rf; \$70,000; (o) Wm. M. Calder, 1648 11 av; (a) A. G. Carlson & H. E. Weisman, 226 Henry (4403).

NEWKIRK AV, 2702-10, s e c Rogers av, 4-2-sty fr 2 fam dwgs, 20x62, shingle rf; \$33,000; (a) same; (a) same (4027).

SAME PREM, 1-sty bk garage, 20x20, gravel rf; \$1,000; (o) same; (a) same (4028).

NEWKIRK AV, 2714, s e c Rogers av, 2-sty bk 1 fam dwg, 16.1x42, gravel rf; \$6,000; (o) same; (a) same (4029).

SARATOGA AV, 796-808, w s, 100.2 s Livonia av, 6-2-sty bk 2 fam dwgs, 19.8x57, gravel rf; \$90,000; (o) Misplue Realty Co., Inc., 133 Dumont av; (a) Morris Rothstein, 197 Snediker av (4353).

SHEEPSHEAD BAY RD, 1720-28, w s, 144 s Voorhies av, 8-1-sty bk 1 fam dwgs, 20x27, gravel rf; \$24,000; (o) Francesco Vallento, 115 Beaumont; (a) Geo. A. Elliot, 8 Walton, Jamaica (4479).

STILLWELL AV, 1791-97, n e c Av R, 2-2-sty fr 2 fam dwgs, 24.6x61, shingle rf; \$28,000; (o) Morris Bolowitz, 321 Sheffield av; (a) Morris Rothstein, 197 Snediker av (4047).

STILLWELL AV, 2564-66, w s, 140 n Av Z, 2-sty bk 2 fam dwgs, 20x48, gravel rf; \$10,000; (o) Domenick De Fabio, 158 Worth, Manhattan; (a) Jos J. Galiza, 2930 W 19 (4296).

WASHINGTON AV, 657, e s, 19.7 n St. Marks av, 3-sty bk str & 2 fam dwg, slag rf; \$9,000; (o) Joseph Cesari, 345 St. Marks av; (a) Bly & Hamann, 833 St. Johns pl (4161).

WEST END AV, 59-61, e s, 300 n Hampton av, 4-sty bk 8 fam dwg, gravel rf; \$30,000; (o) Mermaid Bldg. Corp., 177 West End av; (a) Morris Perlstein, 49 Fulton av (4142).

13TH AV, 4613-27, e s, 21 n 47th, 5-2-sty bk str & 1 fam dwg, 15.10x62, gravel rf; \$90,000;

(o) Morris Wolck, 1416 54th; (a) S. Gardstein, 1154 47th (4013).

13TH AV, 4623, e s, n e c 47th, 3-sty bk str & 2 fam dwg, 21x95, gravel rf; \$25,000; (o) same; (a) same (4014).

19TH AV, 7901-3, s e c 79th, 2-sty fr 2 fam dwg, 24x45.3; \$20,000; (o) B. Newfeld & A. Moscovitz, 2149 Atlantic av; (a) S. Millman, 1780 Pitkin av (3982).

23D AV, n e c 81st, 2-sty fr 2 fam dwg, 27.6x 60.6, shingle rf; \$14,000; (o) Bloom & Roth, 26 Court; (a) Henry Firth, 8515 Bay pkway (4233).

FACTORIES AND WAREHOUSES.

N HENRY ST, 38-48, n e c Herbert, 3-sty bk factory, 129x150, gravel rf; \$150,000; (o) John Kroders & Henry Renbel Co., 108 Meeker av; (a) R. Berger & Son, 309 Bway, Manhattan (4209).

STABLES AND GARAGES.

COLUMBIA ST, 87-93, e s, 25 n Baltic, 1-sty bk garage, 100x290.6, gravel rf; \$150,000; (o) Rell Realty Corp., 39 W 113th, Manhattan; (a) Max Hirsch, 26 Court (4096).

SULLIVAN ST, 78-92, s s, 140 w Bradford av, 1-sty bk garage, 140x100, gravel rf; \$60,000; (o) Interborough Iron Struct. Co., 1627 Union; (a) H. A. Weinstein, 375 Fulton (4044).

