

Real Estate Record and Builders Guide

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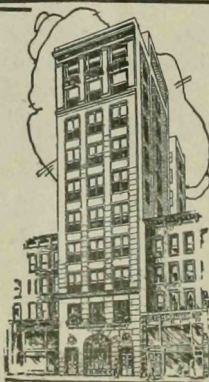
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EDITORIAL

Paramount Problems in Readjustment

In the numerous reports of the readjustment of business now definitely under way there is no more important contribution than that from the conference of representative New York bankers at which views as to the banking and financial situation were exchanged. Each of those present was asked if he knew of any "sore" spot, big or little, and every one declared he knew of none. It is most satisfying to learn that the banking system which was untried when the war started but which proved equal to that unprecedented emergency is likewise efficacious in the still more trying period in which deflation and liquidation are in full swing. Banking, like any other business, has easier going on the upgrade than when things are sliding down hill rapidly.

Mr. Charles H. Sabin, president of the Guaranty Trust Company, referring to general conditions, says: "In the first place, there is nothing mysterious or unexpected about the present condition in either the commodity or security markets. For months it has been certain, and it has been repeatedly so stated by students of the situation, that there must be a liquidation of commodities, securities and labor before this country can fully recover from the effects of the war and be restored to anything like a normal business basis. The process of deflation must include all the elements in the body economic sooner or later and there can be no escape from the inexorable law which directs it. Dodging the facts or attempting to postpone the inevitable will not bring immunity to anyone, whether his interest lie in production or distribution, capital or labor."

Supplementing these references to present conditions and needs is the very enlightening canvass made by the Council of the National Economic League of its 2,500 members as to their opinions of what constitute the foremost national problems of the day. These men include presidents and professors of universities, judges, lawyers, bankers, merchants, manufacturers, farmers, labor leaders and others whose position and reputation make their judgment worth knowing. The vote on the "paramount problems" resulted as follows in the order of their importance: Labor, 410; Americanization, 351; Bolshevism, 328; education, 327; universal military training, 289; taxation, 277; immigration, 270; efficient government, 260; foreign relations, 245; cost of living, 219; public health, 218; foreign trade, 195; freedom of speech and of the press, 192; merchant marine, 180; economic distribution, 178; highways and waterways, 175; economy and thrift, 159; tariff, 158; agriculture, 158.

It is noteworthy that labor and what might be termed complementary questions hold the first place in the minds of the leaders of thought as of greatest moment, while such subjects as foreign relations and trade, taxation, efficient government, thrift, the tariff and agriculture are secondary.

That labor appreciates its outstanding prominence as a factor in the rehabilitation of business on a normal basis is as evident as it is judged to be by the census just noted. When the foremost labor organization of the country calls in for consultation Herbert Hoover, whose activities as an employer and organizer of large bodies of men and women

have made him the predominant figure in this field, it is recognition of the fact that labor must set its own house in order before it may make further demands upon the body politic. Just what transpired at the unique conference is not altogether clear. But it is understood that some members of the council, while holding employers largely responsible for present conditions, admitted that individuals and even groups of workers had not "played fair" in some instances. Mr. Hoover is said to have told the conference that labor must do its share in the elimination of industrial faults and ills which make for unemployment.

This conference, curiously enough, has taken place at the very time when it is reported, although Samuel Gompers is quoted in denial, that the Central Federated Union proposes to start a drive for \$20,000,000 to fight the open shop, bringing to the front a question of ethics upon which there is apt to be a wide divergence of views between employers and employes until there is a thorough understanding of the true significance of the closed shop. There are evidences that not all union men are in favor of the closed shop, and there is being accumulated a great mass of testimony in the way of practical working of trades unionism in cities throughout the West where the closed shop is a thing of the past. The sensible thing for all concerned is that this problem be threshed out intelligently without recourse to violence, and this is possible because it is purely ethical.

It is only reasonable that the farmers and cotton growers who have had unmeasured prosperity thrust upon them by the lavish hand of nature and the fortunes of war should also heed the signs of the times and quit demanding un-economic legislation and unwise banking privileges to stem the worldwide downward trend of prices. It ought to be sufficient warning to Western grain raisers to know that Chicago elevators are filled, excepting for a few thousand bushels, with Canadian wheat, while receipts from our own immensely-productive fields are falling off. There is such a thing as holding on until the market has lost all buying power.

Going back to the bankers again, it is especially worth while to consider that they call attention to the necessity for retailers, which class include in a general way both farmers and laborers as well as shopkeepers, liquidating their holdings as soon as possible. It is not a spasmodic movement that has set. Prices of everything must come down. The banks are sound and the country will remain solvent if all those who have had a hand in advancing prices take part in a systematic and orderly downward revision of them, while maintaining the quality and effectiveness of their equivalent in the fields of commerce, agriculture and labor.

The Mayor's Discrimination Unjust

Mayor Hylan's recent letter to the Board of Education, favoring limestone as against terra cotta for use in public building operations, discriminates unjustly against a substitute material that has earned for itself an established position in the list of modern structural materials.

Arbitrary use of the more expensive limestone in public

buildings can add but little to the beauty, strength and utility of the structure. Its excessive use would defeat a real attempt at economical expenditure of public funds, while at the same time limiting the field of terra cotta, an alternate material of proven value. There is little logic in the statement in the Mayor's letter that limestone should be used because it would provide employment for hundreds of stone cutters living in the city who otherwise would be idle. Nor is it true that terra cotta is exclusively manufactured outside of New York State by non-union workmen.

The successful use of terra cotta in architectural construction dates from ancient times. In architectural masterpieces of ancient Greece and Rome, in important buildings of Mediaeval Italy and Spain, as well as in the construction of modern times this material has been awarded a prominent place. Throughout the ages methods of production have been perfected until at present architectural terra cotta compares favorably with natural stone in appearance and texture, and can be incorporated in a building at a lower cost, both in initial value of material and for the labor cost of making it an integral part of a building.

Consistent use of terra cotta in works of highest architectural merit is sufficient to prove its value as a structural medium. Architects of national and international reputation frequently specify it for building of a monumental character and, although it will always be a substitute or alternate material, there can be no imputation that it does not satisfactorily answer its purpose.

If terra cotta can be successfully employed in the construction of an architectural masterpiece such as the Woolworth Building, rated as one of the most beautiful structures in New York City, it surely is entitled to unprejudiced consideration by architects and engineers who are responsible for the design and construction of municipal building projects.

The Mayor's letter to the Board of Education prejudicing the use of terra cotta in new public schools is unfair and indefensible discrimination against a material the value of which as a structural medium is everywhere recognized.

Panics Not Preventable by Law

The shocking tragedy which cost the lives of six little folk in a Catharine street "movie" house last Sunday afternoon will be seized upon, of course, by various well-meaning citizens as the basis of a campaign to make "movie"

houses safer. At the coming session of the Legislature it is likely that numerous bills aimed to prevent a recurrence of last Sunday's tragedy will be introduced. If precedent is followed most of this legislation will be hastily-conceived, difficult to carry out and of little real value.

Whether the owners and managers of the Catharine street theatre are criminally responsible for the loss of six lives last Sunday is being considered by the proper authorities. If it is proved that the theatre failed to meet the requirements of the law, or if it is shown that minors were admitted without proper escort, those responsible should be severely punished, and probably will be.

The evidence thus far brought out indicates that none of the deaths were due to failure on the part of the owners to make their theatre comply with the requirements of the law. This view is taken by Fire Commissioner Drennan and Fire Chief Kenlon. The latter declares the exits were adequate and that the law was conformed to in every structural way. He points out that the deaths were due to a panic, and that no building can be so constructed as to insure safety in case of panic. "No way has been found," says Chief Kenlon, "of changing human nature so as to break people of the habit, in any alarm inside of a building, from attempting to rush out the same way they came in. Other exits may be closer, more convenient, less crowded, but they will ignore them and take the long way through a crowd to get out the way they came in."

Chief Kenlon, speaking from ripe experience, declares that there are very few, even among educated people, who have the power to stop and think in a panic before they act. There is no way, he declares, of framing a law to anticipate their conduct in a panic and no way to make any place absolutely fireproof. As for making any place panic-proof, Chief Kenlon doubts if that can be done. "You may have a disastrous panic in any theatre or any building where people gather," he says. "You can have a panic with loss of life in your own apartment if you have enough people in it. You can have panics in the streets if you have enough people. You can have them in railway stations."

Fire Commissioner Drennan says he will welcome any suggestions for new laws or amendments to present laws which will make the "movie" theatres safer. Undoubtedly a great many suggestions will be volunteered, but the new Legislature will not help the situation by merely placing more laws on the statute book. Panics in theatres cannot be prevented by law any more than can panics anywhere else.

Syndicate Proposes \$100,000,000 Jamaica Bay Improvement

PLANS for a \$100,000,000 harbor improvement on city-owned land in Jamaica Bay were submitted last Monday by Alton H. Greeley, of Cleveland, to a special subcommittee of the Board of Estimate, consisting of F. H. La Guardia, president of the Board of Aldermen; Borough President Edward Riegelmann, of Brooklyn, and Borough President Maurice E. Connolly of Queens. Henry A. Meyer, deputy dock commissioner; Congressman William E. Cleary and Congressman-elect Charles G. Bond, of the eighth congressional district; representatives of the Brooklyn Chamber of Commerce and the Jamaica Board of Trade, attended the hearing.

Mr. Greeley, president of the American Chain of Warehouses, said that the first step proposed by his organization would be to expend \$14,000,000 in the construction of 5,000 feet of bulkhead, six piers 1,000 feet long, warehouses, streets and industrial plants. He would proceed with the develop-

ment, he said, as rapidly as the remainder of the tract could be filled in. He hoped that the entire project, calling for upward of \$100,000,000 in construction work, would be completed within ten years, the whole development to be constructed in a substantial way with a view to permanence.

For the use of the land Mr. Greeley offers to pay to the city a total rental of \$1,250,000 for a fifty-year grant, or an average of \$25,000 a year. Comptroller Craig has estimated the value of the land at about \$600 an acre, or a total of about \$600,000. At the end of the fifty-year period the entire tract, with all the improvements thereon, will revert to the city free and clear; it is estimated that the value of the land at that time will be \$25,000,000, and that the value of the improvements, including docks, wharves, warehouses, railroad facilities, etc., will be approximately \$100,000,000; the rental, \$1,250,000.

The city would have to expend \$250,000 to dredge the main interior channel and \$4,000,000 to extend Flatbush avenue.

REAL ESTATE SECTION

New Rent Laws Have Not Stimulated Apartment Building

Comprehensive Analysis of Situation by Joseph Paterno Shows That Restrictions Upon Landlords Have Stopped Investments in New Buildings

THAT the apartment house construction situation is not materially improving is demonstrated by the fact that various builders of multi-family houses who had filed plans for new buildings, work upon which was to have soon been begun, have decided not to build them. It is asserted that a combination of circumstances has much to do with the untoward building situation, but that primarily the rent laws enacted last autumn are the stumbling block to further extensive construction. The result of these laws has been to take the jurisdiction over this kind of property away from the owners and to place it into the hands of the tenants. Consequently builders are discovering that there is no market for apartment houses. Men who for years have invested in such properties take the view: "What's the use?" They cannot be sure of obtaining the incomes from such investments and they are going into fields where returns are more certain and where investors are not harrassed and persecuted. The workings out of the rent laws have demonstrated that they are harmful instead of helpful and that the right of ownership of real property has been taken away.

Joseph Paterno, of the well known building firm of Paterno Brothers, and a member of the Board of Governors of Real Estate Investors of New York, Inc., is one authority for the statement that the rent laws have killed the business of apartment house building. This firm has erected in the past more than \$100,000,000 worth of fine apartment houses along Riverside Drive, Broadway and intersection thoroughfares in the One Hundred streets. Their experience is the experience of numerous other builders of apartment houses, the class of constructors who in the past have made this city a livable place. The general attitude of leading institutions toward the building industry, the excessive cost of building material, the enormously high cost of labor and the general shortage of it, together with the practical confiscation of property through the rent laws have created a stagnation in building from which no emergence now seems possible for a long time to come. The rent laws were passed to relieve an unwarranted panic on the part of the public. Apartment house builders say there was no "emergency" requiring legislation.

Discussing the situation, Mr. Paterno said: "The truth is that the combination of untoward circumstances now existing is strangling all building enterprise. I have been a builder of apartment houses for a long time and I would like to go ahead and build extensively again, as would other builders, but I don't intend to do so and lose money. I have some new buildings now with a large percentage of vacancies, and yet there is a hue and cry in some quarters about a housing shortage. A year ago I had very few vacancies, and consequently spent little money advertising apartments for rent. This year I am spending \$50 to \$75 a day advertising apartments, and the majority of them are not wanted by anyone, high or low, rich or poor. There is no such housing shortage as was represented to the legislators who passed the rent laws. To read the reasons set forth by the members of the Lockwood Committee as to why it recommended the legislation that was passed last September one would think that the majority of the people of New York would be compelled to sleep in Central Park or in the municipal lodging houses this winter. Why,

I have some cheap cold water flats vacant in the Bronx; if there is such a crucial housing situation why are not these tenements taken? The rents are within the reach of poor persons. The tenants who had occupied these very apartments were mechanics and others who have been making such largely increased wages that they moved into better apartments with more home comforts. And yet the wave of clamor against landlords and high rents broke into the Legislature and overwhelmed it.

"I solemnly make the assertion that there is a stagnation of the rental market now. Otherwise, how do you account for the long list of apartments to rent throughout the city? I have a new apartment house at Riverside Drive and 105th street that is nearing completion. Ordinarily these apartments would be rented on the plans the same as many offices and office building are rented. But instead of plenty of tenants there is a lack of them. Certainly the situation is no salutary advertisement of the property to a prospective investor.

"Thousands of tenants in thousands of apartment houses are holding tight right where they are. They are not moving and this fact was amply demonstrated on October 1 last. Ask the moving van men if their business last October was anywhere near the average for that season.

"A builder of an apartment house to-day, or an investor in such property, has no control over his investment. The rent laws discourage real estate investment. And I speak as a result of the way they have worked out.

"There is no rule of court procedure now where a landlord can get rent out of court that has been deposited there by a tenant in a case where there is a dispute as to the amount of the rent. The landlord positively cannot get it unless the tenant says so, not even rent under an old lease. Old written leases are ignored as well as new ones. Why, the attitude of Germany that a treaty with another country was merely a scrap of paper to be ignored if necessary is now applied by tenants to leases.

"How long can property be secure in the face of such a situation? Tenants cannot be put out of an apartment and they cannot be compelled to pay their rent. That is the logic and outcome of the situation in thousands of instances with prospects of the situation continuing.

"The property owner must pay his taxes, and if he does not pay them on time a penalty of 7 per cent. per annum may be imposed against the total sum of the taxes until they are paid, and if he does not finally pay them his property can be sold for taxes. He must provide heat, janitor service, elevator service and other numerous items of general maintenance. But he cannot have his rents to pay the costs of maintenance. If he doesn't furnish heat and light he is guilty of a misdemeanor.

"Before the new rent laws went into effect a landlord had something to say about his property. If a tenant owed, say, two months rent, he would either have to pay or be dispossessed and the apartment could be rented to a tenant who would pay, and the income of a property kept its proper balance. Now, however, a tenant can refuse to pay the landlord, deposit the money in court and let the landlord wait for it

(Continued on page 704)

N. Y. Society of Architects Entertains State Association

Informal Dinner at Hotel Astor, Addressed by Prominent Architects and City Officials, a Noteworthy Gathering

THERE was a notable gathering of architects at the Hotel Astor last Thursday evening when the New York Society of Architects entertained at an informal dinner the delegates of the New York State Association of Architects who were in this city at the annual convention of their organization. About one hundred architects representing all sections of the State were present and among the guests were men prominent in the profession, city officials who have duties that bring them into close contact with architectural and building interests, and editors of the architectural press.

James Riely Gordon, president of the New York Society of Architects was the toastmaster and in his address heartily welcomed the visiting architects and city officials and then, as the occasion happened to be the second anniversary of the signing of the Armistice, spoke in a patriotic strain and closed with a call for a rising salute to the flag.

Captain John P. Leo, chairman of the Board of Standards and Appeals, representing Mayor Hylan, who was unable to be present, urged the passage of restrictive and protective laws by the State Legislature to the effect that the profession of architecture might be developed and improved. He also urged the architects present to give earnest attention, even at personal inconvenience, to the preparation of measures which might be presented to the Legislature at its next session, for the alleviation of the housing shortage, now so serious.

Ornam G. Waltz, of Ithaca, president of the New York State Association of Architects outlined the aims of the State organization and the difficulties that are constantly thrown in the way of proper recognition of professional merit and suggested legislative measures necessary to relieve this situation.

Robrt D. Kohn, vice-president of the New York State Association of Architects and director of the American Institute of Architects in his address said:

"The important thing to my mind at the present time is that we architects shall cease to consider ourselves so high and mighty as to entirely isolate ourselves from the building world but shall begin to consider ourselves more as a functional part of the whole industry. We have all been individualists, more interested in putting over our ideals and our artistic conceptions into solid structures than we have been in realizing our greatest possibilities as an integral part of a great industry. The happiest sign of the times that I can discern is that architects themselves are taking the first steps towards bringing together every functional part of the building industry in some sort of a conference organization that will attempt to correlate the other parts of the industry for the greatest good of the service that the building interests can render."

In closing, Mr. Kohn said: "I hope that in every city and county in the State architects will try to bring together small groups representing every element of the building industry in their locality. If the architects in every city will get contractors, sub-contractors, material men and labor men to sit down with them once a month and confine their discussions to ways and means by which the industry in their community can be bettered, it would be a great forward step."

Hon. Albert E. Kleinert, Superintendent of Buildings, Borough of Brooklyn, stated that throughout his long experience as a practical builder and during the past three years as Superintendent of Buildings in Brooklyn, he has contended that architects and builders should be authorized to carry on their respective callings by Legislative enactment. He further stated that it was his intention to renew activity in the next Legislature a bill to license builders.

