

Real Estate Record and Builders Guide

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EDITORIAL

No Program Yet Mapped Out

It is to be feared that not as much progress as had been hoped for was made at Wednesday's hearing on the housing crisis given by the Joint Legislative Committee. Most of the discussion covered ideas presented on former occasions.

Perhaps the most encouraging phase of the situation is found in the fact that when the committee adjourned its action was taken under an agreement to hold its next meeting at a time early next week which will insure the presence of Governor Smith. On the Joint Legislative Committee are members of both parties in the Legislature. These Senators and Assemblymen, in an earnest conference with the Governor, should be able to work out some program which can be adopted at the special session of the Legislature September 20.

The hearing at the City Hall on Wednesday was sufficiently representative in character to show to the legislators that the housing crisis is too big a matter to be treated in a partisan spirit. The Record and Guide believes that the situation is understood better by the legislators now than it was last spring. The leaders on both sides at Albany must have become convinced that there is a difference between laws intended to regulate rent profiteering and laws to end the housing shortage. If the legislators, in conjunction with Governor Smith, will study earnestly the various suggestions which have been made to provide more housing facilities, they undoubtedly can prepare a program for the special session which will be the forerunner of a genuine housing boom.

A good deal of the time at Wednesday's hearing was given to a repetition of facts which everybody already knew. Senator Calder, as Chairman of the United States Senate Committee on Reconstruction, gave the Albany legislators some helpful ideas developed at the hearings held by the Calder Committee. Mayor Hylan contributed an interesting suggestion, namely, that an extra story might be added to many apartment buildings around the city, a suggestion which might be available if the Legislature should make the necessary modifications in the building laws. One thing is certain about this latest suggestion from Mayor Hylan—if the plan is feasible it could be carried out quickly.

The Albany legislators must realize more clearly than ever before that the quickest way to relieve the housing shortage is to pass at the special session such laws as will attract capital back into the building field. Several suggestions to accomplish this purpose were offered to the committee and the legislators indicated an encouraging willingness to take some action along this line.

If at the special session some laws can be passed which will bring out the necessary funds, the situation immediately will take on a brighter hue. With funds available for building houses on a large scale, the railroads undoubtedly would give reasonable priority to

shipments of building materials, as is indicated by the statement of Daniel Willard, Chairman of the Advisory Council of Railway Executives, before the Calder committee.

Reversing an Established Custom

Developments of the last few days in the matter of the proposed new Court House would seem to indicate that at least one old custom is to be reversed. In former times public buildings quite generally were erected first and cussed afterwards. In the case of the new Court House, however, the cussing is coming before the erecting.

Mayor Hylan has not yet formally approved by his signature the several contracts for the new structure which were awarded by the Board of Estimate earlier in August. So much discussion over limestone and granite has arisen that the Mayor has directed his Commissioner of Accounts to investigate.

Mayor Hylan wants Commissioner Hirshfield to look into "all the circumstances relating to the recent granite and limestone bids submitted to the Board of Estimate for the construction of the new Court House." In compliance with these instructions the Commissioner promises to make his investigation "as thorough and complete as possible." If anybody knows anything pertinent to the investigation, Mr. Hylan would like to have that person step forward. As the Commissioner understands the situation, "there are two serious charges involved. One is that the limestone prices were purposely 'boosted to rob the city' and the other is 'that the contractors intend to charge for more material than is actually to be used.'" Having his official eyes focused on these two points, Commissioner Hirshfield hopes to be able to tell the Mayor just what, if any, basis exist for these disquieting reports.

There seems to be a considerable difference of opinion over the wisdom of erecting the new Court House just at this time. But that should have no bearing on the inquiry Commissioner Hirshfield has undertaken. If his investigation justifies even the slightest suspicion of scandal, the signing of the contracts and the erection of the building can well afford to wait. If the investigation shows the suspicions to be without foundation, then some impressive apologies will be in order.

A Billion for Railroad Improvements

It looks like business to note in the Washington dispatches that the railroads of the United States will spend about a billion dollars on improvements during the remaining four months of this year. This vast sum is to be spent for road improvements, plant betterments, new locomotives and new cars, along with the repairing and restoring to usefulness thousands of locomotives and cars now of little or no service because of deterioration.

That the railroads are planning these great strides toward increased efficiency is revealed in reports now

being made to the Interstate Commerce Commission. The Eastern railroads expect to spend a grand total of \$365,111,770, the largest item of which is for locomotives. It is expected that 1,800 new engines will be available by the end of the year and of these 750 will go to Eastern roads, 200 to Southern roads and 850 to Western roads. A total of 30,000 box cars will be added to the equipment of the carriers, the Eastern roads getting 13,000. About 22,000 new hopper and gondola cars also will be added to the rolling stock of the na-

tion's road, 13,500 of these going to Eastern lines. New refrigerator cars in large numbers also will be purchased, along with 1,200 new passenger coaches.

With the railroad facilities of the country thus improved, the troubles of shippers and travelers should be greatly lessened with the arrival of the new year. And if, as is generally believed, progress on the railroads means general progress, these extensive plans of the railroad managers will be hailed with a great deal of satisfaction by the public.

Another Complication of the New Rent Laws

The Real Estate Board of New York, through Executive Secretary Richard O. Chittick, has sent a letter to the members of the board stating:

"Chapter 130 of the laws of 1920 amended Section 232 of the Real Property Law to read as follows:

"Section 232. Duration of certain agreements in New York. An agreement for the occupation of real estate in the City of New York which shall not particularly specify the duration of the occupation shall be deemed to continue until the first day of October next after possession commences under the agreement.

"It is probable that Municipal Court justices will construe this amendment to mean that in case a tenant under this statutory tenancy holds over during the month of October, 1920, a new agreement for term ending October 1, 1921, at the rental paid for the month of September, 1920, will be implied as having been entered into by the landlord and tenant on October 1, 1920. In that case it may be impracticable for a landlord to increase a tenant's rent after October

1, 1920, for any part of the period ending October 1, 1921, whether the increase be reasonable or unreasonable, for the rate of rent may be held to be an essential element of the implied 'agreement' which the statute imposes upon the parties.

"In the event a landlord contemplates requiring a reasonable increase in a tenant's rent or may require possession of his premises for rebuilding, etc., at any time during the period between October 1, 1920, and October 1, 1921, it is advisable that he should come to an appropriate agreement with the tenant on or before August 30, 1920, in order that, should the tenant be obdurate, the landlord may serve immediately the thirty-day notice of his election to terminate the existing tenancy on October 1, 1920, without which it will probably be held that the tenant may hold over from October 1, 1920, to October 1, 1921, at the monthly rental paid for the month of September, 1920."

Will Revive Plan for State Credits for Housing

(Special to the Record and Guide)

Albany, August 26.

DEVELOPMENT of a means for using state credits to apply to housing at low rates of interest without loss to the state;

Authorization of cities to acquire and hold or let adjoining vacant lands, and, if necessary, to carry on housing as a municipal enterprise.

These are two outstanding features of the program to be submitted to the extra session of the Legislature which meets next month. They were drafted by the Governor's Housing Committee, a sub-committee of the Reconstruction Committee, and incorporated in the housing report submitted to the Governor early in the year. Revived now for submission to the extra session of the Legislature, they offer fertile ground for controversy, because of the fact that they constitute a very radical departure from established state and municipal policy.

The constitutional inhibition against the state or municipalities lending their credit to enterprises of this character is regarded as the A B C of legislative procedure. These provisions operated to prevent cities from furnishing food and coal and engaging in what might be termed "communistic enterprises" during the war, when the stress of living was augmented by transportation tie-ups and the like. But now, in the face of the acute housing situation, both the executive and legislative leaders are considering the subject of housing in the light of an imperative public necessity and the result will be this:

The Governor and the Legislature will consider the proposal to establish a state system of credits to foster the building of homes and the companion proposition to authorize municipalities to purchase vacant lands on the boundaries of cities and let such lands or retain them and build houses thereon as a means of providing adequate living quarters for the homeless.

The great question in the minds of the Governor and the legislative leaders is whether or not these two projects may be undertaken in view of the constitutional decrees against the state and cities placing their credit behind any but strictly state or municipal activities. Article 7, Section 1, and Article 8, Sections 9 and 10, are the credit-lending provisions

of the Constitution which are engaging the minds of the state authorities in connection with the two projects.

The first proposal, the development of state credits to apply to housing, involves the setting up of standards for the use of such credits and the fixing of limitations upon the return of money borrowed from the state for housing purposes, so that its use shall assist in the most practical manner possible in the erection of homes in wholesale environments at a rental cost in keeping with the actual cost of land and building. When this proposal first was made it was pointed out that the process of accomplishment must be by constitutional amendment. Now, in view of the inability of the Legislature to initiate constitutional procedure, it is to be attempted to carry out this proposal by statutory legislation—to pass a law which, on the ground of imperative public necessity, shall seek to authorize the state to establish a system of realty credit, relying upon the very necessity of the situation to lift this enterprise out of the category of activities interdicted by the constitutional inhibitions in Articles 7 and 8.

The framers of this program, which a dozen years ago would have been ridiculed, are relying upon judicial decisions which have justified and sanctioned apparently unconstitutional undertakings upon the broad ground of public necessity and common good. But it is doubtful if the views of the framers will prevail. The prediction of failure would seem to be justified by the summary disposal of two bills aiming to vest municipalities with house-building powers at the regular session earlier this year.

The state credit proposal is best explained by the memorandum filed by the Housing Committee of the Reconstruction Commission, as follows:

"This proposal does not mean that the state itself shall build homes. It does not mean that the state is to own or operate houses. It does not mean that the state is to offer subsidy for the construction of houses. It does mean that the state shall be enabled to loan money on its credit to limited-dividend corporations or to individuals or to other organization of individuals to build houses of such standards as to light and air as the state or community may determine to be desirable, the rental of such houses to be controlled and the loans to be secured by adequate mortgages."

REAL ESTATE SECTION

Lockwood Committee Seeks Plan on Housing Problem

Mayor Hylan Sends Letter and Men Prominent in Building Field Tell Joint Legislative Committee New York's Needs in Legislation

A FEW new suggestions for relieving the housing situation were made to the Joint Legislative Committee, presided over by Senator Charles C. Lockwood, of Brooklyn, at a meeting held in the City Hall on Wednesday.

Among the new ideas advanced were those by Mayor Hylan in a letter to John P. Leo, chairman of the Board of Standards and Appeals, wherein the Mayor suggested the feasibility of putting an additional story on four, five and six story apartment houses and some of larger sizes through the city. Mr. Leo said that if material could be obtained such work could be accomplished by November 1 and that it would mean the addition of approximately 20,000 apartments to the city's housing space. To accomplish this object he urged a modification of the Tenement House Law. Tenement House Commissioner Mann and Mr. Leo both favored the proposition. The Mayor wrote:

"In view of the very urgent demand that there will be for increased housing accommodations this fall, and in view of the fact that there will be such difficulty as to make it almost an impossibility to complete new multiple family structures by October 1, is it not possible and a proper safeguard and condition to increase the housing facilities by the addition of at least one story on existing tenements? I wish you would look into this matter and advise me promptly, first, as to the possibility and, second, as to what steps should be necessary to make this proposition workable."

A distinct feature of the meeting was the lack of representation of big leading institutions whose presence at meetings of the Mayor's Housing Committee in the past has been conspicuous. At the legislative hearing, however, were representatives of numerous real estate, civic, labor, taxpayers', tenants', builders' and allied associations, as well as chambers of commerce of the various boroughs, the New York Board of Title Underwriters, the State and City Federation of Women's Clubs, the Board of Municipal Court Justices, the City Club and numerous real estate operators and apartment house owners.

United States Senator Calder, chairman of the Senate Committee on Reconstruction, stated that his committee has been holding hearings throughout the country, and he gave a general statement showing building and housing conditions generally. He said that New York was fortunate in some respects, notably in the fact that it has been getting about fifty per cent. of the building material available.

Senator Calder said that the new shipping laws exempt from taxation all ship profits that are used to build more ships. Why, he asked, cannot all profits on buildings be exempt that are used to erect more buildings? He declared that if small borrowers of mortgage money were exempted from tax it would tend to bring more small sums into the mortgage market, and that is what the building market in most of the boroughs need. Senator Calder said that he was opposed to a law directing particular kinds of construction except for a very limited period. His reasons were that it would create a panic in the building industry and hamper certain other branches of labor in that industry and thus create a new problem.

Chairman Lockwood remarked that speculative builders in the past had done ninety per cent. of the building in New

York and that inasmuch as they are not now sure of success in the average undertaking they are not prone to do much.

Mr. Leo, in discussing the landlord and tenant law, suggested to the committee that it would be wise to amend the law so that an advisory board of real estate experts would sit with the Municipal Justices in landlord and tenant cases. He said that the justices themselves had stated that the law put them in the position of being experts about rental values when in fact they were not, and would welcome competent information on the subject.

Tenement House Commissioner Mann, discussing exemption from taxation of new apartment houses, urged a limitation of exemption to certain houses. He favored a tax of one-half of one per cent on incomes, if necessary to offset the loss. Senator Walters said that the farming element of the state would not care to be taxed in that way for the sake of New York City. Assemblyman McWhinney remarked that such a tax would in the end be added to rents. Mr. Mann asserted that 4,000,000 to 6,000,000 people in Greater New York live in apartments and the rest in one and two-family houses, and these figures, he said, would show to the committee the imperative necessity of more apartment houses. He asked that permits for the construction of garages, theatres and what he termed unnecessary buildings be held up, and he said that he recalled one instance where a garage was to supplant an apartment house, and that if it had sixty-four families would have been unhoused. He said that garages, just now, are an inducement to builders because of the increase in the number of automobiles yearly. The building of them in this crisis in housing should be stopped and all building should be restricted to necessary things. It costs as much to house an automobile properly as it does to house an ordinary family, and the profit on the investment is greater because there is less cost of construction. Mr. Mann urged both federal and state exemption of mortgages.

Raymond V. Ingersoll, speaking for the City Club, said that it is not in favor of a sweeping exemption of taxes on mortgages.

Edward A. McDougall said that the labor situation as well as the material had something to do with the housing crisis, and that when labor realizes that for increased wages increased production must follow we would be getting somewhere. Elaborating his point, Mr. McDougall said: "I am trying to finish up 300 different houses that should have been finished last October. They are not ready today. I hope to have some of them ready by next October. The people of this city have lost the use of 300 houses during that time. The reason for this is that a number of pleasterers who were working there were held up by a strike for eight months.

The exemption of real estate from various state and federal taxes was generally urged, and at the close of the meeting the committee tentatively agreed upon five propositions as worthy of legislative enactment, namely:

Exemption of interest of all real estate mortgages from the state income tax.

Legislative action whereby Congress will be asked by the

(Continued on page 280)

Shipping Firm Buys Prominent Lower Broadway Building

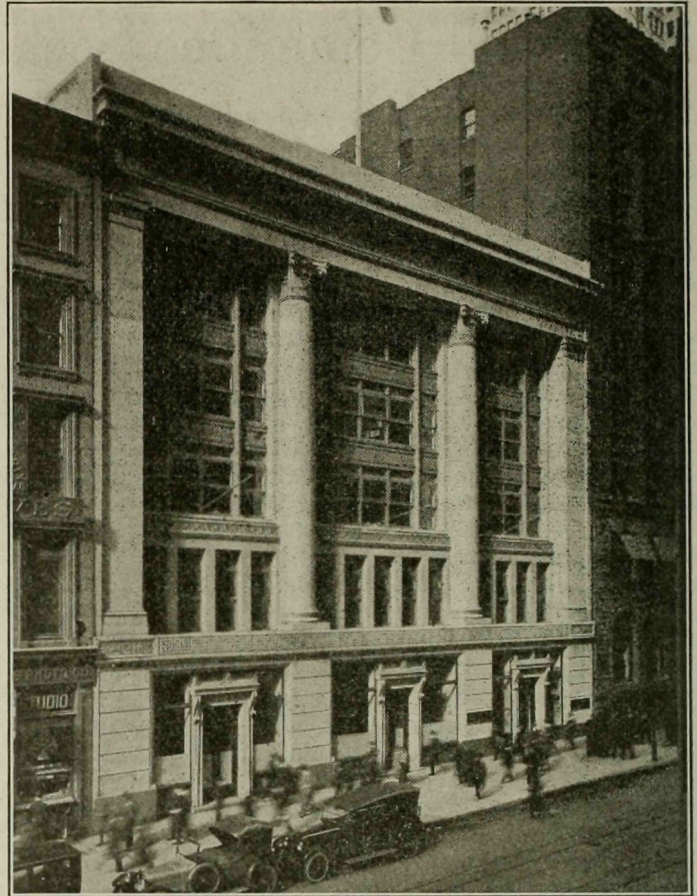
Harriman Interests Purchase 35 to 39 Broadway from Gaston, Williams & Wigmore, Inc., Who Will Move Uptown

THE largest realty transaction of the week was the purchase by the Harriman shipping interests of the modern stone front five-story mercantile and office building at 35 to 39 Broadway, a section of downtown that for several years past has been the scene of rivalry between banking and shipping interests for choice locations. W. A. Harriman, a son of the late E. H. Harriman, is the head of the purchasing syndicate. The building covers a plot fronting 89.7 feet on Broadway and 91.5 feet on Trinity place, with a total depth of 190 feet. It is two doors from the Columbia Building, at the northeast corner of Broadway and Morris street.

Gaston, Williams & Wigmore, Inc., exporters and operators of steamship lines, who did enormous business during the recent war, are the sellers of the property. They erected the building entirely for their own occupancy a few years ago. The reported selling price is \$2,250,000. The structure has a facade characteristic of a banking house.

Shipping interests generally look upon the purchase of this property as a result of the recent agreement entered into between the American Ship and Commerce Corporation—one of the Harriman interests—and the Hamburg-American Steamship Company for the opening up of former German trade routes to American shipping. This merger, along with the purchase of the business of Livermore, Dearborn & Co., it is understood, compelled the Harriman interests to seek larger quarters in the financial district.

Gaston, Williams & Wigmore, Inc., have leased large space in the Buckley-Newhall Building, at Sixth avenue and Forty-first street, comprising the ground floor, basement and the first and second floors, for a term of fifteen years, through Joseph P. Day and George R. Read & Co., who also negotiated the sale of the lower Broadway property. The firm no longer deems it necessary to remain in the financial district and feels that it could use the money to better advantage than to keep it invested in the property it has just sold.



BUILDING BOUGHT BY SHIPPING INTERESTS.

Lockwood Committee Seeks Plan on Housing Problem

(Continued from page 279)

State of New York to exempt such mortgages from the Federal income tax.

Exemption of all new housing construction from local taxation for several years.

A law forbidding the remodelling of housing structures into non-essential business structures for a limited period.

Exemption of income from bonds of the State Land Bank, by both state and federal governments, and the purchase of these bonds with surplus state moneys.

The Real Estate Board of New York, asked by the committee to present recommendations, submitted a statement in which it declared:

"The Real Estate Board confesses to having certain old-fashioned notions. It believes firmly in the law of supply and demand. It believes that natural laws cannot be changed by artificial laws.

"That is why it has held to the point that money will not allow itself to be rented at a low price—as, for instance, to build houses and tenements—when it can rent itself for a higher price for tax-free securities; also that business folk will desert enterprise—as, for instance, the building of houses and tenements—when so great restrictions are placed about that enterprise as to make its pursuit annoying, hazardous and of uncertain income return. No legislation can change this. Legislation affecting buildings not of a residential character failed of passage at the last session of the Legislature. That is why industrial and business construction is making headway, while housing controlled by the rent laws is not.

"In relation to the rent laws, it will ask substantially what it asked last March (unless it asks that some of the rent laws be repealed) namely, that these laws be amended as not to apply to:

"a. A building and premises therein constructed or substantially reconstructed subsequent to April 1, 1920 (this to be modified as to the date of new legislation).

"b. A building required in good faith for immediate and substantial reconstruction or complete rebuilding for dwelling purposes.

"c. A building which, in good faith, has been or shall be constructed by or sold to a corporation formed under a cooperative ownership plan for the immediate and personal occupancy by its stockholders for dwelling purposes.

