

Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET

Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District
Published Every Saturday by THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor; W. D. HADSELL, Vice-President; E. S. DODGE, Vice-President; J. W. FRANK, Secretary-Treas.

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.

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119 West 40th Street, New York (Telephone: Bryant 4800)

VOL. CVI
NO. 2 (2730)

NEW YORK, JULY 10, 1920

25c. A COPY
\$12.00 A YEAR

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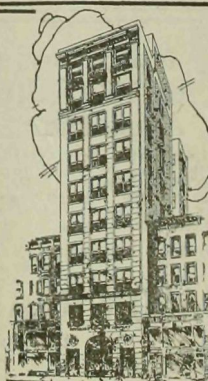
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ROBERTE. DOWLING, President

EDITORIAL

Next President a Conservative

With the nomination of the Democratic as well as the Republican candidate for President, the business and industrial and financial interests of the country now can begin making plans for the next four years. The uncertainty which always causes hesitation at the outset of a Presidential year will gradually be dispelled. The election is less than four months off and the political managers of each side are planning a short, incisive campaign.

The supporters of Senator Harding, as is natural, are assuming already that he is as good as elected. With equal confidence the supporters of Governor Cox regard him certain to be the next President. To determine which of these groups is in the right we shall have to wait until the votes are counted in November.

One outstanding fact in the situation, however, is that the next President will be a business man. This in itself should bring encouragement to all who, regardless of their politics, have been pessimistic about the business and industrial outlook. It is true that neither Governor Cox nor Senator Harding has attained to the dignity or odium of being classed among the Captains of Industry who have been engaged in the last decade in making this a billion dollar country. If either of them had been he would not now be the candidate of a great party for President. What is the fact, however, is that both Senator Harding and Governor Cox have had a good many years of business experience, both have been moderately successful in their undertakings and each is known as a level-headed conservative. It is to be assumed that whichever of these candidates is successful at the November election, the country can look forward to the application of sound business principles in the management of affairs at Washington during the next four years.

Insofar as the election of candidates by the two great parties can bring reassurance to the business, industrial and financial interests of the country, the candidacies of Governor Cox and Senator Harding will do it. The opening of the Presidential campaign clarifies the situation in more ways than one.

Large Sum for an Experiment

The best thing about the action of the Board of Estimate in authorizing Commissioner of Markets Edwin J. O'Malley to make preliminary plans for the establishment of municipal markets to cost \$100,000,000 is that the city is not fully committed to the payment of this immense sum of money for a project of doubtful value. In theory there is much to be said for municipal markets, but, judging by the actual experience of this city they will not cut down the cost of living appreciably. The highest prices for meats and vegetables are paid by customers in Washington market.

Perhaps Commissioner O'Malley may establish convincing proof of the value of his project by his preliminary survey. If he can show that family budgets will be reduced

by a system of market places scattered throughout the five boroughs there will be little opposition to the expenditure for their establishment of even so vast an amount as \$100,000,000. But to add to the taxpayers' already excessive load this additional burden without the most rigid investigation of all the factors entering into the proposition and without conclusive evidence that actual consumers will be able to get food products at substantial reductions from regular prices will subject city officials to scathing criticism.

New York is the most important city in the country because of its location and because money has been expended lavishly to make its natural advantages commercially available. The people of this city have become used to thinking in big figures when municipal improvements are suggested. Its water system has cost \$175,000,000; its bridges more than a hundred millions, and its subway nearly \$350,000,000. These were all important and necessary expenditures. They have proved that their cost, almost staggering in the aggregate, has been a great factor in the all-around development of the city, and therefore excusable. But Commissioner O'Malley has yet to demonstrate that his proposal will actually benefit this city. He should take time for a comprehensive survey and the Board of Estimate should make sure of the value of the suggestion before authorizing the expenditure on it of \$100,000,000 when there are so many essential improvements that should be made and when money is in such small supply and the demand for it so great.

Strikers and Profiteers

The spread of the outlaw railroad strike which was threatened after July 4 failed to materialize, thereby demonstrating, let us hope, that the general disgust for strikes has extended even to would-be strikers themselves.

A prominent New York banker, Mr. Francis H. Sisson, blames strikers more than profiteers for the present high cost of living. Statistics, he regards as trustworthy, convince Mr. Sisson that losses due to strikes last year amounted to at least \$2,000,000,000 in the United States. A survey recently made by the "World" covering in completely the strike disturbances during the first five months of this year indicates a known loss of a million dollars a day, with a great many factors omitted from the computation.

One vital point is emphasized by Mr. Sisson in his statement that "organized labor either does not realize or closes its eyes to the fact that every time men employed in the building trades go on a strike or shirk at their task they penalize society, which includes themselves, by increasing the cost of building, thus increasing rents, and as a result making prices for goods and services higher."

Little success has attended the efforts of strikers in recent months, a fact which of itself should show labor leaders which way the wind is blowing. The public is heartily sick of strikes. One cannot point to any strike in

many months which has attracted popular sympathy. Without at least the passive sympathy of the public no strike can be conducted successfully anyway.

Professional labor leaders should be the first to realize that a new order has come, that the average citizen knows the present high cost of everything is due largely to the

effect of strikes and that a keen public is grasping the point that strikers, as well as profiteers, are largely responsible for existing conditions. Even strike leaders must know how unpopular are the profiteers and they must be sadly lacking in foresight if they cannot see an aroused public turning against them with equal indignation.

Property Owners Want Improved Fire Alarm Protection

THE Real Estate Board of New York has sent the following communication to the Board of Estimate and Apportionment. It was placed on the calendar and referred to the Committee on Franchises:

TO THE BOARD OF ESTIMATE AND APPORTIONMENT,
Hon. John F. Hylan, Chairman,
City Hall,
New York City, N. Y.

Gentlemen:

The Real Estate Board of New York respectfully calls attention to the following situation which exists in relation to the automatic fire alarm service in this city. Members of this board complain that they are unable to get central station connection for sprinkler systems, and that by reason of this the New York Fire Insurance Exchange will not give a proper allowance for sprinkler installation.

In vestigation of this matter by the Real Estate Board of New York shows the following conditions:

1. That the automatic fire alarm system in this city is controlled by the National District Telephone Company, the Special Fire Alarm Company, Manhattan Fire Alarm Company, Automatic Fire Alarm Company and the Consolidated Fire Alarm Company, and that it is claimed that these companies have been operating in Brooklyn and New York without franchises. The claim in Brooklyn seems to have no foundation. In Manhattan the claim seems to rest on the ground of use permitted by the Borough Presidents in former years.

2. That after examination by the Comptroller of papers submitted in support of the contentions of these companies,

the conclusion has been reached that they have no franchise, and that following this the Board of Estimate recommended that a franchise be given on the basis of \$10 for each master box, with a minimum necessary amount of \$1,200 per annum and 120 boxes in operation.

3. That the companies are unwilling to pay the charge prescribed by the city.

The net result of this is that property owners are unable to get the service required. As a result of this they are unable to get fire insurance protection, and as a further result the danger from fire and spread of fire is increased.

It is respectfully urged that this matter be given immediate consideration. There is no reason why the companies pending a settlement with the city should not render service on some form of contract contingent upon the final settlement with the city. If this cannot be done some other adequate solution should be reached. It is submitted that property owners ought not to be so inconvenienced and life and property so endangered on so slight a pretext.

We understand that it would be perfectly feasible for the city, especially with its fire alarm signal system, to render this service possibly without charge or in any event at a moderate fee.

It is requested that your honorable body make this a matter of immediate consideration.

Respectfully submitted,

REAL ESTATE BOARD OF NEW YORK.

By Richard O. Chittick,
Executive Secretary.

Fire Retardant Paints Recommended by Federal Officials

Fire retardant paints are the most practical means so far discovered by the U. S. Forest Products Laboratory by which small amounts of wood can economically be made fire resistant. The only other known methods of decreasing the inflammability of wood are to keep it wet, or to inject into it certain chemicals under pressure. These methods, though more effective than painting, are usually either impracticable or too expensive to be considered. Ordinarily calcimine or whitewash has proved in tests to be as fire resistant as any paint covering tried. It is cheap and convenient to use. Although it will not prevent the burning of wood exposed con-

tinuously to a high heat, a good coat of calcimine on wood will decrease the danger of a blaze spreading from burning cigarettes, sparks, matches, and similar small sources of fire. Calcimine is, of course, more effective for inside than for outside use.

For exterior use numerous patented fire retardent paints are available. An effective outdoor paint which has been developed at the Forest Products Laboratory consists of linseed oil, zinc borate, and chrome green. This paint has maintained its fire resisting properties through more than three years of exposure to the weather.

Slate Industry Improved in 1919

The value of the slate sold in the United States in 1919, according to a statement made public by the United States Geological Survey, Department of the Interior, was \$5,065,000. This value represents an increase of 26 per cent. over the value for 1918, but does not equal the value for 1917, which was \$5,749,966.

The output of roofing slate, which represents more than half the total value, was 475,000 squares, valued at \$3,040,000, an increase of 25 per cent. in quantity and of 30 per cent. in value over that in 1918, which was 379,817 squares, valued at \$2,219,131. The average price per square increased 56 cents—from \$5.84 in 1918 to \$6.40 in 1919—although several firms reported an increase of \$1 a square or more.

The demand for roofing slate, which was poor during the first six months of the year, increased later, and notwithstanding the difficulty of obtaining labor the output of nearly all the quarries showed an increase.

Building Managers' Association

The next regular monthly meeting of the Building Managers' and Owners' Association of New York will be held in the Reference Room of the St. Paul Building, 220 Broadway, Tuesday, July 13, at 2.30 p. m. The Coal Committee has recently discussed at great length the existing coal crisis and has decided that the best means to meet the situation is to find out through the members of the association just what coal they are in need of and what their bunker capacity is, and to find out if they can take the coal in cargo lots.

The committee thinks it will be able to get them in touch with coal companies who will be able to supply them with coal alongside, and will then try to make arrangements to have this coal stevedored. To this end, if the various members will let the committee know what kind of coal and how much is needed and what they can get in their bunkers, and forward the information, the committee will take up the question of obtaining supplies.

REAL ESTATE SECTION

Interest in Co-operative Buying of Buildings Increases

Every Project Should Be As Thoroughly Investigated by Possible Investors As If They Were to Act As Individuals

THE heavy trend of co-operative apartment house buying which the real estate market has been witnessing this year, and more notably during the last few weeks, has aroused great interest in real estate circles in the terms of the contracts.

Early in the week Leo Kenneth Mayer, counsel to the Mayor's Committee on Rent Profiteering, issued a warning to tenants who are likely to become factors in co-operative apartment house buying by suggesting that they make a careful analysis of the particular co-operative proposition in which they were interested; and, he hinted, that the danger in this now popular method of real estate investment was that rent profiteers and stock schemers could unload upon the unwary properties at highly inflated values and at the same time perpetuate their management of the properties.

Inquiry about the various phases of co-operative buying of real property, by The Record and Guide developed the fact that many reliable men who in the past had little faith in the co-operative principle now strongly believe in it. Some of them went so far as to say that before the year has passed the co-operative buying of office buildings will be general. The general feeling in real estate circles is that the method has come to stay, but that its dangers must be eliminated and it is believed that is not difficult.

WALTER B. PARSONS, of the firm of William Cruikshank's Sons, said:

"Co-operative ownership means simply the owning of a piece of property by many instead of one.

"Apartment houses are generally considered as attractive holdings to those who are willing to accept the extra care for the sake of the larger return on the investment. Where a number of people share in the ownership instead of one, that return would come to them in the form of reduced rentals, and if the management of the property is taken care of by a reputable and experienced real estate firm, the care of the detail is eliminated, excepting by those who are in the committee of tenants representing the ownership.

"The question of the price to be paid by the co-operative owners is the same question that always confronts an individual buyer of anything, and the present value and its probable future should be subject to scrutiny whether the purchaser is one of a number of co-operative owners, or an individual purchaser. The probable future of a piece of real estate is one of the most important things to be considered by an investor. The method of management is also very important, and it is very desirable that some amortization of the mortgage indebtedness should be made, unless the value of the property is rapidly increasing.

"There are two methods of the co-operative ownership. One is the selling of all the apartments to the tenants and the rental fixed to meet the cost of the up-keep and amortization. The other plan is to sell part of the apartments and rent the remainder, and from this rental fund to pay all or a great part of the expenses, according as few or many apartments are sold, the only difference being that, in the latter case, each tenant buys his own and several other apartments, which he sublets and is much the same as if he bought an entire apartment house himself and occupied one apartment.

"The question as to whether the co-operative plan is good or bad cannot be answered by yes or no any more than could

the question: Is real estate a good investment? The answer in each case depends upon the price of purchase, the probable future of the real estate, the figures presented to show the rentals, the cost of maintenance and amortization and what the purchaser is getting for his money.

"Not all co-operative plans have succeeded any more than have all real estate investments succeeded. On the other hand, there are many owners today who have long held a co-operative interest in apartments and regard them as very choice investments. If the house is purchased at such a price that the interest on the investment, together with the amount of rental which should actually take care of the expenses and an amortization of the mortgages, the co-operative owner will eventually find himself possessed of an equity in real estate, instead of a bunch of worthless rent receipts. But, whether this shall be true or whether through changing conditions and a lack of proper organization, the co-operative owner will find himself out his investment and out of the security of a home, which was the main factor of his purchase, is entirely a question of the figures presented, and that depends upon who are back of the project. Of course, the question of a proper title must always be considered."

JOSEPH P. DAY said: "Theoretically, the principle of a co-operative apartment house is sound; but, like all other good things, may be easily abused unless the financial and other details are worked out on a fair and honest basis.

"In any co-operative apartment house scheme the integrity and honesty of those back of it are of paramount importance. It is largely a question of personal credit together with intimate knowledge of not only land values but also building values and building management. There are many pitfalls into which the adventurous layman may fall; and, before he invests his money in an undertaking of the kind he should consult those who have specialized in all these three branches of the business; and then use great caution, as he would in any other form of investment.

"There are several co-operative building projects now on foot which, in my opinion, are meritorious; but, I have no doubt that there are others which should be carefully investigated before an investment is made. In other words, look before you leap."

GEORGE R. READ, of the firm of George R. Read & Co., said: "It is a happy coincidence that The Record and Guide should come here, among other places, to inquire into the various features of the co-operative buying of real estate. Only this morning my associates and myself were discussing the matter in all its bearings in the light of the scope of the movement now under way.

"I might say that two other men and myself were among the pioneers in the co-operative apartment house movement more than 30 years ago; and our experience at that time was anything but a pleasant one. While I have for a long time felt somewhat unkindly toward the proposition, still I must confess that the latter day movement of buying apartment houses by tenants has impressed me favorably. None is so blind as he who will not see. And I have overcome my prejudices sufficiently to know that the scheme, when properly and intelligently handled, has marked merits.

"One of its drawbacks is that co-operative ownership some-

(Continued on page 52)

Building Depends on Whether Labor Will Aid Production

Full Day's Work Necessary on Railroads, in Mills and Factories, on Farms and Docks, If Country Is to Get on Normal Basis

BY WRIGHT D. GOSS.

President Empire Brick and Supply Company.

WE would all like to know whether there is a busy and prosperous period ahead of us in the building industry or if there is to be a continuation of the uncertainty which has been so noticeable during the last year when there has been so great a demand for new buildings of every description. If we knew just what to expect in certain lines it would be comparatively easy to arrange matters so that business would be satisfactory. Opinions vary widely as to the prospects for construction work during the late summer and fall. I feel that conditions will improve as the season advances.

The determining factor in the building situation, it seems to me, is the attitude of labor on the question of production. I do not mean simply the production of building materials but the production of transportation in all its branches, the production of fuel, the production of food and clothing and of a hundred other things which are just as essential to the construction of a building as are brick and cement and iron. What I mean is that if there is to be a program of building on the scale necessary to meet the tremendous demand for housing, for schools, for offices, for churches, and theatres and factories, then every workman throughout the land, whatever his trade, has got to get to work willingly and efficiently and turn out a full day's output in return for the wages he demands and is paid. If labor will do this other interference with a big building program will become insignificant.

Labor is entitled to high wages at the present time because the dollar is depreciated, and I am not opposed to reasonable reductions in the length of the working day. In eight hours, if a man goes about it as he should, he can turn out as much good work as he could in ten hours of half hearted, aimless and careless effort.

To bring down the cost of building to figures that will make investments in buildings attractive to capital, without which they cannot be built, we must bring down the cost of every item which enters into the family budget—and the surest and quickest way to do this is for the men and women who are working in the factories and the fields, in the brick yards, and steel mills and along the railroads and the rivers and canals, in the terminals and docks, to put a little more heart into their work, to quit slacking and speed up. If everybody would act on this principle it would not be long before prices would begin to fall and the value of the dollar to rise. It would no longer be necessary to raise wages time after time because a dollar would buy more and more of the necessities as production increased in proportion to the demand.

I believe the present high wages will continue for some time to come, which means that if by increasing production prices of necessities fall labor will be in the fortunate position of having wages progressively increasing in buying value and ought to be correspondingly satisfied and more and more willing to do its share, which is the biggest share, in getting the world back to a normal basis. No employer will mind paying high wages if he gets full return for his money. Neither will there be any insurmountable difficulty in arriving at a satisfactory solution of such questions as the open or closed shop. The action of the merchants of this city in the moving of freight from the piers ought to convince labor that they are not trying to break up the unions but they are determined that the unions shall not destroy their business nor imperil the health of the citizens nor take from any man the right to work unless he belongs to some particular organization.

There are, unfortunately, some employers who think the only way to bring labor to a realization of the necessity of the hour is to shut up shop and bring about a repetition of breadlines and soup kitchens. I do not agree with them. It will be far more effective if employers will meet their men

on common ground and thresh out the questions at issue. American workmen are a fine lot, and they are growing better every day. They are more intelligent than those of any other country and they are keenly alive to the opportunities which this nation affords for improving their living conditions. The way to get them to work to the best of their abilities is to satisfy their reasonable ambitions—not to crush the life out of them. A thoroughly satisfied workman hesitates a long time before going out on a sympathetic strike and strikes of this character are today one of the chief causes of low production and consequent high cost of living.

There are today a good many favorable signs pointing to a revival of business generally and of construction work particularly on a generous scale. The two chief political parties have each nominated conservative men and the country is assured a business administration for the next four years. The tide of immigration has at last turned definitely in this direction and the supply of unskilled labor will probably be increased. Crops of cotton and wheat have improved because of favorable weather. Canada and India will have big crops of wheat so that our supplies will probably not be drawn upon so heavily as in the last few years and this will be to the advantage of our own consumers. The railroad wage and rate questions, which have been a disturbing factor, will soon be officially settled and out of the way.

I don't see any reason why those who have property and the ability to finance themselves should not go ahead and build. The demand is so far ahead of the available supply that it will take years for us to catch up in the building line. Probably it is not yet time for the speculative builders to branch out in a big way and to this class of operator we must ultimately look for a great part of the relief of housing which is imperative. But their time will come soon. It would be extremely helpful if Congress would pass a law exempting the returns from real estate mortgages from the operation of the income tax law.

There must be now and continuously earnest, hard effort on the part of employers to educate labor to a proper realization of the part each man has in working out not the salvation of the country but of himself and his wife and children from the perplexities and difficulties and dangers of the moment. We must be patient and helpful, not autocratic and inefficient in bringing about a better understanding between capital and labor which are mutually dependent. Successful business men owe it to themselves and to their country to help others who have not their education or ability or energy or resources of whatever kind to improve their condition. It will pay, because the satisfied workman is the only one whose work is satisfactory and profitable. It is not an easy thing to do as many have found out. Indifference and ingratitude will perhaps meet efforts put forth in this direction but perseverance will win out, and when all Americans, whether working with head or hands, money or tools, work together for the common good this country will see a boom that will make the greatest business revivals in the past look insignificant.

According to a recent issue of Commerce Reports the London County Council has served notice on a number of firms ordering work to cease on their premises in respect to rebuilding or alterations. Among the firms receiving such notice are some of the largest department stores. Such action is said to have been taken under the provision in the Housing (Additional Powers) Act, 1919, authorizing a stoppage of "any building contemplated or in course of construction which may cause a shortage of labor or material for the provision of dwelling accommodations."

Review of Real Estate Market for the Current Week

Several Large Properties Recently Bought Were Turned at a Good Profit and Investors in Small Parcels Abounded.

THE chief feature of the real estate market this week was its well sustained activity. In spite of the fact that there was a holiday period of three days, with the week starting a day shy of its normal number, the total of sales made was as large as in almost any week since the warm period began. There were not so many large transactions, but there were numerous middleweight sales well sprinkled over the town; and private dwellings still attract numerous investors.

Quick turns were made of several large properties this week that were bought two months ago, and less in some instances. It all shows public interest in good properties and that this market does not let much go begging. The upper reaches of the city still attract investors of various kinds to a marked degree. The old saying that New York City is the greatest summer resort in the world would seem to be borne out by the varied activity of the real estate market and the fact that many important operators and numerous investors are still in the field.

The statement made in some quarters that operators are out of the market because of the weather does not seem to be

sustained by market results. There is not much probability of the market going on a prolonged vacation this year if present conditions count for anything. And that there will be a strong market in the autumn seems to be the trend of feeling wherever operators and brokers congregate. Most of the big operators and lots of small ones have accumulated considerable capital this year which will enhance the business of the market in September.

In the outlying parts of the city there appears to be a lot selling movement to small investors rather than to builders. This would seem natural enough in the light of the prices of building material and the scarcity of it. The comparatively restricted amount of mortgage money available, freight congestion and unfavorable conditions in the labor market are not factors to accentuate the house building movement. Most of the small investors in lots are persons who have no idea of building at this time and they are persons, too, who cannot be anxious about owning a home except when the era of low prices of material arrives. Others are undoubtedly buyers who are acquiring lots for a future rise in values when new construction will force a strong demand for lots in suburban Brooklyn and in Queens.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week was 120, as against 108 last week and 99 a year ago.

The number of sales south of 59th street was 50, as compared with 44 last week and 35 a year ago.

The number of sales north of 59th street was 70, as compared with 64 last week and 64 a year ago.

From the Bronx 24 sales at private contract were reported, as against 21 last week and 50 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 50.

Grand Union Site Awaits Bids.

Bids for the Grand Union Hotel site at Park av and 42d st, at the city's new upset price of \$2,900,000, are being solicited by John H. Delaney, Commissioner of Rapid Transit Construction, in a letter which he has just mailed to a number of individuals who were known to entertain a desire to acquire the property, but who for certain reasons were unable to comply with the purchase terms at the public auction last June, when it was put up and withdrawn for lack of bids. Commissioner Delaney has given the would-be buyers until July 15 in which to act.

Heavy Mortgage Dealing.

WILLIAM A. WHITE & SONS announce having done the largest mortgage business during the first half of 1920 ever done during a similar period in the firm's history. The largest mortgage, with the exception of the \$3,000,000 loan on the Woolworth Building, recently announced, is one of \$2,250,000, negotiated for Marcus Loew with the Metropolitan Life Insurance Co. on the new office and theatre building being erected at the northeast corner of Broadway and 45th st. This property covers 120 feet on Broadway and 185 feet on 45th st, running through to 46th st., with a frontage of 103 feet. The property is in the name of the Marcus Loew Realty Corporation, subsidiary of Loew's, Inc. The land for this operation was purchased at an approximate cost of \$2,500,000 and the improvement, when finished, will bring the total cost of the operation to approximately \$5,000,000. The Broadway frontage is being improved with a 16-story office building, with a theatre in the rear, going through from street to street. This is the largest of the Loew properties and in addition to the theatre will provide office space for the executive and booking offices of Loew's, Inc.

Loew's, Inc., operates 101 theatres in the United States in addition to those in Canada. It is also building another large theatre at 83d street and Broadway, two theatres in Brooklyn and others in Newark, Memphis, Cleveland, St. Louis, Indianapolis, Buffalo, Erie, 7 in California and one in Denver. The company also owns the Metro Picture Corporation, which is one of the largest producing corporations in the world.

Numerous other mortgages, ranging from \$11,000 to \$300,000 each, have been negotiated by William A. White & Sons, Inc.

Buys Plot For Improvement.

Hup Realty Co., J. C. G. Hupfel, president, bought from Frank Dobson 216-218 East 42d st, a 2-sty brick and a 4-sty brick building, respectively, each on a lot 25x125.9; also, bought from Mrs. Babette Grasow 222-224 East 42d st, the first a 4-sty brick building, on a lot 25x92.11½ and the second a 5-sty hotel, on a lot 25x104.9½; also, bought from George McLeod 220 East 42d st, a 4-sty flat with store, on a lot 25x79.6½. They cover a total plottage of 30,000 square feet, and the buyer will re-improve the site with a modern office and mercantile building after plans by Maynicke & Franke, architects. The building will be ready for occupancy next autumn. The plot adjoins Public School 27.