Others who delivered addresses at this dinner were D. Everett Waid, treasurer of the American Institute of Architects who spoke for the New York Chapter, A. I. A., Alexander

McIntosh, ex-president of the Brooklyn Chapter, A. I. A., Leon Stern of Rochester, president of the Central New York Chapter, A. I. A., Edward B. Green, of Buffalo, member of the State Board of Examiners and Registration of Architects, Addison F. Lansing of Watertown, Edward W. Loth, vice-president of the New York Society of Architects and Henry B. Herts.

The dinner was brought to a close after the following resolution was adopted:

"Resolved: That it is the sense of this meeting that the investigation into the disreputable practices in the building business should be thoroughly investigated and this Society offers its hearty cooperation in unearthing and prosecuting those guilty of criminal practices."

THE board of governors of the Building Trades Employers' Association refused Wednesday afternoon the demand of the Building Trades Council for an increase in wages of a dollar a day for union workers. Beyond that statement, which was given out informally after a two-hour meeting in association headquarters, 30 West Thirty-third street, members of the board refused to comment on their action. No employer would discuss the result of the meeting, it was said, until a letter rejecting the union demands reached the secretary of the Building Trades Council.

Ronald Taylor, president of the Employers' Association, was unwilling to discuss the board's action. Samuel B. Donnelly, associate secretary, said he was unwilling to say whether employers had expressed themselves in favor of an "open shop" policy toward labor if the workmen persist in their demands for more pay.

Employers and unions are working under a two-year agreement. The agreement does not expire until a year from now, but under its terms it is provided that before the beginning of the new year a demand for revision of the wage scale may be entertained. The present wage scale provides for \$10 a day for bricklayers, \$9.50 a day for plasterers and \$9 a day for members of the inside trades.

New Laws Do Not Stimulate Building

(Continued from page 703)

until the tenant allows him to take it out. In the meantime the landlord can put his hand in his own pocket and maintain his property, for the benefit of the tenant only, as best he may. Hence when I assert that the rent laws as they stand are destructive instead of constructive, I state that which is now recognized as a fact.

"The vital fact has been overlooked throughout this era of agitation over rents that everything the landlord and the builder has to pay for, everything that goes into a building, whether material, or coal to heat it, has increased tremendously in price. This fact was studiously overlooked and ignored. Property ownership is a business, and all the legislation in the world will not alter economic conditions.

"Shortage of labor is another serious problem. Thousands of young plumbers, bricklayers and mechanics of various kinds who went away to take part in the world war have not returned to their trades. No young apprentices are taking their places in appreciable numbers. Plasterers are **very scarce**, so are carpenters. As a result wages are excessively high. The advertisements for mechanics that we put in the newspapers do not bring the best class of help.

"Unless young blood comes into the building trades prices of labor will not be normal. Abundant immigration may solve this problem in time."

Review of Real Estate Market for the Current Week

Many Large Transactions in Commercial Buildings and Apartment Houses Were Made by Operators Who Have Recently Reappeared in the Market

THE chief characteristic of the real estate market this week was large transactions. There has not been a week in a long time when so many large sales have been made. The William Waldorf Astor estate sold more than a dozen holdings in one block that had been in the family for more than half a century; and it sold many other parcels. Large commercial buildings in strategic business centers of the town changed hands, and some of these were valued at \$1,000,000; several large apartment houses were bought, some of them by co-operative investors; a pork-packing company bought a west side block front for improvement with a building for its purposes; numerous medium sized commercial buildings in the lower east and west sides figured in the dealing, while the premier sale of the week was that of thirteen old buildings in the Times Square section, so that the site can be improved with two theatres and an office building.

A conspicuous feature was the reappearance of several large operators in the market. And this is taken as an indi-

cation that more of them will soon become active. The revival of activity and the reappearance of operators so soon after the national election is significant. Apparently they desired to see the campaign disposed of before they again got busy.

There was a fair sized movement of apartment houses during the week. While there is no doubt of the damaging effect of the new rent laws on the sale of apartment houses, many owners feel that it is a mere matter of time when these laws will be declared unconstitutional. Investors as a class are more timid about apartment house investments and it is an accepted belief among builders and owners that the market for this kind of property would be still stronger if the rent laws were not in effect. The uncertain outcome of them makes many prospective investors hesitate.

The real estate business transacted this week is a tonic for the market generally, and the probabilities are that the winter will witness steady activity throughout the city.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 102, as against 133 last week and 129 a year ago.

The number of sales south of 59th st was 31, as compared with 44 last week and 23 a year ago.

The number of sales north of 59th st was 71, as compared with 89 last week and 106 a year ago.

From the Bronx 19 sales at private contract were reported, as against 41 last week and 49 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 714.

Death of James J. Etchingham.

AMES J. ETCHINGHAM, for 32 years a real estate broker and manager in this city, died last Sunday at his home, 40 West 95th st, at the age of 54 years.

Mr. Etchingham specialized in West Side real estate. He long maintained an office at 131 Columbus avenue. Mrs. Etchingham survives him.

The funeral services of Mr. Etchingham took place on Wednesday morning in the Catholic Church of the Holy Name, 96th street and Amsterdam avenue.

Max Natanson Deals Heavily.

Two important commercial building deals and one apartment transaction in which Max N. Natanson, the operator, figured prominently, formed a marked feature of activity in the realty market during the week. The larger transaction of the two was the sale by Mr. Natanson to a syndicate of tenants of the 17-story New Centre Building, 39-41 West 32d st, covering a plot 44x98 feet, between Broadway and Fifth av. The structure adjoins the Hotel Strand on the west, which adjoins the former Hotel Martinique, now the McAlpin Annex, on the Broadway corner. The building is fully rented, showing an annual return of about \$70,000, and is thoroughly equipped. It has been held at a valuation of \$700,000.

Mr. Natanson purchased the 10½-story loft structure, 51-59 East 11th st, covering a plot 54x103.3, between Broadway and University pl. The annual rental is about \$25,000, and the holding price has been \$225,000. Morris P. Altman was the owner of record and the broker in the transaction was William S. Sussman. Early in the week Mr. Natanson sold to Mr. Altman the 16-story commercial structure at the southwest corner of Broadway and West 4th st. The 11th st property taken by Mr. Natanson was evidently a part payment deal for the larger Broadway structure.

Another deal in which Mr. Natanson figured was the sale of the 6-story apartment house known as the Mount Ceniz, at the southwest corner of Morningside av and 115th st, covering a plot of 100 feet on each thoroughfare. It is fully rented for about \$40,000, and the property was held at \$300,000. Byrne & Bowman were the brokers in the sale.

Catholic Club Buys Building.

Edward E. Arnold sold to the Catholic Young Women's Club, tenants, 641 Lexington av, adjoining the northeast corner of 54th st. The property is a 4-story and basement dwelling, covering a lot 25x100.

Investor Buys Downtown Corner.

Chambers-Broadway Corporation sold through Edward J. Hogan to the Dalton Adding Machine Co. 83 Reade st, at the southwest corner of Church st, a 6-story brick mercantile building, on a lot 25x50.9½. The buyer will occupy the entire building.

Former Astor Property Sold.

Another former Astor estate holding in Harlem, the row of ten 3-story frame and brick English basement dwellings at 44 to 62 West 130th st., adjoining the southeast corner of Lenox av., has changed hands. Sold by the Astors about 10 years ago, the houses passed through various hands, finally becoming the property of the New York Savings Bank, the present sellers. According to reports, the new owner is an operator who plans to sell off the houses separately. Each stands on a lot 25x99.11.

Astors Again Sell in Harlem.

Estate of William Waldorf Astor sold to Leonard Weill 1 to 25 West 129th st, adjoining the northwest corner of Fifth av, numbers 1 to 13 being 4-story and basement brownstone dwellings, each on a lot 20x99.11; and 17 to 25 West 129th st, five 4-story and basement brick dwellings, each on a lot 20x99.11. L. J. Phillips & Co. were the brokers.

They were erected by the Astors many years ago, and the land had been in their possession for more than half a century.

Sells Amsterdam Avenue Corner.

John R. Davidson sold for the Reliant Leasing Co. the southwest corner of Amsterdam av and West 170th st, a 5-story brick apartment house, with store, on a plot 37.6x100. It was held at \$85,000.

Old Eighth Avenue Parcels Sold.

James L. Van Sant bought from the estate of Abraham Underhill, through Daniel Burke, trustee, 55 and 57 Eighth av, two 3-story brick buildings with stores, on a plot 38x66x irregular, adjoining the northwest corner of Horatio st. Alexander Schaie was the broker.

Estate Sells West Side Parcels.

Charles R. Faruolo purchased from the estate of Margaret Zimmerman the Portsmouth and the Hampshire apartments at 38 to 50 West 9th st. The property consists of three 6-story elevator houses, occupying a plot 161x94, between Fifth and Sixth avs. The apartments accommodate 45 families and have an annual net roll of \$61,000. All of the leases expire in 1922. The estate takes back a mortgage of \$200,000 for 10 years at 5 per cent.

More Co-operative Apartments.

The Maranamay apartments, a 6-story brick elevator apartment house, on a plot 87.6x100.11, at 611 to 617 West 112th st, adjoining the north corner of Riverside dr, has been purchased by the Lansing Construction Co., Inc., from Mrs. Mary B. Geyer. The property has not changed hands during the last 15 years, as the former owner purchased it from Tully & Co., the builders. It is understood from M. H. Gaillard & Co., the brokers, that the property will be immediately resold on the 100 per cent co-operative plan. M. H. Gaillard & Co. will represent the new owners, and will conduct the resale of the individual apartments.

Bowery Bank Buys Uptown.

In face of the fact that the Victory Hall Association has preference, through an enabling act of the Legislature, of purchase of the block front on the east side of Park av, from 41st to 42d st, nearly one-half of the plot—the rear or eastern part—has been bought by the Bowery Savings Bank, from Harry Mandel, as a site for a new building for that institution. The part taken fronts 104.6 feet on both 41st and 42d st, while the total size of the plot was 197.6 feet on Park av and 230 feet on each street. It was long the site of the Grand Union Hotel. Mr. Mandel bought the total plot last July from the city for \$2,900,000 and he is understood to have obtained from the bank for the part it has taken \$1,400,000. The city has a subway easement in the front part of the original plot. There is a doubt in some quarters whether the Victory Hall Association will eventually raise the \$15,000,000 desired to erect a World War memorial and nay for the site.

News of the deal caused considerable surprise at the headquarters of the Victory Hall Association, which is engaged in a campaign to raise funds for the purchase of the entire city block at this point. Although nothing official was forthcoming from the promoters of the Victory Hall idea, it was pointed out that Mr. Mandel at the time of his purchase of the property from the city expressed his willingness to facilitate rather than impede the plan. The operator declared at that time that he was willing to sell at any time to the Victory Hall Association and at a price a little higher than that which he paid. It is probably the most valuable unimproved plot in New York.

If the Victory Hall Association maintains its present attitude a contest will ensue over the possession of this piece of ground. It was stated unequivocally that the association intends to pursue its plans as though the plot had not been sold and will fall back on the authority given it by the Legislative bill permitting the condemnation of any city block for a Victory Hall war memorial.

The Bowery Savings Bank has been situated at the Bowery and Grand st since 1834. Its plan to move uptown is only another evidence of the growing importance of the Grand Central zone financial center. Alongside of the home which the bank will erect Mr. Mandel may put up a 25-story building if he does not sell or lease the remainder of the plot in the meantime.

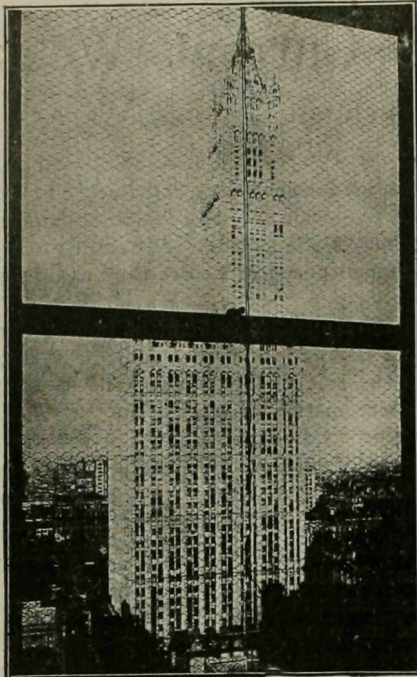
Astors Sell Near Times Square.

Estate of William Waldorf Astor sold to Marc Klaw, Inc., theatrical producer, 226 to 250 West 46th st, 13 3 and 4-story brownstone dwellings converted to business on a plot 226.4x100.5, between Seventh and Eighth avs, on the south side of the street and close to the Fulton and Gaiety theatres.

The Klaw interests will erect on the site two new theatres and an office building. The total cost of land and buildings will be \$2,250,000.

The construction of the two new theatres, in addition to a show house now under construction for Mr. Klaw on West 45th st, will give him control of four new legitimate theatres. Plans for the latest buildings are being drawn by Eugene de Rosa. The proposed office building is expected to be 12 stories in height and will be occupied mostly by music publishing firms.

Each theatre will seat 1,200 persons. They will be built together and will present one continuous front, over which there will be a roof garden seating 1,500 persons. Under the building a large hall accommodating 1,000 persons will



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run the full length of the lot. Possession is expected February 1, 1921.

The building's front will be constructed of limestone with monumental gateways at each end and a classic colonnade of columns. The interior of one of the theatres will have furnishings and decorations of the Louis XVI period, and the interior of the other will be treated in Colonial style.

Mr. Klaw, who is part owner of the New Amsterdam and Liberty theatres, upon his return from Europe late last summer, formed the Marc Klaw, Inc., in conjunction with his two sons, Alonzo and Joseph Klaw.

Swift & Co. Buy for Improvement.

Swift & Co., pork and beef packers, bought from Amos C. Dean several old buildings occupying the block front on the east side of Tenth av, between 14th and 15th sts. The parcel measures 206.3x100, and the packers plan to build a fireproof structure to be used as the headquarters of the company for its New York branches.

Big Broadway Corner Deal.

Max N. Natanson sold to Morris P. Altman 693 to 697 Broadway, at the southwest corner of West 4th st, a 16-sty brick loft building, on a plot 80.5x110.

The structure, which was acquired last December by Mr. Natanson from the estate of Philip Braender, contains six passenger and freight elevators and 100 per cent. sprinkler system. It shows an annual rent roll of \$100,000 and was valued at \$1,000,000.

Owner Buys Abutting Property.

Following the recent amendment of the zoning law, placing 27th st. between Eighth and Ninth avs, in the unrestricted zone, a deal has been closed there which will claim two more Chelsea dwellings for business. The sale was made by Henry Brady, broker, who sold for a client the two 3-sty and basement brick and stone dwellings 360 and 362, each on a lot 22x98.9. The property was bought by Hugh Getty, who owns the abutting properties 357 to 361 West 26th st, and 274 to 280 Ninth av, the three forming a "T" shaped parcel. Mr. Getty will immediately alter the 27th st houses for commercial use.

Estate Sells East Side Corner.

J. Finkelstein & Sons sold for the Stief estate the 5-sty structure, on a plot 45x95, at the northeast corner of Delancey st and the Bowery. The property was purchased by a syndicate of investors.

Architect Buys Offices.

Pease & Elliman resold for Col. Fred Feigl the 3-sty and basement brownstone dwelling 151 East 63d st, on a lot 16x100.5, to F. Livingston Pell, architect, who will convert it into an atelier for himself, with studio apartments and offices above.

Brooklyn City R. R. Co. Sells Plot.

Joseph P. Day sold for the Brooklyn City Railroad Co. the vacant plot 240x100 on the north side of Herkimer st, 140 feet east of Brooklyn av, Brooklyn, to an investor.

Good Sale in Long Island City.

Harold A. Hawkins, in conjunction with Corwith Bros., sold for Florence Raynor of Brooklyn, to John Welden, the three 4-sty and basement 5 family brownstone flat houses at 143 to 147 Fifth st, on a plot 75x100. Plans for remodeling the houses into 3 and 4 room apartments are now being prepared. Steam heat, electric light and hot water supply will be installed. This is the first large undertaking of its kind reported in Long Island City recently.

Film Company Buys Scenic Tract.

Ferndale Film Studios purchased a large tract of land in Brookhaven, Suffolk county, L. I., from Esther T. Crater, for a reported price of \$170,000.

Manhattan.

South of 59th Street.

DELANCEY ST.—Max N. Natanson resold to the H. W. G. Corporation the 5-sty and basement stores at 204 Delancey st, on a lot 25x100.

BLEECKER ST.—Evangelical Lutheran Church of St. Matthew sold through Peter Biese to Giraldi brothers, tenants, the 4-sty brick building with store at 296 Bleecker st, northwest corner of Barrow st, on a lot 16.11x81.

MARKET SLIP.—S. S. White Dental Manufacturing Co. bought from the Market Street Realty Co. 84 to 90 Market slip, between Cherry and Water sts, a 7-sty and basement brick loft building, on a plot 120x26.5.

MITCHELL PL.—James Kyle & Sons sold for the United States Trust Co., as trustee, 4 Mitchell pl (northside East 49th st, east of First av), a 3-sty and basement brownstone dwelling, on a lot 18x110.10.

PERRY ST.—R. Telfair Smith resold the 3-sty and basement brick dwelling, on a lot 19x75, at 23 Perry st to the Protestant Episcopal Church of St. John the Evangelist. The property will be improved in the same manner as the adjoining house. The church edifice is at the southwest corner of West 11th st and Waverly pl, and the Perry st parcels abut it.

12TH ST.—Benson Manufacturing Corporation bought from Herman Rieb the 4-sty and basement brownstone flat 221 East 12th st, on a lot 20x106.6.

18TH ST.—Estate of Sarah S. Paddock sold to Daniel H. Jackson 8 East 18th st, a 3-sty brick mercantile building, on a lot 24.6x70. The property had been in the Paddock family 50 years. Ogden & Clarksons were the brokers.

34TH ST.—William J. McLean sold to Nathan Lyons the 2-sty brick loft building 510 to 514 West 34th st, on a plot 60x98.9, 185.2 feet west of Tenth av.

41ST ST.—Robert E. Kelly sold for Louis H. Rullman to Mary O'Halloran 337-339 East 41st street, the first being a 4-sty and basement brick store and studio building, on a plot 32.2x98.9, and the second a 4-sty and basement brownstone dwelling, on a lot 19x98.9.