"d. A building under contract of sale or ground lease, subject to existing leases and tenancies upon the date when the act shall take effect.

"e. A building which is required for immediate actual and bona fide occupancy by the landlord or his wife, children or dependents.

"f. Where, at least four months prior to the termination of a lease for one year or more, the landlord shall have served upon the tenant a written notice setting forth that the lease will not be renewed except at an increased rent, specified in the notice, and the tenant shall have failed within thirty days after the serving of such notice to make and serve upon the landlord a written answer agreeing or declining to renew the lease at the increased rent required."

Analysis of Recent Laws to Prevent Rent Profiteering

Action of Legislature Affords Relief in Some Phases of Housing Problem But Operates Adversely in Others

By STANLEY M. ISAACS.

In view of the special session of the Legislature at which the housing situation in the State of New York is to be the chief if not the only topic considered, it is important to examine the effects of the laws passed last Spring and to see how far they have been successful in meeting an admittedly serious situation; how far they have failed; and to what extent if any they have accentuated the adverse factors.

It will be remembered that a committee of the Legislature, of which Senator Lockwood is Chairman, was appointed in the Spring of 1919 to study the housing situation and make its recommendations for action at the 1920 session. Even in 1919 it had become apparent that the lack of housing throughout the State, and more particularly in the City of New York, would become critical within a short time, because of the rapid demobilization of the men in service and the failure during the years 1917, 1918 and 1919 (due part of the time to governmental restrictions) to build dwellings sufficient to keep up with the growth of the population and to replace those destroyed to make way for lofts, offices and theatres. The Lockwood committee presented a program of legislation early in the 1920 session; but, while sound in some aspects, it was by no means sufficient to meet the approaching crisis. So rapidly did the situation develop that early in March the acute need of increased housing became obvious to all; that the State and Municipal authorities had failed to take any adequate steps to meet this emergency in advance did not make it any easier to handle. The result of the situation was a sudden shift in the program of the committee and a near-panic in the Legislature, followed by the passage of a number of bills somewhat crudely phrased and hastily conceived, rushed through without a fair hearing and without a thorough consideration of their effect upon the situation.

The consequences are quite what might have been expected and were indeed accurately predicted. The measures have given some degree of relief in preventing so-called "leasers" and "month-to-month" landlords from raising rents every few months—a result that could have been obtained by direct legislation less injurious in other respects. They have also tended to check speculation in tenements and apartments, as well as the excessive increase in rents demanded by some landlords. On the other hand they have operated in a crude, unscientific way, working many marked injustices; while they have actually made far more remote the only real and permanent cure, viz., the erection of more houses. For at the outset of any consideration of the question of rents and housing it must be conceded that no mere palliative will solve the problem, but that the building of more dwellings is the only solution that will afford sufficient living accommodations and cause a decline in rents.

The City of New York has been built up by speculative builders who have erected tenements, apartments, lofts and offices purely on a business basis. They have been and are ready to build only if they can foresee a profitable venture with the odds in their favor. They will not build if they deem the risk greater than is justified by the probabilities of financial return.

Various factors have combined to make building at the present time difficult, chief among them being the inability to finance new operations, the excessive cost of construction, the difficulty of obtaining delivery of materials, and the danger of labor disturbances. These factors alone, however, would probably not have deterred tenement and apartment building, as is attested by the considerable number of lofts and offices now under construction. Added to them, however, in the case of dwellings, is the next legislation which has made building literally impossible for a conservative builder and investor. The Legislature has notified all owners of dwell-

ings in the City of New York that they will be limited to whatever the Municipal Court Judges deem a reasonable return upon their investment. No test is suggested, however, to determine what is reasonable except that a 25 per cent. increase over the rentals obtained a year ago is declared presumptively all that a landlord should be entitled to receive.

This 25 per cent. presumption was purely arbitrary; it was fixed without careful study of the increased cost of operation and maintenance, and with little or no appreciation of current conditions. Its very uniformity, applying as it did equally to all types of dwellings, whether private residences, tenements or high class elevator apartments, which had been subject to increased costs in very different degrees, showed how arbitrary the Legislature was. The application of the same standard to an increase asked from tenants from month to month whose rents had already been steadily advanced; from tenants whose prior leases had run for a year at rentals fixed in the comparatively high period of 1919; and from tenants who had been in possession of their apartments or dwellings for three or five years previous, under low rentals fixed in pre-war times, likewise showed the arbitrary nature of the legislation.

The effect of the legislation has been to give the Municipal Courts extraordinary power beyond anything else included within their jurisdiction, or indeed within the jurisdiction of the Supreme Court. Their calendars are crowded. It is absolutely impossible for a conscientious Municipal Court Judge to pass upon the number of cases he is compelled to consider almost daily in some districts, and to render a fair decision based on knowledge of the facts. A few hours spent in the Municipal Court with the object of watching the effect of the rent legislation will show this beyond possibility of dispute. The hearings are generally informal, and the decisions based on ex parte statements of landlord and tenant, of course mutually contradictory. The Court presides over what is in many cases a confused and disorderly proceeding, and then renders a necessarily arbitrary decision staying eviction and pending the stay permitting the landlord to increase his rent a given percentage, or prohibiting any increase. The premises are not visited by the Judge. He does not know their condition; he does not know what sort of service the landlord is rendering except as he can gather it from the statements of disgruntled tenants. He does not know the size of the rooms and whether they are light or dark, and probably little also of the neighborhood in which the building is located. He has no time to inform himself on these matters. He has no background of real estate information or experience, and little knowledge of current conditions. He has a natural bias in favor of the tenants who are brought before him in large numbers and in many cases are subject to grave hardship by reason of existing conditions and the high cost of living—factors which affect the landlord quite possibly in a like degree. The whole proceeding is anything but judicial in its nature. Some of the judges seem more interested in the publicity and popularity that they can obtain than in the fairness of the decisions that they render; while for a highly-conscientious Judge the office which he is called upon to perform is an impossible one. The result in a majority of cases is unfair to the landlord; the few provisions of the laws intended to give a modicum of protection to the property-owner are in practice generally ignored.

The above criticism is not intended as a disparagement of the work of the Judges (except the statement, unfortunately true, that a few of the Judges are not above "playing politics" with the power that has been vested in them). The fact remains that it is impossible for the average Municipal Court Judge to do justice in the cases before him. No matter

how sincere, honest and conscientious he is in handling the problem, he cannot solve it because of its inherent difficulties and the overwhelming mass of cases that he is called upon to decide. The result is inevitably that described.

Under these conditions, a builder of experience and discretion necessarily confines himself to other fields than the erection of tenements. He cannot run the usual risk of heavy losses unless he can see the prospect of a return sufficiently high to warrant it. He actually faces court decisions which will limit his returns to what may be reasonable or on the other hand may be unreasonably low or even insufficient to pay advancing maintenance charges. He knows, however, that in years to come he will be compelled to bear any and all losses without any aid from the State. The investor is in much the same position. He has frequently carried his property at a loss during most of the years from 1907 until 1917 or 1918; or he has been compelled to put most of the income back into the property in reduction of the mortgages. He has been at the mercy of his mortgagee and faced the risk of foreclosure proceedings which would destroy his equity. He has been compelled to comply with the most unreasonable demands of his tenants for fear of vacant apartments and lost rents.

Moreover, legislation intended for the protection of tenants, providing for larger light courts in tenement houses, better sanitation and greater safety against fire, has materially increased the cost of erecting and maintaining tenements and correspondingly increased their rental value. Rents prior to the war did not advance in proportion to these increased costs, but on the contrary declined in many sections. As a result, tenements in most sections of the city did not pay. Even without war conditions, the building of such tenements would in the normal course of events have been checked and rents would have advanced as a result. The inevitable advance, however, was hastened by the war and the complete stoppage of building.

For the first time in many years, the investor saw an opportunity to earn a fair return on his investment and in some cases even to recoup some part of his losses. He is now met, however, by legislation which has taken away from him the control of his property and placed it in the hands of men poorly equipped and far too overcrowded with work to pass fairly on his rentals or to understand his problems; and he is deprived of any possibility of making up for his past losses. Naturally, such an individual will no longer invest in tenements and apartments or buy from the builder. There are too many more profitable fields of investment today. For the same reason the investing builder has ceased such operations. Lastly, the speculative builder, who knows that there will be no market for his houses, has likewise ceased to build flats and apartments.

This has been the effect of the legislation. Recent statistics have shown that out of some 300 building operations undertaken within recent months in the City of New York, only a negligible proportion involved the erection of dwellings, while the number of dwellings destroyed to make way for other buildings is considerable. In other words, the condition which might have been expected has been brought about; and this conclusion is forced upon anyone considering the situation—either the rent laws now on the statute books must be repealed or greatly modified and building by private builders stimulated, or else the State or Municipality must itself step in and replace the builder who has been eliminated by the legislation. Nothing that the Special Session of the Legislature can do will meet the situation short of this. To relieve new buildings from taxation will to some extent help; to exempt mortgages from the State income tax will be in itself useless, but on the other hand should this action be followed by a similar exemption from the Federal income tax, quite substantial sums will be restored to the mortgage market. Neither of these things alone, however, will encourage building, unless at the same time the menace which the builder faces in the existence of the present laws and the threat of more drastic legislation is removed, or a fairer and

more intelligent method found of carrying out their provisions.

It might be thought from the above description of the effects of the legislation that the rent laws have failed in their purpose. This would be an erroneous view. The laws have worked incalculable damage in that they have stopped the building of dwellings. They have, however, partially succeeded. Last Spring a number of landlords took undue advantage of the situation, and asked unwarrantably high rents from their tenants. Others prepared with complete callousness to dispossess their present tenants in order to make room for those who would pay more. Although such landlords formed only a small minority among property owners, their excesses were most discreditable and created a situation which required prompt relief. It was this phase that most impressed the Legislature and that it intended to meet; and the laws have been reasonably effective in meeting it. They are so crude in their workings, however, that they have not only restrained such landlords, but have treated with great injustice the landlord who has endeavored to be fair to his tenants; they have encouraged the unfair and dishonest tenant to make unreasonable demands; and, worst of all, have given to the many tenants fundamentally opposed to the economic and social system in which we live, a handle by which to exploit their socialistic theories.

In the passage of the rent laws the Legislature quite apparently abdicated its proper function and yielded against its better judgment to popular clamor. Instead of realizing its duty to investigate conditions with care; to discover to what extent the popular demand for rent regulation was sound and to what extent due to a misapprehension of conditions and unwillingness to meet advances justified by increased costs; to protect the public from misleading demagogues and quack remedies; and to weigh carefully any measures presented for its consideration, in order to learn how far any immediate relief they would give would be offset by the danger of their postponing or stopping the erection of new tenements. Instead of proceeding with caution the Legislature acted in haste and the State must now repent at leisure. Like many restrictive measures the laws are unsound in theory and ruinous in practice, because they interfere directly with the operation of fundamental economic laws, which if left to their own course would have solved the problem by stimulating the erection of new buildings. The shortage of lofts and office buildings is already in a fair way toward being cured, because the high rents obtained for such space have already attracted investors and speculative builders who are erecting numerous structures that will soon wipe out the shortage, and because the same high rents have induced others to build for their own occupancy, vacating quarters that will help to relieve the pressure. On the other hand, the shortage of tenements and apartments is far worse today than a year ago, and the immediate outlook is that there will be no new construction by private capital—and this is the direct result of the legislation of last Spring. The landlord does not suffer—he can look forward with confidence and selfish complacency to a prolonged period of high rents for flats, apartments and dwellings generally. Those who alone will suffer from the shortsightedness of the Legislature are the tenants themselves whom the Legislature intended to relieve, but for whom there is no relief in sight. The housing shortage has been made worse and the period of its existence prolonged by the rent laws. The State must now step in and take direct action to relieve its citizens from their consequences.

Accordingly the laws require very careful revision rather than expansion. The Legislature should first of all consider whether or not the fact that these laws have stopped the building of dwellings does not more than balance the good which they have accomplished and render them noxious rather than useful; and whether some other means could not be found to prevent the abuses of unscrupulous landlords that would not end dwelling construction. Surely some tribunal better equipped than the Municipal Courts should be estab-

(Concluded on page 292)

Review of Real Estate Market for the Current Week

Premier Deal Was the Purchase of a Building on Lower Broadway by the Harriman Shipping Interests, While General Dealing Was Good

WITH the housing and building situation engrossing the attention of the professional operator, broker and investor in real estate, the market this week has sustained a healthy activity and, with autumn close at hand, it is not likely that the volume of selling will fall any lower than it has this week. An unusual feature of the summer has been the sale each week of one or more large properties, and this week was no exception.

Compelling marked attention was the sale of the five-story office building at 35 to 39 Broadway, an account of which appears in another column, while the purchase of a New and Beaver streets corner marked the passing of an old investment property of an estate into the hands of the Standard Oil Company, which for some time past has been assembling a large plot for a contemplated new building. The assurance of the permanency of the company at its present location is a strengthening asset for this section of the city as an arm of Wall Street and as an express and shipping center.

There was a paucity of sales of commercial buildings during the week, although the market was not entirely featureless in this regard. The lower part of the city was the most active in this line of trading, whereas for many weeks the middle part of town has contributed similar transactions. Washington street, which is feeling the beneficial effects of the Seventh avenue subway route, was the scene of some good sales, as was Greenwich Village.

The co-operative apartment house movement was not as active this week as it was during previous weeks of the summer, but the circumstance is only a temporary lull, for remarks made at the hearing before the legislative committee in the City Hall during the week indicate that the co-operative movement is spreading to Queens, with prospects of its having wide scope there. In the negro apartment house colony of Harlem there is also a tendency to follow the co-operative plan of buying.

Private house buying throughout the upper reaches of Manhattan was as strong as usual this week. Much of this class of buying undoubtedly is for the purpose of changing dwellings into small apartments. The circumstance is giving builders an opportunity to be active on a small scale, comparatively, and it is helping to a degree to relieve the pressure of the housing situation. Incidentally it is making these buildings better investments. Many houses are also being bought for private occupancy.

Queens added interest to the week's dealings by the sale there of a tract of 200 lots for improvement with one and two family houses. The new subway routes to Queens are rapidly augmenting its growth and the building of small houses there is rounding out the city more than ever. The sale of vacant plots in Brooklyn for improvement was another feature of the week. In the Bronx numerous one and two family houses were bought, and this borough is now finding Queens a rival in this regard.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded, in Manhattan this week was 90, as against 185 last week and 80 a year ago.

The number of sales south of 59th street was 40, as compared with 71 last week and 27 a year ago.

The number of sales north of 59th street was 50, as compared with 114 last week and 53 a year ago.

From the Bronx 30 sales at private contract were reported, as against 57 last week and 60 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 290.

Big Downtown Corner Sold.

The Chambers-Greenwich Street Company, William V. Martin, president, sold through Snowber & Co., to a buyer, who resold, 303 to 307 Greenwich st., at the northeast corner of Chambers st., a 5½ and 6-sty brick building, covering a plot 78.10½x83.9xirregular. The Martin family had owned the property 40 years. The latest seller leased the property back to the first buyer for a long term of years. These buildings represent the highest type of old-time semi-fireproof mill constructed buildings in the downtown section and were for many years occupied as a sugar refinery and afterward for upwards of 20 years as the headquarters of the old time butter firm of John Martin & Sons.

Plot Sold for Improvement.

Charles F. Noyes Co. sold for the estate of Amos R. Eno to the Mexican Telegraph Co. 39-41 South William st., extending through to 27-29 William st., a 5-sty and a 4-sty building, respectively, on a plot 38x77x46.8, adjoining Broad st. The buyer will erect on the site a modern building for its own use to relieve the crowded conditions which the telegraph company is now experiencing in its present quarters at 85 to 89 Broad st.

Sells Greenwich Village Corner.

Williams-Dexter Co., Inc., sold to Elizabeth Schoen 282-284 West 4th st., at the southeast corner of West 11th st., two old 3-sty and basement brick dwellings, on a plot 42.2x53.7. The structures will be extensively remodeled and the new owner will use two floors in 282.

Activity in Washington St.

I. B. Wakeman sold for Mrs. L. T. Dunn 265 Washington st., a 3-sty brick mercantile building, on a lot 21.1x83.11; also, in conjunction with Camman, Voorhees & Floyd, sold for Har-

se Bros. 312 Washington st., a 5-sty loft building, on a lot 20.1x85, adjoining the northwest corner of Duane st., to the Chatham Trading Corporation; and, for Mrs. Mary Best, 313 Washington st., a 5-sty brick loft building, on a lot 24.9x80.8.

A Negro Co-operative House.

The Guy & McDonald Realty Corporation bought from Nellie Reilly the 6-sty apartment house with stores on plot 40x99.11, at 163 and 165 West 145th st., adjoining the northeast corner of Seventh av. The house is to be operated by negroes on a co-operative basis by the owning company, Errol Guy, president.

New Co-operative Apartments.

The first important improvement of vacant land sold at auction by Joseph P. Day in May, 1919, for the James Gordon Bennett estate has been sold on the co-operative plans by the Fort Washington Holding Corporation to co-operative buyers known as the Fort Tryon Holding Corporation. They are buying the apartments from the plans, as the building is in course of construction.

It is a 6-sty apartment house at the northeast corner of Fort Washington av and 183d st. The co-operative company is capitalized at \$250,000 and is represented by Witkind & Brodsky, attorneys. The house, which, it is expected will be ready for occupancy next March is being erected by B. M. House and will cost about \$500,000. Twenty apartments have been sold already. Thirty-four remain to be disposed of. The house occupies a plot 112 feet on Fort Washington av and 110.4 on 183d st.

Standard Oil Co. Still Buying.

For the purpose of squaring the large plot it is assembling for improvement with a huge office building, the Standard Oil Co. has bought from the McClymonds estate the 7-sty Lisbon building, on a plot 30.2x104.2x48.8, at the northwest corner of Beaver and New sts., which adjoins the New st end of the Standard Oil Building at 26 Broadway. The company controls through a long lease the Welles Building at 18 Broadway, with an L into Beaver st.; and it owns the fee to the Produce Exchange Bank Building at the northeast corner of Broadway and Beaver st., together with all the adjoining buildings on Beaver st., except the L to the Welles Building and 1 Beaver st., the latter of which is leased from the Wendel estate.

With the plot now completed the Standard Oil Co. will add it to the site of the Standard Oil building and reimprove the joint plot with an office building, the cost of which, together with the value of the land, will total approximately \$35,000,000. To be 20 stories in height the new building will be constructed after plans by Carrere & Hastings. There will be a tower

of several stories above the roof line. The combined plot fronts 277.7 feet on Broadway, 195 feet on Beaver st., 203.6 feet on New st., and there is a north line of 207 feet.

Broadway-Crosby Street Deal.

Frederick Brown resold the 5-sty building at 542 Broadway, extending through to 14 to 18 Crosby st., which he bought last winter from the Gutman estate. The buyers are the Peck & Mack Co., hardware dealers, of 356 Broadway. Possession will be had in February, 1922. Horace S. Ely & Co. were the brokers. The property fronts 24 feet on Broadway, 75 feet on Crosby st., and has a total depth of 200 feet.

Buys an East Side Corner.

James H. Cruikshank purchased from Anna S. Wilson the southwest corner of Clinton st. and Rutgers pl., known as 241 Clinton st. and 26 and 28 Rutgers pl., two 5-sty tenement houses, on a plot 57.8x72. Mr. Cruikshank immediately resold the above premises to Joseph and Ida Goldman, who own the premises adjoining.

Grand Street Corner Gore Sold.

B. Golden sold the southeast corner of Grand and Lafayette sts., 5x55, the latter measurement on Lafayette st.

Bronx Landmark Sold to Former Tenant.