Diminutive Block Front Sold.

Isabel Cameron sold 284-286 Bleeker st, two old 2½-sty frame and brick buildings at the southwest corner of Commerce st and running through to the Seventh av extension and forming a block frontage on the south side of Commerce st from Bleeker to the extension. This plot is unique in that it is probably the smallest block front in Manhattan, occupying the block on the south side of Commerce st from Bleeker st to Seventh av, with a frontage of only 23 feet 1½ inches on Commerce st, 47 feet on the westerly side of Bleeker st and 56 feet, 5½ inches on the east side of Seventh av extension. This block front has been brought about by changes in the street lines on account of the city taking over the adjoining property for the extension of Seventh av. The property had been owned by the Camerons for 75 years.

Loft In University Place Sold.

Adams & Co. sold for the William Fox Associates to S. Solomon 64 University pl, a 7-sty loft building, on a lot 21.9x103.9, between East 10th and East 11th sts.

Brayman Apartments Sold.

Minaret Building Co. resold through F. R. Wood 3-5 West 92d st, adjoining the northwest corner of Central Park West, a 6-sty and basement apartment house, known as the Brayman, on a plot 50x100.8½.

Bank Buys Its Quarters.

Ennis & Sinnott sold the 7-sty elevator apartment house with stores at the southeast corner of Sixth av and 9th st, on a plot 43.7x77.6, to the West Side Savings Bank, which has been a tenant since the building was erected. The property was purchased by Ennis & Sinnott last January.

Arden Apartments Bought.

The Norris estate sold to the Minaret Building Co. 13-15 West 91st st, a 6-sty apartment house, known as the Arden, on a plot 46x100. The seller owned it for 20 years. The present apartments contain suites of 8 rooms, and when the existing leases expire in October they will be remodeled into 3 and 4 room suites. James Boyd and Horace S. Ely & Co. were the brokers.

Quick Turns and Profits.

The Well Financed Investing Co. resold to the Benenson Realty Co. the northeast corner of Fort Washington av and West 160th st, a 6-sty elevator apartment house, on a plot 125x100. The sellers acquired the property only last week, and negotiations are now pending for another resale.

Benenson Realty Co. resold to Frederick Willets 138-140 West 17th st, a 10-sty office and loft building, on a plot 43.1x93. The sellers bought the property last April.

John O'Flaherty bought from the Benenson Realty Co. 510-512 West 147th st, a 5-sty apartment house, on a plot 50x100. The seller bought it last May.

Elizabeth L. Goodnow sold to the Burden Realty Co. 60-62 University pl, at the northwest corner of West 10th st, an 8 and a 4-sty loft building, respectively, on a plot 50x100 irregular. They have been resold to the F. R. S. Realty Corporation.

Site for a Negro Church.

The Rev. Dr. Boles, representing a negro congregation, purchased from the Rhono Realty Co. two 3-sty and basement dwellings, on a plot 33.4 x 99.11, at 115 and 117 West 133d st, which will be converted into a church upon the expiration of existing leases. Jacob Bloch, the broker, sold these properties, together with 111 and 112, to the Rhono Realty Co. last May.

Big Garage Sold Twice.

Clara Roth sold the 4-sty gothic garage, on a plot 100x100.4, at 239 to 245 East 56th st, to Benjamin Silverman, who in turn resold the property to the Fifty-sixth Street Garage Co., Inc., subject to a mortgage of \$143,000.

Avoca Apartments Resold.

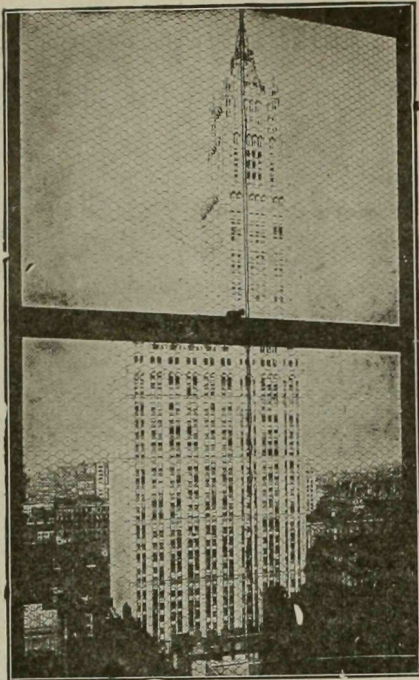
Benenson Realty Co. sold to J. Greenberg 251 Fort Washington av, and 701 West 170th st, at the northwest corner of the two thoroughfares, an 8-sty and basement elevator apartment house, known as the Avoca, on a plot fronting 101.1 feet on the avenue and 95 feet on the street. It contains 48 apartments and it was bought by the seller last May.

Resells the Godwin Homestead.

Bryan L. Kennelly resold for a client to Adam E. Volz a plot of 17 lots on Kingsbridge av, near West 230th st, running back to Godwin Terrace, with the 3-sty stone dwelling known as the Godwin homestead. This property was sold at the auction sale of the Godwin estate holdings on June 9 by Mr. Kennelly. It is in the Spuyten Duyvil section.

Sale of Bronx Block Front.

The Well-Financed Investing Co., A. Blumen-thal, president, sold to the Benenson Realty Co. the two 6-sty elevator apartment houses occupying the block front on the south side of 163d st,



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between Fox and Simpson sts, returning an annual rental of approximately \$28,000. The structures contain 15 stories and have accommodations for 80 families.

Big Brooklyn Plot Sold.

Realty Associates sold to the Princess Construction Co. the vacant plot, 250x100, on the north-side of 30th st, 100 feet east of Third av. The purchaser is constructing a one-story warehouse covering this plot, which he has already rented for storage purposes.

Club Buys Queens Acreage.

At a price reported to have been \$400,000 the Flushing Country Club has purchased the Garretson and O'Connell farms, between Flushing and Jamaica, containing, respectively, 63 and 78 acres, and will proceed at once to lay out a new 18-hole golf course. Golf experts have expressed the opinion that, with a proper study of the ground, a golf course can be laid out on the site at a minimum of expense that will compare favorably with any in America. The country club also contemplates the erection on the property of a new club house, to cost \$150,000. A temporary building, containing a large dining room and lockers for the 400 members will be erected immediately. The proposed club house will be completed next spring.

Manhattan.

South of 59th Street.

CARLISLE ST.—Markham Realty Corporation, Clarence W. Eckhardt, president, sold through Albert Siegel to Alfreda Braun, 1 Carlisle st, a 5-sty building, 26x59.9, adjoining the Hazen Building at the northwest corner of Greenwich st.

GREENE ST.—Cortland Betts sold to Louis Greenfield 29 Greene st, a 4-sty stone front business building, on a lot 19.10x100.

GREENWICH ST.—Merchants Refrigerating Co. sold through the Cruikshank Co. to the Markham Realty Corporation 291 Greenwich st, a 3-sty mercantile building, on a lot 26.6x97, with an interior L 30x13.6. The buyer will make alterations.

MONROE ST.—Former Judge Francis K. Pendleton sold through Huberth & Huberth to Isaac and Julius Grossberg 332 Monroe st, a 3-sty brick building, on a lot 22.4x70.

READE ST.—Harry Levy sold 169 Reade st, a 5-sty loft building, on a lot 20x49, adjoining the southeast corner of Washington st. Upon the expiration of the lease extensive alterations will be made.

VESTRY ST.—Charles F. Noyes sold for occupancy for A. V. Whiteman the 6-sty loft building at 35 Vestry st, on a lot 25x100, to J. Cane & Sons, dealers in bakers' supplies.

WASHINGTON ST.—St. Joseph's Maronite Roman Catholic Church sold to Joseph A. Mandour 59 Washington st, a 5-sty store building, 30.5x58.4xirregular.

11TH ST.—Williams-Dexter Co., Inc., sold to Miss Elizabeth Walton 260 West 11th st, a 3-sty and basement brick dwelling, on a lot 22x84.4, adjoining the southwest corner of West 4th st. The buyer will remodel the house and occupy it.

16TH ST.—William A. Hogan bought from Anna M. Carroll, as trustee, 130 East 16th st, a 4-sty and basement brick dwelling, on a lot 25x103.3. It is the first time this property has changed ownership in 57 years.

16TH ST.—A. Goodman & Sons, Inc., bakers, who now own and occupy the building at 634 to 640 East 17th st, near Av C, have purchased from Lillie Keller the abutting 5-sty building, on a lot 25x93, at 645 East 16th st.

16TH ST.—Estate of Annie E. Waters sold to Dominick Dumba 512 East 16th st, a 4-sty tenement house with stores, on a lot 25x103.3.

19TH ST.—Isaac Freedman sold 238 to 256 West 19th st, a garage, on a plot 154.2x92.

23D ST.—The Bishop Gutta Percha Co. bought from the General Theological Seminary of the Protestant Episcopal Church 403 to 407 East 23d st, adjoining the northeast corner of First av, a 6-sty loft building, on a plot 75x98.9. The Bishop Co. owns and occupies the property at 420 to 430 East 25th st.

24TH ST.—Dwight, Archibald & Perry, Inc., sold for the Elgar estate 342 West 24th st, a 3-sty dwelling and shop on a lot 25x98.9. This property has been owned by the Elgar Estate for nearly 50 years.

24TH ST.—Haven Day Nursery bought from the Law estate and Katherine Coffey, respectively, 443 and 445 West 24th st, two 3-sty and basement dwellings, on a plot 41.8x98.9, which the nursery has occupied for several years.

27TH ST.—Bramhall Players, Inc., which owns the Bramhall Playhouse at 138 East 27th st, bought from Frederick E. Gunnison 140, adjoining a 3-sty and basement dwelling, on a lot 20x98.9, and now controls a plot fronting 45 feet.

28TH ST.—The L. K. Schwartz Co. bought from M. H. Raubitshek 4 West 28th st, a 4-sty basement and store building, on a lot 25x98.9. The buyer will alter the property and resell it.

28TH ST.—M. H. Raubitshek sold to the tenant 146 East 28th st, a 3-sty and basement brick dwelling, on a lot 18.9x98.9.

31ST ST.—The Ararat Realty Corporation, V. Z. M. Boyajian, treasurer, purchased 131 East 31st st, adjoining the northwest corner of Lexington av, a 4-sty dwelling, on a lot 18.6x56.

32D ST.—Elizabeth de la R. Rabat bought from Jacob Dobriner and others, executors, the 3-sty and basement dwelling, on a lot 30.6x100.5, at 233 East 32d st.

39TH ST.—Joseph L. Bittenweiser sold 305-307 East 39th st, two 5-sty double flats, on a plot 50x98.9.

40TH ST.—Seal Realty Co., Irving Bachrach, president, sold to the lessee 207-209 East 40th st, two 4-sty and basement flats, the first on a lot 20x98.9 and the second on a lot 30x98.9.

42D ST.—Henry Hof sold for Edward W. Harris 232 East 42d st, a 2-sty rear brick building and two 1-sty shops on a lot 25x98.9. The new owner will reimprove the lot with a 4-sty office and showroom building.

48TH ST.—The Tannow Co. sold to Sidney L. Warsawer 317 West 48th st, a 3-sty and basement brownstone dwelling, on a lot 18x100.5.

48TH ST.—The Glover Farms, Inc., bought from Vincent Astor 532 to 536 West 48th st, three 2-sty stables, on a plot 75x100.5. The buyer will remodel the property and occupy it.

49TH ST.—New Amsterdam Realty Co. sold to Etta Katcher the 4-sty and basement dwelling at 148 West 49th st, on a lot 21.2x104.6, abutting the Forty-eighth Street Theatre.

52D ST.—Mrs. Elizabeth Smith sold 328 East 52d st, a 4-sty and basement stone dwelling on a lot 21.9x100.5.

52D ST.—Harris & Maurice Mandelbaum and Fisher & Irving Lewine purchased from Warren Leslie a 1-sty brick garage at 541-543 West 52d st, on a plot 50x100.5.

58TH ST.—Derschuch & Co. and Huberth & Huberth sold for the 340 West Fifty-eighth Street Corporation, Bernard Reich, president, the 4-sty and basement brownstone dwelling 340 West 58th st, on a lot 20x100.5.

LEXINGTON AV.—Horace S. Ely & Co. sold for various owners 42 to 46 Lexington av, three 3-sty and basement brick dwellings, on a plot 59.7x60, adjoining the northwest corner of East 24th st; also, sold for Alice G. Kortright 129 East 24th st, adjoining the northwest corner of Lexington av, a 3-sty and basement brick dwelling, on a lot 20x98.9.

SECOND AV.—The Anawanda Club Corporation, which is the Tammany social stronghold in Charles F. Murphy's own district, has purchased the 3-sty clubhouse which it has occupied for several years at the northwest corner of Second av and East 20th st, from Henry Schneider. The buildings covers a lot 22x79 and was valued at \$28,000.

THIRD AV.—Estate of Benjamin Betjamen sold to Mrs. Sarah J. Lynch 776 Third av, at the northwest corner of East 48th st, a 5-sty flat with store, on a lot 25.1x76. It is the first sale of the property in 30 years.

SEVENTH AV.—Henrietta Littman and others sold to Isidor M. Brown 458 Seventh av, adjoining the southwest corner of West 35th st, a 4-sty building, on a plot 34.9x50.

North of 59th Street.

SYLVAN PL.—John B. Harrison sold to George Hampton 3-5 Sylvan pl, a 6-sty flat with store, on a plot 40.5x95, between East 120th and East 121st sts.

61ST ST.—Farmers Loan & Trust Co., as trustee, sold 145 West 61st st, a 4-sty and basement stone dwelling, on a lot 13.10x100.5.

63D ST.—Charles R. Purdy, of Buffalo, sold the 4-sty and basement dwelling, on a lot 18.6x100, at 143 West 63d st, to L. A. Moran, for occupancy.

71ST ST.—Katherine C. Percival sold to Thomas H. Morgan 222 West 71st st, a 3-sty and basement dwelling, on a lot 18x100.5.

72D ST.—J. B. English sold the 4-sty and basement white stone building 245 West 72d st, on a lot 30x102.2, for Maria Piel to Max Carnot and Alfred Timen, officers of the New York College of Chiropractic. The rapid growth of the college compelled this purchase. The premises will be altered and used exclusively as a College of Chiropractic. The property has been in the Piel family for a number of years.

73D ST.—Olive A. Choate sold the 4-sty and basement dwelling, on a lot 18x102.2, at 255 West 73d st to Edith Forbes.

74TH ST.—Estate of Ewen McIntyre sold to John E. Chatfield 303 West 74th st, a 5-sty American basement dwelling, on a lot 30x64, adjoining the northwest corner of West End av and opposite the grounds of Charles M. Schwab's mansion.

78TH ST.—Estate of Theophilus E. Roessle sold 155 to 163 West 78th st, three 4-sty and basement tenement houses.

80TH ST.—New York Protestant Episcopal Public School sold to Peter Damm the 2-sty business building, on a plot 50x102.2, at 518 and 520 East 80th st.

81ST ST.—Wood-Dolson Co. sold for Clara Kritzer 110 West 81st st, a 4-sty and basement brownstone dwelling, on a lot 21.10x102.2½.

81ST ST.—Bryan L. Kennelly sold for Mrs. Mary H. Wood the 4-sty and basement brick dwelling at 134 West 81st st, on a lot 17.5x102.2.

SEMI-ANNUAL REPORT OF THE Lawyers Mortgage Company

Richard M. Hurd, President

JULY 1, 1920

Safety to investors is the keynote of the Company's business. Throughout the greatest war in history not a dollar has been lost by the holders of our Guaranteed Mortgages. Now during the period of reconstruction, with its rapid fluctuations in the prices of stocks and bonds, the Guaranteed Mortgage continues to be the only security which neither fluctuates nor shows a loss.

Since the Lawyers Mortgage Company was organized it has guaranteed \$610,372,416 of mortgages, of which \$469,412,695 have been paid in full, leaving now outstanding \$140,959,721.

	1st Half 1920	1st Half 1919	1st Half 1918
Gross Earnings	\$762,742	\$578,691	\$527,290
Expenses, Including Taxes.....	271,809	247,926	275,913
Net Earnings	\$490,933	\$330,765	\$251,377

ASSETS.

N. Y. City Mtges.....	\$7,537,002.26
Accd. Int. Receivable.....	167,863.95
Co.'s Bldgs., Cost.....	602,767.49
Real Estate	293,071.10
U. S. Treasury Cfts.....	150,000.00
Cash	1,179,956.19
	<u>\$9,930,660.99</u>

LIABILITIES.

Capital	\$6,000,000.00
Surplus	3,000,000.00
Undivided Profits.....	548,751.19
Mtges. Sold, Not Del.....	247,865.35
Res. for Taxes, etc.....	134,044.45
	<u>\$9,930,660.99</u>

The Assets and Liabilities of the Company have been verified by The Audit Company of New York.

The Outstanding Guaranteed Mortgages of the Company are divided among the customers of the Company as follows:

52 Savings Banks	\$16,447,927
1,468 Trustees	32,037,607
5,246 Individuals	66,923,609
224 Charitable Institutions	11,966,906
13 Insurance Companies	6,506,972
29 Trust Companies	7,076,700
	<u>\$140,959,721</u>
7,031	

During the past six months the Company has sold \$804,810 of foreclosed real estate, leaving a balance on hand of \$293,071.

BOARD OF DIRECTORS

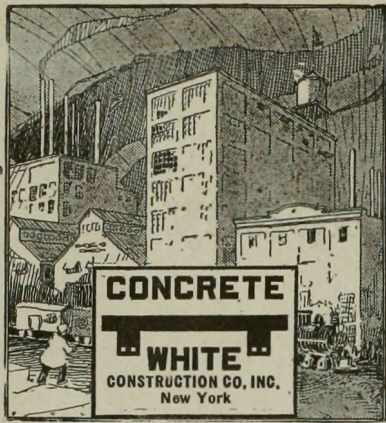
Theodore C. Camp
Guy Cary
Edward DeWitt
Cecil C. Evers
Charles S. Fairchild
Julian P. Fairchild

Robert Walton Goelet
Charles P. Howland
George A. Hurd
Richard M. Hurd
D. Irving Mead
A. Henry Mosle
Robert L. Pierrepont

Thomas N. Rhineland
Samuel Riker, Jr.
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it of *CONCRETE*"

White Construction Co. Inc.
NEW YORK

81ST ST.—Cross & Brown sold for Mrs. Edith McK. Miller the 4-sty and basement brick dwelling at 135 West 81st st, on a lot 20x102.2, to Mrs. Mary K. Mayer.

91ST ST.—John S. and Mary B. Edwards bought from Eliza Wolff the 3-sty and basement brownstone dwelling at 47 West 91st, st, on a lot 17x100.8.

91ST ST.—The 225 Central Park West Corporation sold to a buyer, for occupancy, 53 West 91st st, a 4-sty and basement brownstone dwelling, on a lot 20x100.8½.

91ST ST.—Martin Steintal sold to Morris Weiss 121 East 91st st, a 3-sty and basement brownstone dwelling, on a lot 15x100.8½.

92D ST.—Charles Wynne and Louis H Low bought from the Davis estate 46 to 54 West 92d st, five 4-sty and basement brownstone dwellings, on a plot 90x100.8½.

93D ST.—M. Mizel sold to Mrs. W. H. Barker 67 West 93d st.

93D ST.—Edwin Hene sold to George Ehret 128 East 93d st, a 3-sty and basement frame dwelling, on a lot 25x100.8½.

95TH ST.—Romney Realty Co. sold to Dr. Norman H. Lewis 62 West 95th st, a 4-sty and basement brick dwelling, on a lot 19x100.8½.

95TH ST.—Jaclun Realty Co. sold to Ernest and Oscar Sendheim, 117 East 95th st, a 3-sty and basement brownstone dwelling on a lot 18x100.8½.

95TH ST.—Romney Realty Co. sold 64 West 95th st, a 3-sty and basement brick dwelling, on a lot 17x100.8½.

97TH ST.—Nathan Raynes sold to Mrs. L. Dumas 60 West 97th st.

97TH ST.—E. Sharum bought from the 210 West Fifty-Sixth Street Co. the 4-sty and basement brick dwelling, on a lot 20x100.11, at 41 West 97th st.

104TH ST.—William C. Strange, Jr., resold through John H. Dunn to Marietta Sinopoli, for occupancy, the 3-sty and basement brownstone dwelling at 305 West 104th st, on a lot 17x100.11, adjoining the northwest corner of West End av.

105TH ST.—Irving Selkowitz bought from Philip H. and Rose Samilson 68 and 70 East 105th st, two 5-sty flats, on a plot 50x100.11.

106TH ST.—Homes Leasing Corporation sold 71 East 106th st.

106TH ST.—Mrs. Agnes De Belaine bought from the Ararat Realty Corporation, V. Z. M. Boyajian, treasurer, 322 West 106th st, a 5-sty remodeled brownstone dwelling, on a plot 39x 30.11, adjoining the southeast corner of Riverside drive.

108TH ST.—M. Kohn sold 165 East 108th st, a 4-sty and basement brownstone dwelling, on a lot 16.9x100.11.

108TH ST.—M. Kohn sold 167 East 108th st, a 4-sty brownstone flat, on a lot 16.9x100.11.

112TH ST.—Dr. J. Douglas Malcolm sold through George W. Saase to a buyer, for occupancy, 315 West 112th st, a 3-sty and basement brick dwelling, on a lot 16.8x100.11.

113TH ST.—E. Sharum bought through the Houghton Co. from Solomon Levy 81 West 113th st, a 3-sty and basement brick dwelling, on a lot 17x100.11, adjoining the northeast corner of Lenox av. It is the first time the property has changed hands in 26 years.

113TH ST.—Dr. A. Hauswirth sold 236 West 113th st, a 3-sty and basement brick dwelling, on a lot 16x100.11.

114TH ST.—Daniel H. Jackson sold to H. E. Mashkowitz 321 and 323 East 114th st, a 5-sty tenement house with stores, on a plot 50x100.

117TH ST.—The Fanning Estate sold to Mrs. Jennie Clark 155 East 117th st, a 3-sty and basement dwelling, on a lot 16.8x100. This is the first sale in 35 years.

117TH ST.—Edward S. Clinch, as executor, sold to Mrs. M. Brown, for occupancy, 149 East 117th st, a 3-sty and basement brick dwelling, on a lot 16.8x100.11. It is the first sale of the property in 35 years.

118TH ST.—Herman Schwartz sold to Raymond Zifo 157 East 118th st, a 5-sty brownstone flat, on a lot 25x100.11.

118TH ST.—Ernest T. Bower sold for Mrs. Margaretta L. Clark to James L. Van Sant 108 West 118th st, a 3-sty and basement brownstone dwelling, on a lot 17x100.11.

118TH ST.—Harriet Pettigrew sold to Isaac Baron 112 West 118th st, a 3-sty and basement brownstone dwelling, on a lot 16x100.11.

119TH ST.—Estate of Anton Faust sold to Antonio Butti 321 East 119th st, a 4-sty tenement house, on a lot 20x100.11.

119TH ST.—Shaw & Co. sold for the estate of Benjamin J. Wheelwright 10 East 119th st, a 3-story and basement dwelling on a lot 15.7x53x 100.11 to the tenant, Dr. Philip J. Lipsett.

120TH ST.—Abraham Roseman sold 145 West 120th st, a 3-sty and basement brownstone dwelling, on a lot 20.10x100.11.

120TH ST.—Mary Bartell sold to Tony Mortoni 67 East 120th st, a 3-sty and basement dwelling,

on a lot 16.8x100. It is the first sale of the parcel in 25 years.

122D ST.—Amedo Pradella bought 310-312 East 122d st, the first a 4-sty single flat, on a lot 18.4x100.11, and the second a 4-sty single flat, on a lot 20x100.11.

124TH ST.—Delia Conroy bought 54 East 124th st, a 3-sty and basement dwelling, on a lot 18x 100. The buyer owns 56, adjoining.

125TH ST.—Wells Holding Co. sold through Porter & Co. to Aaron Streifer 133 West 125th st, a 4-sty brownstone business building on a lot 18.9x99.11.

126TH ST.—Mrs. Josephine Wolf sold to Mary E. Shea 131 West 126th st, a 3-sty and basement brownstone dwelling, on a lot 16.8x99.11.

127TH ST.—Porter & Co. sold for a client to Simon S. Friedberg 26 West 127th st, a 3-sty and basement frame dwelling, on a lot 25x100, with a garage. The buyer will make extensive alterations and build a brick garage in rear of lot.