47TH ST.—Miss Mabel Davidson sold through John J. Hoeckh to Mrs. E. Pierre, for occupancy, 441 West 47th st, a 4-sty and basement brownstone dwelling, on a lot 18.9x100.5.

49TH ST.—Alfred Coburn sold for Ada E. Coburn the 3-sty brick stable 333 West 49th st, on a lot 25x100.5, to M. Tesman.

51ST ST.—Edwin D. Johnson, as executor, sold to William Luick 244 East 51st st, a 3-sty and basement brownstone dwelling, on a lot 20 x100.5.

56TH ST.—Ferdinand Witt sold 157-159 East 56th st, two 3-sty and basement brownstone dwellings, on a lot 18.9x80.5.

AV C.—Kellner Realty Co. sold to Nathan Applebaum 159 Av C, southwest corner of 10th st, a 5-sty brick tenement house, with stores, on a lot 23.3x83.

SIXTH AV.—Grace H. Phillips and others sold to 232 Sixth Avenue, Inc., the 3-sty brick building with store at 232 Sixth av, on a lot 19x70, adjoining the northeast corner of 15th st. It was subject to a mortgage for \$122,500.

EIGHTH AV.—S. & G. Gross Co. bought from Harold A. Sands and others 486 Eighth av, a 4-sty brick flat with store, on a lot 19.6x60.

North of 59th Street.

61ST ST.—Ruland & Whiting-Benjamin Corporation sold for Mrs. M. V. R. White 216 East 61st, a 3-sty and basement stone front dwelling, on a lot 16.6x100.5. The purchaser will remodel the property.

63D ST.—Haggstrom-Callen Co. sold for Christine Germaine the 3-sty and basement brick dwelling, on a lot 16.9x100.5, at 135 West 63d st, to a Miss Moran, for occupancy.

66TH ST.—Pease & Elliman sold for Dr. Frederick Kammerer to Mrs. A. Carter, for occupancy, 51 East 66th st, a 4-sty and basement brownstone dwelling, on a lot 20x100.5.

70TH ST.—H. Holtz & Co., owners, sold to a physician, for occupancy, 137 West 70th st, a 4-sty and basement stone front dwelling, on a lot 18.1x100.5.

72D ST.—Fort Tryon Holding Co. sold to the 135 West Seventy-second Street Corporation the 5-sty brick store and studio building at 135 West 72d st, on a lot 22x102.2.

73D ST.—Cusack Co. sold for Lillian F. Sherrill to a buyer, for occupancy, 255 West 73d st, a 4-sty and basement brick dwelling, on a lot 18x102.2. The property was sold with the furnishings.

76TH ST.—Haggstrom-Callen Co. sold for William F. Whitehouse the 5-sty stone front American basement dwelling 12 West 76th st, 25x73x102, to a buyer who after alterations will occupy. This dwelling is one of a row of 8 buildings erected by the same builder, adjoining Central Park West, and contains an electric elevator. It was held at \$65,000.

76TH ST.—Sutro estate sold through the Pierre & Golden Co. to D. Daly 44 West 76th st, a 4-sty and basement stone front dwelling, on a lot 20x102.2.

83D ST.—Gladys F. Rousseau sold to Nathalie H. Swan, the tenant, the 5-sty brick American basement dwelling 18 East 83d st, on a lot 20x102.2.

85TH ST.—Clark estate sold 51 West 85th st, a 4-sty and basement brick dwelling, on a lot 17.6x102.2. The new owner will make extensive alterations.

88TH ST.—A. Amerkhanian sold through E. C. H. Vogler to Paul A. McGoldrick, operator, 111 West 88th st, a 4-sty brick American basement dwelling, on a lot 16x100.8½.

89TH ST.—B. H. Lubben sold 167 East 89th st, a 5-sty stone front double flat, on a lot 25x100.8½.

94TH ST.—Houghton Co. sold for John McMullen to a buyer, for occupancy, 147 West 94th st, a 3-sty and basement brownstone dwelling, on a lot 17x100.8½.

97TH ST.—Leon S. Altmayer, in conjunction with R. W. Elliott, sold for the estate of William Wall 303-305 East 97th st, two 4-sty brick tenement houses, each on a lot 25.1½x100.11. The same brokers have also negotiated a first mortgage of \$16,000 at 5½ per cent per annum for a term of 5½ years on this property.

100TH ST.—Duross Co. sold for the Elizabeth Coley Ross Corporation the 4-sty brick single flat 42 West 100th st, on a lot 19.4x100.11, to Samuel Priess.

100TH ST.—Duross Co. sold for the Elizabeth Coley Ross Corporation to Samuel Pries 42 West 100th st, a 4-sty brick single flat, on a lot 19.4x100.11.

108TH ST.—Isaac Baker sold to Joseph H. Blumenthal the 4-sty and basement brownstone dwelling 79 East 108th st, on a lot 17x80.10.

111TH ST.—William A. White & Sons sold for Mrs. Edith Holden to Joseph Feldman 18 East 111th st, a 5-sty brownstone tenement house, on a lot 27x100.11.

115TH ST.—E. Sharum sold to Anna L. Bulger 304 West 115th st, a 3-sty and basement stone front dwelling, on a lot 16.8x100.11, adjoining the southwest corner of Eighth av.

116TH ST.—Henry V. Allen sold to Salvatore A. Cotillo the 3-sty and basement brownstone dwelling 235 East 116th st, on a lot 16.8x100.11.

120TH ST.—Clara Margunes sold to Irving Hordes the 3-sty and basement stone front dwelling 126 West 120th st, on a lot 19x100.11.

122D ST.—Morange estate sold through Jacob Gerzler to Louis Marks the 3-sty and basement brownstone dwelling 126 West 122d st, on a lot 19x100.11. This is the first sale of the property in 32 years.

129TH ST.—Leonard Weill sold to Helen Phillips 204 West 129th st, a 3-sty and basement brownstone dwelling, on a lot 18x99.11, adjoining the southwest corner of Seventh av.

130TH ST.—Porter & Co. sold for Henrietta Montross 224 West 130th st, a 3-sty and basement brownstone dwelling, on a lot 17.6x99.11.

131ST ST.—Porter & Co. sold for the Merit Realty Corporation, Marcus L. Osk, president, to Anna J. Lee 253 West 131st st, a 3-sty and basement brownstone dwelling, on a lot 17x99.11.

132D ST.—Mrs. Marietto Starks sold to the John H. Pierce Realty and Holding Co., John H. Pierce, president, 148 West 132d st, a 3-sty and basement stone front dwelling, on a lot 14.8x99.11. Ellen B. Thompson was the broker.

133D ST.—Charles E. Sands, as trustee, sold to William E. Gearon and Louis N. Adler 42-44 East 133d st, two 3-sty and basement brownstone dwellings, each on a lot 20x99.11, adjoining the southeast corner of Madison av.

133D ST.—D. Kempner & Son sold for District No. 1 of the Independent Order of the Benai Berith 45 East 133d st, a 4-sty brick tenement, on a lot 25x99.11. The purchaser will improve the property with extensive alterations.

136TH ST.—Fitz Howell sold for the Elizabeth Realty Co. the 3-sty and basement brick dwelling 259 West 136th st, on a lot 17x99.11.

142D ST.—John G. Froatz sold to Sydney E. Parris the 3-sty and basement stone front dwelling 212 West 142d st, on a lot 17x99.11.

183D ST.—Eleanor F. Bennett sold to Mary E. Frazee the 2-sty and basement brick dwelling 516 West 183d st, on a lot 16x104.11.

187TH ST.—Harry Levy sold for Peter Pinto 528 West 187th st, a 3-sty and basement brick 2-family house, on a lot 19.3x75.

207TH ST.—Gustavus L. Lawrence sold to Moses Roseman, tenant, the 1-sty building, on a plot 39.6x100, at 600 and 602 West 207th st, adjoining the southeast corner of Broadway.

FIRST AV.—Henry V. Allen sold to Salvatore A. Cotillo the 4-sty brick tenement house with stores at 2267 First av, on a lot 29x78, adjoining Public School 85.

PLEASANT AV.—May Smyth sold to Harry L. F. Wallace the 2-sty and basement brownstone house 408 Pleasant av, on a lot 16.8x64.

SECOND AV.—Albert A. Kirch sold to Rose Ketman the 4-sty brownstone tenement house with store at 2396 Second av, on a lot 20x80.

THIRD AV.—G. Tuoti & Co., with C. D. Deid, sold for a client to G. Cavallaro the 5-sty stone front tenement house with store at 1759 Third av, on a lot 25x83.9.

Bronx.

FOX ST.—J. C. Green and M. L. Wilson sold 1061 Fox st, a 2-sty and basement frame 2-family house, on a lot 16.2x100.

LORILLARD PL.—John A. Shaw sold to the Rey Building Co. the 2-sty and basement frame dwelling 2440 Lorillard pl, on a lot 25x97.5.

136TH ST.—Meikelham estate sold to J. C. Green and Mary L. Wilson the three 2-sty and basement brick 2-family houses at 346 to 350 East 136th st, each on a lot 17.5x100.

156TH ST.—Henry Boschen sold to Charles A. Reicker the 4-sty brick flat with stores 767 East 156th st, on a lot 27.5x100, adjoining the northwest corner of Westchester av.

167TH ST.—Joseph Bernstein sold to Samuel Arnkoff the 5-sty and basement brick apartment house 825-827 East 167th st, on a plot 44x171.

167TH ST.—A. Cahn sold for Philip Wenkert 943 East 167th st, a 2½-sty and basement frame 2-family detached house, on a lot 25x90, adjoining the northeast corner of Simpson st.

ARTHUR AV.—Louis Smith, Jr., sold to Harry Steinman and others 2074 to 2080 Arthur av, two 5-sty and basement brick apartment houses, on a plot 100x113.5x110.

DECATUR AV.—A. M. Realty Co. sold to a woman investor through Amelia Pirk the 5-sty and basement brick apartment house at the southeast corner of Decatur av and 199th st, on a plot 49.5x115.

FOREST AV.—Abraham Harris sold to Jacob Levine the 3-sty and basement frame dwelling 1004 Forest av, on a lot 18x100.

HUGHES AV.—Jacob Bettinger, Jr., sold to Antonio Valentino the 2-sty and basement frame dwelling 2309 Hughes av, on a lot 25x100.

JACKSON AV.—Isac Sudakon sold to Jacob Farber the 2-sty and basement brick dwelling 1118 Jackson av, 23.5x87.5.

MONROE AV.—Kraft & Co. sold to George Willi 1691 Monroe av, a 2-sty and basement brick 2-family house, on a lot 25x95.

MONROE AV.—David L. Woodall sold for J. J. Larkin 1694 Monroe av, a 2½-sty and basement frame dwelling, on a lot 25x95.

MORRIS AV.—Samuel Kotney sold to Frank Fox the 3-sty and basement brick dwelling 1064 Morris av, on a lot 20x95.

NELSON AV.—Abe Bass sold to Emmett B. Tuttle the 3-sty and basement frame dwelling 1125 Nelson av, on a lot 25x104.

POWELL AV.—Katherine Hoctar bought through Charles A. Weber 2041 Powell av, a 2-sty frame detached dwelling, on a lot 25x103.

SHERIDAN AV.—Edward F. Cole sold to Fred Harnisch 869 Sheridan av, a 2½-sty and basement frame dwelling, on a lot 25x96.

SOUTHERN BLVD.—Edward A. Brown sold to George Solomon the 1-sty brick taxpayer, containing 6 stores, on the southeast corner of Southern blvd and Jennings st, 25x100.

STEBBINS AV.—Myron S. Nathan, J. Jerome

Nathan and Mrs. Selma Blum sold to Hudson P. Rose Co. 1014-1016 Stebbins av, a 2½-sty frame 2-family house, on a lot 25x80, and a 3-sty frame 2-family house, on a lot 18x100.

STEBBINS AV.—Richard F. Junker sold to Frank Lucchesi 1191 Stebbins av, a 2-sty and basement 2-family frame house, on a lot 17.8x71.

TINTON AV.—Hudson P. Rose Co. purchased from John Ralph Heidmark the 2-sty and basement frame 2-family house 821 tinton av, on a lot 16x110.

UNION AV.—Fannie Kazansky sold to Kalmen Malkin the 3-sty and basement frame dwelling at 851 Union av, on a lot 20x100.

UNIVERSITY AV.—Kohn & Notter sold to Mrs. J. W. Young 2475 University av, a 2½-sty and basement frame dwelling, on a lot 25x100.

VALENTINE AV.—Bernard Ferris sold to Clara Petri 2232 Valentine av, a 2-sty and basement brick dwelling, on a lot 25x73.6.

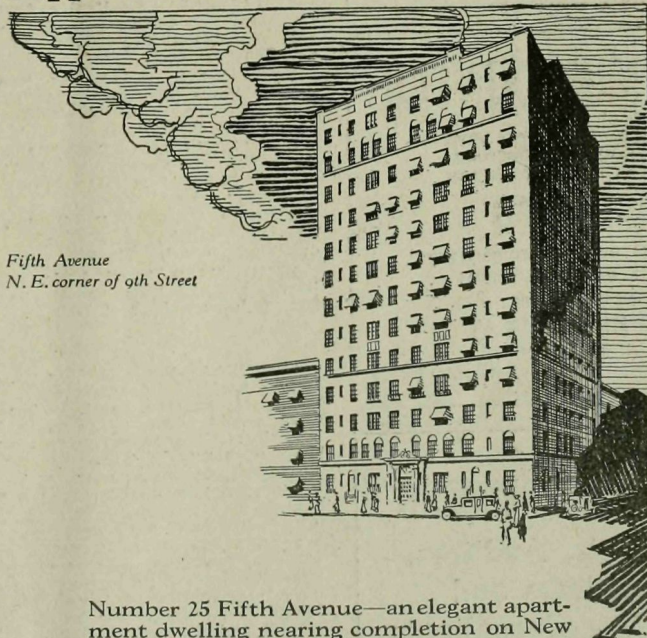
WALES AV.—Charles A. Weber sold for Timothy Doorley to Morris Fine the vacant plot, 48x100, on the east side of Wales av, 50 feet south of East 143d st.

WEBSTER AV.—Primer Realty Corporation sold to Jenny Moss the 5-sty brick apartment house with stores at 1326 Webster av, on a plot 37.3x90.

WEBSTER AV.—Samuel Katzman sold to Morris Wexler 1470 Webster av, a 4-sty brick flat, on a lot 18x96.

WOODLAWN.—The Monolithic Construction Co. purchased a tract of 37 lots on the north side of East 239th and 240th sts, between Katonah and Martha avs, in the Woodlawn section. The buyers will improve the tract with ten concrete 2-family houses.

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Brooklyn.

REMSEN ST.—Henry G. Marks sold to the Wendell & Evans Co., for business occupancy, the 4-sty brownstone dwelling 122 Remsen st.

ST. JOHNS PL.—Berkshire Realty Co., Inc., Joseph G. Haft, president, sold to a client for investment the 4-sty apartment house 450 St. John's pl, on a plot 40x100.

SULLIVAN ST.—Realty Associates sold 222 Sullivan st, a new 2-family house with double garage, on a lot 24.6x100. The buyer is Phillip Salkin.

UNION ST.—Edward Martha sold 840 Union st, a 3-sty and basement dwelling.

EAST 5TH ST.—William Liss, Inc., sold for the Melville Homes Building Co., Inc., four semi-detached houses with garages, on a plot 90x110, at 1453 to 1461 East Fifth st, Flatbush.

WEST 8TH ST.—William P. Jones and John Colendo sold for Charles C. Woodruff to Armando Di Malo the vacant plot, 120x82.6, on the east side of West 8th st, 280 feet north of Ave T; also for same to same the vacant plot, 100x82.6, on the east side of West 8th st, 340 feet south of Av S.

48TH ST.—James Sullivan sold to Albert Smith Trucking Co. the garage at 262 48th st, South Brooklyn.

60TH ST.—Tutino & Cerny resold for Max Simon to a buyer, for occupancy, the 3-sty and cellar brick 3-family house 469 60th st.

76TH ST.—Bulkiye & Horton Co. sold the 2-sty and basement dwelling 629 76th st for Charles R. Reimen.

ARGYLE RD.—Earl S. Moore sold 736 Argyle rd, Flatbush, a 2½-sty frame detached dwelling and a garage, on a plot 40x100.

OCEAN AV.—Herbert C. Comstock & Son sold 473 Ocean av, a 2½-sty dwelling, on a plot 62.6x110, for Jennie Munson.

MYRTLE AV.—C. Kerfetz sold to Samuel Nehemiah 15 Myrtle av, a 3-sty mercantile building.

STILLWELL AV.—Realty Associates sold to I. Tripod the vacant plot, 40x118, on the west side of Stillwell av, 480 feet north of Neptune av, Coney Island.

STILLWELL AV.—Realty Associates sold to Angelo Pavia the vacant plot, 40x118.81, on the west side of Stillwell av, 520 feet north of Neptune av, Coney Island.

STILLWELL AV.—Realty Associates sold to Anna Pero the vacant plot, 40x118, on the west side of Stilwell av, 560 feet north of Neptune av, Coney Island.

EIGHTH AV.—A. E. Rubino sold to Dr. Thomas M. Brennan 39 Eighth av, a 3½-sty dwelling, on a lot 24x100.

16TH AV.—G. Tuoti & Co. sold for Mrs. S. Beers to C. Di Biasi the 2-family brick house 6924 16th av, corner of 70th st.

Queens.

ARVERNE.—Lewis H. May Co. sold for H. L. Stroye the Hahn property on the north side of Larkin st, Arverne, to M. Bieber, who immediately resold through the same brokers to J. Fendrick. The property consists of a 3-sty hotel, on a plot 100x125.

EDGEMERE.—Lewis H. May Co. sold for Goldberg & Levy to Blackman & Finkel, 315-317 Hudson av, Edgemere, two 2½-sty stucco detached dwellings, each on a plot 40x100.