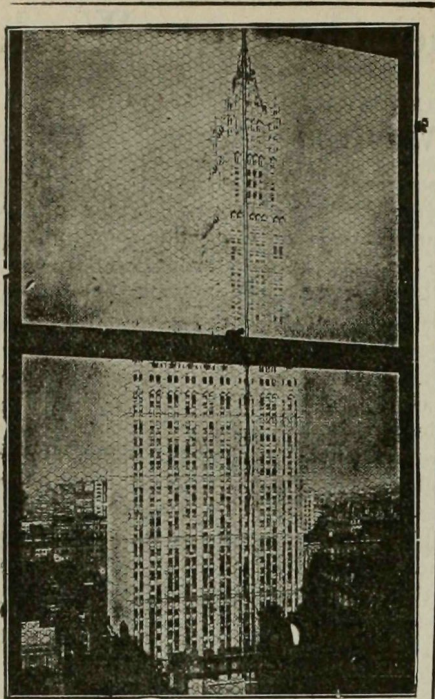
Fred Oppenheimer sold the 3½-sty double flat, built about 35 years ago by the late George H. Huber, of museum fame, on Roman architecture style, with bay windows and balconies in front. Known as 325 East 148th st., west of Courtland av., on a lot 25.6x106, it was one of the most modern buildings erected those days in the Mott Haven district. The building was sold to Joseph Picciano, who occupied a portion of the building 29 years ago, and who will make extensive alterations according to plans filed by the seller through DeRose & Cavalieri, architects. The seller acquired the property from the Huber estate last April.

Bank Buys Bronx Corner.

The Bank of the United States has bought for its home in the Bronx the southeast corner of Freeman st. and Southern Boulevard, a 1-sty building, on a plot 50x100, from the Benenson Realty Co.

Large Queens Tract Sold.

Two hundred unimproved lots at Elmhurst Manor near Elmhurst, Queens borough, have been sold by William S. Sussman for Elmhurst Manor, Inc., to the Middle Holding Co., Henry Villaume, president. The tract will be improved with 2-family houses. The operation involves about \$1-



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500,000 and the property is accessible to the Junction av station of the rapid transit road through Queens.

Brooklyn Trust Buys Branch.

Bulkley & Horton Co., in conjunction with Joseph M. May, sold for a client to the Brooklyn Trust Co. the northwest corner of Fifth av and 75th st, Bay Ridge, Brooklyn, a 4-sty brick double building. The company will remodel the structure and use it as a Bay Ridge branch.

A Big Factory Deal.

The Safety Car Heating & Lighting Co. bought through Louis Schlesinger, Inc., the large plant of the Marlin-Rockwell Corporation situated at Hamden, on the outskirts of New Haven, Conn. This transaction involved about \$500,000, and the new plant will be used by the purchaser in the manufacturing of railway car heating and lighting appliances, with which most of the cars of the large railroads of this country are equipped. A portion of the plant was formerly used in the manufacture of Mayo Automobile Radiators, and toward the close of the war the balance of the plant was being equipped by the Marlin-Rockwell Corporation for the manufacture of Browning guns.

Manhattan.

South of 59th Street.

BOND ST.—Louis Kovner resold to Isidore Knoperbaum 42-44 Bond st, a 7-sty brick loft building, on a plot 52x100. W. G. McLean was the broker.

MADISON ST.—Bastine & Co. sold for the Greenwich Savings Bank to G. Freund 280 Madison st, a 5-sty stone front tenement house, on a lot 25x100.

PEARL ST.—Charles F. Noyes Co. sold for the Preferred City Real Estate Co. the 5-sty and basement loft building 317 Pearl st, on a lot 20.2x99.9, to Daniel F. Farrell, subject to possession May 1, 1921. Negotiations are pending for the resale of the property to a buyer for occupancy.

SOUTH ST.—Gertrude Schildmuller resold to Irving Garcy the 5-sty building, 40 South st, on a lot 25x45.11x23.1x44.10, at the north corner of Old Slip.

WATER ST.—Joseph S. and Daniel L. Reardon bought from the Kramer estate the 3-sty building 673 to 679 Water st, on a plot 71.8x70, adjoining the southeast corner of Jackson st.

9TH ST.—Ninth Street Realty Corporation bought from Bella Burns 223 East 9th st, a 5-sty stable, on a lot 21x75.

10TH ST.—H. W. Toch sold through Henry Trenkman to Bahrenburg & Co. 85 East 10th st, a 6-sty loft building, on a lot 25x94.7.

12TH ST.—Hatasatah Realty Co. sold to a client of Wm. A. White & Sons the 5-sty tenement house, on a lot 25x103.3, at 711 East 12th st.

37TH ST.—Mrs. Lillian Hoagland sold to a buyer, for occupancy, 147 East 37th st, a 5-sty and basement brownstone dwelling, on a lot 14 x98.9. The buyer will make alterations.

38TH ST.—Peter F. Kane sold through Henry Hof to the Hup Realty Co., Inc., J. Chr. G. Hupfel, president, 317 to 321 East 38th st, a 5-sty brick building and two 2-sty brick buildings, all on a plot 75x98.9. The buyers will improve the site with a garage.

39TH ST.—Hup Realty Co., Inc., J. Chr. G. Hupfel, president, bought from Peter F. Kane 243 to 247 East 39th st, three 5-sty apartment houses, on a plot 85.5x100, adjoining the northwest corner of 2d av. Henry Hof was the broker.

41ST ST.—Henry Hof sold for Caroline Dohm to the Hup Realty Co., Inc., J. Chr. G. Hupfel, president, 223 to 227 East 41st st, two 5-sty brick apartment houses, on a plot 50x98.9, adjoining public School 27. By this acquisition the Hup Realty Co., Inc., now controls a plot of 150 feet on 41st st running through to 42d st, with a frontage in the latter of 150 feet.

58TH ST.—Everett M. Seixas Co. resold for Fannie B. Cruise 409 East 58th st, a 3-sty and basement dwelling, on a lot 20x100. This is the third sale of this property made by the same brokers since May 1. Wallace Benedict is the buyer.

GREENWICH AV.—Samuel Berlin sold to Joseph Brownstein 74 Greenwich av, at its junction with West 11th st, a 4-sty brick flat with store, on a triangular plot 6x37x32x45.8, with a frontage on West 11th st, known as Number 160.

SECOND AV.—John F. Reed sold for Mary T. Wilson, of Buffalo, N. Y., to Salvatore Musachia 556 Second av, a 4-sty flat, on a lot 18.9 x82.

7TH AV.—Mary E. Robertson sold to Kate Berry 73 Seventh av, a 4-sty and basement brick dwelling, on a lot 22.3x77.

North of 59th Street.

62D ST.—Margaret C. Dougan sold to Joseph Dunlevy 109 West 62d st, a 5-sty flat, on a lot 25x100.5.

63D ST.—The Haggstrom-Callen Co., in conjunction with Slawson & Hobbs, sold for Ella

K. Gillies the 4-sty and basement dwelling, on a lot 18.6x100, at 137 West 63d st to C. A. Cavanagh, for occupancy.

73D ST.—Frederick Zittel & Sons, in conjunction with Mrs. E. L. Landon sold for Ray Solinsky to a builder, for alteration, 273 West 73d st, a 4-sty and basement stone front dwelling, on a lot 18x102.2, two doors from the northeast corner of West End av.

73D ST.—Slawson & Hobbs sold for George V. B. Putney to a buyer, for occupancy, 110 West 73d st, a 4-sty and basement brick and stone dwelling, on a lot 20x102.2.

78TH ST.—Louis Leidel sold to Frank Kubovetz 416 East 78th st, a 4-sty flat, on a lot 26.3 x102.3.

78TH ST.—Ennis & Sinnott, Inc., resold the 4-sty and basement dwelling, on a lot 19x102.2, at 157 West 78th st, to Julia McEvoy.

80TH ST.—Edmund A. Kolb sold 176 East 80th st, two 4-sty flats, on a plot 44x102.2.

81ST ST.—M. Morgenthau, Jr., Co., resold for the Seimor Homes Corporation 111-113 East 81st st, two 3-sty and basement dwellings, each on a lot 20x102.2. Everett M. Seixas Co. was associated as broker.

82D ST.—Seymour Realty Co. sold to the Robec Realty Co. the 4-sty English basement brownstone dwelling at 520 East 82d st, on a lot 18.9x102.2.

96TH ST.—Otto Rieg bought from Margaret H. Scott and another, as trustees, 67 West 96th st, a 4-sty and basement brick dwelling, on a lot 21x100.11.

102D ST.—Duroos Co. sold for May R. Remington to Theodore C. Wood the 4-sty brick American basement dwelling, on a lot 25x50.11, at 302 West 102d st, adjoining the southwest corner of West End av.

108TH ST.—Estate of Diedrich Bunke sold to Mary L. Hanley 420 to 428 East 108th st, four 1 and 2-sty brick garages, on a plot 125x100.

111TH ST.—Katie Spunberg sold to Marcus Weinberg and Sarah Kirschenbaum the 5-sty flat, on a lot 25x100.11, at 29 East 111th st.

112TH ST.—Shaw & Co. sold for S. Hess to a buyer, for occupancy, 236 West 112th st, a 3-sty and basement dwelling, on a lot 17x 100.11.

113TH ST.—Jessie J. Zimmerman sold to Nathaniel A. McBride the 1-sty store 514 West 113th st, on a lot 25x100.11.

118TH ST.—Ward Belnap & Son sold for Arnold Thayer the 5-sty tenement house, on a lot 17x100.11, at 160 East 118th st to the Merit Realty Corporation, Marcus L. Osk, president.

122D ST.—Mariano and Frank Lodice bought from Arthur J. Sessa 224 East 122d st, a 4-sty tenement house, on a lot 20x100.10'

126TH ST.—Thomas O'Reilly sold to John Cantor 32-34 East 126th st, two 3-sty and basement dwellings, each on a lot 18.9x99.11.

126TH ST.—Vincent Celnza sold to Mary Zombori 245 East 126th st, a 2-sty and basement brownstone dwelling, on a lot 20x99.11.

127TH ST.—Luigi Cerullo sold to Samuel Dinga and another the 5-sty flat, on a lot 25x 99.11, at 228 East 127th st.

131ST ST.—Ryan & Co. sold for August Dannemann 511 West 131st st, a 5-sty apartment house, on a lot 25x100.

136TH ST.—P. & R. Construction Co. sold to E. Sharum the vacant plot, 100x100, on the south side of West 136th st, 109.4 feet east of Riverside dr. J. S. Maxwell was the broker.

136TH ST.—Shaw & Co. sold for Sarah C. Rodenstein to 614-616 West 136th Street, Inc., Israel Stone, president, the 5-sty apartment house at the address mentioned, on a plot 64x100. It will be a co-operative apartment house.

137TH ST.—Moe Levy sold 126 West 137th st, a 5-sty flat, on a lot 25x100.

143D ST.—Metropolis Holding Corporation sold to David Becker 130-132 West 143d st, a 6-sty apartment house, on a plot 41.8x99.11.

151ST ST.—Louis Meyersfeld sold to the Yet Development Corporation 441-443 West 151st st, two 5-sty apartment houses, on a plot 75x99.11, adjoining the northwest corner of Convent av.

151ST ST.—Adolph Weiss bought from the L. B. M. Realty Co. 452 West 151st st, a 5-sty apartment house, on a lot 22x100.

153D ST.—Anna Danneman, as executrix, sold to Annie E. Hughes 463 West 153d st, a 3-sty and basement stone front dwelling, on a lot 19x99.11.

MADISON AV.—Percival E. Nagle sold to Lewis N. Adler 1985 Madison av, a 3-sty and basement brownstone dwelling, on a lot 19x76.

MANHATTAN AV.—The Quality Homes, Inc., sold to Mary A. Burke the 3-sty and basement brick dwelling, on a lot 16.8x82, at 459 Manhattan av, adjoining the northwest corner of 119th st.

MANHATTAN AV.—Melster Builders, Inc., sold to Reinold Mielke, for occupancy, 463 Manhattan av, a 3-sty and basement brownstone dwelling, on a lot 16.8x82.

Bronx.

HEWITT PL.—Philip D. Shapiro, as attorney, sold the southwest corner of Hewitt and Macy places, a 5-sty apartment house, on a plot 50x90, and 850 Beck st, a 4-sty apartment house, on a plot 38x100.

HOME ST.—Benjamin M. Chapman sold to William F. Coester the 2-sty dwelling 901 Home st, on a lot 25.2x72.3.

SIMPSON ST.—Luigi Donzelli sold to Nathan Meicher the 5-sty apartment house 1,094 Simpson st, on a plot 38x100.

137TH ST.—Benjamin Geisler sold 587 East 137th st, a 5-sty flat, on a lot 25x100.

141ST ST.—Adolph Goodman sold to Abner Hoffman 431 East 141st st, a 2-sty and basement brick dwelling, on a lot 18.7x100.

169TH ST.—Philip Greenfield sold to Ernesta Bisagnano the 3-sty dwelling at 828 East 169th st, on a lot 20.2x100.

184TH ST.—Vincenzo Maiolo bought the 2-sty dwelling on the south side of 184th st, 112 feet west of Webster av.

AV ST. JOHN.—Samuel Dworkin sold to Hyman E. Smolen 907 Av St. John, a 4-sty flat, on a lot 20.3x96.6.

BAILEY AV.—Eugene L. Larkin sold to Alfred Spry to Nicholas Venterola the 2-family frame dwelling with store at 3440 Bailey av, on a plot 25x120, extending through to Bailey pl, opposite 234th st.

BAINBRIDGE AV.—Harry P. Katz sold 2709 Bainbridge av, a 2½-sty frame detached dwelling, on a plot 47x169.

BARKER AV.—Annie Daniels bought 3418 Barker av, a 2½-sty frame dwelling, on a plot 34x95, one-half block from Bronx Park.

BROOK AV.—Silverstein Holding Corporation sold to the Consolidated Improvement Co. the vacant plot, 100x100, at the northwest corner of Brook av and 140th st.

CLINTON AV.—Lizzie Bergen sold to Harry Urkowitz the 2-sty dwelling 1973 Clinton av, on a lot 20x100.

CONCORD AV.—The Bronx Savings Bank sold to James C. Green the 3-sty dwelling 335 Concord av, on a lot 20x100.

DECATUR AV.—Sidney McConaghey sold to Mary Watkins the 2-sty dwelling 2662 Decatur av, on a plot 35.4x100.

DYRE AV.—Meister Builders, Inc., sold to Mrs. Henrietta Kielow 3724 Dyre av, a 2-sty and basement brick dwelling, on a lot 18x100.

FIELDSTON.—Lillian R. Michaelis sold to Elisabeth W. Winchell the 2-sty Dutch Colonial dwelling on the west side of Fieldston rd, 423 feet north of 240th st, in the Fieldston development. The house stands on a plot 82x100.

FRANKLIN AV.—Benjamin Berliner bought from Morris Levine the 5-sty apartment house at the northeast corner of Franklin av and 170th st, on a lot 28.5x101.

HUGHES AV.—James V. McNulty bought the 4-sty house at the northwest corner of Hughes av and 182d st, on a plot 61.4x42.7, irregular.

LEGGETT AV.—Rose May sold to Mary Lewin and Edward Scherer, respectively, the two 3-sty dwellings 946 and 954 Leggett av.

PROSPECT AV.—Lena Keck sold to William J. Schneider and others the 2-sty dwelling 2140 Prospect av, on a plot 22x150.3.

ST. ANN'S AV.—Leon C. Lemle sold for a client 126 St. Ann's av, a 5-sty flat, on a lot 25 x100.

SOUTHERN BOULEVARD.—Lawyers Title and Trust Co. sold the plot, 80x100, on the west side of Southern Boulevard, 225 feet south of 167th st, to the Harvey Building Co., Inc.

TINTON AV.—Irene M. Roach sold to Elizabeth M. Robitzek 998 Tinton av, a 2-sty dwelling, on a lot 18.9x100.

WALTON AV.—Caroline Hammer sold to Sebastian Humbert the 3-sty dwelling at 2118 Walton av, southeast corner of 181st st, on a lot 26.8x85.4.

Brooklyn.

PIERREPONT ST.—Martin Company sold for the account of Richardson Pratt to Norma Shank the 3-sty and basement dwelling at 35 Pierrepont st.

RYERSON ST.—Bulkley & Horton Co. have sold 84 Ryerson st, between Myrtle and Park avs, 3-sty and basement brick 2-family house, on a lot 20x100, for Catharine T. Fitzgerald to client for occupancy.

ST. JAMES PL.—Bulkley & Horton Co. sold for the Wilmington Savings & Trust Co., of North Carolina, to a buyer, for occupancy, 24 St. James pl, a 3-sty and basement brownstone dwelling, on a lot 20x100.

SHERMAN ST.—Samuel Polonsky sold through the Henry L. Nielsen Offices to Minerva Baulair, for occupancy, 291 Sherman st, a frame 2-family house.

SULLIVAN ST.—Realty Associates sold to Edwin Douzard a new 2-family house built by them on Sullivan st, between Rogers and Nostrand avs. It is one of a row of 21 recently completed.

WARREN ST.—Meister Builders, Inc., have purchased through the Horatio Stewart Realty Co. the three 3-sty business buildings at 570, 572 and 576 Warren st.

WILLOW ST.—Oliver E. Yale & Co. sold for the Heights Co. 22 and 24 Willow st, two 3-sty and basement brick dwellings, one on a lot 22.4x76, and the other on a lot 22.4x81.

EAST 13TH ST.—The East Midwood Building Corporation sold to Capt. Charles H. McGahan the vacant plot, 30x100, on the west side of East 13th st, 240 feet south of Av I, Flatbush. The buyer will improve the plot with a 2-family house.

14TH ST.—Meister Builders, Inc., sold to Antonio Bartalotta 338 14th st, a 4-sty brick apartment house, on a lot 25x100.

14TH ST.—Meister Builders, Inc., sold to Pietro Zarcone 340 14th st, South Brooklyn, a 4-sty flat, on a lot 25x100.

EAST 19TH ST.—Arthur Brown sold through the Bulkley & Horton Co., to a buyer, for occupancy, 715 East 19th st, Flatbush, a 2½-sty detached dwelling, on a plot 50x100.

32D ST.—Henry L. Nielson Offices sold for Barbara Hartmann to Frederick Jager, for occupancy, 407 East 32d st, a frame 2-family house.

33D ST.—Realty Associates have sold to James Nasso a 4-sty double brick apartment house at 420 33d st, between 4th and 5th avs, 26x82.5x100, containing eight apartments of 4 rooms and bath each.

45TH ST.—Tutino & Cerny sold for Mrs. Louise E. Rose to a buyer, for occupancy, 259 45th st, a 2-sty brick 2-family house.

51ST ST.—Tutino & Cerny have sold for Anna E. Goldenberg, to a client, for occupancy, the 3-sty and cellar, 3-family brick dwelling 260 51st st, Brooklyn, N. Y.

51ST ST.—Frank A. Seaver & Co. sold for A. Edwards the vacant plot, 40x100, on the south

side of 51st st, 100 feet east of Second av, Bay Ridge.

67TH ST.—Frank A. Seaver & Co. have sold the lot, 20x30, on the south side of 67th st, 120 feet west of 11th av, for A. Witteman to a client for improvement.

78TH ST.—Kenneth B. Gordon sold 224 78th st, a detached house, 60x100, for George Melder-deercks to Dr. W. Brunet.

80TH ST.—Frank A. Seaver & Co. have sold plot 40x100 on the south side of 80th st, 160 feet west of 3d av, for V. Purpura to a client for investment.

ATLANTIC AV.—Estate of J. H. Krogman sold through the Bulkley & Horton Co., to a buyer, for occupancy, 1919 Atlantic av, a 2-sty and basement frame dwelling.

BEDFORD AV.—Meister Builders, Inc., bought from M. Margolish 2305 to 2309 Bedford av, Flatbush, three 3-sty brick single flats, each on a lot 20x82.

CLARENDON RD.—The McInerney Klnck Realty Co. have sold the 2-family detached frame dwelling located at the southwest corner of Clarendon rd and East 23d st, 50x100, for the Vandever estate to a client for occupancy.

CLASSON AV.—Meister Builders, Inc., sold the three stucco flat houses at 142 to 146 Classon av, 75x100, to Calozzo & Mancuso.

FLATBUSH AV.—Martin Company leased to Mr. Katz for account of the United Cigar Stores store located at 48 Flatbush av.

GATES AV.—Meister Builders, Inc., bought 560 to 564A Gates av, four 3-sty frame dwellings.

