

Real Estate Record and Builders Guide

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Advertising Index

Page

| | |
|------------------------------|-------------|
| A B See Electric Elevator. | 4th Cover |
| Abbey, Inc., W. B. | 4th Cover |
| Ackerly, Orville B., & Son | 78 |
| Adler, Ernest N. | 78 |
| Altmayer, Leon S. | 77 |
| American Bureau of R. E. | 78 |
| Ames & Co. | 77 |
| Amy & Co., A. V. | 77 |
| Anderson & Co., James S. | 68 |
| Armstrong, John | 78 |
| Aspromonte & Son, L. S. | 95 |
| Atlantic Terra Cotta Co. | 83 |
| Automatic Fire Alarm Co. | 88 |
| Bauer, Millbank & Molloy. | 2d Cover |
| Beale Co., Harry S. | 79 |
| Bechmann, A. G. | 78 |
| Benzing Co., Jos. H. | 94 |
| Birdsall, Daniel, & Co. | Front Cover |
| Boyd, James | 2d Cover |
| Boylan, John J. | 77 |
| Brown, Frederick | 2d Cover |
| Brown Co., J. Romaine. | Front Cover |
| Builders' Brick & Supply Co. | 4th Cover |
| Bulkley & Horton Co. | 78 |
| Busher Co., Eugene J. | 77 |
| Butler & Baldwin | 77 |
| C. H. Motors Co. | 86 |
| Cammann, Voorhees & Floyd. | 77 |
| Carpenter, Leonard J. | 77 |
| Chauncey Real Estate | 77 |
| City Investing Co. | 68 |
| City Mortgage Co. | 74 |
| Classified Advertisements | 79 |
| Cogley, Peter F. | 78 |
| Corning Co., Edward. | 4th Cover |
| Corwith Brothers | 81 |
| Coutoucas, Nicholas | 2d Cover |
| Cross & Brown | Front Cover |
| Cruikshank Co. | Front Cover |
| Cruikshank Sons, Wm. | Front Cover |
| Cudner R. E. Co. | 77 |
| Cushman & Wakefield. | Front Cover |
| Cutler & Co., Arthur. | 78 |
| Cutner, Harry B. | 77 |
| Davies, J. Clarence. | 81 |
| Day, Joseph P. | 77 |
| Dean & Co., W. E. | 2d Cover |
| Dike, O. D. & H. V. | 78 |
| Dillon & Wiley | 93 |
| Dowd, James A. | 78 |
| Duffy Co., J. P. | 90 |
| Duross Co. | 77 |
| Dwight, Archibald & Perry. | 77 |
| Electro Sun Co. | 92 |
| Elliman & Co., Douglas L. | 68 |
| Ely & Co., Horace S. | Front Cover |
| Empire Brick & Supply. | 4th Cover |
| English, J. B. | 77 |
| Feldblet-O'Donnell | 95 |
| Feuerbach, F. J. | 78 |
| Finch & Co., Chas. H. | 93 |
| Finegan, Austin | 77 |
| Fischer, J. Arthur | 77 |
| Fogarty, T. A. & J. J. | 78 |
| Fox & Co., Fredk. | 77 |
| Frank & Frank | 94 |
| Fuller Co., Geo. A. | 88 |
| Gates, Elmer | 77 |

TABLE OF CONTENTS.

| | |
|---|----|
| Editorials | 69 |
| Ten Years' Lease of Life for Madison Square Garden | 71 |
| Great Auction Sale of Eastchester Lots | 72 |
| Real Estate Review for the Current Week | 73 |
| Private Sales of the Week | 73 |
| Real Estate Notes | 80 |
| Statistical Table of the Week | 81 |
| Total Tax Exemption of Mortgage Income Necessary | 83 |
| Fewer Active Building Projects in Week of July 3 to 9 | 85 |
| Personal and Trade Notes | 85 |
| Trade and Technical Society Events | 85 |
| Building Material Markets | 86 |
| Current Building Operations | 86 |
| Contemplated Construction | 88 |
| Plans Filed for New Construction | 91 |

Advertising Index

Page

| | |
|-----------------------------------|-------------|
| New York Edison Co., The. | 89 |
| New York Title & Mortgage Co. | 68-74 |
| Niewenhous Bros., Inc. | 95 |
| Noyes & Co., Chas. F. | Front Cover |
| Ogden & Clarkson Corp. | 77 |
| O'Hara Bros. | 78 |
| O'Reilly & Dahn | 77 |
| Orr & Co., John C. | 93 |
| Payton, Jr., Co., Philip A. | 2d Cover |
| Pease & Elliman | Front Cover |
| Pfomm, F. & G. | Front Cover |
| Pomeroy Co., Inc., S. H. | 90 |
| Porter & Co. | Front Cover |
| Premier Paper Co. | 80 |
| Purdy & Co. | 92 |
| Rafalsky Co., Mark. | Front Cover |
| Read & Co., Geo. R. | Front Cover |
| Realty Associates | 81 |
| Realty Company of America | 68 |
| Richardson & Boynton Co. | 91 |
| Ritch, Wm. T. | 88 |
| Roman-Callman Co. | 79 |
| Ruland & Whiting. | Front Cover |
| Runk, George S. | 77 |
| Ryan, George J. | 77 |
| Sasse, Geo. W. | 78 |
| Schindler & Liebler | 78 |
| Schweibert, Henry | 78 |
| Scobie | 77 |
| Sherman Brokerage Co. | 2d Cover |
| Smith Co., Inc., E. C. | 84 |
| Smith, Malcolm E. | 78 |
| South Ferry Realty Co. | 68 |
| Spear & Co. | 68 |
| Spotts & Starr | 78 |
| Steinmetz, John A. | 78 |
| Stone, Junius H. | 87 |
| Straus & Co., S. W. | 81 |
| Talbot, Jacob J. | 78 |
| Thompson Co., A. G. | 2d Cover |
| Title Guarantee & Trust Co. | 2d Cover |
| Trageser Steam Copper Works | John |
| Tucker, Speyers & Co. | 77 |
| Tyng & Co., Stephen H., Jr. | 68 |
| Ullman | 78 |
| United Electric Light & Power Co. | 75 |
| Uris Iron & Steel Corp., Abe. | 90 |
| Van Valen, Chas. B. | 2d Cover |
| Vorndrans Sons, Christian. | 93 |
| Walsh, J. Irving | 77 |
| Watson Elevator Co., Inc. | 4th Cover |
| Weld & Suydam | 68 |
| Wells Architectural Iron Co. | 95 |
| Wells Sons, James N. | 77 |
| Welsch, S. Sons | 78 |
| Wheeler, G. C. & A. E. | 94 |
| Wheeler Realty Corp. | 78 |
| White Const. Co., Inc., The. | 76 |
| White & Sons, Wm. A. | 68 |
| Whiting & Co., Wm. H. | Front Cover |
| Winter, Benjamin | 2d Cover |
| Wood-Dolson Co. | Front Cover |
| Wyckoff, Walter C. | 77 |
| Zicha Marble Co., A. R. | 95 |
| Zittel & Sons, Fredk. | 77 |

Page

| | |
|----------------------------------|-------------|
| Gold, Louis | 80 |
| Goodstein, Harry | Title Page |
| Goodwin & Goodwin | 77 |
| Hecla Iron Works | 35 |
| Hess, M. & L., Inc. | Front Cover |
| Holmes Elec. Protective. | 4th Cover |
| Hydraulic Stone Corp. | 93 |
| Jackson, Daniel H. | Title Page |
| Kane Co., John P. | 4th Cover |
| Kerns Co., James F. | 78 |
| Kilpatrick, Wm. D. | 68 |
| Kinnear Mfg. Co. | 88 |
| Kloes, F. J. | 94 |
| Knap & Wasson Co. | 77 |
| Kohler, Chas. S., Inc. | 68 |
| Lackman, Otto | 78 |
| Land Improvement & Constn. Corp. | 79 |
| Lawrence Cement Co. | 4th Cover |
| Lawrence, Blake & Jewell. | 68 |
| Lawyers' Title & Trust Co. | 75 |
| Leaycraft & Co., J. Edgar | Front Cover |

Page

| | |
|------------------------------|------------|
| Leonard Sheet Metal Works. | 93 |
| Leist, Henry G. | 78 |
| Levers, Robert | 78 |
| Levin, Inc., Jacob & Morris. | 94 |
| Losere, L. G. | 78 |
| Mack Co., James C. | 90 |
| Manning & Trunk | 77 |
| Martin, Samuel H. | 77 |
| Maurer & Son, Henry. | 4th Cover |
| Maxwell, J. S. | 77 |
| May Co., Lewis H. | 77 |
| McInerney, John F. | 93 |
| McLaughlin, Thomas F. | 78 |
| McMahon, Joseph T. | 74 |
| Miller & Co., A. W. | 77 |
| Mississippi Wire Glass Co. | 92 |
| Moors, J. K. | 77 |
| Morgenthau, Jr., Co., M. | 79 |
| Nail & Parker | 68 |
| Nason Realty Co. | Title Page |
| National Electrical Lab. Co. | 80 |
| Nehring Bros. | 77 |
| News, Harvey B. | 2d Cover |

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E D I T O R I A L

Co-operative Building Projects

Some interesting views as to the merits of co-operative ownership of buildings are being brought out in the statements of realty leaders appearing in *The Record and Guide*. It is apparent that, as changing conditions pave the way for changing methods, the exigencies of the present day offer a good opportunity to test the co-operative idea.

Mr. George R. Read, a noteworthy pioneer in this field, frankly confesses that he has overcome the prejudice against the idea which his earlier experience caused him to harbor. Mr. Read expresses the belief that the co-operative movement, in office buildings downtown as well as in office buildings and apartment houses uptown, will solve a great economic question when properly handled. Mr. Read's qualifying words "when properly handled" might be construed by some as covering a good deal of mental reservation, but that construction hardly seems reasonable. What he means is that the co-operative plan, like any other business proposition, must be properly financed and intelligently managed if it is to succeed.

The same thought is expressed by Mr. Douglas L. Elliman when he warns against the mistake of not differentiating between sound and unsound investments of this character. He points out that millions of dollars have been invested in co-operative building enterprises by some of the cities most prominent bankers, attorneys, accountants and other professional men, not one of whom would have invested a single dollar in any sort of co-operative project unless he had first assured himself of the absolute safety of so investing, and of the advantage of purchasing on the co-operative plan instead of renting.

Presumably there are some unscrupulous promoters seeking through the present opportunity to reap a harvest at the expense of gullibles who can be drawn into the co-operative project without proper investigation. But the unscrupulous promoter and the guileless sucker we have always with us.

The discussion of the co-operative plan brings out clearly the fact that many advantages are to be gained through it if intelligent investors act through reputable real estate concerns in making their plunge into this new field.

To Prevent a Coal Famine

By concerted action of the Interstate Commerce Commission, the railroad officials, coal operators and distributors at an earlier period of the year than is usual when a coal shortage develops, it may reasonably be expected that the next winter will find sufficient supplies on hand to prevent shutdowns of factories and public utilities and the rationing of private consumers. Reliable figures show that the production of coal so far this year has been above the average and that if mining operations continue at the same rate for the balance of the year the total output will aggregate the third largest in the history of the country, the exceptional years being within the war period.

Transportation difficulties, chiefly the car shortage, are responsible for the coal shortage. But like the car shortage, which is largely a matter of greater demand for open and box cars than ever before existed, the coal shortage is relative. There is need of more and more coal for manufacturing, for lighting, for transportation purposes and for the heating of the increasing number of houses and offices. The mines, like the railroads, have not kept equipment up to the demands made upon them, to the detriment of public interests. Increased rates for freight and passenger service, and increased prices of coal to consumers have largely been eaten up by higher payments to labor for shorter hours of service. This has left railroads and mines without sufficient capital to work to advantage for greater transportation facilities or greater production of coal.

But there is beginning to exist a belief on the part of those engaged in solving these difficulties of the hour that the worst is over. Public utilities in this city have increased their stocks of coal and the railroads are perfecting arrangements to get more coal to those firms most in need. Having started early in the summer to effect a systematic handling of coal it is reasonable to believe that New York will have enough to supply all legitimate demands and at such times as to prevent a repetition of the partial famine of recent years.

Watched Half Century of City's Growth

By the death of Mr. Frederick Zittel the city loses one of its oldest and most prominent men. Long identified with the business of buying and selling real estate on a strictly brokerage basis, Mr. Zittel had rare opportunity for watching the growth of New York and the rapid rise in realty values as the city expanded northward. He was one of the first to recognize the possibilities of the section west of Central Park for residential purposes and was a pioneer in the development of the district which was the scene of most of his activities during a long and useful life.

Mr. Zittel entered the realty business on November 1, 1868. At that time New York City, as now constituted, had a population of less than 1,500,000, and Manhattan of less than a million. The effects of the War of the Rebellion were still in evidence, and Gen. Grant was elected President two days after Mr. Zittel became a real estate broker. In the intervening years he saw the population quadrupled in numbers, and the business and financial resources of the metropolis of the Western Hemisphere grow so great that today it is admittedly the most influential commercial and money center in the world, and rapidly recovering from the effects of a war infinitely more destructive than the one of 1860.

In all the great movements which helped to make New York the world's chief city Mr. Zittel took part actively or gave them his cordial support. He was the oldest member of the organization now known as the Real Estate Board

of New York and prominent in its councils and that of the New York Chamber of Commerce, and a member of finan-

cial institutions. He was a modest, unassuming but influential and enterprising member of the community.

Advantages of Conservative Cooperative Ownership

CONTINUATION of the discussion over the question of the value of co-operative ownership of apartment houses and offices was a feature of the past week. Douglas L. Elliman, of Douglas L. Elliman & Co., said:

"While I concur most heartily in any sincere criticism or effort made with the intention to warn the public against ill-conceived, unscrupulous and dishonest co-operative housing projects, I desire to express the opinion that Alderman Quinn, in his recent attack on co-operative housing, made the mistake of not differentiating between the sound and unsound investments of this character.

"While it is doubtless true, as Alderman Quinn stated, that some of the more recent co-operative promotions have been inaugurated with the intent to coerce the tenants into purchasing the property involved at an inflated valuation, it is quite as true that millions of dollars have been voluntarily invested in free and clear properties of this character by some of the city's most prominent bankers, attorneys, accountants and other prominent professional and business men, not one of whom would have invested a single dollar in any sort of co-operative project unless he had first assured himself of the absolute safety of the capital so invested, and of the advantage of purchasing on the co-operative plan as compared to renting.

"Alderman Quinn stated the case correctly when he said there was a certain element of danger in purchasing a share in an inflated equity over an unduly large, short-term mortgage.

"It is, of course, preferable, but not always possible, to erect co-operatively owned buildings without the aid of a mortgage loan. This is the practice that has been followed in the case of a number of the more prominent houses of this character in the Park avenue and Fifth avenue district. This same policy has been adopted in the construction of the new thirty-one story, co-operatively owned Park-Madison

group of office buildings, which will be erected just north of the Grand Central Terminal, and absolutely without the aid of a mortgage loan.

"This new building exemplifies the greater economy of co-operative ownership and the wisdom of purchasing an actual interest in a building, rather than accumulating a bundle of worthless rent receipts.

"The mere fact that a property to be sold on a co-operative basis carries a fair amount of its honest value on first bond and mortgage is not a good reason for placing that property in the category of those founded on dishonest and unscrupulous practices. Nevertheless, all such mortgages should run for a term of not less than ten years, and contain a clause providing for the gradual amortization of the loan.

"It is also advisable, in working out the details of a co-operative project, to place a conservative valuation upon the space, a sufficient percentage of which must be retained and rented to tenants in order to cover all the costs of operation, taxes, etc. The remaining portion of the rentable area can then be sold for an amount sufficient to cover the cost of building.

"The tenant owners, in order to decide for themselves the exact amount of rent their purchase represents, should charge themselves with 6 per cent. interest on the money invested, and set aside each year additional percentage of that amount to amortize the investment. By this method the premises purchased represent eventually not one cent of vested capital.

"At the present time, when the housing situation is acute and it is most difficult to obtain mortgage loans, it should be borne in mind that no property is too large or too costly for a syndicate of owners to handle, and that the mutual operation of property is no more uncertain of good financial results than a property purchased and operated by an individual, so long as the co-operative plan is conservatively based financially and receives the attention any business venture should receive."

Plan "California" Type Apartments for Riverside Drive

A WELCOME omen of improving conditions in the high class residential districts of the city, and a distinct sensation in the apartment building field, is the announcement just made by J. G. Stickley, president of the Pandora Realty Company, a syndicate of New York business men, with offices at 6 East 39th street, of the purchase of the plot at 584, 586 and 588 West End avenue, through Earle & Calhoun, agents, for the erection of a 14-story "California" type apartment house.

The site of the building is now occupied by three three-story and basement dwellings and the consideration is said to have been in excess of \$150,000, while the estimated cost of the structure is more than \$500,000. The structure, plans for which have been prepared by Warren & Wetmore, architects, will contain forty-seven apartments, of which seven will contain six rooms and two baths, being retained for the domicile of members of the syndicate financing the operation, and the rest of the building will contain forty-five room apartments on the "California" type.

The unique feature of the apartment house will be in the arrangement of the five-room apartments, to be leased to others than the syndicate members. Each of these will consist of a living room, dining room, kitchen, two dressing rooms and bath.

The adaptation of these apartments to the Western type of "condensation" will be brought about by utilization of the Stickley ball-bearing disappearing beds, which by day will occupy the space in the dressing rooms—open to air and light—and by night be drawn through oblong openings in the wall, with the lower "drawers" of the escritoire in the living room and the china closet in the dining room. Thus the

two large rooms of the apartment are transformed into commodious bedchambers, with the beds neither folding nor attached to the wall by screws or other devices.

During the daytime the two dressing rooms, each 5x9, besides containing the bodies of the beds, afford enough space for toilet purposes, resembling the "powdering rooms" of the eighteenth century. By night they are naturally more commodious and offer ample space for dressing and wardrobe. A large closet will be built into the wall from both the dining room and living, these two rooms approximating 15x18 each, while the kitchen, furnished with the most modern labor-saving and space-saving devices, will be 7.6x12.

The saving in housework, in this day of acute servant problems, is obvious, and the rapid cleansing possibilities of the plan will appeal to every housewife. The Stickley beds can be taken down at any time, in the manner of a sectional bookcase, cleaned and aired with perfect ease.

Another feature of the structure is that every apartment is a front one, facing the thoroughfare, every room has light and air, and the maximum of sunlight and ventilation are assured. There will be two passenger elevators in the building and a roof garden, or solarium, for winter and summer use by the tenants is also included in the plans. The material used will be Harvard brick and limestone. Ground will be broken and the new structure ready in 1921.

Heading the syndicate, the Pandora Realty Corporation, which is directing the construction of the building, is J. G. Stickley, chief executive of the Stickley Associated Cabinet Makers, president; Roy C. Monger, secretary, and C. E. Wilson, assistant general manager of the Worthington Pump and Machinery Company, treasurer.

REAL ESTATE SECTION

Ten Years' Lease of Life for Madison Square Garden

New York Life Insurance Company Turns Historic Building Over to G. S. Rickard,
Who Will Manage It for Sporting Events

THE great real estate market surprise of the season, if not of the year, was the leasing a few days ago, for a term of ten years, of Madison Square Garden to G. L. ("Tex") Rickard, prominent as a sport promoter. Real estate men, investors, operators and the general public were not looking for this turn in the Garden's future. The New York Life Insurance Company owns the property, which is assessed for taxation purposes at \$2,850,000, while its generally recognized fee value is approximately \$10,000,000. Consequently it was commonly believed that, in the light of the great commercial development and modern structural improvement in the neighborhood of Madison Square Garden, the famous old building itself, which has been the Mecca of those in New York on pleasure bent, would succumb to the inroads of trade and be superseded by an immense mercantile building. The site itself is tempting to a courageous investor and builder who fully understands the structural needs of the metropolis, while to a moneyed institution like the New York Life, uninfluenced by sentiment, it was thought it would not tie the Garden up to a long lease in the light of present-day opportunities, when choice Manhattan real estate, like the site of the Garden, is at a premium.

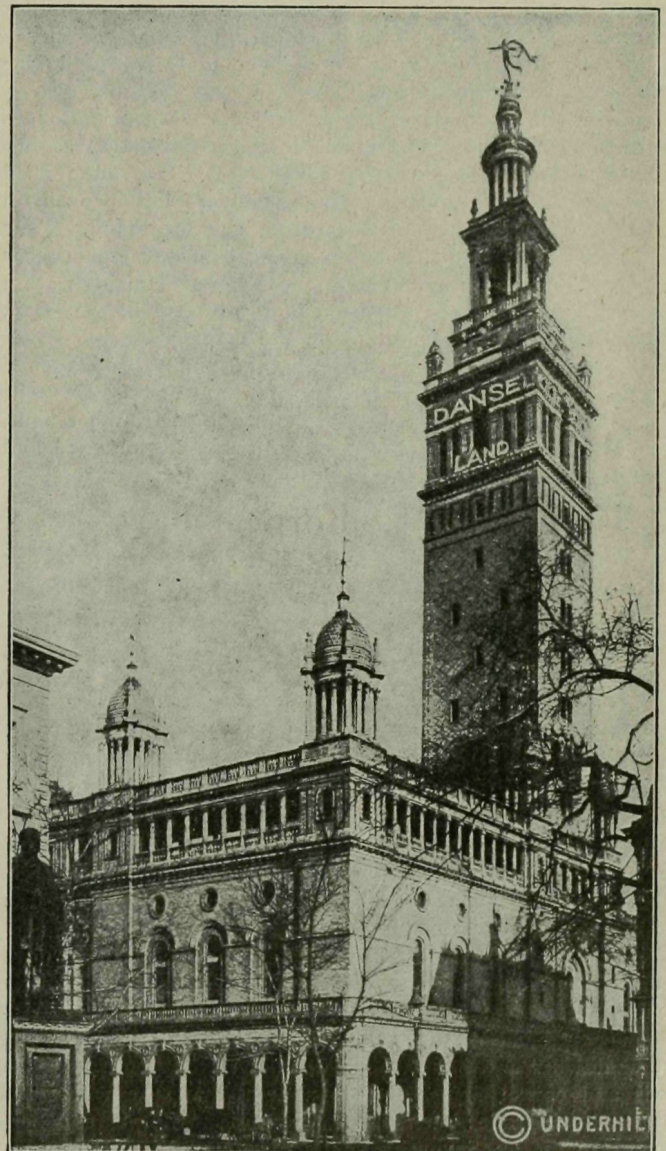
The New York Life Insurance Company will not announce the total rental value of the lease just made with Mr. Rickard, stating that it would rather let him talk about it. After several newspapers had guessed at the amount of the lease, Mr. Rickard merely said: "I am inclined to think that \$2,500,000 for the full term of ten years would be nearly accurate."

Real estate men acquainted with the movements of the New York Life Insurance Company in realty matters, as well as with the Garden's real estate history, are not inclined to believe that Mr. Rickard has a straight out-and-out lease at a definite figure for the term. They think that he may have an arrangement with the insurance company to run the property on a percentage basis and that the company will look after all the alterations planned for the property. They do not think that it would pay Mr. Rickard to handle the proposition any other way and they believe that it would also be more advantageous for the New York Life Insurance Company. They point out that Paris Singer, with strong financial backing, took the Garden some years ago on a definite form of lease and that the results were not satisfactory to any one concerned. Real estate professionals declare that the story rests on the conditions of the lease, which they do not expect to see recorded unless necessity compels it. The reported rental of \$2,500,000 is only 2½ per cent. of the accredited value of the property, and the figure is considered infinitesimal for a ten-year term.

Erected in the early nineties after plans and design of the late Stanford White, Madison Square Garden succeeded the plain old brick Grand Central Station, of no architectural attractiveness, that stood on the site. The Garden covers a plot fronting 197.6 feet on both Madison and Fourth avenues and 425 feet on East 26th and East 27th streets. Its design is of the early Spanish period, while the graceful proportioned bronze figure of Diana which surmounts its tower is one of the famous productions of the sculptor Augustus St. Gaudens. New York would lose one of its chief pleasure assets if Madison Square Garden were razed, and it has

long been proposed that the city itself should acquire the Garden and look after the leasing of it on the same principle that it leases various properties of the municipality.