128TH ST.—Shaw & Co. sold for James L. Van Sant 136 West 128th st, a 3-sty and basement stone dwelling, on a lot 15x100, to John W. Nolan, for occupancy. This is the third house sold by the same brokers of a row of seven houses owned by Mr. Van Sant.

128TH ST.—Mary R. Edwards bought through Shaw & Co. for occupancy, from James L. Van Sant, 126 West 128th st, a 3-sty and basement brownstone dwelling, on a lot, 15x99.11, adjoining Public School 68.

129TH ST.—Leonie C. Knoedler sold to Susan L. Fletcher and Belle Murray, of Washington, D. C., 52 West 129th st, a 5-sty brownstone flat, on a lot 20.6x99.11.

130TH ST.—Hattie L. Downes and others sold through the Cruikshank Co. to a buyer, for occupancy, 148 West 130th st, a 3-sty and basement brownstone dwelling, on a lot 18.4x99.11.

131ST ST.—Cornelius Martin bought 262 West 131st st, for occupancy, a 3-sty and basement brownstone dwelling, on a lot 15x99.11.

132D ST.—Edward Shalvey sold to James L. Van Sant 105 West 132d st, a 3-sty and basement brownstone dwelling, on a lot 13x99.11.

132D ST.—Claire Cahill sold 74 West 132d st, a 3-sty and basement brick dwelling, on a lot 19x99.11.

134TH ST.—Van Beuren Estate sold 123 West 134th st, a 5-sty flat, on a lot 25x99.11.

135TH ST.—Church of the Good Shepherd (Independent Episcopal) purchased from the Dormond Realty Co. the 3-sty and basement brick dwelling at 224 West 135th st, on a lot 18.5x 99.11.

139TH ST.—Mrs. Harriet Fleming sold to a buyer, for occupancy, 322 West 139th st, a 3-sty and basement dwelling, on a lot 18x99.11.

145TH ST.—Dr. A. M. Palermo sold through James J. Etchingham to Mrs. Margaret McMahon, for occupancy, 410 West 145th st, a 4-sty and basement brownstone dwelling, on a lot 15.6 x99.11.

149TH ST.—Ennis & Sinnott bought from the estate of Emma Hoar 504 West 149th st, a 3-sty and basement dwelling, on a lot 15.8x100.

150TH ST.—Charles A. DuBois sold for the Kings County Savings Institution to Lawrence S. Goldberg the 3-sty and basement brick dwelling, on a lot 19x99.11, at 531 West 150th st. This completes the row of seven dwellings sold by Mr. DuBois.

150TH ST.—Mrs. Emma Koopman sold 422 West 150th st, a 3-sty and basement dwelling, on a lot 17x100.

153D ST.—Ennis & Sinnott sold to a buyer, for occupancy, 460 West 153d st, a 3-sty and basement dwelling, on a lot 16.8x94.11.

163D ST.—Joseph N. Bishop sold to the Burbaum Realty Co. 543 to 549 West 163d st, a 6-sty elevator apartment house, known as the St. Ermina, on a plot, 110x99.11, adjoining the northeast corner of Broadway.

173D ST.—Slawson & Hobbs sold for the Systell Holding Co., Louis Werner, president, 566 West 173d st, a 5-sty apartment house, on a plot 37.6x100.

173D ST.—Sallie Wachsman sold to Jacob Prizet to a buyer, for occupancy, 517 West 173d st, a 3-sty and basement brick dwelling, on a lot 18x100.

COLUMBUS AV.—Mrs. Belle D. Dent sold to the Hannah A. Realty Co., Jacob Abrams, president, 808 Columbus av, a 5-sty apartment house, with stores, on a lot 25x100.

CONVENT AV.—The James Stokes Society sold to Ennis & Sinnott 330-332 Convent av, two 4-sty and basement dwellings, each on a lot 25x95.

LENOX AV.—Elias Greneberg and John Jonas bought 509 Lenox av, a 5-sty flat, with store, on a lot 19.5x100.

POST AV.—McDowell & Byrnes sold for Hedwig Klipstein to Irene Goetz 123 to 127 Post av, three 5-sty apartment houses, on a plot 75x100.

POST AV.—Jarvis Realty Co. sold to James N. Buttery the vacant plot, 50x150, on the south side of Post av, 150 feet east of West 204th st (Hawthorne st).

RIVERSIDE DRIVE.—Jacob J. Schubert bought from Frank P. Rhinock the 5-sty dwelling at the northeast corner of Riverside dr and 166th st, covering a plot 34.11x53x irreg.

ST. NICHOLAS AV.—Simon Borchardt sold to Adolph Wolf the southeast corner of St. Nicholas av and 192d st, a 5-sty apartment house, on a plot 57.6x100.

ST. NICHOLAS AV.—Heil & Stern sold for Irving Rabinowitz to Mrs. L. Galasso 724 St. Nicholas av, a 3½-sty and basement brownstone dwelling, on a lot 19.6x100.

WEST END AV.—The Houghton Co. sold for the Gem Realty Co. to a buyer, for occupancy, 348 West End av, a 4-sty and basement brick and stone dwelling, on a lot 19.10x90.

8TH AV.—O'Reilly & Dahn sold for Mabel A. Dryer 2584 8th av, at the southeast corner of 138th st, a 5-sty flat, with store, on a lot 24.11x80.

Bronx.

CHESTNUT ST.—Edward Polak, Inc., sold for Charles Hammerschlag to Mrs. Fannie Sobol 801 Chestnut st, a 2½-sty frame detached 2-family house, on a lot 23x86, at the northeast corner of Barnes av.

FOX ST.—Mandelbaum & Lewine sold to Mary Fisher the 5-sty apartment house, with stores, at 800 Fox st, northeast corner of Longwood av, on a plot 42x110.

FOX ST.—Osterweil Bros. sold 888-890 Fox st, two 5-sty apartment houses, each on a plot 37.5 x105

MANSION ST.—Borough Associates sold 1795-1797 Mansion st, two 2-sty and basement frame two-family houses, each on a lot 16.4x75; also 1801 Mansion st, a similar dwelling, adjoining the northwest corner of Beach av.

MOSHOLU PARKWAY.—Benenson Realty Co. sold 290 and 292 Mosholu Parkway, through to 381 to 385 East 201st st, a 3-sty garage on a plot 50x135.

RITTER PL.—Storminger & Junker sold for a client 826-828 Ritter pl, two 2-sty and basement frame dwellings, on a plot 42x78, adjoining the southwest corner of Prospect av.

136TH ST.—Otto R. Burger sold 598-600 East 136th st, two 4-sty brick double flats, on a plot 50x100.

138TH ST.—Stebbins Realty and Construction Co. sold 754-756 East 138th st, three 3-sty brick dwellings, the first being on a lot 15x100, and the second on a lot 17.5x100.

141ST ST.—Frederick Bihler and Lillie Jackel to Frank Casper, 625 East 141st st, a 5-sty double flat, on a plot 27x100.

147TH ST.—Mrs. H. A. Fredricks Roos sold to

Eva Greenfield 517 East 147th st, a 4-sty and basement brick flat, on a lot 25x100.

156TH ST.—D. A. Trotta sold for a client 298 East 156th st, a 2-sty and basement frame dwelling, on a lot 25x100.

165TH ST.—E. Alfred Weill sold 862 East 165th st, a 3-sty and basement frame 3-family house, on a lot 18.3x91.

177TH ST.—J. Clements sold 134 East 177th st, a 2½-sty and basement frame detached dwelling, on a lot 50x125, adjoining the southwest corner of Grand Boulevard and Concourse.

ALEXANDER AV.—Benenson Realty Co. sold the northeast corner of Alexander av and 139th

st, a 4-sty dwelling with garage, on a lot 20x 110

BEACH AV.—Borough Associates sold 1509 Beach av, a 2½-sty frame dwelling, on a plot 59 x100, adjoining the northwest corner of Mansion st.

BOSCobel AV.—Nehring Brothers sold for C. W. S. Realty Corporation to a client, for occupancy, 1435 Boscobel av, a 3-sty and basement brick and concrete 3-family house, on a plot 39.4x103.5x irregular.

BURKE AV.—J. Clarence Davies resold for H. Schwartz to Louisa Petrie the vacant plot, 75x100, on the north side of Burke av, 25 feet

Established 1889

Incorporated 1906

ANNOUNCEMENT

At a meeting of the Board of Directors held July 1st at the office of the Corporation it was resolved to increase the directory from four to seven, and the following were there-upon elected: HENRY L. SHOWLER, ABRAHAM STEERS and EDGAR CADMUS.

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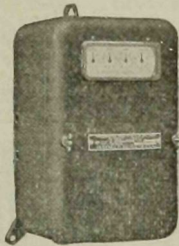
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east of Pearsall av. The seller purchased the plot at the auction sale of the Burke Relief Foundation property.

CONCORD AV.—M. L. & C. Ernst sold for occupancy the 3-sty 2-family house at 329 Concord av, on a lot 20x50.

GRAND AV.—Burnside Avenue Realty Corporation sold the vacant plot, 50x158, in the west side of Grand av, 80 feet south of Burnside av, and running through to Harrison av.

GRANT AV.—Mrs. K. Gluck sold through Edward Polak to M. Greenberg 1046 Grant av, a 3-sty and basement 2-family house, on a lot 25x102.

MORRIS AV.—Edward Hurley sold to Charles Groth 2433 Morris av, a 2½-sty and basement frame dwelling, on a lot 25.9x170.

TINTON AV.—Storminger & Junker sold for a client 1231 Tinton av, a 2-sty and basement frame dwelling, on a lot 21x110.

WALES AV.—Estate of H. Justa and others sold to Henry Cahn 452-454 Wales av, two 2-sty and basement frame dwellings, each on a lot 16.8x100.

WALTON AV.—Charles W. Jullerat sold 1760 Walton av, a 2-sty and basement frame dwelling, on a lot 26x116.6.

WASHINGTON AV.—Borough Associates, Inc., sold 1001 Washington av, a 3-sty and basement frame 3-family house, on a lot 25x97.

WEBSTER AV.—Anna Marie Madeleine De Montsaulin Du Luart and others sold the vacant plot, 57x160x60.12, on the east side of Webster av, 118 feet south of 173d st, adjoining the New York & Harlem Railroad yard. The buyer will improve the plot with a commercial building.

Brooklyn.

DEAN ST.—Morris Seffer sold 993 Dean st, a 2-sty and basement brick store and dwelling.

GOLD ST.—Bulkley & Horton Co. sold for the Young estate 221 to 225 Gold st, and 201-203 Concord st, forming a corner, four old frame, 2-sty dwellings, each on a lot 20x100.

PACIFIC ST.—Realty Associates sold to Abraham Stark 529 Pacific st, a 3-sty and basement brick dwelling.

4TH ST.—Estelle Wagner sold 429 4th st, a 3-sty and basement dwelling.

10TH ST.—Nora M. Gleason sold 498 10th st, a 2-sty dwelling.

42D ST.—The McDougall estate sold the vacant plot, 100x100, on the south side of 42d st, 100 feet west of Second av, South Brooklyn, for improvement.

72D ST.—John Borroni sold to a buyer, for occupancy, 43 72d st, a 2-sty and basement 2-family house.

94TH ST.—Moriarity & Hollahan sold for George F. Madigan the vacant lot, 20x100, on the south side of 94th st, 157 feet west of Fourth av; and, for James P. Farrell the vacant lot, 20x100, on the south side of 94th st, 197 feet west of Fourth av, Fort Hamilton.

AV. S.—Cornell Real Estate and Auction Co. sold for Maria T. Kavanagh the southeast corner of Avenue S and West 5th st.

DIVISION AV.—C. J. Fox sold to M. Wasserman 61 Division av, a 2-sty dwelling.

GLENWOOD ROAD.—David Berdon bought the 2½-sty detached dwelling, on a plot 50x100, at the northwest corner of Glenwood rd and Kenmore pl.

RECENT LEASES.

Wendell Estate Makes Long Lease.

CHARLES F. NOYES CO. leased for the Wendell estate to Bennett Ellison for a long term of years at an aggregate rental of \$2,000,000 from May 1, 1921, 99-101 William st, an old 4-sty brick building, on a plot 38.1x80.11x37x77.11. The location is one of the best in the insurance district, being between Maiden Lane and John st, directly opposite the Woodbridge Building and adjoining the properties recently acquired on Maiden Lane and William st by the Home Fire Insurance Co. Mr. Ellison takes the property as it stands, but on May 1, 1921, will demolish the present building and erect a 12-story office structure, which will be placed in the charge of the Noyes Co. for rental and management.

Long Lease In Platt Street.

CHARLES F. NOYES CO. leased for the Underwriters & Credit Bureau, at an aggregate rental of \$75,000, to Hall & Henshaw, the ground floor in 21 Platt st for a term of 11 years. Hall & Henshaw will occupy the space in connection with the adjoining premises just leased through the Noyes Co. in the new "Eckert Building," occupying the block front on Gold st, from John to Platt st. Sarsfield Kennedy has been employed to make extensive improvements covering the ground floor of the two buildings.

AMES & CO. leased the 4-sty flat with store at 459 Seventh av to Joseph Gierco; also top loft in 132 West 31st st to the Demalong Embroidery

Co.; top loft in 373 Seventh av to Benjamin Goldstein; the 3-sty and basement converted dwelling at 103 West 27th st to H. April & Co., Mines & Flaster, the Perfection Cloth Cutting Co. and Anthony Siriani.

DRAKE ESTATE leased to the United Cigar Stores Co., for a term of ten years, the store and building at 53 Fulton st, running through to Flatbush av extension, Brooklyn.

DUROSS CO. leased for Hyman Kramer to the Marlin Printing Co. the first loft in 201 to 205 William st for a term of years.

FOLLMER, CLOGG & CO. leased from George Backer one-half of the eleventh floor in the Textile Building, 5th av, from 30th to 31st st, for a term of years.

GARAGE REALTY CO. leased the 5-sty garage owned by Carey Bros., at 124 and 126 East 124th st, to the Podher Realty Corporation for 21 years, at an approximate rental of \$500,000. It covers a plot 50x100.11.

THE HAGGSTRÖM-CALLEN CO. leased the store at 171 Amsterdam av for James Linden to the Sheffield Farms Co. for a term of three years.

M. & L. HESS, INC., leased for Theresa D. Browning 502-504 Broadway through to 44 to 52 Crosby st, a 5-sty loft building, containing 110,000 square feet of space, for a term of years, at an aggregate rental of \$450,000, to S. Blehman & Sons.

D. KEMPNER & SON leased for a client to Harry Sheppard the store in 2104 Third av, for a long term of years; also, for a client to Nicholas Tamfinis and John Markos the store and basement in 525 Third av, for a term of 10 years, for restaurant purposes.

MADAME LICHTENSTEIN, INC., retail millinery, leased for a long term the two store floors in 9 East 57th st, which will be altered by the owner to suit her needs. The transaction was arranged by the Wheeler Realty Corporation, who have been appointed agents for the building.

SAMUEL H. MARTIN leased to a client for Charles B. Foy the single flat, 50 West 105th st, for a term of ten years, at a gross rental of \$36,000. Mr. Martin has also been appointed agent for the property.

MAY MARTIN leased to Aaron Rosenkrantz the vacant lot, 20x50.11, at the northeast corner of 108th st and Madison av, for a term of 21 years.

SAMUEL H. MARTIN leased to A. Oranges for a client, the east store and basement at 430 West 125th st.

HENRY L. NIELSEN OFFICES leased for the Amalgamated Warehouses, Inc., to Samuel Berman, for a term of 21 years, the ten warehouses 102 to 112 Horatio st through to 99 to 113 Jane st. The annual rental is \$27,500; and the buildings vary from two to six stories in height and cover a plot 170x170.

CHARLES F. NOYES CO. leased for Norton, Lilly & Co. space in their 18-sty building 26-28 Beaver st to the Colorado Vanadium Corporation and to Thomas Niven and Edward Haynes, Inc. The rentals aggregate about \$100,000. The Noyes Co. also leased the second floor in 65 Fulton st to Elson & Brewer, Inc.

CHARLES F. NOYES CO. leased for Robert E. Simon a store in 136 Fulton st, at the southwest corner of Nassau st, to the Earnshaw Co. for luncheonette and soda purposes at an aggregate rent of \$50,000; and for Edward Maurer Co., Inc., a store in 20 Fulton st to Carl Braun.

CHARLES F. NOYES CO. leased for a client to J. G. Hilliard, for a long term of years from May 1, 1921, two floors in 45 John st. The rental for the term is about \$250,000.

THE REGENT REALTY CO. leased four floors containing 80,000 square feet in the building in course of construction on the west side of Seventh av, between West 30th and 31st sts, to the J. C. Tenney Co. for a term of 10 years at an approximate yearly rental of \$35,000. The Tenney Co., which operates a chain of 197 stores in the West, will use the space for its executive and accounting offices.

VESTA STORAGE BATTERY CO. leased from the C. & S. Lunch Co. (A. Chinitz and S. Levine) the two 5-sty brownstone mercantile buildings, on a plot 50x100.5, at 47-49 West 63d st, adjoining the northeast corner of Broadway, for a term of 21 years, and the consideration, including taxes and cost of alterations, involves about \$350,000. It does not include the corner, which the lunch company will use as a cafeteria, sub-leasing the remainder of the stores. Extensive alterations are being made to the West 63d st building.

REBECCA A. WENDEL SWOPE and others leased to A. Aront for a term of 21 years with renewals the three 5-sty tenement houses and 4-sty buildings, on a plot 74.2x100, at 500 to 504 Seventh av and 203 and 205 West 40th st, at the northwest corner of the two streets. For the first 21-year period the lessee will pay \$22,000 annually.

WM. A. WHITE & SONS leased for August Klipstein to Snow's Fountains Holding Corporation the 5-sty building, on a plot 24x128.8, at 120 Pearl st, running through to 84 Water st, for a term of ten years at a net rental of approximately \$100,000.

WILLIAM A. WHITE & SONS leased for the Hewitt Realty Co. the 5 and 6-sty building, 50x100, at the southeast corner of Lexington av and

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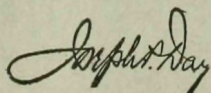
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57th st for a term of 21 years at an aggregate rental of about \$360,000; also in 22 Thames st space to Baxter & Spencer; in 89 Fulton st a floor to the Rhodia Chemical Co.; also third floor in 110 Water st and the second loft at 110 Water st to the Dominion Trading Co.; in 52 Lafayette st second loft to Charles W. Larkin; in 298 Broadway fifth loft to Ellis W. Jacobs.

WILLIAM A. WHITE & SONS, who some months ago sold to Samuel Weil the plot, 68x82, at 427 and 429 Washington st, northeast corner of Vestry st, have leased from the plans to Geo. Leuders & Co., wholesale dealers in essential oils, an 8-sty and basement fireproof building in course of construction on the plot. The lease calls for an annual rental of \$30,000.

F. & J. WICKES leased the entire second floor of 5,000 square feet of space in the Speedometer Building, 119-21 West 63d st, to the General Speedometer Repair Co., Inc., for a term of years.

REAL ESTATE NOTES.

ALT REALTY CO. is the buyer of 1415 to 1421 Lexington av, sold recently.

MRS. E. B. CURRIER is the buyer of 31 East 65th st, a dwelling recently sold.

EDNA G. GOLDMARK is the buyer of the dwelling 140 West 87th st, recently sold.

JOHN B. MAXWELL is the buyer of the dwelling 172 West 89th st, recently sold.

MORTIMER J. KAUFMAN bought the dwelling 39 West 73d st.

W. A. M. BURDEN is the buyer of the residence of Mrs. Jonathan Thorne at 1028 Fifth av, south corner of 84th st, recently sold.

THE HORN & HARDART CO. is the buyer of the property at 691 11th av, sold recently by Benjamin Endee through Tankoos, Smith & Co.

MRS. E. W. JOHNSON is the buyer of 813 Lexington av, a dwelling recently sold through Pease & Elliman.

DOUGLAS L. ELLIMAN & CO. deny that the building formerly occupied by them at 414 Madison av has been sold by the estate of David Dows, as was recently reported.

HARRY E. KAHLMAN, for many years identified with the New York Title & Mortgage Co., and for some time in charge of the closing department, has been made assistant secretary.

HAROLD A. WATSON, formery of Henry Shapiro & Co., is now associated with the up-town office of Daniel Birdsall & Co., Inc., 425 5th av.

SARAH N. WINCH bought the dwelling at 38 West 97th st, sold by Pease & Elliman and Edward C. H. Vogler for R. J. Hare Powell, who takes back a lease of the property calling for a payment of \$10,000 annually.

PRESIDENT HARRY A. KAHLER, of the New York Title and Mortgage Co., announces that the company is making a building loan of \$650,000 to the Jatison Construction Co., Julius Tishman & Sons, on the new 17-story mercantile building being erected at 13 to 19 West 37th st.

WILLIAM A. WHITE & SONS were the brokers in the sale to the Oceanic Investing Co. of the property 28 East 45th st, on which site together with those adjoining is to be erected a 23-sty office building estimated to cost \$1,500,000.

THE 820 FIFTH AVENUE CORPORATION, R. Matthews, W. H. Callahan and F. G. Brown, directors, is the buyer of the 12-sty fireproof apartment house at that address, northeast corner of 63d st, sold four weeks ago by the Fifth

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Avenue and Sixty-third Street Co., through Joseph P. Day and the Charles F. Noyes Co.

A COMPANY known as the Forty Union Square Corporation has arranged to take over from the estate of Francis A Sackett the 4-sty building with store, on a lot 26x125, known as 40 Union sq, on the east side of the square, between East 16th and 17th sts. The purchasing company comprises B. Siegel, H. Beneit and W. J. Clark.

JUSTICE MULLAN, of the Supreme Court in Bronx county, granted the application of the Roman Catholic Orphanage of New York to sell

real estate in Sedgwick av, near 181st st, the Bronx, to Reginald L. McCall, of 2268 Sedgwick av, for \$14,500. The application states the market value of the real estate owned by the asylum is \$2,263,021.

THE PURCHASERS of the Dorchester apartment house, on the northeast corner of Riverside dr and 85th st, recently reported sold by the Wood-Dolson Co., on the co-operative plan, are W. B. Cosgrove, J. N. Rosenberg, D. D. Nedwill, G. H. Lundbeck, H. Jacobsen, I. C. Herman, J. J. Watts, W. J. Johnston, L. M. de Foegie, W. Frank, C. T. Willard and W. B. Smith.

THE RESIDENCE of Miss Helen O. Brice at 693 Fifth av. has been transferred by her to a company recently formed and called the 693 Fifth Avenue Corporation. It is a 5-story brownstone dwelling, on a lot 25x100, in the east side of the av, between 54th and 55th sts, the immediate corners being occupied respectively by the residence of William Rockefeller and the Hotel St. Regis. The property was conveyed subject to a mortgage of \$325,000.

AN INTERESTING combination of present and past, embodying a new idea in security advertising, is found in a folder issued by the New York Title and Mortgage Co., announcing a new loan of \$125,000 on the apartment house, 31 to 39 Seaman av, in the Dyckman section. This property was formerly owned by the Dyckman family, and the old Dyckman homestead is within short distance of the apartment house on which this loan was made. The folder is gotten up as in the period of 50 years ago, after the fashion of the magazines of that day.

SAVINGS and loan associations in this State, according to the annual report of the secretary, Archibald McEwen, grew more than \$11,000,000 last year, and for the first time in their history have reached the hundred-million mark. Nine associations of the city have assets of more than \$1,000,000. Included are the Franklin Society with assets of \$3,700,000; the Railroad Association, \$3,150,000; the South Brooklyn, \$1,625,000, and Atlantic, \$1,595,000. The New York and Suburban of Manhattan and Westerleigh of Richmond crossed the million line in 1919. Among the boroughs of the city, Richmond, population considered, gained most in assets.

CHARLES B. VAN VALEN, INC., long identified with real estate circles, are now located in their new offices on the tenth floor of 110 William st. Mr. Van Valen specialized in downtown properties until the incorporation in 1917. Since that time the business of the company has covered the city. Recently the Leonard Morgan Company, Inc., was absorbed. The mortgage department, under Legart Walker, has placed over \$10,000,000 on loans since the first of the year. Officers and directors of the company are: Charles B. Van Valen, Legare Walker, Joseph R. Van Palen, Leonard Morgan, Harry L. Blanchard, Frank H. Quinby, Remsen Darling and J. W. W. Capen. The organization occupies about three times the amount of space that was used at 95 William street.