LONG ISLAND CITY.—Harold A. Hawkins, with Corwith Bros., sold for Florence Raynor to John Welden the three 4-sty and 5-family flats, on a plot 75x100, at 143 to 147 5th av, Long Island City. Plans for remodeling the houses into 3 and 4-room apartments are now being prepared.

LONG ISLAND CITY.—The two apartment houses 82 to 88 and 92 to 96 27th st, in the Jackson Heights section of Long Island City, which were sold some time ago by the Queensboro Corporation to tenants on the co-operative plan, were conveyed to the buyer at a meeting held in the office of the Queensboro Corporation yesterday. It is intended to consummate the incorporation of one company of tenant owners

for each building, to adopt bylaws, and to transact any other corporate business.

LONG ISLAND CITY.—Joseph P. Day sold for the City Real Estate Co. the northeast corner of Jackson and Harris avs, Long Island City, 100x100, to a syndicate composed of W. R. Lucas, Isador Schwartz, Simon Rothschild and Lena Rothschild. On the property is a 3-sty frame building, formerly known as Columbia Hall.

LONG ISLAND CITY.—Harold A. Hawkins, with Corwith Bros., sold for Florence Raynor to John Welden the three 4-sty 5-family flats, on a plot 75x100, at 143 to 147 5th st, Long Island City. Plans for remodeling the houses into 3 and 4 room apartments are now being prepared. Mr. Hawkins also sold a 2-sty frame dwelling at 400 Second av, Long Island City, for Dr. Albert R. Allen to William Seaman and wife.

RECENT LEASES.

Long Lease on Bowling Green.

William A. White & Sons leased for the Twenty-five Broadway Corporation, Bernard Wakefield, renting agent, the entire 18th and 19th floors of the new Cunard building, to the Anaconda Copper Mining Co., Cornelius P. M. Kelly, president. The floors contain 58,000 square feet of space, and the lease runs for a term of 21 years, the total consideration amounting to over \$4,000,000. These two floors had been previously leased to W. A. Harriman & Co., but as this firm recently purchased the Gaston, Williams & Wigmore building at 39 Broadway for their business home, they did not require the Cunard building space.

The Anaconda Copper Mining Co. is composed of the Anaconda Copper Co., Montana Power Co., Andes Copper Mining Co., United Metals Selling Co. and Greene Cananea Copper Co., and for many years has occupied about 40,000 square feet in 42 Broadway.

Big Lease on Lower West Side.

Amalgamated Warehouses, Inc., leased to the Lafayette Forwarding Co. 108 and 110 Horatio st, and the abutting property at 113 Jane st for a term of 21 years at a total rental of about \$275,000; also to the Rothbart Garage Operators, Inc., the adjoining property 102 to 106 Horatio st and 99 to 111 Jane st for a term of 21 years at an aggregate rental of \$300,000. The property was formerly occupied by the Devoe & Reynolds Paint Co. manufactory. The property 108 and 119 Horatio st comprises 2-sty buildings, on a plot 50x87.6; 113 Jane st is a 4-sty structure, on a plot 75x87.6, and 102 and 106 Horatio st are 2-sty buildings, on a lot 20x87.5.

AMES & CO. leased for the 52-54 New Street Corporation the second floor of 49 Fifth av to Dr. H. Haubold, for a term of years; also for Edward Margolies the parlor floor in 309 Fifth av to Mme. Mardrus, to be occupied as a high class ladies' tailor, for a term of years; also leased for Joseph H. Freedlander and Arthur R. Freedlander the dwelling 219 West 25th st to M. Borri and Sadie Cohen; also the dwelling 221 West 25th st for Joseph H. Freedlander and Arthur R. Freedlander to Louis Nitele.

ALBERT B. ASHFORTH, INC., leased to the Galena-Signal Oil Co., now at 17 Battery pl, for the Liggett-Winchester-Ley Corporation, the entire 16th floor in the new 23-sty Liggett building, now under construction at the northeast corner of 42d st and Madison av, for a term of years, at an aggregate rental of about \$500,000.

ALBERT B. ASHFORTH, INC., leased to the Bankers Commercial Security Co., for a term of years the entire fourth floor containing 12,500 sq. ft. in the Berkeley Arcade building, 19 to 25 West 44th st, running through to 18 to 22 West 45th st. These offices are to be used in connection with their offices at 14 Wall st.

BILTMORE REALTY CORPORATION leased for the 114 West 44th Street Corporation the entire 5th floor of the building 114 West 44th st for a term of years to the Lockhead Laboratories Corporation.

HENRY BRADY leased for the 309-311 Fifth Avenue Corporation offices in 309-311 Fifth av to John E. Hyde, Jr.; Henry Schmidt & Co., Fannie Olvo and James Wilson & Co.

CAHANE REALTY CO. leased to the Ambassador Garage for a term of 21 years the former Jacob Hoffman Brewery property at 215-221 East 54th st, at from \$16,000 to \$17,000 a year.

THE CODINGTON CO., which occupies space in 1847 Broadway for restaurant purposes, leased the adjoining 4-sty building, 20x60, at 1489, from Linda E. McElroy, with an option to purchase the realty for \$250,000.

COLLINS & ROWE leased to Zuckerman & Liberman for a term of years the store and basement in 315 Bowery.

CROSS & BROWN leased for the S. & A. J. Cooper Realty Co. to Nathan Trivers & Bros., clothiers, a store on the Broadway side of the Mecca Building, at 48th st. The store contains 2,730 square feet and the lease is for 21 years at an aggregate rental of \$1,000,000. The lessees conduct 26 stores for the distribution of

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men's and women's clothing direct from the manufacturer to the consumer. Their main offices are at Broadway and 11th st.

CROSS & BROWN leased the building at 618 West 58th st to the American Taximeter Co.; also space in 335 Broadway to the following: Hume Safety Appliance, Inc.; Charles M. Blue-stone, Louis Snyder and Abraham G. Cohen, and to Lew Weyl and Alexander Gompers; also space in 100 West 57th st to E. S. Hall and to Irwin A. Lewis; also space in 22 West 38th st to Tal-mey & Weil.

CROSS & BROWN leased in Long Island City space in the building at the northwest corner of Borden and Van Alst avs to the New York Board of Education, and space in the Goodyear Building, Jackson av and Honeywell st, to Dis-tributing and Warehouse Service, Inc.

CRUIKSHANK CO. leased for the estate of Charles Frederick Hoffman, Inc., 350 to 354 1/2 Greenwich st, and 32 to 36 Harrison st, to the Owenel Corporation, for a term of years, at an aggregate rental of about \$200,000.

CUSHMAN & WAKEFIELD, INC., leased for Raymond Russel offices in the Fifth av branch building of the Guaranty Trust So. at 522 Fifth av to Herman Rawitser.

CUSHMAN & WAKEFIELD, INC., and Albert B. Ashforth, Inc., leased for a client an entire floor in the new Marlin-Rockwell Building, southwest corner of 46th st and Madison av, to Marwick, Mitchell & Co., accountants, for a long term of years, at an aggregate rental close to \$175,000.

J. CLARENCE DAVIES leased for a term of years space on the tenth floor of 300 Madison av to Frank A. O'Hare Co., Inc., of 101 Park av.

JOSEPH P. DAY leased for the New York Dock Co. the building at 120 Warren st, near Columbia st, Brooklyn, to the Anheuser-Busch Agency, which will use the property as a dis-tributing plant.

DOUGLAS L. ELLIMAN & CO. leased for Mrs Cabot Ward, furnished, for the season, her residence, 18 East 10th st, a 4-sty and basement dwelling, on a lot 25x92.3, to L. J. Praeger.

DUFF & BROWN CO. leased for a client to Christ Vlamis the 3-sty business building 2120 Seventh av; to Schuck & Co. two stores in 1707-1709 Amsterdam av; to Louis Menkus the store in 1382 St. Nicholas av; to Samuel J. Miller the store in 207 East 116th st; to Peyser & Glucksman the store in 1712 Amsterdam av, and to Hallen & Kerchman the store in 2042 Seventh av.

DUROSS CO. leased the store and basement in 132 to 136 West 14th st to the Whiting Paper Co.; also to the National Safety First Air Kit Co., Inc., offices in the northeast corner of 13th and Hudson sts. and to Trevisan & Vignali store in 403 West 14th st.

J. ARTHUR FISCHER leased the store and basement of 464 Seventh av, for a term of 10 years, to B. Green, men's furnisher; also, leased the store in 75-77 West 38th st, to M. & J. Tallanoff, millinery supplies, for a term of years and leased the corner store in 656 Sixth av to E. Schiffs, jeweler, for a term of years.

A. A. HAGEMAN leased the stores 63 and 65 West 30th st to David Horowitz; also leased the fourth loft in 626 Sixth av to Louis Blech-man and Max Feinblatt, and leased the base-ment store in 47 West 37th st to David Mittel-man.

HAGGSTROM-CALLEN CO. leased the sales-room of 113 West 63d st to Christopher Pahler Automobile Storage Batteries.

M. & L. HESS, INC., leased the ninth floor in 151-153 West 19th st to the Wearbest Raincoat Co.; also the third floor in 127 West 30th st to the Freedman Button & Trimming Co.; also the fourth floor to Morris Kaufman; and space on the fourth floor in 49 to 53 East 21st st to Isaac Siegel.

M. & L. HESS, INC., leased for the Century Holding Co. space on the fifth floor in 25 West 45th st to the United Theatre Equipment Co., for a long term of years, at an aggregate rental of about \$75,000. The premises will be used for executive offices. Also leased for client the second floor in 135 Fifth av to Levinson Textile Co., Inc.; also the tenth floor in 115-117 East 23d st to Wm. J. Pingston; the tenth floor in 13 to 21 East 22d st to Meyer, Bachrach & Friedheim, and the seventh floor in 821 Broad-way to Samuel Rosenbaum.

HARRY P. HEWES, in conjunction with Pierre & Golden, leased for a client to Mrs. Louise Lonatin the 4-sty and basement brown-stone dwelling 118 West 73d st for a term of years. Mr. Hewes recently sold this house to a client for investment.

HIRSH & FRIEDMAN have completed the leasing of the entire 6-sty and basement building 165 Madison av, to the following tenants: Straus & Co., Samuel A. Drubin Co., Inc.; Irving J. Goldstein Co., Inc.; Louis W. Black, Tulane Dress Co. and Wasserman, Salzberg & Leto. The leases are all for a long term of years at an aggregate rental of about \$250,000.

LADY DUFF GORDON, dressmaker and de-signer, who trades under the name of Lucile, Ltd., leased for her new shop the residence of Mrs. Albert Young at 19 and 21 East 44th st. The Young home consists of a large structure covering a plot, 41.8x100.5, adjoining the north-

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 profes-sional), or employees wishing to obtain a position or better a present one will find this department of the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

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

PROPOSALS.

NOTICE TO CONTRACTORS: Sealed pro-posals for Sanitary Work—Underground Sewer and Water Connections and Under-ground Electric Service Connections—Girls' Group—Letchworth Village, Thiells, N. Y., will be received by Mr. Frank A. Vanderlip, President Board of Managers of Letchworth Village, No. 7 Wall Street, New York City, until 12 o'clock noon on Wednesday, December 1, 1920, when they will be publicly opened and read. Propo-sals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent. (5%) of the amount of the proposal. The contractors to whom the awards are made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of the contracts within thirty (30) days after official notice of awards of contracts, and in ac-cordance with the terms of Specification No. 3510 and No. 3557. The right is re-served to reject any or all bids. Drawings, specifications and blank forms of pro-posal may be consulted at Letchworth Vil-lage, Thiells, N. Y.; at the office of the Board of Managers, No. 7 Wall Street, New York City; at the New York Office of the Department of Architecture, Room 618, Hall of Records Building, and at the De-partment of Architecture, Capitol, Al-bany, N. Y. Drawings, specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, upon reasonable notice to and in the discretion of the State Architect, L. F. Pilcher, Capitol, Albany, N. Y. Dated: November 4, 1920.

proposal and bond may be obtained at the Department of Architecture, Capitol, Al-bany, N. Y., upon reasonable notice to and in the discretion of the State Architect, L. F. Pilcher, Capitol, Albany, N. Y.

Dated: November 9, 1920.
E. S. ELWOOD,
Secretary, State Hospital Commission.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., Nov. 16, 1920—SEALED PROPOSALS will be received at this office until 3 p. m., Dec. 10, 1920, and then opened, for Mailing Vestibule and Wire Screen at the United States Post Office, Battle Creek, Mich., in accordance with drawing SA.MC-4, and this specification, copies of which may be had at the office of the Custodian or at this office in the discretion of the Super-vinging Architect. JAS. A. WETMORE, Acting Supervising Architect.

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west corner of Madison av. Lady Duff Gordon's present home of business is in 39 West 57th st.

D. KEMPNER & SON leased for a term of years to Mrs. Martha Brockman the 3-sty and basement dwelling 873 West End av; also leased for Elias Kempner a loft in 36-38 West 25th st to the Welrose Dress Co.

THE LEWIS H. MAY CO. leased for the White Rose Bakery & Restaurant Co. the store at 464 Fourth av to H. Stein; also the sixth floor at 18 West 27th st to Feldberg & Cohen; the 12th floor at 18 West 27th st to the Rubber Garment Specialty Co., and the store at 211 West 58th st to the Motor Hearse Corporation of America.

PEASE & ELLIMAN leased for the estate of James McCabe to Mrs. Anna Sidman the 3-sty and basement dwelling 250 East 62d st.

PEASE & ELLIMAN leased for the General Board of Promotion of the Northern Baptist Convention offices in 276 Fifth av to the Submarine Salvage Co.

PEASE & ELLIMAN leased offices in 19 Coenties Slip for the Mercer Rubber Co. to P. Gramaga & Co., of Baltimore, Md.

POCHER & CO. leased for the Chain Shirt Shops the two stores at 786-788 Seventh av to Floyd Grant Auction Rooms. The Floyd Grant Co. was forced to seek new quarters on account of fire which recently destroyed their place where they had been located for the last 10 years.

LOUIS SCHRAG leased for Leonie Raufaste the store in 253 Seventh av to the Metropolitan Electric Protection Co. for a term of 5 years; and for Philip Mandelman store in the northeast corner of 23d st and Seventh av to Seligson & Kashuk, for the retail drug business.

SONTAG BROS. leased to the Parkside Silk Store 671 Flatbush av, Brooklyn, a new brick building.

JOHN E. SOWERS leased the store in the northwest corner of Park av and 110th st, for a term of 5 years, to Sol Mindlin.

SPEAR & CO. leased, for clients, the ninth floor of 33-35 West 17th st, for a term of years, to the Morningside Art Embroidery Co., Inc.; also the first loft in 40 East 12th st to the United States Household Supply Co., Inc.; also the third and fourth floors in 624 East 13th st to the Elite Coat, Apron & Towel Supply Co.; also the tenth floor in 4 West 16th st, for a term of years, to Louis Anderman; and in conjunction with William H. Whiting & Co., the second floor in 26 to 30 Bleecker st, for a term of years, to Clarence Smith and John Thomson.

TANKOOS, SMITH & CO., in conjunction with Lauten & Meyer leased for the Bernheimer-Schwartz Brewing Co. to a prominent restaurateur the three buildings 598-600 Atlantic av and 130 Flatbush av, Brooklyn, at the junction of the two thoroughfares and opposite the Long Island Railroad Station, for a term of years, at an aggregate rental of more than \$100,000.

TANKOOS, SMITH & CO. sub-leased for a client to Hugh Beirne for a long term of years at an aggregate rental of \$45,000 the store 280 Canal st, east of Broadway, in the building at the southeast corner of Broadway and Canal st. The lessee will conduct a lunch room. The same broker recently leased for James Donnelly the entire ground floor and basement. Extensive alterations are now under way.

TANKOOS, SMITH & CO. leased to Greenberg & Schwartz, proprietors of the Imperial Tobacco Establishment, for a term of 10 years, at a rental aggregating \$45,000, the store 416 Broadway.

TANKOOS, SMITH & CO. sub-leased, for a term of 21 years, at a rental aggregating \$250,000, for the R. W. Realty Co., the entire property 106 East 14th st, extending through to 103 East 13th st, directly adjoining the well known Luchow Restaurant. The lessee is a large, well known chain store restaurant concern who on May 1 will make extensive alterations and improvements and occupy a portion as a branch establishment. Negotiations are pending to lease the entire upper portion to a well known clothing contractor.

CHARLES B. VAN VALEN, INC., leased for the Molan Realty Corporation the tenth floor in 51-53 Maiden la to Theodore H. Smith, insurance broker. The lease is for a term of 5 years at an aggregate rental of \$50,000.

CHR. VOLZING & SON, and Louis Carreau leased for a term of 10 years the corner store at 894 Third av to Antonia De Palma.

SAMUEL WACHATINSKY leased to the Broome & Mangin Garage the 7-sty garage 23 Broome st, 25x75, with an abutting plot, 126.3x100, on Mangin st, for a term of 18 years at from \$22,000 to \$22,750 per annum.

WESTERN ELECTRIC CO. leased from the owner 505 St. Marks av, Brooklyn, a 1-sty modern garage, containing about 20,000 square feet, for a term of years, at an aggregate rental of \$150,000. It will be used by the company as a distributing station.

WILLIAM A. WHITE & SONS leased to the Exchange Buffet Corporation the cigar stand in the Wall Street Exchange Building, 43 Exchange pl; also at 16-18 Exchange pl offices to Rauldon K. Babcock, Gilbert W. Stratton, Anthony G. Accas, Ashruff Sosman Jamal, Julius F. Rudow and Joseph A. Haight.

MORE REMOVALS of garment manufacturing companies from the Fifth av zone have taken place recently, according to the Save New York Committee, which has for several years been at work to keep Fifth av safe for retail trade. The recent removals include the following firms: Chaikin & Newton, furs, of 66 West 37th st, to 13 West 30th st; Robert Horowitz, cloaks and suits, of 9 West 35th st, to 31 East 27th st; Sanfilippo & Rubin, of 23 West 35th st, to 132 West 31st st; Fink & Godala, of 60 West 37th st, to 316 Seventh av; Jacob Scheiner, of 154 West 32d st, to 129 West 29th st; Empress Waist Co., of 15 West 34th st, to 118 Madison av.

REAL ESTATE NOTES.