If the Garden had given way to a huge commercial building there is every likelihood that numerous smaller commercial buildings would soon follow in the neighborhood. Although Fourth avenue and Madison avenue have changed materially



MADISON SQUARE GARDEN.

in structural appearance during the last decade and the Garden has been quite well surrounded with mercantile and office buildings, there is not the density to the commercial population roundabout that there is in the Grand Central Station zone.

Only two blocks away from the Garden a large office build-
(Continued on page 72)

Great Auction Disposal Sale of Eastchester Lots

Joseph P. Day Conducts Successful Mid-Summer Sale of Tract Long Held by Realty Company at Aggregate Price of \$356,843

AS the bell in St. Paul's Church struck 6 o'clock Thursday Joseph P. Day finished one of the most remarkable auction lot sales held in New York City for many years. The property sold was offered for the account of the Eastchester Company, and Harvard University is the gainer through the will of the late Lawrence E. Sexton, who willed his one-seventh interest in the company to this educational institution. The total obtained for the entire tract was \$356,843. This clearly showed that there is a strong demand for vacant property in New York City. The buyers procured distinct bargains and should reap the reward of their foresight in attending and buying at this auction sale.

It is striking that these lots could have been disposed of in two days, especially so when it is considered that located twice the distance from the White Plains subway, as the Burke Relief Foundation lots recently sold. Within three weeks three thousand lots have passed from two ownerships into the hands of about 1,999 investors, and what was up to recently "dead" property has now become "alive" and ripe for immediate improvement.

Gun Hill road and Eastchester road lots were most in demand, though corners and inside lots on thoroughfares immediate adjacent were eagerly sought. Mr. Day announced from the stand that many of the lots were unimproved, in fact that streets were not cut through in probably 75 per cent. of the tract, and that other physical improvements were lacking. Through a number of the lots ran streams of water; this was brought to the attention of the buyers by Mr. Day, who pointed out this condition on the map.

The southeast corner of Gun Hill road and Wilson avenue was the first lot offered yesterday afternoon and was bought by Charles E. Mill for \$600. Abraham Schwartz, the tenant, acquired the dwelling at the corner of Eastchester road and Hammersley avenue, together with six lots, for \$6,825.

Gun Hill road, southwest corner of Young avenue, went for \$600, and inside lots in the south side of Gun Hill road, near Young avenue, brought \$375 each. The southeast corner of Gun Hill road and Young avenue was disposed of for

\$550 and the southwest corner of Gun Hill road and Fish avenue brought \$550.

Eastchester road lots, between Deyo and Burke avenues, sold for \$475 each, and the northeast corner of Gun Hill road and Fish avenue brought \$1,000. From \$275 to \$350 was obtained for lots in the west side of Fish avenue, between Sexton place and Young avenue. The trapazoid plot at Young avenue, Sexton place and Adeo avenue brought \$250.

Mr. Day said "the sale was remarkable in many ways, but strikingly so in view of the fact that it was held on the hottest days of the dull summer market. Furthermore, over 75 per cent. of the property is in its virgin condition, without out penny spent for cutting through streets or other physical improvement. A large number of the lots were covered with water from streams running through the property. The Eastchester tract just sold is about twice the distance from the five-cent subway as the Burke Foundation property recently auctioned, so this can be classed as a remarkably successful sale.

Mr. Day further said that he believes the 500 purchasers are to be congratulated on taking advantage of this mid-summer sale, and in his best judgment it will be a profitable investment for them, irrespective of the physical condition of the property, as the Burke and Eastchester sales will open up about 3,000 lots that have been closely held in two large ownerships.

Emery L. Ferris, secretary of the company and a member of the firm of Anderson & Anderson, attorneys, stated that he was gratified with the results of the sale and that he and his associates feared there would not be sufficient buying power to absorb this number of lots. Mr. Day's results agreeably surprised them on this score.

Langdon C. Marvin, of Emmett, Marvin & Roosevelt, attorneys for Harvard University, stated after the sale on behalf of Harvard that he was most pleased with the results, as this will give the educational institution a considerable amount of money, which would follow out the wishes of the late Lawrence E. Sexton.

Ten Year's Lease of Life For Madison Square Garden

(Continued from page 71)

ing is being erected on the site of the Madison Avenue Presbyterian Church, at the north corner of Madison avenue and East 24th street. This church edifice, too, was designed by White, and it succeeded an older edifice of the same congregation that stood on the site of the Metropolitan Tower, on the corner below. After about a decade the new church makes way for business and is merged with the old First Presbyterian Church on Fifth avenue.

The most notable commercial building near the Garden now is a 12-story one, covering the east block front of Fourth avenue, from East 27th to East 28th street, 200x185. This building anticipated the coming into Fourth avenue from farther downtown of the wholesale silk, cotton goods, woolen goods and carpet firms, and, to a degree, of the wholesale cloak and suit trade; but the latter is now showing a tendency to migrate to the Seventh avenue district, where numerous large new buildings have attracted it. Other and new lines of trade are coming into the Madison Square district. There are many alterations planned and many others have been carried out to old dwellings in the numbered streets from Twenty-third to Thirty-second street, from Fifth avenue to Lexington avenue, with the result that Third avenue no longer seems so remote as it did in the past. The latter marks the easterly boundary of the commercial expansion in the Madison Square district.

Directly opposite the Garden, at 379 Fourth avenue, an old five-story building has been remodeled for commercial purposes. There is no large, modern improvement in Fourth avenue directly opposite the Garden, although it is understood that when building and labor conditions improve Fourth avenue north of East 23d street will be built solidly with new buildings. Being a subway thoroughfare, Fourth avenue must necessarily change further in structural character. Just south of the Garden, at 348-350 Fourth avenue, near East 25th street, are two old four-story buildings, while only four old dwellings remain on the 25th street block, between Fourth and Madison avenues.

It is timely to recall the fact that when the courthouse of the Appellate Division of the Supreme Court was built, at Madison avenue and Twenty-fifth street, twenty odd years ago, it was surrounded by private dwellings, whereas now immense office and mercantile buildings obscure it somewhat.

On the Madison avenue corner south of the Garden is the dignified old home of the Manhattan Club, covering a plot 49.4x175. It is understood that trade will yet commandeer this site for its purposes. There is only one private dwelling remaining on this Madison avenue block.

Loft and floor rentals, as well as office space in this district are steadily increasing. And all new leases are at the rate of from \$4 to \$6 a square foot, which is double the sum provided for in old leases.

Review of Real Estate Market for the Current Week

West End Avenue Property Was a Marked Feature of the Week's Business, While General Dealing in the Greater City Was Good

FOR a midsummer's week the one just ended was a brisk one for real estate throughout the greater city. Not only did Manhattan show strong in the running, but Brooklyn, the Bronx and Queens demonstrated that investors are interested in them more than usual for this season of the year. Both the Bronx and Queens disposed of big industrial sites, as well as numerous one and two family houses. The Bronx also attracted numerous investors in good-sized apartment houses.

West End avenue, Manhattan, loomed strong this week, when one of its largest apartment houses changed hands, a vacant plot there was sold for improvement with a big apartment house, and a fine corner dwelling was bought. Amid all the movement of population to new centers, the upper West Side retains its popularity as a place of first-class residence. The large apartment house in the avenue that was sold was built four years ago by Sumner Gerard, a brother of the recent Ambassador to Germany.

The lower East Side figured prominently in the week's real estate doings by the sale of a group of tenement properties, while the sale of numerous garages and sites for garages was an important factor in the total of the week's business. Properties in poorer parts that for a long time were an investment problem for their owners have become valuable for garage purposes. There were numerous such properties in Yorkville, Harlem and along both riverfronts.

Another notable transaction of the week was the sale by the Pinkney estate of a plot of seventeen lots in West Harlem, reported in our news columns. The seller at one time, along with the Watts family, owned about one-third of Harlem. It is not so many years ago that Miss Mary G. Pinkney died in a stately old homestead in West Harlem, well advanced in years. The house stood in a square block of ground and it was the last reminder that the northern part of the city was once rural. Apartment houses now cover the block. The Pinkney estate still has valuable Harlem holdings.

Conspicuous in the trading of the week was the sale of many dwellings in Harlem, Washington Heights and the upper West Side. The sale of medium-sized apartment houses, too, was frequent.

A healthy market condition was apparent in the lower West Side, where several good properties were bought for reimpovement with commercial buildings. The utility of the Seventh avenue rapid transit route to this section becomes more and more apparent.

Many important leases were effected during the week and all of them represented increased rental power for the properties affected. Notably is this true in the insurance district, downtown, where new high records have been established. Every piece of property on John street, from Dutch to Gold street, has been taken over by leasehold, lease or purchase by insurance interests.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded, in Manhattan this week was 125, as against 120 last week and 100 a year ago. The number of sales south of 59th street was 55, as compared with 50 last week and 36 a year ago.

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

From the Bronx 32 sales at private contract were reported, as against 24 last week and 45 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 81.

Some Notable Mortgage Loans.

IN the period from January 1 to June 30, 1920, Hughes & Hammond placed mortgage loans amounting to \$12,472,500.

Some of the more important loans were: \$4,500,000 with the Prudential Insurance Co. of America on the new 30-story office building at the southwest corner of Fifth avenue and 57th street; \$3,000,000 with the National City Co. on the 20-story building at 2 Rector street; \$725,000 share in mortgage of \$900,000 on the 11-story business building at 1 and 3 South William street; \$550,000 on the southwest corner of Madison avenue and 40th street; \$250,000 on the new 9-story apartment house at 115 and 117 East 82d street; \$250,000 on the 5-story building at 309 and 311 Fifth avenue, and \$215,000 on the 6-story building at the northeast corner of Fort Washington avenue and 183d street.

Real Estate Tennis Tournament.

THE annual tennis tournament of the Real Estate Board of New York will begin on Thursday, July 22, at the West Side Tennis Club at Forest Hills, L. I. Playing will start promptly at 10 o'clock A. M. It is open to all classes of membership and their office associates.

The events are one class in singles and one class in doubles. Entries may be for either one, but not for both. Consolation singles and doubles will be played in the afternoon, to include all losers of first matches in singles and doubles. The entry fee is \$2.00. Luncheon may be obtained at the clubhouse on the grounds.

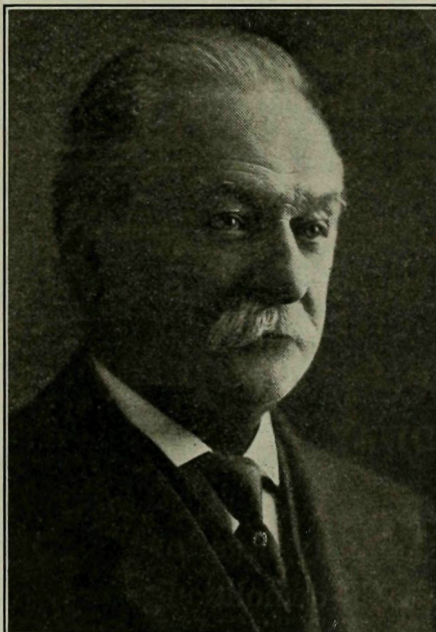
Entries will close on Monday, July 19. In case of rain, the tournament will take place on Friday, July 23.

Bond St. Corner Changes Hands.

Mildred E. Hanks sold to the 19 Bond Street Corporation 19 Bond street, a 5-story loft and store building, on a plot 37.6x114.8, at the southwest corner of Lafayette street.

Frederick Zittel.

LONG prominent in the real estate brokerage business and in the management of real estate in Manhattan, Frederick Zittel died last Wednesday at Spring Lake, N. J. He was 86 years old on May 5 last. He had been retired from the active management of his business for about a decade, although his advice and counsel about property values was often sought until the last. Notable among Mr. Zittel's clients was



FREDERICK ZITTEL.

the late Levi P. Morton. Mr. Zittel for many years managed not only the Morton Building in Nassau street for the late diplomat and financier, but also numerous other real estate investments of his as well.

Mr. Zittel was born in Buffalo, N. Y., the son of a farmer of the same name. After acquiring his education he came to New York City at the age of 17 and became a grocery clerk in a typical old fashioned grocery store kept by William Geary at a corner of Third avenue and Eighteenth street. Three years later he bought an interest in the business and subsequently

sold that to embark in business entirely on his own account. At that time New York extended no further north than Fifty-ninth street and even most of that was a remote and inaccessible section. He was among those who foresaw the future of Harlem and of Yorkville, the upper West Side at that time being away from the trend of growth.

On November 1, 1868, Mr. Zittel went into the real estate business with a friend named Waldron under the firm name of Waldron & Zittel, with an office at Third avenue and East Thirty-second street; and, he later established a branch north of Fifty-ninth street. They anticipated the coming of the Third avenue elevated railroad. After a period of years Mr. Zittel ran the real estate business alone.

After participating in the big real estate movement of Yorkville and Harlem in the late seventies and early eighties, Mr. Zittel, 32 years ago, calculated that the Upper West Side had a great future awaiting it, especially after Riverside Drive was laid out and the elevated lines of that side of the city were planned. He soon established headquarters there and from that time to the day of his death, practically, he was a powerful influence in the development, improvement and growth of the upper West Side. He was identified with some of its largest real estate transactions; and he saw it grow into the compact part of the city it is now. He was considered a prodigy in real estate appraisal.

As he passed middle life Mr. Zittel took into partnership with him two of his sons, Edwin E. and Frank M. Zittel, and they have been the active managers of the business in recent years established by the deceased. The firm has never speculated in real estate. Mr. Zittel had an extensive country estate at Greenwich, Conn., where he spent most of his time in late years. On November 1, 1918, Mr. Zittel celebrated his fiftieth year as a real estate broker and manager.

The deceased was a member of the Real Estate Board of New York, a member of the New York Chamber of Commerce, a trustee of the Dry Dock Savings Institution, a director of the Fifth National Bank and of the New York Plate Glass Insurance Company. He is survived by his wife, a daughter and three sons.

The Netherlands Co-operative.

A syndicate of tenants of The Netherlands apartment house, 340 to 346 West 86th st, have incorporated, at Albany, the Netherlands Holding Corporation to take over the property, it being a 12-story structure, on a plot 100x102.2, adjoining the southeast corner of Riverside drive. Russell R. Kittell is president of the company. The reported price is close to \$800,000.

In the Pennsylvania Zone.

The National Railway Publication Co., of 30 Vesey street, bought from Robert Guinet, of Lyons, France, the Library Bureau Building, a

12-story structure, 100x131, at 424 to 438 West 33d st, overlooking the Pennsylvania Railroad tunnel cut. The deal was negotiated by William H. Whiting & Co. Walter C. Wyckoff represented Mr. Guinet.

The property was purchased by the father of the present seller in 1914 from the McKeon Realty Co. soon after its completion by Edward J. Larkin, the builder, who also put up the Printers' Craft Building. The property was valued at \$750,000 and was covered with a mortgage of \$375,000. William H. Whiting & Co. will manage the building for the new owners.

Co-operative Buying Continues.

Alonzo B. Kigh sold, to the tenants, 4232 to 4238 Broadway and 660 West 180th st, at the southeast corner of the two streets, a 6-sty elevator apartment house with stores, on a plot 102.1x107.4½x100x127.10 and known as the Swampscoot; also, to the tenants, 4240 to 4246

Broadway, at the northeast corner of West 180th st, a 6-sty elevator apartment house with stores on a plot 122x105x119.6x90.6, known as the Brockton. The mortgages have been arranged to run permanently until paid off from the earnings of the properties.

A syndicate of tenants bought from the Charles Development Co., Max Cohen, president, the southeast corner of Broadway and West 141st st, a 7-sty elevator apartment house with stores, on a plot 99.11x70; also, a syndicate of tenants bought from the same seller the adjoining 6-sty elevator apartment house 572-574 West 141st st, on a plot 50x99.11, and known as the Highmount. Jules Nehring was the broker.

Investors Buy West Side Corner.

Dicks-David Co., dealers in dyestuffs, bought through William A. White & Sons from Margaret E. Callaghan 17-19 North Moore street, at the northwest corner of Varick street, an old 4-story building, on a plot 44.2½x75. The same firm bought through the same brokers 23 North Moore street, a vacant lot, 21.8½x75. They also own 21 North Moore street, giving them a total plottage of 87.9½x75. The buyers will erect on the site a modern building for their own use.

Demand for 42d Street Lofts.

Sidney L. Warsawer sold for Marion Klinker to William Birns, Inc., 449 to 453 West 42d st, a 6-sty loft building, on a plot 60x100.5. The purchaser will occupy the entire building for its own business, which is the rental of properties to motion picture studios, upon the expiration of the present lease. This building has been occupied since it's completion by Park & Tilford, as a candy factory and warehouse, and was held at \$225,000.

Millblanche Realty Co. sold through Sidney L. Warsawer to Christopher A. Dovas, a phonograph and piano merchant, 334 West 42d st, a

5-sty loft building, on a lot 25x98.9. He will remodel the building for his own uses.

Mrs. Morgenthau Buys Extensively.

Mrs. M. Morgenthau, Jr., who recently purchased 135 East 64th st and 844 to 846 Lexington av, at the northwest corner of those thoroughfares, for her permanent home, has purchased the four adjoining dwellings to 854 Lexington av, each on a lot 16.8x80. These houses are 6 stories high, the lowest floor being level with the yard, and the first floor level with Lexington av. They are a portion of the Beekman Estate property, which was sold last spring by the estate and were recently sold at auction. Mrs. Morgenthau bought these houses to protect the neighborhood and to prevent stores from coming into this block adjoining her new home. She will offer the houses for resale to desirable neighbors. The M. Morgenthau, Jr., Co., represented Mrs. Morgenthau.

Apartments for West End Avenue.

A syndicate headed by R. S. Monger bought from Frank D. Lyman the vacant plot, 60x100, at 584 to 588 West End av, 2 doors north of the northeast corner of 88th st. It will improve the same with a California type of apartment house, with built-in and disappearing beds and other space-saving devices.

Associated with Mr. Monger in the syndicate is J. G. Stickley, of the Stickley Associated Cabinet Makers and C. E. Wilson, assistant general manager of the Worthington Pump and Machinery Co.

Sale in Grand Central Zone.

Cushman & Wakefield, Inc., resold for Henry Mandel 12-14 East 46th st, an 8-sty business building, on a plot 50x100.5, to a syndicate, for investment. The building, which is opposite the Ritz-Carlton, was purchased by a Mr. Randel a short time ago from Livingston Phelps. The property was held at \$550,000.

Sheffield Farms Co. Enlarges Plot.

Bernard Smyth & Sons sold for the estate of Charles H. Reed to the Sheffield Farms Co. the vacant plot, 127x150, on the south side of Manhattan st—now known as West 125th st—156.6 feet west of Broadway. The plot immediately adjoins the depot and milk station of the Sheffield Farms Co., and it is its intention to improve its plant and enlarge its depot. This will give it a combined plot of 318x150. It has been the policy of Loton Horton, president of the company, to locate all its buildings on prominent thoroughfares.

Pinkney Estate Sells Large Plot.

Through Charles Griffith and Eugene Moses & Co. the estate of Mary G. Pinkney sold to Mandelbaum & Lewine a vacant plot of irregular depth, totalling 17 lots fronting 200 feet on the south side of Manhattan st, running through to West 126th st, where there is a frontage of 259.8 feet. The Manhattan st frontage is close to the intersection of Tiemann pl (formerly West 127th st) and it adjoins on the west a branch of the Public Library.

Plans are now in preparation for a large garage to cover the entire area and it is expected that the building will be ready for occupancy by the first of the year. The property has been in the possession of the Pinkney family for more than 75 years and was held at \$250,000.

Large Apartment House Sold.

Daniel H. Jackson resold to the L. J. Realty Corporation, Arthur Lobo, president, 562 to 568 West End av, adjoining the northeast corner of West 87th st, a 12-sty and basement elevator apartment house, on a plot 78x100. It is one of the finest and newest buildings on this avenue, having been built in 1916 by Sumner Gerard. Many of the leases expire next October. Mr. Jackson bought the property a few months ago from Martha S. Wittauer.

A Fifth Avenue Transaction.

United States Trust Co., as trustee, sold to the Favorita Realty Co. 164 Fifth av, a 6-sty mercantile building, on a lot 26x120, between West 21st st and West 22d st. The reported purchase price is \$155,000.

Second Av. Corners in Demand.

L. Koenigsberg sold to the Tekane Realty Co. 410 to 416 Second av, at the southeast corner of East 24th st, the immediate corner, 416, being a 3-sty loft and store building, on a lot 24.8x73; 414 is a 4-sty tenement house with stores, on a lot 30x100; 412 is a 4-sty tenement house with stores, on a lot 22x100; and 410 is a 4-sty remodeled dwelling with store, on a lot 22x100. Each lot, except the corner, has a rear 2-sty brick building on it.

In part payment the Tekane Realty Co. gave 220 East 99th st, a 5-sty tenement house, on a lot 25x100.11, which the owner immediately resold to a Mr. Fagan.

Halm & Goldberg sold to Abraham Bricken the northwest corner of Second av and East 5th st, a 6-sty tenement house with stores, known as the Avenue, on a plot 48.6x100. One of the stores in the premises is occupied by Loft's under a 21-year lease at \$9,250 per annum, and the other stores bring in an annual rental of about \$31,000.

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The City Mortgage Company begs to announce that, owing to the demolition of the building at 15 Wall Street, where it has occupied offices for many years, it has been compelled to remove to 52 Broadway, eighth floor, suite 810.

Commodore Benedict Sells Home.

Elias C. Benedict, banker and yachtsman, has sold his town residence, 10 West 51st st, a 4-sty and basement stone front dwelling, on a lot 25x100.5, a Columbia University leasehold. It is understood that the buyer will remodel the structure for business uses.

Sells a West Street Corner.

Albert C. Merkle sold to David Berman and Sidney J. Meyer 509 to 517 West st and 114 to 118 Horatio st, at the southeast corner of the two thoroughfares, a 2-sty brick and stone garage, on a plot 109.7½x125. The new owners will add a story to the structure.

Good-Sized Corner Sold.

Wadsworth Development Corporation sold to the Potential Realty Corporation the southwest corner of Wadsworth av and West 177th st, two 5-sty apartment houses, the immediate corner one being on a plot 58x100, and the adjoining one, also on the avenue being on a plot 41.11x100.

Sale of a Triangular Plot.

Crimson Realty Co., Charles M. Rosenthal, president, acquired from the City Real Estate Co. the triangular plot at the junction of Fairview av, Broadway terrace and Wadsworth terrace, fronting 612 feet on Fairview av and 594 feet on Wadsworth terrace, with a rear line of 219 feet. It adjoins the tunnel street to the subway, and is located 73 feet east of Broadway.

Frederick Gallatin Sells Corner.

Carl L. Dingfelder bought from Frederic Gallatin 256 Washington st, at the southwest corner of Murray st, a 5-sty commercial building, on a plot 32x44.

Big Lower East Side Deal.

Mrs. Mary A. Collins sold to the Lebertan Corporation 194-196 Hester st and 125-127 Baxter st, forming the southeast corner of the two thoroughfares, the former being a 6-sty loft building, on a plot 50x75, and the latter a 6-sty loft building, on a lot 25x75xirregular. Mrs. Collins bought the properties not long ago in foreclosure.

A Good John Street Sale.

The Creamer estate sold through the Charles F. Noyes Co. to Franklin Pettit 96 John st, running through to 19 Platt st, a 4-sty commercial building, on a plot 20.3x90.2x22.6, or a total of about 2,600 square feet. The buyer takes title to the property free of leases and already negotiations are pending for a resale to a prominent insurance company.

Old Grammar School Bought.

The newly formed 7 West Ninety-third Street Corporation, composed of E. Leavitt, G. C. Young and S. B. Jettleson, has bought 5-7 West 93d st, the 4-sty stone and brick school building, known as Columbia Grammar School, on a plot 75x100.8½, adjoining the north corner of Central Park West. Mr. Young stated that the school would be operated by the new owner, who formed the corporation to acquire title.

New Building Near Fifth Avenue.