GATES AV.—Dr. A. J. Long sold through the

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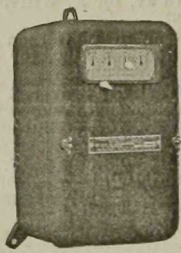
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Bulkley & Horton Co. 110 Gates av. a 4-sty dwelling, on a lot 20x100.

GATES AV.—Bulkley & Horton Co. have sold 100 Gates av. between Cambridge and St. James pl, 4-sty and basement brownstone, lot 20x90, to Dr. A. J. Long for occupancy.

HOPKINSON AV.—Realty Associates sold to Selkin & Rosenberg, Inc., the gore of land on the east side of Hopkinson av, 140 feet south of Riverdale av, with a frontage of 7 inches and a depth of 100 feet, running back to a width in the rear of 48.11. The broker in the transaction was Charles Cregar.

JOHNSON AV.—Realty Associates sold to James A. Bell 41 to 47 Johnson av, three 3-sty frame tenement houses with 4 stores in the front and three 3-sty frame tenement houses in the rear.

KINGSTON AV.—The Unique Operating Co., A. B. Crichlow, secretary, purchased from William H. Garbade 91 Kingston av, a 5-sty apartment house, on a lot 26.9x100.

LIVINGSTON ST.—The Brooklyn Polytechnic Institute has purchased the property in Livingston st owned by the Brooklyn Eye and Ear Hospital. The price was \$150,000, and the school has an agreement by which it may gain possession any time in the next five years.

PUTNAM AV.—William M. Rue sold through the Henry L. Nielsen Offices to Jane A. Terry, for occupancy, 625 Putnam av, a 2½-sty and basement brownstone dwelling.

WASHINGTON AV.—Bulkley & Horton Company sold 215 Washington av, a 2½-sty dwelling with garage, plot 38x100, for the Bainbridge estate to a client for occupancy.

WOODRUFF AV.—L. K. M. Realty Corporation sold 162 Woodruff av, a 4-sty brick and stone double apartment house.

THIRD AV.—Realty Associates have sold to Gennaro Desiderio a 3-sty double brick building at 5020 3d av, between 50th and 51st sts, containing a store on the first floor with flats of six rooms and bath each on the upper floors.

3D AV.—Frank A. Seaver Co. sold for H. Meyer 6817 Third av, Bay Ridge, a 4-sty brick double flat with 2 stores.

FOURTH AV.—Frank A. Seaver Co. sold for G. W. Knight the gore strip, 5x100, on the west side of Fourth av, 20 feet south of 60th st, Bay Ridge.

6TH AV.—Henry Pierson & Co., Inc., sold for Kathryn Coates a 3-sty dwelling, 20x100, at 130 6th av.

7TH AV.—Realty Associates sold to Augusta E. Flick 131 Seventh av, Brooklyn, a 3-sty and basement brownstone dwelling, 18.3x44x96.

ELEVENTH AV.—Anthony J. Mosco bought from the Realty Associates the southeast corner of Eleventh av and 52d st, a plot 100x100, which the purchaser will improve by erecting high-class residences. The purchaser recently bought the block front on the south east side of Eleventh av, from 51st to 52d sts, which property he intends to improve in the same way.

Queens.

EDGEMERE.—Lewis H. May Co. resold for L. Schlissel the corner store property, fronting on the Edgemere station, Edgemere, to Chas. H. Lowe, the present tenant.

LONG ISLAND CITY.—Roman-Callman Co. sold for Joseph and Philip Galati to the Brecker Building Corporation the vacant plot, 100x100, on the west side of Van Alst av, 240 feet south of Harris av, Long Island City. The new owner will improve the plot with a 2-sty fire-proof structure.

RECENT LEASES.

A Strategic Corner Leased.

The Horn & Hardart Co., Joseph V. Horn, president, owners of the Automat chain of restaurants, leased through Tankoos, Smith & Co. the entire basement of 8,000 square feet in the new building to be erected by Weber & Heilbronner at the northeast corner of Nassau and John sts. The lease is for a long term of years at an aggregate rental of \$700,000.

John Cort Leases Park Theatre.

Through Pease & Elliman John Cort, theatrical manager, has leased from Mrs. Nellie Flake the Park Theatre (formerly the Majestic), on Columbus Circle. The term of the lease is 15 years, and the aggregate rental is approximately \$1,000,000. C. E. Duppeler was associated as broker. The building covers a plot 120x100, on West 58th st, with an entrance on the Circle.

Long Shore Front Lease.

A lease for 21 years, with four renewal privileges of 21 years each, has just been closed by the L. & W. Amusement Co., on the Park Theatre and bathing pavilion on Fifth av, near the boardwalk, at Rockaway Park, Queens borough. The premises were leased from William C. Ormond, who was represented by the law firm of Sayers Bros. Samuel Berzick represented the lessee as attorney. The net total rental for the term will exceed \$1,000,000.

BAFFA & DIXON leased for the James Cavanagh Corporation, and the Pahl-Hoyt Co., the fifth floor at 53-63 Hope st, Brooklyn, to the S. Liebman Shoe Co., for a term of 5 years.

BAFFA & DIXON leased for a client the 5th loft of the concrete building 111 South 5th st, Brooklyn, to Abrams-Grunewald Co., manufacturers of paper boxes, for a term of 3 years.

DOUGLAS L. ELLIMAN & CO. leased the ground floor store in 741 Fifth av for the New York Trust Co. to the Manhattan Doll Co. for a term of years; also, leased the parlor floor store 740 Madison av, corner 64th st, to Mrs. E. M. Hedlund, as an employment agency; and the parlor floor store 64 West 48th st to Mrs. Caldwell Taylor; and, for Cushman & Wakefield, offices in 58 West 42d st to Mrs. James A. Stillman.

J. B. ENGLISH has leased for Marcus & Goldstein, Inc., to a client, the 2-sty garage to be erected at 230-236½ West 41st st, on a plot 100 x100, for a term of 21 years, at an aggregate net rental of \$400,000.

J. B. ENGLISH has leased for the estate of Frances A. Cohen a 4-sty dwelling, 244 West 52d st.

FINN, SANDBERG, RAYNES & LEE, insurance brokers, leased, for a term of years, from Charles B. Van Valen, Inc., the fifth floor of 51-53 Maiden la. The floor contains about 4,000 square feet.

J. ARTHUR FISCHER leased for Michael McBride to John Couldis the 4-sty and basement building 221 West 38th st, on a lot 20.7x 98.9, for a term of 21 years, at an aggregate rental of about \$100,000. Nicholas Cotoukas was associated as broker.

T. A. & J. J. FOGARTY leased space for a term of years at 223 West 33d st to Horton & Paddock, commercial artists.

J. ARTHUR FISCHER has leased to Anthony Kalas the 1st loft 642 6th av for a restaurant; also to Henry Kleist the 2d loft in this building, and to George Miniatis the 3d loft.

I. GOLDBERG leased to Dr. W. S. Layton, for a term of 10 years, the store in 480 Sixth av, to be used as an optical shop.

HAGGSTROM-CALLEN CO. leased for Rose Cohen the store and basement at 2173 Eighth av to Samuel Karelin, for a term of years.

THE HAGGSTROM-CALLEN CO. leased for Kate I. Reilly the 4-sty and basement dwelling 606 West 138th st to John Healy, for a term of 3 years.

M. & L. HESS, INC., leased for a client to J. W. Goddard & Sons, Inc., the store and basement in 11 East 26th st, running through to 6-8 East 27th st, for a term of years, beginning February 1, 1921. The new space comprises 24,000 square feet. Goddard & Sons, Inc., were founded in 1847 and for upward of 30 years have been located in Bleeker st. This move is another evidence of the strengthening of the uptown section for the cotton converting and lining trade.

J. B. JAMES, of Frederick Zittel & Sons, has leased for Morris B. Baer, the well-known old-time real estate broker, the house 40 West 87th st to a client for a term of years. Walter B. Baer, of J. P. Day, represented his father in the transaction.

LAMPERT & UMANS leased to the Goody Shops (Costis Takis) the store, basement and second floor in 32 West 38th st, for a long term of years, at an aggregate rental of \$300,000.

THE LITERARY DIGEST leased two floors in 122-8 West 3d st, from Henry Lindemeyer & Sons, for a term of years, at an aggregate rental of \$75,000; Brett & Goode were the brokers.

DR. CHRISTIAN MANRONER, of Rome, Italy, who married Countess Lelia Brego di Costabissara, a niece of the Pope, has leased 816 Fifth av, a 5-sty brick dwelling, on a lot 22.6x100. Cruikshank Co. was the broker.

SAMUEL H. MARTIN leased for a client, for a term of years, the north store and basement at 481 Ninth av; also, for a client to J. P. Hays the north store and basement in 803 Ninth av, for a term of years; also, for Susie Scott Hall to Samuel Leon the store and basement in 426 West 125th st, for a term of years.

SAMUEL H. MARTIN leased for a client the south store at 803 Ninth av, for a term of years, to Joseph St. Angelo.

HARRY N. MOORE & Harle J. Sparks have leased the 7-sty building at the southwest corner of Broadway and 40th st for the Alurion Realty Corporation to the Emerson Shoe Co. for a long term of years, with renewals. The plot is 45.7x88. After extensive alterations the Emerson Shoe Co. will occupy the ground floor for their own business and conduct the upper portion as an office building.

MAX N. NATANSON leased from plans to Braus, Inc., the store in the northwest corner of 34th st and Fifth av for a term of 10 years at an aggregate rental of \$250,000; also, in 315 Fourth av the first loft to S. Stroock & Co., felt and plush manufacturers, for a term of 5 years at an aggregate rental of \$100,000. Roy Scherick was the broker.

CHARLES F. NOYES CO. leased the store in 152 William st, for a long term of years, to

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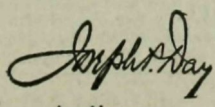
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CHARLES F. NOYES CO. leased for Frederick Brown to Waterman & Co. the two 4-story brick mercantile buildings, on a plot 45.9, at 47-49 Harrison st., adjoining the south corner of West st.

CHARLES F. NOYES COMPANY has leased for Leo Joile in the new office building 104 Front st. at Wall, the fourth floor to the Republic Navigation Company and the basement store to Peter Theobald; also for the Radwaner Seed Co. the store floor at 83 Water st to Los Fabricantes Unidos, Inc.

CHARLES F. NOYES COMPANY has leased a

large suite of offices in the Frankel Building, 45 John st., to the Norwich Union Indemnity Company.

PEASE & ELLIMAN leased for Miss Annie Parker to Mrs. John G. Lavender the 4-story and basement dwelling 5 West 84th st.

PEASE & ELLIMAN leased for Mrs. Oswald Garrison Villard to Dr. J. J. Ringwald 181 East 71st st., a 3-story and basement dwelling.

RICE & HILL have leased for the Silver Lunch Co. to H. K. Brewer & Co., stationers, the store 979 8th av for a long term of years. Extensive improvements will be made by the new tenant before occupying the store as a branch of their business.

RICE AND HILL leased for the Silver Lunch Co. a store and double basement in the Capitol Hotel Building, at 1673 Broadway, the northwest corner of 52d st., for a long term of years, to Robert L. Hatch, who has a number of chocolate and nut stores throughout the city. Extensive alterations will be made. The rental for the term will aggregate approximately about \$200,000.

RITCHIE & CORNELL leased through Louis Schrag from Abraham Druckman, for a term of years, the store in 136 to 140 West 23d st., 62x100.

ROMAN-CALLMAN CO. leased for the Acorn Silk Co. the main floor at street grade, containing 14,000 square feet, in the new building at Freeman and William sts., Long Island City, to Stern & Greenbaum, manufacturers of high-grade leather goods, who will transfer their Manhattan factory to Long Island City.

JAMES R. ROOSEVELT leased to a tenant, for a term of years, 241 West 107th st., a 2-story garage, on a lot 25x100, at an aggregate rental of \$20,000.

HENRY SHAPIRO & CO. have leased to Mrs. Rhoda, for the sale of millinery and gowns, the store and basement at 2413 Broadway, for a term of years.

HENRY SHAPIRO & CO. leased for the 218-20 West 34th Street Corporation a store in the building now being remodeled at 218-222 West 34th st., to Rabinowitz & Cohen, for the sale of women's wearing apparel. The lease is for a term of years at an aggregate rental of \$75,000.

HENRY SHAPIRO & CO. leased for the Reinmel Holding Corporation the entire building at

861 Eighth av to Bryant's Music House, Inc., for a term of ten years.

LOUIS SCHRAG leased for a client to George W. Daniel 776 to 780 Eighth av, three 5-story flats with stores, for a term of 5 years.

SCHULTE REALTY CO. leased to Lick Sung

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the second floor at the southwest corner of 125th st and Lexington av, for a term of years, to be used as a Chinese restaurant, at an aggregate rental of \$45,000.

SILMEL HOLDING & LEASING CORPORATION leased to Yetta Spitzer, gown dealer, the most westerly store on 46th st, in the building known as 815 Sixth av, for a term of 5 years. J. Dahlerup leased the two upper floors of the same building.

SOL STERN leased to Lang & Hoffman, manufacturers of silks, the store, basement and mezzanine floors of the building 118 Madison av, northwest corner of 30th st, for use as a showroom and offices. The lease involves an aggregate rental of approximately \$200,000.

REBECCA A. D. SWOPE and others leased to Frank Giorco, barber, now located at 562 Seventh av, the adjoining 5-sty building, 24.8 x61, at 564. The lease is for a term of 21 years at an annual net rental of \$6,000, with a renewal privilege for a similar term.

THE U. R. S. CANDY STORES, INC., leased from William Iselin & Co. the entire fifth floor of 345-57 Fourth av, comprising an area of 20,000 square feet, for a term of years at an aggregate rental of about \$250,000. The floor is now used by the Red Cross, which will vacate on September 1, when the candy company will take possession of the floor for its executive offices. William Cruikshank's Sons were the agents for William Iselin & Co., and the U. R. S. Candy Stores, Inc., were represented by the Brett & Goode Co., as brokers.

THE POOR PUBLISHING CO. has renewed its lease of the 5-sty building 31-33 Broadway, which it now occupies. The lease is to run for 20 years from May 1, 1921, with the privilege of a 21-year renewal at a net aggregate rental of \$2,460,000. The property occupies a plot 41.7 x113, and has been owned by Orson D. Munn since 1890.

REAL ESTATE NOTES.

ADELSEA REALTY CORPORATION is the buyer of 558-560 West 160th st, a 5-sty apartment house, sold recently.

HENRY BRADY was the broker in the sale, last week, of the Grand Union Hotel site, at the southwest corner of Park av and 42d st.

HENRY G. BUGBEE is the buyer of 124 East 38th st, sold recently.

DAVID L. CARVER, formerly of William A. White & Sons, is now associated with T. A. & J. J. Fogarty in their leasing department.

JUAN CORTADA is the buyer of 621 West End av, northwest corner of 90th st, recently sold.

CRUIKSHANK CO. and A. Q. Orza were the brokers in the sale of the property 42 King st, belonging to May Helen Eagan, which was recently sold to John D'Anna and Paul Taormina.

DENISON REALTY CORPORATION is the buyer of the 4-sty building 924 and 926 Broadway, sold recently by the Leonac Realty Co.

FITZHERBERT HOWELL announces the removal of his real estate and insurance offices from 67-69 West 131st st to 215 West 135th st, New York City, where he will conduct his brokerage business.

GEROFKY BROS., INC., papermakers, of 27 Great Jones st, are the buyers of 19 Bond st, at the southwest corner of Lafayette st, running through to Shinbone alley. L. Tanenbaum, Strauss & Co. were the brokers. The purchase was made in the name of the 19 Bond Street Corporation.

ARTHUR D. HOLMES, for several years associated with Samuel A. Herzog, is now connected with the rental and sales department of Pease & Elliman.

MARGARET KEENAN is the buyer of 110 West 81st st, a dwelling that was sold recently.

LAWYERS MORTGAGE CO. made a building loan of \$102,000 to the Kayanee Realty Co. for the erection of twelve 2-family houses, to be built on plot 104x235 at the northeast corner of Findlay av and 164th st, the Bronx.

LEON MARKUS is the buyer of 344 to 352 East 82d st, 5-sty flats, recently sold.

F. BRONSON MONELL, real estate broker and agent, has moved his office from 31 Broadway to the Cockerott Building, 71 Nassau st, of which building he is the managing agent.

VACLAR PELCIK is the buyer of the flats at 134-136 East 94th st.

PEASE & ELLIMAN were the brokers in the sale of 307 5th av for J. Grafton Minot to W. H. Jacobus.

PEASE & ELLIMAN have been appointed by Arthur Brisbane managers of the 10-sty apartment house 515 Madison av, at the northeast corner of 53d st, which he bought a short time ago through the same brokers.

L. J. PHILLIPS & CO. have been appointed agents of the 5-sty building now being altered into small suites at 3 West 75th st.

MARY L. AND EMILY L. PREVOST, buyers of the dwelling at 308 West 73d st, sold by the estate of Mary Boyd, paid \$44,500 for it.

DR. JAMES F. POWER is the buyer of the dwelling 142 West 74th st, sold recently.

Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 25c. per line; count six words to the line.

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

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LATHAM G. REED is the buyer of 116 East 95th st, a dwelling, sold recently.

W. E. PREBLE, formerly of 135 Broadway and 7 East 42d st, is now associated with Charles B. Van Valen, Inc., as managers of the sales department, which will be reorganized and enlarged. Arthur Durham has also been added to his staff.

CHARLES B. VAN VALEN, INC., placed for Henry Allen a loan of \$130,000 on 119 Fulton st, 25.4x119.7, through to 50 Ann st, a new fireproof 7-sty store and office building.

BUILDING SECTION

Prizes Awarded to Architects in Housing Competition

Forty-Two Plans for Remodeling Typical City Tenement Block Present Numerous Valuable Ideas to Improve Existing Conditions

SIBLEY & FETHERSTON and Robert Gilbert Ecob received awards of \$1,000 each this week at the headquarters of the Architectural League of New York, for their plans for remodeling a typical tenement house block in order to make it habitable in accordance with modern ideas of sanitary housing. This competition was held under the auspices of the Joint Legislative Committee on Housing and the Reconstruction Commission of the State of New York.

Additional prizes were awarded as follows: Murphy & Dana, \$500; Eugene Klaber and Edward F. Washburn, associated, \$500; Sibley & Fetherston, second award, \$500; Schenck & Mead, \$250, and Ford, Butler & Oliver, \$250.

The money for the awards was donated by Vincent Astor, Alfred E. Marling and the New York Foundation, and a total of forty-two plans were submitted to the judges. The jury of award comprised D. Everett Waid, Allan Robinson, Alfred E. Marling, Edgar A. Levy, Clarence S. Stein, Andrew J. Thomas, Burt L. Fenner, Robert D. Kohn, Alexander M. Bing, Tenement House Commissioner Frank Mann, Senator Charles Lockwood, John J. Dunnigan, Mrs. Henry Moscowitz and Miss Lillian D. Wald.

As the basis for this competition the block bounded by Rutgers, Monroe, Jefferson and Madison streets was selected as presenting the maximum of difficulties to any attempt at reconstruction. This block is typical of a large percentage in the East Side tenement district of Manhattan.

In making the final awards the only plans receiving consideration by the jury were those that would not call for such capital outlay or make necessary such an increase in rentals as would drive out of the neighborhood the people now living there. The committee also announced that among the plans submitted were a number of good suggestions for the improvement of existing wretched conditions in the old-law tenements. No complete solution was found in any one plan, nor did any single plan provide a combination of good housing and low alteration cost that would make an investment for a whole block practical at the present time.

The two plans to which the highest awards were made offered radical different solutions of the problem. That of Sibley & Fetherston provided for a minimum of change to gain a maximum of efficiency. Their scheme retains a large percentage of the existing structures and in addition makes it possible to utilize for use in new walls practically all of the old materials removed to create larger courts, etc. The only entirely new work involved comprises modern plumbing installations, heating systems, electric wiring and work of a mechanical nature and also new fireproof stairways, which are to be of the exterior type. The plans submitted by Robert Gilbert Ecob, while promising less advancement in living conditions, do permit changes to be made at a lower cost of reconstruction, and this might possibly be an attractive factor to a practical landlord. Another good point in connection with the latter plan is that the scheme of remodeling is adaptable to small units as well as to entire city blocks.