SLAWSON & HOBBS, established in 1889 by Frederick G. Hobbs and George L. Slawson as a co-partnership, and incorporated in 1906 with a capital stock of \$50,000, with Frederick G. Hobbs, president; George L. Slawson, vice-president; Frederick H. Birch, treasurer, and Charles D. Hobbs, secretary, have now increased the capital stock of the corporation to \$150,000 and Abraham Steers, Henry L. Showler and Edgar Cadmus are now stockholders, directors and officers. Mr. Showler has been in the employ of the company in the management department for 17 years, and became 2d vice-president. Mr. Steers, who has been in the investment department for 20 years, is assistant treasurer, and Mr. Cadmus, who for the past 20 year has been in charge of the private house department, is the assistant secretary.

New Automatic Telephone Soon.

THE New York Telephone Company will install the automatic telephone here within a short time, and early in 1921 every telephone instrument in the city will have been replaced by one of the new machines.

The automatic system has already been tried out in a number of smaller American cities and has proved to be reliable, efficient in saving time and in doing away with many of the faults of the present system.

The new phones will be set up first in the zones of the Pennsylvania, Academy and Lispenard centrals, in Manhattan and in the Sterling, Cypress and Windsor districts of Brooklyn. They will be for local calls only. To talk to the suburbs or on long distance it will be necessary to call the operator.

The new instrument around its base is fitted with a circle of push buttons, each button marked with a numeral and three letters of the alphabet. To make a call the person pushes in turn three letters representing an abbreviation of the name of some central office and then, one after another, the numerals making up the number to go with the name. A new set of telephone books will come out with the new telephones, having the abbreviations of all centrals capitalized, as PENNSYLVANIA, CHELSEA, WORTH, and so on. There will be necessary also a renaming of some of the centrals, so that

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no two names will begin with the same three letters.

Bancroft Gherardi, vice-president and chief engineer, and Harry J. Charleston, equipment and transmission engineer, have prepared a statement of the method of operation.

"The line of the calling subscriber appears at a line finder frame. When the receiver is removed from the hook preparatory to dialing the line is selected by a line finder and connected to an idle sender by means of a sender selector. Upon completion of these operations the dial tone is sent out to the calling subscriber.

"When the subscriber dials, the electrical impulses (on a decimal basis) are transmitted to the sender, which translates them to the proper basis for control of the apparatus, which is not operated on the decimal system. And the sender automatically causes the particular district selector, which is permanently associated with the line finder originally used, to start up and select a trunk in the office desired.

"Even with the aid of the new equipment a larger force than ever will be required for some years to come in order to take proper care of the city's huge and ever growing service. There will always be need for large numbers of operators in toll, long distance and private branch exchanges, and for handling special classes of calls in the offices where the new system is installed."

Payment for Estimating.

In October, 1919, the American Institute of Architects, Engineering Council, and Associated General Contractors of America, appointed three conferees each, to discuss the matter of payment for estimating. These conferees agreed upon a report which was submitted to their respective organizations under date of February 17, 1920, and has since been under consideration by them. Engineering Council at its meeting June 17 adopted the conclusion in a report of a special committee to which the report of the conferees had been referred, as follows:

"Whenever in the execution of work, competitive bids are asked for on detailed plans and specifications, those invited to bid should be provided with such an estimate of the quantities involved in the work as the surveys, plans and specifications permit to be made. The intent of

this requirement is that a single estimate of quantities should be made by or for the engineer, architect, or other representative of the owner, so that each separate bidder will not be put to the expense of making up a separate schedule of estimates. This latter practice not only means a needless waste in the carrying on of contract work, but also discourages bidders and causes repeated handling of official plans and specifications in making up separate schedules of estimates."

Municipal Loan Association.

On June 29 the municipal employes of New York City under the supervision of the Mayor's Housing Committee formed an organization to be known as the Municipal Employes' Building Loan and Savings Association. Shares are to be sold at the rate of 50 cents a month. The par value of the shares is to be \$100. It is planned to sell 50,000 shares to the value of \$5,000,000.

The money will be used to aid municipal employes to build homes. The organization will be conducted on the lines of similar associations.

When the charter is granted, a mass meeting of city employes will be called and their membership solicited. The Directors for the first year, according to Mr. Doyle, will be Frank Mann, Tenement House Commission; Frank J. Prial, Deputy Controller; L. J. O'Reilly, Colin H. Woodward, Duncan McGuinness and William J. Walsh.

An Effect of New Rent Laws.

The new rent laws do not affect leases made before April 1, when Governor Smith signed them, according to a decision just made by Supreme Court Justice Lehman. The decision was based on the fact that the Legislature did not make the laws retroactive and also that the Legislature could not, under the Federal Constitution, impair existing contracts.

The decision was in a test case instituted by Mark Rafalsky & Co., representing a large number of owners. Harrie C. Manheim, who represented the tenant, said he had not decided whether to appeal the decision.

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REAL ESTATE STATISTICS

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

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

MANHATTAN Conveyances.

	1920		1919	
	July 1 to July 7	July 2 to July 8	July 1 to July 7	July 2 to July 8
Total No.	354	278	354	278
Assessed Value	\$25,309,000	\$19,832,050	\$25,309,000	\$19,832,050
No. with consideration	51	29	51	29
Consideration	\$1,941,807	\$1,598,315	\$1,941,807	\$1,598,315
Assessed Value	\$1,620,700	\$1,394,650	\$1,620,700	\$1,394,650
Jan. 1 to July 7 Jan. 1 to July 8				
Total No.	10,251	4,758	10,251	4,758
Assessed Value	\$696,137,600	\$271,973,000	\$696,137,600	\$271,973,000
No. with consideration	1,325	648	1,325	648
Consideration	\$76,725,478	\$25,885,175	\$76,725,478	\$25,885,175
Assessed Value	\$66,075,250	\$26,940,700	\$66,075,250	\$26,940,700

Mortgages.

	1920		1919	
	July 1 to July 7	July 2 to July 8	July 1 to July 7	July 2 to July 8
Total No.	262	175	262	175
Amount	\$10,669,899	\$7,422,295	\$10,669,899	\$7,422,295
To Banks & Ins. Cos.	22	23	22	23
Amount	\$1,328,800	\$1,790,000	\$1,328,800	\$1,790,000
No. at 6%	168	83	168	83
Amount	\$3,842,499	\$2,879,495	\$3,842,499	\$2,879,495
No. at 5½%	54	34	54	34
Amount	\$5,157,800	\$1,396,550	\$5,157,800	\$1,396,550
No. at 5%	11	35	11	35
Amount	\$536,300	\$1,463,000	\$536,300	\$1,463,000
No. at 4½%	.....	1	.....	1
Amount	.....	\$210,000	.....	\$210,000
No. at 4%	3	.....	3	.....
Amount	\$16,950	.....	\$16,950	.....
Unusual Rates	.....	.....	.....	.....
Amount	.....	.....	.....	.....
Interest not given	26	22	26	22
Amount	\$1,116,350	\$1,473,250	\$1,116,350	\$1,473,250
Jan. 1 to July 7 Jan. 1 to July 8				
Total No.	6,820	2,420	6,820	2,420
Amount	\$236,745,641	\$70,597,897	\$236,745,641	\$70,597,897
To Banks & Ins. Cos.	889	424	889	424
Amount	\$73,943,227	\$27,394,750	\$73,943,227	\$27,394,750

Mortgage Extensions.

	1920		1919	
	July 1 to July 7	July 2 to July 8	July 1 to July 7	July 2 to July 8
Total No.	35	30	35	30
Amount	\$1,133,000	\$1,878,500	\$1,133,000	\$1,878,500
To Banks & Ins. Cos.	13	11	13	11
Amount	\$732,500	\$1,593,000	\$732,500	\$1,593,000
Jan. 1 to July 7 Jan. 1 to July 8				
Total No.	1,255	710	1,255	710
Amount	\$84,686,300	\$46,814,595	\$84,686,300	\$46,814,595
To Banks & Ins. Cos.	773	377	773	377
Amount	\$67,600,291	\$37,155,050	\$67,600,291	\$37,155,050

Building Permits.

	1920		1919	
	July 1 to July 7	July 3 to July 9	July 1 to July 7	July 3 to July 9
New Buildings	5	3	5	3
Cost	\$903,500	\$111,000	\$903,500	\$111,000
Alterations	\$307,100	\$384,900	\$307,100	\$384,900
Jan. 1 to July 7 Jan. 1 to July 9				
New Buildings	446	180	446	180
Cost	\$70,535,958	\$24,267,336	\$70,535,958	\$24,267,336
Alterations	\$24,137,558	\$11,630,135	\$24,137,558	\$11,630,135

BRONX.

Conveyances.

	1920		1919	
	June 30 to July 7	July 2 to July 8	June 30 to July 7	July 2 to July 8
Total No.	246	221	246	221
No. with consideration	24	7	24	7
Consideration	\$498,075	\$119,675	\$498,075	\$119,675
Jan. 1 to July 7 Jan. 1 to July 8				
Total No.	6,857	3,990	6,857	3,990
No. with consideration	623	292	623	292
Consideration	\$6,123,701	\$3,542,121	\$6,123,701	\$3,542,121

Mortgages.

	1920		1919	
	June 30 to July 7	July 2 to July 8	June 30 to July 7	July 2 to July 8
Total No.	191	138	191	138
Amount	\$1,417,650	\$730,275	\$1,417,650	\$730,275
To Bank & Ins. Cos.	29	.....	29	.....
Amount	\$280,600	.....	\$280,600	.....
No. at 6%	129	90	129	90
Amount	\$671,825	\$490,800	\$671,825	\$490,800
No. at 5½%	31	20	31	20
Amount	\$356,450	\$107,150	\$356,450	\$107,150
No. at 5%	9	73	9	73
Amount	\$36,000	\$105,825	\$36,000	\$105,825
No. at 4½%	.....	.....	.....	.....
Amount	.....	.....	.....	.....
Unusual Rates	.....	1	.....	1
Amount	.....	\$7,500	.....	\$7,500
Interest not given	22	4	22	4
Amount	\$353,375	\$19,000	\$353,375	\$19,000

Jan. 1 to July 7 Jan. 1 to July 8

Total No.	4,742	2,075
Amount	\$33,615,850	\$14,791,617
To Banks & Ins. Cos.	198	107
Amount	\$3,303,410	\$1,511,562

Mortgage Extensions.

	1920		1919	
	June 30 to July 1	July 2 to July 8	June 30 to July 1	July 2 to July 8
Total No.	10	10	10	10
Amount	\$190,000	\$82,700	\$190,000	\$82,700
To Banks & Ins. Cos.	6	1	6	1
Amount	\$162,000	\$6,000	\$162,000	\$6,000
Jan. 1 to July 1 Jan. 1 to July 8				
Total No.	441	359	441	359
Amount	\$8,805,567	\$7,424,085	\$8,805,567	\$7,424,085
To Banks & Ins. Cos.	209	122	209	122
Amount	\$5,859,000	\$3,762,750	\$5,859,000	\$3,762,750

Building Permits.

	1920		1919	
	July 1 to July 7	July 2 to July 9	July 1 to July 7	July 2 to July 9
New Buildings	16	26	16	26
Cost	\$136,100	\$398,750	\$136,100	\$398,750
Alterations	\$58,550	\$20,300	\$58,550	\$20,300
Jan. 1 to July 7 Jan. 1 to July 9				
New Building	570	272	570	272
Cost	\$11,910,030	\$8,099,090	\$11,910,030	\$8,099,090
Alterations	\$1,707,580	\$794,546	\$1,707,580	\$794,546

BROOKLYN.

Conveyances.

	1920		1919	
	June 30 to July 3	July 1 to July 6	June 30 to July 3	July 1 to July 6
Total No.	834	1,163	834	1,163
No. with consideration	46	65	46	65
Consideration	\$477,050	\$435,685	\$477,050	\$435,685
Jan. 1 to July 3 Jan. 1 to July 6				
Total No.	32,429	22,195	32,429	22,195
No. with consideration	1,524	1,193	1,524	1,193
Consideration	\$18,789,144	\$13,566,747	\$18,789,144	\$13,566,747

Mortgages.

	1920		1919	
	June 30 to July 3	July 1 to July 6	June 30 to July 3	July 1 to July 6
Total No.	743	876	743	876
Amount	\$3,192,105	\$2,957,331	\$3,192,105	\$2,957,331
To Banks & Ins. Cos.	63	76	63	76
Amount	\$438,500	\$397,650	\$438,500	\$397,650
No. at 6%	634	652	634	652
Amount	\$2,595,205	\$1,996,922	\$2,595,205	\$1,996,922
No. at 5½%	93	177	93	177
Amount	\$542,700	\$833,215	\$542,700	\$833,215
No. at 5%	8	21	8	21
Amount	\$27,500	\$65,435	\$27,500	\$65,435
Unusual rates	.....	2	.....	2
Amount	.....	\$6,200	.....	\$6,200
Interest not given	8	24	8	24
Amount	\$26,700	\$55,559	\$26,700	\$55,559
Jan. 1 to July 3 Jan. 1 to July 6				
Total No.	27,035	15,150	27,035	15,150
Amount	\$126,652,109	\$56,530,289	\$126,652,109	\$56,530,289
To Banks & Ins. Cos.	2,757	1,059	2,757	1,059
Amount	\$21,008,136	\$7,211,684	\$21,008,136	\$7,211,684

Building Permits.

	1920		1919	
	June 30 to July 6	July 1 to July 8	June 30 to July 6	July 1 to July 8
New Buildings	126	89	126	89
Cost	\$934,875	\$1,515,150	\$934,875	\$1,515,150
Alterations	\$263,085	\$101,030	\$263,085	\$101,030
Jan. 1 to July 6 Jan. 1 to July 8				
New Buildings	4,789	5,118	4,789	5,118
Cost	\$38,337,585	\$38,094,450	\$38,337,585	\$38,094,450
Alterations	\$7,099,199	\$4,274,416	\$7,099,199	\$4,274,416

QUEENS.

Building Permits.

	1920		1919	
	June 30 to July 6	July 1 to July 8	June 30 to July 6	July 1 to July 8
New Buildings	102	172	102	172
Cost	\$700,008	\$696,210	\$700,008	\$696,210
Alterations	\$37,183	\$56,320	\$37,183	\$56,320
Jan. 1 to July 6 Jan. 1 to July 8				
New Buildings	3,849	3,915	3,849	

BUILDING SECTION

Increased Building Activities Throughout United States

F. W. Dodge Company Totals for July Indicate a Steady and Consistent Growth in Number and Value of Structural Commitments

BUILDING operations in the month of June showed an increase of 6 per cent. over the previous month, according to statistics compiled by the F. W. Dodge Company. Contracts awarded during June in the territory east of the Missouri and north of the Ohio rivers amounted to \$260,934,000.

A great increase in the volume of industrial building, and a decline in residential building have been the principal features of the building activity of the first half of the current year.

Contracts were let during the first six months of 1920 in the territory east of the Missouri and north of the Ohio rivers, numbering 31,308 and amounting to \$1,542,585,000, compared with 36,524 contracts in the first half of 1919, amounting to \$983,520,000. The decline in the number of contracts taken in connection with the enormously increased amount of money involved is an indication of the extent to which large scale operations have predominated this year.

Of the total for the first half of 1920, 26 per cent., or \$399,830,000 was for industrial buildings, whereas during the year 1919, this class accounted for but 20 per cent. of the total. About 22½ per cent. of the total for the first six months of 1920, or \$348,580,000 was for residential buildings, whereas in 1919 this group comprised 33 per cent. of the total.

Other important classes in the first half of 1920 were public works and utilities, amounting to \$324,748,000, and business buildings, amounting to \$269,604,000.

Although contracts have been awarded amounting to more than one and one-half billion dollars, there is still a vast amount of work held up for more favorable conditions. During the first half of 1920, contemplated or projected work of all kinds was reported by the F. W. Dodge Company, amounting to practically three billion dollars.

June building contracts in the New England States amounted to \$32,795,000, which was somewhat less than the May figure, although greater than the April figure.

The total number of contracts awarded during the first half of the year was 5,440 and the amount involved was \$178,854,000, as compared with 5,070 contracts amounting to \$82,111,000 for the first half of 1919.

Industrial building led in this section during the first half of the current year, amounting to \$55,582,000, or 31 per cent. of the total. Other important classes of buildings were as follows: Residential, \$49,035,000, or 27 per cent.; business buildings, \$37,468,000, or 21 per cent.; public works and utilities, \$15,446,000, or 9 per cent.

Contemplated or projected work was reported in this district from January 1 to July 1 amounting to over three hundred forty million dollars. This large figure is an indication that the rate of activity which prevailed before July 1 is likely to continue through the year.

In New York State and Northern New Jersey the contracts let in June, 1920, amounted to \$69,439,000, an increase of 35 per cent. over the May figure.

Contracts let during the first six months of the year numbered 4,994 and amounted to \$365,344,000. During the first half of last year 6,459 contracts amounting to \$176,014,000 were let.

The most important classes of building in the first half of this year were: Public works and utilities, amounting to \$86,-

700,000, or 24 per cent. of the total; industrial buildings, \$80,568,000 or 22 per cent.; business buildings, \$75,670,000, or 21 per cent.; residential buildings, \$73,228,000, or 20 per cent.

Contemplated work reported from January 1 to July 1 in this district amounted to six hundred million dollars.

June building contracts let in eastern Pennsylvania, southern New Jersey, Maryland, Delaware, the District of Columbia, and Virginia, amounted to \$22,507,000, a slight decline from the May figure.

During the first half of the current year building contracts in these states numbered 4,565 and represented a cost of \$198,339,000, as compared with 4,933 contracts let in the first half of 1919 at a cost of \$168,569,000.

Industrial building led in this district during the first six months of this year, amounting to \$59,184,000, or 30 per cent. of the total. Other important classes were: Residential, \$56,761,000, or 29 per cent. of the total; business buildings, \$32,217,000, or 16 per cent.; public works and utilities, \$29,699,000, or 15 per cent.

That building activity has been held up in this district by adverse circumstances is shown by the fact that although contracts awarded in six months amounted to a little less than two hundred million dollars, contemplated work reported in the same period amounted to over five hundred million dollars.

REVENUE FROM EVERY FOOT

A damp cellar or basement is so much waste space and returns no revenue to the owner.

We can convert it into dry, clean and rentable area for less than the first year's rental will return.

Let us show you what we have done for others and how we can solve your problem.

BUILDINGS WATERPROOFED FROM
CELLAR TO PENT HOUSE

Structural Waterproofing Co.

Grand Central Palace
480 Lexington Avenue
Vanderbilt 7300

June building contracts in western Pennsylvania, West Virginia and Ohio, amounted to \$44,336,000, which was practically the same as the May figure.

During the first six months of the present year 4,555 contracts were let, amounting to \$279,919,000, as against 5,361 contracts in the first half of 1919, amounting to \$141,264,000.

In this region, industrial building was in the lead. This class accounted for \$77,322,000, or 27 per cent. of the total; public works and utilities amounted to \$70,247,000, or 25 per cent.; residential buildings, \$63,371,000, or 23 per cent.; business buildings, \$37,752,000, or 13 per cent.

Contemplated work was reported in this district from January 1 to July 1 amounting to three hundred forty-three million dollars.

Building contracts in the Central West (comprising Illinois, Indiana, Iowa, Wisconsin, Michigan, and portions of Missouri, eastern Kansas and Nebraska) in June amounted to \$84,540,000, an increase of 10 per cent. over the May figure.

During the first half of 1920, contracts in this section numbered 9,817 and represented an expenditure of \$465,806,000, compared with 13,019 contracts in the first six months of 1919, amounting to \$392,983,000.

The important classes of building activity during the first half of 1920 were: Industrial plants, \$121,178,000, or 26 per cent. of the total; public works and utilities, \$111,870,000, or 24 per cent.; residential, \$90,834,000, or 19 per cent.; business buildings, \$80,070,000 or 17 per cent.

In this district, as on the eastern seaboard, much work has been held up. Although contracts let have amounted to nearly half a billion dollars this year, yet contemplated work has been reported to the amount of over a billion.

June building contracts in Minnesota and North and South Dakota amounted to \$7,218,000, which was somewhat of a decline from the May figure.

The total for the first half of the present year amounted to \$54,324,000, representing 1,937 contracts. In the first half of 1919 there were 1,683 contracts, amounting to \$22,579,000.

In this district residential building has been in the lead this year, amounting to \$15,350,000, or 28 per cent. of the total. Educational buildings and public works and utilities vie for second places, amounting to \$10,785,000 and \$10,786,000 respectively, or 20 per cent. of the total. Business buildings amounted to \$6,427,000 or 12 per cent. of the total.

Contemplated work reported from January 1 to July 1, amounted to ninety-five million dollars. As this is nearly double the figure for contracts let in the same period, it indicates that in this district a considerable volume of work has been held up.

Interest in Co-operative Buying Increases

(Continued from page 39)

times interferes with the proper management of the property. It sometimes produces too many cooks to stir the broth; but, if this danger is eliminated and the financing of the proposition is sound, as every business proposition must be to succeed, there is virtue in it. I do not think that the present movement is a post bellum buying movement based on the dreams of amateurs in real estate. It is too widespread for that. There are some very substantial men and there could be more substantial men in the co-operative movement; and I believe, that as time ensues there will be more. A process of elimination of the unworthy can take place, as it does in everything worth while.

"We believe that it will not be long when there will be a co-operative buying movement in office buildings downtown as well as office buildings and apartment houses uptown. It is the surest guarantee that tenants have for continuity of location at rental power that forms a good investment. This evolving city is constantly solving some problem or other affecting its social and material welfare; and, I think, that the co-operative buying movement, when properly handled, will solve a great economic question."

BUY LUMBER NOW

Our facilities have not suffered through railroad congestion. We have on hand 20,000,000 feet of lumber, brought in by Water, that we are prepared to market at an actual

PRICE CONCESSION

Timber, Factory Flooring, Boards, Finish Flooring
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Concrete Form Lumber a Specialty

Shipped by Auto Truck, Lighter or Rail to All Points in the
METROPOLITAN DISTRICT

Complete Milling Facilities

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(Established Fifty Years)

H. L. MOORE, Manager of Sales

OAKLAND AND BOX STREETS
PAIDGE AVENUE AND NEWTOWN CREEK

BROOKLYN, N. Y.

Greenpoint 198-9

Despite Material Shortage Many New Contracts Are Let

Figures of F. W. Dodge Company Show Important Increase in Value of Commitments of Construction in Local Territory

FIGURES indicating the number and value of new building and engineering operations in New York State and New Jersey, north of Trenton, for the week of June 26 to July 2, inclusive, compare favorably with the totals for the previous weeks and evidence a tremendous volume of projected work piling up against the time when building progress will be unhampered by lack of essential materials and a scarcity of mortgage money.

According to the report of the F. W. Dodge Company for the past week architects and engineers in this territory announced work on plans for 400 new building and engineering projects that will involve an outlay of approximately \$16,891,000. During the same period contracts were awarded for 267 operations that will require an expenditure of about \$26,269,100. The value of the work placed under contract during the week shows a large increase over the total of contracts for the prior two or three weeks and was caused by the number of new office and loft building projects that were placed under contract during the week.

As a general thing there is a vast amount of new construction in every section of the local territory that is practically ready for a start and is only being held in abeyance because of the scarcity of building materials and supplies. These

have been difficult to obtain by reason of the serious freight congestion and as this situation is slowly being adjusted, there are prospects of an early improvement in the building industry.

Analyzing the total of newly projected building it is found that the list of 400 contemplated operations includes 104 business and commercial jobs of various types, \$2,849,000; 27 educational projects, \$1,571,500; 7 hospitals and institutions, \$1,031,000; 29 factory and industrial buildings, \$3,419,000; 7 public buildings, \$101,500; 42 public works and public utilities, \$1,190,600; 12 religious and memorial buildings, \$354,000; 152 residential operations including apartments, flats and tenements and one and two-family dwellings, \$4,736,400, and 20 social and recreational buildings, \$1,638,000.

The list of 167 projects placed under contract during the week of June 26 to July 2 inclusive comprised 61 business buildings, \$13,572,000; 10 educational projects, \$926,400; 6 hospitals and institutions, \$532,700; 24 factory and industrial buildings, \$3,241,500; 2 structures for the Army and Navy, \$55,000; 4 public buildings, \$129,700; 33 public works and public utilities, \$2,958,900; 9 religious and memorial buildings, \$684,000; 108 residential projects of various types, \$2,907,200, and 10 social and recreational buildings, \$1,261,700.

PERSONAL AND TRADE NOTES.

Reliance Lighting Fixture Corporation, 317 Canal street, has recently been organized to take over the property and holdings of the Reliance Electric Lamp & Supply Co.

H. P. Alan Montgomery, architect, announces that the partnership heretofore existing with John T. Riggs has been dissolved. Mr. Montgomery will continue the offices at 105 West 40th street for the general practice of his profession.