ANETTE HOLDING CO. bought the tenement house 314 East 40th st, sold by Bertha L. Middendorf.

DAVID BELAIS, jewelry manufacturer, of 15 Dutch st, is the purchaser of the vacant lot, 25x103.3, at 137 West 14th st, recently sold for the DePeyster estate through the Duross Co. Mr. Belais will erect a 6-sty loft building for his own occupancy on the plot.

CONGREGATION TAHARAS HAKOIDEH is the buyer of the tenement house 215 East 100th st, sold recently. The adjoining house at 217 was bought by Giuseppe di Persia.

ESTELLE W. CRAIG is the buyer of the dwelling at 102 West 130th st, sold by Carl H. Ditmars.

CURRIER GARAGE CO. is the buyer of the 4-sty stable 109 and 111 East 82d st, sold recently by the Clark estate.

JOHN J. FINNERTY is the buyer of the stable 109-111 East 82d st, sold recently by the Clark estate.

CORNELIUS B. FISH, for more than 30 years prominently identified with real estate interests in Westchester county, and for many years the head of Fish & Marvin, has recently resigned and retired from active participation in the firm's affairs. Mr. Fish, although relieving himself of the executive work incident to his former position, will continue to be associated with the firm in an advisory capacity, his headquarters to be in Fish & Marvin's principal office in New York.

DOUGLAS GIBBON & CO., in conjunction with Hughes & Hammond, negotiated a loan of \$50,000 on the American basement dwelling 109 East 65th st.

MARTIN-GIUSTI CO., manufacturer of hat blocks, is the buyer of the 6-sty building 22-24 West 3d st, at the southeast corner of Greene st, sold on September 30 last.

HAGGSTROM-CALLEN CO. secured a mortgage loan of \$5,800 for Fannie Nugent on the two 5-sty brick and stone apartment houses 107-109 West 68th st.

HAGGSTROM-CALLEN CO. has been appointed managing agents of the building 113 West 63d st.

HAGGSTROM-CALLEN CO. leased the entire fourth floor in the Schiller Building, 117 West 63d st, for a term of 5 years, to Paul H. Terry & Co., Inc., export merchants.

MAURICE W. HALPIN, who has been associated with Thomas J. O'Reilly for a number of years, has been appointed manager of the Emigrant Industrial Savings Bank building, 51 Chambers st.

LILLIAN HAMPTON bought the 6-sty flat at 402 to 406 East 78th st, sold by A. Cypress.

JOHN MARTINELLI is the buyer of the 4-sty tenement house 330 East 133d st, sold recently by George W. Brettef for Marie L. Burri.

A. H. MATHEWS was the broker in the recent sale of the 12-sty building at the northeast corner of Broadway and Maiden la, for the Lebertan Corporation.

LOUIA A. MORAN is the buyer of the dwelling at 135 West 63d st, sold by Christine Germaine.

LA MOULD REALTY CO. purchased the 6-sty mercantile building 35 West 19th st, sold recently by Minnie Levy.

J. K. MOORS has been appointed agent of the 6-sty apartment house at the northwest corner of Amsterdam av and 159th st, known as 507 West 159th st.

THE P. M. OHMEIS & CO. property, a 4-sty building at 638 and 540 Greenwich st and 515 and 517 Washington st, 48.4x154.9, has been leased for a term of 21 years to a warehouse concern.

PEASE & ELLIMAN have been appointed by Mrs. Lillian Allen managers of the 5-sty apartment house 168 East 61st.

JOSEPHINE POWER is the buyer of the dwelling 333 West 85th st, sold recently by M. H. Gaillard & Co. for Charles Campbell.

JULIUS ROSENBERG has been appointed agent for the properties at 35 West 26th st, 29 West 26th st, 158-60 West 26th st, 35 West 30th st and 43 East 31st st.

JOHN H. SCHEIER, architect, removed his organization to enlarged quarters in his new building at 245 West 47th st, just west of Times sq. and known as the Romax Building. Mr. Scheier's realty interests, the Romax Realty

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Co., Inc., the City and State Supervision Co., Inc., and the Kenetta Realty Corporation, have moved to the same address.

MARGARET SCHULZ bought the 5-sty dwelling 421 West 22d st, sold recently.

HENRY SCHWIEBERT, real estate and insurance broker, located for many years at 3273 Third av, has removed his offices to 261 East Fordham rd, near Valentine av, Bronx.

WILLIAM STEINBERG is the buyer of the two 5-sty flats 216 and 218 West 116th st, sold recently.

SUPERINTENDENT OF INSURANCE Jesse S. Phillips announces the appointment of Samuel Deuschberger as chief examiner of fire and marine insurance companies in the place of Daniel F. Gordon.

DR. MORRIS M. SWEENEY is the purchaser of 261 West 90th st, a dwelling recently sold by Wilton Lackaye, the actor.

FRIEDA THOMAS is the purchaser of the dwelling 50 West 97th st, sold recently.

WILLIAM R. WARE was the broker in the recent sale of 147 West 87th st for the Seaman estate.

WILLIAM A. WHITE & SONS have been appointed by the Merchants Property Co. managing agents of the building 29-31 Gold st.

THE ENCROACHMENTS on Madison av, between 46th and 60th sts beyond the building lines are being removed at a satisfactory rate of speed. A total of about 80 per cent, of all the buildings have had their encroachments removed and the remaining 20 per cent. will have

this work under way. It is apparent that at the rate with which these encroachments are being removed the roadbed itself will be widened either late in the spring or early in the summer of 1921.

THE NEWLY FORMED 45 East Fifty-seventh Street Co. has acquired 45 and 47 East 57th st, a 5-sty building and a 6-sty building on a combined plot of 40x85, adjoining the northwest corner of Park av.

THE 6-STORY FLAT, on plot 40x100.11, at 52 East 103d st, adjoining the southeast corner of Madison av, is to be taken over by the 52 East 103d Street Corporation, having for directors B. Braverman, M. S. Putnam and S. I. Goldberg. Bernard Turkel and others hold title to the property.

THE FOUR-STORY house 362 West 22d st, on lot 21.6x98.8, adjoining the southeast corner of Ninth av, is to be taken over by the 362 West Twenty-second Street Corporation, E. J. L. Baldiris, C. S. and A. E. Rolph.

A COMPANY has been formed for the purpose of taking over West Side dwellings. The 4-sty house 35 West 68th st, 18x100.5, is to be taken by the 35 West Sixty-eighth Street Realty Corporation, with J. E. Hopkins, M. B. Doing and I. Alzamora as incorporators.

THE HOTEL GOTHAM, at the southwest corner of Fifth av and 55th st, purchased a few weeks ago by W. & J. Manger, has been conveyed by the Hotel Holding Co. to the 2 West Fifty-fifth Street Corporation. The new owners took the property subject to a first mortgage for \$1,950,000 and gave back to the sellers a purchase money mortgage for \$650,000 for a term of 10 years at 6 per cent. The Gotham is 19 stories and stands on a plot 100.5x125.

THE APPLICATION of Architect H. J. Krapp for permission to erect a theatre, store and office building on the T-shaped Central Park Riding Academy at 926 to 932 Seventh av, 205 and 207 West 58th st and 204 and 206 West 59th st, the last named facing Central Park, was denied Tuesday by the Board of Appeals. The application was made in behalf of Lee and J. J. Shubert and the Appleby estate, the latter having leased the property to the Shuberts for 63 years for a total rental of approximately \$4,000,000. The property is partly in a residential district and partly in a business district as laid out by the zoning commission, and the Shuberts sought to have this restriction modified.

NEGOTIATIONS are pending for leasing by the National City Co. to a business concern of the property at 13 East 42d st, and 18 and 20 East 43d st, abutting. It fronts 22 feet on 42d st and 48 feet on 43d st. It is planned to erect a 6 or 7-sty building on the site. The National City Co. recently leased the Hotel Manhattan, adjoining, and these properties were also involved in that lease.

THE 7-STORY apartment house at 369 West 116th st, 28x100.11, near Manhattan av, is to be taken over by the 369 West 116th Street Realty Co., composed of A. J. Todaro, L. Slade and F. Block. Title to the property is held by the Excelsior Savings Bank.

THE 16-STORY business structure with stores at 404 to 412 Fourth av, northwest corner of 28th st, is to be taken over by the 404 Fourth Avenue Corporation, formed at Albany with a capital of \$135,000. The incorporators are J. J. Ascher, A. A. Hess and M. D. Schmalz. The structure stands on a plot fronting 94.1 feet on Fourth av and 78 feet on 28th st. Title to the property stands in the name of Samuel Wacht.

PLANS FILED FOR ALTERATIONS.

Manhattan.

STANTON ST, 75, remove wall, new beams, show window in 6-sty bk str & factories; \$1,000; (o) Jacob Shenkel, 129 Allen; (a) Otto Reissman, 147 4 av (3205).

31ST ST, 138-140 W, remove walls, beams, piers in 3-sty bk garage & mfg; \$2,000; (o) Frances Sanford, 138 W 31st; (a) Gronenberg & Leuchtig, 303 5 av (3211).

35TH ST, 102 E, new enclosures, walls, chimneys, toilet, revise elec, htg, plbg in 5-sty bk dwg; \$5,000; (o) Chauncey C. Stillman, 3 E 44th; (a) Hiss & Weekes, 18 E 49th (3200).

44TH ST, 551 W, remove partitions, stairs, etc, stair, framing, new beams, openings, lintels in 4-sty bk storage; \$5,000; (o) Francis M. O'Rourke, 97 Victoria, Jamaica, L. I.; (a) Jno. H. Knubel, 305 W 43d (3194).

48TH ST, 3 E, new opening, door, reset stairs, raise rear of entrance hall in 5-sty bk str & show rooms; \$1,000; (o) Ida D. Flower, Watertown, N. Y.; (a) Geo. A. & Henry Boehm, 7 W 42d (3192).

48TH ST, 532 W, raise ext, new ext, opening, plastering in 2-sty bk garage & factory; \$3,000; (o) Clover Farms, Inc., 533 W 47th; (a) Otto L. Spannake, 116 Nassau (3191).

51ST ST, 60 W, remove steps, partitions, new partitions, plastering, doors, windows in 4-sty bk dwg; \$5,000; (o) Meyer Lippman, care Molins & Bull, 214 Fulton; (a) Anderson & Lucht, 261 11 av, Astoria (3215).

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56TH ST, 157-159 E, remove stoop, revise partitions, new elec in 3-sty bk dwg; \$9,000; (o) Edw. & Jack Segal, 134 W 116th; (a) B. H. & C. N. Whinston, 2 Columbus Circle (3214).

59TH ST, 203 E, remove str fronts, new beam, piers, columns, walls, stairs, doors, dumbwaiter, partitions, str fronts in 5-sty bk store & tint; \$4,000; (o) Esther W. Dryfoos, 131 W 35th; (a) L. E. Denslow, 44 W 18th (3198).

72D ST, 156 W, remove wall, new ext, girders in 4-sty bk str & apts; \$5,000; (o) Elmer E. Smathers & Chas. B. Shaffer, care A. G. Amy & Co., 100 W 72d; (a) Harold F. Smith, 14 E 23d (3217).

91ST ST, 215 E, new beams, girders, supports in 3-sty bk brewery & storage; \$5,000; (o) Geo. Ringlar & Co., 203 E 92d; (a) Geo. Dress, 116 W 39th (3202).

108TH ST, 250 W, new str front, partitions, plumbing, elec, stairs in 3-sty bk str & offices; \$5,000; (o) Mitchell & Mitchell, 54 Wall; (a) B. H. & C. N. Whinston, 2 Columbus Circle (3206).

111TH ST, 103 E, new ext in 3-sty bk garage & offices; \$2,500; (o) Harry Berger, 103 E 111th; (a) Robt. Viviano, 304 E 120th (3210).

118TH ST, 433 E, new 1-sty piazza, piers, stucco, ext in 3-sty bk dwg; \$800; (o) Salvatore Lofrano, 433 E 118th; (a) De Rose & Cavalieri, 370 E 149th (3201).

123D ST, 411 E, new basement, 1-sty storage room in 2-sty bk garage; \$5,000; (o) Chas. Stremiello, 411 E 123d; (a) Robt. Viviano, 304 E 120th (3209).

182D ST, 555-557 W, new ext, front, exit in 1-sty bk church; \$5,000; (o) Washington Heights Universal Church, 557 W 182d; (a) Harold A. Bergman, 331 Madison av (3190).

BROADWAY, 2786, new str front, elec, partitions, decorating, window in 4-sty bk str & offices; \$5,000; (o) Mitchell & Mitchell, 54 Wall; (a) B. H. & C. N. Whinston, 2 Columbus Circle (3204).

COLUMBUS AV, 37, remove window, new partitions, door in 4-sty bk store & dwg; \$500; (o) Joseph Dongan, Savoy Hotel; (a) Seelig & Finckelstein, 44 Court, Bklyn (3203).

LEXINGTON AV, 686-688, new fire-escapes, windows, f. p., f. p. doors in 5-sty bk str, offices & mfg; \$1,500; (o) James Icker, 686-688 Lexington av; (a) J. Gescheidt & Co., 142 E 43d (3212).

6TH AV, 446, remove wall, new show window, beams in 4-sty bk str & shops; \$2,000; (o) Arthur D. Weeks, Oyster Bay, Nassan Co.; (a) Otto Reissman, 147 4 av (3218).

6TH AV, 709-717, 41ST ST, 102-106 W, new partitions in 12-sty f. p. str & offices; \$2,000; (o) Louisa M. Gerry, Newport, R. I.; (a) John B. Snook Sons, 261 Bway (3189).

7TH AV, 92-98, 16TH ST, 200-202, enlarge 3 windows in 3-sty bk shop & storage; \$900; (o) Harriette M. Arnold, care Arnold, Constable Co., s e c 5 av & 40th; (a) Alex. Brociner, 110 W 40th (3188).

Bronx.

171ST ST, 549, new plumbing, partitions to 3-sty fr dwg; \$600; (o) Cong. Sons of Israel, 1511 Fulton av; (a) Wm. Shary, 22 E 17th (583).

198TH ST, 318, 1-sty fr ext, 10.6x6, to 2 1/2-sty fr dwg; \$500; (o) Harold Seib, prem; (a) Wm. A. Kennedy, 301 W 259th (585).

BARKER AV, 3301, 2-sty fr ext, 19.8x15, to 2 1/2-sty fr dwg; \$800; (o) Florance A Mortlock, on prem; (a) B. J. Mortlock, on prem (579).

BATHGATE AV, 1774, new partitions to 3-sty fr dwg; \$1,500; (o) Isidore Fishman, 132 E 112th; (a) Wm. H. Meyer, 1861 Carter av (587).

CROTONA PARK N, 843-45, 1-sty bk ext, 16x 20, to 1-sty bk garage; \$500; (o) Sager & Schiff, on prem; (a) Geo. W. Kibitz, 800 E 175th (588).

CROTONA AV, 2360, new bk walls, stairs, f. p. self-closing doors to 3-sty bk tint; \$200; (o) Angelo D. Spinelli, on prem; (a) John Caggiano, 95 Madison av (586).

DECATUR AV, 2826, new trusses, piers, cols & new asbestos rf to 3-sty bk & concrete studio; \$10,000; (o) R. L. Griffin, Shoreham, N. Y.; (a) Robt. Tuchman, 66 Beaver (578).

JEROME AV, 2950, new bk walls, increase

porch 4 ft in depth & enclose with glass & fire-proof under part of porch for garage to 2 1/2-sty fr dwg & garage; \$4,000; (o) Jos. Sturmman, 90 Pinehurst av; (a) Fred Pirk & Son, 112 E 198th (582).

MOTT AV, 482, new steel beams, new str front, partitions to 3-sty bk str & dwg; \$1,500; (o) A. J. Madden, 499 Willis av; (a) Edw. J. Byrne, 499 Willis av (589).

PROSPECT AV, 2382, new toilets, girders, cols & new partitions to 4-sty bk str & tint; \$8,000; (o) Frank, Andrew & Salvatore Calavale, on prem; (a) De Rose & Cavalieri, 370 E 149th (584).

WASHINGTON AV, 2455, 1-sty fr ext, 11.9x 15.3 to 2-sty fr dwg; \$500; (o) Carrie Stonebridge, on prem; (a) Albert E. Davis, 258 E 138th (581).

3D AV, 3024, new steel marquee to 2-sty bk theatre; \$5,000; (o) Hemlock Theatre Corp., Marcus Loew, 1493 Bway, Pres.; (a) Henry A. Sherry, 104 Franklin (580).

Brooklyn.

COLUMBIA ST, 147 1/2, e s, 305 s Harrison st, plbg in 4-sty bk str & 6 fam dwg; \$1,500; (o) Thos. Scarpati, Alex Lorenzo, 273 Carroll; (a) Max Hirsch, 26 Court (13641).

COOK ST, 187-97, n s, 457.4 e Bushwick av, ext wall & int alt in office, storage & store; \$10,000; (o) Saltser & Wemsler, prem; (a) Tobias Goldstone, 50 Graham av (13531).

FULTON ST, 2924, s s, 76.6 w Ashford st, ext to 3-sty fr 2 fam dwg; \$3,000; (o) Chas. Porth, prem; (a) Chas. H. Pfaff, 673 Eldert lane (13623).

W 30TH ST, 3001-45, e s, bounded by Surf av, found & ext alt to 1-sty fr bath house; \$3,000; (o) Hugh P. Skelly, 646 1 av, N. Y.; (a) Geo. H. Suess, 2916 R. R. av (13600).

BAY 31ST ST, 21, e s, 140 s 86th st, ext & int alt & plbg in 2 1/2-sty fr 2 fam dwg; \$4,000; (o) Rose Steinman, 1208 Surf av; (a) Henry Firth, 8515 Bay Pkway (13524).

AV M, 1619-23, n w c E 17th st, ext alt to 2 1/2-sty fr 2 fam dwg; \$3,500; (o) Michael J. Kennedy, prem; (a) D. A. Lucas, 98 3d (13480)

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REAL ESTATE STATISTICS

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

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

MANHATTAN. Conveyances.