In the study of this problem the chief object of Sibley & Fetherston was, with economy, to eliminate all rooms without outside light and ventilation, and rooms on shafts and narrow courts or yards; to provide sufficient toilet facilities for each apartment; to arrange breathing spaces for adults and

recreation ground for the children, and to eliminate all bad odors by a sanitary method of disposing of garbage.

These betterments were accomplished by removing the centre portions of certain buildings and forming large rectangular courts; rearranging the apartments; building new stairs, of the open-type of construction, which will serve two or three living units on each floor; installing new plumbing for bath rooms; gas for cooking and electricity for lighting. The courts thus formed are sufficiently large to be used as playgrounds for the children, who thereby will be kept off the streets. Basketball and handball courts, swings, etc., are provided for in the rear yards by eliminating all fences on property lines, and a space in the rear yards is also provided for push carts. The roofs are to be fitted for clothes drying. Garbage disposal is taken care of by tile chutes with self-closing doors on each floor, with hoppers at bottom, and with hot water spigots and drain at the bottom for frequent cleaning. These garbage chutes are to be constructed of sewer pipe, ventilated, and are to extend well above the roof.

Interviews with tenants in the district, real estate men and tenement house inspectors convinced Sibley & Fetherston that the old type of apartment, consisting of living room, parlor and one or more bed rooms, with bath, is the ideal scheme for this locality, rather than the kitchenette type of living unit generally in vogue in the Bronx.

Existing high prices for labor and building materials requires all reconstruction schemes to utilize as much of the standing structure as possible. This plan retains all of the street and rear yard walls and a large percentage of the present interior partitions. The Club House, the New-Law apartment at 208 Madison street and the moving picture theatre have not been disturbed.

The architects also suggest that the ideal scheme for carrying out the alterations involved in their winning plan would be to have one owner, an estate or a co-operative company to take over the entire block, thus wholesale rates could be obtained on all lighting, a central heating plant installed, wholesale prices obtained for repair materials and supplies, etc., the operation being treated as a single unit. If, however, this is impossible, the block can be divided into smaller units comprising parcels as small as three tenements.

Some idea of the changes involved in this plan may be obtained from the following schedule of comparisons:

	Old	New
Rooms with borrowed light, opening on other rooms	180	None
Rooms opening on shafts or courts less than 4'-0" wide.....	154	None
Rooms opening on courts less than 8'-0" wide	542	24
Remaining rooms opening on larger courts, streets or rear yards.....	1,015	1,479
Bath rooms in apartments.....	24	390
Total number of rooms.....	1,915	1,893

The jury, in awarding the prizes, considered the plans from three broad angles—the sanitary aspects of the accommodations provided, the cheapness of the reconstruction work called for, and the number of persons that would be properly housed under the new plans. Light and air for every room, individual sanitary facilities for each living unit, privacy, ease of access from convenient and well-lighted stairways were the other factors considered in making the awards.

Analysis of Recent Laws to Prevent Rent Profiteering

(Continued from page 282)

lished to carry them into effect if they are retained on the statute books. In any event, local arbitration boards composed of real estate owners and tenants in equal numbers, presided over by a State or Municipal officer or by some citizen acceptable to both groups, might be constituted for each locality to act in an advisory capacity and settle rent disputes before they reach the courts. Further, the 25 per cent. presumption now applying alike to all types of dwellings and applied irrespective of the duration of the prior leases should be made elastic, and modified after a careful study of advancing costs and what are adequate returns.

The measures should be confined to lower-priced apartments and tenements. This was done in the case of the Soldiers and Sailors Relief Act of the Federal Government during the war, which was limited in operation to apartments rented at not more than \$100 per month. This also is true of English legislation—the Rent Restriction Act of 1915 covering working-class and middle-class houses only. To permit the litigation in the Municipal Courts of questions affecting the rents asked by the owners of high-class modern elevator apartments renting for thousands of dollars per year to tenants fully able to take care of themselves and by whom rents are paid more for service, location and fashion than for housing, on the theory that such tenants need the protection of the Legislature or the courts and that the public welfare is involved in their receiving such service and accommodation at low cost, is of course thoroughly unsound.

Further each of such cases involves so large a sum that it will require a formal trial, both sides being represented naturally by competent attorneys and neither being satisfied with a mere ex parte decision. Many of these cases will take days to try. To prevent the clogging of the courts, the laws

should be restricted so that they cover only non-elevator apartments and other apartments renting in 1919 at the annual rate of \$250 per room or less.

Finally, if the Legislature determines to continue on the statute books legislation of the type passed last Spring, it must realize and provide for the condition that accompanies the existence of such legislation, namely, that dwellings will not be built by private builders while the laws remain in force. It must make some provision, therefore, for the erection of dwellings by the State or by the municipalities themselves, or if, as is probable, the cities and the State cannot build houses without Constitutional amendment, it must provide financial aid for dwellings to be erected by philanthropic or semi-philanthropic organizations that will not be deterred from such construction by the impossibility of obtaining adequate returns, or even the probability of loss.

Consumption of Lumber by War

Approximately 6,500,000,000 ft., b. m. of lumber was used by the Government during the war, as shown by figures compiled by R. D. Bryant, industrial examiner of the United States Forest Service. Of this amount of lumber purchased directly by the various Government departments, the Army consumption was nearly 5,500,000,000 ft., the Navy consuming more than 120,000,000. During 1918 the Emergency Fleet Corporation consumed for ship construction approximately 800,000,000 ft. Lumber needed for boxes and crates alone required approximately 2,000,000,000 ft. Structures for cantonments, hospitals, warehouses, etc., used approximately 3,000,000,000 feet.

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Decrease in Contracts Let Reflects Material Shortage

Figures of F. W. Dodge Company Indicate Activity on Many Plans But Actual Commitments for New Operations Are Fewer

THE record of building activity in New York State and New Jersey, north of Trenton, for the week of August 14 to 20, inclusive, when compared with previous weeks shows a decided gain in number and value of new operations for which architects and engineers are preparing plans, but a decrease in the number and cost of projects actually contracted for. This fact is largely due to the extreme difficulty contractors have encountered in getting deliveries of essential building materials and therefore prospective builders have held in abeyance for the time being a number of jobs for which plans are finished.

Figures of the F. W. Dodge Company for the week indicate work on plans for 405 new buildings and engineering operations in this territory that will call for an outlay of approximately \$18,244,000. There were 234 contracts awarded during the same period that will require an expenditure of about \$7,831,100.

The list of projects for which plans are being prepared includes 82 business and commercial buildings of various

types, \$5,138,500; 20 educational projects such as schools, colleges, seminaries, libraries, etc., \$1,950,500; 12 hospitals and institutions \$632,500; 51 factory and industrial buildings, \$3,270,000; 9 structures for the army and navy, \$230,000; 5 public buildings, \$39,400; 51 public works and public utilities, \$2,316,100; 8 religious and memorial buildings, \$650,000; 159 residential operations including apartments, flats and tenements and one and two-family dwellings, \$8,838,000, and 8 social and recreational buildings, \$179,000.

Among the 234 operations for which contracts were awarded during the week of August 14 to 20, inclusive, were 42 business operations such as stores, offices, lofts and commercial garages, etc., \$1,061,000; 8 educational projects, \$515,300; 6 hospitals and institutions, \$312,000; 19 factory and industrial buildings, \$462,500; 1 building for the U. S. Navy, \$40,000; 4 public buildings, \$120,400; 25 public works and public utilities, \$2,439,000; 6 religious and memorial projects, \$93,000; 115 residential operations of various types, \$2,180,000, and 8 social and recreational projects, \$607,900.

PERSONAL AND TRADE NOTES.

Worcester Abrasive Co., Worcester, Mass., recently moved its executive offices to 1662 Broadway, New York City.

Builders & Traders Exchange of Newark, N. J., recently sold its building at 45 Clinton street, and September 1 will move to new quarters at 156 Market street.

Thompson & Binger, Inc., engineers and contractors, have recently moved their New York office from 280 Madison avenue to 150 East 41st street. This firm desires samples and catalogues of building materials and supplies.

Increase in Gypsum Mined in 1919.

About 2,430,000 short tons of crude gypsum was mined in the United States in 1919, an increase of 373,000 tons over the output of 1918, according to estimates made by R. W. Stone, of the United States Geological Survey, Department of the Interior. This increase presents a striking contrast to a decrease in 1918 from 1917 amounting to 24 per cent., though it falls short of bringing the total production up to that of two former years—1912, when the output was about 2,500,000 tons, and 1916, when it was more than 2,750,000 tons.

The largest proportionate increases were made in Iowa, Kansas and Ohio. The production in New York and Oklahoma remained almost stationary. Texas made a gain of 12 per cent. after having suffered a loss of 39 per cent. in 1918.

Of the 2,430,000 tons mined, about 510,000 tons were sold crude. Most of this, or 474,000 tons, was sold to Portland cement works at an average price of \$2.80 a ton as compared with 403,000 tons in 1918 valued at \$2.41 a ton. Sales of agricultural gypsum decreased from 64,000 to 36,000 tons, but the average price rose from \$3.96 to about \$5. The average price of all gypsum sold crude was about \$2.95 a ton as compared with \$2.63 in 1918.

About 1,397,000 tons of stucco, plaster of Paris, wall plaster, and Keene's cement was made from calcined gypsum in 1919 and sold at an average price of \$8.27, as compared with 1,174,359 tons in 1918 at \$7.22 a ton. About 195,000 tons of calcined gypsum was used in making gypsum boards, blocks, and tile, an increase of at least 50,000 tons over 1918. The average price per ton for calcined gypsum sold for all purposes appears to have increased from \$7.70 in 1918 to \$8.66 in 1919.

In common with operators in many other industries, manufacturers of gypsum

have had much difficulty in making shipments because of the inadequate supply of freight cars.

Refractories for the Glass Industry.

The Bureau of Standards has commenced an investigation having for its object the development of improved refractories out of which to construct pots, etc., for the glass industry, with particular reference to their resistance to corrosion. The principle adopted has been to study systematically such bodies composed of siliceous bond clays mixed with aluminous grog and of aluminous bond with siliceous grog. In this matter it is hoped that the various possible combinations will be covered. A large number of crucibles have already been made from these mixtures. These are being fired, and will then be subjected to the action of a corrosive barium glass. Upon breaking the crucibles the depth of penetration and degree of attack of the glass upon the material of the crucible will be determined. In addition, the transverse strength of the mixture, both in the dried and in the fired states, as well as the shrinkage, will be measured.

Riverside Drive Improvement.

Park Commissioner Francis D. Gallatin announced this week that at the request of the Mayor plans had been drawn looking to the reclamation of the strip of Hudson River frontage which parallels Riverside Drive, and for its conversion into a parked water course for public use. The New York Central Railroad has admitted it has no property rights which would block the city's plan to turn the land into a beautiful addition to the park system.

The railroad, Commissioner Gallatin said, by its answer to a suit of ejectment brought by the city in 1918, admits it holds only an easement on the land.

"During the last two or three weeks the engineers and architects of the department have been busy on the plans. The contemplated improvements include a massive and ornamental water gate at the most accessible point along the river front, inclosing an anchorage lagoon for launches. Other features, of course, could be added, including an esplanade for pedestrians and vehicular traffic. The people could bathe in the river if the city would find some means of disposing of its sewage other than by dumping it into the Hudson. Time will tell, of course, as to whether the city will improve its dumping system."

Carl F. Pilot was the landscape architect who drew the original plans for the reclamation. Later Thomas Hastings, of Carrere & Hastings, who designed many notable public ornaments, was asked by the Park Commissioner to submit a design for the water gate.

TRADE AND TECHNICAL SOCIETY EVENTS.

Building Owners' and Managers' Association will hold its regular monthly meeting at 220 Broadway, September 14.

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

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

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.

National Hardware Association will hold its annual convention at Atlantic City, N. J., October 19 to 22 inclusive. Headquarters will be located at the Marlborough-Blenheim Hotel, T. James Fernley, 505 Arch street, Philadelphia, Pa., secretary.

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.

American Society of Mechanical Engineers will hold its annual meeting at the American Societies Building, 29 West 39th street, New York City, December 7 to 10 inclusive. Sessions will be held on the subjects of appraisal and valuation and the application of engineering to wood-working. The newly founded professional sections on management, power, fuels, machine shop, railroads and textiles will also conduct sessions. A memorial session for Dr. Brashear is planned as a fitting tribute to his life and work.

CURRENT BUILDING OPERATIONS

BUILDING materials, considered as a whole, are in a decidedly easier market at present than they have been for many weeks past, and the condition is likely to prove extremely beneficial to the local building situation provided money for new structures can be made available without further delay. Hudson River common brick, which for nearly a year has been selling in the wholesale market for \$25 a thousand, can now be obtained for about \$20. During the week sales in this line picked up considerably on account of the reduction in price. Manufacturers have made this sacrifice in order to influence better times. Portland cement, which has been very scarce during the past month or six weeks, is now obtainable in practically any reasonable amount by reason of the generally improved railroad freight situation, and although the price is steady and some talk of a further increase is heard, the supply has been the main thing and this is now sufficient for current demands. The lumber market also is quiet, and as business has been quite slack both wholesale and retail dealers are prepared to make some concessions in order to move stock. The local yards are well supplied with timber and lumber for building purposes and immediate deliveries at reasonable prices are to be had in every part of the Metropolitan district. Wood lath, which for many weeks has been firm at \$20 a thousand, may now be generally obtained at \$18. Although these price changes are not sufficient in themselves to influence a vast amount of new construction, they do indicate better prospects ahead for the building industry.

Architects throughout this city and its adjacent territory report a large number of new plans in preparation, many of which should go ahead in the near future provided conditions are right. With the present favorable building material situation undoubtedly a number of prospective builders will decide to start work as soon as their operations can be financed.

Common Brick.—Easier wholesale prices for Hudson River common brick was reflected this week in the increased number of sales, but as a whole the market situation is slack and prospects are not brilliant. As reported one week ago, inquiries are frequent enough, but are slow in developing into actual business. The predicted drop in prices materialized early this week when brick was quoted at \$22 a thousand. All during the week the market has been ranging between \$20 and

\$25 a thousand, but with comparatively few sales at the latter figure. All told a total of twenty-three barge loads were sold this week, as against fifteen boats arrived from up-river points. There had been quite a surplus of brick on barges at the wholesale docks and the price reduction was the means of stimulating sales to some extent. At present there are twenty barge loads remaining unsold in the wholesale market. Common brick manufacturers describe the existing market condition as spotty and generally weak. The demand is nothing as compared

with what it should be at this period of a normal building year, and although there is work enough in prospect builders are very slow in getting projects under way, and from current reports the major portion of the new construction now planned will be held over until next year in the hope of easier money and a better supply of all essential materials. Common brick manufacturers in the Hudson River district are experiencing some difficulty in getting sufficient fuel to burn their brick and prospects in this line are not satisfactory.

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. \$20.00 to —
Hudson River, "off loads"..... — to —
Raritan No quotation
Second-hand brick, per load
of 5,000, delivered..... \$35.00 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.. \$5.10
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 \$18.00 per 1,000

Lime—

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

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

Plaster—

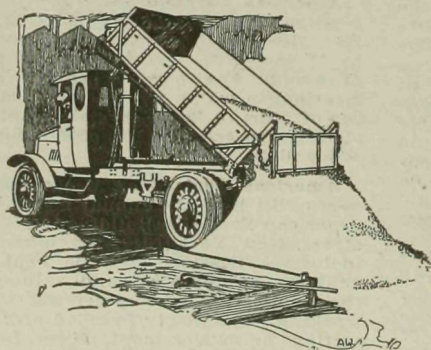
Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Neat Wall Cement, in cloth bags	\$29.00 per ton
Lath Mortar, in cloth bags ..	20.00 per ton
Brown Mortar, in cloth bags ..	20.00 per ton
Finishing Plaster, in cloth bags	30.00 per ton
Rebate for returned bags, 25c. per bag	
Finishing Plaster (250-lb. barrel)	5.30 per bbl.
Finishing Plaster (320-lb. barrel)	6.65 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

Summary.—Transactions in the North River common brick market for the week ending Friday, August 27, 1920. Condition of market: Demand improved somewhat; prices lower and weak. Quotations: Hudson Rivers, \$22 to \$25 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 15; sales, 23. Distribution: Manhattan, 10; Bronx, 1; Brooklyn, 6; New Jersey points, 3; outside, 3. Remaining unsold, 20.

Structural Steel.—The past week in the structural steel market has been marked by increased inquiry for fabricated ma-

terial, but definite orders are coming in slowly. The local building situation is almost colorless, and until some decided improvement in the volume of active construction is shown there is not likely to be very lively competition for structural steel. There are a number of important jobs being figured at present, and during the past week some interesting work was placed under contract, but so far definite statements as to when work will be commenced on these operations are lacking. Structural steel prices are firm with quotations generally about 3.10c. Pittsburgh

basis, for deliveries in thirty to sixty days.

Roofing and Building Papers.—Demand is light owing to the decreased number of active building operations in the outlying districts of this city and also the recession of building in the suburban sections. Dealers are fairly well supplied at present, but there is little likelihood of better demand until there has been a complete readjustment of building conditions. Prices remain steady and practically unchanged.

Cast Iron Pipe.—Municipal business is scarce, but there is a fair volume of orders coming from private sources that is keeping up the tone of the market. Plans for a large amount of public work have been prepared, but it is likely that the most of the projected improvements will be held over until after election and possibly until next spring. Cast iron prices will be advanced \$1 a ton to cover increased freight rates, making New York quotations \$77.22 a ton for 6-inch and heavier.

Builders' Hardware.—The local recession of building has decreased the demand materially, but prospects for a busy autumn season are generally considered good. Dealers are not over stocked, but as freight deliveries are improved no anxiety is felt about the ability to supply all future demands. Prices are steady.

Nails.—Further improvement in the railroad freight situation is reflected in better deliveries of nails and jobbers have larger stocks on hand at present than they have had for many weeks past. The shortage, however, is not over, and it will require many weeks of almost normal freight shipments before the local supplies will be adequate to fill the demands of builders. Nail prices remain very firm, but vary considerably according to the size of jobbers' stocks.

Linseed Oil.—The market is exceptionally quiet and no great increase in the volume of business is anticipated for at least two or three weeks. Prices vary considerably owing to the keen competition between crushers and no advancement is expected by the trade while the slack season lasts.

Portland Cement.—Although a scarcity still exists, there is no further talk of a famine. This material is now coming into this district in fairly satisfactory volume and dealers are having no great difficulty in supplying all active jobs promptly. Portland cement prices are firm and advances are predicted.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn & Queens.

27x48x½ in.	.....\$0.45 each
32x36x¼ in.	..... 0.35 each
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....\$59.00 to \$77.00
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 217.00 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	..... 103.00 to —
N. C., pine, flooring, Norfolk	..... 95.00 to —

Window Glass—

Official discounts from manufacturers' lists:

Single strength, A quality, first three brackets	.....79%
B grade, single strength, first three brackets	.....79%
Grades A and B, larger than the first three brackets, single thick	.....78%
Double strength, A quality	.....30%
Double strength, B quality	.....82%

Linseed Oil—

City brands, oiled, 5-bbl. lot. \$1.43 to \$1.48
Less than 5 bbls..... 1.46 to 1.51

Turpentine—

Spot in yard, N. Y., per gal. \$1.61 to —
Prices are fluctuating somewhat.

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No. 6

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

66TH ST.—Walter Haefeli, 229 West 42d st, has been retained to prepare plans for alterations to the 4-sty brick dwellings, 60x70 ft, at 161 to 163 East 66th st into apartments for the 163 East 66th Street Corporation, G. F. Allison, president, 115 Broadway, owner. Details will be available later.

STORES, OFFICES AND LOFTS.

FULTON ST.—Adolph E. Nast, 56 West 45th st, has prepared plans for a top addition to the 5-sty brick loft and store building, 30x100 ft, at the southeast corner of Fulton and William sts, for the Broadway-John Street Corporation, E. A. Cohen, president, 206 Broadway, owner and builder. Cost, \$25,000.