The executive offices of the National Association of Building Trades Employers are now located in the Marbridge Bldg., at 34th street and Broadway, New York City, in charge of Executive Secretary F. G. Webber. An organizer has been secured and placed in the field to visit the employers' associations throughout the country and secure their affiliation with the national association.

O'Rourke Crane & Engineering Co., 366 Fifth avenue, recently incorporated, will specialize in electric overhead cranes, derricks and hoists for docks, terminals, industrial plants and construction work. The crane will be manufactured at Hudson, N. Y. Officers of the company are: F. E. O'Rourke, president and general manager, formerly assistant general manager in charge of engineering and design for the Edward F. Terry Mfg. Co., New York; P. R. Moses, vice-president, who is connected with M. M. Davis & Son, shipbuilders, Solomons, Md., and Moses, Pope & Trainer, New York, consulting engineers; and John N. Trainer, treasurer.

William S. Beckley, Jr., Inc., has been organized and succeeds the corporation of German & Beckley, Inc., retail dealers, 423-425 West 30th street. The change is effective July 1, 1920. In regard to future operations, the new corporation has made several improvements to the plant, and with storage capacity of approximately three-quarters of a million feet of high class stock and a delivery department represented by two tractors and several teams, William S. Beckley, Jr., Inc., is and will be in a position to serve its customers in a most proficient manner. W. S. Beckley, head of the new corporation, is also a principal in the recently organized Smith Mill & Lumber Corporation.

Beaux Arts Prize.

The annual Paris prize of the Society of Beaux Arts Architects, providing \$3,000 for study abroad, will be awarded next Tuesday at the Beaux Arts Institute of Design, 126 East Seventy-fifth street. This year's prize is the gift of Joseph C. Baldwin, Jr. By special arrangement with the Ecole des Beaux Arts in Paris, it enables the winner to enter the first (most advanced) class of the école without going through the second class, a privilege which is not afforded to any Frenchman.

There are five contestants in the final competition. The subject is the proposed war memorial for the city of New York at the northern end of the island, on the wooded knoll between Dyckman street and Spuyten Duyvil Creek. The competition is in no sense a form of competition for the war memorial. The Paris Prize Committee has merely taken the war memorial as the subject.

Outlook for Building.

There will be no substantial relief from the housing and renting crisis from which New York suffers for at least two years yet, while the building shortage in the city cannot be fully made up until 1927, according to a booklet just issued by the New Business Department of the American Trust Company, Broadway and Cedar street.

This booklet, which was prepared by W. Burke Harmon, real estate expert, consists of a careful study of the housing situation, as indicated by past records, from 1914 to date, and as forecasted by probable developments from now until 1928.

The shortage in housing at the end of each year, measured by the gradually depreciating dollar, has been studied and conclusions reached that the present housing shortage is \$660,000,000, and that the maximum will be reached in 1923, with a deficit of \$960,000,000, whereupon the shortage will gradually begin to decrease and will continue to decrease until the normal condition is resumed in 1927.

Figured from the point of view of its purchasing power as measured by cubic feet of construction, the value of the dollar, assumed to be normal in 1914, is now reduced to 50 cents, and Mr. Harmon concludes that the dollar will begin to increase in its purchasing power in 1922, or, in other words, construction prices will begin to fall materially next year.

TRADE AND TECHNICAL SOCIETY EVENTS.

National Association of Sanitary Woodwork Manufacturers will hold its annual convention at Cleveland, O., July 13, 1920.

American Society of Mechanical Engineers.—Monthly meeting the second Tuesday of each month.

New York Building Superintendents' Association.—Regular meeting, second and fourth Wednesdays of each month. Secretary, Reginald Byron, Frances Building.

National Association of Stationary Engineers will hold its annual convention at the Milwaukee Auditorium, September 13 to 17, inclusive.

Building Managers' and Owners' Association of New York.—Regular meeting, second Tuesday of each month. Secretary, J. Clysdale Cushman, 50 East 42d street, New York City.

New York Retail Hardware Association will hold its annual convention and exhibition at Rochester, N. Y., February 22 to 25, 1921. Secretary, John B. Foley, City Bank Building, Syracuse, N. Y. Details of this convention are not yet formulated and will be announced later.

National Retail Lumber Dealers' Association will hold its annual convention in St. Louis, Mo., September 6 to 8 inclusive. A special committee has been appointed to arrange a program and all present indications point to an unusually large attendance.

American Ceramic Society will hold its regular annual summer meeting at the La Salle Hotel, Chicago, Ill., August 16 to 18 inclusive. An interesting program of events has been scheduled for this meeting, in which will be included a number of trips to large ceramic plants in the vicinity, where modern production methods will be studied.

New York Society of Architects held an outing at Bayville, L. I., Wednesday, June 31. About thirty-five members were on hand when the buses left the headquarters of the society for the three-hour trip over Long Island via the Queensborough Bridge, Jamaica, Mineola, Roslyn and Glen Cove to its destination. Various games were indulged in which were followed by a dinner.

CURRENT BUILDING OPERATIONS

CONDITIONS in the building industry in the Metropolitan district have undergone but slight change during the past week. Architects and engineers are exceptionally busy on plans and specifications for many new structural operations, but the limited supply of material and the continued embargoes on incoming freight is preventing the majority of these jobs from gaining a start.

Although some improvement in the railroad freight situation has been noticed this week and officials promise better conditions in the near future, the change is altogether too insignificant at present to have any beneficial effect on building activity. Portland cement has come through in increased volume, but at that the available supply is far below the demand, and with the best possible freight conditions the material market would require considerable time to readjust itself back to normal. Lime is entirely out and there is increasing difficulty in getting other structural essentials. There is no doubt about the volume of potential building, but no progress is possible while the supply of building materials is at its present low ebb.

Speculative builders are complaining of the steadily increasing problems incidental to obtaining financial assistance in order to get projected construction started. In many instances lenders are asking large bonuses for first mortgage money. This condition has not maintained for many years past and it is certain to effectually stop what little speculative work that might have gone ahead and will surely increase the housing problems of the coming autumn.

Common Brick.—Owing to the interruption by the Independence Day holiday business in the New York wholesale market for the Hudson River common brick was relatively light as compared with previous weeks, but sales during the past few days indicated a resumption of buying activity that gives hopes of a steadily increased volume of business in the near future. Dealers have received a number of new inquiries that denote a lot of new building to be undertaken just as soon as the general material situation is relieved, and reports of the week claiming a better movement of Portland cement have created a certain amount of optimism among both manufacturers and dealers. Arrivals from up-river points this week were plentiful and at present there is sufficient common brick unsold on barges and in stacks in the yards of

the dealers to provide for some time to come, no matter what building boom occurs. Prices are holding remarkably firm and there seems to be no disposition to change from the existing levels until increased production costs make an advance absolutely essential to good business.

Summary.—Transactions in the North River common brick market for the week ending Friday, July 9, 1920. Condition of market: Demand light; prices firm and unchanged. Quotations: Hudson Rivers, \$25 a thousand to dealers in cargo lots along-

side dock. Number of cargoes arrived, 21; sales, 13. Distribution: Manhattan, 4; Brooklyn, 5; New Jersey points, 4. Remaining unsold, 22.

Structural Steel.—Business in the fabricated steel lines has dropped considerably during the past week or so, and although there are plans completed for many large building operations in the Metropolitan district that will require a heavy total tonnage of steel shapes this work is not likely to proceed until there has been a complete readjustment of the building material supply situation and commodi-

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.. \$4.80
Rebate for bags, 25c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd.	\$4.25
Bronx deliveries.....	4.25
¾-in., Manhattan deliveries.....	4.25
Bronx deliveries.....	4.25

Note—Prices for deliveries in Brooklyn and Queens are approximately the same as for Manhattan, except where job is located at a great distance from the water front, in which case prices will be slightly higher.

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries	\$3.50
Bronx deliveries	3.50

Hollow Tile—

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

Interior—Delivered at job site in Manhattan, south of 125th street.

2x12x12 split furring.....	\$0.25 per sq. ft.
3x12x12	0.25 per sq. ft.
4x12x12	0.28 per sq. ft.
5x12x12	0.37 per 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 and Queens\$20.00 per 1,000

Lime—

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

Finishing Lime (Standard in 300-lb. barrel).....	\$5.00 per bbl.
Common Lime (Standard 300-lb. barrel).....	4.80 per bbl.
Hydrate Finishing, in cloth bags	32.00 per ton
Rebate for bags, 20c. per bag.	

Plaster—

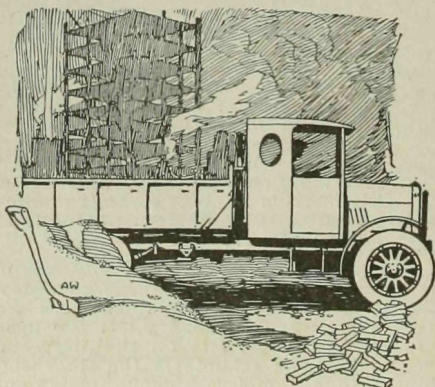
Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Neat Wall Cement, in cloth bags	\$27.00 per ton
Lath Mortar, in cloth bags..	19.00 per ton
Brown Mortar, in cloth bags.	19.00 per ton
Finishing Plaster, in cloth bags	28.00 per ton
Rebate for returned bags, 25c. per bag	
Finishing Plaster (250-lb. barrel)	\$4.75 per bbl.
Finishing Plaster (320-lb. barrel)	6.00 per bbl.

Plaster Blocks—

2-in. (solid) per sq. ft.....	\$0.14½
3-in. (hollow) per sq. ft.....	0.14½

ONEIDA TRUCKS



THE Oneida Truck was designed especially to fulfill the great mission the motor truck has before it today. Its building has been a matter of years—not months. It represents the creation of an ideal. 1¼ to 5 tons.

C-H MOTORS CORP.

Bedford and Atlantic Avenues
Brooklyn ————— New York

Service Station — 18-26 Bainbridge St. Bkln.

MATERIALS AND SUPPLIES

ties are available for immediate use in such quantities as needed. Manufacturers are busy to their full capacity with small items of finished steel and it is hoped that before long the supply of nails, bolts, nuts, etc., will be equal to the demand. The freight congestion has been a vital factor in the steel situation, and as this is slowly being straightened out it is anticipated that the supply of all finished steel products will be more plentiful and regular. Steel prices are generally firm and no material change is anticipated by local selling interests.

Portland Cement.—Supply conditions have not changed and dealers are only able to get a limited amount, which they are trucking direct to the jobs. Builders are severely hampered by the lack of this important commodity, and a large amount of prospective work is being held in abeyance on account of the scarcity. Although cement prices are fairly steady at present there is a feeling that before long a further advance will be announced, as the manufacturers are being forced to bid for all fuel they get and are paying what ordinarily would be considered fabulous

prices. This increased cost for fuel, if it maintains for any length of time, will undoubtedly be responsible for higher Portland cement prices during the coming fall and winter.

Lumber.—The local market is quiet and without features of special interest. Some of the wholesale dealers report good business and excellent future prospects, but retailers claim that sales have dropped to a low rate on account of the slack building season brought about by the difficulty of obtaining Portland cement, lime and other essentials and the steadily increasing cost of construction. There is a fair demand from manufacturing consumers that is giving a certain amount of tone to the market, but dealers are in hopes that the building industry will soon get back into its normal stride and then lumber market conditions will materially improve. Prices are somewhat unsteady and there have been declines noted on some items in the wholesale market. The feeling is now quite general that lumber prices have passed the peak and that from now on there will be a steady decline that, while not returning to prices to the pre-war levels, will at least be considerably lower than they have been during the past two years.

Electrical Supplies.—The local market is fairly active and when current business is compared with that of the past three or four weeks no drop in the demand is noted, although building activity has fallen off to a great extent. Jobbers anticipate steady market conditions to maintain for some time to come and that just as soon as general conditions warrant a revival of construction on a large scale that the demand for electrical materials will keep producers busy to capacity in order to keep abreast of the demand. During the past week some slight improvement has been noted in the railroad freight situation and jobbers are hopeful that the end of the local congestion is not far distant. Prices for electrical supplies are holding steadily and no changes of note are anticipated. The supply is not heavy and in some lines jobbers are entirely out of stock and with but little prospect of increasing their reserves until railroad freight conditions are greatly improved.

Window Glass.—The supply situation has not changed and no improvement is likely during the remainder of the current year. Demand remains strong and is altogether out of proportion to the available supply.

IN THE METROPOLITAN MARKETS

Plaster Board—
Delivered at job site in Manhattan, Bronx, Brooklyn & Queens.
27x48x½ in.\$0.45 each
32x36x¼ in. 0.35 each
32x36x⅜ in. 0.36 each
32x36x½ in. 0.43 each

Sand—
Delivered at job in
Manhattan\$2.75 to — per cu. yd.
Delivered at job in
Bronx\$2.75 to — per cu. yd.

White Sand—
Delivered in Manhattan....\$5.00 per cu yd.

Broken Stone—
1½-in., Manhattan delivery.\$4.00 per cu. yd.
Bronx delivery..... 4.00 per cu. yd.
¾-in., Manhattan delivery. 4.00 per cu. yd.
Bronx delivery..... 4.00 per cu. yd.

Building Stone—
Indiana limestone, per cu. ft.....\$1.55
Kentucky limestone, per cu. ft..... 1.85
Brier Hill sandstone, per cu. ft..... 1.75
Gray Canyon sandstone, per cu. ft.... 1.50
Buff Wakeman, per cu. ft..... 1.75
Buff Mountain, per cu. ft..... 1.65
North River bluestone, per cu. ft.... 1.50
Seam-face granite, per sq. ft..... 1.25
South Dover mabrie (promiscuous mill block), per cu. ft..... 2.25
White Vermont marble (sawed) New York, per cu. ft..... 3.00

Structural Steel—
Plain material at tidewater; cents per pound:
Beams and channels up to 14 in.2.72 to —
Beams and channels over 14-in.2.72 to —
Angles, 3x2 to 6x8.....2.72 to —
Zees and tees.....2.72 to —
Steel bars2.10 to —

Lumber—
Wholesale prices, New York.
Yellow pine, merchantable 1905, f. o. b., N. Y.:
3x4 to 14x14, 10 to 20 ft.. \$60.00 to \$74.00
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. \$140.00 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 \$210.00
Red Oak, quart'd, select. — to 205.00
Maple No. 1.....\$180.00 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 brackets79%
B grade, single strength, first three brackets79%
Grades A and B, larger than the first three brackets, single thick.....78%
Double strength, A quality.....80%
Double strength, B quality.....82%

Linseed Oil—
City brands, oiled, 5-bbl. lot...\$1.63 to —
Less than 5 bbls..... 1.66 to —

Turpentine—
Spot in yard, N. Y., per gal....\$1.75 to —
Prices are fluctuating somewhat.

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PLANS FIGURING.

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

SCHOOLS AND COLLEGES.

LYNBROOK, L. I.—The Board of Education of Lynbrook, L. I., C. E. Sweitzer, president, is taking estimates on general contract to close July 14 for the construction of a 2-sty brick and limestone high school, 134x150 ft, in Union pl, near Atlantic av, from plans by Lowinson & Schubert, 366 5th av, Manhattan, architects. Cost, approximately \$250,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
67TH ST.—Starrett & Van Vleck, 8 West 40th st, have plans in progress for extensive alterations to the 9-sty brick, limestone and terra cotta apartment hotel, 90x150 ft, at 1 West 67th st for the Hotel Des Artistes, Inc., owner, on premises. Cost, \$90,000. Architects will soon take bids on general contract.

FACTORIES AND WAREHOUSES.

46TH ST.—Walter B. Wills, Inc., 1181 Myrtle av, Brooklyn, has prepared plans for a 3-sty brick and reinforced concrete factory building, 60x200 ft, in the north side of East 46th st, 80 ft east of 1st av, for the Coca-Cola Bottling Co., 70 Albany av, Brooklyn, owner. Cost, about \$300,000. Architect will soon call for bids on general contract.

HOSPITALS.

CONVENT AV.—Frederick S. Robinson, 546 East 182d st, has prepared plans for alterations to the 3-sty brick hospital, 36x99 ft, at 341 Convent av, through to 425-427 West 144th st, for the Lutheran Hospital, 341 Convent av, owner. Cost, \$21,000.

STABLES AND GARAGES.

MANHATTAN ST.—J. M. Felson, 1123 Broadway, has revised plans in progress for a 3-sty brick and reinforced concrete automobile service station, 120x71x100x111 ft, in the north side of Manhattan st, 125 ft east of 12th av, for the S. & C. Building Co, owners, care of architect. Cost, \$165,000.

SOUTH ST.—Louis A. Sheinart, 194 Bowers, has been retained to prepare plans for a 3 or 4-sty reinforced concrete garage, 25x160 ft, at 251 South st for H. Kaufman & Sons Saddlery Co., 206 Division st, owner. Details of construction will be available later. Architect will take bids.

STORES, OFFICES AND LOFTS.

2D ST.—Leo Feibel, 280 Madison av, has plans in progress for a 2-sty brick store and office, 80x80 ft, in the south side of 2d st, 109 ft west of 2d av, for the Johnson Estate, 30 East 42d st, owner. Cost, \$35,000. Architect will take bids on separate contracts.

58TH ST.—Charles E. Birge, 29 West 34th st, has prepared plans for a 3-sty brick newspaper building, 42x100 ft, at 337-339 West 58th st for the Veronica Realty Co., 253 West 58th st, owner. Lessee, W. R. Hearst. Cost, \$100,000.

89TH ST.—McKenzie, Voorhees & Gmelin, 1123 Broadway, have plans in progress for alterations and additions to the 5-sty brick and limestone telephone exchange at 112-116 West 89th st for the New York Telephone Co., 15 Dey st, owner. Cost, about \$50,000. Architects will take estimates on general contract.

GOLD ST.—J. Sarsfield Kennedy, 157 Remse, st, Brooklyn, has been retained to prepare plans for remodeling the 4-sty brick and limestone office building, on plot 155x100 ft, in the east side of Gold st, from Platt to John st, for John A. Eckert & Co., 55 John st, owners. Architect will take bids on general contract when plans are completed.

THEATRES.

49TH ST.—Herbert J. Krapp, 116 East 16th st, has plans nearing completion for a 4-sty brick, limestone and terra cotta theatre, 70x100 ft, seating 1,600, at 232-236 West 49th st for Edward Margolies, 19 East 33d st, owner and builder. Lessee, S. L. Shubert, 225 West 44th st. Cost, approximately \$125,000.

Bronx

DWELLINGS.

LIVINGSTON AV.—Harold E. Paddon, 288 Madison av, has completed plans for a 2-sty frame residence, 43x27 ft, on the east side of Livingston st, 125 ft north of 246th st, for C. H. Jennings, 1790 Broadway, owner. Cost, about \$19,000.

STABLES AND GARAGES.

WEBSTER AV.—Charles S. Clark, 441 Tremont av, has plans in progress for a 2-sty brick and reinforced concrete garage, 100x157 ft, on the east side of Webster av, 48 ft north of 189th st, for the Fordham Plaza Auto Co., 1855 Bath av, owner. Cost, \$150,000.

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JEROME AV.—Gross & Kleinberger, Bible House, have completed plans for a 1-sty brick garage, 75x100 ft, on the west side of Jerome av, 163 ft south of 176th st, for Meyer S. Ames, 7 East 42d st, owner. Cost, about \$35,000.

SHERMAN AV.—Dunnigan & Crumley, 394 East 150th st, have prepared plans for a 1-sty brick garage, 50x150 ft, at 108-110 Sherman av for Thomas Jeffrey, 106 Sherman av, owner. Cost, about \$30,000.

Brooklyn.

DWELLINGS.

49TH ST.—Samuel L. Malkind, 16 Court st, has prepared plans for a 2-sty brick rear extension, 40x62 ft, to the brick and stone synagogue at the southwest corner of 49th st and 14th av for the Temple Emanuel, 4902-4910 14th av, owner. Cost, \$35,000. Architect will take bids on both general and separate contracts and will superintend construction.

57TH ST.—Fred. J. Dassau, 26 Court st, has prepared plans for two 2-sty frame dwellings, 16x38 ft, at the southwest corner of 57th st and 18th av for the Economy Homes Co., 1409 Av J, owner and builder. Total cost, \$24,000.

BRIGHTON BEACH AV.—George H. Suess, 2916 Railroad av, has completed plans for two 3-sty brick dwellings, 21x65 ft, with stores, on the north side of Brighton Beach av, 41 ft west of East 2d st, and the northwest corner of Brighton Beach av and East 2d st, for W. J. Avitable, 463 63d st, owner and builder. Total cost, \$17,000.

75TH ST.—Joseph Martine, 7 West 45th st, Manhattan, has completed plans for a 2-sty brick dwelling, 23x56 ft, in the south side of 75th st, 210 ft east of 14th av, for Anthony Caffazzo, 57 Worth st, Manhattan, owner. Cost, \$20,000.

BRIGHTON BEACH AV.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has completed plans for five 1-sty frame dwellings, 20x70 ft, with stores, on the north side of Brighton Beach av, 40 ft west of East 3d st, and Onyx Court, north of Oliver Court, for Elias Eischenbaum and Isadore Pessey, 124 East 3d st, Manhattan, owners. Total cost, \$22,000.

HENDRIX ST.—Seelig & Finkelstein, 26 Court st, have prepared plans for a 2-sty brick dwelling, 20x32 ft, in the west side of Hendrix st, 175 ft north of Glenmore av, for Philip Housman, 2206 Pitkin av, owner and builder. Cost, \$9,000.

STACKS PL.—George H. Suess, 1131 Gravesend av, has completed plans for a 2-sty frame dwelling, 16x42 ft, in the north side of Stacks pl, 80 ft west of East 3d st, for Frederick Glasser, 15 Edith pl, owner and builder. Cost, \$5,000.

80TH ST.—Chanin & Scott, 1760 Bath av, have prepared plans for a 2-sty frame dwelling, 26x63 ft, in the south side of 80th st, 40 ft west of 19th av, for the New Way Building Co., Inc., 1760 Bath av, owner and builder. Cost, \$11,000.

STABLES AND GARAGES.

OAK ST.—Wm. Higginson, 18 East 41st st, Manhattan, has plans in progress for a 1-sty brick addition, 64x150 ft, to the garage at the corner of Oak and Franklin sts for the American Manufacturing Co., Noble and West sts, owner. Cost, \$27,000. Architect will take estimates on general contract.

59TH ST.—Ferdinand Savignano, 6005 14th av, has prepared plans for a 1-sty cement block garage and repair shop, 23x65 ft, at the southeast corner of 59th st and 13th av for Joseph Paladino, 5901 13th av, owner and builder. Cost, \$14,000.

STORES, OFFICES AND LOFTS.

45TH ST.—M. A. Cantor, 373 Fulton st, has completed plans for a 2-sty brick store, 60x60 ft, at the southwest corner of 45th st and 13th av for Morris Beinenstock, 5117 15th av, owner and builder. Cost, \$15,000.

FAIRVIEW AV.—McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, have finished plans for an 8-sty brick and stone addition to the telephone exchange at the southeast corner of Fairview and Gates avs for the New York Telephone Co., 15 Dey st, Manhattan, owner. Cost, about \$50,000. Architects will take bids on general contract.

THEATRES.

SANDS ST.—Henry J. Nurick, 772 Broadway, has plans in progress for a 1-sty brick and limestone moving picture theatre, 27x100 ft, seating 500, at the northeast corner of Sands st and Green lane for owner, to be announced later. Cost, about \$35,000. Architects will take estimates.

Queens.

DWELLINGS.

QUEENS, L. I.—J. D. Geddes, 11 Franklin pl, Jamaica, L. I., has prepared plans for a 2-sty frame dwelling, 22x33 ft, in the west side of Queens rd, 200 ft south of Marlborough pl, for D. Kendelhardt, 560 West 36th st, Manhattan, owner and builder. Cost, \$5,000.

JAMAICA, L. I.—Edward Jackson, Herriman av, Jamaica, has completed plans for two 2-sty frame dwellings, 20x54 ft, on the east side of Avalon av, 50 ft south of Nolst st, for Carr & Mattson, Jamaica, L. I., owners and builders. Total cost, \$16,000.

JAMAICA, L. I.—Wm. E. Helm, College Point, L. I., has prepared plans for five 2-sty frame dwellings, 23x41 ft, at the northeast corner of Desmond and Norwich avs for the Spartan Realty Co., 66 Orange st, Brooklyn, owner and builder. Total cost, \$25,000.

FLUSHING HEIGHTS, L. I.—H. Grimmer, 26th st and Cypress av, Flushing, has completed plans for a 2½-sty frame dwelling, 16x30 ft, in the west side of 25th st, 200 ft south of Norwood av, for John Lewenkowski, Fresh Meadow rd, Flushing, L. I., owner and builder. Cost, \$5,000.