The West Thirty-sixth Street Realty Corporation purchased the 5-sty converted dwelling, on a lot 25x89.9, at 12 West 36th st, in the Fifth avenue retail section, just west of the Gorham Building. Plans have been prepared by the architects, W. H. Birkmire's Sons, to improve the site with a loft structure. The greater part of the space has already been leased by the wholesale firms of Thomas Earle & Co. and Earle & Malgood, Inc., now at 682 Broadway.

New Home for Rodman Wanamaker.

Estate of Eugene Delano sold through Edward J. Hogan to Rodman Wanamaker 13 Washington Square North, a 3½-sty and basement brick colonial dwelling, at the northeast corner of Fifth av, on a plot 30.7x142.2x39.9, running through to Washington Mews. This house was for many years the home of the late ex-mayor Edward Cooper, a son of Peter Cooper and the house adjoining was long the home of former Mayor George B. McClellan.

A Battery Landmark Sold.

Joseph P. Day and Schindler & Liebler sold for the Leo House Corporation the 4- and 2-sty buildings at 6 State st, through to 18 Pearl st, measuring 26.9 feet in State st, facing Battery Park and running back 213 feet to Pearl st. The buyer is the South Ferry Realty Co., owners of the adjoining South Ferry Building, at Whitehall and State sts. The property just sold has been owned by the Leo House Corporation for the last 30 years as a home for German Catholic emigrant girls. It has been held in the market at \$225,000, on plot less than 5,000 sq ft.

The sellers will continue the emigrant home in charge of the Sisters of St. Agnes at 328 to 332 West 23d st, which will be altered for that purpose.

Plot Assembled for Improvement.

Spear & Co. sold for the Associated Contractors, Inc., to William H. Smith 358 to 362 West 12th st, three 3-sty and basement brick dwellings, on a plot 50.3x60, adjoining the southeast corner of Washington st. Less than a month ago the buyer purchased 40 to 44 Bethune st, abutting; and, on the combined plot, he will build a 4-sty warehouse and garage for his own

use, he being the owner of the Bogata Paper Mills, of Bogata, N. J.

Bronx Theatre Sold and Resold.

Leopold Weiss sold 4040 to 4052 Third av, near the northwest corner of East 174th st, a 1-sty brick building containing 15 stores in the front and an open air as well as an enclosed moving picture theatre in the rear, the total

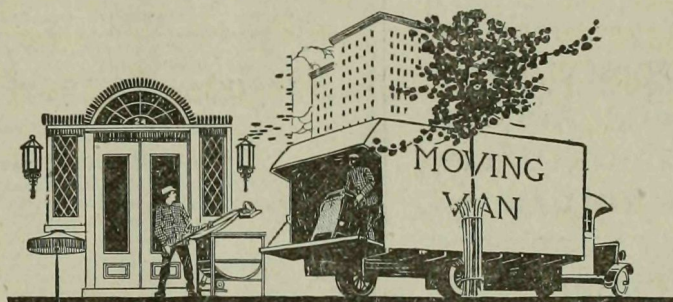
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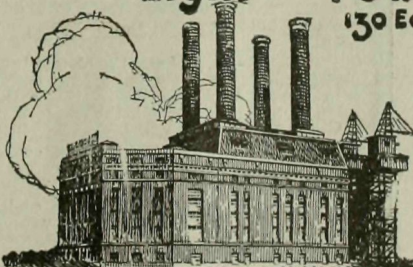


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plot being 200x100. Mr. Weiss bought the property only recently and resells to an out-of-town investor, who will enlarge the theatre to twice its present capacity. It is one block south of Crotona Park.

Sale of Bronx Industrial Site.

Cross & Brown Co. and George S. Runk sold for the Hallett-Davis Piano Co. the entire block bounded by East 133d-134th sts, Walnut av and the Harlem division of the New York, New Haven and Hartford Railroad. The block contains 28 city lots, has a railroad siding and was held at \$100,000. The purchaser intends to use it for business.

Big Industrial Site Bought.

M. & L. Hess, Inc., sold for the Pabst Brewing Co. the plot on Jackson av, near Harold av, Long Island City, of the dimensions, 375x80, with railroad siding, plot containing about 30,000 sq ft. Title has been taken by the purchasers, who will erect a modern printing plant on this site. The completed project will involve an expenditure of close to \$2,000,000, including land and building. Construction work on the building will begin shortly and the building completed on March 1, 1921. It will contain approximately 275,000 square feet floor area, and is the second of its kind to be constructed in the immediate vicinity for the housing of the printing industry, closely following that of the Metropolitan Life Insurance Co., now in course of construction.

Federal Reserve Bank Buys.

Horace S. Ely & Co., in conjunction with William H. Whiting & Co., sold for Harry Aronson to the Federal Reserve Bank 10 Gold street, a 6-sty brick building, on a lot 21.1x106x irregular. Mr. Aronson bought the parcel last March from James C. Colgate and others together with the abutting property, 211 Pearl street.

Less than a month ago the Federal Reserve Bank bought 4 to 8 Gold street for the purpose of erecting a storage and office building to be used supplementary to the erection of its great central bank home between Nassau, Gold and John streets and Maiden lane.

Manhattan.

South of 59th Street.

CHARLTON ST.—William Sloane Coffin sold to Sarah D. Towle 26-28 Charlton st, two 2½-sty and basement brick dwellings, each on a lot 25x100.

COMMERCE ST.—Charles H. Hall sold to the Williams-Dexter Co. 17 Commerce st, a 2½-sty and basement brick and frame dwelling, on a lot 19.10x40.

FULTON ST.—William Fredericks sold through J. Clarence Davies to P. A. Andrade 22 Fulton st, a 5-sty mercantile building, on a lot 19x55.8x28.10x57.6, adjoining the northwest corner of Front st.

GREENWICH ST.—Alcade Realty Corporation sold to Fannie S. De Keyser the 5-sty building, on a lot 26.10x75, at 288 Greenwich st through to Bishop alley.

HENRY ST.—United States Trust Co., as trustee, sold through Hiram Rinaldo to William Black and I. Edelstein 311 Henry st, a 5½-sty tenement house, on a lot 24x70xirregular.

LEONARD ST.—Daniel Birdsall & Co. sold for the Bates Brothers Real Estate Co. 48 Leonard st, a 5-sty stone loft building, on a plot 37.8x101.

LAFAYETTE ST.—Edward Siegman sold to James G. Dubin 212 Lafayette st, a 5-sty mercantile building, on a lot 24.11x100.4, opposite the intersection of Kenmare st.

MERCER ST.—Clara Rose sold to Abraham Schwartz 193-195 Mercer st, a 6-sty loft building, on a plot 49.2x100.

PERRY ST.—Joseph De Allesandro, dealer in paper, at 291 Hudson st, purchased from Agnes Floggo, through George W. Mercer & Son, 106 Perry st, a 3-sty and basement brick dwelling, on a lot 25.2x95.3, adjoining the southeast corner of Hudson st.

PERRY ST.—Sarah B. McAdam and others sold to Juliette P. French 34 Perry st, a 3-sty and basement brick dwelling, on a lot 20.10x94.8.

UNION SQ.—Frances H. Sackett and others sold through Horace S. Ely & Co. to Vera I. Schwartz, tenant, 40 Union Sq East, a 4-sty and basement converted dwelling, with store, on a lot 26x125, between East 16th and East 17th sts. The last previous sale was on March 15, 1877.

4TH ST.—A. Sokolski sold to a plumbing supply firm 94 East 4th st, a 3-sty converted dwelling and store, on a lot 25x115, with a small 4-sty brick building on the rear of the lot, between 1st and 2d avs.

14TH ST.—John W. Morgan sold to Jean H. Williams 324 West 14th st, a 4-sty and basement brownstone dwelling, on a lot 25x103.3.

18TH ST.—George H. Jones and others sold to Frances V. Thomas, for occupancy, 206 East 18th st, a 3-sty and basement dwelling, on a lot 23.3x92. It is the first sale of the property since 1854. The new owner will make extensive alterations.

25TH ST.—William Von Woert and others sold to John Fried 48 East 25th st, a new 5-sty mercantile building, on a lot 25x98.9.

35TH ST.—Henry Hof sold for the Lawyers' Mortgage Co. to the William J. Douglass Co., 247-249 East 35th st, two 3-sty and basement dwellings, on a plot 39x49.4½, adjoining the northwest corner of Second av. The structures will be remodeled for office purposes.

41ST ST.—Maud A. G. Marshall sold to Leigh H. Davey, 23 East 41st st, adjoining the northwest corner of Madison av, a 4-sty mercantile building, on a lot 26x49.4½.

43D ST.—Dr. Denis J. McDonald sold to Malcolm & Hayes, engravers, 137 East 43d st, a 3-sty and basement brownstone dwelling, on a lot 16.8x100.5. The new owners will remodel the structure into stores and offices.

45TH ST.—John W. Barr, Jr., sold to Lulu Henning 180 West 45th st, a 4-sty and basement dwelling, on a lot 20x100.4.

51ST ST.—Blanche P. Saltman sold to Henry V. Rothschild 212 East 51st st, a 3-sty and basement brownstone dwelling, on a lot 16.2x100.5.

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 50x100.5xirregular. Negotiations are under way for the resale of the property.

53D ST.—Christina Schaefer sold to Minnie Levin, 508 West 53d st, a 5-sty brick building and a 3-sty rear building, on a lot 25x100.5. It is the first sale of the parcel in 33 years.

56TH ST.—Pease & Elliman, in conjunction with Pease & Elliman, sold for Jeremiah Donovan to Charles W. Band, for occupancy, 151 East 56th st, a 5-sty American basement dwelling, on a lot 19x100.5.

57TH ST.—Frank Gottfried sold to Bernard A. Smith 439 East 57th st, a 3-sty and basement brownstone dwelling, on a lot 20x100.5.

58TH ST.—Sutton Square, Inc., sold to Dr. Kenneth Taylor, 510 East 58th st, a 3-sty and basement brownstone dwelling, on a lot 16.8x70, three doors from the East River.

EIGHTH AV.—Jacob Mattern bought from the Lawyers Title and Trust Co., as trustee, 640 Eighth av, at the northeast corner of 41st st, a 5-sty building, on a lot 24.8x100, adjoining the American Theatre.

EIGHTH AV.—Edgar Q. Goodell resold to Fannie Yormark 15 Eighth av, a 4-sty loft and store building, on a lot 23x87.3xirregular.

North of 59th Street.

65TH ST.—Alfred M. Rau sold through the Haggstrom-Callen Co. 11 West 65th st, a 5-sty stone front apartment house, on a lot 30x100.5.

71ST ST.—Victor Kuzdo sold 322 West 71st st, a 3-sty and basement brownstone dwelling, on a lot 17x100.5.

72D ST.—Dr. Charles N. Dowd sold to Franklin Pettit 127 West 72d st, a 4-sty anx basement stone front dwelling, on a lot 20x102.2.

72D ST.—Henry C. Emmett sold to a buyer, for occupancy, 39 East 72d st, a 5-sty American basement stone front dwelling, on a lot 27x102.2. The seller bought it in March, 1915. The buyer will make alterations.

74TH ST.—Charles S. Kohler, in conjunction with Leroy Coventry sold for William L. Kennedy 142 West 74th st, a 4-sty and basement brick dwelling, on a lot 20x102.2.

74TH ST.—The Lexington-Twenty-first Street Realty Co. sold to Louis Sussman 244 and 246 East 74th st, two 4-sty and basement brick dwellings, on a plot 33.8x102.2.

76TH ST.—Elsie Holzman sold to Israel J. Simon 178 West 76th st, a 4-sty and basement stone front dwelling, on a lot 18x77.2.

78TH ST.—Mrs. C. E. Pellew sold through Pease & Elliman to a buyer for occupancy, 111 East 78th st, a 5-sty American basement dwelling, on a lot 18.8x102.

82D ST.—Nora Ryan sold to Jeremiah T. Simonson, 28 West 82d st, a 4-sty and basement brownstone dwelling, on a lot 18x102.2.

82D ST.—Mrs. Annie L. Lynam sold 29 West 82d st, a 4-sty and basement brick dwelling, on a lot 22.6x102.2.

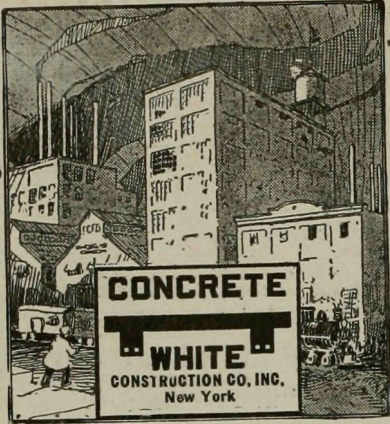
85TH ST.—R. M. Brannon sold through Pease & Elliman to a buyer for occupancy, 320 West 85th st, a 3-sty English basement brick dwelling, on a lot 16.8x102.2.

87TH ST.—Schindler & Liebler sold for Charles Dorn to Catherine Lerhnan, the tenant, 528 East 87th st, a 3-sty and basement dwelling, on a lot 18.3x62.7.

87TH ST.—The Church of St. Joseph of Yorkville will purchase from Charles Brunner and others the 3-sty and basement brownstone dwelling, on a lot 18.3x62.1, at 534 East 87th st, abutting the hospital of the Sisters of Misericorde.

90TH ST.—Slawson & Hobbs sold for a client 311 West 90th st, a 3-sty and basement stone front dwelling, on a lot 19.10x100.8.

92D ST.—Slawson & Hobbs resold for the 225 Central Park West Corporation, Charles Wynne,



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president, 54 West 92d st, a 4-sty dwelling, on a lot 18x100.

92D ST.—Mrs. L. B. Wylie sold through Ernest T. Bower, 139 West 92d st, a 3-sty and basement brownstone dwelling, on a lot 18x100.8½.

93D ST.—Coughlan & Clisby sold for Willis Follmer the 5-sty dwelling at 256 West 93d st, on a lot 18x100.8½. The new owner intends altering the building into small apartments to be ready for occupancy in October.

106TH ST.—George W. Stuckey sold 40 West 106th st, a 3-sty and basement brownstone dwelling, on a lot 16.4x100.11.

106TH ST.—Harlem Socialist Educational Centre, Inc., purchased from Jacob Finkelstein

the 4-sty building, on a lot 29.2x100.11, at 62 East 106th st, known as Claremont Hall.

115TH ST.—A. H. Mathews, as trustee, sold through Harry Levy to Arthur Reich 109 West 115th st, a 5-sty triple flat, on a lot 25x100.11.

119TH ST.—Estate of Benjamin J. Wheelwright sold through Shaw & Co. to Dr. Philip J. Lipsett, tenant, 10 East 119th st, a 3-sty and basement brownstone dwelling, on a lot 15.7x100.11.

122D ST.—Metropolitan Holding Co. sold to Minery Gabriel, 335-337 East 122d st, a 6-sty flat with stores, on a plot 50x100.11.

123D ST.—Clara Klingenstein sold to Louise Fox, 333-335 East 123d st, a 6-sty tenement house, on a plot 37.6x100.11.

123D ST.—Mrs. John Mayforth sold to Nicholas Cooper and Jacob Marks, 111 East 125th st, a 5-sty triple flat, on a lot 25x100.11. It is the first sale of the property in 20 years.

123D ST.—Charles Wynne and Louis H. Low sold 523 West 123d st, a 5-sty triple apartment house, on a plot 33.2x100.11.

124TH ST.—Leopold Weiss sold 57 to 61 West 124th st, the first two being 5-sty brick flats, each on a lot 27.4x100.11, and the latter a 3-sty and basement frame dwelling, on a lot 20.4x100.11.

125TH ST.—Estate of John Zeller sold to N. Marcus 232 East 125th st, a 3-sty mercantile building, on a lot 25x100.11. It is the first sale of the property in 35 years.

126TH ST.—Estate of Rosa Mach sold 133 West 126th st, a 3-sty and basement stone front dwelling, on a lot 16.8x99.11. It is the first sale of the property in 36 years.

129TH ST.—Susan L. Fletcher sold to Joshua Cockburn 52 West 129th st, between Lenox and Fifth avs, a 5-sty flat, on a lot 20.6x99.11. On this block several purchases have recently been made for future colored tenant occupancy.

152D ST.—Charles A. DuBois sold for Adelia E. Tinkham to Ennis & Sinnott 551 West 152d st, a 3-sty and basement dwelling, on a lot 15x99.11.

153D ST.—Anna R. Williams sold 450 West 153d st, a 3-sty and basement brick dwelling, on a lot 16.8x94.11, abutting and adjoining the Croton Aqueduct right of way.

160TH ST.—Leomax Realty Corporation sold 547-549 West 160th st, a 5-sty apartment house, on a plot 45.2x99.11.

AMSTERDAM AV.—Judge Joseph Marks and Charles Leopold sold the northeast corner of Amsterdam av and West 66th st, a 5-sty flat with store, on a lot 25.1x95.

AMSTERDAM AV.—Abraham Hyatt sold to Leopold Weiss 2009-2011 Amsterdam av, a 6-sty apartment house with stores, on a plot 50 x117.3½x50.10x107.9½, running through to St.

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LExINGTON AV.—Motons Realty Corporation sold 1695 Lexington av, a 4-sty tenement house, on a lot 27x82.9.

MADISON AV.—Sisters of Charity of St. Vincent de Paul bought from Patrick Kiernan, 1121 Madison av, at the southeast corner of East 84th st, a 4-sty and basement brownstone dwelling, on a lot 22x78.7½. It adjoins a similar dwelling, on a lot 20x78.7½, owned by the Sisters. They now own an avenue frontage of 42 feet.

MADISON AV.—Sarah Smith sold to Sarah Paley, 1553 Madison av, at the southeast corner of East 105th st, a 3-sty and basement dwelling and store, on a lot 17.7x45.

WEST END AV.—Frank Lugar, as executor, sold to Tristram Coffin, 770 West End av, adjoining the southeast corner of West 98th st, a 3-sty and basement brick dwelling, on a lot 18x100. The buyer has resold the property through E. A. Polak, Inc.

WEST END AV.—Mae M. Croke sold to Ina Campbell the northwest corner of West End av and 88th st, known as 301 West 88th st, a 4-sty and basement brick and stone dwelling, covering a lot 30.8½x33.4.

7TH AV.—Walter T. Kohn sold to Max Beigelman the northwest corner of 7th av and 111th st, a 5-sty apartment house, on a plot 33.11x110.

Bronx.

HOME ST.—John C. Damm sold to John Kearney, 753 Home st, a 3-sty and basement frame 3-family house, on a lot 20x100, adjoining the northeast corner of Forest av.

133D ST.—J. Clarence Davies resold for Wm. Seitz, Jr., Holding Corporation to V. Benincaso 737 East 133d st, a 2-sty and basement 2-family frame house, on a lot 16.8x100; also 739 East 133d st, a similar house, to Isaac Tillen.

138TH ST.—Stebbins Realty & Construction Co. resold to the tenants 754 East 138th st, a 2-sty and basement brick dwelling, on a lot 15x100; 756, a 2-sty and basement brick dwelling, on a lot 17.5x100; and 764, a similar dwelling, on a lot 17.5x100, the latter one adjoining the southwest corner of Willow av.

184TH ST.—V. Claps bought 25 West 184th st, a 3-sty and basement brick dwelling, on a lot 16.8x80, at the northeast corner of Davidson av.

BOSTON RD.—Estate of Isaac Snyder bought from Mrs. Adeline M. Davis, of Philadelphia, 1442 Boston rd, a 4-sty flat with stores, on a lot 25x90.

EAGLE AV.—Hudwill Corporation, Hudson P. Rose, president, bought 862 to 870 Eagle av, five 2-sty and basement frame dwellings, each on a lot 16.7x71, adjoining the southwest corner of East 161st st.

FOREST AV.—Joseph Reznik sold 737-7 Forest av, a 2-sty and basement frame 2-family house and a 1-sty frame store, on a lot 29x 87, adjoining the southwest corner of East 156th st.

HUGHES AV.—Leopold Weiss bought from an estate 2134 Hughes av, a 2-sty and basement frame 2-family house, on a lot 16.6x90.

MONTEREY AV.—Max Cohen and Meyer Feigin bought 2015 Monterey av, a 5-sty and basement apartment house, on a plot 50.9x96.

SHAKESPEARE AV.—Howard Kelly sold to W. Craven 1219 Shakespeare av, a 2-sty and basement frame semi-detached dwelling, on a plot 38x62.2xirregular, adjoining the intersection of Anderson av.

VERIO AV.—M. Drabinger bought 4282 Verio av, a 2-sty and basement 2-family house, on a lot 20x52.

UNIVERSITY AV.—Mrs. W. D. Peck sold to P. J. Ryan, 2263 University av, a 2½-sty frame detached dwelling, on a plot 50x100.

WASHINGTON AV.—M. Osmansky sold 1102 Washington av, a 5-sty and basement apartment house, known as the Matilda, on a plot 66x122.

THIRD AV.—Louis Greenberg bought 3855 Third av, a 5-sty brick flat with store, on a lot 25.2x96.8, adjoining the northwest corner of Claremont Parkway.

Brooklyn.

ADELPHI ST.—Bulkeley & Horton Co. sold for Jessie Scott 101 Adelphi st, a 3-sty and basement frame dwelling, on a lot 25x100.

BUTLER ST.—N. Bastedo sold 24 Butler st, a 2-sty and basement dwelling.

CRANBERRY ST.—Ella M. Brady bought from the Realty Associates 67 Cranberry st, a 3-sty and basement brick dwelling.

COLUMBIA HEIGHTS.—Antonio Saba sold 78 Columbia Heights, a 4-sty dwelling; and W. P. Slocovich sold 75 Columbia Heights, a 3-sty dwelling, on a lot 25x100.

DEAN ST.—Swedish Lutheran Bethlehem Church sold 202 Dean st, a 3-sty dwelling.

GOLD ST.—Realty Associates sold to the Reno Realty Co. 408-410 Gold st, two frame dwellings, on a plot 42x100.3.

MONROE ST.—Mary Powers bought from the

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Court Realty Bond & Mortgage Co. 185 Monroe st, a 3-sty and basement frame dwelling.

PACIFIC ST.—Realty Associates sold to Edgar L. Williams 537 Pacific st, a 3-sty and basement brick dwelling.

SCHERMERHORN ST.—Realty Associates sold to Clara Hurlay 232 Schermerhorn st, a 2½-sty and basement frame dwelling.

4TH ST.—J. H. Newman sold 538 4th st, a 3-sty and basement dwelling.

EAST 8TH ST.—Harry Schlein sold to A. Silberman, for occupancy, 996 East 8th st, a 2½-sty brick and stucco detached dwelling with a garage, on a plot 40x120.

64TH ST.—Court Realty Bond & Mortgage Co.

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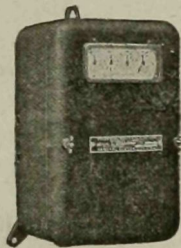
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sold to various buyers for occupancy, 2034, 2036, 2042 and 2060 64th st, 2-sty brick dwellings.

72D ST.—Sarah E. Connelly sold through Moriarty & Hollahan to a buyer, for occupancy, 108 72d st, a 2-sty and basement brick dwelling.

BEDFORD AV.—The Court Realty Bond and Mortgage Co., Inc., sold 1456 Bedford av, an 8-family apartment house, to Isaac Fabricant.

FIFTH AV.—Anton Berger sold through Frank A. Seaver 5914 Fifth av, a 4-sty brick double flat with stores.

FOURTH AV.—James Dreghorn sold 47 to 51 Fourth av, three 3-sty flats with stores, on a plot 60x80.

FOURTH AV.—August Hirsch bought through the Bulkeley & Horton Co. 955 Fourth av, a 3-family frame house, on a lot 20x100.

EIGHTH AV.—V. Huhn sold 7217 Eighth av, a 3-sty frame flat with store, on a plot 40x100.

Queens.

EDGEMERE.—Lewis H. May Co. sold for the Harriman Avenue Realty Co. to I. Harris for occupancy a 2½-sty stucco detached dwelling on Harriman av, Edgemere.