	1920		1919	
	Nov. 10 to Nov. 16	Nov. 12 to Nov. 17	Nov. 10 to Nov. 16	Nov. 12 to Nov. 17
Total No.	201	205	201	205
Assessed Value	\$11,894,300	\$10,110,700	\$11,894,300	\$10,110,700
No. with consideration	19	30	19	30
Consideration	\$1,005,800	\$734,750	\$1,005,800	\$734,750
Assessed Value	\$936,800	\$834,000	\$936,800	\$834,000

	1920		1919	
	Jan. 1 to Nov. 16	Jan. 1 to Nov. 17	Jan. 1 to Nov. 16	Jan. 1 to Nov. 17
Total No.	14,494	8,907	14,494	8,907
Assessed Value	\$914,479,600	\$574,981,600	\$914,479,600	\$574,981,600
No. with consideration	1,823	1,364	1,823	1,364
Consideration	\$103,344,956	\$50,127,111	\$103,344,956	\$50,127,111
Assessed Value	\$87,074,100	\$49,172,650	\$87,074,100	\$49,172,650

Mortgages.

	1920		1919	
	Nov. 10 to Nov. 16	Nov. 12 to Nov. 17	Nov. 10 to Nov. 16	Nov. 12 to Nov. 17
Total No.	141	116	141	116
Amount	\$3,607,447	\$2,217,155	\$3,607,447	\$2,217,155
To Banks & Ins. Co.	28	19	28	19
Amount	\$1,012,450	\$333,300	\$1,012,450	\$333,300
No. at 6%	113	61	113	61
Amount	\$2,592,372	\$806,420	\$2,592,372	\$806,420
No. at 5½%	9	22	9	22
Amount	\$281,250	\$393,085	\$281,250	\$393,085
No. at 5%	2	24	2	24
Amount	\$18,500	\$932,650	\$18,500	\$932,650
No. at 4½%	.....	1	.....	1
Amount	.....	\$2,500	.....	\$2,500
No. at 4%	.....	90	.....	90
Amount	.....	.....	.....	.....
Unusual Rates	2	1	2	1
Amount	\$60,000	\$3,000	\$60,000	\$3,000
Interest not given	15	7	15	7
Amount	\$655,325	\$79,500	\$655,325	\$79,500

	1920		1919	
	Jan. 1 to Nov. 16	Jan. 1 to Nov. 17	Jan. 1 to Nov. 16	Jan. 1 to Nov. 17
Total No.	9,849	5,090	9,849	5,090
Amount	\$327,925,874	\$145,483,182	\$327,925,874	\$145,483,182
To Banks & Ins. Co.	1,275	847	1,275	847
Amount	\$117,549,478	\$49,006,225	\$117,549,478	\$49,006,225

Mortgage Extensions.

	1920		1919	
	Nov. 10 to Nov. 16	Nov. 12 to Nov. 17	Nov. 10 to Nov. 16	Nov. 12 to Nov. 17
Total No.	37	28	37	28
Amount	\$4,963,500	\$1,028,250	\$4,963,500	\$1,028,250
To Banks & Ins. Co.	22	11	22	11
Amount	\$4,146,000	\$577,000	\$4,146,000	\$577,000

	1920		1919	
	Jan. 1 to Nov. 16	Jan. 1 to Nov. 17	Jan. 1 to Nov. 16	Jan. 1 to Nov. 17
Total No.	1,992	1,215	1,992	1,215
Amount	\$133,497,171	\$84,949,163	\$133,497,171	\$84,949,163
To Banks & Ins. Co.	1,258	671	1,258	671
Amount	\$108,809,322	\$67,931,943	\$108,809,322	\$67,931,943

Building Permits.

	1920		1919	
	Nov. 10 to Nov. 16	Nov. 12 to Nov. 17	Nov. 10 to Nov. 16	Nov. 12 to Nov. 17
New Buildings	6	4	6	4
Cost	\$74,500	\$230,700	\$74,500	\$230,700
Alterations	\$185,000	\$527,375	\$185,000	\$527,375

	1920		1919	
	Jan. 1 to Nov. 16	Jan. 1 to Nov. 17	Jan. 1 to Nov. 16	Jan. 1 to Nov. 17
New Buildings	718	329	718	329
Cost	\$91,832,118	\$60,982,411	\$91,832,118	\$60,982,411
Alterations	\$41,292,893	\$25,409,620	\$41,292,893	\$25,409,620

BRONX. Conveyances.

	1920		1919	
	Nov. 10 to Nov. 16	Nov. 12 to Nov. 17	Nov. 10 to Nov. 16	Nov. 12 to Nov. 17
Total No.	140	295	140	295
No. with consideration	9	20	9	20
Consideration	\$68,625	\$169,575	\$68,625	\$169,575

	1920		1919	
	Jan. 1 to Nov. 16	Jan. 1 to Nov. 17	Jan. 1 to Nov. 16	Jan. 1 to Nov. 17
Total No.	10,845	8,354	10,845	8,354
No. with consideration	1,213	705	1,213	705
Consideration	\$8,402,253	\$7,787,734	\$8,402,253	\$7,787,734

Mortgages.

	1920		1919	
	Nov. 10 to Nov. 16	Nov. 12 to Nov. 17	Nov. 10 to Nov. 16	Nov. 12 to Nov. 17
Total No.	97	289	97	289
Amount	\$670,346	\$1,308,253	\$670,346	\$1,308,253
To Banks & Ins. Co.	6	6	6	6
Amount	\$164,500	\$39,500	\$164,500	\$39,500
No. at 6%	79	93	79	93
Amount	\$574,196	\$486,095	\$574,196	\$486,095
No. at 5½%	6	131	6	131
Amount	\$25,600	\$345,988	\$25,600	\$345,988
No. at 5%	1	21	1	21
Amount	\$9,500	\$321,920	\$9,500	\$321,920
No. at 4½%	.....	27	.....	27
Amount	.....	\$31,500	.....	\$31,500
Unusual Rates	.....	2	.....	2
Amount	.....	\$27,450	.....	\$27,450
Interest not given	11	15	11	15
Amount	\$61,050	\$95,300	\$61,050	\$95,300

Jan. 1 to Nov. 16 Jan. 1 to Nov. 17

Total No.	7,549	4,981	7,549	4,981
Amount	\$49,238,249	\$32,848,155	\$49,238,249	\$32,848,155
To Banks & Ins. Cos.	304	202	304	202
Amount	\$6,416,735	\$2,639,142	\$6,416,735	\$2,639,142

Mortgage Extensions.

	1920		1919	
	Nov. 10 to Nov. 16	Nov. 12 to Nov. 17	Nov. 10 to Nov. 16	Nov. 12 to Nov. 17
Total No.	9	11	9	11
Amount	\$206,500	\$192,000	\$206,500	\$192,000
To Banks & Ins. Cos.	6	6	6	6
Amount	\$193,000	\$155,000	\$193,000	\$155,000

	1920		1919	
	Jan. 1 to Nov. 16	Jan. 1 to Nov. 17	Jan. 1 to Nov. 16	Jan. 1 to Nov. 17
Total No.	709	730	709	730
Amount	\$14,821,802	\$11,729,752	\$14,821,802	\$11,729,752
To Banks & Ins. Cos.	352	206	352	206
Amount	\$10,099,350	\$6,103,600	\$10,099,350	\$6,103,600

Building Permits.

	1920		1919	
	Nov. 10 to Nov. 16	Nov. 12 to Nov. 17	Nov. 10 to Nov. 16	Nov. 12 to Nov. 17
New Buildings	28	22	28	22
Cost	\$333,000	\$960,150	\$333,000	\$960,150
Alterations	\$33,100	\$31,750	\$33,100	\$31,750

	1920		1919	
	Jan. 1 to Nov. 16	Jan. 1 to Nov. 17	Jan. 1 to Nov. 16	Jan. 1 to Nov. 17
New Buildings	939	818	939	818
Cost	\$17,212,500	\$18,630,240	\$17,212,500	\$18,630,240
Alterations	\$2,896,080	\$1,679,021	\$2,896,080	\$1,679,021

BROOKLYN. Conveyances.

	1920		1919	
	Nov. 9 to Nov. 15	Nov. 12 to Nov. 17	Nov. 9 to Nov. 15	Nov. 12 to Nov. 17
Total No.	754	1,174	754	1,174
No. with consideration	35	46	35	46
Consideration	\$275,688	\$537,002	\$275,688	\$537,002

	1920		1919	
	Jan. 1 to Nov. 16	Jan. 1 to Nov. 17	Jan. 1 to Nov. 16	Jan. 1 to Nov. 17
Total No.	47,053	49,087	47,053	49,087
No. with consideration	2,279	2,710	2,279	2,710
Consideration	\$26,504,077	\$28,298,464	\$26,504,077	\$28,298,464

Mortgages.

	1920		1919	
	Nov. 9 to Nov. 15	Nov. 12 to Nov. 17	Nov. 9 to Nov. 15	Nov. 12 to Nov. 17
Total No.	660	1,009	660	1,009
Amount	\$2,825,087	\$3,925,558	\$2,825,087	\$3,925,558
To Banks & Ins. Cos.	60	99	60	99
Amount	\$354,200	\$547,350	\$354,200	\$547,350
No. at 6%	609	802	609	802
Amount	\$2,633,027	\$2,823,892	\$2,633,027	\$2,823,892
No. at 5½%	27	161	27	161
Amount	\$139,710	\$880,016	\$139,710	\$880,016
No. at 5%	7	17	7	17
Amount	\$17,625	\$76,250	\$17,625	\$76,250
Unusual Rates	1	.....	1	.....
Amount	\$3,000	.....	\$3,000	.....
Interest not given	16	29	16	29
Amount	\$31,725	\$145,400	\$31,725	\$145,400

Jan. 1 to Nov. 15 Jan. 1 to Nov. 17

Total No.	38,861	36,520	38,861	36,520
Amount	\$179,479,307	\$134,948,972	\$179,479,307	\$134,948,972
To Banks & Ins. Cos.	3,879	3,079	3,879	3,079
Amount	\$32,133,084	\$20,211,328	\$32,133,084	\$20,211,328

Building Permits.

	1920		1919	
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BUILDING SECTION

Robert P. Brindell Indicted for Attempted Extortion

Labor Leader Held in \$100,000 Bail on Charges Made by House Wrecker Before Joint Legislative Committee on Housing

ROBERT P. BRINDELL, union labor leader, was indicted last Wednesday on three counts accusing him of "an attempt to commit the crime of extortion," and was admitted to bail in \$100,000 bonds furnished by a surety company.

The indictment against Brindell was found by the November additional Grand Jury, charged with framing a basis of prosecution on the Lockwood evidence. It alleges violation of Section 852 of the Penal Code and, as the offense charged does not admit of a fine, Brindell if guilty would be liable to a sentence of seven and a half years in prison. Five witnesses, several of whom had testified before the Lockwood Committee, gave the Grand Jury the information which prompted the indictment.

The specific allegation upon which the accusation was returned against Brindell was that he had sought to extort \$7,500 from Jacob Fradus while the contractor was wrecking structures in Seventh avenue at Thirty-sixth, Thirty-seventh and Thirty-eighth streets.

George Backer, millionaire builder, who admitted receiving \$25,000 bribe money from Ephraim B. Levy to pay to Brindell to call off a strike, pleaded not guilty before Judge Mulqueen on Wednesday to a charge of perjury growing out of his testimony before the committee.

Edmund L. Mooney, counsel for Backer, filed a demurrer to the indictment on the ground that no crime had been made out. This was denied, and Mr. Johnstone served notice in Mr. Mooney that he would move to-day to have the case set down on the preferred calendar. If this motion is successful, Backer will be tried at once.

The burden of Mr. Mooney's argument was that the Lockwood committee was instructed to investigate housing conditions, and that the money paid by Backer was to call off a strike on a business structure. This argument did impress the court.

Mayor John F. Hylan was the principal witness on Thursday, November 11, before the Joint Legislative Committee on Housing. Before he was questioned by Samuel Untermyer the Mayor was permitted to read a long statement in which he incorporated a large number of letters to city officials concerning city contracts and the housing situation. When he had concluded Mr. Untermyer asked him if he was familiar with the process known among lawyers of "making a record" in which a man who expected trouble wrote a letter intended to make a good impression. The Mayor said he was. Mr. Untermyer asked him whether he realized the difference between writing letters and taking action. The Mayor said he did, and Mr. Untermyer remarked that "some people write a great many letters and do nothing and others write a few letters and do a great deal."

Mr. Untermyer produced a letter from Mayor Hylan to Frank D. Wilsey, then Chairman of the Committee on Buildings of the Board of Education, which was not included among the letters in the Mayor's statement. The Mayor admitted under oath that the letter was copied verbatim from a memorandum submitted to him by John F. Hettrick. The letter bore at the top the words, "Letter to be sent to the members of the Board of Estimate, President Somers and members of the Building Committee of the Board of Educa-

tion and Mr. Wilsey was Chairman of the Committee on Buildings. It read:

Feb. 8, 1919

Hon. Frank D. Wilsey, 69 West street, New York City:
Dear Sir: Information has been conveyed to me that a condition exists in the construction of public schools of this city which may need immediate attention.

The city is about to begin the work of erecting a number of school buildings, and if mistakes in methods of construction have been committed in the past they should be remedied now. I am informed that for several years a system of "terra cotta" has been used to a very large extent which is not suitable to be placed in public buildings of a permanent character.

My attention has been called to the condition of this "terra cotta" in the College of the City of New York, also in the Bureau of Fire Alarm Telegraph Building in Central Park, and also to a claim that the "imitation" stone used in the arcade of the Municipal Building of this city shows rapid deterioration, although only a few years in place.

It has also been brought to my attention that this class of material is manufactured by non-union labor and in plants outside of the city of New York, and that within our city boundaries there are fifty plants employing men in good standing now without business on account of the depression of building construction. The assessed valuation on which taxes are paid to the city of New York by the cut stone plants, I am informed, is more than \$7,000,000. The men employed in these plants, I understand, are nearly all residents of this city, and that as rent-payers and taxpayers they desire the support of our city government.

I have also been told by their representatives that several thousands of these workmen have been in our overseas force, and that these men, now returning to New York, are looking for work, if possible in the building construction.

The question must be determined whether it is better to have permanent construction of our school buildings in natural stone fabricated by citizens of this city, rent-payers and taxpayers, rather than in material produced by labor in New Jersey and elsewhere. Very truly yours,

JOHN F. HYLAN, Mayor.

The Mayor had insisted that he was not well acquainted with Hettrick prior to September of this year and when several letters that passed between him and Hettrick dating as far back as 1918 were produced the Mayor stuck to his story of being ignorant of knowledge concerning Hettrick.

Hettrick's letter to the Mayor, also produced by Mr. Untermyer, was also dated February 8, and follows:

Hon. John F. Hylan, Mayor.

Dear Sir: Attached is a copy of a proposed letter, prepared according to your instructions of last evening. I beg to say that the statements contained therein are correct, and the labor union representatives of the stone industry are ready to verify them by documentary evidence at any time. Very respectfully yours,

JOHN T. HETTRICK.

Mr. Untermyer read from the letter to Wilsey and went over it paragraph by paragraph with the Mayor, who said he had no recollection of the number of schools planned, but said there were "quite a number." He was not "positive" that the sum to be spent was \$16,000,000, and thought this was "possibly" the figure.

The Mayor admitted ignorance of the actual condition of terra cotta in the buildings mentioned in the letter and said he simply took the statements made by Hettrick and forwarded them to the officials interested for their information.

Q.—Don't you see now that he was just playing the labor union game in the interests of the limestone ring? A.—Yes, sir.

Q.—You see that now? A.—Yes, sir, I do see it now.

Q.—And he was just working up the labor union end of it as a blind to help the limestone combination? A.—Yes, sir; there is no doubt about that.

Q.—No doubt about that at all; and all this gammon and talk about workmen and getting them employment and all the rest of it, that was just a plan, so as to get that contract for the limestone ring? A.—Yes, that seems to be the way he was acting.

Q.—He fooled you pretty well? A.—Yes, I think he fooled a lot of others.

Q.—Never mind about them; he fooled you? A.—I think I was fooled, and many other people were fooled.

Q.—I want to show you some more things about this letter that you wrote and sent along. "It has also been brought to my attention that this class of material is manufactured by non-union labor and in plants outside the city of New York." Now, you state that as a fact, don't you? A.—I state it has been brought to my attention.

Q.—But you state it as a fact; don't you know it is not a fact? A.—Why, I don't.

Q.—Don't you know that there is no more non-union labor in the

manufacture of terra cotta than in the quarrying of limestone? A.—No, I didn't know then, and I don't know now.

Commissioner Hirshfield, the Mayor said, had been delving into the limestone contracts for several months, and admitted, in reply to a question, that he had not unearthed the Code of Practice. Mr. Untermyer said the committee brought the Code of Practice out in forty-eight hours.

Mr. Untermyer took up with Mayor Hylan the statements in the letter having to do with union labor and get him to admit that he did not know that there were fifty limestone plants in the city having an assessed valuation of more than \$7,000,000. Mr. Untermyer characterized the statement in the letter to Mr. Wilsey as a whopper and the Mayor said it may be. The Mayor confessed ignorance of the facts about the employment of union labor in the manufacture of terra cotta.

Q.—Let us take the next statement: "Labor union men employed in these plants tell me—labor union men employed in these plants tell me"—that is you—"that they are nearly all residents of this city and that as rentpayers and taxpayers they desire the support of our city government." Now, what labor union men employed in those plants ever told you anything of the kind? A.—Unless it was this man that called on me, which, I think, was Hettrick.

Q.—He is not labor union men employed in these plants, is he? A.—I presume likely he gave me to understand, I assume, that he represented them.

Q.—Don't you see what you said to your man in the Board of Education? You told him it was a direct bid, a direct recommendation, a direct suggestion, wasn't it, to your representative in the Board of Education, to use limestone? A.—No, no, no, sir, no—

Q.—Just look at all the arguments you made—labor, union men—that is a big argument? A.—Yes, a big argument.

Q.—Even when they are used as mere stalking horses for some fellow who is nothing but a schemer and a promoter? A.—Yes, sir.