EAST ELMHURST, L. I.—E. Augustus Acker, 686 Academy st, Manhattan, has completed plans for a 2-sty brick residence, 36x26 ft, on the west side of Banks av, 80 ft west of Couch pl, for Gustave Mantry, East Elmhurst, L. I., owner. Cost, \$15,000.

WESTMORELAND, L. I.—Philip Resnyk, 131 West 39th st, Manhattan, has completed plans for five 2-sty frame dwellings, 28x39 ft, at the southwest corner of Sutter av and Bayview av for the Rickert-Brown Co., 52 Vanderbilt av, Manhattan, owner and builder. Total cost, \$62,000.

LONG ISLAND CITY, L. I.—Baker & Koester, 9 Jackson av, Long Island City, have completed plans for a 2-sty brick dwelling, 19x55 ft, on the north side of Burroughs av, 59 ft south of Hull av, for M. J. Irwin, 19 Hulst st, Long Island City, owner and builder. Cost, \$8,000.

BEECHURST, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 24x34 ft, on the west side of Washington terrace, 230 ft north of Cryders lane, for Hermine Pease, 243 West 34th st, Manhattan, owner. Cost, \$7,000.

CORONA, L. I.—Plans have been prepared privately for three 1-sty frame dwellings, 22x36 ft, on the south side of Railroad av, 100 ft east of 51st st, for the estate of R. J. Gallucci, 27 Louna av, Corona, L. I., owner. Total cost, \$18,000.

Nassau.

DOUGLSTON, L. I.—Shiner & Appel, New Haven, Conn., have completed plans for a 2½-sty frame dwelling, 40x40 ft, at the northwest corner of East drive and Park lane, Douglaston, L. I., for Mrs. Irving M. Dewey, 925 West End av, Manhattan, owner. Cost, about \$12,000.

HALLS AND CLUBS.

ROSLYN, L. I.—Hoppin & Koen, 4 East 43d st, Manhattan, have completed plans for a 1-sty frame and stucco memorial building, 35x125 ft, containing auditorium and library, at Roslyn, L. I., for the village of Roslyn, R. E. Horn, secretary, owner. Cost, about \$75,000.

Suffolk.

PATCHOGUE, L. I.—Louis A. Sheinart, 194 Bowery, Manhattan, has been retained to prepare plans for eighty 1½-sty frame dwellings, about 25x60 ft, each on Great South Bay, Patchogue, L. I., for Isidore and Jacob Kauffman, 206 Division st, Manhattan, owners. Architect will take bids on general contract.

Westchester.

DWELLINGS.

YONKERS, N. Y.—Plans have been prepared privately for a 2½-sty frame dwelling, 18x36 ft, with garage, at Yonkers, N. Y., for H. W. Heath, 4½ North Broadway, Yonkers, N. Y., owner and builder.

New Jersey.

ELIZABETH, N. J.—C. Godfrey Poggi, 275 Morris av, Elizabeth, N. J., is revising plans for alterations and extensions to the 1½-sty frame church in Murray st, Elizabeth, N. J., for the Shiloh Baptist Church, Spencer Williams, in charge, 708 Bay av, Elizabeth. Cost, about \$20,000. Owner will take bids.

DWELLINGS.

WOODBRIDGE, N. J.—Benjamin Goldberger, Raritan Building, Perth Amboy, N. J., has completed plans for a 2½-sty hollow tile and stucco residence, 40x37 ft, with garage, at Woodbridge, N. J., for C. Mathiason, Kearny av, Perth Amboy, N. J., owner.

MAPLEWOOD, N. J.—Strombach & Mertens, 1001 Clinton av, Newark, N. J., have plans in progress for a 2½-sty frame dwelling, 35x28 ft, at Maplewood, N. J., for Joseph Lombardy, Park av, Maplewood, N. J., owner and builder. Cost, \$10,000.

HACKENSACK, N. J.—Fitzsimmons & Richards, 207 Market st, Newark, N. J., have plans in progress for a 2½-sty frame residence, 28x38 ft, in Prospect st for F. W. Eastman, Prospect st, Hackensack, N. J., owner. Cost, \$15,000. Architects will take bids on general contract soon.

WEST ELIZABETH, N. J.—John J. Carroll, 158 Spencer st, Brooklyn, has plans in progress for a 2-sty frame and concrete block dwelling, 24x40 ft, with store, at the northwest corner of Long and New York avs, for Sylvester Tironi, 392 Willoughby av, Brooklyn, owner and builder. Cost, \$6,500.

GARFIELD, N. J.—Jos. DeRose, 19 Ellison st,

Paterson, N. J., has completed plans for a 2½-sty frame dwelling, 22x35 ft, at Garfield, N. J., for Salvatore Vicau, Garfield, N. J., owner and builder. Cost, \$6,000.

FACTORIES AND WAREHOUSES.

EDGEWATER, N. J.—Walter B. Wills, Inc., 1181 Myrtle av, Brooklyn, has plans under way for a 3-sty brick and concrete moving picture studio and office on Columbia terrace, Edgewater, N. J., for the World's News Picture Co., 500 5th av, Manhattan, owner. Cost, about \$250,000. Architect will soon be ready for estimates on general contract.

JERSEY CITY, N. J.—Moore & Dunford, 38 South Dearborn st, Chicago, Ill., have revised plans under way for a 6-sty reinforced concrete warehouse, 147x100 ft, on Bergen av, for the Goodman Motor Express Van & Storage Co., 2 West 20th st, Bayonne, N. J., owner. Owner will take estimates on general contract about September 1.

PATERSON, N. J.—W. F. Gordon, Romaine Building, Paterson, has plans in progress for a 1-sty brick milk storage house, 30x124 ft, in Main st for J. J. Bower Milk Co., 637 Main st, Paterson, owner. Cost, \$25,000. Architect will take bids on general contract about July 6.

BELLEVILLE, N. J.—Wm. E. Lehman, 738 Broad st, Newark, has plans in progress for a 1-sty brick factory, 100x100 ft, at the corner of Academy and Stephens sts, Belleville, N. J., for the Circle Washer Co., owner, care of architect. Cost, \$25,000. Architect will take estimates on general contract.

HALLS AND CLUBS.

NEWARK, N. J.—John H. and Wilson C. Ely,

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Firemen's Building, Newark, have plans nearing completion for a 4-sty brick and reinforced concrete recreational building, 200x118 ft, containing gymnasium, swimming pool, class rooms, etc., at Passaic, Clark and Ogden sts, Newark, for the Clark Thread Co., owner. Cost, \$400,000. Bids will be called for about July 6.

HOTELS.

PATERSON, N. J.—Henry B. Crosby, 125 Ellison st, Paterson, has prepared plans for alterations and fire repairs to the 3-sty brick and stone hotel, 125x100 ft, at Market and Paterson sts for Thomas Barclay, on premises, owner. Cost, approximately \$100,000. Architect will take bids on general contract soon.

LIBRARIES.

RIDGEWOOD, N. J.—Albert M. Bedell and Henry G. Crosby, associated architects, 125 Ellison st, Paterson, have prepared plans for a 1-sty brick and stone library, 80x80 ft, on the Plaza, Ridgewood, N. J., for the George L. Pease

Memorial Library, owner. Architects will take bids on general contract.

MUNICIPAL.

TOMS RIVER, N. J.—Clarence W. Smith, 2d st, Lakewood, N. J., has plans in progress for a 2-sty brick and stone county jail, 40x50 ft, including 28 steel cells, at Toms River for the Board of Chosen Freeholders of Ocean County, Court House, Toms River, owner. Owner will advertise for bids on general contract soon.

STABLES AND GARAGES.

NEWARK, N. J.—Lake & Nisenson, Union Building, Newark, have prepared plans for a 1-sty brick and limestone garage, 89x118 ft, at 1196-12000 Broad st for the Wright Garage Co., Inc., 324 17th av, Newark, owner and builder. Cost, \$35,000.

PERTH AMBOY, N. J.—Benjamin Goldberg, Raritan Building, Perth Amboy, has completed plans for a 1-sty brick garage, 100x50 ft, at Perth Amboy for the city of Perth Amboy, Department of Public Works, owner. Bids will soon be advertised for.

IRVINGTON, N. J.—Jos. B. Allen, 1091 Clinton av, Irvington, has plans nearing completion for a 3-sty and basement public school, 204x165 ft, on Grove st, near Springfield av, for the Board of Education, Town of Irvington, Dr. A. C. Christian, president, owner. Cost, \$800,000.

SCHOOLS AND COLLEGES.

TEANECK, N. J.—C. V. R. Bogart, Lyric Building, Haskensack, N. J., has plans in progress for a six-room brick addition to the public school on Oakdene av, Teaneck, N. J., for the Board of Education of Teaneck, Carl A. Richter, clerk, Teaneck, owner. Details will be available later.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, have plans in progress for a 2-sty brick addition to the present 3-sty brick telephone exchange at the southwest corner of Avon av and Hunterdon st, Newark, for the New York Telephone Co., 15 Dey st, Manhattan, owner. Cost, \$200,000.

NEWARK, N. J.—Henry Baechlin, 665 Broad st, Newark, has prepared plans for four 1-sty brick stores, total front 65x87 ft, at 685-689 Springfield av, Newark, for I. L. Gordon, 491 Springfield av, owner and builder. Cost, \$10,000.

MISCELLANEOUS.

EAST ORANGE, N. J.—Guilbert & Betelle, Alpine Building, Newark, N. J., have been retained to prepare plans for a reinforced concrete stadium to be erected at Ashland Field, East Orange, for a corporation now being formed, care of Edmund H. Walker, 85 Washington st, et al. Details will be available later.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN—Michael Piori, 381 South Broadway, Yonkers, N. Y., has the general contract for extensive alterations to four 6-sty brick and stone residences, total 80x80 ft, at 61 to 61 West 52d st into an apartment for Col. Schermerhorn, 128 Broadway, owner, from plans by Scott & Prescott, 34 East 23d st, architects. Cost, \$100,000.

MANHATTAN.—Wm. J. Yennie & Co., Inc., 25 West 42d st, have the general contract for alterations to the 4-sty brick and stone residence, 20x60 ft, at 71 East 50th st into apartments, with store on the first floor, for the East 77th Street Realty Corporation, 50 Church st, owner. \$10,000.

DWELLINGS.

NEW DORP, S. I.—Rangely Construction Co., 56 West 39th st, Manhattan, has the general contract for seventeen 2½-sty dwellings of various sizes, at New Dorp, S. I., for the U. S. Government, Quartermaster Department, 39 Whitehall st, Manhattan, owner, from privately prepared plans.

MANHATTAN.—Charles L. Fraser, 103 Park av, has the general contract for alterations to the 4-sty brick and stone residence, 25x93 ft, at 18 West 53d st for Mrs. Isabel D. McHie, 18 West 53d st, owner, from plans by S. B. Coley, 569 5th av, architect. Cost, \$25,000.

NEPONSET, L. I.—J. & F. Holler, 17 Kosciusko st, Brooklyn, have the general contract for a 2-sty frame residence, 28x65 ft, with garage, at the northeast corner of Beach 145th st and Washington av, Neponset, L. I., for W. G. Cornell, Neponset, L. I., owner, from plans by Holler & Kleinhenz, 1012 Gates av, Brooklyn, architects. Cost, about \$20,000.

MANHATTAN.—John Lowery, Jr., 8 West 40th st, has the general contract for alterations to the 4-sty brick and stone residence, 22x60 ft, at 34 East 68th st for Trowbridge Callaway, 37 Wall st, owner, from plans by A. W. McCrea, 27 East 40th st, architect. Cost, about \$15,000.

MANHATTAN.—Miller-Reed Co., 103 Park av, has the general contract for alterations and additions to the 5-sty brick and stone residence, 26x100 ft, at 5 West 81st st, for the Queen Mab Co., 15 William st, owner, from plans by Mott B. Schmidt, 15 East 46th st, architect.

RUTHERFORD, N. J.—Wm. Jantzen, 178 Hackensack st, Woodbridge, N. J., has the gen-

eral contract for a 2½-sty frame dwelling, with garage, on Hane av, near Passaic av, Rutherford, N. J., for Frank J. Schoonmaker, East Orange, N. J., and Henry Krug, East Rutherford, owners, from plans by Wm. E. Garra-brants, 343 Main st, East Orange, N. J., architect. Cost, \$16,000.

MANHATTAN.—William J. Yennie & Co., Inc., 25 West 42d st, have the general contract for alterations to the 4-sty brick residence at 206 East 62d st from plans by David M. Ach, architect, and desire estimates on materials and sub-contracts at once.

FACTORIES AND WAREHOUSES.

BOUND BROOK, N. J.—Levering & Garrigues Co., 552 West 23d st, Manhattan, has the general contract for a 1-sty reinforced concrete factory building, 215x75 ft, at Bound Brook, N. J., for the C. H. Pierce Estate, Middlesex Borough, Bound Brook, owner, from privately prepared plans. Cost, \$40,000.

BROOKLYN, N. Y.—Barney-Ahlers Construction Corp., 110 West 40th st, Manhattan, has the general contract for a 1-sty frame and concrete factory building, 80x300 ft, at the corner of Metropolitan and Woodward avs for Wm. Wrigley Co., owner, on premises, from privately prepared plans. Cost, \$100,000.

JERSEY CITY, N. J.—Complete Construction Co., Louis Gold, president, 44 Court st, Brooklyn, has the general contract for a 4-sty reinforced concrete factory and boiler plant, 50x100 ft, at the corner of 8th and Henderson sts, Jersey City, for the American Butterine Co., 1 Montgomery st, Jersey City, owner, from plans by Jacob J. Gloster, 44 Court st, Brooklyn, architect and engineer.

BROOKLYN.—White Construction Co., Inc., 95 Madison av, Manhattan, has the general contract for a 4-sty reinforced concrete factory, 50x100 ft, at 139-141 Marshall st for the National Lead Co., 135 Marshall st, owner, from privately prepared plans. Cost, about \$100,000.

SCHOOLS AND COLLEGES.

SAYERVILLE, N. J.—Matthews Construction Co., Princeton, N. J., has the general contract for a 2-sty brick and stone public school, 43x134 ft., containing eight classrooms, at Sayerville, N. J., for the Board of Education of Sayerville, owner, from plans by Alexander Merchant, 363 George st, New Brunswick, N. J., architect. Cost, \$117,000.

FORDS, N. J.—Smith & Ostergaard, Fords, N. J., have the general contract for alterations and additions to Public School No. 7 at Fords, N. J., for the Board of Education of Woodbridge Township, owner, from plans by John N. Pierson & Son, 173 Smith st, Perth Amboy, N. J., architects. Cost, about \$60,000.

STABLES AND GARAGES.

BROOKLYN.—Wm. P. McGarry Construction Co., 293 Freeman st, has the general contract for a 1-sty brick garage, 100x200 ft, in the east side of Dobbin st, 300 ft south of Meserole st, for the Veribest Improvement Corporation, G. A. Dermser, president, 826 Manhattan av, owner, from plans by Gustave Erda, 826 Manhattan av, architect. Cost, about \$100,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—William J. Yennie & Co., Inc., 25 West 42d st, have the general contract for extensive alterations to the brick and stone business building at the corner of Essex and Delancey sts from plans by Edward M. Brun, architect, and desire estimates on materials and sub-contracts.

MANHATTAN.—Fred T. Ley & Co., 19 West 44th st, have the general contract for an 8-sty brick and limestone office building, 101x48x89 ft, at 75-79½ Maiden lane and 9-11 Gold st for the Seventy-Five Maiden Lane Corporation, owner, from plans by A. F. Gilbert, 80 Maiden lane, architect. Cost, \$1,650,000.

MANHATTAN.—James F. Meehan & Co., Inc., 32 Cooper sq, have the general contract for alterations to the 6-sty brick stable, 70x93 ft, at 232-236 East 59th st into an office building for the Arcade Realty Co., owner, from plans by E. H. Jones, 105 West 40th st, architect. Cost, \$50,000.

STANDARDS AND APPEALS Calendar

HOURS OF MEETINGS.

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

BOARD OF APPEALS.

Tuesday, July 13, 1920, at 10 a. m.
Appeals from Administrative Orders.
297-20-A—321-343 West 54th st, Manhattan.
16-20-A—North side of East 62d st, 600 ft from Avenue V, Brooklyn.
235-20-A—1155-1205 Manhattan av, Brooklyn.
393-20-A—830-848 10th av, 450 West 56th st, 451-453 West 55th st, Manhattan.

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FACTORIES AND WAREHOUSES.

57TH ST, 542-544 W, 1-sty bk storage, 50x100, tar & slag rf; \$75,000; (o) Louvain Constn. Corpn., 71 Bway; (a) F. A. Rooke, 15 E 40th (231).

STABLES AND GARAGES

DYCKMAN ST, 290-298, B ST, 19-21, 4-sty bk stable, 100x51, 114x100, tar & slag rf; \$150,000; (o) Louvain Constn. Corpn., 71 Bway; (a) F. A. Rooke, 15 E 40th (236).

139TH ST, 237 W, 1-sty bk garage, 10x18, corrugated iron rf; \$500; (o) Harry Austin, 237 W 139th; (a) Wm. Kurtzer, 1385 Crotona av (239).

STORES, OFFICES AND LOFTS.

33D ST, 122-126 E, 22D ST, 121-125 E, 4-sty bk post office, 75x197, felt & gravel rf; \$250,000; (o) Frank C. Buckhout, 401 E 30th; (a) John F. Dunn, 514 1 av (238).

BROADWAY, 1223, 8-sty bk str & offices, 85x108, slag rf; \$500,000; (o) Est of Henry M. Schieffelin, care Verplanck & Prince, 149 Bway; (a) Louis Allen Abramson, 46 W 46th (237).

MISCELLANEOUS.

BROADWAY, 3249, 1-sty bk repair shop, 25x75, plastic slate rf; \$3,000; (o) Anna Maria Bolten, Bergen County, N. J.; (a) John Hauser, 118 Manhattan st (235).

Bronx

CHURCHES.

135TH ST, s s, 50 e Brown pl, 2-sty bk & stn synagogue, 42x57, gal iron rf; \$18,000; (o) Cong. Brei Zion, Isak Volkman, 531 E 137th, Pres.; (a) H. B. Chalanay, 584 E 137th (407).

DWELLINGS.

231ST ST, s s, 85 e Paulding av, 1½-sty fr dwg, 21x40, shingle rf; \$3,000; (o) Gustav Danitz, 907 E 232; (a) F. Holland, 2064 5 av (384).

BARKLEY AV, n s, 25 w Wilcox, 2-sty fr dwg, 24x28, shingle rf; \$3,500; (o) Sarah J. Roe, 574 W 182d; (a) M. Stillman, 9 W 47th (413).

BROADWAY, w s, 325 s 251st, 2-sty fr dwg, 20x24, asphalt shingle rf; \$4,000; (o & a) Basil Verlangieri, 315 E 175 (392).

CORLEAR AV, e s, 212.32 n 232d 1-sty fr dwg, 21x30, asphalt shingle rf; \$2,000; (o) H. M. Hunt, 151 Summit pl; (a) M. W. Hall, 374 Wadsworth av (416).

GILLESPIE AV, e s, 60 n La Salle av, 2-sty fr dwg, 16x35, asphalt shingle rf; \$6,000; (o) Wm. J. & Aug. M. Heidt, 1429 Commonwealth av; (a) Anton Pirner, 2069 Westchester av (415).

INDEPENDENCE AV, e s, 336 s 254th, 2-sty t. c. dwg, 65x32, tile rf; \$40,000; (o) Geo. I. Fox, 164 W 25th; (a) Mortimer E Freehof, 405 Lexington av (412).

LIVINGSTON AV, e s, 125.72 n 246th, 2-sty & attic fr dwg, 43x27, shingle rf; \$19,000; (o) C. H. Jennings, 1790 Bway; (a) Harold E. Padon, 288 Madison av (401).

MORRIS PARK AV, s w c Bleecker av, 2½-sty fr dwg, 18x34, 1-sty fr garage, 11x17, shingle rf; \$5,500; (o) Frida Eckindahl, 2335 Powell av; (a) Geo. W. Kibitz, 800 E 175th (404).

O'BRIEN AV, n s, 46.1 e White Plains av, 1-sty fr dwg, shingle rf; \$1,500; (o) Sam Gillian, 1907 O'Brien av; (a) Kingsley Lloyd, Bergen Bldg (400).

SHORE DR, w s, 225 s Randall av, 6-1-sty fr dwgs, 18x40, shingle rf; \$7,000; (o & a) Jos. Sorniani, White Plains av & Pelham av (329).

FACTORIES AND WAREHOUSES.

HOFFMAN ST, e s, 68 s Fordham rd, 2-sty concrete factory, 40x53.6, plastic slate rf; \$9,000; (o & a) Friedrich Kummerle, 2529 Cambridge av (394).

STABLES AND GARAGES

146TH ST, n s, 108 w Morris av, 1-sty bk garage, 25x42, slag rf; \$3,000; (o) Frank Marandi, on prem; (a) B. Ebeling, 2400 Westchester av (410).

186TH ST, n s, 91 w Washington av, 1-sty bk express office & garage, 50x100, slag rf; \$10,000; (o) W. Weckworth, 4394 Park av; (a) R. F. Knockenhauer, 603 Tremont av (402).

ALEXANDER AV, n e c 140th, 1-sty bk garage, 16.8x18, slag rf; \$2,000; (o) Nelson A. Crow, 302 Alexander av; (a) Chas. Kreymborg, 309 E Kingsbridge rd (382).

BAINBRIDGE AV, e s, 100 s 204th, 1-sty t. c. garage, 30x20, plastic slate rf; \$1,500; (o) John McNulty, Tremont & Prospect av; (a) Chas. Schaefer, Jr., 394 E 150th (414).

FORDHAM RD, n s, 100 e Bathgate av, 1-sty bk garage, 100x50, slag rf; \$35,000; (o) Est of Alfred Camp, Harriet C. Dimon, 135 Bway, executrix; (a) Dunnigan & Crumley, 394 E 150th (408).

GRAND AV, e s, 100 s 192d, 1-sty bk & concrete garage, 15x21, rubberoid rf; \$2,500; (o) Cohn & Singer, on prem; (a) Irving Margon, 355 E 149th (409).

HUNT AV, e s, 100 s Morris Park av, 1-sty stn garage, 25x30, rubberoid rf; \$600; (o) Abraham Piper, 657 Mead; (a) T. J. Kelly, 707 Morris Park av (371).

JEROME AV, w s, 163 s 176th, 1-sty bk garage, 75x100, tar & gravel rf; \$35,000; (o) Meyer S. Ames, 7 E 42d; (a) Gross & Kleinberger, Bible House (397).

JEROME AV, e s, 179.25 n 177th, 1-sty bk garage, 50x246.34, tar & gravel rf; \$75,000; (o) Edel Realty Co., 1901 Walton av; (a) John E. Kerby, 4187 Park av (383).

MORRIS AV, e s, 125 s Field pl, 1-sty bk garage, 26.6x21.8, rubberoid rf; \$1,200; (o) F. Bruns, 2326 Morris av; (a) R. F. Knockenhauer, 603 Tremont av (403).

PARK AV, n w c 184th, 1-sty bk garage, 90.13 x153, slag rf; \$60,000; (o) Maurice Miller, 935 Intervale av; (a) Geo. E. Strehan, 112 W 42d (396).

ROEBLING AV, s s, 350 e Mayflower av, 1-sty fr garage, 25x20, slag rf; \$1,200; (o) A. E. Carlson, on prem; (a) A. A. McDonald, 127 W 128th (386).

VALENTINE AV, e s, 126.46 n 184th, 1-sty t. c. garage, 18x22, tar rf; \$1,000; (o) Benj. Weinrant Realty Co., 4187 3 av; (a) Wm. Shary, 22 E 17th (411).

WEBSTER AV, e s, 49.11 n 189th, 3-sty stn garage, 100x157, slag rf; \$150,000; (o) Fordham Plaza Auto Co., Inc., Vincent A. J. Cagliostro, 1856 Bath av, Bklyn, Pres; (a) Chas. S. Clark, 441 Tremont av (395).

WHITLOCK AV, w s, 150.75 s Barretto, 1-sty bk garage, 18x17.6, tar & gravel rf; \$1,600; (o) Morris Robinson, 967 Whitlock av; (a) T. S. Robinson, 546 E 182d (385).

MISCELLANEOUS

ODELL ST, s s, 230 w Straling av, 1-sty fr shop, 24½x20, plastic slate rf; \$15,000; (o) Chas. Bernhard, 1346 Odell; (a) Robt. Glenn, 358 E 151st (406).