FAR ROCKAWAY.—Herman Frankfort sold for G. & I. Huttenlocher to Moses P. Epstein a detached dwelling on the south side of Birdsall av, between Sheridan Boulevard and Redfern st, Far Rockaway.

FAR ROCKAWAY.—Herman Frankfort has sold for Howard Auerbach to Benjamin Abramson the Auerbach homestead, on Brookhaven av, Wave Crest, Far Rockaway, on a plot of about one acre.

FLUSHING.—John Westerbeke sold to Harry N. and Samuel Jacobs 74 to 78 Farrington st, Flushing, three 2-family houses, on a plot 75 x100.

LONG ISLAND CITY.—Roman-Callman Co. sold for John Manley the plot of 7,000 square feet on the west side of Hulst st, 199 feet north of Foster av, Long Island City. The property will be improved with a fireproof building, which will be used as an iron foundry from plans privately prepared, and to be constructed by the purchaser.

LONG ISLAND CITY.—J. Kostal sold 60-62 Fifth av, at the northeast corner of Webster av, Long Island City, a 5-sty apartment house.

MASPETH.—Roman-Callman Co. sold for Conrad Zuelch, Jr., to the U. S. Industrial Alcohol Co. the vacant plot, 50x100, on the west side of Garrison av, 380 feet south of Grand st, Maspeth. This property, in addition to the former purchases made through the same brokers, will give the Alcohol company a frontage of 430 feet on Garrison av. The property purchased will be improved with a fireproof garage.

WHITESTONE.—The country estate at White-stone Point of the late F. Augustus Schermerhorn has been sold by Edwin P. Roe to Mrs. Charles H. Senff. The property contains 11 acres with a large house and was held at \$125,000. The property was part of a Colonial grant to Francis Lewis, one of the signers of the Declaration of Independence, and was conveyed by Morgan Lewis, a son of Francis Lewis, to Jonah Hallett in 1798. It was held by Hallett till 1808, when he conveyed it to Michael Tash, who in turn conveyed it to Gersham Smith in 1814. In 1843 it was conveyed by P. Ruggles, as Master in Chancery, to William and Edward Post and they sold it in 1845 to Henry Grinnell, one of the merchant princes of his day. Mr. Schermerhorn acquired the place from the Grinnell estate in 1883 and made many improvements.

RECENT LEASES.

Lipton Enlarges His Lease.

HARRISON S. COLBURN CO. has negotiated for Sir Thomas Lipton a 10-year extension of the lease of Unit "D," Hoboken Factory Terminal, consisting of 273,000 square feet of reinforced concrete construction. The original lease negotiated by the same brokers last summer was for a period of 10 years, but the growth of the business of the Lipton Co. has been such as to necessitate a 20-year occupancy.

Sales of Leases.

Oliver Lakin sold the furniture and lease of 228 to 232 West 21st street to Dorothy Hackenson; the lease of the Travellers' Hotel, together with the furnishings, at 208 Ninth av. for Morris Turezky to Frank Smeddle; the leases of 301 West 38th street and 259 West 50th street to Simon Medlin, and the lease and furnishings of 2848 Broadway to Albert Brown and Jennie Gabel.

EUGENE E. BOGART leased for Alice C. B. Kingsbury to Elmore's Studio, Inc., the dwelling at 24 East 61st st for a term of 21 years at an aggregate net rental of approximately \$150,000. After extensive alterations the lessee will occupy the premises as an uptown branch.

CROSS & BROWN CO. leased for McCoy & Stilwell the store at 312 Madison av to the

Central Union Trust Co to enlarge its branch office at 42d st and Madison av and install safe deposit vaults; also, leased for the Pathe Exchange, Inc., a floor in their building under construction at 35 to 39 West 45th st to the Associated Exhibitors, Inc., for executive offices.

DOUGLAS L. ELLIMAN & CO. leased for Frederick P. Delafield 123 East 74th st, a 4½-sty remodelled American basement dwelling, on a lot 18x100, for a long term of years, to Mrs. Clark Davis. This was erroneously reported as sold recently.

M. & L. HESS, INC., leased for the Madison-Fifty-ninth Street Corporation, the store and basement at 24 East 59th st, to Poulos Bros., fruiterers and grocers. The lease is for a term of years, at an aggregate rental of \$75,000. Also, leased to Anna Scanlon, the store and basement at 26 East 59th st, who will occupy the premises as a millinery parlor.

HUBERTH & HUBERTH have rented for the International Film Service Corporation to the Metro Pictures Corporation the entire 16th floor in the Godfrey Building, southeast corner of 7th av and 49th st for a term of years at an annual rental of \$20,000.

LAWRENCE, BLAKE & JEWELL leased for J. D. Sugarman to The Beaver Inn, confectioners, the store and basement of 19 Beaver st, running through to 64 New st, for a term of years, at an aggregate rental of \$200,000.

CHARLES F. NOYES CO. leased the store in 2313 Broadway at a rate of \$10 per square foot for a long term of years for the So-Lite Co. to Kwong Yuen & Co. The rate per square foot is one of the highest paid in this particular neighborhood for a store of this character. The lease is for a term of 5 years.

CHARLES F. NOYES CO. leased for the Broadway-John Street Corporation (Elias A. Cohen, president) the second floor of 136 William st to King, Alley & Lawrence for a term of 10 years at an aggregate rental of \$60,000. The ground floor of the same building has been taken by the National Liberty Insurance Company for a long term of years at an aggregate rental of about \$100,000.

CHARLES F. NOYES CO. subleased for Sherr Bros. the fifth floor of 546-548 Broadway, extending through to Crosby st, containing 17,000 square feet of space, to Everett, Heaney & Co. This building, in conjunction with the adjoining property, was purchased by Everett, Heaney & Co. through the Noyes Co. a few months ago, and eventually the entire property, containing about 100,000 square feet of space, will be occupied by the new owners.

JOHNSTON L. REDMOND and others leased to Moses Taylor, through Douglas L. Elliman & Co., 701 Park av, at the northeast corner of 69th st, a 5-sty dwelling, on a plot 32x125, for a term of years.

ESTATE OF A. RICH leased to the insurance firm of Schiff, Terhune & Co. the 4-sty building, 85 Maiden la, for a term of 21 years, at an aggregate net rental of \$175,000. The lessor has owned the property since 1860. It is a graduated rental, of from \$8,000 to \$9,000 a year.

MRS. EMMA H. ROSE leased to the 22 East Fifty-seventh Street Corporation, for a term of 21 years, the 6-sty dwelling, on a lot 27x100.5 at that address. It will be altered for business purposes. The incorporators of the new company are B. Simon, T. F. Hebron and H. Unterweiser. The lessor has owned the property since 1903.

ROBERT E. SIMON has leased the new stores in the remodeled ground floor of the Herald Square Hotel, No. 116 West 34th st having been leased to Levy Bros., a lingerie firm; 118 to the Trueangel Watch Co.; 118½ to Mrs. R. Breitell, a milliner; and 120 to William Breit.

UNITED STATES MORTGAGE & TRUST CO. leased from the Bishop estate the stores in 273 to 277 West 125th st, known as the Bishop Building, in addition to the frontage now held by the lessees in this property. Extensive alterations are planned. The lease is for a term of 10 years at an aggregate rental of \$250,000.

REAL ESTATE NOTES.

WILLIAM D. KILPATRICK is the buyer of the dwelling 145 West 61st st, recently sold.

L. TANENBAUM, STRAUSS & CO. were the brokers in the recent sale of the six-story building, 193-195 Mercer st.

CHARLES L. HOFFMAN has been appointed by Supreme Court Justice Burr receiver of the rents for 27 to 31 Bleeker st, pending foreclosure proceedings.

A LOAN OF \$650,000 has been made by the Metropolitan Life Insurance Co. to the 58-64 Fortieth Street Corporation on the 16-sty business building to be erected on that site, a plot 74x98.9.

MALCOLM E. SMITH & RUDOLPH C. CULVER, INC., has changed the name of the firm to Malcolm E. Smith, Inc., Rudolph C. Culver having resigned as treasurer and stockholder from the company. Malcolm E. Smith, president of the company, will continue to carry on the business in their present office, 185 Madison av., under the name of Malcolm E. Smith, Inc.

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 8 to July 14 | July 9 to July 15 |
| Total No. | 286 | 258 |
| Assessed Value | \$15,270,600 | \$20,046,200 |
| No. with consideration | 39 | 23 |
| Consideration | \$1,522,050 | \$775,350 |
| Assessed Value | \$1,345,400 | \$662,300 |

| | 1920 | 1919 |
|------------------------|-------------------|-------------------|
| | Jan. 1 to July 14 | Jan. 1 to July 15 |
| Total No. | 10,537 | 5,016 |
| Assessed Value | \$711,408,200 | \$292,019,200 |
| No. with consideration | 1,364 | 671 |
| Consideration | \$78,247,528 | \$26,660,525 |
| Assessed Value | \$67,420,650 | \$27,603,000 |

Mortgages.

| | 1920 | 1919 |
|----------------------|-------------------|-------------------|
| | July 8 to July 14 | July 9 to July 15 |
| Total No. | 201 | 118 |
| Amount | \$5,154,254 | \$1,805,925 |
| To Banks & Ins. Cos. | 29 | 14 |
| Amount | \$2,012,250 | \$369,500 |
| No. at 6% | 113 | 60 |
| Amount | \$2,939,574 | \$592,025 |
| No. at 5½% | 46 | 25 |
| Amount | \$1,111,584 | \$580,250 |
| No. at 5% | 9 | 19 |
| Amount | \$641,250 | \$477,900 |
| No. at 4½% | 2 | ..... |
| Amount | \$64,100 | ..... |
| No. at 4% | ..... | ..... |
| Amount | ..... | ..... |
| Unusual Rates | 7 | ..... |
| Amount | \$13,521 | ..... |
| Interest not given | 24 | 14 |
| Amount | \$384,225 | \$155,750 |

| | 1920 | 1919 |
|----------------------|-------------------|-------------------|
| | Jan. 1 to July 14 | Jan. 1 to July 15 |
| Total No. | 7,021 | 2,538 |
| Amount | \$241,899,895 | \$72,403,822 |
| To Banks & Ins. Cos. | 918 | 438 |
| Amount | \$75,955,477 | \$27,764,250 |

Mortgage Extensions.

| | 1920 | 1919 |
|----------------------|-------------------|-------------------|
| | July 8 to July 14 | July 9 to July 15 |
| Total No. | 33 | 37 |
| Amount | \$2,198,500 | \$2,029,250 |
| To Banks & Ins. Cos. | 18 | 20 |
| Amount | \$1,986,500 | \$1,529,000 |

| | 1920 | 1919 |
|----------------------|-------------------|-------------------|
| | Jan. 1 to July 14 | Jan. 1 to July 15 |
| Total No. | 1,288 | 747 |
| Amount | \$86,884,800 | \$46,843,845 |
| To Banks & Ins. Cos. | 791 | 397 |
| Amount | \$69,586,791 | \$38,684,050 |

Building Permits.

| | 1920 | 1919 |
|---------------|-------------------|-------------------|
| | July 8 to July 14 | July 1 to July 17 |
| New Buildings | 107 | 11 |
| Cost | \$1,251,000 | \$2,145,575 |
| Alterations | 1,688,250 | \$702,100 |

| | 1920 | 1919 |
|---------------|-------------------|-------------------|
| | Jan. 1 to July 14 | Jan. 1 to July 17 |
| New Buildings | 553 | 191 |
| Cost | \$71,786,958 | \$26,412,911 |
| Alterations | \$25,825,808 | \$12,332,235 |

BRONX Conveyances.

| | 1920 | 1919 |
|------------------------|-------------------|-------------------|
| | July 8 to July 13 | July 9 to July 15 |
| Total No. | 190 | 226 |
| No. with consideration | 13 | 17 |
| Consideration | \$179,000 | \$581,050 |

| | 1920 | 1919 |
|------------------------|-------------------|-------------------|
| | Jan. 1 to July 13 | Jan. 1 to July 15 |
| Total No. | 7,047 | 4,216 |
| No. with consideration | 636 | 309 |
| Consideration | \$6,302,701 | \$4,123,171 |

Mortgages.

| | 1920 | 1919 |
|---------------------|-------------------|-------------------|
| | July 8 to July 13 | July 9 to July 15 |
| Total No. | 131 | 139 |
| Amount | \$965,640 | \$1,110,990 |
| To Bank & Ins. Cos. | 4 | 9 |
| Amount | \$17,000 | \$104,580 |
| No. at 6% | 94 | 80 |
| Amount | \$771,615 | \$574,910 |
| No. at 5½% | 17 | 24 |
| Amount | \$116,025 | \$196,500 |
| No. at 5% | 8 | 16 |
| Amount | \$24,000 | \$111,750 |
| No. at 4½% | ..... | ..... |
| Amount | ..... | ..... |
| Unusual Rates | ..... | ..... |
| Amount | ..... | ..... |
| Interest not given | 14 | 18 |
| Amount | \$54,000 | \$227,350 |

| | Jan. 1 to July 13 | Jan. 1 to July 15 |
|----------------------|-------------------|-------------------|
| Total No. | 4,873 | 2,214 |
| Amount | \$34,581,490 | \$15,902,607 |
| To Banks & Ins. Cos. | 202 | 116 |
| Amount | \$3,320,410 | \$1,616,112 |

Mortgage Extensions.

| | 1920 | 1919 |
|----------------------|-------------------|-------------------|
| | July 8 to July 13 | July 9 to July 15 |
| Total No. | 14 | 15 |
| Amount | \$164,500 | \$255,937 |
| To Banks & Ins. Cos. | 6 | 7 |
| Amount | \$105,750 | \$112,000 |

| | 1920 | 1919 |
|----------------------|-------------------|-------------------|
| | Jan. 1 to July 13 | Jan. 1 to July 15 |
| Total No. | 455 | 374 |
| Amount | \$8,970,067 | \$7,680,022 |
| To Banks & Ins. Cos. | 215 | 129 |
| Amount | \$5,964,750 | \$3,874,750 |

Building Permits.

| | 1920 | 1919 |
|---------------|-------------------|--------------------|
| | July 8 to July 14 | July 10 to July 16 |
| New Buildings | 30 | 18 |
| Cost | \$322,700 | \$711,275 |
| Alterations | \$38,050 | \$61,100 |

| | 1920 | 1919 |
|--------------|-------------------|-------------------|
| | Jan. 1 to July 14 | Jan. 1 to July 16 |
| New Building | 600 | 290 |
| Cost | \$12,232,730 | \$8,810,365 |
| Alterations | \$1,745,630 | \$855,646 |

BROOKLYN Conveyances.

| | 1920 | 1919 |
|------------------------|-------------------|-------------------|
| | July 6 to July 13 | July 7 to July 12 |
| Total No. | 1,024 | 1,216 |
| No. with consideration | 59 | 49 |
| Consideration | \$499,932 | \$572,487 |

| | 1920 | 1919 |
|------------------------|-------------------|-------------------|
| | Jan. 1 to July 13 | Jan. 1 to July 12 |
| Total No. | 33,453 | 23,411 |
| No. with consideration | 1,583 | 1,242 |
| Consideration | \$19,289,076 | \$14,139,234 |

Mortgages.

| | 1920 | 1919 |
|----------------------|-------------------|-------------------|
| | July 6 to July 13 | July 7 to July 12 |
| Total No. | 782 | 866 |
| Amount | \$3,239,019 | \$2,860,147 |
| To Banks & Ins. Cos. | 82 | 56 |
| Amount | \$768,250 | \$233,750 |
| No. at 6% | 687 | 644 |
| Amount | \$2,689,999 | \$1,870,122 |
| No. at 5½% | 81 | 172 |
| Amount | \$465,200 | \$756,325 |
| No. at 5% | 16 | 33 |
| Amount | \$54,080 | \$194,900 |
| Unusual rates | 2 | ..... |
| Amount | \$6,600 | ..... |
| Interest not given | 6 | 17 |
| Amount | \$23,140 | \$38,800 |

| | 1920 | 1919 |
|----------------------|-------------------|-------------------|
| | Jan. 1 to July 13 | Jan. 1 to July 12 |
| Total No. | 27,827 | 16,016 |
| Amount | \$129,891,128 | \$59,390,436 |
| To Banks & Ins. Cos. | 2,839 | 1,115 |
| Amount | \$21,776,386 | \$7,445,434 |

Building Permits.

| | 1920 | 1919 |
|---------------|-------------------|-------------------|
| | July 7 to July 13 | July 9 to July 15 |
| New Buildings | 115 | 173 |
| Cost | \$825,230 | \$1,803,230 |
| Alterations | \$186,167 | \$345,310 |

| | 1920 | 1919 |
|---------------|-------------------|-------------------|
| | Jan. 1 to July 13 | Jan. 1 to July 15 |
| New Buildings | 4,904 | 5,291 |
| Cost | \$39,162,815 | \$39,897,680 |
| Alterations | \$7,285,366 | \$4,619,726 |

QUEENS.

Building Permits.

| | 1920 | 1919 |
|---------------|-------------------|-------------------|
| | July 7 to July 13 | July 9 to July 15 |
| New Buildings | 100 | 259 |
| Cost | \$858,630 | \$1,265,925 |
| Alterations | \$76,722 | \$65,406 |

| | 1920 | 1919 |
|---------------|-------------------|-------------------|
| | Jan. 1 to July 13 | Jan. 1 to July 15 |
| New Buildings | 3,949 | 4,174 |
| Cost | \$23,205,647 | \$19,262,360 |
| Alterations | \$2,281,233 | \$1,392,559 |

RICHMOND.

Building Permits.

| | 1920 | 1919 |
|---------------|-------------------|-------------------|
| | July 7 to July 13 | July 9 to July 15 |
| New Buildings | 25 | 52 |
| Cost | \$80,729 | \$104,785 |
| Alterations | \$1,075 | \$3,660 |

| | 1920 | 1919 |
|---------------|-------------------|-------------------|
| | Jan. 1 to July 13 | Jan. 1 to July 15 |
| New Buildings | 767 | 611 |
| Cost | \$1,224,939 | \$786,807 |
| Alterations | \$262,904 | \$73,031 |

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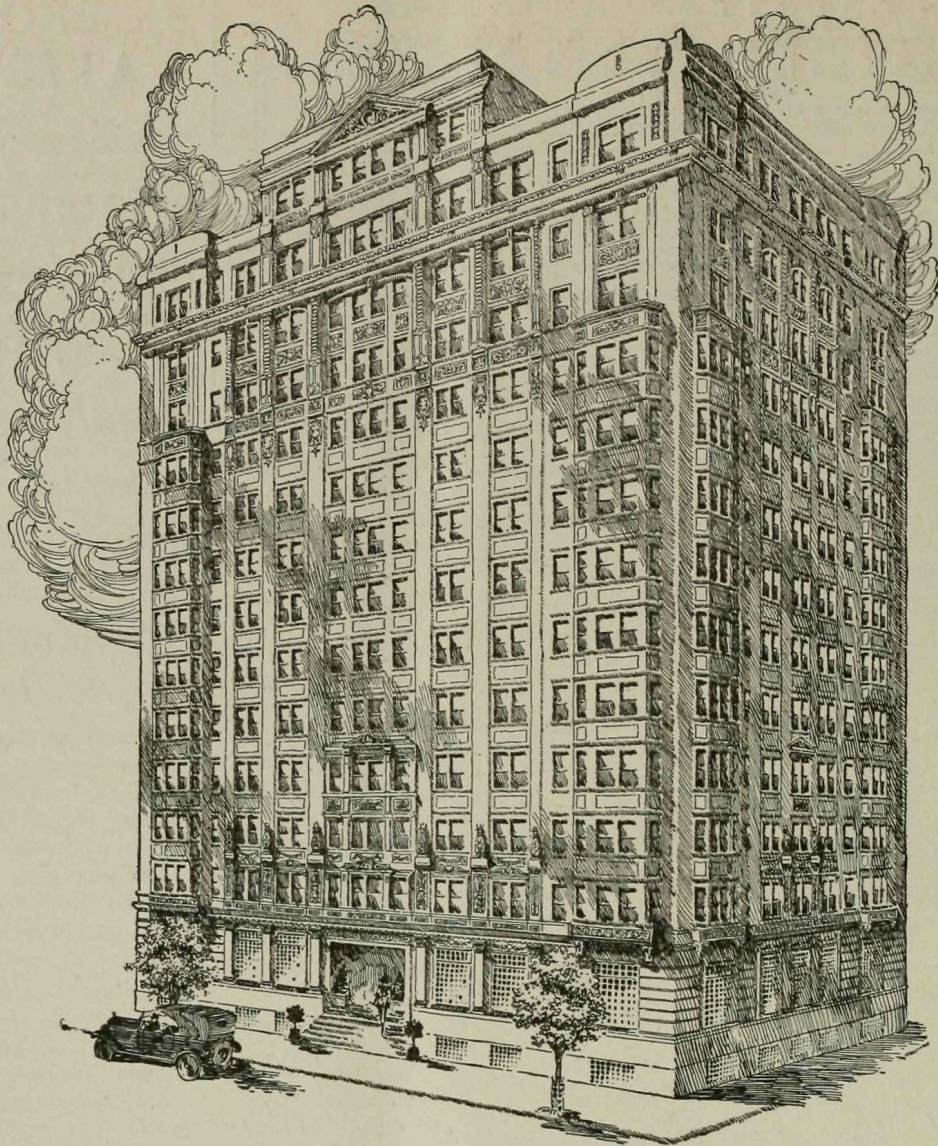
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BUILDING SECTION

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Wide Discussion of Housing Shortage Develops Only Practical Solution of Question of How to Bring About More Building

FIGURES made public this week indicate that there is considerably more building of houses going on than generally has been believed. On July 1 there were under construction in the city buildings sufficient to house 12,662 families, which at the rate of five to the family would provide living quarters for 63,310 persons. In the ten years from 1910 to 1920 New York's population gained an average of 85,000 persons per year, so that the published figures of the housing construction work now under way indicate that the normal increase in population is not yet being cared for and that nothing is being done to make up for the shortage existing because of the cessation of building during the war.

The figures referred to above were given out by Edward P. Doyle, secretary of the Mayor's Housing Conference Committee, and may be taken as official for July 1. They are as follows:

| Borough. | 1-family dwellings. | 2-family buildings. |
|----------------------|---------------------|---------------------|
| Manhattan | 14 | 11 |
| Bronx | 267 | 91 |
| Brooklyn | 1,910 | 920 |
| Queens | 1,460 | 620 |
| Richmond | 1,416 | 27 |
| New York City | 5,067 | 1,669 |

| Borough. | Dwellings. Apartments. | Tenements. | |
|----------------------|------------------------|------------|--------------|
| | | Buildings. | Apartment's. |
| Manhattan | 22 | 27 | 1,054 |
| Bronx | 182 | 29 | 1,112 |
| Brooklyn | 1,840 | 183 | 1,105 |
| Queens | 1,240 | 43 | 592 |
| Richmond | 54 | .. | .. |
| New York City | 3,338 | 282 | 3,863 |

| Borough. | Apartment buildings. | Hotels. Apartment's. | Families. |
|---|----------------------|----------------------|-----------|
| | | | |
| Manhattan | 4 | 394 | 5,067 |
| SUMMARY. | | | 3,338 |
| Total housing in one-family houses..... | | | 3,338 |
| Total housing in two-family houses..... | | | 3,863 |
| Total housing in tenement houses..... | | | 394 |
| Total housing in apartment hotels..... | | | 12,662 |
| Total | | | |

Obstacles in the way of housing construction, he added, include scarcity and high cost of building material, the cost and inefficiency of labor and the difficulty in obtaining mortgage money.

"The money for the greater part of these building operations," Mr. Doyle said, "was furnished by the members of the various committees of the Mayor's Housing Conference Committee or by those who attended the meetings and pledged themselves to co-operate with the committee. The building was very largely done by members of the committee."

Mr. Doyle, Tenement House Commissioner Frank Mann, State Senator Charles D. Lockwood and Borough President Henry H. Curran have discussed the various aspects of the housing shortage during the past week.