The Mayor would not admit that the last paragraph in his letter was virtually a direction to his subordinates to see that limestone was used in the construction of schools. He said he did not intend it as a direction, but he made the statement "just for information and for them to act in accordance with their best judgment."

Chairman Lockwood interjected to ask whether the letter from Mayor Hylan to Wilsey was an exact copy of the inclosure drawn by Hettrick and conveyed to the Mayor. Mr. Untermyer declared it was an exact copy, "including every word from beginning to end, only that it is signed by the Mayor and addressed to Mr. Wilsey of the Board of Education."

Following this testimony it was brought out that Hettrick followed up his preparation of the letter for the Mayor by informing Mr. Hylan that even after he, the Mayor, sent the letter suggesting the use of limestone terra cotta was being considered in the erection of a school. This letter follows:

March 12th.

Law Office of John T. Hettrick, 165 Broadway.
John F. Hylan, Mayor.

Dear Sir: Referring to the conversations I had in reference to the use of natural stone in the public school building, I beg to say that I am informed by the labor union organization men that there is an attempt on foot now, even after your letter was sent to the Board of Education, to use terra cotta in several buildings, the contracts for which have been awarded. My clients feel as they have their homes in the city, and all the cutstone plants are located in New York, paying taxes to the city of New York, they should not be brought into competition with terra cotta products which are inferior for permanent public buildings and are made outside of the city of New York by non-union labor.

The one school building which is about to be decided upon as to whether natural stone or terra cotta shall be used is No. 57. The contractor on this school building is named Nugent, and he is now carrying on negotiations in reference to this matter. Feeling that you will stand firmly in the position of assisting the labor union men of New York, many of whom are now out of employment, and a number of whom have been in the service on the other side, and are in the city of New York seeking employment, we ask your continued help in this matter. I beg to remind you that in my last interview with you I stated that the international organizations were greatly interested in the use of stone in New York and from clients I have received the information given to you. Hoping for your continued assistance, I am yours very truly,

JOHN T. HETTRICK.

In reply the Mayor wrote that he had already taken "up the matter" with the Board of Education. When Mr. Untermyer asked the Mayor what Hettrick meant when he concluded his letter by saying, "Hoping for your continued assistance," the Mayor replied that he did not know. He thought Hettrick was furnishing "information that the Board of Education ought to know so that they construct buildings along better lines."

Testifying further, Mayor Hylan could not recall having received any letters from trades unions regarding the limestone contract. Mr. Untermyer read a letter written on the stationery of the Journeymen Stonecutters' Association of

North America, head, "draft of a proposed letter to Mayor Hylan" from that organization. The union asked for an interview so that its representatives might explain the use of natural or cut stone instead of terra cotta for schools. The letter referred to the Mayor's "interest in organized labor" and lauded him for his stand against "the attacks of the special interests." The Mayor said he did not have a copy of the letter, but promised to produce it.

Continuing his testimony on Friday, November 12, Mayor Hylan offered a letter he wrote the day before to B. J. Snyder, Superintendent of Buildings of the Board of Education, asking him whether there had been any change in policy in regard to the use of limestone after the receipt of Hettrick's letter dated March 12, referring to Public School 57. Mr. Untermyer declined to allow the letter to go in as evidence, but agreed to put Mr. Snyder on the witness stand.

When Mr. Snyder was examined the Mayor was given the privilege of asking him a question through Mr. Untermyer and in this manner the letter was again brought to the attention of the Committee, but ruled as inadmissible by Senator Lockwood, Chairman.

A mass of letters was read into the record during Mr. Snyder's examination, but there was no evidence which showed conclusively when the use of limestone was abandoned and when terra cotta was substituted. Mr. Snyder said that the change was made on Jan. 23, 1919, but there were many letters which showed that the topic was under discussion for a considerable period after that time.

Mr. Snyder testified that from Dec. 30, 1918, to Jan. 2, 1920, appropriations of \$25,000,000 was made for forty-six schools. He said that Frank D. Wilsey, a member of the Board of Education, had charge of building matters for the Board and then testified he sent a report to Mr. Wilsey on Jan. 16, 1919, in which he referred to the numerous communications received relative to the use of cut stone rather than terra cotta for school buildings.

In a letter from Mr. Wilsey to Mr. Snyder, the former said he did "not intend to go further into the matter unless necessary." Other letters showed that the Mayor was kept fully informed as to the status of the limestone discussion, and copies of all letters and reports were ordered sent to him.

The first specification changed was that of Public School 20, Brooklyn, said Snyder. The specification was amended on Feb. 6, 1919, and called for the use of limestone for the lower story and entrance and terra cotta trim above. Mr. Snyder insisted that definite decision to substitute limestone for terra cotta had been made on Jan. 23, 1919; but he said he was unable to explain why the Mayor, on Feb. 8, should have written both Mr. Wilsey and Mr. Somers urging that cut stone be used instead of terra cotta.

Hugh S. Robertson, of Todd, Iron & Robertson, 101 Park avenue, builders, testified that he agreed to pay Robert S. Brindell, President of the Building Trades Council, \$50,000 for "strike insurance" and for advice on labor matters. He had a contract for building the new Cunard Line docks amounting to from \$35,000,000 to \$40,000,000, and said he tried to learn from Brindell whether any strikes would be called or whether there would be any labor trouble during the present year.

Robertson testified that he was connected with two firms, the Todd, Irons & Robertson Company and the Todd, Robertson & Todd Engineering Company. A strike was called on the Cunard Building on March 10, 1920, he said, and 300 men walked out. The strike lasted two and a half hours and was settled after he talked with Brindell in the latter's office at St Mark's Place. During his conversation with Brindell, he said he mentioned the large dock job he had on in New Jersey for the Cunard Line. A week later Brindell came to his office and looked over the plans. They took luncheon together at the Hotel Commodore. There was a further talk about the advisability of having "strike insurance," and Robertson said it would be a good thing to have. On March 22

(Continued on page 717)

Another Modern Building for Needle Trade Center

Fourteen-Story Fireproof Showroom and Manufacturing Loft Structure Being Erected from Plans by George and Edward Blum

WORK is under way on the excavation for a fourteen-story manufacturing loft and showroom building at 213 to 223 West 35th street that when completed will be a notable addition to the group of new structures in the garment district. The building is being erected by the L. & G. Realty Company, David Greenberg, president, from plans prepared by George and Edward Blum, architects. The operation, including the value of the land, represents an investment of more than \$1,000,000.

This structure will cover a plot 131 x 89 feet and will be fireproof in every particular. In addition a 100 per cent. efficiency sprinkler system will be installed along with other devices for the safety of the tenants and their property. Five electric elevators will be installed, the three for passengers being centrally located and the freight elevators will serve the freight entrances on each side of the building.

The site of this operation is ideal from a business and transportation standpoint. It is in close proximity to the General Post Office, Pennsylvania and Long Island Railroad Terminals, the 33d street station of the Interborough and B. R. T. subways, the Sixth avenue elevated line and the Hudson Tubes. Large hotels located in the immediate neighborhood include the Waldorf-Astoria, Pennsylvania, Imperial, McAlpin, etc.

Plans for this building call for the store floor to have a ceiling height of 15 feet and the upper floors all have ceiling heights of 11 feet. There is a maximum of window space, thus assuring adequate natural light to the tenants. The architects have taken advantage of the fact that by using two end towers carried out to the building line, additional space is gained on the three highest floors. The top floor contains 5,000 square feet and will be occupied by a modern gymnasium.

The facade has been designed in the English Gothic style of architecture and will be constructed of face brick, granite and limestone. It is anticipated that construction will be finished and the building ready for occupancy by May 1, 1921. The owners are now arranging for the rental of space in this struc-

ture to tenants desiring either entire or half floors for showroom and manufacturing purposes.



Robert P. Brindell Indicted for Attempted Extortion

(Continued from page 716)

Robertson said he met Brindell on the third floor of the Guaranty Trust Building and suggested that it would be "a nice thing to get this matter straightened out." Brindell, he testified, demanded \$50,000 for "strike insurance." He said he wanted Brindell's advice to prevent strikes. Robertson said Brindell told him that he thought he could be of great assistance on the Cunard job. Mr. Untermyer asked the witness what he said when Brindell demanded \$50,000.

"I wanted to know how he wanted it," replied Robertson. Brindell, he added, wanted \$20,000 at once and the rest in payments "to come along on request." He offered Brindell \$10,000, but the labor leader said he needed \$20,000 "right away," and Robertson agreed to pay it.

On the following day, Robertson further testified, he met Brindell at lunch at the Commodore. They drove around the block in an automobile, and before the builder stepped out he testified that he placed \$20,000 in cash on the seat of the machine. He said to Brindell, as far as he recalled, that it was the first payment on account. Robertson identified a check on the Fifth Avenue Bank, dated March 23, 1920, which he drew for the amount. He put the \$20,000 item down in his books as "preliminary expenses."

On May 7, he testified, he again had luncheon at the Commodore with Brindell, who told him that there would be no further wage demands by the members of the Building Trades Council until January, 1921. Again there was the

affair of the automobile, and this time, Robertson declared, he left \$6,149 on the seat as second payment on account.

Robertson said he gave Brindell \$6,149 because he did not want to have an even amount appear on the books. He made the third payment, amounting to \$3,851, on May 14. These two payments, added together, made \$10,000. He gave the money in cash to Brindell in the vestibule of the Guaranty Trust Company.

William Zaranko, Business Agent of the House Wreckers' Union, A. F. of L., was recalled at his own request and submitted letters he wrote to Mayor Hylan and other city officials asking them to attempt a settlement of the differences between his organization and Brindell.

Zaranko's first protest was made in a letter to Mayor Hylan on May 26, 1920, after his men had been refused work because of Brindell's influence with the house wrecker employers and builders. The Mayor asked him to set forth his grievances in a memorandum. He did this and forwarded it to the Mayor, who informed him that it had been turned over to Tenement House Commissioner Mann.

Mr. Mann notified him October 4 that he was not in a position to take up the matter and referred him to Commissioner of Accounts David Hirshfield. He said he was unable to get further than Commissioner Hirshfield's secretary, and Hirshfield sent for him October 21 when he was under subpoena to appear before the Lockwood Committee and give his story.

Board of Estimate To Investigate All City Contracts

Aggregate Amount Involved Is \$62,000,000, Including the Schools and New Court House—Board Will Have Help of Lockwood Committee

AT a conference of the Joint Legislative Committee and the Board of Estimate last Monday it was decided that the Board should hold a sweeping investigation of city contracts independent of the Lockwood Committee. This will affect \$62,000,000 in contracts entered into by the city in the last eighteen months.

Corporation Counsel John P. O'Brien was ordered by Mayor Hylan to conduct the city's independent investigation of contracts and directed to dig deep into the court house contracts and order from all department heads, including the comptroller's, all the information he required.

Samuel Untermyer, counsel to the Lockwood Committee, suggested a plan whereby work on city contracts may continue without endangering the livelihood of the

First, when contracts are let to single contractors, the contractor is to turn over to the city the names of his sub-contractors so that it may be learned whether the contractor has been victimized by a ring acting collusively.

Second, that the city retain 25 per cent. of the amount of the contract as a fund to reimburse the city if it should be found that the city has been victimized.

Third, every contractor should be required to agree that future payments made on account of contracts are made entirely without prejudice to the city, being able to recover if collusion is shown.

After the joint meeting the board met again and adopted the resolution to investigate the city contracts. The investigation may possibly begin on Monday and the sessions will be open to the public. What form the investigation will take

or who the investigating officers will be has not yet been settled.

The resolutions adopted are as follows:

"Whereas, In the sessions recently held by the Legislative Housing Committee disclosures have been made of combinations for the purpose of collusive bidding upon building contracts, and

"Whereas, It is vitally necessary that sufficient facts be established before positive action is taken by the Board of Estimate and Apportionment in respect to the cancellation of any or all of said city contracts; be it

"Resolved, By the Board of Estimate and Apportionment that an investigation and inquiry be made by the Board of Estimate and Apportionment into the facts and circumstances in any wise relating to said bids, contracts, contractors, and into any combination or conspiracy in connection with same, and be it further

"Resolved, That the meetings where testimony is to be taken by the said board be open to the public."

Following the decision of the Board of Estimate to make an investigation of city contracts Mr. Untermyer sent a letter to Mayor Hylan protesting against this action as tending to the whitewashing of the departments making the contracts. He said his purpose in appearing before the Board had been to formulate a plan that would protect the city while the further investigations by the Joint Legislative Committee should lay bare the whole facts that had resulted in collective and collusive bargaining to the detriment of the city and the public generally.

BUY LUMBER NOW

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

PRICE CONCESSION

Timber, Factory Flooring, Boards, Finish Flooring
Siding, Roofers, Sash Material, Trim and Moulding

Concrete Form Lumber a Specialty

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

Complete Milling Facilities

E. C. SMITH CO., Inc.

(Established Fifty Years)

OAKLAND AND BOX STREETS
PAIDGE AVENUE AND NEWTOWN CREEK

BROOKLYN, N. Y.

Greenpoint 198-9

Gains Noted in Housing and Public Utility Construction

Weekly Statistics of F. W. Dodge Company Show Architects and Engineers Active on New Plans, but Reduction in Building Commitments

COMPARISON of the building totals for the week of November 6 to 12, inclusive, with those of the previous week, shows a decided gain in the number and value of contemplated projects, but no greater improvement in the actual commitments for new construction. Figures for the territory including all of New York State and New Jersey north of Trenton, indicate that architects and engineers were at work on plans for 329 new building and engineering operations that will require an expenditure of approximately \$15,703,500. During the same week the jobs placed under contract numbered 198 and represented an outlay of about \$10,157,300.

According to the statistics prepared by the F. W. Dodge Company, there has been a decided drop in the number of commercial and industrial projects as compared with the totals for these groups during the earlier part of the year, but at the same time there is now a greater volume of public utility construction being planned and the housing group also indicates considerable new living accommodations soon to be undertaken.

The list of 329 projects announced in the planning stage during the week of November 6 to 12, inclusive, was made up of the following groups: 68 business projects, such as stores, offices, lofts, commercial garages, etc., \$1,623,500; 15 educational buildings, \$2,500,000; 7 hospitals and institutions, \$87,500; 31 factory and industrial buildings, \$2,533,500; 9 projects for the U. S. Army and Navy, \$83,000; 26 public works and public utilities, \$5,191,000; 11 religious and memorial buildings, \$390,000; 148 residential operations, including apartments, flats and tenements and one and two-family dwellings, \$2,812,000, and 14 social and recreational operations, \$483,000.

Among the 198 projects for which contracts were awarded during the week were included 49 business buildings of various types, \$1,385,500; 5 educational projects, such as schools, colleges, libraries, etc., \$292,800; 3 hospitals and institutions, \$46,000; 14 factory and industrial building operations, \$1,416,500; 17 public works and public utilities, \$2,328,500; 8 religious and memorial buildings, \$231,000; 97 residential operations of different types, \$3,732,000, and 5 social and recreational projects, \$725,000.

PERSONAL AND TRADE NOTES.

Edwin S. Carman was recently elected president of the American Society of Mechanical Engineers, succeeding Major Fred. J. Miller.

Anthony A. Miller, formerly with the Hawley Hardware Company, Bridgeport, Conn., has become associated with the sales department of the Hilo Varnish Company, Brooklyn.

Barndave Corporation, house wreckers, excavators and dealers in building materials, with offices at 303 Fifth avenue, has been organized to take over the business formerly conducted under the name of B. Sheriff.

John H. Scheier, architect, announces the removal of his organization to greatly enlarged quarters in his new building at 245 West 47th street. The new structure, known as the Romax Building, is just west of Times Square. Mr. Scheier's realty interests, the Romax Realty Company, Inc., the City & State Supervision Company, Inc., and the Kenetta Realty Corporation, have moved to the same address. The new telephone numbers are Bryant 5102-5103.

James Gamble Rogers, of New York City, was recently appointed consulting architect of Yale University. The appointment has been announced by the Yale Corporation. Mr. Rogers, Yale, '89, was the architect of the Harkness memorial quadrangle, now nearing completion. Following his graduation from Yale University Mr. Rogers studied at the Ecole des Beaux Arts in Paris and began his practice of architecture in Chicago some time later, where he remained five years. Coming to New York he formed a partnership with Herbert Hale. The firm of Hale & Rogers designed the Engineering Societies Building in West 39th street. Mr. Rogers also designed the new Yale Club on Vanderbilt avenue.

Alfred M. Barrett, newly appointed Public Service Commissioner to succeed Lewis Nixon, resigned, was the guest of honor at a dinner tendered by friends from Queens Borough at the Waldorf-Astoria Wednesday. Among those who paid him tribute were Borough President Maurice E. Connolly of Queens, George McAneny, formerly President of the Board of Aldermen; H. P. Williams, president of the Queens Chamber of Commerce, and John G. Coyle.

Replying briefly to their toasts, Commissioner Barrett said one of his first acts

would be to endeavor to better transit facilities, especially the trolley lines, in Queens.

New British Cement Specification.

The British standard specification for portland cement which was first issued in 1904 has been recently revised. The new edition, just issued, supersedes that published in 1915. In the revised specification no cement to which slag has been added or which is a mixture of portland cement and slag will comply with the specification. The specific gravity test and the aeration of cement before testing for setting time have both been eliminated. Other modifications refer to the sampling of cement stored in deep bins, the calculation of the lime ratio, setting times, and the supplying of certificate by the seller. The specification can be obtained from the British Engineering Standards Association, 28 Victoria street, London, S. W. 1.

New Power House for Edison Co.

Plans have been prepared for a new power house for the New York Edison Co., to be erected on Locust avenue, from 132d to 134th street, the Bronx, at a cost of more than \$5,000,000. This structure will cover a plot 535x417x450x573 feet, and will include bulkheads and docks, etc. The project is located in the Port Morris section of the Bronx.

Founders Advocate Open Shop.

Ousting of all Socialists from public office, adoption of the open shop principle as a national policy and the enforcement by President-elect Harding of a business administration were demanded by William H. Barr, president of the National Founders' Association, at the organization's twenty-fourth annual convention, held this week at the Hotel Astor.

Three hundred manufacturers from every section of the country applauded Mr. Barr's attack on the American Federation of Labor, which, he asserted, was raising a fund of millions of dollars "for the purpose of definitely opposing the open shop movement."