THEATRES.

63D ST.—Thomas W. Lamb, 644 Eighth av, has completed plans for alterations to the 3-sty brick and stone theatre, 65x100 ft, at 22-26 West 63d st, for the 63d Street Corporation, F. H. Whitney, president, 501 Fifth av, owner. Cost, \$75,000.

Bronx

AUARTMENTS, FLATS AND TENEMENTS

AQUEDUCT AV.—Irving Margon, 355 East 149th st, has plans underway for a 5-sty brick, limestone and terra cotta apartment, 157x61x100 ft, at the northwest corner of Aqueduct av and 192d st, for Wm. Moore, 190th st and University av, owner and builder. Cost, \$200,000.

DWELLINGS.

GILLESPIE AV.—Anton Pirner, 2069 Westchester av, has completed plans for a 1½-sty frame dwelling, 23x36 ft, at the southeast corner of Gillespie av and Dudley av for Ruth E. Connell, 2882 Middletown rd, owner and builder. Cost, \$5,500.

GOODRIDGE AV.—C. Reincken, 13 Laurence st, has prepared plans for a 2-sty brick dwelling, 45x80 ft, at the northeast corner of Goodridge av and 250th st for Edward A. Kertscher, 170th st and Fort Washington av, owner. Cost, approximately \$35,000.

FURMAN AV.—Robert Skirvens, 394 East 150th st, has plans under way for a 1½-sty brick dwelling, 21x50 ft, at the northwest corner of Furman av and 239th st for Theresa La Salle, owner, care of architect. Cost, \$10,000. Owner will award separate contracts.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

PRESIDENT ST.—Cohn Brothers, 361 Stone av, have prepared plans for three 4-sty brick, limestone and terra cotta apartments, 70x100 ft, 75x87 ft and 70x90 ft, at the northwest corner of President st and Schenectady av for the Cordial Realty Co., 1170 Eastern parkway, owner and builder. Total cost, \$360,000.

BANKS.

FIFTH AV.—York & Sawyer, 50 East 41st st, Manhattan, have been retained to prepare plans for alterations to the 4-sty brick and stone store and office building at the northwest corner of Fifth av and 75th st, into banking quarters for the Brooklyn Trust Co., Bay Ridge Branch, 177 Montague st, owner.

DWELLINGS.

FOUNTAIN AV.—Samuel Millman & Son, 26 Court st, have prepared plans for a 3-sty brick and stone residence, 20x57 ft, on the west side of Fountain av, 110 ft south of Pitkin av, for Boleslaw Gulinski, 997 Blake av, owner and builder. Cost, about \$20,000.

51ST ST.—Thomas Bennett, 7826 3d av, has completed plans for a 2-sty brick dwelling, 18x42 ft, in the south side of 51st st, 260 ft west of 9th av, for Oscar E. Helberg, 863 58th st, owner and builder. Cost, \$8,000.

EAST 48TH ST.—Samuel Millman & Son, 26 Court st, have finished plans for two 2-sty frame dwellings, 16x40 ft, in the east side of East 48th st, 180 ft south of Snyder av, for Samuel Simroff, 704 Cleveland st, owner and builder. Total cost, \$16,000.

58TH ST.—Burke & Olsen, 32 Court st, have completed plans for a 2-sty frame and stucco dwelling, 18x38 ft, in the north side of 58th st, 148 ft east of 16th av, for A. Blumberg, 1615 58th st, owner and builder. Cost, \$7,000.

FACTORIES AND WAREHOUSES.

McKIBBEN ST.—Kunzi & Waillant, 394 Graham av, have plans in progress for a 4-sty brick factory building, 100x100 ft, at 7 McKibben st for J. Oehrig, owner, on premises. Cost, \$100,000. Details will be announced later.

MESEROLE ST.—P. Tillion & Son, 103 Park av, Manhattan, have completed plans for a 2-sty brick warehouse, 25x100 ft, in the south side of Meserole st, 75 ft east of Manhattan av, for H. C. Barrington, 148 Greenpoint av, owner. Cost, about \$25,000.

STABLES AND GARAGES.

MADISON ST.—F. J. Dassau, 26 Court st,

SPRINKLER

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AUTOMATIC SPRINKLER
VALVE ALARM SERVICE
INTERIOR FIRE ALARM
EQUIPMENT**

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FIRE ALARM SERVICE
SPECIAL BUILDING
SIGNAL SERVICE**

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FIRE ALARM CO.**

416 Broadway

New York City

FRANKLIN 4188

has completed preliminary plans for a 1-sty brick garage, 75x100 ft, in the north side of Madison st, 175 ft east of Ralph av, for the B. B. and F. Realty Corporation, 145 North Vernon av, Arverne, L. I., owner and builder. Cost, \$25,000.

63D ST.—Maxwell A. Cantor, 373 Fulton st, has completed plans for a 1-sty brick and stone garage, 100x200 ft, in the north side of 63d st, 100 ft west of 6th av, for the Borough Park Realty Co., 5001 17th av, owner and builder. Cost, \$40,000.

SO H 8TH ST.—Springsteen & Goldhammer, 32 Union sq, Manhattan, have completed plans for a 3-sty garage and store, 110x111 ft, at the southwest corner of South 8th st and Roebing st for Charles H. Noble, 2 Wall st, Manhattan, owner. Cost, \$75,000.

PENNSYLVANIA AV.—Charles P. Cannella, 1163 Herkimer st, has prepared preliminary plans for a 1-sty brick and stone garage, 100x100 ft, at 60 to 60 Pennsylvania av, 100 ft south of Fulton st, for Elizabeth Fischer, 2642 Fulton st, owner. Cost, \$25,000.

KNICKERBOCKER AV.—Shampan & Shampan, 50 Court st, has completed sketches for a 1-sty brick garage, 90x100 ft, at the northeast corner of Knickerbocker av and Covert st for the Charlotte Place Realty Corporation, 254 Park pl, owner and builder. Cost, \$25,000.

BUTLER ST.—Shampan & Shampan, 50 Court st, have completed plans for a 1-sty brick and stone garage, 175x100 ft, in the south side of Butler st, 100 ft west of Third av, for the Butler Realty Co., care of architects, owner and builder.

STORES, OFFICES AND LOFTS.

FULTON ST.—Voss & Lauritzen, 65 DeKalb av, have prepared plans for alterations to the 7-sty brick store and office building at 503 Fulton st, 74 ft west of Duffield st, for C. H. Offerman, owner, on premises. Cost, about \$50,000. Architect will soon take estimates on general contract.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY, L. I.—Frank Braun, 233 Ditmars av, Long Island City, has prepared preliminary sketches for five 5-sty brick, limestone and terra cotta apartments, 55x85 ft, on Ditmars av, near Laurence and 2d avs, Long Island City, for John Brodsky, 356 East 72d st, Manhattan, owner. Details later.

DWELLINGS.

JAMAICA, L. I.—George F. Crane, 615 Stoothoff av, Richmond Hill, has completed plans for a 2-sty frame dwelling, 18x30 ft, on the west side of Hillside av, 55 ft south of North 1st st, for Christian Meyer, 417 85th st, Union Course, L. I., owner and builder. Cost, \$7,000.

JAMAICA, L. I.—Louis Dannacher, 328 Fulton st, Jamaica, has plans under way for two 2-sty concrete block and stucco dwelling, 16x46 ft, in the south side of Scudder st, 400 ft east of Rockaway rd, Jamaica, for Maria Valentine, Lincoln av and Rockaway rd, Jamaica, owner and builder. Total cost, \$10,000.

RICHMOND HILL, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, has finished

plans for a 2-sty frame dwelling, 22x32 ft, on the west side of Waterbury av, 200 ft north of Brandon av, Richmond Hill, for the Gascoyne Realty Co., 1264 Jamaica av, Woodhaven, L. I., owner and builder. Cost, \$8,500.

ELMHURST, L. I.—Charles J. Stidolph, 15 Ivy st, Elmhurst, has prepared plans for a 2½-sty frame dwelling, 32x38 ft, in the north side of Jennings st, 100 ft west of Toledo st, Elmhurst, for Fred Reiner, Toledo st, Elmhurst, owner and builder. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—Wm. E. Austin, 46 West 42d st, Manhattan, has been selected to prepare plans for a 9-sty reinforced concrete printing plant, 390x82 ft, on Jackson av, near Harold st, Long Island City, for the Allied Printing Association of Manhattan, 80 Lafayette st, Manhattan, owner. Details of construction will be available later.

LONG ISLAND CITY, L. I.—Plans have been prepared privately for a 1-sty brick factory building, 79x100 ft, in the east side of William st, 204 ft south of Webster av, Long Island City, for Wm. Klein, 65 Broadway, Manhattan, owner. Cost, \$18,000.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY, L. I.—Charles J. Stidolph, 15 Ivy st, Elmhurst, L. I., has finished plans for five 1-sty brick stores, 17x60 ft, in the north side of 4th st, 51 ft west of Jackson av, for Charles Willner, 22 Jackson av, Long Island City, owner and builder. Cost, \$18,000.

JAMAICA, L. I.—Louis Dannacher, 328 Fulton st, Jamaica, has completed plans for a 2-sty brick store and office building, 74x100 ft, in the south side of Fulton st, 52 ft west of New York av, Jamaica, for Miller & Deckinger, Fulton st, Jamaica, owners. Cost, about \$45,000.

Richmond. CHURCHES.

PORT RICHMOND, S. I.—F. J. Schwartz, Colt Building, Paterson, N. J., has plans in progress for a 2-sty brick and terra cotta or cast stone church and parochial school, 53x100 ft, at Port Richmond, S. I., for the Polish Roman Catholic Church of St. Adelbert, owner. Cost, \$70,000.

Nassau. DWELLINGS.

MERRICK, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, L. I., has plans in progress for alterations to the 2½-sty frame dwelling at Merrick, L. I., for Dr. Bean, owner, on premises. Cost, \$8,000. Owner will take bids on general contract.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

WHITE PLAINS, N. Y.—Charles B. Platt, 128 South Broadway, Yonkers, N. Y., has prepared plans for a 4-sty brick and stucco apartment, 94x35 ft, at the corner of Woodland pl and Fisher av, White Plains, for Wheeler B. Gambee, owner, care of architect. Cost, about \$50,000.

DWELLINGS.

NEW ROCHELLE, N. Y.—W. A. Jackson, 501 5th av, Manhattan, has completed plans for a 2½-sty frame and hollow tile and stucco residence, 25x86 ft, with garage, in Montgomery Circle, New Rochelle, for A. H. Reichman, 2 Overlook rd, New Rochelle, owner. Cost, about \$30,000. Owner builds.

YONKERS, N. Y.—Herman Fritz, News Building, Passaic, N. J., has completed plans for ten 2½-sty frame dwellings at Yonkers, N. Y., for the Terrace City Real Estate & Construction Co., owner and builder. Cost, \$7,000 to \$10,000 each.

SUFFERN, N. Y.—Tooker & Marsh, 101 Park av, Manhattan, have plans under way for a 2½-sty field stone and frame residence and garage at Suffern, N. Y., for Joseph N. Douglass, Suffern, N. Y., owner. Details will be announced later.

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—Osborn Engineering Co., Prospect av, Cleveland, O., has preliminary plans in progress for a 3-sty reinforced concrete factory and power plant at Yonkers, N. Y., for the Hudson Tire & Rubber Co., Yonkers, owner. Cost, approximately \$350,000.

New Jersey.

CHURCHES.

THREE BRIDGES, N. J.—J. N. Pierson & Son, Raritan Building, Perth Amboy, N. J., have plans in progress for a 1½-sty frame church, 38x60 ft, at Three Bridges, N. J., near Flemington, for the Reformed Church of Three Bridges, owner. Cost, about \$25,000.

DWELLINGS.

IRVINGTON, N. J.—Strombach & Mertens, 1091 Clinton av, Irvington, have plans in progress for four 2½-sty frame dwellings, 24x26 ft, in Franklin Terrace, Irvington, for Zwigard & Schworer, 139 Schley st, Newark, owners and builders. Cost, about \$9,000 each.

WESTFIELD, N. J.—Herman Fritz, News Building, Passaic, N. J., has completed plans for two 2½-sty frame dwellings, 24x26 ft, at Westfield, N. J., for Deltz & Reese, 57 Warren st,

Manhattan, owners and builders. Cost, \$9,000 each.

MONTCLAIR, N. J.—H. Messinger Fisher and Hamel, 460 Bloomfield av, Montclair, have prepared plans for a 2½-sty frame dwelling, 22x28 ft, in Beverley rd, Montclair, for the William Realty Co., 271 Bloomfield av, Bloomfield, N. J., owner and builder. Cost, \$7,000.

ELIZABETH, N. J.—Herman Fritz, News Building, Passaic, N. J., has finished plans for five 2½-sty frame dwellings at Elizabeth, N. J., for Morris L. Shapiro, 357 East Jersey av, Elizabeth, N. J., owner and builder. Cost, \$7,000 to \$10,000 each.

ELIZABETH, N. J.—C. Godfrey Poggi, 275 Morris av, Elizabeth, N. J., has completed plans for a 2½-sty frame residence, 56x56 ft, with garage, at the corner of Princeton av and Colonial rd, Elizabeth, for Bernhard Brady, care of Consumers Coal & Ice Co., Av A, Bayonne, owner. Cost, about \$25,000.

WESTFIELD, N. J.—J. H. Tubby, 143 Lib-

erty st, Manhattan, has prepared plans for a 2½-sty brick residence, 25x36 ft, on Highland av, Westfield, for Guy H. Noble, 348 Main st, Somerville, N. J., owner. Cost, \$18,000.

HILLSIDE, N. J.—W. Edmon Clum, 6 Elm st, Elizabeth, has finished plans for about one hundred 2½-sty frame dwellings of various dimensions, in North Bend and adjacent streets, Hillside, N. J., for the King Realty Co., M. N. Smith & Co., 208 Broad st, Elizabeth, owner. Cost, about \$3,000 each.

NEWARK, N. J.—Fitzsimmons & Richards, 207 Market st, Newark, have completed plans for a 2½-sty frame dwelling, 24x28 ft, at 292 Montclair av, Newark, for James T. Richards, 62 Clinton pl, Newark, owner and builder. Cost, \$8,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Voss & Lauritzen, 65 DeKalb av, Brooklyn, have plans under way for a 3-sty reinforced concrete factory building, 34x34 ft, at Newark, for the New Jersey

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Ice Cream Co., 316 Mt. Pleasant av, Newark, owner. Cost, about \$40,000. Architects will take estimates on general contract.

JERSEY CITY, N. J.—Plans have been prepared privately for three 1-sty brick shop buildings of various dimensions on Droyers Meadows, Jersey City, for the M. W. Kellogg Co., 90 West st, Manhattan, and 117 West Side av, Jersey City, owner. Project will probably include a power house.

CLIFTON, N. J.—John A. Doolittle & Sons, Main av, Clifton, N. J., have started plans for a brick mill building on Trimble av, Clifton, for the Clifton Hosiery Co., Wm. S. Pontier, president, Clifton and Man avs, owner. Cost, about \$200,000. Details will be announced later.

JERSEY CITY, N. J.—Christian A. Ziegler, 75 Montgomery st, Jersey City, has prepared plans for a 1-sty brick and concrete factory building, 100x125 ft, at the corner of Sand st and Parnapoe av for Henry Byrnes, owner and builder, 392 Mercer st, Jersey City. Cost, about \$50,000.

ELIZABETH, N. J.—Plans are being prepared privately for extensive additions to the plant of the Bethlehem Ship Building Corporation in Front st, Elizabeth, N. J., to cost about \$1,000,000. Details will be available later.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

BRONX.—Sherman Square Construction Co., 176 West 72d st, has the general contract for a 6-sty brick and stone apartment, 96x100 ft, at the northeast corner of 259th st and Netwon av for C. F. Long, 42 Broadway, owner, from plans by Charles F. Dieterlen, 15 West 38th st, architect. Cost, \$150,000.

MANHATTAN.—Smith & Leo, 103 Park av, have the general contract for alterations to the 6-sty brick tenement, 50x88 ft, at 49 West 72d

st for A. B. Gwathmey, 49 West 72d st, owner, from plans by Kenneth M. Murchison, 101 Park av, architect. Cost, \$5,000.

MANHATTAN.—Cauldwell-Wingate, 381 4th av, has the general contract for alterations to the brick and stone tenement at 182 Sullivan st for the Hearth & Home Co., Inc., 575 5th av, owner, from plans by Maxwell Hyde, 52 Vanderbilt av, architect. Supervising architect, J. B. Snook Sons, 261 Broadway. Cost, about \$8,000.

BANKS.

MANHATTAN.—Charles Money, Inc., 241 West 36th st, has the general contract for alterations to the New Netherlands Bank at 41 West 34th st from plans by R. H. Almiroy, architect. Cost, about \$75,000.

DWELLINGS.

MANHATTAN.—Charles Money, Inc., 241 West 36th st, has the general contract for alterations to the 4-sty brick and stone dwelling at 8 West 51st st, for Robert Goelet, owner, from privately prepared plans. Cost, about \$30,000.

MANHATTAN.—Charles Money, Inc., 241 West 36th st, has the general contract for alterations to the 3-sty brick and stone dwelling at 179 East 64th st, for Miss Fannie A. Smith, owner, from plans by Allen & Collens, Boston, Mass., architects. Cost, \$10,000.

YONKERS, N. Y.—R. H. Howes Construction Co., 105 West 40th st, Manhattan, has the general contract for a 2½-sty brick veneer residence, 37x25 ft, in Allerton st, near Kimball av, Yonkers, N. Y., for the Brookside Homes Co., 145 South Broadway, Yonkers, owner, from plans by John Thompson 105 West 40th st, Manhattan, architect. Cost, \$35,000.

BROOKLYN, N. Y.—George N. Morrison Building Co., 228 State st, has the general contract for a 3-sty brick dwelling, 25x90 ft, with stores, on the east side of Fourth av, north of 45th st, for Henry Knippenberg, 423 Fourth av, owner, from plans by Voss & Lauritzen, 65 DeKalb av, Brooklyn, architects. Cost, about \$35,000.

MONTCLAIR, N. J.—A. W. Hillman, 12 Mountainside av, Verona, N. J., has the general contract for a 2½-sty frame dwelling, 30x33 ft, with garage, on Midland av, Montclair, N. J., for Thomas Amend, 56 Hazelwood av, Bloomfield, N. J., owner, from plans by H. M. Fisher & Hamel, 460 Bloomfield av, Montclair, architects. Cost, \$12,000.

MANHATTAN.—D. C. Weeks & Sons, 1123 Broadway, have the general contract for alterations to the 4-sty brick and stone dwelling at 558 Madison av, for Edwin Thorne, 19 Cedar st, owner, from plans by Delano & Aldrich, 126 East 38th st, architects. Cost, \$7,000.

MANHATTAN.—D. C. Weeks & Sons, 1123 Broadway, have the general contract for alterations to the 4-sty brick and stone dwelling at 556 Madison av, for Miss Emiley Jackson, owner, on premises, from plans by Delano & Aldrich, 126 East 38th st, architects. Cost, about \$7,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Eustice Brothers, 40 Clinton st, Newark, have the general contract for a 1-sty brick light manufacturing building, 50 x100 ft, at 467 New Jersey Railroad av, Newark, for the Service Tool Co., 116 West 32d st, Manhattan, owner, from plans by W. Orrin Bartlett, 738 Broad st, Newark, architect. Cost, \$33,000.

JAMAICA, L. I.—Rosenthal Engineering & Construction Co., 228 Jackson st, Brooklyn, has the general contract and is taking estimates on subs for a 3-sty reinforced concrete printing plant, 100x300 ft, on Hamilton av, Jamaica, for the Edward Langer Printing Co., 470 West Broadway, Manhattan, owner, from privately prepared plans.

BROOKLYN, N. Y.—Harrison & Rockefeller, 332 Lenox road, have the general contract for a 1-sty brick and concrete factory building, 70x100 ft, at the southwest corner of South 9th st and Wythe av, for Levine Brothers, care of Wm. Higginson, 18 East 41st st, Manhattan, architect. Cost, \$30,000.