1ST ST, BOND ST, 2D ST & GOWANUS CANAL, 1-sty bk garage, 89x61; \$30,000; (o) Standard Oil Co., 26 Bway, Manhattan; (a) C. A. Ellis (4395).

30TH ST, 121-39, n s, 100 e 3 av, 1-sty bk garage, 250x100.2, gravel rf; \$70,000; (o) Princess Constn. Co., 92 Webster av; (a) Euling, Maguire & Kleindert, 52 Vanderbilt av (4476).

LIVONIA AV, 773-75, n s, 25 e Van Sicklen av, 2-1-sty bk str & garage, 20x100, gravel rf; \$10,000; (o) Sarah Capen, 551 Van Sicklen av, & Simon Freedman, 381 Mill av; (a) Abraham Farber, 1746 Pitkin av (4109).

MALBONE ST, 188-238, s s, 99.3 n Rogers av, 7-1-sty bk garages, 41x100, gravel rf; \$100,000; (o) Recknitz Bros., 44 Court; (a) Frank S. Parker, 44 Court (4082).

MYRTLE AV, 1113-23, n s, 150 w Lewis av, 1-sty bk garage, 150x80, gravel rf; \$30,000; (o) Thrift Home Providing Corp., 1416 Lincoln pl; (a) S. Millman & Son, 26 Court (4229).

NEWKIRK AV, 2704-14, s e c Rogers av, 4-1-sty bk garages, 10x19, gravel rf; \$3,500; (o) Geo. Schaffer, 568 E 28th; (a) Chas. Infanger, 2634 Atlantic av (4026).

PARKSIDE AV, 229-37, n s, 152.6 e Rogers

av, 1-sty bk warehouse & garage, 80x122.6, gravel rf; \$16,000; (o) Morris Auto Co., 2003 Bedford av; (a) John De Hart, 1039 Fox, Bronx (4404).

THEATRES.

LIBERTY AV, 1114-20, s w c Lincoln av, 2-sty bk str & moving picture, 75.6x100, gravel rf; \$40,000; (o) Lizbern Bldg. Co., 2042 Douglass; (a) S. Millman & Son, 26 Court (4228).

Queens.

APARTMENTS, FLATS AND TENEMENTS.

FAR ROCKAWAY.—Cornaga av, s s, 54 w Central av, 4-sty bk tnt, 51x110, steam heat, slag rf, elec; \$130,000; (o) Isaac Goldman Realty Corp., 80 Lafayette av, Manhattan; (a) Morrel Smith, Far Rockaway (1802).

DEWELLINGS.

ARVERNE.—Beach 66th st, w s, 340 n Morris av, 3-2½-sty fr dwgs, 22x36, shingle rf, 1 family, gas, steam heat; \$21,000; (o & a) C. L. P. Constn. Co., Arverne (1821-22-23).

EDGEMERE.—Beach 26th st, e s, 500 s Bay av, 8-1-sty fr dwgs, 18x32, shingle rf, 1 family, gas; \$18,400; (o) Isaac Zaret, Bay av, Edgemere (1839 to 1846).

EDGEMERE.—Beach 26th st, w s, 500 s Bay av, 8-1-sty fr dwgs, 18x32, shingle rf, 1 family, gas; \$18,400; (o & a) F. T. W. Realty Corp., 525 Beach 25th, Far Rockaway (1830 to 1837).

ELMHURST.—22d st, w s, 298 n Laurel Hill blvd, 2-2-sty fr dwgs, 18x52, slag rf, 2 families, gas, steam heat; \$8,000; (o) V. Scuderi, 277 Woodside av, Elmhurst; (a) Chas. J. Stidolph, 15 Ivy, Elmhurst (1815).

FLUSHING.—21st st, s s, 125 e Oak av, 1½-sty fr dwg, 24x34, shingle rf, 1 family, gas; \$4,500; (o) Edmund Hagenauer, 2413 Van Cortlandt av, Ridgewood; (a) H. C. Brucker, 2549 Myrtle av, Ridgewood (1786).