Borough President Curran started the discussion by writing to Governor Smith asking him to call a special session of the Legislature, as the regular session failed to act, to pass laws enabling the city to utilize its own land upon which to construct municipal apartment houses. In his letter Mr. Curran said:

"The housing situation throughout the state, and particularly in New York City, is in such a deplorable condition that on March 20 I addressed a communication to the Board of Estimate and Apportionment requesting that the neces-

sary steps be taken to appropriate \$10,000,000 for the purpose of enabling the city to build housing accommodations on city-owned vacant real estate. At the same time I requested the Controller to furnish the board with a list of all city-owned vacant real property.

"The question as to whether the city had the right to engage in such an enterprise was referred to the Corporation Counsel, and on April 6, 1920, the Acting Corporation Counsel declared, in part, as follows:

"It is my opinion, therefore, that under the Constitution and the laws of this state the city has no power to construct municipal apartment houses and rent them to private parties.

"Municipal housing is one of the many grave industrial and social problems the great war has precipitated and which will require bold initiative and constructive legislation of a high order to meet and properly solve.

"Unhealthy living conditions, resulting from overcrowding, as is generally admitted, not only breed disease but constitute the chief cause for industrial unrest.

"To remedy these conditions the Constitution (Article VIII, Section 10) should be amended in such manner as to permit the cities to incur indebtedness for the particular purpose."

Mr. Curran pointed to the action of the Board of Estimate in authorization of the \$20,000,000 Courthouse as wasteful when the housing shortage was so acute.

Commenting on an appeal for a special session of the Legislature to consider the housing problem made last week by State Senator Lockwood of Brooklyn, joint author of the Anti-Rent Profiteering bill, Richard O. Chittick, executive secretary of the Real Estate Board of New York, gave out a statement of the board's views, which, in part, reads as follows:

"The Real Estate Board warned Senator Lockwood and the entire State Legislature that these rent bills would have exactly the effect they are having; that by including all property owners and landlords as 'rent profiteers' and placing sweeping restrictions upon control of residential property the Legislature would be instrumental in aggravating the housing shortage.

"In this same connection it urged upon Senator Lockwood and the Legislature the absolute necessity of enacting legislation exempting the interest on mortgages from the provisions of the income tax law.

"What is needed is not a partial exemption, but a total exemption, and the danger of an exemption by the state up to \$40,000 only will be its effect upon Congress, which may be inclined to follow the state instead of granting total exemption.

"Between January 1 and July 1 in the Bronx and Manhattan alone approximately thirty million dollars in real estate mortgages were assigned from holders subject to the income tax to holders not subject to the tax."

Lack of new apartments is due to high cost of labor and materials and the scarcity of material and transportation difficulties, according to Senator Lockwood, joint author of the Anti-Rent Profiteering bill.

"The fact that the increase in industrial construction exceeds residence construction," Senator Lockwood's statement

says, "is because industrial construction is now, and always has been, in a position to stand higher costs. Writers on the subject pointed out before the passage of the 'rent laws' that in time of scarcity and high cost the demands of industrial construction are always the first to be met. Mr. Chittick speaks of the rent bills including all property owners and landlords as rent profiteers. They do nothing of the sort. No one enters the class of rent profiteer unless he puts himself there. The only test applied by the rent laws is whether the rent is fair and reasonable. The landlord who meets that test has nothing to fear or complain of."

Replying to Borough President Curran's attack, Mr. Mann said the Mayor's Housing Conference Committee was not formed to build houses, that it had no funds for that purpose, and that the reason for the naming of the committee was that it might confer with all parties interested in order to interest capital and find ways and means for the construction of dwellings.

"As a result of our preliminary meetings I think I may say that I believe people are not in favor of municipal housing. The city has not money to put this plan through, and even if a special session of the Legislature took the first step to enact an amendment to the Constitution permitting municipal aid in housing it would take three years to begin the work.

"If the proper laws are passed relief may come quickly. I refer to the exemption of mortgage income and the local taxation for a limited period. As chairman of the Mayor's Housing Conference Committee I may say that when the committee submits a report it will be a practical plan for the solution of the housing problem and it will result in such an increase in building construction as has never before been seen in this city.

The new state rent laws are ineffective and have not deterred profiteering landlords from continuing rent-gouging assaults on thousands of tenants in New York City, according to Leo Kenneth Mayer, chief counsel for the Mayor's

Committee on Rent Profiteering. The landlords are adopting divers methods to circumvent the new laws, Mr. Mayer declared, and have been successful to a certain extent.

The Rent Committee, which has been in operation for fifteen months, has handled more than 80,000 cases, of which 62,000 have been settled in and out of court. Of the remaining cases, 8,000 are listed as hopeless and no settlement is possible. There is a constant flood of complaints into the committee's office, which is visited by about 5,000 tenants every week.

Federal Standardization in Building

If standard specifications could be prepared and agreed upon in a much larger number of cases than has yet been done, it would greatly facilitate the work of architects and builders. And if building methods and the requirements of city building codes could be thoroughly studied and revised this also would aid in reducing building costs. It seems probable that hundreds of millions of dollars could be saved within a few years if a comprehensive and intelligent study were made of all phases of building including fire prevention and the plumbing, heating, lighting, and hardware equipment of buildings. It would also reduce the cost of repairs and maintenance of these buildings; partly because deterioration would be slower and failures would be less frequent, and partly because repairs would be easier and cheaper to make. The government would do only a portion of this work of research and standardization, as many engineering societies, industrial organizations and manufacturers would co-operate. But the government should take the lead, and do an important part of the research work, and nothing which the government could do would be more useful and constructive or would be more appreciated by the building industries and the public.—From an address by E. B. Rosa, chief physicist, Bureau of Standards, on "The Economic Importance of the Scientific Work of the Government."

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Greenpoint 198-9

Fewer Active Building Projects in Week of July 3 to 9

F. W. Dodge Company Figures Show Decrease in Totals for Proposed Construction and Contracts Awarded

BUILDING statistics for the territory involving all of New York State and New Jersey, north of Trenton, for the week of July 3 to 9 inclusive, show a considerable falling off when compared with the totals for the three or four previous weeks. The conditions are not disquieting, however, as the decline in the totals for last week is largely due to the interruption by the holiday and not to lack of building interest and activity in this section of the country. As a matter of fact reports show that the offices of architects and engineers are busy to full capacity with plans and specifications for building and engineering projects, some of which are of immense proportions, and which will undoubtedly be released for estimates and contracts in the near future.

The totals of the F. W. Dodge Company for the past week show that in this territory plans were being prepared for 216 new structural operations that will require an investment of approximately \$7,952,100. During the same period 131 con-

tracts were awarded for new building and engineering operations that will cost about \$8,052,500.

The list of 216 proposed operations include 52 business projects such as stores, offices, lofts, commercial garages, etc., \$1,790,000; 7 educational buildings including schools, colleges, libraries, etc., \$180,000; 2 hospitals and institutions, \$25,000; 23 factory and industrial buildings, \$1,490,000; 4 public buildings, \$860,000; 23 public works and public utilities, \$1,606,000; 5 religious and memorial projects, \$75,000; 98 residential operations including apartments, flats and tenements and one and two-family dwellings, \$1,771,100 and 2 social and recreational buildings, \$155,000.

Among the contracts awarded during the week of July 3 to 9 inclusive were 33 business and commercial projects, \$3,448,000; 8 educational buildings, \$364,900; 3 hospitals and institutions, \$145,000; 18 factory and industrial operations, \$998,000; 2 public buildings, \$25,000; 18 public works and public utilities, \$1,895,500; 1 religious edifice, \$10,000; 45 residential operations of various types, \$980,000 and 3 social and recreational projects, \$185,000.

PERSONAL AND TRADE NOTES.

Walter B. Wills, Inc., architect and engineer, announces the removal of his offices from 1181 Myrtle avenue to 1159 Myrtle avenue, Brooklyn.

Samuel Gardstein, architect, 1154 47th street, Brooklyn, has recently established his main office at 26 Court street. The former address will be maintained as a branch.

John S. Sherman, formerly associated with the Sanitation Corporation, has recently joined the sanitary engineering department of the Dorr Co., 101 Park avenue.

National Engineering Service Corporation, which maintains its headquarters in the Middle West, has recently opened an Eastern office at 30 Church street New York City.

Severance & Van Alen, architects, have moved their offices from 111 East 40th street to the building they recently bought and remodeled for their own use at the southwest corner of Lexington avenue and 41st street.

J. Stephen Reilly, who for seventeen years was associated with the firm of J. B. McCoy & Sons, manufacturers of lighting fixtures, is now affiliated with F. N. Dowling, interior decorator and furnisher, 26 East 57th street.

Louis Gold, general contractor and specialist in reinforced concrete industrial construction, has recently entered into partnership with the Realty Associates, 162 Remsen street. His office has been moved from 44 Court street to the Remsen street address.

Parsons, Klapp, Brinckerhoff & Douglas, formerly Barclay, Parsons & Klapp, announce the removal of their general and engineering offices from 60 Wall street to their own building at 84 Pine street, New York City; also the executive offices of their subsidiary and operated corporations and properties and the Parklap Construction Corporation.

Industrial Financing.

S. W. Straus & Co. announce the establishment of a new policy with regard to industrial financing. Hereafter they will make loans in the form of first mortgage serial amortized bond issues in amounts of \$500,000 and upwards to in-

dustrial corporations of established reliability in the production of essential commodities, the proceeds of the loan to be devoted to the construction of dwellings for employees.

In a statement issued by this house, the opinion is expressed that large lending institutions of the country should develop this field of financing because of the enormous demand for housing facilities and the stabilizing influence which widespread ownership of homes by the working classes will have. The prediction also is made that, as a result of this co-operation between financial houses and industrial corporations, the next few years will be a period of very extensive home building activities.

Beaux Art Prize Awarded.

D. McLachlan, Jr., of the Atelier Hiron, New York City, was announced as winner of the Paris prize of the Society of Beaux Arts Architects. The prize, amounting to \$8,000, for study abroad, is given this year by Joseph C. Baldwin, Jr. It is open to all citizens of the United States under thirty-one years of age. Particular interest is attached to it this year because the subject is the proposed war memorial for the city, to be placed at the northern end of Manhattan Island, between Dyckman street and Spuyten Duyvil Creek.

The decision in the competition for the Paris prize, however, does not determine the design to be used for the war memorial. By special arrangement with the Ecole des Beaux Arts in Paris the winner of the prize may enter the most advanced class of the école without going through the preliminary class, a privilege that is not granted to any Frenchman. The competition is divided into three parts—first preliminary, second preliminary and final project. The final project was finished Tuesday at 1 o'clock and judged at 4 o'clock in the afternoon of the same day.

The five competitors in the final competition in the order in which their work was judged are: D. McLachlan, Jr., Atelier Hiron, New York City; R. S. Simpson, Pittsburgh; F. A. Chapman, San Francisco; E. R. Purves, University of Pennsylvania, and W. F. McCaughey, of the University of Illinois.

The jury making the awards included R. H. Dana, Jr., chairman of the Paris Prize Committee; R. M. Hood, F. A. Godley, H. R. Sedgwick, C. A. Cusacks, L. G. White, L. Ayres, G. A. Licht, D. W. Morris and Henry Bacon.

The drawings will be on view to the public from to-day until July 24 at the rooms of the Beaux Arts Institute of Design, 126 East 75th street.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

Wall Paper Manufacturers' Association will hold its annual convention at the Hotel Commodore, New York City, July 19 to 24, inclusive.

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.

Highway Engineer Named.

The newly appointed State Highway Commission of New Jersey was organized July 1. The new commission has named Thomas J. Wasser, county engineer of Hudson County, as state highway engineer to succeed William G. Thompson, resigned. George L. Burton, of South River, was elected chairman of the commission, and A. Lee Grover, of Trenton, secretary.

CURRENT BUILDING OPERATIONS

INVESTIGATION of the local building material supply situation during the past week shows that conditions are not improved and the outlook is anything but promising. Portland cement is moving in slightly better volume, but local freight embargoes make it necessary to unload at points some distance from the city and then truck to the jobs, a difficult and costly procedure. Dealers are entirely out of reserve stocks of cement, lime and other items and are being forced to turn away a vast amount of good business because they have no prospects of being able to get materials through the railroad congestion.

Meanwhile, there is a tremendous amount of new construction, planned and in many instances with contracts awarded, that is being held in abeyance until the supply situation is better, and this newly projected work, combined with that already started but held up waiting for essential commodities, will be responsible for an unprecedented clamor for supplies just as soon as they become available in any quantity.

Building material prices are fairly steady. There has been an upward movement recently in some lines and further advances have been rumored. Portland cement is likely to increase in price if fuel costs continue to advance and other commodities are practically sure to seek higher levels before a recession commences. Lumber is about the only building material that is at present easier as to prices and it is felt that the present weakening is only a temporary matter.

Common Brick—Business in the New York wholesale market for Hudson River common brick was more active during the past week than it has been recently and dealers are anticipating a marked improvement in the near future if current inquiries are any indication of prospective business. Generally the outlook is considered good and if it were not for the chaotic freight situation that is holding back a tremendous volume of building essentials that are urgently needed for projects already started, there would be no question as to the intense activity in the local brick market. Barge arrivals from up-river points during the week numbered twenty-one, and twenty-four cargoes were disposed of at the prevailing price of \$25 a thousand, alongside dock. Dealers about the city have now generous stacks on hand for any emergency that may come with next fall. Along the river common brick manufacturers are busy to

the extent of the available labor supply, but it is generally conceded that the average rate of production at present is about thirty per cent. of normal years. This production, however, will provide for all of the prospective demands for common brick during the remainder of the year and also provide adequate reserve for next spring and before new supplies are available.

Summary—Transaction in the North River common brick market for the week ending Friday, July 16, 1920. Condition of market: Demand improved, prices firm

and unchanged. Quotations: Hudson River, \$25 a thousand, to dealers in cargo lots, alongside dock. Number of cargoes arrived, 21; sales, 24. Distribution: Manhattan, 10; Brooklyn, 5; New Jersey points, 5; outside points, 4.

Lumber—The lumber market is quiet in both wholesale and retail branches of the business. The car shortage has curtailed new supplies by rail and dealers are largely dependent on water shipments for what they are able to get. Demand is fair but not so keen as it was some few weeks ago, but it is confidently expected that

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-bl. barrel)..... \$5.000 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.

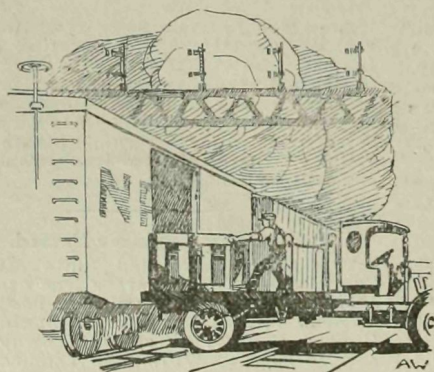
Finishing Plaster (320-lb. barrel) 6.00 per bbl.

Plaster Blocks—

2-in. (solid) per sq. ft.....\$0.14½

3-in. (hollow) per sq. ft..... 0.14½

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MATERIALS AND SUPPLIES

just as soon as the building material supply situation improves generally to a point where prospective builders will be able to proceed with their planned operations that increased buying activity will mark the lumber market. Prices are easing off to some extent and while there is no concerted drop in lumber prices and the level remains considerably higher than normal, it is felt that from now on the recession will be steady.

Structural Steel—Car shortage is at present the most prominent factor in preventing a vast amount of business in fab-

ricated steel. Contractors are booked to capacity with orders for steel for large building operations in the Metropolitan district, but there is now but little prospect of getting steel through in less than seven to nine months. Architects and engineers are going ahead with their plans for new projects, but are not sending them out for estimates, as the material market conditions are altogether too uncertain. Just as soon as the railroad freight conditions are improved it is expected that one of the most monumental building booms of history will start in this terri-

tory and the entire building industry is now making its plans with this in view. The most important local award of the past week was 1,500 tons of fabricated steel booked by Hay Foundry & Iron Works for the City Real Estate Building in Maiden Lane. Prices for mill shipments of fabricated steel are steady and unchanged.

Electrical Supplies—There have been no indications of the usual summer dullness in this line during the past week and jobbers are of the opinion that the demand will maintain steady for some weeks to come. The chief factor in the market situation today is the lack of available supplies brought about by the intolerable railroad freight conditions that do not seem to be improving to any extent, notwithstanding the promises of railroad officials that speedy relief will be afforded. Scarcity of cars is affecting both manufacturers and jobbers and no change seems imminent at this writing. Demand for electrical supplies from new building sources is firm and does not slacken despite the reported drop in active building operations in this territory. The vast volume of new construction planned will keep the jobbers busy for months to come after supplies are readily available. Prices are firm and without important changes during the past week.

Roofing and Building Papers—Buying activity in this line has dropped off materially during the past week or two on account of the general scarcity of building materials that has prevented a vast amount of building from proceeding according to schedule. Stocks are low because jobbers have been unable to get supplies from the manufacturers by reason of the intolerable railroad freight conditions. Prices are firm and slightly higher than they have been, but the increase is almost wholly due to the scarcity.

Nails—There is no definite change in the nail situation and although some local jobbers are getting small shipments, the total volume of nails received during the past week or so is nowhere equal to the demand. The outlook for adequate supplies of nails in the near future is not bright and as a result many builders are being forced to shop around and pick up small lots wherever they can. Jobbers state that no real relief is possible until the mills have been able to satisfy to some extent the tremendous demand for heavy steel products. Prices vary greatly, according to the supplies on hand. Prices on wire nails range from \$7.00 to \$10.00.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn & Queens.
 27x48x½ in. \$0.45 each
 32x36x½ in. 0.35 each
 32x36x¾ 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 marble (promiscuous mill block), per cu. ft. 2.25
 White Vermont marble (sawed) New York, per cu. ft. 3.00

Structural Steel—

Plain material at tidewater; cents per pound:
 Beams and channels up to 14 in. 2.72 to —
 Beams and channels over 14-in. 2.72 to —
 Angles, 3x2 to 6x8. 2.72 to —
 Zees and tees. 2.72 to —
 Steel bars 2.10 to —

Lumber—

Wholesale prices, New York.
 Yellow pine, merchantable 1905, f. o. b. N. Y.:
 3x4 to 14x14, 10 to 20 ft. . \$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 brackets 79%
 B grade, single strength, first three brackets 79%
 Grades A and B, larger than the first three brackets, single thick. 78%
 Double strength, A quality. 80%
 Double strength, B quality. 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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A material of the nature of rubber applied as a cold plastic, forming a continuous, seamless sheet without cracks or joints. It is practically an integral part of the underlying floor.

It is dustless, elastic, non-slip, water-proof, acid-proof, and a non-conductor of heat and electricity. Saves labor in cleaning. As sanitary as terrazzo, and easy underfoot like linoleum.

Mastic is a permanent wearing surface because it can be maintained against all wear and depreciation and kept in perfect condition, equal to new, at all times. This overcomes the loss by depreciation common in floor coverings. Mastic will last as long as the building in which it is placed.

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Sliding doors are guilty of the same offense. They do not permit of openings in adjacent bays.

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No. 4

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

98TH ST.—Zipkes, Wolff & Kudruff, 25 West 42d st, have prepared plans for alterations to the 5-sty brick and stone residence, 25x100 ft, at 172 West 98th st, into bachelor apartments for N. Lampory, 309 Broadway, owner, Cost, \$18,000. Architects will take estimates on general contract.

8TH ST.—Frank E. Vitolo, 56 West 45th st, has prepared plans for alterations to the 4-sty brick tenement, 23x60 ft, at 41 West 8th st, for Mrs. Wm. E. Podesta, 41 West 8th st, owner. Cost, about \$8,000. Architect will take estimates on general contract.

DWELLINGS.

ST. MARKS PL.—Frank V. Laspia, 525 Grand st, Brooklyn, has prepared plans for alterations to the 5-sty brick store and dwelling, 26x95 ft, at St. Marks pl, for Mariano Scimeca, 16 St. Marks pl, owner. Cost, \$20,000.

STABLES AND GARAGES.

65TH ST.—Bloodgood & Sugarman, 17 East 49th st, have completed plans for alterations to the 2-sty brick garage, 50x94 ft, at 242-244 East 65th st, for Ferdinand Reinart, 182 Washington st, owner. Cost, about \$10,000.

40TH ST.—J. M. Felson, 1123 Broadway, has plans nearing completion for a 2-sty brick and stone garage, 60x100 ft, at 334-340 West 40th st, for Marcus & Goldstein, 175 East 96th st, owners and builders.

STORES, OFFICES AND LOFTS.

10TH ST.—Jacob Fisher, 25 Av A, has finished plans for alterations to the 4-sty brick store and office building, 25x62 ft, with apartments, at 315 East 10th st, for Samuel Horowitz, 371 East 4th st, owner. Cost, \$9,000.

BROADWAY.—Walter Haefeli, 229 West 42d st, has finished plans for a 7-sty brick, limestone and terra cotta office and showroom building, 52x66x59 ft, at 1715-1717 Broadway, for the Haynes Automobile Co., owner, on premises. Cost, \$200,000. Architect will take estimates next autumn.

4TH ST.—B. H. and C. N. Whinston, 2 Columbus Circle, have completed plans for alterations to the 4-sty brick tenement, 30x70 ft, into an office building, at 94 East 4th st, for owner to be announced later. Cost, \$15,000. Architect will take estimates on general contract.

19TH ST.—Boris W. Dorfman, 26 Court st, Brooklyn, has completed plans for alterations to the 3-sty brick store and loft building, 20x36 ft, at 36 East 19th st, for the Manhattan Paper Co., 70 Wooster st, owner. Cost, \$20,000.

PEARL ST.—Walter H. Volckening, 53 West 39th st, has been retained to prepare plans for alterations to the 3 and 6-sty brick factory building, 33x107 ft, at 73 Pearl st and 40 Stone st, into an office building, for Arkell & Douglas, Inc., 44 Whitehall st, owners. Architect will take bids on general contract when plans are completed.

Bronx

DWELLINGS.

INDEPENDENCE AV.—Mortimer E. Freehof, 405 Lexington av, has prepared plans for a 2½-sty hollow tile and stucco residence, 65x32 ft, on the east side of Independence av, 336 ft south of 254th st, for George I. Fox, 164 West 25th st, owner. Cost, about \$40,000.

SHORE DRIVE.—Plans have been prepared privately for six 1-sty frame dwellings, 18x40 ft, on the west side of Shore drive, 225 ft south of Randall av, for Joseph Sormani, White Plains av and Pelham av, owner and builder. Cost, \$7,000 each.

GILLESPIE AV.—Anton Pirner, 2069 Westchester av, has completed plans for a 2-sty frame dwelling, 16x35 ft, on the east side of Gillespie av, 60 ft north of La Salle av, for Wm. J. and A. M. Heidt, 1429 Commonwealth av, owners. Cost, \$6,000.

ALBANY POST ROAD.—Martin W. Hall, 374 Wadsworth av, has finished plans for a 2½-sty frame dwelling, 21x32 ft, on the west side of the Albany Post Road, 82 ft north of 250th st, for Wm. Green, 612 East 168th st, owner. Cost, \$4,000.

KING AV.—Ebeling, Magnuson & Kleinert, 59 Vanderbilt av, have prepared plans for a 1½-sty frame dwelling, 24x44 ft, on the west side of King av, 100 ft south of Bowne st, for the City Island Homes, Inc., 526 City Island av, owner and builder. Cost, \$6,000.

STABLES AND GARAGES.

PARK AV.—George N. Strehan, 112 West 42d st, has plans nearing completion for a 1-sty brick garage, 90x135 ft, at the northwest corner of Park av and 184th st, for Maurice Miller, 935 Intervale av, owner. Cost, \$60,000.

FORDHAM ROAD.—Dunnigan & Crumley, 394 East 150th st, have prepared plans for a 1-sty brick garage, 100x50 ft, on the north side of Fordham road, 100 ft east of Bathgate av, for the estate of Alfred Camp, 135 Broadway, owner. Cost, \$35,000.

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Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

FLATBUSH AV.—Harry Bryant, Jr., 291 Hinsdale av, has plans in progress for two 4-sty brick and terra cotta tenements, 60x100 ft, on Flatbush av, near Av L, for owner and builder to be announced later. Total cost, \$120,000.