153D ST, s s, 375 w Courtlandt av, 1-sty bk shop, 25x60, slag rf; \$5,000; (o) Mary Essenswanger, 1318 Purdy; (a) Philip Bardes, 230 Grand (405).

176TH ST, n w c Park av, 1-sty bk storage & showroom, 69x60, 1-sty bk shed, 40x105.4, slag rf; \$25,000; (o) J. D. Johnson Co., Inc., J. D. Johnson, 54 Cliff, Pres.; (a) Moore & Landsiedel, 3 av & 148th (393).

Brooklyn.

CHURCHES.

SUYDAM ST, n w s, 275 e Central av, 1-sty bk church, 91x100; (o) Church of Our Lady of Pompei, 367 Clermont av; (a) Nicholas Seracino, 507 5 av, Manhattan (8376).

DWELLINGS.

LAKELAND PL, s w c Olive court, 1-sty fr 1 fam dwg, 29x21; \$5,000; (o) Realty Associates, 162 Remsen; (a) Slee & Bryson, 154 Montague (8510).

MILFORD ST, 511, e s, 280 n Lorraine av, 2-sty con 2 fam dwg, 20x45; \$5,000; (o) Jos. De Blas, 1094 Hegeman av; (a) Chas. H. Pfaff, 673 Eldert la (8274).

OLIVE COURT, s e c Ocean pl, 1-sty fr 1 fam dwg, 29x21; \$5,000; (o) same; (a) same (8511).

E 2D ST, 3002-16, s w c Ocean View av, 1-sty fr 1 fam dwg, 20x25; \$7,000; (o) same; (a) same (8255).

W 17TH ST, 2618-20, w s, 136 s Av Z, 1-sty fr 1 fam dwg, 17x33; \$5,000; (o) Angelo Marlo, 2615 W 18th; (a) Jos. J. Galizia, 2930 W 19th (8569).

W 35TH ST, 2937-39, e s, 300 s Mermaid av, 4-1-sty fr bungalows, 17x29; \$10,000; (o) Isidore Scheff, prem; (a) Ralph H. Segal, 56 W 46th, Manhattan (8402).

E 54TH ST, 299, e s, 340 n Snyder av, 2-sty fr 2 fam dwg, 16.6x32.6; \$6,000; (o) Henry Jensen, 37A Cooper; (a) Henry J. Nurick, 772 Bway (8423).

AV J, s s, 60 w E 10th, 2-sty fr 1 fam dwg, 24x37; \$9,000; (o) Wm. H. Barnes, 1203 Beverly rd (8250).

AV T, 1321, n s, 20 w E 14th, 2-sty fr 2 fam dwg, 16.4x60.4; \$8,000; (o) Chas. Ralselto, 1969 E 17th; (a) Chas. G. Wessel, 1399 E 17th (8262).

KINGS HIGHWAY, 416-22, s s, 24.6 s Kings pl, 3-2-sty fr 1 fam dwg, 17x35; \$30,000; (o) Fred B. Kistler, 19 Kings pl; (a) Thos. Bennett, 7826 5 av (8233).

KINGS HIGHWAY, s e c Kings pl, 2-sty fr 1 fam dwg, 17x35; \$10,000; (o) same; (a) same (8234).

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OCEAN VIEW AV, 120-32, s w c E 2d, 4-2½-sty fr 1 fam dwgs, 18x36; \$36,000; (o) Tony D'Esposito, 2859 W 31st; (a) Jos. J. Galizia, 2930 W 19th (S254).

16TH AV, 2418-28, n w c 85th, 5-2-sty fr 1 fam dwgs, 16x37; \$25,000; (o) Cropsy & Mitchell, Bay 35th & Cropsy av; (a) Jas. A. MacDonald, 1630 Surf av (8551).

FACTORIES AND WAREHOUSES.

CARROLL ST, 455-57, n s, 200 w 3 av, 2-sty bk warehouse, 40x100; \$10,000; (o) Vincenzo Portora, 494 President; (a) W. J. Conway, 400 Union (8449).

STABLES AND GARAGES.

GOLD ST, 137-85, e s Prospect & Cornell's alley, 1-sty bk garage, 100x173.10; \$60,000; (o) S. & R. Holding Co., 175 Bay 29th; (a) W. G. McGrath & F. Kelly, 16 Court (8282).

LOGAN ST, 232-34, w s, 142.3 n Atlantic av, 1-sty bk garage, 100x150; \$45,000; (o) Logan Garage, Inc., 773 Howard av; (a) Edw. M. Adelson, 1778 Pitkin av (8537).

LOMBARDY ST, 40-46, s s, 76 w Morgan av, 1-sty bk garage, 99x138.9; \$7,500; (o) Crescenzo Semmelli, 28 Conseyea; (a) Gustav Erda, 826 Manhattan av (8382).

CHURCH AV, 1818-1912, s s, 168.6 w Ocean av, 1-sty bk garage, 244x313.10; \$200,000; (o) Emanuel Lieberman, 758 Ocean av; (a) McCarthy & Kelly, 16 Court (8283).

53D ST, 1113-71, n s, 100 w 12 av, 20-1-sty conc garages; \$14,000; (o) Levy Bros, 189 Montague; (a) Arthur G. Carlson, 226 Henry (8270).

MYRTLE AV, 1105-23, n s, 50 e Lewis av, 1-sty bk garage, 250x100; \$80,000; (o) Thrift Home Providing Corp., 1416 Lincoln pl; (a) S. Millman & Son, 26 Court (8562).

TROY AV, 351-61, s e c Carroll, 1-sty bk garage, 140x120; \$50,000; (o) Interborough Iron & Steel Co., 1627 Union; (a) Herman A. Weinstein, 370 Fulton (8501).

STORES, OFFICES AND LOFTS.

13TH AV, 4502, s w c 45th, 1-sty bk str., 30.1x 60; \$15,000; (o) Morris Bienenstock, 1501 52d; (a) M. A. Cantor, 373 Fulton (8460).

13TH AV, 4506, w s, 30.2 s 45th, 1-sty bk str., 30x60; \$15,000; (o) same; (a) same (8461).

CONL ISLAND AV, 769-71, e s, 187.7 s Cortelyou rd, 2-sty bk str & office, 40x72; \$5,000; (o) Thos. Purcell, 217 E 74th, Manhattan; (a) Jas. A. Boyle, 367 Fulton (8268).

STORES AND DWELLINGS.

4TH AV, 4421, e s, 20.2 n 45th, 3-sty bk str & 2 fam dwg, 25x90; \$35,000; (o) Henry Knippenberg, 4423 4 av; (a) Voss & Lauritzen, 65 DeKalb av (8463).

MISCELLANEOUS.

NEPTUNE AV, 1-9, n w c E 14th, 1-sty bk auto repair shop, 45x104; \$7,000; (o) Frank A. Vellanti, 115 Beaumont; (a) Geo. A. Elliott, 8 Walton (8434).

SHEEPSHEAD BAY RD, s s, bounded by right of way L. I. R. R., 1-sty fr exhibit booth, 30x25; \$5,000; (o) Brighton Beach Park Assn. (8287).

Queens.

CHURCHES.

L. I. CITY.—Jamaica av, s e c 11 av, 3-sty bk tnt, 25x48, slag rf, 2 families, gas, steam heat; \$15,000; (o) Dr. Chas. Rabinowitz, 532 Jamaica av, L. I. City (8385).

DWELLINGS.

BEECHURST.—Washington ter, w s, 230 n Cryders la, 2-sty fr dwg, 24x34, shingle rf, 1 family, gas, steam heat; \$7,000; (o) Hermine Pease, 243 W 34th, Manhattan (3394).

BEECHURST.—30th st, n s, 280 e 15 av, 2-sty fr dwg, 18x32, shingle rf, 1 family, gas, steam heat; \$4,500; (o) & a) Peter Grotz, 29 E 17th, Beechurst (3438).

CORONA.—Alburtis av, e s, 75 s Darvall, 2-2-sty bk dwgs, 20x52, shingle rf, 1 family, gas, steam heat; \$25,000; (o) Benjamin Lustgarten, 130 Kingsland av, Corona; (a) A. DeBlasi, 94 East Jackson av, Corona (3449-50).

CORONA.—Havemeyer st, s s, 125 w Tieman av, 2-sty fr dwg, 20x48, tin rf, 2 families, gas, steam heat; \$4,800; (o) Jos. LoCastro, 133 Strong, Corona; (a) C. L. Varrone, 166 Corona av, Corona (3464).

CORONA.—Edson st, n s, 275 e Alburtis av, 2-sty bk dwg, 21x54, tin rf, 2 families, gas, steam heat; \$6,000; (o) Frank Greco, 130 Kingsland av, Corona; (a) C. L. Varrone, 166 Corona av, Corona (3471).

CORONA.—Kingsland av, n s, 250 w 51st, 1-sty bk dwg, 22x25, shingle rf, 1 family, gas; \$2,000; (o) Giuseppe Riccardo, Strong st, Corona; (a) C. L. Varrone, Corona av, Corona (3469).

CORONA.—Fillmore av, n s, 25 w 45th, 2½-sty fr dwg, 16x38, shingle rf, 1 family, gas; \$3,800; (o) Farrell Bros., 32 West Jackson av, Corona; (a) C. L. Varrone, Corona av, Corona (3468).

CORONA.—Lurting st, n s, 100 e 51st, 2-2-sty bk dwgs, 18x46, tin rf, 2 families, gas; \$7,000; (o) Mary I. Iaricci, Vine st, Corona; (a) C. L. Varrone, 166 Corona av, Corona (3465).

CORONA.—Van Doren st, s e c 51st, 1-sty fr dwg, 22x18, tin rf, 1 family, gas; \$1,800; (o) M. Blum, Van Doren st, Corona; (a) C. L. Varrone, 166 Corona av, Corona (3466).

CORONA.—Junction av, e s, 100 s Fillmore av, 2-sty fr dwg, 16x38, shingle rf, 1 family, gas, steam heat; \$5,000; (o) James Callan, 180 Junction av, Corona; (a) Chas. J. Stidolph, 15 Ivy, Elmhurst (3418).

ELMHURST.—22d st, w s, 339 s Woodside av, 2-2-sty fr dwgs, 22x50, shingle rf, 2 families, gas, steam heat; \$14,000; (o) A. Barrymore, Broadway, Elmhurst; (a) Chas. J. Stidolph, 15 Ivy, Elmhurst (3419-20).

ELMHURST.—Maurice av, s e c Hanover, 2½-sty fr dwg, 32x38, shingle rf, 1 family, gas, steam heat; \$7,000; two buildings; (o) & a) Andrew Nelson, 80 Warner av, Elmhurst (3473).

EVERGREEN.—Armand pl, s s, 67 e Cypress av, 2-2-sty fr dwgs, 18x55, slag rf, 2 families, gas; \$12,000; (o) Henrietta McFaul, 205 Cooper av, Evergreen; (a) Wm. Von Feude, 2188 Metropolitan av, Middle Village (3475).

FLUSHING.—Jamaica av, w s, 450 s Quarrelsome la, 1-sty bk dwg, 22x36, shingle rf, 1 family, gas; \$2,300; (o) Eugene Vandeverg, Jamaica av, Flushing; (a) C. L. Varrone, 166 Corona av, Corona (3467).

FOREST H.—EAST.—Union turnpike, n s, 200 w Veigh rd, 2-2½-sty fr dwgs, 36x50, shingle rf, 2 families, gas, steam heat; \$10,000; (o) & a) Jos Negren, 8 E 23d, Manhattan (3400).

FOREST HILLS.—Jewel st, s e c Seminole av, 2½-sty bk dwg, 37x25, tile rf, 1 family, elec, steam heat; \$16,000; (o) P. D. Wright, 33 W 33d, Manhattan; (a) John E. Nitchie, 602 World Bldg, Manhattan (3452).

GLENDALE.—Martin av, e s, 250 s Myrtle av, 2-sty fr dwg, 18x32, shingle rf, 1 family, gas; \$4,500; (o) Johanna Gebert, 136 Lafayette av, Glendale; (a) Chas. H. Pfaff, 673 Eldert la, Bklyn (3472).

JAMAICA.—Warwick av, s s, 160 w Dayton pl, 2-sty fr dwg, 22x55, shingle rf, 2 families, gas, steam heat; \$15,000; (o) Mrs. G. Acker, 1854 Myrtle av, Ridgewood; (a) Kalich & Sulks, 7922 21st, Bklyn (3442).

L. I. CITY.—Lawrence st, w s, 180 s Ditmars av, 2-2-sty bk dwgs, 20x35, tin rf, steam heat, elec; \$110,000; (o) Rickert Brown Realty Co., 52 Vanderbilt av, Manhattan; (a) Phillip Resnyk, 131 W 39th, Manhattan (3288).

L. I. CITY.—Burroughs av, n s, 59 s Hull av, 2-sty bk dwg, 19x55, slag rf, 2 families, gas; \$8,000; (o) M. J. Irwin, 19 Hulst, L. I. City; (a) Baker & Koester, 9 Jackson av, L. I. City (3403).

MORRIS PARK.—Metropolis av, n w c Nebraska av, 2-sty fr dwg, 20x36, shingle rf, 1 family, gas; \$5,600; (o) Henry Wade, 33 Swaney, Richmond Hill; (a) Ernest Dennis, 241 Schenck av, Bklyn (3287).

RICHMOND HILL.—Newton rd, e s, 200 s Hillside av, 1½-sty fr dwg, 24x40, shingle rf, 1 family, gas, steam heat; \$6,000; (o) Mary Winzinger, Merrick rd & Oak st, Jamaica; (a) Amos Robins, 230 Fulton, Jamaica (3431).

RICHMOND HILL.—108th st, e s, 241 n Atlantic av, 2-sty fr dwg, 16x39, shingle rf, 1 family, gas, steam heat; \$8,500; (o) Thomas D. Lofton, 9135 108th, Richmond Hill; (a) Geo. E. Crane, 114th st, Richmond Hill (3279).

RICHMOND HILL.—Liberty av, s s, 109th to 110th, 10-2-sty fr dwgs, 20x55, slag rf, 2 families, gas, steam heat; \$70,000; (o) Ring Gibson Co., 776 Fresh Pond rd, Ridgewood; (a) Geo. E. Crane, Richmond Hill (3285).

RICHMOND HILL.—Myrtle av, n e c Ahland, 2½-sty fr dwg, 28x25, shingle rf, 1 family, elec, steam heat \$8,500; (o) J. J. Lewin, 41 Warren, Manhattan; (a) Geo. E. Crane, Richmond Hill (3455).

RIDGEWOOD.—Woodbine st, n s, n w c Traffic st, 4-2-sty bk dwgs, 20x50, slag rf, 2 families, gas; \$48,000; & 3 garages, 18x18; \$4,500; (o) Stier & Bauer, Inc., 651 Fresh Pond rd, Ridgewood (a) Louis Berger Co., 1696 Myrtle av, Ridgewood (3426-27-28-29-30).

ST. ALBANS.—Central av, n w c Fern, 2½-sty fr dwg, 41x30, shingle rf, 1 family, elec, steam heat; \$15,000; (o) E. H. Brown, St. Albans; (a) E. H. Tabor, St. Albans (3414).

ST. ALBANS.—Fern st, e s, 120 s Tremont, 2½-sty fr dwg, 34x23, shingle rf, 1 family, elec, steam heat \$18,000; (o) & a) E. H. Brown, St. Albans (3470).

ST. ALBANS.—Tremont st, n w c Fern, 2½-sty fr dwg, 34x23, shingle rf, 1 family, gas, steam heat; \$16,000; (o) & a) E. H. Brown, St. Albans (3484).

ST. ALBANS.—Garden st, n w c Rutland, 2½-sty fr dwg, 36x30, shingle rf, 1 family, gas, steam heat; (o) E. H. Brown, St. Albans; (a) H. T. Jeffrey, Jr., Butler Bldg, Jamaica (3415).

SOUTH OZONE PARK.—Victoria av, n w c Pacific av, 2-sty fr dwg, 20x40, gravel rf, 2 families, gas; \$4,200; (o) Antonia Merola, 280 Columbia Bklyn; (a) Jos. Monda, 3940 Jerome av, Woodhaven (3277).

WINFIELD.—Meyers av, w s, 125 s Grout av, 2½-sty fr dwg, 16x37, shingle rf, 1 family, gas, steam heat; \$4,000; (o) Rud H. Simons, 22 Meyers av, Winfield; (a) Wm. F. Rebel, 677 Evergreen av, Bklyn (3463).

WOODHAVEN.—93d st, w s, 79 s 107th, 3-2-sty fr dwgs, 16x38, shingle rf, 1 family, gas, steam heat; \$18,000; (o) Eiermann Bros., 99 Williams, Jamaica; (a) Charles Infanger & Son, 2634 Atlantic av, Bklyn (3405-6-7).

WOODHAVEN.—Bigelow av, w s, 225 n Jerome av, 2-sty fr dwg, 20x55, shingle rf, 1 family, gas, steam heat; \$6,200; (o) Antonia Ammeista, prem (3417).

FACTORIES AND WAREHOUSES.
COLLEGE POINT.—3d av, s e c 5th, 4-sty bk factory, 249x54, slag rf, steam heat; \$200,000; (o) American Hard Rubber Co., Mercer st, Manhattan; (a) Walter Kidde Co., 140 Cedar, Manhattan (3479).

EAST WILLIAMSBURG.—Metropolitan av, Grand st & L. I. R. R. 1-sty bk factory, 382x87, slag rf, steam heat; \$65,000; (o) Wm. Wrigley, Jr., Chicago, Ill.; (a) Barney Ashlers Constr. Corp., 110 W 40th, Manhattan (3477).

RICHMOND HILL.—Gould st, w s, 409 n Metropolitan av, 2-sty bk factory, 60x88, gravel rf, steam heat; \$25,000; (o) Richard M. Kraus, 230 W 17th, Manhattan; (a) C. Bauer, 788 Metropolitan av, Bklyn (3432).

STABLES AND GARAGES.
FOREST HILLS.—Gown st, n s, 250 w Colonial av, fr garage; \$1,000; (o) A. Piske, prem (3401).

JAMAICA.—Amherst av, n e c Victoria st, fr garage, 17x20; \$1,000; (o) Frank L. Ray, prem (3284).

L. I. CITY.—8th av, e s, 240 n Pierce av, 1-sty bk garage, 50x100, slag rf, steam heat; \$30,000; (o) Edw. W. Fitzpatrick, 244 Jackson av, L. I. City; (a) R. L. Lukowsky, Astoria, L. I. (3435).

L. I. CITY.—Jamaica av, s e c 11 av, 1-sty bk garage, 19x18; \$1,000; (o) Dr. Chas. Rabinowitz, 532 Jamaica av, L. I. City (3486).

L. I. CITY.—16th st, e s, 148 n Bway, 1-sty bk garage, 20x48, slag rf; \$2,200; (o) Wm. Loehr, prem (3457).

RIDGEWOOD.—Cypress Hills rd, n w c Van Cortlandt av, fr garage, 24x40; \$1,400; (o) Phillip Dietz Coal Co., prem (3478).

MISCELLANEOUS.
OZONE PARK.—Baldwin av, n e c Field av, 1-sty fr shop, 18x20, gravel rf; \$1,500; (o) M. & M. Ludwik, 281 Vermont av, Bklyn (3461).

PLANS FILED FOR ALTERATIONS

Manhattan.

DYCKMAN ST, 168-170, convert stable into garage, 2-sty bk bldg; \$30,000; (o) Michael A. Hoffman, 321 Convent av; (a) M. Jos. Harrison, World Bldg (2086).

JOHN ST, 60, new ext, 1-sty ad on 4-sty bk offices; \$20,000; (o) Geo. R. Branson, 95 William; (a) T. R. Rinehart, 60 John (2084).

WASHINGTON ST, 77-79, new elevator shaft, stairs, enclosure, front, 2 sty add, entrance hall, entrance in 5-sty bk lofts; \$20,000; (o) Greek Syrian Co., 50 Washington; (a) Wm. Koppe, 935 Intervale av (2081).

12TH ST, 44 W, new partitions, closets, plumbing fixtures, stairs, skylight, ext, window, &c, in 4-sty bk studios & dwg; \$10,200; (o) Sam H. Stone, 135 Bway; (a) Paul C. Hunter, 191 9 av (2075).

34TH ST, 1 W, new pent house, walls on 12-sty bk office bldg; \$18,000; (o) Dee Realty Corp., 1 W 34th; (a) McKim, Mead & White, 101 Park av (1994).

50TH ST, 600 W, remove windows, new 2-sty ext on 3-sty f. p. bakery; \$30,000; (o) Horn & Hardart Co., 600 W 5th; (a) F. P. Platt & Bros., 680 5 av (2090).

55TH ST, 150-152 W, new stairs, openings, beams, toilet rooms, partitions, doors, windows in 3-sty bk offices; \$12,000; (o) Carter Bros., Inc., 1 W 64th; (a) Wm. S. Gregory, 40 W 32d (2003).

65TH ST, 242-244 E, remove posts, girders, new posts, girders, elevator shaft, walls, skylight, f. p. doors in 2-sty bk garage; \$10,000; (o) Ferdinand Reinart, 182 Washington; (a) Bloodgood & Sugarman, 17 E 49th (2135).

80TH ST, 16 E, new ext on 4-sty bk dwg; \$10,000; (o) Albert H. Stursberg, 16 E 80th; (a) Irving C. Miller, 101 Park av (2120).

98TH ST, 172 W, rearrange partitions, new walls, plumbing in 5-sty bk dwg; \$15,000; (o) Simon L. Brosier, 66 Ft. Washington av; (a) Zipkes, Wolff & Kudroff, 432 4 av (1999).

11TH ST, 62 E, MADISON AV, 1665, remove partitions, fire-escapes, new partitions, chimneys, dumbwaiter, fire-escapes in 5-sty bk str & tnt; \$15,000; (o) Anna Reichard, 945 E 181st; (a) David S. Lang, 110 W 34th (2082).

126TH ST, 211 E, remove partitions, floor, windows, new bath rooms, partitions, fixtures, doors, floors, windows in 3-sty bk garage & offices; \$10,000; (o) John Gruber, 211 E 126th; (a) M. Jos. Harrison, World Bldg (2087).

129TH ST, 160-164 W, remove walls, new ext, columns, girders in 5-sty bk church & dwg; \$50,000; (o) Baptist Temple, 160 W 129th; (a) Wm. A. Hewlett, 129 W 27th (2066).

BROADWAY, 2, new pent house, stair ext, widen doorway in 5-sty bk str & offices; \$125,000; (o) N Y Prod Exch, 2 Bway; (a) Wm B Tubby, 81 Fulton (1879).

BROADWAY, 1458-1460, remove partitions, wall, new partitions, ext, wall, beams, skylight, roofing in 3-sty bk str & lofts; \$9,500; (o) Marx & Moses Ottinger & Isabella & Max Kohn, 20 E 70th; (a) B H & C N Whinston, 2 Columbus Circle (1863).

BROADWAY, 2343-2345, 81ST ST, 251 W, remove walls, new lintels, columns, partitions, lower floor in 7-sty bk str & dwg; \$75,000; (o) Euclid Holding Co., 350 Bway; (a) Saml. Boudin, 50 Northern av (2098).

CENTRAL PARK, ws of 5th av, at 82d, new piers, coping in 2-sty f.p. art museum; \$8,000; (o) City of N. Y.; (a) McKim, Mead & White, 101 Park av (1710).

GREENWICH AV, 9, remove ext, new ext in 4-sty bk store & dwg; \$1,200; (o) Celestine Aleisi, 41 W 8th; (a) Anthony Vandrascio, 64 Washington Sq S (1784).

LENOX AV, 300-306, remove walls, new walls; partitions, floor, beams, show windows in 4-sty 125TH ST, 81 W, piers, columns, girders, stairs, bk stores & offices; \$50,000; (o) Alicia Realty Corp., 120 Bway; (a) Morris Schwartz, 1400 Bway (1757).

LENOX AV, 492-94, remove walls, str front, new columns, beams, str fronts, partitions, toilets in 1-sty bk stores; \$2,000; (o) Alexander Jay Bruen, 19 E 83; (a) L E Denslow, 44 W 18th (1666).

LExINGTON AV, 668, remove partitions, windows, stoop, new store, columns, guides in 4-sty bk store & tnt; \$3,000; (o) Mary Dooley, 224 West End av; (a) Wm Shary, 22 E 17th (1713).

LExINGTON AV, 463, raise floors, rearrange partitions, new ext, fixtures, elev in 5-sty bk store, offices & apt; \$10,000; (o) Cora Anhalt Ferguson, 2 Pinehurst av; (a) M. Jos. Harrison, World Bldg (1803).