SCHOOLS AND COLLEGES.

MILLTOWN, N. J.—John L. Snitzler, 210 Easton av, New Brunswick, N. J., has the general contract for alterations to the 3-sty brick and stone grade school, 52x100 ft, in Church st, for the Board of Education of the Borough of Milltown, owner, from plans by Alexander Merchant, 363 George st, New Brunswick, architect. Cost, about \$70,000.

BROOKLYN, N. Y.—Herman Veit, 260 Devoe st, has the general contract for a 3-sty brick and limestone college and convent, 60x182 ft, at the northeast corner of Atlantic and Washington avs, for the Cathedral College, 367 Clermont av, owner, from plans by Francis J. Berlenbach, 260 Graham av, architect. Cost, about \$75,000.

THEATRES.

MANHATTAN.—Isaac Hopper & Son, 15 East 40th st, have the general contract for a 2-sty brick, terra cotta and stucco theatre, 100x100 ft, at 149 West 137th st, and 2341-2349 Seventh av, for the Sarco Realty Co., 214 West 141st st, owner. Lessee, W. H. Roach, 2470 Seventh av. Architect, H. C. Ingalls, 347 Madison av. Cost, about \$200,000.

STANDARDS AND APPEALS

Calendar

CALL OF CLERK'S CALENDAR.

The Clerk's Calendar consists of applications under the Building Zone Resolution and its object is to give interested property owners an opportunity to file objections, if any, and will be called in Room 919, on Tuesday, August 31, 1920, at 2 o'clock. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Wednesday, September 8, 1920, at 2 o'clock.

The Clerk's Calendar is not to be confused with the Calendar of cases that have been definitely set for hearing on fixed days.

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.

Tuesday, August 31, 1920, at 10 a. m.
Appeals from Administrative Orders.
459-20-A—25 Spencer street, Brooklyn.
464-20-A—1 West 34th street, Manhattan.
467-20-A—308 14th street, Brooklyn.
469-20-A—Arnold street & Long Island Railroad, Maspeth, Queens.

BOARD OF APPEALS.

Wednesday, September 8, 1920, at 10 a. m.
Appeals from Administrative Orders.
297-20-A—321-343 West 54th street, Manhattan
436-20-A—Foot of Smith street at Intersection of Sigourney street, Brooklyn.
415-20-A—78-80 Wall street, Manhattan.

BOARD OF STANDARDS AND APPEALS.

Wednesday, September 8, 1920, at 2 p. m.
Petitions for Variations.
328-20-S—102 Nassau street, Manhattan.
416-19-S—214 Fulton street, Manhattan.
460-20-S—123-125 West 28th street, Manhattan.
470-20-S—North side Queens Borough Bridge Plaza, between Prospect and Radde streets, Queens.

SPECIAL MEETING.

Thursday, October 14, 1920, at 10 a. m.
Appeals from Administrative Orders.
Pier Cases.
594-19-A—Pier 8, North River, Manhattan.
595-19-A—Pier 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 st, 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.)
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, s w s Atlantic Basin, Brooklyn.
268-20-A—Pier 36, East River, foot of Pioneer street, Brooklyn.
269-20-A—Pier 35, East River, n e s 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.

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DWELLINGS.

PARK AV, 820, 4-sty bk dwg, 34x102, slate & copper roof; \$175,000; (o) Merrill Gates, 49 Wall; (a) Jno. Mead Howells, 367 Lex av (297)

MISCELLANEOUS.

90TH ST, 243-245 E; 91ST ST, 286-288 E, 2-sty bk auto repair shop, 50x201, 6 ply tar and felt roof; \$40,000; (o) Jacob Ruppert, Inc., 1639 3 av; (a) Maynicke & Franke, 25 Madison sq (300).

STABLES AND GARAGES.

38TH ST, 317-319 E, 1-sty bk garage, 49x98, plastic slate roof; \$9,000; (o) Hup Realty Co., Inc., 229 E 38th; (a) B. W. Berger & Son, 121 Bible House (301).

STORES, OFFICES AND LOFTS.

GOLD ST, 98-102; also FRANKLIN ST, 49-53, 16-sty concrete offices & lofts, 69x74, Barrett roofing; \$525,000; (o) Hide & Leather Realty Co., 88 Gold; (e) Thompson & Binger, Inc., 280 Mad av (296).

TRINITY PL, 68, 2 & 3-sty bk stores & offices, 28x140, slate roof; \$250,000; (o) Horn & Hardart Co., 600 W 50th; (a) F. P. Platt & Bros., 680 5 av (290).

BROADWAY, 4118, 1-sty bk store, 11x9, metal roof; \$800; (o) Geo. L. Slawson, 162 W 72d; (a) L. A. Zitzman, 47 Wall (298).

THEATRES.

7TH AV, 2341-2347; also 137TH ST, 149 W, 2-sty bk str & theatre, 99x91, felt & asphalt roof; \$100,000; (o) Sarco Realty & Holding Co., 214 W 141st; (a) H. C. Ingalls, 347 Madison av (299).

Bronx.

CHURCHES.

ANTHONY AV, n w c Echo place, 2-sty bk church, 80.8x95, slag roof; \$350,000; (o) Sixth Church of Christ, Scientist, Wm. C. Higginbotham, 1935 Anthony av, chairman, Board of Trustees; (a) Bernard E. Muller, 477 5 av (508).

DWELLINGS.

213TH ST, s s, 225 w Paulding av, 1-sty fr dwg, 18.6x24.6, tar shingle rf; \$3,500; (o) Wm. M. J. Flynn, 1846 Merriam av; (a) Alfred P. Walden, 3243 Barker av (504).

BRONX BOULEVARD, e s, 250 s 213th st, 2-sty fr dwg, 21x52, tar & felt roof; \$8,000; (o) Angelo Bisesto, 3645 White Plains av; (a) Jos. Ziccardi, 3360 Cruger av (513).

HAIGHT AV, s s, 375 w Morris Park av, 2-sty fr dwg, 20x42.8, shingle rf; \$6,000; (o & a) Richard H. Moon, 2010 Valentine av (510).

LAMPORT AV, w s, 119 n Tremont av, two 2 1/2-sty fr dwgs, 20x30, asphalt shingle rf; \$8,000; (o) F. & S. Brody, 127 E 86th; (a) Leopold Leer, 30 Church (511).

MINNIEFORD AV, e s, 175.2 n Sutherland av, 1-sty fr dwg, 24.9x44.9, asphalt shingle rf; \$4,000; (o) Arthur J. Cook, Albany, N Y; (a) Ebling, Magnuson & Kleinert, 52 Vanderbilt av (516).

FACTORIES AND WAREHOUSES.

CANAL PLACE, w s, 125 s 141st st, 1-sty stn storage, 25x223, no rf; \$5,000; (o) McDougall & Patter Co., premises; (a) Edw. Osterland, 1139 Clay av (515).

STABLES AND GARAGES.

150TH ST, s e c Union av, 1-sty bk office & garage, 26x20, slag rf; \$1,000; (o) Julius Lowe 674 Dawson; (a) J. C. Cocker, 43 W 126th (507).

SO. BOULEVARD, w s, 32.88 s Home st, 1-sty bk garage, 90x96.89, tar & felt roof; \$15,000; (o) Nathan & Wolfe, 1587 aBthgate av; (a) Wm. Shary, 22 E 17th (512).

UNIVERSITY AV, e s, 90 s 168th st, 1-sty bk garage, 100x90.10, rubberoid rf; \$20,000; (o) Security Mortgage Co., Alfred L. Brown, 160 Bway, pres; (a) J. M. Felson, 1133 Bway (514).

WALNUT AV, w s, 85 n 141st st, 1-sty bk garage, 42x32.33, concrete rf; \$25,000; (o) Port Morris Holding Co., Inc., Julius Winter, 137th st & So Boulevard, pres; (a) Ballinger & Perrot, 1328 Bway (505).

MISCELLANEOUS.

WALNUT AV, w s, 235 n 141st st, 1-sty dry kiln, 25x35, concrete rf; \$30,000; (o) Port Morris Holding Co., Inc., Julius Winter, 137th st & So Boulevard, pres; (a) Ballinger & Perrot, 1328 Bway (506).

BRONX PARK ZOO GARDENS, 64 s Administration Bldg, 1-sty bk museum, 91x67, copper rf; \$140,000; (o) N Y Zoo Society, Madison Brant, 111 Bway, Chairman Ex Comm; (a) Henry D. Whitfield, 597 5 av (509).

Brooklyn.

DWELLINGS.

AMBOY ST, 532-34, w s, 100 s Lott av, 1-sty bk 1-family dwg, 20x50; \$6,000; (o) Victor

Kramer, 291 Thatford av; (a) Edw. M. Adelsohn, 1778 Pitkin av (10260).

KENMORE PL, 2240, w s, 153 n Av V, 1-sty fr 1-family dwg, 27x43.5; \$6,500; (o) Mary Lake Collins, 669 Reeve pl; (a) A. W. Collins, Jr., 85 Clinton (10352).

E 14TH ST, 1614-16, w s, 100 s Av P, 2 1/2-sty fr 1-family dwg, 13x51; \$16,000; (o) Flatbush Bldg Corp., Inc., 1969 E 17th; (a) Chas. G. Wessel, 1399 E 4th (10421).

E 25TH ST, 3238, w s, 100 s Av K, 2-sty fr 1-family dwg, 23x36; \$7,000; (o) Margaret M. Seebeck, 1331 Flatbush av; (a) Geo. Alexander, 340 Av K (10358).

E 35TH ST, 774-76, w s, 175 s Farragut rd, 2-sty fr 1-family dwg, 22x29 1/2; \$7,000; (o) Francis S. N. Tallman, 1255 E 40th (10367).

BAY 47TH ST, 142-44, n s, 410.96 e Hanway av, 2-sty bk str & 2-family dwg, 20x55; \$6,000; (o) Salvatore Maida, 432 E 15th st, N Y; (a) Antonio Licata, 324 E 14th, N Y (10276).

58TH ST, 1619, n s, 148 e 16th av, 2-sty fr 1-family dwg, 18x34; \$4,000; (o) Eric Blomberg, 1613 58th; (a) Burke & Olsen 32 Court (10339).

70TH ST, 1933-37, n s, 260 e 19th av, 2-sty fr 2-family dwg, 18x50; \$15,000; (o) Patk J. Kearney, 6320 20th av; Fredk H. Seeler, 1958 67th (10271).

86TH ST, 2778-82, s s, 29.2 e W 9th st, 1-sty fr 1-family dwg, 16x34; \$1,800; (o) John Falcone, 42 Oliver; (a) Salvatix Le Quornik, 369 Fulton (10316).

E 87TH ST, 617, n e s, 130 s e Farragut rd, 2-sty fr 2-family dwg, 20x41; \$2,000; (o) Vincenzo Farragano, 76 Navy; (a) Pasquale Galinardi, 239 Navy (10420).

GLENWOOD RD, 8822-24, s w e E 89th st, 2-sty fr 2-fam dwg, 20x36; \$5,000; (o) Joseph Pellegrino, premises; (a) Gilbert I. Prowler, 367 Fulton st (10238).

SCHENECTADY AV, 320-24, n w c President st, 4-sty bk 28-family dwg, 70x90; \$70,000; (o) Cordial Realty Co., Inc., 1170 Eastern Pkway; (a) Cohn Bros., 361 Stone av (10285).

STILLWELL AV, 2553-55, e s, 220 n Av Z, 1-sty fr 1-family dwg, 17x40; \$5,000; (o) Gaetano Fazit, 265 William, N Y; (a) Frank V. Laspia, 525 Grand (10302).

24TH AV, 6313, w s, 80 n 64th st, 2-sty fr 1-family dwg, 20x50; \$4,500; (o) Gustave Kreamer 7817 17th av; (a) Chas. G. Wessel, 1389 E 4th (10405).

FACTORIES AND WAREHOUSES.

CLARENDON RD, 4602-24, s e c E 46th st, 1-sty conc factory, 60x148; \$14,000; (o) Wm. C. Demarest, 217 Bway, N Y; (a) Dominick Sabati, 369 Fulton (10396).

STABLES AND GARAGES.

COFFEY ST, 43-47, s s, 175 w Dwight st, 1-sty bk garage, 75x100; \$20,000; (o) Mary A. Stryke, 40 Coffey; (a) Freeman P. Imperato, 418 Sackett (10303).

COOPER ST, 237, n s, 154 w Knickerbocker av, 1-sty garage, 20x50; \$2,000; (o) Wm. F. Friedenberg, 10 Bergenline av, Union Hill, N J; (a) Jas. A. Boyle, 367 Fulton (10391).

W 31ST ST, 2851-53, e s, 427 s Neptune av, 2-sty bk garage & 1-fam dwg, 20x23; \$2,500; (o) Bessie Massa, Dora Finkelstein, premises; (a) Max Hirsh, 26 Court (10383).

38TH ST, 1433-59, n s, 220 e 14 av, 1-sty steel garage, 20x60; \$1,500; (o) Anchor Corrugating Constn. Co., 140 Washington, N Y (10391).

58TH ST, 1270, s s, 100 w 13th av, 1-sty conc garage 20x30; \$2,000; (o) Antonio F. Grano, premises; (a) Angelo Adams, 1351 72d (10235).

AV H, 915, n e c E 19th st, 3-1-sty conc garages; \$3,000; (o) Bindel Constn. Corp., 1211 Flatbush av; (a) Jas. A. Ellicott, 140 Montague (10273).

CLERMONT AV, 18, w s, 175 s Flushing av, 1-sty bk garage, 25x100; \$10,000; (o) Luigi Schafani, 14 Clermont av; (a) Chas. P. Connella, 1163 Herkimer (10277).

CONKLIN AV, 245-49, n s, 352 e Rockaway Pkway, 1-sty conc garage, 20x18; \$1,500; (o) Panome Constn. Co., Inc., 1017 42d; (a) Robt. T. Schaefer, 1526 Flatbush av (10300).

FAIRVIEW PL, 2, s w c Martense st, 1-sty conc garage, 18x19; \$1,100; (o) Louis Seidman, premises; (a) Peter Millman, 5780 Pitkin av (10350).

GLENMORE AV, 143, n w c Sackman st, 1-sty bk garage & light storage, 25.11x33.4; \$5,000; (o) Isaac Willensky, premises; (a) Chas. Infanger, & Son, 2634 Atlantic av (10385).

JAMAICA AV, 442, s w c Cleveland st, 1-sty bk garage, 20x19.6; \$1,200; (o) Amelia J. Harzing, premises; (a) Abraham Farber, 1746 Pitkin av (10289).

KNICKERBOCKER AV, 819-29, n e c Covert st, 1-sty bk garage, 90x100; \$25,000; (o) Char-

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94TH ST, 9 East, 1-sty extension in 5-sty bk residence, 25x77; \$3,000; (o) Grenville T. Emmett, 9 East 94th; (a) Mott B. Schmidt, 14 East 46th (2375).

96TH ST, 60 W, alter partitions, new opening, ext, stairs in 4-sty bk dwg; \$2,000; (o) Robt. W. Greenberg, 100 W 97th; (a) Chas. M. Straub, 147 4 av (2x34).

96TH ST, 308-14 E, new boiler, ext in 3-sty bk laundry & stable; \$12,000; (o) Louis Ullman, care archt; (a) Wm. I. Hohausner, 206 W 42d (2582).

97TH ST, 139 W, remove partitions, new partitions, sinks, wash tubs, bathrooms in 4-sty bk dwg; \$1,800; (o) Harry Bailey, 139 W 97; (a) Clement B. Brun, 228 W 34 (2408).

99TH ST, 262 W, new partitions, doors, windows, skylights, vents, bathrooms, plumbing in 3-sty bk dwg; \$7,000; (o) Amanda C. Wallander, 144 Crary av, Mount Vernon; (a) Chas. J. Renner, 144 Crary av, Mount Vernon, N. Y. (2475).

104TH ST, 112-114 E, new stairs, opening, beams, fire escapes, toilet in 2-sty bk synagogue; \$5,000; (o) Homler Ahaves Chesed of Harlem, 112 E 104th; (a) Zipkes, Wolff & Kudroff, 432 4 av (2474).

108TH ST, 12-16 W, new partitions, floors in 2-sty f. p. church; \$30,000; (o) Roman Catholic Church of Ascension, 221 W 107th; (a) W. E. Anthony, 2 W 47th (2563).

113TH ST, 49 West, rearrange partitions, new bath rooms in 3-sty bk meeting rooms, 17x51; \$2,500; (o) Herman Rothenberg, 206 W 42d; (a & s) Wm. I. Hohausner, 206 W 42d (2384).

125TH ST, 133 W, new ext, flue, boiler room, str fronts, floor ceiling in 4-sty bk str & dwg; \$10,000; (o) Max & Aaron Landau, 53 W 125th; (a) Sam Roth, 259 W 30th (2557).

126TH ST, 104-106 East, new fire escape, stairway in 4-sty bk garage & factory, 53x60x96; \$3,000; (o) Oscar L. Foley, 149 Bway; (a) M. W. Del Gaudio, 158 W 45th (2397).

127TH ST, 170-174 East, remove office, cut hole in wall in 2 & 3-sty f. p. provision house, 51x99; \$1,500; (o) Otto Stahl, 2332 3 av; (a & s) Dietrich Wortman, 116 Lex av (2389).

127TH ST, 147 E, remove stoop, chimney, plumbing, new window, partitions, rooms, stairs, skylights, baths, toilets in 3-sty bk dwg; \$4,000; (o) Chas. Bremman Meding, 113 E 54th; (a) Bannister & Schell, 246 Fulton (2485).

133D ST, 52-56 E, remove walls, partitions, new columns, stairs, doors, toilets, pipes, fountain in 3-sty bk church; \$15,000; (o) Refuge Church of Christ, 52-56 W 133d; (a) E. R. Williams, 2296 7 av (2418).

LEXINGTON AV, 682, remove partitions, front wall, 4-sty new front (1st story), partitions, entrance, plumbing in 4-sty bk str & apt, 16x34, \$7,900; (o) Robert Ensko, 799 Park av; (g c) Abraham Weissfeld, 897 8th av (2310).

LEXINGTON AV, 2060; also 125TH ST, 1b E, revise partitions, new stairs, plumbing in 2-sty str & offices; \$5,000; (o) Louis Hopper, 2060 Lex av; (a) B. H. & C. N. Whinston, 2 Columbus Circle (2550).

MADISON AV, s. e. c. 55th st, new extension in 10-sty fireproof tnt, 50x73; \$5,000; (o) Henry S. Van Duzer, 30 E 55th; (a) Arthur J. Thomas, 137 E 45th (2293).

MADISON AV, 637-43, 59TH ST, 35-29 E, remove dumbwaiter shaft, partitions, new partitions, ext in 4-sty bk str & offices; \$3,000; (o) Leo Schlessinger, 35 E 59th; (a) Sidney F. Oppenheim, 36 8 av (2467).

MADISON AV, 749, remove stoop, alter partitions, new windows, 1-sty ext in 4-sty bk str & dwg; \$18,000; (o) Madison Av. Exchange for Women's Work, 749 Madison av; (a) N. Hamilton Dalton, 23 W 43d (2430).

MADISON AV, 861-800, new openings, doors, bathroom, floors in 4-sty bk church; \$3,000; (o) John N. Stearns, rector, 144 Madison av; (a) Otto A. Staudt, 55 W 46th (2473).

MADISON AV, 172-176, remove sidewalk, ventilators, railing, new girders, beams, columns in 12-sty f. p. hotel; \$15,000; (o) Madison Ave & 56th St. Co., 50 E 42d; (a) Chas. W. Muckham, 175 5 av (2497).

PARK AV, 1126, rearrange apts, remove portico on main entrance in 5-sty bk store & tnt, 40x75; \$8,000; (o) 1126 Park Ave. Corp., Minnie Pfister, Pres., on site; (a & s) Fred Gerber, 121 E 87th (2348).

PARK AV, 178, new wall, stairways, elevator, str fronts in 5-sty bk str & lofts; \$9,000; (o) Chas. Solomone, 64 1/2 Bowery; (a) Michael A. Cardo, 158 W 54th (2429).