FLUSHING.—Mitchel av, n s, 80 e 20th, 2½-sty fr dwg, 41x35, shingle rf, 1 family, gas, steam heat; \$10,000; (o) Mrs. Herbert Joy, 328 W 57th, Manhattan; (a) Ekin Wallick, 425 5 av, Manhattan (1780).

HAMILTON-ON-BAY.—Hasbrouck rd, w s, 1,000 s Hawtree Creek, 1-sty fr dwg, 16x30, shingle rf, 1 family, gas; \$1,800; (o & a) Chas. Eisenhardt, 71 John, Hoboken, N. J. (1824).

HOLLIS.—Sancho av, w s, 245 s Nero av, 2-sty fr dwg, 22x26, shingle rf, 1 family, gas; \$4,800; (o) John L. Tremel, 12 Laurel Hill blvd; (a) R. Kurz, 324 Fulton, Jamaica (1801).

HOLLIS.—Beaufort av, n w c West Point av, 2-sty bk dwg, 58x27, shingle rf, elec, steam heat; \$7,000; (o) G. S. Baker, 6 Church, Man-

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hattan; (a) Chas. J. Graff, 229 W 36th, Manhattan (1770).

KEW GARDENS.—Richmond Hill, s w c Abington rd, 2-sty bk dwg, 45x34, shingle rf, 1 family, elec, steam heat; \$28,000; (o) John F. Pitz, Kew Gardens; (a) William E. Haugaard, 185 Madison av, Manhattan (1729).

NEWTOWN.—25th st, w s, 224 n Astoria av, 2-sty bk dwg, 18x40, slag rf, 2 families, gas; \$5,800; (o) Peter Weber, 332 E 94th, Manhattan; (a) owner (1826).

NEWTOWN.—23d st, s w c Patterson av, 1-sty bk dwg, 25x47, slag rf, 2 families, gas; \$5,300; (o) Ernest Muller, 307 Flushing av, L. I. City; (a) Chas. Schureiz, 889 Steinway av, L. I. City (1825).

RICHMOND HILL.—Jeffrey av, e s, 100 s Petit pl, 2-2½-sty fr dwgs, 16x43, shingle rf, 1 family, gas, steam heat; \$12,000; (o & a) Adam Ludwig, 33 81st, Union Course (1818-1819-1820); six buildings, \$36,000.

RIDGEWOOD.—Chaffee st, w s, 208 s Catalpa av, 2-2-sty fr dwgs, 20x35, tar & slag rf, 2 families, elec, steam heat; \$16,000; (o) The Ivanhoe Co., 2631 Myrtle av; (a) Louis Berger, 1696 Myrtle av, Ridgewood (1855).

RIDGEWOOD.—Chaffee st, w s, 260 s Catalpa av, 16-2-sty fr dwgs, 20x55, tar & slag rf, 2 families, elec, steam heat; \$128,000; (o) The Ivanhoe Co., 2631 Myrtle av, Ridgewood; (a) Louis Berger, 1696 Myrtle av, Ridgewood (1856 to 1863).

ROCKAWAY BEACH.—Beach 106th st, e s, 100 n Croft, 1-sty fr dwg, 21x45, shingle rf, 1 family, gas; \$1,250; (o) J. C. Bloom, prem; (1866).

ST. ALBANS.—Franklin av, w s, 120 s Bose, 2-sty fr dwg, 20x30, shingle rf, 1 fam, gas, steam heat; \$4,500; (o) Mary C. O'Connor, 21 W 125th, Manhattan; (a) Frank Hausle, 81 E 125th, Manhattan (1854).

WHITESTONE.—14th av, w s, 50 s 22d, 1½-sty fr dwg, 20x40, shingle rf, 1 family, gas, steam heat; \$8,000; (o) Anna Wulf, Grand View Hotel, Congers, N. Y.; (a) Bruno W. Berger, 12 Bible House, Manhattan (1838).