16TH AV.—Abraham Farber, 1746 Pitkin av, has plans in progress for a 4-sty brick, limestone and terra cotta apartment, 40x86 ft, at the corner of 16th av and 46th st, for owner and builder to be announced later. Cost, about \$50,000.

BANKS.

COURT ST.—The South Brooklyn Savings Institute, 160 Atlantic av, contemplates the construction of a 1-sty brick and limestone bank building, 140x150 ft, at the southwest corner of Court st and Atlantic av, for which name of architect and details of construction will be available later. Cost, approximately \$500,000.

CHURCHES.

SHEFFIELD AV.—Harry Brodsky, Jr., 291 Hinsdale av, has plans in progress for a 2-sty brick and limestone synagogue, 50x100 ft, at Sheffield av, for owner to be announced later. Architect will take estimates.

SUYDAM ST.—Nicholas Serracino, 507 Fifth av, Manhattan, has completed plans for a 1-sty brick church, 91x100 ft, on the north side of Suydam st, 275 ft east of Central av, for the Church of Our Lady of Pompei, owner. Cost, \$100,000. Architect will take bids on general contract.

DWELLINGS.

WARWICK ST.—Harry Bryant, Jr., 291 Hinsdale av, has plans in progress for a 3-sty frame dwelling, 25x60 ft, in Warwick st, between Blake and Dumont avs, for owner to be announced later. Cost, \$30,000.

NAUTILIS AV.—Slee & Bryson, 154 Montague st, have prepared plans for a 2-sty frame dwelling, 32x42 ft, at the northwest corner of Nautilus and Sea Gate avs, for Joseph H. Wendig, Sea Gate, owner. Cost, \$12,000.

18TH AV.—Fred J. Dassau, 26 Court st, has completed plans for two 2-sty frame dwellings, 16x36 ft, at the northwest corner of 18th av and 58th st, for the Economy Homes Co, 1409 Av J, owner and builder. Cost, \$12,000 each.

WEST 35TH ST.—George H. Suess, 1131 Gravesend av, has prepared plans for seven 1½ sty frame bungalows, 14x21 ft, in the west side of West 35th st, 120 ft north of Mermaid av, for Frank Tetzlaff, 2876 West 35th st, owner and builder. Total cost, \$21,000.

FACTORIES AND WAREHOUSES.

CHESTER ST.—Cohn Brothers, 361 Stone av, have completed plans for a 1-sty brick storage building, 65x101x76x118 ft, at the southwest corner of Chester st and East New York av, for Morris Smerling, 406 Rockaway av, owner and builder. Cost, \$25,000.

LIBERTY AV.—Charles Infanger & Son, 2634 Atlantic av, have prepared plans for a 2-sty brick factory building, 100x150 ft, at the northeast corner of Liberty av and Barbey st, for Shepeloff & Agres, 487 Henry st, owners and builders. Cost, \$40,000.

CARROLL ST.—Wm. J. Conway, 400 Union st, has completed plans for a 2-sty brick rag

and paper storage warehouse, 40x100 ft, on the north side of Carroll st, 200 ft west of Third av, for Vincenzo Tortoro, 494 President st, owner. Cost, about \$10,000.

SCHOOLS AND COLLEGES.

14TH AV.—Louis Allen Abramson, 46 West 45th st, Manhattan, has plans nearing completion for a 3-sty brick and limestone school building, 50x180 ft, with auditorium seating 1,000, on 14th av, between 50th and 51st sts, for the Hebrew Institute of Borough Park, owner. Cost, approximately \$400,000. Architect will take bids on general contract and will superintend construction. Plans will not be ready for some

STABLES AND GARAGES.

COFFEY ST.—W. J. Conway, 400 Union st, has plans in progress for a 1-sty brick garage, 150x100 ft, at the southwest corner of Coffey and Dwight sts, for T. E. Desmond, 71 Lorraine st, owner and builder.

ATLANTIC AV.—Charles Infanger & Son, 2634 Atlantic av, have prepared plans for a 1-sty brick garage, 50x100 ft, at the northeast corner of Atlantic and Autumn avs, for Emil Remeiking, 1010 Liberty av, owner. Cost, \$15,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Plans have been prepared privately for a 3-sty brick tenement, 25x48 ft, at the southeast corner of Jamaica and 11th avs, Long Island City, for Dr. Charles Rabinowitz, 532 Jamaica av, owner. Cost, \$15,000.

CHURCHES.

WOODMERE, L. I.—W. H. Spaulding, 34 Bergen av, Jamaica, L. I., has started sketches for a 1½-sty frame and brick veneer addition, 47x96 ft, to the church at Woodmere, L. I., for the Woodmere M. E. Church, Rev. George A. Bronson, pastor, owner. Cost, \$4,000. Project will probably be started next autumn.

DWELLINGS.

FOREST HILLS, L. I.—John E. Nitchie, 63 Park Row, Manhattan, has plans about finished for a 2½-sty tapestry residence, 24x25 ft, with garage, at Forest Hills, L. I., for P. D. Wright, 33 East 33d st, Manhattan, owner. Cost, \$18,000.

FLUSHING, L. I.—Charles H. Ross, 46 Manor av, Woodhaven, L. I., has prepared plans for a 2½-sty frame dwelling, 22x26 ft, in the east side of 35th st, 280 ft north of State st, Flushing, for August M. Ryon, 96 Main st, Flushing, owner. Cost, \$7,500.

ST. ALBANS.—Plans have been prepared privately for a 2½-sty frame residence, 34x23 ft, in the east side of Fern st, 120 ft south of Tremont st, Albans, L. I., for E. H. Brown, St. Albans, owner and builder. Cost, about \$18,000.

ST. ALBANS, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has prepared plans for a 2½-sty frame dwelling, 36x30 ft, at the northwest corner of Garden and Rutland sts, St. Albans, for E. H. Brown, St. Albans, L. I., owner and builder. Cost, about \$18,000.

FOREST HILLS, L. I.—John E. Nitchie, 63 Park Row, Manhattan, has completed plans for a 2½-sty brick residence, 37x25 ft, at the southeast corner of Jewel st and Seminole av, Forest Hills, for P. D. Wright, 33 West 33d st, Manhattan, owner. Cost, \$16,000.

JAMAICA, L. I.—Wm C. Winters, 106 Van Siclen av, Brooklyn, has prepared plans for a 2½-sty frame and brick veneer dwelling, 24x38 ft, in the south side of Degraw st, 125 ft west of Alsop st, for N. T. Schrieber, 2429 Myrtle av, Brooklyn, owner. Cost, \$15,000.

JAMAICA, L. I.—Kallich & Subkis, 7922 21st st, Brooklyn, have finished plans for a 2½-sty frame residence, 22x55 ft, on the south side of Warwick av, 160 ft west of Dayton pl, for Mrs. G. Acker, 1854 Myrtle av, Brooklyn, owner. Cost \$15,000.

ELMHURST, L. I.—Charles J. Stidolph, 15 Ivy st, Elmhurst, has prepared plans for two 2½-sty frame dwellings, 22x50 ft, in the west side of 22d st, 339 ft south of Woodside av, for A. Barrymore, Broadway, Elmhurst, L. I., owner. Cost, \$14,000 each.

RICHMOND HILL, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, has completed plans for a 2½-sty frame dwelling, 28x25 ft, at the northeast corner of Myrtle av and Ashland st, for J. J. Levin, 41 Warren st, Manhattan, owner. Cost, \$8,500.

CORONA, L. I.—C. L. Varrone, 166 Corona av, Corona, L. I., has finished plans for a 2-sty frame dwelling, 21x54 ft, in the north side of Edson st, 275 ft east of Alburts av, for Frank Green, 130 Kingsland av, Corona, L. I., owner. Cost, \$6,000.

CORONA, L. I.—Charles J. Stidolph, 15 Ivy st, Elmhurst, L. I., has prepared plans for a 2-sty frame dwelling, 16x38 ft, on the east side of Junction av, 100 ft south of Fillmore av, for James Callan, 180 Junction av, owner. Cost, \$5,000.

GLENDALE, L. I.—Charles J. Pfaff, 673 Elbert lane, Brooklyn, has finished plans for a 2-sty frame dwelling, 18x32 ft, on the east side of Martin av, 250 ft south of Myrtle av, for Johanna Gebert, 136 Lafayette av, Glendale, L. I., owner. Cost, \$4,500.

CORONA, L. I.—A. DeBlasi, 94 East Jackson av, Corona, L. I., has prepared plans for two 2-sty brick dwellings, 20x52 ft, on the east side

of Alburts av, 75 ft south of Darvall st, for Benjamin Lustgarten, 130 Kingsland av, Corona, owner and builder. Cost, \$12,500 each.

QUEENS, L. I.—Louis Schillinger, 167 Van Siclen av, Brooklyn, has completed plans for a 1½-sty frame dwelling, 22x23 ft, in the east side of Hendrickson st, 250 ft north of Jericho Turnpike, Queens, L. I., for Jacob Ardinwald, owner, on premises. Cost, \$5,000

FLUSHING, L. I.—A. Weindorf, 216 Fifth av, Manhattan, has finished plans for a 2-sty frame dwelling, 18x36 ft, at the northwest corner of Bayside av and Central av, Flushing, L. I., Richard Hellman, 392 Bayside av, owner. Cost, \$4,000.

ELMHURST, L. I.—Plans have been prepared privately for two 2½-sty frame dwellings, 32x38 ft, at the southeast corner of Maurice av and Hanover st, Elmhurst, L. I., for Andrew Nelson, 80 Warner av, Elmhurst, owner and builder. Cost, \$7,000 each.

EVERGREEN, L. I.—Wm. Von Felde, Metropolitan av, Middle Village, L. I., has completed plans for two 2-sty frame dwellings, 18x35 ft, in the south side of Armand pl, 67 ft east of Cypress av, for Henrietta McCauly, 205 Cooper av, Evergreen, L. I., owner. Total cost, \$12,000.

FACTORIES AND WAREHOUSES.

COLLEGE POINT, L. I.—Walter Kidde & Co., 140 Cedar st, Manhattan, has plans in progress for a 2-sty brick factory building, 50x250 ft, at College Point, L. I., for the American Hard Rubber Co., owner, on premises. Cost, about \$250,000. Engineers build by days work.

LONG ISLAND CITY, L. I.—The Allied Printing Association of Manhattan, M. B. Gates, 80

Lafayette st, Manhattan, in charge, contemplate the erection of a 9-sty reinforced concrete printing plant, 390x82 ft, on Jackson av, near Harold st, Long Island City, for which name of architect and engineer, and details of construction will be available later.

LONG ISLAND CITY, L. I.—Plans have been prepared privately for a 1-sty brick and concrete factory, 50x50 ft, on the west side of Vernon av, south of 10th st, Long Island City, for the Wilson Ink Works, 10th st, Long Island City, owner. Cost, \$10,000. General contract will be awarded without competition to a builder already selected.

HALLS AND CLUBS.

FLUSHING, L. I.—W. W. Knowles, Bridge Plaza, L. I. City, has plans in progress for a 2½-sty frame clubhouse at Flushing, L. I., for the Flushing Country Club, owner. Project includes an 18-hole golf course, tennis courts, locker house, etc. Cost, \$150,000. Landscape architect, Devereux Emmet, 1323 Broadway, Manhattan. General contractor for golf course, Lewis Valentine Co., Roslyn, L. I.

STABLES AND GARAGES.

LONG ISLAND CITY, L. I.—R. L. Lukowsky, Astoria, L. I., has prepared plans for a 1-sty brick garage, 50x100 ft, on the east side of 8th av, 240 ft north of Pierce av, for Edward W. Fitzpatrick, 244 Jackson av, Long Island City, owner. Cost, \$30,000.

STORES, OFFICES AND LOFTS.

ROCKAWAY BEACH, L. I.—McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, have plans underway for a 3-sty brick telephone exchange addition, 30x30 ft, at Hammels, Rockaway Beach, L. I., for the New York Telephone Co., 15 Dey st, Manhattan, owner.

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Westchester.**APARTMENTS, FLATS AND TENEMENTS.**

SCARSDALE, N. Y.—Andrew J. Thomas, 137 East 45th st, Manhattan, has been retained to prepare plans for a 3-sty hollow tile and stucco apartment, 250x100 ft, with stores, on the ground floor, in Popham road, between Chase road and East Parkway, for the Scarsdale Housing Corporation, Scarsdale, N. Y., owner. Details of construction will be available later.

STABLES AND GARAGES.

YONKERS, N. Y.—Charles F. Peck, 7 East 42d st, Manhattan, has plans in progress for a 2-sty brick and local stone garage, 75x170 ft., at the southwest corner of South Broadway and Harriot st, for J. Romaine Brown, 299 Madison av, Manhattan, owner. Cost, \$40,000. Architect will soon be ready for estimates on general contract.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Fred F. French Co., 299 Madison av, has the general contract and will soon start work on an 11-sty brick, limestone and terra cotta apartment, 51x80 ft, at 772-776 Madison av, northwest corner of 66th st, for the Pentalpha Realty Co., 16 William st, owner, from privately prepared plans. Cost, \$500,000. General contractor will soon call for bids on subs and materials.

MANHATTAN.—Sherman Square Construction Co., 212 West 72d st, has the general contract for alterations to the brick and stone tenement at 1125 Second av, for Peter Doelger Realty Co., 405 East 55th st, owner, from plans by Charles T. Deiterlein, 15 West 38th st, architect. Cost, \$10,000.

BANKS.

WEST NEW BRIGHTON, S. I.—John Milnes Co., Richmond av, Port Richmond, S. I., has the general contract for a 1-sty brick and stone bank building, 35x72 ft, at the southeast corner of Castleton av and Taylor st, for the Richmond County Savings Bank, owner, from James Whitford, Staten Islander Building, Tompkinsville, S. I., architect. Cost, \$70,000.

DWELLINGS.

MANHATTAN.—John I. Downey, Inc., 410 West 34th st, has the general contract for alterations to the 4-sty brick and stone residence, 25x94 ft, at 16 East 80th st, for Irving C. Miller, 101 Park av, owner, from plans by Albert H. Stursburg, 16 East 80th st, architect. Cost, \$10,000.

SILVER LAKE HEIGHTS, S. I.—H. Hermandson, 340 Oakland av, West New Brighton, S. I., has the general contract for a 2-sty frame dwelling, 37x28 ft, on Forest av, Silver Lake Heights, for E. J. Malloy, owner, care of James Whitford, Staten Islander Building, Tompkinsville, S. I., architect. Cost, \$17,000.

WHITE PLAINS, N. Y.—F. N. Goble, Madison av, Manhattan, has the general contract for a 2½-sty frame residence, 75x165 at White Plains, N. Y., for Charles Smithers, North st, White Plains, N. Y., owner, from plans by Donn Barber, 101 Park av, Manhattan, architect. Consulting engineer, E. E. Seelye, 101 Park avenue.

EAST ORANGE, N. J.—Benjamin S. Raynor, Islip, L. I., has the general contract for a 2½-sty frame residence, 25x37 ft, at 403 North Walnut st, East Orange, N. J., for H. F. Ballard, 200 Fifth av, Manhattan, owner, from privately prepared plans. Cost, \$13,000.

MANHATTAN.—Standard Contracting Co., East 42d st, has the general contract for alterations to the 5-sty brick and stone residence, 25 x42 ft, at 313 West 74th st, for the Mogartel Realty Co., 487 Broadway, owner, from plans by B. H. and C. N. Whinston, 2 Columbus Circle architects. Cost, about \$10,000.

BROOKLYN.—Van Evelyn Homes Co., 507 Fifth av, Manhattan, has the general contract for alterations to the 4-sty brick residence in the south side of Remsen st, 216 ft east of Hicks st, for the Eighty-Four Remsen Street Corporation, 50 Beekman st, Manhattan, owner, from plans by W. W. Jackson, 50 Beekman st, architect. Cost, \$10,000.

NEW ROCHELLE, N. Y.—George Watson, 230 Huguenot st, New Rochelle, N. Y., has the general contract for a 2½-sty brick and terra cotta residence, 67x36 ft, with garage, on Paine av, for E. R. Masbach, Beechmont road, New Rochelle, owner, from plans by L. L. Barnard, 46 Lawton st, New Rochelle, architect. Cost, about \$25,000.

NEW ROCHELLE, N. Y.—W. D. Heinter, Cortlandt av, New Rochelle, has the general contract for a 2½-sty frame residence, 61x38 ft, on Cortlandt av, for A. T. Sanden, Bayeau road, New Rochelle, owner, from privately prepared plans. Cost, \$20,000.

FACTORIES AND WAREHOUSES.

MASPETH, L. I.—Geo. A. Fuller Industrial Engineering Co., 949 Broadway, Manhattan, has the general contract for 2 2-sty brick buildings at the southwest corner of Grand st and Harrison av, Maspeth, for the U. S. Industrial Alcohol Co., 27 William st, Manhattan, owner, from privately prepared plans. Cost, approximately \$500,000.

BROOKLYN.—John H. Deeves, 103 Park av, Manhattan, has the general contract for alterations to the 4-sty brick and stone brewery and factory at the southwest corner of Franklin av and Montgomery st, for the Franklin Warehouse Co., owner, on premises, from plans by Wm. Marshall, 12 Elm st, Manhattan, architect. Cost, \$30,000.

RICHMOND HILL, L. I.—Barney Ahlers Construction Corporation, 110 West 40th st, Manhattan, has the general contract for a 1-sty brick and concrete factory addition, 21x38 ft, at Metropolitan and Gould sts, Richmond Hill, L. I., for Richard M. Krause, owner, on premises, from plans by Chris. Bauer, 788 Manhattan av, Brooklyn, architect.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Heckscher Building Corporation, George Backer, vice-president, 50 East 42d st, has the general contract for a 25-sty brick limestone and terra cotta store, office and loft building, 100x100 ft, at 728 to 734 Fifth avenue, 2-4 West 57th st and 3-5 West 56th st, for the Anaham Realty Co., 50 East 42d st, owner, from plans by Warren & Wetmore, 16 East 47th st, architects. Cost, \$2,500,000.

MANHATTAN.—Cauldwell-Wingate Co., 381 Fourth av, has the general contract for an 8 or 10-sty brick and stone office building, 25x115 ft, at 83 Maiden lane through to 7 Gold st, for the Eighty-Three Maiden Lane Corporation, 49 Wall st, owner, from plans by Clinton & Russell, 32 Liberty st, architects. Architects are now preparing plans for this operation and work will not be started for some time.

NEW BRUNSWICK, N. J.—The Griswold Building Co., 101 Park av, Manhattan, has the general contract for a 2-sty brick and stone rear addition to the office building in Bayard st, New Brunswick, N. J., for the New Brunswick Fire Insurance Co., 358 George st, owner, from privately prepared plans. Cost, about \$100,000.

PERTH AMBOY, N. J.—Hans Krogh, First National Bank Building, Perth Amboy, has the general contract for a 1-sty brick and hollow tile store, 41x70 ft, in Smith st, Perth Amboy, for Peterson & Co., & Lake Coal Co., owners. Architect, I. Griesen, 175 Smith st, Perth Amboy. Cost, \$15,000.

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., or as listed in the Calendar.
All hearings are held in Room 919, Municipal Building, Manhattan.

BOARD OF APPEALS.**SPECIAL MEETING**

Wednesday, July 21, 1920, at 10 a. m.
Appeals from Administrative Orders.

Pier Cases.

- 594-19-A—Pier No. 8, North River, Manhattan.
595-19-A—Pier No. 44, East River, Manhattan.
480-19-A—Piers 4 and 5, North River, Manhattan.
481-19-A—Old Pier 3, North River, Manhattan.
877-19-A—Pier 14, North River, Manhattan.
878-19-A—Pier 15, North River, Manhattan.
879-19-A—Pier 15, North River, Manhattan.
880-19-A—Pier 28, East River, Manhattan.
881-19-A—Pier 1 (Old), North River, Manhattan.
882-19-A—Pier 27, North River, Manhattan.
883-19-A—Pier 29, North River, Manhattan.
884-19-A—Pier 30, North River, Manhattan.
885-19-A—Pier 78, North River, Manhattan.
886-19-A—Pier 42, North River, Manhattan.
937-19-A—Piers 37 and 38, East River, Manhattan.
948-19-A—Pier 121, foot of West 131st street, North River, Manhattan, (Order No. 95587-F.)
949-19-A—Pier 121, foot of West 131st street, North River, Manhattan, (Order No. 95586-F.)
950-19-A—Pier 121, foot of West 131st street, North River, Manhattan, (Order No. 95585-F.)
981-19-A—Piers 22-25, East River, Manhattan.
1003-19-A—Pier 28, North River, Manhattan.
31-20-A—Pier 13, East River, foot of Wall street, Manhattan.
890-19-A—Pier 70, East River, Manhattan.
265-20-A—Pier 46, East River, foot of Van Brunt street, Brooklyn.
266-20-A—Pier 39, East River, foot of Van Dyke street, Brooklyn.
267-20-A—Pier 31, East River svs Atlantic Basin, Brooklyn.
268-20-A—Pier 36, East River, foot of Pioneer street, Brooklyn.
269-20-A—Pier 35, East River, nes Atlantic Basin, Brooklyn.
270-20-A—Pier 34, East River, foot of Hamilton street, Brooklyn.
271-20-A—Pier 27, East River, foot of Baltic street, Brooklyn.
272-20-A—Pier 17, East River, foot of Joralemon street, Brooklyn.
273-20-A—Pier 19, East River, foot of Clark street, Brooklyn.
318-20-A—Pier between North 4th and 5th streets, East River, Brooklyn.
352-20-A—Pier 3, Wallabout basin, foot of Washington and E. streets, Brooklyn.
353-20-A—Pier 2, Wallabout basin, foot of Washington and F. streets, Brooklyn.
383-20-A—Pier 29, East River, Manhattan.
420-20-A—Pier 5, between Poplar and Middagh streets, Brooklyn.
421-20-A—Pier 22, foot of Atlantic avenue, Brooklyn.
422-20-A—Pier 29, foot of Harrison street, Brooklyn.
423-20-A—Pier 32, foot of Degraw street, Brooklyn.

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FACTORIES AND WAREHOUSES.

155TH ST, 465-467 W, 1-sty bk storage house, 48x99, tin rf; \$15,000; (o) John Whalen, 1913-15 Amsterdam av; (a) Otto Reissman, 147 4 av (245).

STABLES AND GARAGES.

50TH ST, 661-663-665 W, 2-sty bk garage, 85x100, tar & slag rf; \$25,000; (o) Shamrock Towing Co., 667 W 50th; (a) Wm. J. Conway, 400 Union, Bklyn (246).

145TH ST, 102-112 W, 1-sty bk garage, 150x99, slate rf; \$40,000; (o) Sam B. Steinmetz, 963 Fox, Bronx; (a) John DeHart, 1039 Fox (242).

146TH ST & 147TH ST, Lenox to Harlem River, 100-1-sty bk garages, 10x18, steel rf; \$20,000; (o) Pinckney Est, 176 Bway; Title Guarantee Trust Co., trustees; (a) Jas R. Ashley, 351 W 86th (240).

218TH ST, 401 W, 219TH ST, 400 W, 1-sty bk garage, 200x100, plastic slate rf; \$50,000; (o) Michael J. Ryan, 4259 Bway; (a) Geo. M. McCabe, 95 5 av (244).

BROADWAY, 5130, 5-1-sty bk garages, 10x18, iron rf; \$1,000; (o) Edw. E. Vlaun, 5130 Bway; (a) Edw. E. Vlaun, 5130 Bway (247).

STORES, OFFICES AND LOFTS.

MAIDEN LANE, 91-97, GOLD ST, 4-6-8, 8-sty bk offices & storage, 72x124, tar & slag rf; \$1,000,000; (o) City Real Estate Co., 176 Bway; (a) York & Sawyer, 50 E 41st (243).

16TH ST, 3 W, 6-sty bk offices, 33x82, felt, pitch & slag rf; \$100,000; (o) 3 West 16th St. Corp., 52 Vanderbilt av; (a) Chas. H. Higgins, 19 W 44th (241).

Bronx

DWELLINGS.