PARK ROW, 13-21, new floors, toilets, fixtures in 29-sty bk bank & office bldg; \$40,000; (o) Park Row Realty Co., 13 Park Row; (a) J. E. Locatelli Co., 21 Park Row (2437).

RIVERSIDE DR, 270, new pent house, partitions, floor in 12-sty f. p. apts; \$1,000; (o) Glen Cairn Realty Co., Inc., 65 E 9th; (a) Louis Allen Abramson, 46 W 46th (2480).

ST. NICHOLAS AV, 386, change partitions, entrance windows, remove front stoops in 3-sty bk dwg, 18x50; \$5,000; (o) Meyer D. Nitzburg, 1441 Madison av; (a) Jacob Langfur & Sam S. Nitzburg, 1441 Madison av (2342).

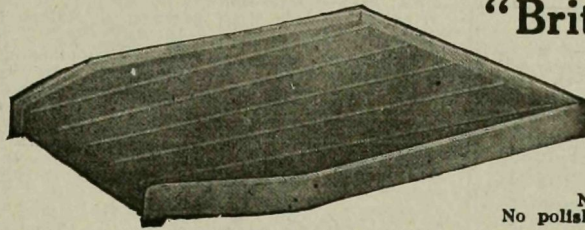
3D AV, 2345, new toilets in 3-sty bk str & lofts; \$1,000; (o) Thos. Minor, 2345 3 av; (a) Robert A. Fash, 163 W 20th (2459).

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Bronx.

BARRETTO ST, w s, 122 s Oak Point av, 1-sty bk ext, 25x28.4, to 1-sty bk shop, office and storage; \$200; (o) Mary K. Meyer, 822 Manida st; (a) John H. Meyer, 822 Manida (414).

165TH ST, 726, new plumbing, new partitions to 3-sty fr dwg; \$200; (o) David Robinson, prem; (a) Irving Margon, 355 E 149th (439).

177TH ST, s s, from Bronx River to N. Y. W. & B. R., change grade of frame airplane railway; \$1,500; (o) Est of W. W. Astor, 23 W 25th; (1) Airplane Railway Constn. Co., 67 Liberty; (a) Nelson K. Vanderbek, 15 Maiden la (438).

183D ST, n e c Valentine av, new plumbing, new partitions to 5-sty bk tnt; \$2,000; (o) Dilg-ham Realty Corp., Chas. H. J. Dilg, 27 E 125th, pres; (a) Moore & Landseidel, 3 av & 148th st (434).

214TH ST, 711, 1-sty bk ext, 24.10x8.6 to 3-sty fr str & dwg; \$1,500; (o) Vincenzo Romano, prem; (a) Robt. F. Sheil, 929 E 124th (436).

238TH ST, 442, 1-sty fr ext, 3x21, to 1-sty fr garage; \$50; (o & a) Edw. Hinzsnay, premises (432).

ARTHUR AV, 2489, new doors, bins & partitions to 3-sty bk dwg & garage; \$1,500; (o) Teresa Monozza, prem; (a) M. W. Del Gaudio, 158 W 45th (430).

TREMONT AV, 2071, new bk foundation to 1-sty fr warehouse; \$6,000; (o) Jacob Weber, 2272 Bway; (a) Samuel Cohen, 32 Union Sq (431).

WEBSTER AV, 2471, new show windows, new partitions to 3-sty fr str & dwg; \$3,000; (o) Bernard Ru, 2572 Decatur av; (a) Chas. S. Clark, 441 Tremont av (435).

3D AV, 3477, new show windows, partitions to 3-sty bk str & dwg; \$2,000; (o) Max Kleiman & Son, premises; (a) M. W. Del Gaudio, 158 W 45th (429).

Brooklyn.

BERGEN ST, 747, n e c Washington av, int alt to motion picture house; \$5,000; (o) Barth Mosca, 637 Washington av; (a) Jacob C. Holman, 101 Park av (10345).

BOND ST, 262-68, w s, 50 n Degraw st, ext to 3-sty bk tnt; \$8,000; (o) Bklyn Milk Co., prem; (a) Abram D. Hinsdale, 17 Hanover (10262).

CARROLL ST, 388, s s, 176 e Bond st, int alt to 1-sty bk shed; \$6,000; (o) Pure Oil Co., prem; (a) Chas. M. Spindler, 26 Court (10418).

CLINTON ST, 330, w s, 150 s Harrison st, ext to 3-sty bk boarding house; \$2,000; (o) Jno. Heshmeh, 147 Pacific; (a) Burke & Olsen, 32 Court (10292).

CRESCENT ST, 859-61, e s, 160 s Lorraine av, raise bldg, 1-sty fr str & 1 family dwg; \$2,000; (o) Mike Mattera, 863 Crescent; (a) Chas. H. Pfaff, 673 Eldert lane (10254).

CRESCENT ST, 859-61 e s, 160 s Lorraine av, raise bldg, 1-sty fr str & 1 family dwg; \$2,000; (o) Mike Mattera, 863 Crescent; (a) Chs. H. Pfaff, 673 Eldert lane (10254).

ELTON ST, 818-20, w s, 85 s Lorraine av, move bldg, 1-sty fr 1-family dwg; \$1,500; (o) Jimmie Weinraub, 588 Jerome; (a) Chas. H. Pfaff, 673 Eldert lane (10342).

GARFIELD PL, 187A-201, n s, 80 w 7 av, walls in stable; \$2,500; (o) Thompson, Mow-bray Co., Inc. 123 Garfield pl; (a) Jas. A. Boyle, 367 Fulton (10368).

GRAND ST, 284, s s, 125 e Roebling st, parti-tions in 3-sty bk str & 2-fam dwg; \$1,500; (o) Charles Curtin, 290 Grand; (a) Max Cohn, 189 Grand (10309).

GREEN ST, 252-56, s s, 225 w Provost st, ext to 1-sty bk office bldg; \$1,000; (o) Nellie Arkie, premises; (a) Christian Bauer, Jr., 788 Man-hattan av (10291).

JORALEMON ST, 187, n s, 206.4 w Court st, stoop, etc, for 3-sty bk 1-fam dwg; \$1,600; (o) John C. Stillman, prem; (a) Wm. C. Winters, 106 Van Sicklen av (10373).

LORIMER ST, 587, w s, 50 s Conselyea st, int alt to 3-sty fr 2 family dwg; \$2,000; (o) Donato Lamonico, 210 Union av; (a) Frank V. Laspia, 525 Grand (10356).

NOLANS LANE, 63, s s, 49.11 w E 94th st, ext to 2-sty fr 1 fam dwg; \$2,500; (o) Pauline Hassinger, prem; (a) Gustave T. Olson, 9520 Glenwood rd (10231).

PACIFIC ST, 283, n s, 80 e Smith st, int alt to 3-sty bk 3-fam dwg; \$1,000; (o) Rosie Smith, prem; (a) Otto Reissmann, 147 4 av, N Y (10250).

PEARL ST, 373, e s, 200 n Willoughby st, ext to 2-sty fr 1-family dwg; \$2,000; (o) Pearl Press Printing & Publishing Co., prem; (a) Wm. J. Delthey, 1 Union st (10237).

BAY 47TH ST, ss, s e c Cropsey av, walls, etc, 2-sty fr 2-family; \$1,000; (o) Jos. Ribando, prem; (a) Jas. A. McDonald, 1630 Surf av (10417).

ATLANTIC AV, 886, s s, 220 w Underhill av, ext to 3-sty bk str & 2-fam dwg; \$5,000; (o) Antonio Vigilante, 466 Adelphi st; (a) W. J. Conway, 400 Union st (10381).

BAY RIDGE AV, 2-10, s s, 415.1 w Narrows av, int alt to 2-3-sty fr str & 2 fam dwg; \$9,000; (o) Winant B. Wardell, 7615 Ridge Blvd; (a) W. S. McCarthy, 16 Court (10230).

BWAY, 297, n w c Marcy av, int alt to 6-sty bk str & 2-family dwg; \$5,000; (a) Saml E. Hirsch, premises; (a) Jacob Fisher, 25 Av A (10321).

CLERMONT AV, 483-85, 300 n Atlantic av, door in driveway; \$1,000; (o) A. Schrader Son, Inc., 783 Atlantic av; (a) P. E. Rottinger, 244 Madison av (10320).

DE KALB AV, 1039, n w c Stuyvesant av, int alt to 3-sty bk str & 2-family dwg; \$3,500; (o) Adolph Mueller, premises; (a) Albert C. Kunze, 394 Graham av (10360).

DITMAS AV, 1323, n w c Rugby rd, porch to 1-family dwg; \$13,000; (o) Harry Silverman, 1440 Bway; (a) Christopher H. Lang, 234 W 55th, N Y (10306).

GATES AV, 175, n s, 115 e Downing st, ext to 2-sty bk 1 fam dwg; \$2,000; (o) Arthur Truslow, premises; (a) John Jos. Carroll, 158 Spencer (10246).

GLENMORE AV, 197-205, n e c Junius st, alt to 1-sty bk office, garage & coal shed; \$1,500; (o) Rubel Bros., Inc., premises; (a) Edw. M. Adelson, 177 Pitkin av (10259).

GREENE AV, 690, s s, 425 w Sumner av, int alt to 3-sty bk 2-family dwg; \$1,000; (o) Beckie Fastofsky, prem; (a) Harry Dorf, 614 Kosci-usko (10365).

JAMAICA AV, 174, s s, 58.8 w Miller av, ext to 3-sty fr str & 6-family dwg; \$2,500; (o) Frank Richards, 160 Jamaica av; (a) Wm. C. Winters, 106 Van Sicklen av (10374).

JOHNSON AV, 336-38, s s, 2504 w Bogart st, walls, 1-sty fr wagon shed; \$4,000; (o) Gotham Packing Co., 330 Johnson av; (a) Chas. Good-man, 1399 St. Johns pl (10293).

JOHNSON AV, 440-88, s s, 276.11 e Knicker-bocker av, int alt to 1-sty fr store; \$1,000; (o) Jacob Apfel, Benj. Billig, 418 Johnson av; (a) Jacob Fisher, 25 Av A (10366).

KINGSTON AV, 133, e s, 123.3 s Herkimer st, walls in 3-sty 1 fam dwg; \$4,000; (o) Herbert S. Benward, prem; (a) Harry A. Yarish, 772 Bway (10150).

KNICKERBOCKER AV, 354, s s, 50 w Stock-holm st, ext, 3-sty fr str & show rooms; \$1,500; (o) Israel Samel, Julius Kahn, premises; (a) Harry Dorf, 614 Kosciusko st (10281).

LAFAYETTE AV, 586, s w c Nostrand av, re-move wall in 1-sty bk str & 2 fam dwg; \$1,000; (o) Gottlieb F. Zeltman, 1569 84th; (a) C. I. Jorden, 1760 81st (10094).

LAFAYETTE AV, 826-36, s e c Sumner av, stairway in hospital; \$1,000; (o) Bikin Chslein Hospital, prem; (a) Edw. M. Adelson, 1778 Pitkin av (10068).

LOTT AV, 233-43, n e c Watkins av, int alt to 2-sty engine room; \$1,000; (o) Eastern Woodworking Co., 233 Lott av; (a) John M. Baker, 9 Jackson av (9959).

MARLBOROUGH RD, 184, w s, 350 s Albe-marle rd, int alt to 2-sty fr dwg; \$3,500; (o) Frank Pindyck, 32 DeKoven court; (a) Fred J. Dassau, 26 Court (9436).

MESEROLE AV, 108, s s, 25.2 e Manhattan av, ext to 4-sty fr str & dwg; \$2,000; (o) Louise P. Barrett, 200 St. Johns pl; (a) Kunzie & Wall-lant, 394 Graham av (9469).

MONTAUK AV, 13-25, e s, 100.6 s Atlantic av, ext to 2-sty fr factory; \$500; (o) Saml Weisglass, prem; (a) Shampam & Shampam, 50 Court (10007).

MYRTLE AV, 1589, n e c Palmetto, remove str front to str; \$2,000; (o) H. Riemann, 1589 Myrtle av; (a) Harry A. Yaus, 772 Bway (9485).

NEPTUNE AV, 3602, s w c W 3d st, ext to store & 2-fam dwg; \$1,000; (o) Harry Yucht, premises; (a) Bly & Hamann, 551 Nostrand av (10422).

OCEAN PKWAY, 385, e s, 320 n Cortelyou rd, int alt to 2-sty fr dwg; \$3,000; (o) Jonas Gottlieb, 385 Jay; (a) Max Hirsch, 26 Court (9615).

RALPH AV, 512-14, s w c Park pl, ext to 3-sty fr str & dwg; \$7,000; (o) Jos. Antonelli, 226 E 106th, Manhattan; (a) Galen H. White, 1264 Findley av, Manhattan (9658).

ST. NICHOLAS AV, 227-39, n w c Beecker, ext to 4-sty bk hospital; \$125,000; (o) Bethany Deaconesses Hosp. Assn., prem; (a) Enorad & Gimbach, 22 Cleveland pl, Manhattan (9763).

SHEEPSHEAD BAY RD, 563-69, n w c Cort-land st, ext 2-sty fr 2-family dwg; \$6,000; (o) Abraham Pressman, 341 Stanton; (a) Jacob Fisher, 25 Av A (10322).

SNEDIKER AV, 423-27, e s, 80 n Livonia av, walls in 1-sty bk stable & garage; \$4,000; (o) Bella Turner, prem; (a) Jas. J. Millman, 28^c Court (10180).

3D AV, 806, n w c 28th, rf on str & stable; \$10,000; (o) Fredk. W. Starr, Locust Valley, N. Y. (9789).

4TH AV, 9525-27, e s, 87.3 n 97th, ext to 4-sty fr int; \$2,500; (o) Frank Napoli & Frank Schepis, prem; (a) P. Tillion & Son, 103 Park av, Manhattan (9634).

5TH AV, 360, w s, 40 n 5th, ext to 3-sty bk str & dwg; \$4,500; (o) A. Creveling, 360 5 av; (a) John C. Wandell, 8525 4 av (9579).

5TH AV, s e c Prospect av, int alt to laundry; \$2,000; (o) Eleanor Realty Corp., 30 E 42d, N Y; (a) Geo. M. Lawson, 5 W 62d (10136).

8TH AV, 916, w s, 59.9 n 10th st, int alt to 4-sty bk 4 fam dwg; \$5,000; (o) Sadie Wesser, 1080 E 10th; (a) M. N. Weinstein, 16 Court (10108).

8TH AV, w s, 20.3 n 10th st, int alt to 4-sty bk 4 fam dwg; \$5,000; (o) same (10109).

20TH AV, 6324, n w c 64th st, walls in motion picture theatre; \$1,200; (o) Sigfried Levi, Forest Parkway, Woodhaven, L I; (a) Frank M. McIntyre, 838 Vanderveer av, Queens, L I (10295).

Queens.

CORONA.—50th st, w s, 180 s Burnside av, repairs to dwg; \$1,000; (o & a) S. Sullivan, 117 50th st, Corona (2172).

FLUSHING.—Cypress av, n w c 24th st, repairs to storage; \$1,500; (o & a) Geo. H. Lamb, premises (2151).

FOREST HILLS.—Seminole av, s e c Ibis st, 1-sty fr ext, 13x29, rear club room; \$1,000; (o & a) Cord Meyer Dev. Co., Forest Hills (2183).

FOREST HILLS.—Harvest, s s, 150 w Seminole av, 1-sty bk ext, 16x9, rear dwg, shingle roof; \$1,800; (o & a) Walter Sauer, 417 E 47th, N Y (2177).

HAMMELS.—Boulevard, n e c Beach 81st st, 3-sty bk ext, 31x37, rear telephone building, int alt; \$35,000; (o) N Y Tel. Co., 15 Dey; (a) McKenzie, Voorhees & Gmelin, 1123 Bway, N Y (2170).

MIDDLE VILLAGE.—Furman av, s w c Juniper Swamp rd, int alts to factory; \$1,000; (o) B. F. N. Realty Co., 245 W 55th, Manhattan (2026).

OZONE PARK.—Lawn av, e s, 175 s Jerome av, 1-sty con blk ext, 20x20, rear dwg, gravel roof, int alt; \$1,300; (o & a) S. Napolitano, prem (2093).

RICHMOND HILL.—115th st, 3775, 1-sty fr ext, 12x15, rear dwg, int alt to provide for additional family; \$1,000; (o) Chas. L. Nittel, prem; (a) L. Berger Co., 1696 Myrtle av, Ridgewood (2087).

RIDGEWOOD.—Myrtle av, 1854, int alt to store and tenement; \$1,500; (o) Anna Form, 1828 Myrtle av, Ridgewood; (a) L. Berger Co., 1696 Myrtle av, Ridgewood (2175).

WINFIELD.—Worthington st, 32, erect attic sty to dwg; \$1,000; (o & a) A. Lefner, prem (2121).

WINFIELD.—Forest st, n s, 250 e 12th, int alt to dwg; \$1,200; (o & a) Ferd. Fisher, prem (515).

WOODHAVEN.—Atlantic av, s s, 50 w 102d st, int alt to shop & office; \$3,000; (o & a) Paramount Shoe Co., prem (690).

WOODSIDE.—North 8th st, 32, 1-sty fr ext, 5x13, rear dwg, tin roof; \$1,200; (o & a) Christian Hubner, prem (2142).

WOODHAVEN.—Old South rd, s s, 100 w Woodhaven blvd, int alts to public scrool; \$600; (o) City of New York, N. Y. City (2008).

WOODHAVEN.—Shoe & Leather st, n e c Ferry st, repairs to storage; \$1,800; (o & a) F. Pizza, prem (2159).

WOODSIDE.—5th st, e s, 80 s Jackson av, 1-sty built underneath store & dwg, tin roof, int alt; \$2,500; (o) Chas. Vollmer, 182 5th, Woodside; (a) Chas. J. Stidolph, 15 Ivy st, Elmhurst (2173).

Richmond.

MARINERS HARBOR.—Holland av, 98, new foundations, wall, stairs, ladder, roof, partitions in 2-sty frame dwgs; \$1,500; (o & a) Vinko T. Kalee, Mariners Harbor (396).

NEW BRIGHTON.—2 Belmont Terrace, cor Daniel Low Terrace, new window, rooms, beams, rafters, partitions, roof in 2-sty frame dwg; \$2,000; (o) A. C. Pouch, 2 Belmont Ter, New Brighton; (b) H. Hermansen, 340 Oakland av, W N B (391).

SOUTHFIELD.—Fingerboard rd, s s, 380 s e Summer st, new piazzl, steps, porch, roof, wall in 2-sty frame dwg; \$1,500; (o) William Sequire, 24 Fingerboard rd; (b) Geo. H. Wood, 90 Laurel av, Stapleton (387).

STAPLETON.—Leaural av, s s, 75 e Gorden av, new ext, alts in 2-sty fr dwg; \$1,500; (o) Wm. Whyte, Leaural av, Stapleton; (b) Frank Davenport, 71 Metcalfe, Stapleton (361).

TOMPKINSVILLE.—Grant st, s s, 100 w Bay, new ext, piers, sills, posts, beams in 2-sty fr barn; \$500; (o) C. Schreiper, 372 Bay, Tompkinsville (290).

WEST NEW BRIGHTON.—159 n Burgher av, e s, 25 n Henderson av, new ext, foundation, piers, beams, girders, posts, roof, rafters in 1½-sty frame dwg; \$1,500; (o) Gaetano De Mauro, 159 N Burgher av, W N B (398).

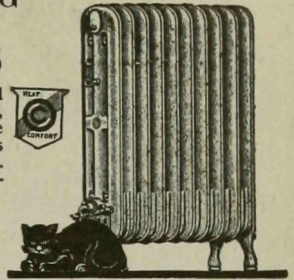
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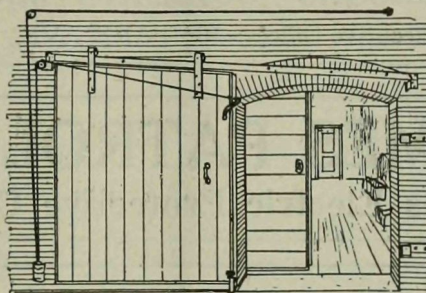
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