LExINGTON AV, 691, new stair enclosure, elev & dumbwaiter shaft in 5-sty bk hospital; \$9,000; (o) Hewitt Realty Co., 50 Church; (a) Beineix & Snyder, 101 Park av (1789).

MADISON AV, 987, new toilets, bathrooms in 8-sty bk tnt; \$7,700; (o) Jacob Lippman, 46 E 80th; (a) Herbert Lippman, 126 E 59th (1701).

MADISON AV, 531, remove partitions, wall, new 2-sty ext, elev shaft, f.p. windows & doors;

\$15,000; (o) Harriet S. Hollister & Allen W. Shelton, 521 Madison av; (a) Adolph E. Nast, 56 W 45th (1761).

MADISON AV, 453, remove trunk lift, partitions, new elev & enclosure, flooring, partition, doors in 4-sty bk dwg; \$25,000; (o) Mrs. Elizabeth M. Reid, 451 Madison av; (a) Raymond M. Hood, 7 W 42d (1735).

MADISON AV, 799, remove wall, rearrange partitions, new ext, front in 4-sty bk str, offices & dwg; \$6,000; (o) Anna Raiser, c F Barry, 646 Madison av; (a) Gronenberg & Leuchtag, 303 5 av (1841).

MADISON AV, 667, remove lockers, screens, partitions, new toilets, lockers, ext, f. p. stairs, steps, rooms, baths, vent ducts, floors in 10-sty bk hotel; \$125,000; (o) Fredk. Haberman Trust, 667 Madison av; (a) Christian Francis Rosborg, 111 E 40th (1886).

PARK AV, 799, rearrange partitions, new chimney flues in 4-sty bk dwg; \$15,000; (o) John E. Berwind, 102 E 39th; (a) Walter Lund, 101 Park av (2119).

RIVERSIDE DRIVE, 153, new bath rooms, partitions in 5-sty bk dwg; \$4,750; (o) Melville B Fuller, 153 Riverside drive; (a) C B Brun, 228 W 34th (1677).

ST. NICHOLAS AV, 809, rearrange floors, reconstruct shaft, new bath rooms in 5-sty bk tnt; \$5,000; (o) Rose Meryash, 533 W 156th; (a) Springstein & Goldhammer, 32 Union Sq (1726).

VANDERBILT AV, 52, new f. p. window, openings in 20-sty bk office; \$5,000; (o) Vanderbilt Concourse Corp., 52 Vanderbilt av; (a) Adolph E Nast, 56 W 45th (1665).

WEST END AV, 215, remove stairs, horse run, new floor, beams, stairs, partitions, openings in 5-sty bk stable & lofts; \$1,000; (o) Henry Phillips, 1989 Bway; (a) Frank Hausle, 81 E 125th (1846).

1ST AV, 845, new ext on 5-sty bk str & tnt; \$1,000; (o) Jos Miller, 845 1 av; (a) Otto Spannhake, 116 Nassau (1831).

2D AV, 67, remove beams, stairs, ext, new beams, windows, ext, elev, stairs in 4-sty bk store & lofts; \$30,000; (o) J Walter Lyone, Granville, N Y; (a) F A Rooke, 15 E 40th (1729).

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5TH AV, 429, new elevator shaft, elevator in 4-sty bk store, show rooms, & offices; \$4,000; (o) Henry Bergh, care Columbia Bank, 507 5 av; (a) A D Anstey, 102 W 20th (1669).

5TH AV, 814, new ext, front, top sty, change interiors in 4½-sty bk dwg; \$100,000; (o) Edmund L Baylies, 14 E 46th; (a) Mott B Schmidt, 14 E 46th (1820).

5TH AV, 253, new ext, floors, doors, raise floors in 5-sty bk str, offices & showrooms; \$60,000; (o) Abram I. Kaplan, 56 Pine; (a) Kaufman & Levine, 56 Pine (1898).

6TH AV, 392, remove stairs, partitions, new stair ext, toilets, show windows, partitions in 3-sty bk str & offices; \$5,000; (o) Chas Schmidt, 392 6 av; (a) Saml Carver, 110 W 34th (1827).

7TH AV, 255, remove partitions, new fire escapes, vent ducts in 4-sty bk tnt & str; \$2,500; (o) South Rlty Corp, Inc, 255 7 av; (a) Irving Margon, 355 E 149 (1854).

7TH AV, 344, remove str front, new str front, partitions in 4-sty bk stores & lofts; \$2,000; (o) Morris Tartarsky, 344 7 Av; (a) Jack Fein, 211 Snediker av, Bklyn (1675).

7TH AV, 259, remove wall, new ext, wall, stairs, partitions, plumbing in 4-sty bk store & show rooms in 4-sty bk stores & show rooms; \$10,000; (o) Oscar & Carl Oestreicher, 1409 Bway; (a) John H Knubel, 305 W 43d (1706).

7TH AV & 123d st, n e c, re-arrange apts, new bath rooms, stairs, shafts in 7-sty bk str & tnt; \$40,000; (o) Harlan Constr Co, 600 W 181st; (a) Springstern & Goldhammer, 32 Union Sq (1727).

7TH AV, 2313, remove stoop, front, partitions, new beams, columns, str front in 4-sty bk store & dwg; \$8,000; (o) Miss Alice G. Banks, 200 W 131st; (a) Verner W. Tandy, 1931 Bway (1626)

7TH AV, 229-231-233, convert 3 bldgs into 1, remove wall, stairs, lower beams, change windows, new wall, stairs, ext, plumbing, partitions in 3-4-sty bk str & lofts; \$30,000; (o) The Tower Holding Corp., Inc., 130 W 25th; (a) Irving Margon, 355 E 149th (824).

7TH AV, 257, remove partitions, walls, show windows, new ext, stairs, wall, show windows in 4-sty bk str & show rooms; \$15,000; (o) Ben Corn, 267 7 av; (a) Max Keindal, 81 E 125th (809).

7TH AV, 307-9, new stair enclosure, partitions, toilets, fire-escapes in 5-sty bk mfg. & offices; \$7,500; (o) Geasag Realty Co., Inc., 35 Nassau; (a) Geo. Nordham, 18 W 34th (1322).

7TH AV, 322-4, lower beams, remove wall, new show windows, stairway, toilets, stores in 3-sty bk stores & lofts; \$10,000; (o) N. Y. Life Insurance Co., 52 Wall; (a) John B. Snook Sons, 261 Bway (1890).

7TH AV, 582, remove wall, new columns, girders, str front, window openings, stairway, partitions, beams, plumbing in 4-sty bk str & lofts; \$7,000; (o) Chas., Joseph, Agnes Early, 33 Park av; (a) John H. Knubel, 305 W 43d (1492).

7TH AV, 462-4, remove partitions, fixtures, wall, new walls, stairway, toilets, str fronts, bulkhead in 5-sty bk str & offices; \$10,000; (o) Paul & Daniel Daly, 254 W 76th; (a) Seelig & Finkelstein, 26 Court, Bklyn (1890).

8TH AV, 731, remove wall, new partitions in 4-sty bk store, office & dwg; \$9,500; (o) Capper Realty Co., care of Irving Katz, 15 Wall; (a) S. W. Katz & Geo. & Edw. Blum, 505 6th av (1582).

8TH AV, 503, remove partitions, front, new toilets, front, stairs, skylights in 4-sty bk store & offices; \$7,000; (o) 8th Av & 53d St Realty Co., 859 8th av; (a) J. Arthur Herbert, 347 5th av (1401).

8TH AV, 724, remove columns, new str front, wall, etc. in 4-sty bk store, offices & dwg; \$5,000; (o) James Moore, 216 W 46th; (a) B. Robert Swartburg, 103 Park av (1457).

8TH AV, 411, rearrange partitions, removed stairs, columns, new shaft, openings, show windows, girders, columns in 4-sty bk dwg; \$5,000; (o) Emily Grace Brakel, Cross Rivers, Westchester, N. Y., Mary C. Wall, 319 W 30th, Lillian B. Mead, Cross Rivers, Westchester, N. Y., Erma G. Newman, Middletown, Conn (1369).

8TH AV, 911-927, remove partitions, new partitions, construct str, apts in 7-4-sty bk str & apts; \$25,000; (o) Edw. Margolies, 19 E 33d; (a) Herbt. J. Krapp, 116 E 16th (1213).

8TH AV, 486, remove partitions, new partitions, repairs in 4-sty bk str & dwg; \$5,000; (o) Sophie E Poundt, 415 Ft Washington av; (a) B W Berger & Son, 121 Bible House (1880).

8TH AV, 738, remove wall, partitions, new beams, wall, partitions in 4-sty bk str & dwg; \$3,000; (o) Henrietta C Moody, 377 Clinton av, Bklyn; (a) Anastasios Catsanos, 101 Park av (1867).

9TH AV, 29-35, new f. p. stair enclosure, doors, screens, partitions in 12-sty bk factory; \$10,000; (o) Vincent Astor, 23 W 26th; (a) Everts Tracy, 18 W 34th (1035).

9TH AV, 29-35, new f. p. stairs, floor, repairs, f. p. doors, screen, plumbing, heating in 12-sty bk factory; \$25,000; (o) Vincent Astor, 23 W 26th; (a) Everts Tracy, 18 W 34th (1488).

10TH AV, c 56th st, remove stairs, partitions, fire-escape, str fronts, new stairs in 5-sty bk str & dwg; \$15,000; (o) Baltimore Realty Co., 840 10 av; (a) Arthur G. Carlson, Harrison G. Wiseman, 226 Henry, Bklyn (1314).

TREDGOLD PAVILION, e s of Randall's Island, opp ft of E 125th, remove columns, girders, stair, sash, frames, new partitions, stairs, sash, frames, door, wall, beam in 3-ty bk dormitory; \$30,000; (o) City of N. Y., Dept Public Welfare; (a) Cha B Meyers, 1 Union Sq W (2041).

N E END OF RANDALL'S ISLAND, opp ft of E 125th st, No. 54, remove posts, girders, partitions, windows, piers, girders, steps, f. p. stairs in 3-sty bk dwg; \$26,000; (o) City of N. Y., Dept. of Public Welfare; (a) Chas. B. Meyers, 1 Union Sq W (1889).

WILLIARD PARKER HOSPITAL, n s of E 16th st, 356 e of Av C, new fire-escapes, doors, exit signs, stairs in 6-sty bk laboratory bldg; \$50,000; (o) City of N. Y., Dept of Health; (a) Wm. E. Austin, 46 W 24th (2019).

Bronx.

ADAMS ST, 1722, move & 1-sty fr ext, 24.2x10, to 1-sty fr church; \$6,000; (o) Evangelisch Luthische St. Luke's Kirche, Rev. Walter Rhode, on prem, trustee; (a) Moore & Landsiedel, 3 av & 148th (350).

KELLY ST, e s, 83.92 s 167th, 1-sty fr ext, 25x26, & new plumbing to 1-sty fr synagogue; \$5,000; (o) Cong. Metzsoch Isreal, 1076 Kelly; (a) Irving Margon, 355 E 149th (340).

TIMPSON PL, 531-33, 1-sty bk & str ext, 50x 105, to 2-sty bk garage; \$20,000; (o) Bagot Realty Co., W. H. D. North, 539 Timpon pl, Pres.; (a) Dunnigan & Crumby, 394 E 150th (358).

148TH ST, 298, 1-sty bk built upon 1-sty ext of 2-sty bk shop; \$6,000; (o) Fredk. W. Sterus, 278 E 144th; (a) B. Ebeling, 2400 Westchester av (341).

161ST ST, 780, 3-1-sty fr exts, 21x15, 21x35.8, & new show windows to 3-sty fr dwg, str & garage; \$4,500; (o) Elizabeth Bartoli, on prem; (a) M. W. Del Gaudio, 160 W 45th (339).

ARTHUR AV, 2322, 1-sty fr ext, 19x30, new partitions, new rf to 1-sty fr dwg; \$3,000; (o)

Jos. Chivico, on prem; (a) Jos. Ziccardi, 3360 Cruger av (343).

BARNES AV, 4010, raise to grade new partitions to 2-sty fr dwg; \$3,000; (o & a) Edw. Volz, on prem (357).

CARPENTER AV, 603, new doors, windows, plumbing & new partitions to 3-sty fr dwg; \$3,500; (o) Agatha Ramonde, 1043 E 216th; (a) A. J. De Pace, 3617 White Plains av (363).

LAFONTAINE AV, 2058, 1-sty bk ext, 50x100, to 1-sty bk garage; \$10,000; (o) S. & P. Bldg. Co., Saverio Scalzo, 3011 Barnes av, Pres.; (a) Lucian Pisciotta, 3011 Barnes av (355)

PARKER AV, 1662, 1-sty or fr built upon 2-sty fr dwg & str; \$4,000; (o) Carmine Yanoro, on prem; (a) Jos. Ziccardo, 3360 Cruger av (348).

WESTCHESTER AV, s w c Castle Hill av, new str fronts & new partitions to three 1, 2 & 3-sty fr str & dwgs; \$20,000; (o) A. Humphel's Sons, 161st & 3 av; (a) Dunnigan & Crumby, 394 E 150th (359).

3D AV, 3560, 1-sty of bk built upon 1-sty bk storage & garage; \$4,500; (o) David Mayer Brew. Co., on prem; (a) Max Hausle, 3307 3 av (349).

Brooklyn.

GRAND ST, 644, s s, 160 e Leonard, int alts to 3-sty bk str & 3 fam dwg; \$2,500; (o) Louis Lipshitz, prem; (a) Edw. M. Adelson, 1178 Pitkin av (8538)

HALL ST, 39, e s, 135.3 n Park av, plumbing in 2-8-sty bk factories; \$9,000; (o) Mergenthaler Linotype Co., 44 Ryerson; (a) owner (8292).

HALL ST, 45, e s, 93.3 n Park av, plumbing in 1-sty bk factory; \$1,500; (o) Mergenthaler Linotype Co., 44 Ryerson (8294).

HEWES ST, 274, s s, 189.8 w Harrison av, int alts to 3-sty bk 2 fam dwg; \$1,000; (o) Joe Finer, 157 Keap; (a) Henry M. Entlich, 413 S 5th (8464).

JAY ST, 318-24, s w c Johnson, int alts to 4-sty bk 7 fam tnt; \$7,000; (o) John S. Bennett, 367 Fulton; (a) Jas. A. Boyle, 367 Fulton (8561).

JEWELL ST, 90-106, s e c Meserole av, ext to 5-sty bk factory; \$40,000; (a) Artistic Dyeing Co., prem; (a) Murray Klein, 116 Grove (8439).

PALMETTO ST, 13, n s, 120 e Bway, ext to 3½-sty bk 1 fam dwg; \$2,000; (o) Geo. Stebins, prem; (a) Jas. A. Bennett, 367 Fulton (8468).

POWERS ST, 175-77, n s, 100 e Graham av, int alts to 3-sty bk stable & factory; \$10,000; (o) Columbia Mantel Co., 274 Leonard; (a) Helme & Corbett, 190 Montague (8236).

ROSS ST, 38, s s, 161.7 e Kent av, underpin warehouse; \$2,200; (o) Joseph Ruter, 137 Atlantic av; (a) S. Gardstein, 26 Court (8564).

RYERSON ST, 38, w s, 173.11 n Park av, plumbing in 7-sty bk factory; \$35,000; (o) Mergenthaler Linotype Co., 44 Ryerson (8291).

RYERSON ST, 60, n w c Park av, plumbing in 8-sty con factory; \$1,500; (o) Mergenthaler Linotype Co., 44 Ryerson (8293).

RYERSON ST, 28, w s, 316.11 n Park av, plumbing in 5-sty bk boiler room; \$1,500; (o) Mergenthaler Linotype Co., 44 Ryerson (8295).

SIGOURNEY ST, 5-7, n s, 42 Otsego, int alts to 1-sty bk shipping room; \$6,000; (o) Keystone Varnish Co., 71 Otsego; (a) John E. Nitchie, 602 World Bldg (8486).

SMITH ST, 22, w s, 75 n Livingston, int alts to 4-sty bk str & hotel; \$1,000; (o) James Mallon & Son, 20 Smith; (a) Jas. A. Boyle, 367 Fulton (8540).

UNION ST, 920-22, s s, 91.7 w Prospect Park West, int alts to 6-sty bk bldg; \$5,000; (o) John B. Slee, 154 Montague; (a) Slee & Bryson, 154 Montague (8213).

E 17TH ST, 1963-65, e s, 240 n Av T, increase height 2½-sty con factory; \$2,500; (o) Chas. Rossello, prem; (a) Chas. G. Wessels, 1399 E 4th (8154).

19TH ST, 78, s s, 375 w 3 av, ext to 2-sty bk garage & office; \$4,000; (o) Callan Bros., prem; (a) Boyland & Stahl, 4780 3 av, Bronx (7975).

W 32D ST, 2865, e s, 178.3 n Surf av, add sty to 1-sty fr 1 fam dwg; \$2,000; (o) Patk. Hamill, 14 Bridge rd; (o) Gilbert I. Prowler, 1959 Homecrest av (8532).

E 24TH ST, 641, e s, 117.6 n Newkirk av, ext to 1-sty fr 1 fam dwg; \$1,200; (o) Mrs. Elizabeth M. Robinson, prem; (a) Robt. T. Schaefer, 1526 Flatbush av (8266).

56TH ST, 1214-18, s s, 100 e 12 av, ext to 2½-sty fr 2 fam dwg; \$1,400; (o) Isador Farber, 1336 41st; (a) Chas. Dreschel, 69 Johnson (8239).

83D ST, 916-20, 106.5 e 7 av, int alts to 1-sty fr 1 fam dwg; \$2,000; (o) Charlotta Wandell, 918 83d; (a) J. C. Wandell, 825 4 av (8506).

E 89TH ST, 736-44, w s, 255.10 n Flatlands av, ext to 1-sty fr 1 fam dwg; \$2,000; (o) Robt. Sauerman, 1180 E 93d; (a) Max Cohn, 189 Grand (7965).

SAME PREM, int alts to 1-sty fr 1 fam dwg; \$1,500; (o) same; (a) same (7966).

97TH ST, 45-53, n s, 60 w Ft. Hamilton av, rf on 2-sty fr 1 fam dwg; \$1,000; (o) Bridget Maher, 9540 Ft. Hamilton av; (a) Olaf B. Almgren, 230 95th (8057).

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AV K, 1724, s w c E 18th, remove rf & int alts to 2-sty fr 1 fam dwg; \$7,500; (o) Louis Tutman, 841 E 9th; (a) Chas. Goodman, 373 Fulton (8499).

BEDFORD AV, 362, n w c S 4th, str front on 3-sty fr 2 str & 2 fam dwg; \$5,000; (o) I. Skilowitz; (a) Abraham Gleich, 203 E 13th, Manhattan (8201).

BEDFORD AV, 638, w s, 60 n Penn, int alts to 3-sty bk 2 fam dwg; \$1,000; (o) Louis Spiegel, 520 W 44th, Manhattan; (a) Hy. M. Entlich, 413 S 5th (8466).

BUSHWICK AV, 403, s e c Varet, int alts to 3-sty fr str & 2 fam dwg; \$5,000; (o) David Rockover, prem; (a) Glucroft & Glucroft, 729 Flushing av (8058).

BROADWAY, 1135, e s, 140.1 n Kosciusko, int alts to 4-sty bk factory, str & 2 fam; \$5,000; (o) Nathan Newman, prem; (a) Shampian & Shampian, 50 Court (8146).

BROADWAY, 786, ss, 125 e Summer av, ext to 3-sty bk str & 2 fam dwg; \$3,000; (o) Morris S. Davidson, 686 Lafayette av; (a) H- J. Nurick, 772 Bway (8263).

CHURCH AV, 2520-54, s w c Prospect, int & exterior alts to 2-sty bk school; \$15,000; (o) Monsignor Wood, prem; (a) Geo. M. Craigen Co., 637 Mansfield pl (8508).

CLARKSON AV, 333-69, n s, 309.1 1/2 e Nostrand av, ext to 1-sty bk power house; \$3,000; (o) Flatbush Gas Co., 176 Remsen; (a) owner (8098).

Queens.

ELMHURST.—Laurel Hill blvd, n s, opp 20th, ext, 14x26, on dwg, side; \$1,500; (o) Frederick C. Staebler, prem (1744).

GLENDALE.—Devoe pl, w s, 72 n Cooper av, ext, 20x13, dwg, rear, int alts; \$7,500; (o) Charles M. Moebino, 71 Cornelia, Bklyn; (a) Louis Berger & Co., 1696 Myrtle av, Ridgewood (1748).

MIDDLE VILLAGE.—Evelyn av, n s, 400 e Fresh Pond rd, 2-sty fr ext, 4x26, side dwg, int alts to provide for additional family; \$800; (o) John Urban, prem (1695).

OZONE PARK.—Belmont av, s e c Freedom av, 1 sty added to top dwg, int alt; \$1,500; (o) G. Rapisardi, prem; (a) J. Monda, Woodhaven (1518).

QUEENS.—Jericho turnpike, n e c Jackson av, ext, 14x18, dwg, rear; \$1,500; (o) Wm. Geiger, 1761 Brooklyn av, Bklyn; (a) Wm. Weigart, 45 W 34th, Manhattan (783).

QUEENS.—Elmwood pl, 15, ext to dwg; \$500; (o) Mrs. Eliz. Bollman, prem (1713).

RICHMOND HILL.—Jamaica av, 4034, elec sign on str; \$150; (o) Phill Coppola, prem (1718).

RICHMOND HILL.—114th st, w s, 190 s Liberty av, repairs to garage; \$300; (o) P. Wolff, prem (1714).

RICHMOND HILL.—Jamaica av, n s, 25 e Lefferts av, ext to dwg; \$250; (o) F. E. Smith, prem (1711).

RICHMOND HILL.—Cedar av, n w c 95 av, enlarge garage; \$250; (o) James R. Seal, prem; (1739).

RICHMOND HILL.—104th st, 8564, 1-sty fr ext, 15x12, rear dwg, tin roof; \$1,800; (o) Gustave Haase, prem (1482).

RICHMOND HILL.—91st av, 10234, 1-sty fr ext over present ext, 9x9, tin roof, dwg; \$1,000; (o) Herman Ballweg, prem (596).

RICHMOND HILL.—Sherman st, e s, 160 n Stewart av, int alts to shop; \$2,000; (o) John M. Doppel, prem (832).

RICHMOND HILL.—Jamaica av, s e c Church, 1-sty concrete ext, 7x47, rear bank & store, int alt; \$10,000; (o) Richmond Hill National Bank, premises; (a) G. E. Crane, Richmond Hill (1606).

RIDGEWOOD.—Seneca av, 808, repairs to tnt to provide for stores; \$1,000; (o) Nicola Pulaino, prem (1479).

RIDGEWOOD.—Woodward av, n e c Linden, 2-sty bk ext, 25x30, rear of dwg & clubhouse, tin rf, int alts; \$9,000; (o) Ruppel & Quinn, 404 Ralph, Ridgewood; (a) Henry C. Brucker, 2549 Myrtle av, Ridgewood (1185).

RIDGEWOOD.—Palmetto st, 1816, repairs to stable to provide for garage; \$2,000; (o) William Haug, premises; (a) A E Fischer, 373 Fulton, Bklyn (1314).

RIDGEWOOD.—Myrtle av, 1827, 1-sty bk ext, 20x36, rear store & dwg, tin rf, int alt; \$2,500; (o) Edward Samter, premises; (a) Brook & Sachlin, 26 Court, Bklyn (1367).

RIDGEWOOD.—Seneca av, 815, int alt, meeting room & dwg; \$1,450; (o) Cong Aqudas Isreal, Ridgewood, 1820 Myrtle av, Ridgewood; (a) L Berger Co, 1696 Myrtle av, Ridgewood (1370).

RIDGEWOOD.—L I R R, w s, 75 n Decatur, printing plant increased from 1 to 2-stys and used as studio; \$5,000; (o & a) Breckaway, Fitzhugh & Stewart, Inc., Decatur st & Irving av, Bklyn (1635).

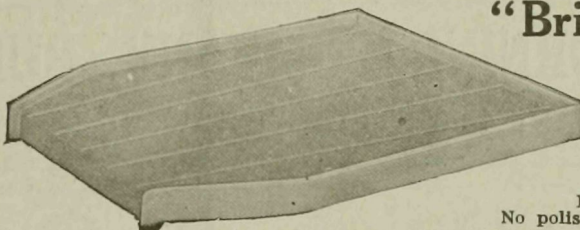
RIDGEWOOD.—Cornelia st, n s, 90 w Anthon av, ext, 31x90, garage, side; \$25,000; (o) Robert C. Weissmantel, 2311 Cornelia, Ridgewood; (a) Louis Berger & Co., 1696 Myrtle av, Ridgewood (1749).

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