ALBANY POST RD, w s, 80.11 n 250th, 2½-sty fr dwg, 21x32, asphalt shingle rf; \$4,000; (o) Wm. Green, 612 E 168th; (a) Martin W. Hall, 374 Wadsworth av (417).

CLARENCE AV, w s, 134.6 s Gridley av, 2½-sty fr dwg, 22x28, asphalt shingle rf; \$6,000; (o) Frank De Mico, 2385 Hoffman st; (a) Anton Pirner, 2069 Westchester av (435).

FIELDSTONE ROAD, e s, 300 s 253d, four 2½-sty fr dwgs, 31x25, asphalt shingle rf; \$32,000; (o) Riverdale Country School Realty Corporation, Frank S. Hackett, on prem, president; (a) McKim, Mead & White, 101 Park av (419).

KING AV, w s, 100 s Bowne st, 1-sty fr dwg, 24.8x44.8, asphalt shingle rf; \$6,000; (o) City Island Homes, Inc, Raymond Belmont, 526 C I av, pres; (a) Ebling, Magnuson & Kleinert, 52 Vanderbilt av (424).

KING AV, w s, 100 s Terrace Point, 1-1-sty fr dwg, 24.8x44.8, asphalt shingle rf; \$6,000; (o) City Island Homes, Inc, Raymond Belmont, 526 C I av, pres; (a) Ebling, Magnuson & Kleinert, 52 Vanderbilt av (423).

KING AV, w s, 100 s Sutherland av, 1-sty fr dwg, 24.8x44.8, asphalt shingle rf; \$6,000; (o) City Island Homes, Inc, Raymond Belmont, 526 C I av, pres; (a) Ebling, Magnuson & Kleinert, 52 Vanderbilt av (425).

MINNIEFORD AV, e s, 175 s Sutherland av, 1-sty fr dwg, 24.9x44.9, asphalt shingle rf; \$6,000; (o) City Island Homes, Inc, Raymond Belmont, 526 C I av, pres; (a) Ebling, Magnuson & Kleinert, 52 Vanderbilt av (430).

MINNIEFORD AV, e s, 275 n Sutherland av, 1-sty fr dwg, 24.9x49.9, asphalt shingle rf; \$6,000; (o) City Island Homes, Inc, Raymond Belmont, 526 C I av, pres; (a) Ebling, Magnuson & Kleinert, 52 Vanderbilt av (431).

MINNIEFORD AV, e s, 50 s Sutherland av, 1-sty fr dwg, 24.8x44.8, asphalt shingle rf; \$6,000; (o) City Island Homes, Inc, Raymond Belmont, 526 C I av, pres; (a) Ebling, Magnuson & Kleinert, 52 Vanderbilt av (422).

MINNIEFORD AV, e s, 50 s Bowne st, 1-sty fr dwg, 24.8x44.8, asphalt shingle rf; \$6,000; (o) City Island Homes, Inc, Raymond Belmont, 526 C I av, pres; (a) Ebling, Magnuson & Kleinert, 52 Vanderbilt av (427).

MINNIEFORD AV, e s, 100 n Ditmars st, 1-sty fr dwg, 24.8x44.8, asphalt shingle rf; \$6,000; (o) City Island Homes, Inc, Raymond Belmont, 526 C I av, pres; (a) Ebling, Magnuson & Kleinert, 52 Vanderbilt av (426).

MINNIEFORD AV, e s, 100 s Sutherland st, 1-sty fr dwg, 24.9x44.9, asphalt shingle rf; \$6,000; (o) City Island Homes, Inc, Raymond Belmont, 526 C I av, pres; (a) Ebling, Magnuson & Kleinert, 52 Vanderbilt av (429).

MINNIEFORD AV, w s, 125 s Bowne st, 1-sty fr dwg, 24.9x44.9, asphalt shingle rf; \$6,000; (o) City Island Homes, Inc, Raymond Belmont, 526 C I av, pres; (a) Ebling, Magnuson & Kleinert, 52 Vanderbilt av (428).

RANDALL AV, s w c Clarence av, 2-1-sty bk dwgs, 26x48, asphalt shingle rf; \$10,000; (o) John Sellitto, 1044 E Tremont av; (a) Leopold Leer, 30 Church (438).

FACTORIES AND WAREHOUSES.

233D ST, n e c Provost st, 1-sty fr storage, 50x100, rubberoid rf; \$3,500; (o) Mt Vernon Bldg Supply Co., David Carter, 24 So 2 av, Mt Vernon, pres; (a) M W Del Gaudio, 160 W 45 (421).

STABLES AND GARAGES.

KELLY ST, e s, 235 s Longwood av, 1-sty bk garage, 10x25, concrete rf; \$800; (o) Weiner & Bruno, 744 Kelly st; (a) Philip Bardes, 230 Grand (433).

MEADE ST, e s, 153.67 s Unionport rd, 1-sty fr garage, 8x12, slag rf; \$300; (o) Louis Davola, on prem; (a) Robt. Skrivon, 394 E 150th (436).

CAULDWELL AV, w s, 103.31 n 158th, 1-sty bk and stone garage, 66.10x30, J M asbestos prepared rf; \$5,000; (o) John O'Leary, 2218 University av; (a) John De Hart, 1039 Fox (434).

FORDHAM RD, s s, 42.94 w Arthur av, 1-sty bk garage, 20x20, asphalt rf; \$2,500; (o) Rosa Migliaccio, 2499 Arthur av; (a) M. W. Del Gaudio, 160 W 45th (437).

FULTON AV, e s, 358.83 n 169th, 1-sty bk garage, 38x20, comp rf; \$2,500; (o) H Butwerig, 1295 Fulton av; (a) Herman Lipman, 505 Av C, Bayonne, N J (432).

GRAND AV, w s, 93.31 s Tremont av, 1½-sty bk garage, 12x22, slate rf; \$2,500; (o) Caroline Glitzer, 593 Bergen av; (a) Geo. Nordheim, 18 W 34th (440).

MORRIS AV, n e c 179th, 1-sty bk garage, 83x20, tar rf; \$2,000; (o) August Jacob, 2600 Morris av; (a) Franz Wolfgang, 535 E Tremont av (439).

PARK AV, e s, 167.37 s 157th, 1-sty bk garage, 108.11x42.9, rubberoid rf; \$30,000; (o) Benenson Realty Co, Benj Benenson, 148th st & Willis av, pres; (a) Chas Schaefer, Jr., 394 E 150 (420).

MISCELLANEOUS.

165TH ST, s w c Park av, 2-sty bk bakery, 129.7x138.4, concrete rf; \$135,000; (o) O Hull Ware Co., Inc., Frank P Hill, 67 Belvidere pl, Yonkers, pres; (a) The McCormick Co., 41 Park Row (418).

Brooklyn.

DWELLINGS.

ELTON ST, 904-12, w s, 225 n Wortman av, 2-sty fr 2 fam dwg, 20.4x44; \$10,000; (o) Morris Schachter, 916 Cleveland; (a) Abraham Farber, 1746 Pitkin av (—).

JUNIOUS ST, 34-40, w s, 247.5 s East New York av, 2-sty fr dwg for nurses, 36x26; \$8,000; (o) Lutheran Hosp. Assn.; (a) Wm. A. Blecher, 9567 155th, Richmond Hill, L. I. (8620).

E 23D ST, 1664-6, w s, 140 n Av I, 2-sty fr 1 fam dwg, 25x36; \$12,000; (a) E. J. Sparenberg, 230 E 113th, Manhattan; (a) R. T. Schaefer, 1526 Flatbush av (8623).

50TH ST, 1071, n s, 100 w 11 av, 2-sty bk 2 fam dwg, 20x78; \$9,000; (o) Oliver, 32 Union sq (8580).

EASTERN PKWAY, 744-46, s s, 310 e Brooklyn av, 3-sty bk 2 fam dwg, 30x78; \$20,000; (o) Bernard Stolzenberg, 1203 Atlantic av; (a) Carlson & Wiseman, 276 Henry (8738).

FACTORIES AND WAREHOUSES.

LAWRENCE ST, 62-76, w s, 84 s Johnston; 8-sty bk factory, 140x215; \$350,000; (o) American Safety Razor Corp., 303 Jay; (a) Wm. Higginson, 18 E 41st, Manhattan (8587).

STABLES AND GARAGES.

DEGRAW ST, 638-44, s s, 90 w 4 av, 1-sty bk garage, 85x200; \$50,000; (o) John J. Sullivan, 570 Hamilton av; (a) Edw. M. Adelson, 1778 Pitkin av (8698).

PULASKI ST, 1-9, n e c Nostrand av, 1-sty, bk garage, 100x125; \$30,000; (o) Edw. J. Savatkin, 133 Floyd; (a) Cohn Bros., 361 Stone av (8755).

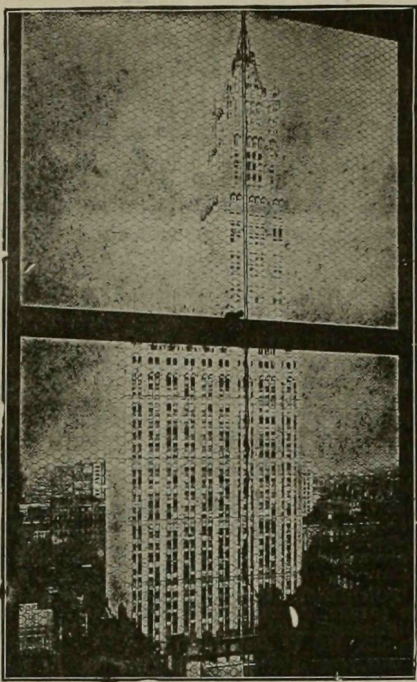
29TH ST, 141-43, n s, 270 n 4 av, 2-sty bk garage & 1 fam dwg, 40x100.2; \$20,000; (o) Frank Spero, 7523 Ridge blvd; (a) McCarthy & Kelly, 16 Court (8667).

BAY RIDGE AV, 258, s s, 180 w 3 av, 1-sty bk garage, 40x60; \$15,000; (o) Abe Vogel; (a) Francis W. Stork, 7416 3 av (8800).

MISCELLANEOUS.

HUNTINGTON ST, 100-6, s s, 79.5 w Hamilton av, 1-sty bk laundry, stable & wagon room, 60x90; \$22,000; (o) Giacomo G. Caracci, 586 3 av; (a) David A. Lucas, 98 3d (8591).

DEGRAW ST, 518, s w c Nevins, bk supports & housing for coal conveyor, 21x164.3¼; \$10,-



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000; (o) Brooklyn Union Gas Co., 176 Remsen; (a) Berlin Constn. Co., 220 Bway, Manhattan (8590).

PAIDGE AV, 1-21, n e c Oakland, 1-sty bk lumber planing mill, 100x140.5; \$40,000; (o) Forest Box & Lumber Co., Inc., 420 Oakland; (a) Gilbert & Ashfield, 350 Fulton (8746).

Queens.

APARTMENTS, FLATS AND TENEMENTS.

ELMHURST.—29th st, e s, 95 s Fillmore av, 4-4-sty bk tnts, 119x66, slag rf, steam heat, elec, 17 families; \$280,000; & 30th st, ws, 100 n Polk av, 4-4-sty bk tnts, 119x66, slag rf, 17 families, elec, steam heat; \$280,000; (o) Jackson Heights Apartment Corp., Bridge Plaza, L. I. City; (a) G. H. Wells, 21 E 40th, Manhattan (3511-12).

DWELLINGS.

CORONA.—38th st, w s, 200 n Jackson av.: sty fr dwg, 18x30, shingle rf, 1 family, gas, steam heat; \$5,500; (o) John Metzger, 27 38th, Corona; (a) Alfred DeBlasi, 94 East Jackson av, Corona (3549).

DOUGLSTON.—Ardley rd, s e c Forest rd, 3-sty bk dwg, 34x39, slag rf, steam heat, elec; \$15,000; (o & a) Edw. Murray, Douglaston (3530).

DUNTON.—Nebraska av, e s, 340 n Metropolis av, 2½-sty fr dwg, 20x40, shingle rf, 1 family, gas, steam heat; \$5,000; (o) John Smalley, 1086 86th, Bklyn; (a) Walter J. Ramming, 3753 Fulton, Woodhaven (3563).

FLUSHING.—26th st, e s, 80 s State, 2½-sty bk dwg, 26x55, tile rf, 1 family, elec, hot water heat; \$18,000; (o & a) Carl Schneeweiss, 1039 Boulevard, L. I. City (3529).

FLUSHING.—Greene st, n s, 50 e Lawrence av, 2½-sty bk dwg, 22x40, shingle rf, 1 family, elec, steam heat; \$7,000; (o) Mrs. Chas. Meuras, 535 W 135th, Manhattan; (a) owner (3526).

FLUSHING.—35th st, e s, 280 n State, 2½-sty fr dwg, 22x26, shingle rf, 1 family, elec, steam heat; \$7,500; (o) August M. Ryon, 96 Main, Flushing; (a) Chas. W. Ross, 46 Manor av, Woodhaven (3517).

FLUSHING.—Bayside av, n w c Central av, 2½-sty fr dwg, 36x18, shingle rf, 1 family, elec, hot water heat; \$4,000; (o) Richard Hellman, 392 Bayside av, Flushing; (a) A. Weindorf, 216 5 av, Manhattan (3493).

HOLLIS.—Warren st, s s, 132 e Cherokee, 4-2-sty fr dwgs, 26x27, shingle rf, 1 family, gas, steam heat; \$32,000; (o) C. Hass, care (a) H. T. Jeffrey, Jr., Butler Bldg, Jamaica (3502-3-4-5).

JAMAICA.—Humboldt blvd, n s, 75 w Elm, 2½-sty fr dwg, 18x40, shingle rf, 2 families, gas; \$4,500; (o & a) Michael Luburowski, Jamaica (3537).

JAMAICA.—Somerset rd, w s, 117 s Doncaster blvd, 2½-sty fr dwg, shingle rf, 1 family, elec, steam heat; \$15,000; (o) Maticock Land Co., 56 Pine, Manhattan; (a) Albert Thompson, Jamaica Estates, L. I. (3500).

L. I. CITY.—7th av, w s, 100 s Grand av, 10-2-sty bk dwgs, 20x45, shingle rf, 1 family, elec, steam heat; \$100,000; (o) Rickert Brown Realty Co., 52 Vanderbilt av, Manhattan; (a) Phillip Resnyk, 131 W 39th, Manhattan (3508-09).

LITTLE NECK.—Highland av, s s, 200 e Clinton av, 1-sty fr dwg, 22x24, shingle rf, 1 family, gas; \$2,000; (o) Martin Depera, Great Neck, L. I.; (a) Jas. E. Connaughts, Little Neck (3551).

MIDDLE VILLAGE.—Stone av, e s, 600 n Juniper Swamp rd, 2-sty fr dwg, 20x40, slag rf, 2 families, gas, hot water heat; \$5,000; (o) Geo. Christ, 457 Woodward av, Ridgewood; (a) Louis Berger Co., 1696 Myrtle av, Ridgewood (3531).

QUEENS.—Springfield rd, w s, 800 s Hollis av, 2½-sty fr dwg, 40x30, shingle rf, 1 family, gas, steam heat; \$6,000; (o) Geo. Braun, Springfield rd, Queens; (a) A. L. Kehoe, 150 Nassau, Manhattan (3534).

ROCKAWAY BEACH.—Gaston av, s s, 141 e Vine, 1-sty fr dwg, 23x43, shingle rf, 1 family, gas; \$4,000; (o) Walter Sexton, 301 New York av, Jamaica; (a) G. I. John, 298 New York av, Jamaica (3506).

SPRINGFIELD.—Southgate av, e s, 150 e Mortland blvd, 2-sty fr dwg, 26x28, shingle rf, 1 family, gas, steam heat; \$7,000; (o) Frank H. Ives, Rosedale; (a) Roy H. Bennett Lumber Co., North Tonawanda, N. Y. (3559).

SPRINGFIELD.—Washington av, n s, 360 e Central av, 1-sty fr dwg, 18x30, shingle rf, 1 family, gas, hot air heat; \$2,500; (o & a) Chris Schwab, Laurelton, L. I. (3547).

WHITESTONE.—8th st, n s, 200 e 7 av, 2½-sty fr dwg, 24x30, shingle rf, 1 family, gas, steam heat; \$6,000; (o & a) Stephen Tichawsky, 161 14th, Whitestone (3564).

STABLES AND GARAGES.

FLUSHING.—Bayside av, 392, 1-sty bk garage, 42x22, shingle rf; \$4,000; (o) Richard Hellman, 392 Bayside av, Flushing; (a) A. Weindorf, 216 5 av, Manhattan (3494).

FOREST HILLS.—Beekknoll rd, n e c Greenway North, 1-sty bk garage, 30x20; \$2,500; (o) Sage Foundation Homes Co., Forest Hills (3507).

L. I. CITY.—Ely av, s w c Elm, bk garage, 50x20; \$2,000; (o) August Orp, prem (3546).

MASPETH.—Artic st, s e c L. I. R. R., metal garage, 40x39; \$2,700; (o) Transcontinental Oil Co., Pittsburgh, Pa (3550).

MISCELLANEOUS.

L. I. CITY.—Van Alst av, n e c Woolsey av, two fr sheds (temp); \$5,000; (o) H. R. Mallison Co., prem (3495-96).

Richmond.

DWELLINGS.

CAMP WARREN, SOUTH BEACH.—Oceanside av, w s, w c 2 pl, 2-1-sty bk dwgs, 15x30, board rf; \$1,400; (o & b) W. J. Anthony, 146 3 av, West Roselli, N. J. (666).

GREAT KILLS.—Bennet st, e s, 146.65 n Winan av, 1-sty fr dwg, 25x20, rubberoid rf; \$1,400; (o & b) Misses Lorraine & Conners, Great Kills (662).

GREAT KILLS.—Robinson av, s s, 190 w Southfield blvd, 1-sty fr dwg, 28x39, slate rf; \$3,714; (o) Adolph Giebenstein, 210 Shippen, Weehawken, N. J.; (b) Gustave Litsche, 1042 Van Duzer, Stapleton (652).

GREAT KILLS.—Armstrong av, s s, w of Southfield blvd, 1-sty fr dwg, 23x34, slate rf; \$2,830; (b) Gustave Litsche, 1042 Van Duzer, Stapleton (651).

GREAT KILLS.—Atlantic av, n s, 622 e Southfield blvd, 1-sty fr dwg, 23x34, slate rf; \$2,830; (o) Robt. G. Chamberlin, 292 18th, Bklyn; (b) Gustav Litsche, 1042 Van Duzer, Stapleton (650).

GREAT KILLS.—Robinson av, s s, 688 e Southfield blvd, 1-sty fr dwg, 23x34, slate rf; \$2,830; (o) Mary Burkhardt, 406 W 57th, Manhattan; (b) Gustav Litsche, 1042 Van Duzer, Stapleton (649).

MIDLAND BEACH.—5th st, e s, 140 s Lincoln av, 1-sty fr dwg, 20x20, rubberoid rf; \$1,800; (o) Mary Cavanagh, Lincoln av & 4th, Midland Beach; (a) John Potterfield, 306 W 13th, Manhattan (658).

MIDLAND BEACH.—7th st, e s, n from Midland av, 1-sty fr dwg, 14x43, rubberoid rf; \$1,150; (o) Mrs. Cassidy, 7th st, Midland Beach; (a) W. A. Smith, 561 Midland av, Midland Beach (654).

NEW DORP, CAMP HILL.—Dale av, n s, 525 w Amboy rd, 1-sty fr dwg, 34x32, shingle rf; \$4,200; (o) Fred W. Eddy, Syracuse, N. Y.; (a) Jas. A. Randall, Syracuse, N. Y. (675).

NEW DORP, CAMP HILL.—Dale av, n s, 475 w Amboy rd, 2-sty fr dwg, 24x30, shingle rf; \$4,200; (o) Fred W. Eddy, Syracuse, N. Y.; (a) Jas. A. Randall, Syracuse, N. Y. (673).

NEW DORP, CAMP HILL.—Dale av, n s, 575 w Amboy rd, 1-sty fr dwg, 33x22, shingle rf; \$3,600; (o) Fred W. Eddy, Syracuse, N. Y.; (a) Jas. A. Randall, Syracuse, N. Y. (674).

PRINCES BAY.—Stafford av, s w s, 100 s Foster rd, 2-sty fr dwg, 22x28, shingle rf; \$5,200; (o) Mrs. M. J. Schwood, 5 Morris Park W, Manhattan; (a) Alex Campbell, 129 Yoline av, Tottenville (637).

PORT RICHMOND.—Cor Sharp av & Hatfield pl, 1-sty fr dwg, 28x38, shingle rf; \$6,500; (o) Hielwig Nagmann, 82 Blackford av, Port Richmond; (a) C. Le Haiman, 82 Blackford av, Port Richmond (632).

SOUTH BEACH.—Old Town rd, s s, s e c Pearsall, 2-sty fr dwg, 18x28, 5-ply tar & gravel rf; \$2,800; (o) Michael Spallino, 70 Sand, Stapleton; (a) Daniel Santero, Stapleton (679).

PLANS FILED

FOR ALTERATIONS

Manhattan.

BRIDGE ST, 31, remove partitions, &c, repair stairs & change front, new ext, stairs, toilets in 3-sty bk offices; \$9,500; (o) Bernard Judae & Co., 10 Bway; (a) Geo. & Edw. Blum, 505 5 av (2188).

DOWNING ST, 27, remove stalls, repair floors, new partitions, stairs, windows, skylights in 3-sty bk offices & storage; \$3,000; Louis Barbieri, 189-191 Bleecker; (a) Chas. E. Miller, 111 Nassau (2170).

GRAND ST, 355, remove wall, columns, new columns, beams, show windows, partitions in 2½-sty bk str; \$1,500; (o) Morris & Michl Freedman, 1890 7 av; (a) Louis A. Sheinart, 194 Bowery (2166).

GREENE ST, 20-26, new partitions, doors in 6-sty bk lofts; \$1,500; (o) Wm. C. Walker, 299 Bway; (b) Jas. E. Kelley, 122 Bleecker (2205).

GROVE ST, 80, new partitions, bathrooms, windows in 3-sty bk studio apts; \$1,200; Est of Annie LeGay Smith, 261 Bway; (a) Wm. F. Hemstreet, Woolworth Bldg (2176).

LAIGHT ST, 26-28, new chimney, flue, skylights, stairs, partitions, opening, doors in 6-sty bk lofts; \$2,500; (o) 5 & 7 Vestry St Corp., 7 Vestry; (a) M. & L. H. G. Emery, 68 Bible House, Astor pl (2179).

MACDOUGAL ST, 44-46-48, new ext, openings in 3-sty bk str & dwg; \$5,000; (o) Peter Newo, 44 Macdougall, & Jos. Balbiani, 44 Macdougall; (a) F. E. Vitrol, 56 W 45th (2159).

PEARL ST, 110, remove walls, str fronts, new columns, beams, str fronts, partitions in 5-sty bk str & tnt; \$4,000; (o) Wm. Englmann, 105 Prospect Park W, Bklyn; (a) L. E. Denslow, 44 W 18th (2160).

ST. MARKS PL, 16, remove beams, partitions, stairs, courts, new mezzanine, partitions, stair hall, stairs, stairway, toilets in 5-sty bk str & dwg; \$20,000; (o) Mariano Scimeca, 16 St. Marks pl; (a) F. P. Laspia, 525 Grand, Bklyn (2168).

SULLIVAN ST, 170-188, remove porch, stoop, entrance, new windows, partitions, steps, move wall in 2-3-sty bk dwg; \$80,000; (o) Hearth & Home, Inc., 575 5 av; (a) F. Y. Joannes, 52 Vanderbilt av (2174).

WARREN ST, 17, remove fire escapes, stairs, plumbing, show windows, columns in 5-sty bk str & offices; \$25,000; (o) Vesey Holding Corp., 160 Bway; (a) Benj. W. Levitan, 7 W 45th (2203).

WASHINGTON ST, 73, remove partitions in 4-sty bk str & tnt; \$1,500; (o) Regina B. Saportas, 19 Washington; (a) Otto Reissmann, 104 Washington (2153).