WINFIELD.—Forest st, n s, 193 w Worthington, 1-sty fr dwg, 20x50, slag rf, 1 family, gas; \$3,000; (o) Felix Handschur, 43 Forest, Winfield; (a) F. Chmelik, 796 2 av, L. I. City (1783).

FACTORIES AAND WAREHOUSES.
RIDGEWOOD.—Fresh Pond rd, 216, bk storage, 25x18; \$2,000; (o) Louis Timmerman, prem (1865).

STABLES AND GARAGES.
FOREST HILLS.—Ascan av, s s, 806 e Ingram, 2 bk garages; \$2,400; (o & a) Sage Foundation Homes Co., Forest Hills (1781-82).

GLENDALE.—Cooper av, n e c Ridgewood pl, bk garage, 30x20, slag rf; \$2,500; (o) Lena Salum, 454 Cooper av, Glendale (1864).

JAMAICA.—Hillcrest av, n w c Grand av, fr garage; \$500; (o) N. A. Rosenblum, prem (1794-1795); two bldgs, \$1,000.

JAMAICA.—Hillcrest av, n w c Grand av, 2 fr garages; \$1,000; (o) N. A. Rosenblum, prem (1794-1795).

JAMAICA.—Lathrop av e s, 200 s Flushing av, fr garage; \$242; (o) John Dalessio, prem (723).

LAURELTON.—Merrick rd, s e c Delaware, 2-sty bk garage, 98x70, slag rf, steam heat; \$25,000; (o) Hathron Homes Co., 420 7th av, N Y; (a) A. Pierce White, 26 Court, Bklyn (685).

L. I. CITY.—Sherman pl, w s, 40 n Harris av, metal garage; \$265; (o) D. G. Williams, prem (719).

L. I. CITY.—6th av, e s, 480 s Broadway, bk garage; \$350; (o) A. Fischer, prem (720).

L. I. CITY.—Prospect av, w s, 100 s Wilbur av, 2-sty bk garage, 50x100, slag rf, steam heat; \$28,000; (o) Henry Scharfberger, 377 9th av, L I City; (a) Geo. H. Van Anken, 1269 Bway, N Y C (725).

L. I. CITY.—17th av, w s, 650 s Bway, 2-sty bk dwg & garage, 100x100, slag rf, steam heat, 1 family, elec; \$27,000; (o & a) William E. Martin, 157 43d, Corona (693).

L. I. CITY.—Webster av, n s, 85 e Boulevard, 1-sty bk garage, 30x50, slag rf; \$4,000; (o) Frank Buttafuoco, 131 Webster av, L. I. City; (a) F. Chmelik, 796 2 av, L. I. City (1784).

MIDDLE VILLAGE.—Satterlee av, 11, metal garage; \$206. (o) Harry Rhodes, prem (726).

RICHMOND HILL.—Walker av, e s, 70 n 103d, concrete blk garage; \$800; (o) Pasquale Boccio, prem (701).

RIDGEWOOD.—Sherman st, e s, 59 s Central av, 1-sty bk garage, 41x74, slag rf, steam heat, elec; \$8,000; (o) Kreis & Somerbitz, 57 Pulaski, Middle Village; (a) Henry C. Brucker, 2549 Myrtle av, Ridgewood (706).

WOODHAVEN.—79th st, w s, 25 s 8th st, metal garage; \$300; (o) Mrs. F. J. Lockwood, prem (718).

WOODHAVEN.—Manor av, s w c Beaufort av, metal garage; \$250; (o) D. Johnston, 1104 Manor av, Woodhaven (690).

STORES, OFFICES AND LOFTS.
ARVERNE.—Remington av, n e c Boulevard, 1-sty bk stores, 100x85, slag rf, steam heat; \$20,000; (o) Edw. Margolis, Arverne; (a) J. P. Powers, Arverne (739).

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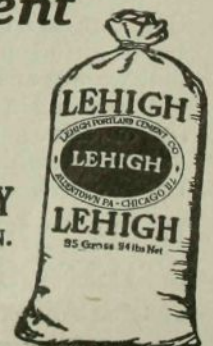
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