W WASHINGTON PL, 141, new partitions, bathrooms, windows in 3-sty bk studio apts; \$1,500; (o) Est of Annie Le-Gay Smith, 261 Bway; (a) Wm. F. Hemstreet, Woolworth Bldg (2175).

WORTH ST, 115-117, remove stairs, 1 elevator, new f. p. stairs, partitions, elevator shaft in 6-sty bk offices & lofts; \$75,000; (o) Mercantile Real Estate Co., 115-17 Worth; (a) Davis, McGrath & Kressling, 220 5 av (2128).

8TH ST, 41 W, remove stoop, rearrange partitions, new doorway, window, stairs, toilets, bathtubs, plumbing in 4-sty bk tnt; \$8,000; (o) Mrs. Wm. E. Podesta, 41 W 8th; (a) F. E. Vitolo, 56 W 45th (2157).

10TH ST, 315 E, remove piers, partitions, raise rf, new windows, partitions in 4-sty bk office & dwg; \$9,000; (o) Sam Horowitz, 371 E 4th; (a) Jacob Fisher, 25 Av A (2148).

11TH ST, 133-135 W, remove partitions, rearrange rooms, new fireplace, bathrooms, floors, bathtubs, windows in 6-sty bk tnt; \$2,000; (o) Terrian Realty Co., Inc., 206 Bway; (a) Jos. Gamble Rogers, 367 Lexington av (2195).

12TH ST, 48 W, remove partitions, plumbing, &c, new partitions, bathrooms, plumbing, skylights in 4-sty bk studios; \$8,500; (o) Annie R. Greenberg, 81 Christopher, Montclair, N. J.; (a) Paul C. Hunter, 191 9 av (2142).

17TH ST, 104-106 W, 6TH AV, 263, remove stairs, doors, stairway, new stairs, partitions, bulkhead, doors, windows, toilets, floors, str front, fire escapes in 5-sty bk workrooms; \$20,000; (o) Gabriel Metzgar, 48 E 21st; (a) Jos. Mitchell, 332 W 24th (2189).

18TH ST, 206 E, remove steps, rearrange partitions, new entrance, plumbing in 3-sty bk dwg; \$2,500; (o) Geo. Henry Raymond, 379 Washington av, Bklyn; Jas. Loder Raymond, 451 Washington av, Bklyn; Wm. O. Raymond, 677 Springfield av, Summit, N. J.; (a) S. Edson Gage, 28 E 49th (2152).

19TH ST, 35 E, raise beams, remove beams, new ext in 3-sty bk str & lofts; \$0,000; (o) Manhattan Paper Co., 70 Wooster; (a) Boris W. Dorfman, 26 Court, Bklyn (2169).

21ST ST, 119-121 E, LEXINGTON AV, 2, remove partitions, new openings, partitions in 4-sty bk club & dormitory; \$1,500; (o) Young Women's Christian Association, 600 Lexington av; (a) Pat J. Murray, Tuckahoe, N. Y. (2206).

21ST ST, 115 E, remove stoop, new entrance, stairs, bathrooms, vent ducts; \$6,000; (o) Mrs. Schuyler Scheffelin, 115 E 21st; (a) C. Callaghan, 54 Gramercy Park (2167).

27TH ST, 253-255 W, remove partitions, new partitions, stairs, plumbing in 4-sty bk str & offices; \$10,000; (o) Longlast Realty Corp., 312 2 av; (a) David S. Lang, 110 W 34th (2171).

30TH ST, 41 E, raise beams, new ext, stairs, shaft, bulkhead, toilets in 4-sty bk dwg; \$20,000; (o) Harriet G. Flagg, 41 E 30th; Alfred Busselle, 347 Madison av (2193).

34TH ST, 109 E, remove stoop, new windows, partitions, entrance in 4-sty bk office & dwg; \$4,000; (o) Edw. L. Keyes, 109 E 34th; (a) Grosvenor Atterbury, 139 E 53d (2163).

36TH ST, 12 W, remove partitions, new ext, floors, elevator, partitions, stairway in 5-sty bk showrooms; \$30,000; (o) West 46th St. Realty Corp., 682 Bway; (a) W. H. Birkmire's Sons, 1133 Bway (2192).

40TH ST, 7 E, 41ST ST, 12-14 E, new ext, door, partitions, plumbing in 4-sty bk club rooms; \$5,000; (o) The Brook Club, 14 E 41st; (a) John H. Knubel, 305 W 43d (2158).

42D ST, 326-328 W, new ext in 3 & 4-sty bk hospital; \$15,000; (o) W. S. Dispensary & Hospital, 328 W 42d; (a) John H. Knubel, 305 W 43d (2194).

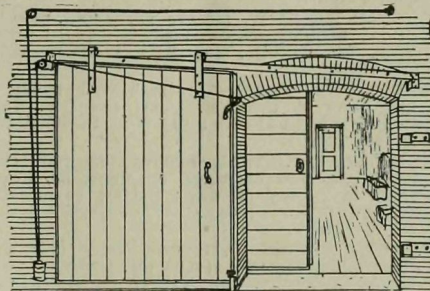
42D ST, 3 E, new str front, stairs, columns, girders in 4-sty bk str & offices; \$2,500; (o) C. B. Tolfree, 26 E 29th; (a) Geo. & Edw. Blum, 505 5 av (2207).

48TH ST, 10 W, remove wall, new girders, beams, columns, floor, show window in 5-sty bk dwg; \$2,000; (o) Charlotte Weatherby, 126 Liberty; (a) John A. Hamilton, 126 Liberty (2172).

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50TH ST, 51 W, remove wall, floors, new stairs, alter stairs in 4-sty bk str, offices & dwg; \$3,500; (o) Dr. Frank N. Patterson, 51 W 50th; (a) Louis Kasoff, 1441 Bryant av, Bronx (2129).

52D ST, 510-512 W, remove partitions, new girders, columns, rooms, ceiling, stairs, walls, toilets in 1-sty bk garage; \$2,900; (o) Harry Bailey, 438 E 92d; (a) C. B. Brun, 228 W 34th (2185).

56TH ST, 38 W, convert basement into str, new show windows in 4-sty bk str & dwg; \$5,000; (o) Adelaide B. Fitch, 14 E 60th; (a) Arthur Marshall, 33 W 46th (2197).

62D ST, 216 E, remove stoop, new entrance, partitions, kitchen, bathrooms in 3-sty bk dwg; \$6,000; (o) Mrs. Wm. Gayer Dominick, 35 E 57th; (a) Wm. Francis Dominick, 27 E (2156).

65TH ST, 40 E, new ext, piers, beams in 5-sty bk dwg; \$2,000; (o) J. Mott Hartshorne, Esq., 40 E 65th; (a) Welles Bosworth, 527 av (2162).

65TH ST, 246 W, new str, show windows, door, toilet in 5-sty bk str & warehouse; \$1,000; (o) Whittemore Sim Co., Inc., 246 W 65th; (a) John V. Van Pelt, 126 E 59th (2182).

69TH ST, 244 W, enlarge elevator shaft, new partitions, balcony, beams, arches in 2-sty bk public school; \$2,500; (o) Chas. F. Braun, 244 W 69th; (a) Harry Dorf, 614 Kosciusko, Bklyn (2139).

74TH ST, 134 E, remove stoop, new dumbwaiter shaft, doors, ceilings, ext, stairs, window, toilets, vent ducts, skylights in 3-sty bk dwg; \$15,000; (o) Miss M. Kalisher, 2 W 89th, & Mrs. I. Traub, 2 W 89th; (a) Louis S. Weeks, 101 Park av (2149).

74TH ST, 303 W, rearrange partitions, new partitions, bathrooms, closet, &c, in 5-sty bk dwg; \$10,000; (o) John E. Chatfield, Inc., 144 E 34th; (a) Stoyan & Kara Stojanoff, 13 W 30th (2186).

76TH ST, 32 W, remove partitions, new partitions in 4-sty bk dwg; \$3,000; (o) Laura E. Peck, 32 W 76th; (a) Alex Wethers, 115 W 62d (2183).

79TH ST, 129-131 E, raise bldg, new ext, alts in 2-3-sty bk dwg; \$100,000; (o) Mrs. Rosina O. Bateson, 14 E 46th; (a) Mott B. Schmidt, 14 E 46th (2190).

85TH ST, 173-175 E, remove stoops, sidewalks, partitions, new entrance, openings, dumbwaiter shaft in 2-3-sty bk dwg; \$9,000; (o) S. Chas. Welsh, 213 Bway; (a) Chas. B. Meyers, 1 Union Sq W (2180).

86TH ST, 303 W, remove stoop, new partitions, plumbing in 4-sty bk dwg; \$9,000; (o) O. H. & L. Realty Co., 303 W 86th; (a) Sam Cohen, 32 Union sq (2202).

89TH ST, 323 W, rearrange partitions, new bathrooms, toilets, wash basins, doorways, bathtub, dumbwaiter, doors, sinks, skylights in 5-sty bk dwg; \$5,000; (o) Walter Morrow, 529 Riverside dr; (a) Chas. T. E. Dieterlen, 15 W 38th (2199).

185TH ST, 555 W, alter partitions, new windows, ducts, skylights, ext, porch in 3-sty bk dwg; \$2,500; (o) Solomon Dannenberg, 87 Nassau; (a) Chas. M. Straub, 147 4 av (2146).

BROADWAY, 3536-3540, remove str fronts, columns, piers, new str fronts, columns, beams, partitions in 2-sty bk str & offices; \$1,800; (o) Morris Schinas, 201 W 72d; (a) Alfred L. Kehoe & Co., 386 Bway (2196).

BROADWAY TO AMSTERDAM AV, 69TH TO 70TH ST, convert apts into offices in 7-sty bk str & offices; \$20,000; (o) Curtis Securities Co., 99 John; (a) Jos. Kleinberger, 17 W 42d (2165).

LEXINGTON AV, 165, remove walls, partitions, raise floors, new ext in 3-sty bk str & dwg; \$7,000; (o) Fredk. A. Wilhelm, 22-24 W 38th; (a) Louis A. Sheinart, 194 Bowery (2198).

LEXINGTON AV, 779-781, remove stoop, new windows, beams, girders, ext, partitions, in 4-sty bk offices & dwg; \$20,000; (o) Thos. J. McLaughlin & Jos. Lordon Realty Corp., 216 W 34th; (a) Wm. Shary, 22 E 17th (2141).

LEXINGTON AV, 975, remove partitions, new partitions, stairs in 4-sty bk dwg; \$1,000; (o) Lancelot W. Armstrong, 975 Lex av; (a) Geo. Dress, 116 W 39 (2145).

MADISON AV, 1341, new openings, remove bays in 3 & 6-sty bk armory; \$5,000; (o) Armory Board, City of N. Y.; (a) Pilcher & Tachan, 109 Lexington av (2147).

MADISON AV, 1603, remove columns, toilets, new columns, girders, show windows, toilets in 5-sty bk str & tint; \$6,000; (o) J. A. Stone Realty Co., Inc., 1378 5 av; (a) Zipkes, Wolff & Kudroff, 432 4 av (2191).

W. BROADWAY, 379-81; also WOOSTER ST, 65-67, new plastering, doors in 5-sty bk factory; \$1,100; (o) Est of Daniel M. Edgar, 84 William; (a) Jean Jeanne, 36 Sullivan (2143).

3D AV, 120, remove stairs, alter partitions, new stairs, partitions, doors, str front, ext in 3-sty bk dwg; \$3,000; (o) Est of Rockefeller Suiyvesant, 52 Wall; (a) Chas. M. Straub, 147 4 av (2204).

3D AV, 581, new pent house, elevator, ext, beams, rf, windows, doors in 5-sty bk show rooms & studio; \$16,000; (o) Austin Colgate, 581 5 av; (a) Irving Dodge, 405 Lexington av (2187).

6TH AV, 755, 43D ST, 100 W, remove wall, new columns, girders, partitions, lower beams in 4-sty bk str & offices; \$5,000; (o) Wm. Volk & Henry Reher, s w cor 43d st & 3 av; (a) Jos. Kleinberger, 205 W 57th (2154).

7TH AV, 926-932, new partitions in riding academy for theatre, stores & offices; \$2,000; (o) Edw. Margolies, 19 E 33; (a) Herbst J. Kramp, 116 E 16 (2200).

8TH AV, 617, new pent house, columns, girders on 4-sty bk stores & lofts; \$1,000; (o) Bertha Jackson & Abraham Stern, 31 Nassau, (a) Anastasios Catsanos, 101 Park av (2126).

8TH AV, 726, remove plumbing, new ext, shaft, front bathroom in 4-sty bk str & apts; \$5,000; (o) Edw. Hinderson, 413 E 58th; (a) Sam Carner, 110 W 34th (2178).

Bronx.

HOFFMAN ST, 2406, change from peak to flat rf 2-sty fr str & dwg; \$1,500; (o) Serafino Errico, on prem; (a) E. Wilbur, 25 Vermilyea av (368).

WHITEHALL PL, 771, 2-sty bk ext, 21.4x 12.6, to 2-sty bk dwg; \$3,000; (o) Nicholas Guarino, on prem; (a) De Pace & Juster, 3617 White Plains av (373).

157TH ST, 359, new plumbing, new partitions to 3-sty fr str & tint; \$2,800; (o) Rudolph Segowitz, 1468 1 av; (a) F. R. McLennon, 167 6 av (371).

BATHGATE AV, 1633, new plumbing, stairs, partitions & 3-sty fr & bk ext, 22.3x6.6, to 3-sty fr str & dwg; \$6,000; (o) Jos. Rosenblatt, 1582 Bathgate av; (a) Chas. S. Clark, 441 Tremont av (372).

SOUTHERN BLVD, s w c 173d, 1-sty bk ext, 50x100, & new bk partitions to 7-sty bk storage & garage; \$18,000; (o) Anthony Cuneo, on prem; (a) Dunnigan & Crumby, 394 E 150th (375).

WASHINGTON AV, 1475, new plumbing, partitions to 5-sty bk tint; \$5,500; (o) Spandor & Davis, 145 Madison; (a) Brook & Sackheim, 26 Court (365).

Brooklyn.

DEAN ST, 638, s s, 275 w Vanderbilt av, ext to 4-sty bk tint; \$15,000; (o) Humbert & Andrews, 646 Dean; (a) Thos. Bennett, 7826 5 av (8722).

RUTLEDGE ST, 201, n s, 262 e Lee av, plbg in 3 1/2-sty bk 3 fam dwg; \$6,000; (o) Jos. Jacobs, 305 Henry, N Y; (a) Henry Auerbach, 1443 E 9 (8671).

CLARENDON ST, 2222, s w c E 73, int alt to 2-sty fr 2 fam dwg; \$8,000; (o) Coleman Sapperstein, premises; (a) S. Millman & Son, 1780 Pitkin av (8768).

CLINTON AV, 493, e s, 18 n Fulton, int alts to 3-sty bk 2 fam dwg; \$1,500; (o) Jos. Tarretano, 493 Clinton av; (a) Frank V. Laspia, 525 Grand (8457).

DE KALB AV, 1604-10, s s, 92.1 w Wyckoff av, ext to 2-sty bk factory; \$6,000; (o) Steinberg, Tapman & Felmmo, 1604 DeKalb av (8442).

FRANKLIN AV, 158-60, w s, 86.10 s Myrtle av, ext to 1-sty bk garage; \$8,000; (o) Geo McNiff, prem; (a) Henry Holder, 242 Franklin av (8516).

FRANKLIN AV, 244, w s, 58 n DeKalb av, ext to 2-sty fr 1 fam dwg; \$4,000; (o) Louis Piccolo, 244 Franklin av; (a) Hy Holder, 242 Franklin av (8441).

GATES AV, 626, s s, 210 w Sumner av, ext to 2-1-sty bk garages; \$8,000; (o) Karoline Horn, prem; (a) Henry Holder, 242 Franklin (8440).

GLENMORE AV, 184-88, n w c Pennsylvania av, ext to 4-sty bk str & 4 fam dwg; \$2,000; (o) Bertha Lodi, 203 Pennsylvania av; (a) Brook & Sackman, 26 Court (8446).

GRAHAM AV, 95, w s, 100 n Seigel, ext to 3-sty bk str & 2 fam dwg; \$3,000; (o) Solomon Rapham, 95 Graham av; (a) Glucroft & Glucroft, 729 Flushing av (8526).

JEFFERSON AV, 942-44, s s, 200 e Howard av, ext to garage & 2 fam dwg; \$2,000; (o) Geo. Michel, prem; (a) Harry Dorf, 614 Kosciusko (8553).

KENT AV, 520-54, n w c Cross, ext to 1-sty bk gas meter house; \$3,000; (o) same; (a) same (8099).

GLENWOOD RD, 8605, n e c Varben Hook rd, ext to 1-sty fr str & 1 fam; \$1,500; (o) Giuseppe Du Blase, prem; (a) Pasquale Gagliardi, 239 Navy (8138).

LIBERTY AV, 566, s s, 50 e Schenck av, ext to 2-sty fr club house & 1 fam; \$1,500; (o) Vito Gallucci, 541 Liberty av; (a) Wm. A. Laurence, 128 Pennsylvania av (8168).

MONTAUK AV, e s, 100.6 s Atlantic av, alts to 1-sty fr factory; \$5,000; (o) Saml. Weissglass, prem; (a) Shampam & Shampam, 50 Court (8285).

NEPTUNE AV, 451-53, n s, 57.10 e W 3d, int alts to rooming house; \$1,000; (o) J. C. Miller, prem; (a) Chas. M. Spindler, 76 Court (8139).

NEWKIRK AV, 2902-6, s e c E 29th, ext to 3-sty bk church rectory; \$6,000; (o) Rev. Thos. F. Lynch, prem; (a) Thos. F. Slytas, 114 Liberty, Manhattan (8299).

PARK AV, 299, n s, 25 e Hall, plumbing in 8-sty conc factory; \$10,500; (o) Mergenthaler Linotype Co., 44 Ryerson (8296).

PARK AV, s s, 546 e Taaffe pl, int alts to factory; \$1,000; (o) Wennais Mfg. Co., 382 Smith; (a) Geo. W. Bush, 100 Livingston (8238).

SNEDIKER AV, 584, w s, 100 s Newport av, ext to 1-sty con garage; \$1,000; (o) Max & Jos. Roth, 610 Stone av; (a) Hy. M. Entlich, 413 S 5th (7997).

SNEDIKER AV, 403-19, e s, 100 s Dumont av, ext to 1-sty bk garage; \$30,000; (o) Bella Turner, 397 Snediker av; (a) S. Millman & Son, 26 Court (8260).

STILLWELL AV, 2438, w s, 120 n Cropsey av, raise bldg 2-sty fr 1 fam dwg; \$1,500; (o) Eliz. Pollock, W 6th, Coney Island; (a) Jos. J. Galizia, 2930 W 19th, Coney Island (8069).

SURF AV, 527-41, n s, 214.7 n w 5th, roof on open sheds, amusement device & dwg; \$1,000; (o) Morris Goldberg, Palace Hotel, Coney Island; (a) Jas. A. Boyle, 367 Fulton (8539).

SUTTER AV, 473, n s, 15 e Van Sinderin av, str front in 2-sty fr str & 1 fam dwg; \$1,000; (o) Morris Ashness, premises; (a) Jack Fein, 211 Snediker av (6707).

THATFORD AV, 316-26, n w c Livonia av, int alts to 4-sty bk 14 fam dwg; \$6,000; (o) Harry Shapiro, 322 Thatford av; (a) Edw. M. Adelson, 1778 Pitkin av (8060).

THROOP AV, 49, s w c Wallabout, exterior & int alts to 3-sty fr storage; \$15,000; (o) Lepowitz, prem; (a) Edw. M. Adelson, 1778 Pitkin av (4570).

TROY AV, 142-44, w s, 50 n St Marks av, ext to 1-sty bk garage; \$8,000; (o) Dominico Tedesco, 146 Troy av; (a) Montrose Morris Sons, 533 Nostrand av (8732).

VAN SICLEN AV, 216-18, w s, 125 s Liberty av, ext to 1-sty bk; \$8,000; (o) People's Lyceum, 216 Van Siclen av; (a) Harry Brodsky, 291 Hinsdale (5495).

Queens.

RICHMOND HILL.—126th st, e s, 235 n 89 av, plumbing in dwg; \$200; (o) Jos. W. Doeffel, prem (1690).

ROCKAWAY BEACH.—Beach 10th st, 10, elec sign store; \$100; (o & a) B Klein, premises (1326).

ROCKAWAY BEACH.—Beach 69th st, w s, 200 n Boulevard, int alts to dance hall to provide for M. P. show; \$5,000; (o) Henry Prince, prem (1251).

ROCKAWAY BEACH.—Boardwalk, s s, 60 e 106th, repair pavillion; \$3,000; (a) Charles Van Deyer, prem (953).

ROCKAWAY BEACH.—Maple pl, w s, 125 n Boulevard, 1-sty fr ext, 20x5, rear dwg, tin rf, shingle rf, int alt; \$2,000; (o) Louis Kramer, 80 Boulevard, Rockaway Beach; (a) Jos. P. Powers, Rockaway Beach (1496).

SOUTH AQUEDUCT.—Park Row, e s, 150 n Hawtree Creek, build porch on dwg, front, 10x 11; \$150; (o) John Peter Brandstetter, prem (1678).

WHITESTONE.—Cross Island blvd, w s, 380 n 12th, ext, 32x18, to convent, rear, int alts; \$8,000; (o) St. Luke's Church (Rev. J. A. Dillon, pastor); (a) James S. Maher, 431 W 14th, Manhattan (1736).

WOODHAVEN.—96th st, e s, 400 n Jamaica av, 1-sty bk ext, 16x4, rear lodge rooms, int alt; \$7,000; (o) Hillside Lodge 894, Woodhaven, L I; (a) Robert F. Schirmer, 116 Avondale, Woodhaven (1491).

WOODHAVEN.—90th st, n w c Huntington, int alt to store & dwg; \$2,000; (o) Mrs. Mary Lindenbaum, 746 E 5th, N Y (1328).

WOODHAVEN.—Dennington av, w s, 200 n Ashland, repair rf; \$3,700; (o) Albert Kirschmeier, prem (809).

WOODHAVEN.—Beaufort av, n s, 100 w Clinton pl, new store front dwg; \$1,500; (o & a) Lucien Briganda, premises (1605).

WOODHAVEN.—Benedict av, e s, 50 n Rockaway blvd, int alts to dwg; \$300; (o) Fred Von Dorpp, prem (1682).

WOODHAVEN.—102d st, n w c Boyd av, build porch on dwg, front; \$500; (o) Amello Blondi, prem (1681).

WOODHAVEN.—Lott av, e s, 320 s Jamaica av, repairs to porch; \$250; (o) F. Kaverath, prem (1692).

WOODHAVEN.—Greenwood av, e s, 150 s Jamaica av, int alts to dwg; \$300; (o) W. Hankey, prem (1740).

WOODHAVEN.—Shoe & Leather st, n s, 350 w Digby, ext, 18x12, to dwg, rear; \$1,200; (o) Antonio Paleo, prem; (a) J. Monda, 3940 Jerome av, Woodhaven (1630).

WOODHAVEN.—Freedom av, s e c Hickory, reset partition, remove rear stairs, put in new plumbing; \$800; (o) Chas. Bart, prem (1727).

WOODSIDE.—5th st, w s, 200 s Greenpoint av, 1-sty fr ext, 23x22, rear dwg, tin rf; \$1,600; (o & a) Jos Schmittberger, premises (1339).

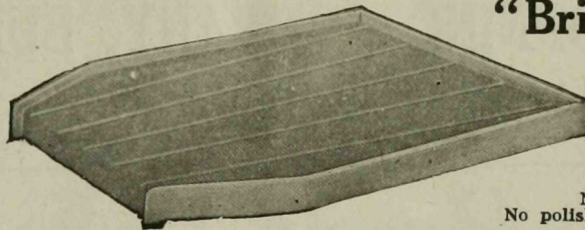
WOODSIDE.—4th st, e s, 165 n Groat av, int alt dwg; \$5,000; (o) Hancock Investing Co, 110 Greenpoint av, Woodside; (a) V. Schiller, 391 10th av, L I City (1464).

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