Referring to Socialists in office, Mr. Barr said:

"We insist that the departments in Washington shall remove the parasites that have infested them in recent years, and that none but Americans shall be placed on guard over the business of our country.

"We require that Socialists shall be eliminated from public life and from public office. We are not merely registering a request; we are presenting a demand, and we are intent on following it up until

TRADE AND TECHNICAL SOCIETY EVENTS.

American Face Brick Association will hold its annual convention at French Lick Springs, Ind., December 1 to 3 inclusive. Headquarters will be located at the French Lick Hotel.

New York City General Contractors' Association will hold its annual dinner at the Biltmore Hotel December 11. The dinner committee reports plans well under way and assures a very interesting program.

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

New York Retail Hardware Association will hold its annual convention and exhibition at Rochester, N. Y., February 22 to 25, 1921. Secretary, John B. Foley, City Bank Building, Syracuse, N. Y.

Common Brick Manufacturers' Association of America will hold its annual convention at the Pennsylvania Hotel, New York City, January 31 to February 4, 1921, inclusive. Programs of interesting papers and addresses are being prepared for each session of this convention.

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. Brahear is planned as a fitting tribute to his life and work. The program as now outlined assures interesting addresses at each session of the convention.

we shall eventually have in Washington an American administration in the best sense of the word."

Mr. Barr said the announcement that the American Federation of Labor is raising funds to fight the open shop "indicates that the officials of the federation believe that the present public support accorded the open shop movement is a distinct menace to radical closed shop unionism."

"The charge that a gigantic national open shop movement, controlled by big business, is contemplated is absurd and untrue," said Mr. Barr.

CURRENT BUILDING OPERATIONS

LITTLE change has taken place in the local building situation during the past week. Some few new contracts have been awarded and architects are at work on plans for a considerable amount of new construction, but for the most part the industry is marking time pending the completion of the Legislative investigation now in progress. Prospective builders are doubtful of the price situation and feel that the present downward trend is but the start of a wholesale reduction in the prices of building materials and supplies that will materially lower building costs and to this end are holding their projected operations in abeyance. Whether the future will develop greatly reduced price levels for building commodities remains to be seen. In a number of lines it is thought the recession is stopped and that from now on markets will be firm. This applies particularly to lumber and brick, but there is considerable fluctuation in other commodity lines and it is possible that lower building prices will be obtained next spring than are possible at the present time.

Owing to the almost complete cessation of building activity in the Metropolitan district the material markets are dull and lifeless. Dealers state an almost complete absence of orders of any size or consequence and an outlook for the next month or so is anything but promising. Prices are fairly firm, but no one will make a prediction as to the future trend as at this writing the entire building situation is badly unsettled and some weeks will be required before matters can be straightened out.

Common Brick—Notwithstanding the general sluggishness of the local building situation, there was a fair volume of business reported in the New York wholesale market for Hudson River common brick. Barge arrivals from up-river points numbered 33 and a total of 26 barges were disposed of for consignment to various points in the Metropolitan district. The price is holding firmly to the \$16 to \$18 level and no immediate change is anticipated by dealers. Although the arrivals of the week seem to indicate considerable new activity in the wholesale common brick market there is actually but little new demand. The recent cold snap was largely responsible for the shipment of the majority of these boats, as manufacturers feared the possibility of having them ice-bound if they waited further before sending them to this city. Brick producers state that the fuel situation at

their plants is improved to some extent and although they are not getting coal in sufficient quantities to fill their requirements they are able to obtain what they need immediately and are hoping for a better supply situation as the season progresses.

Summary.—Transactions in the North River common brick market for the week ending Thursday, November 18, 1920. Condition of market: Demand fair; prices firm and unchanged. Quotations: Hudson Rivers, \$16 to \$18 a thousand to dealers in cargo lots alongside dock. Number of

cargoes arrived, 33; sales, 26. Distribution: Manhattan, 10; Bronx, 3; Brooklyn, 5; New Jersey points, 6; outside, 2. Remaining unsold in the wholesale market, 15.

Lumber.—Market conditions for lumber in the Metropolitan district have remained practically unchanged during the past week and at this writing there seems but a slight prospect of any improvement for some time to come. Demand, particularly from building sources, is exceedingly dull, and although there is a fair volume of business emanating from manu-

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. \$16.00 to \$18.00
 Raritan No quotation
 Second-hand brick, per load
 of 5,000, delivered..... **\$36.00 to** —

Face Brick—Delivered on job in New York:

Rough Red	\$45.00 to —
Smooth Red	45.00 to —
Rough Buff	50.00 to —
Smooth Buff	50.00 to —
Rough Gray	53.00 to —
Smooth Gray	53.00 to —
Colonials	45.00 to —

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	0.23 per sq. ft.
5x12x12	0.37 per sq. ft.

Note—For deliveries north of 125th st., 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 \$14.00 per 1,000 |

Lime—

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

Finishing Lime (Standard in 300-lb. barrel)	\$5.40 per bbl.
Common Lime (Standard 300-lb. barrel)	\$5.20 per bbl.
Hydrate Finishing, in cloth bags	33.85 per ton
Rebate for bags, 20c. per bag.	

Plaster—

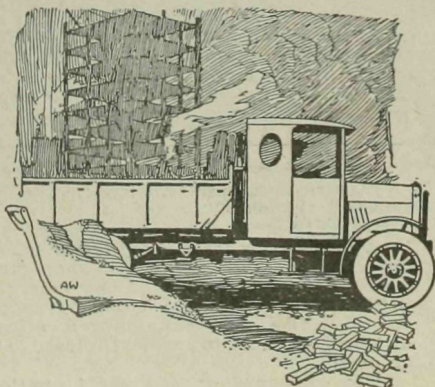
Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

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	20.00 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

ONEIDA TRUCKS



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

C-H MOTORS CORP.
 18-26 Bainbridge St. Brooklyn, N.Y.

MATERIALS AND SUPPLIES

facturing consumers, the industry depends largely upon building for the bulk of its business and until the local building situation is entirely readjusted no change of consequence can take place. Lumber trade opinion generally is that the slump in lumber prices has ended and that from now on the price trend will be firm and slightly higher. Predictions are made that commencing with the spring of 1921 there will be a building revival that will carry the lumber market back to boom times.

Structural Steel.—The structural steel

market is exceedingly dull, there being but very few calls for bids on fabricated material for construction work in the Metropolitan district, although plans are finished for a vast amount of new work. In a large percentage of these jobs the expectation was to get contracts placed and work started this fall, but a gradually lowering price trend in building materials has decided prospective builders to hold off until next spring in the hope of considerably reduced construction costs, lower wage scales and generally improved building conditions. At present

steel prices are fairly firm, but the trade would not be surprised if quotations were lower in the near future.

Electrical Supplies.—Jobbers report very few orders of consequence and an outlook anything but bright. There is a fair demand for certain staple lines, but trade is bound to be inactive as long as the existing depression in building construction lasts. The orders that are coming in are for the most part from small alteration projects and repair jobs, and the trade will not pick up until the building business generally improves and orders for complete installation schedules are again placed. Prices are generally firm, but some cuts are being made to stimulate buying.

Window Glass.—At a recent meeting of New York glass jobbers the sentiment was pronounced that the window glass industry is at present passing through its most critical period. The belief was expressed that because of the light stock in the hands of distributors in all parts of the country, and the many uncertainties that are confronting the manufacturers, especially in the matter of shortages of fuel, the supply of glass will not meet the demand this winter. This condition will be felt even more keenly, it is thought, when building operations are again resumed early next spring. Glass production is reported as being so far behind that it will require an indefinite period before anything like a normal supply will again be on the market.

Cast Iron Pipe.—Buying conditions continues light and the chief trade interest centers in the possibility of an early reduction in cast iron pipe prices. It is understood that prices were informally discussed at a recent meeting of several manufacturers, and although no immediate change is anticipated, it is thought that some reduction from the existing levels will be announced before January 1. Small orders from municipal sources are reported, but private buyers are practically out of the market and in all probability will not be factors until spring.

Nails.—The market situation as it applies to both wire and cut nails is unchanged. Stocks on hand are still inadequate for a normal demand, but as buying is light at present dealers are not experiencing any difficulty in taking care of all business offered, but with any increase in orders there will certainly be a grave shortage unless better deliveries from the mills can be made.

IN THE METROPOLITAN MARKETS

Plaster Board—
Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.
27x48x½ in. \$0.45 each
32x36x½ in. 0.35 each
32x36x¼ 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. \$1.83
Kentucky limestone, per cu. ft. 2.07
Briar Hill sandstone, per cu. ft. 2.10
Gray Canyon sandstone, per cu. ft. 1.75
Buff Wakeman, per cu. ft. 2.00
Buff Mountain, per cu. ft. 2.10
North River bluestone, per cu. ft. 2.05
Seam face granite, per sq. ft. 1.35
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. ... \$55.00 to \$70.00
Hemlock, Pa., f. o. b., N. Y.,

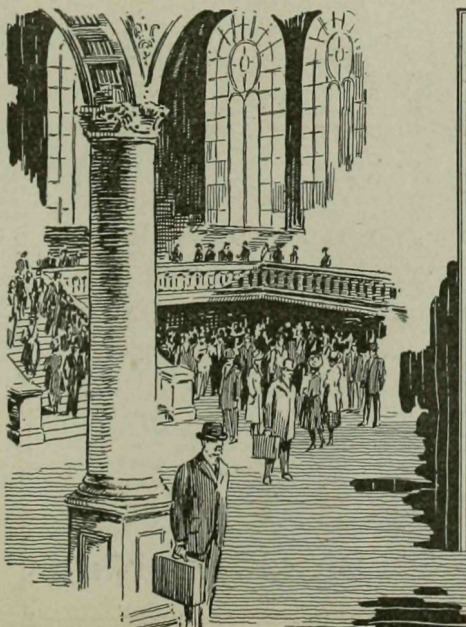
base price, per M. 57.00 to —
Hemlock, W. Va., base price, per M. 57.00 to —
(To mixed cargo price add freight, \$1.50).
Spruce, Eastern, random cargoes, narrow (delivered) to —
Wide cargoes to —
Add \$1.00 per M. for each inch in width over 12 inches. Add \$1.00 per M. for every two foot over 20 ft. 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, 6x13, No. 1 Hearts to —
Cypress shingles, 6x18, No. 1 Prime to —
Quartered Oak 250.00 to —
Plain Oak 130.00 to \$190.00

Flooring:
White oak, quart'd sel. to \$165.00
Red oak, quart'd, select. to 165.00
Maple No. 1 \$143.00 to —
Yellow pine No. 1 common flat 61.00 to —
N. C. pine flooring Norfolk 85.00 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. \$1.00 to \$1.03
Less than 5 bbls. 1.03 to 1.06

Turpentine—
Spot in yard, N. Y., per gal. ... \$1.25 to \$1.30



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APARTMENTS, FLATS AND TENEMENTS.

95TH ST.—M. Joseph Harrison, 110 East 31st st, has prepared plans for alterations to the 5-sty brick and stone tenement, 50x91 ft at 171 West 95th st, for M. H. Wilcox, 785 DeKalb av, Brooklyn, owner. Cost \$5,000. Architect will soon call for bids on general contract.

PARK AV.—Samuel Augenblick, president of the 'A' Park Avenue Corporation, care of L. B. Brodsky, 299 Broadway, contemplates the construction of a 12-sty brick, limestone and terra cotta apartment, 75x100 ft at the southeast corner of Park av and 63d st. Name of architect and details of construction will be announced later.

BANKS.

42D ST.—The Bowery Savings Bank, Henry A. Schenk, president, 128 Bowery, contemplates the construction of a 20-sty brick, limestone and terra cotta bank and office building, 104x197 ft, in East 42d st, through to East 41st st, 125 ft east of Park av, for which name of architect and details of construction will be available later. Cost, about \$1,000,000.

DWELLINGS.

35TH ST.—Hiss & Weekes, 18 East 49th st, have prepared plans for alterations to the 5-sty brick and stone residence, 16x55 ft, at 102 East 35th st for Chauncey C. Stillman, 3 East 44th st, owner. Cost, \$5,000.

HOMES AND ASYLUMS.

FIFTH AV.—Maynicke & Franke, 25 East 26th st, have been retained to prepare plans for a group of brick and stone buildings on the east side of Fifth av, 104th to 105th sts, for the Society for the Prevention of Cruelty to Children, 83 Irving pl, owner. Donor, Mr. and Mrs. August Heckscher. Cost, about \$3,000,000. Details will be announced later.

STORES, OFFICES AND LOFTS.

38TH ST.—Wm. I. Hohausser, 206 West 42d st, has plans in progress for alterations to the 5-sty brick and stone residence, 22x92 ft, at 205 West 38th st, into an office building for owner to be announced later. Cost about \$35,000.

CHARLTON ST.—Ballinger & Perrot, 1328 Broadway, have plans under way for a brick, limestone and terra cotta store and loft building at 68-72 Charlton st, for J. D. Johnson Co., 54 Cliff st, owner. Details will be available later.

THEATRES.

46TH ST.—Eugene De Rosa, 110 West 40th st, has been retained to prepare plans for two theatres and a 20-sty brick, limestone and terra cotta office building, on a plot 200x100 ft, at 226 to 250 West 46th st for Marc Klaw, 214 West 42d st, owner. Theatres will seat 1,200 each. Details will be available later. Plans just being started.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

UNIVERSITY AV.—Irving Margon, 355 East 149th st, has prepared plans for a 5-sty brick, limestone and terra cotta apartment, 55x105 ft, at the northwest corner of University av and 192d st, for William Moore, 190th st and University av, owner and builder. Cost about \$150,000.

DWELLINGS.

SEYMOUR AV.—M. W. Del Gaudio, 158 West 45th st, has completed plans for two 2-sty concrete block and stucco dwellings, 18x40 ft, on the east side of Seymour av, 50 ft south of Burke av, for Guirlando & Tarrelle, 2404 Crotona av, owners and builders. Total cost \$13,000.

BRONXWOOD AV.—M. W. DelGaudio, 158 West 45th st, has finished plans for a 2-sty hollow tile and stucco dwelling, 25x48 ft, on the east side of Bronxwood av, 225 ft south of Duncan st, for Frank Brocio, 3610 Barnes av, owner and builder. Cost \$7,000.

SEXTON PL.—T. J. Kelly, 701 Morris Park av, has completed plans for a 1½-sty frame dwelling, 21x36 ft, on the east side of Sexton pl, 828 ft south of Gun Hill road, for Sarah Erickson, 1123 East Tremont av, owner and builder. Cost, \$4,000.

LURTING AV.—B. Ebeling, 2400 Westchester av, has prepared plans for a 2-sty frame dwelling, 19x52 ft, on the east side of Lurting av, 225 ft north of Pierce av, for Fred Klein, Hugenot Park, S. I., owner and builder. Cost, \$6,000.

HAIGHT AV.—T. J. Kelly, 707 Morris Park av, has finished plans for a 2-sty frame dwelling, 21x48 ft, on the east side of Haight av, 125 ft north of Pierce av, for Ludwig Schmidt, 304 East 124th st, owner and builder. Cost, \$8,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

NEWKIRK AV.—McCarthy & Kelly, 16 Court st, have plans in progress for a 4-sty brick,

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limestone and terra cotta apartment, 50x100 ft, on Newkirk av, between Rugby and Westminster roads, for A. Steinberg, 44 Court st, owner and builder. Cost, \$100,000.

FULTON ST.—Tobias Goldstone, 50 Graham av, has prepared plans for a 4-sty brick and terra cotta apartment, 35x90 ft, with stores, at the northwest corner of Fulton and Hendrix sts, for the Gross-Bard Realty Co., 191 Hendrix st, owner and builder. Cost, about \$50,000.

WEST 5TH ST.—Seelig & Finkelstein, 44 Court st, have plans underway for two 3-sty brick and terra cotta apartments, 25x65 ft, with stores, in West 5th st and Sheepshead Bay road, for owner and builder to be announced later. Total cost, \$60,000.

CONVENTS.

FIFTH AV.—Elliot Lynch, 341 Fifth av, Manhattan, has prepared plans for a 3-sty brick and stone convent at the corner of Fifth av and 59th st, for the Roman Catholic Church of Our Lady of Perpetual Help, owner, on premises. Cost about \$100,000. Architect will soon call for estimates on general contract.

DWELLINGS.

MANHATTAN BEACH.—Claude Conklin, 215 North Ocean av, Patchogue, L. I., has plans in progress for a 2½-sty frame and stucco residence, 32x40 ft, at Manhattan Beach, Brooklyn, for W. C. Hunt, Trenton, N. J., owner. Cost \$15,000. Owner builds and will soon take bids on separate contracts.

EAST 26TH ST.—F. A. Norris, 584 East 14th st, has plans in progress for three 2½-sty frame dwellings, 22x40 ft, in East 26th st, near Av L, for the Farragut Construction Co., Inc., 584 East 14th st, owner and builder. Total cost \$24,000.

LOUISIANA AV.—Harry Brodsky, 291 Hinsdale st, has plans about finished for a 2-sty frame and stucco dwelling, 21x60 ft, with garage, on the east side of Louisiana av, 150 ft north of Hegeman av, for owner to be announced later. Cost, \$12,000.

14TH AV.—Samuel Millman & Son, 26 Court st, and 1780 Pitkin av, have plans in progress for five 2-sty brick dwellings, 20x58 ft, at the southeast corner of 14th av and 45th st, for Grindberg & Rosenberg, 214 New Lots av, owners and builders. Total cost, \$90,000.

DELAMERE PL.—Harry Silverstein, 783 Jefferson av, has completed plans for a 2-sty frame dwelling, 24x36 ft, in the east side of Delamere pl, 100 ft north of Av N, for George V. McPherson, 1382 Delamere pl, owner and builder. Cost, \$10,000.

EAST 4TH ST.—Frederick J. Dassau, 26 Court st, has finished plans for a 1½-sty frame dwelling, 24x30 ft, in the west side of East 4th st, 238 ft south of Bay parkway, for the Realty Sales Co., 1409 Av J, owner and builder. Cost, \$5,500.

86TH ST.—Salvati & LeQuernik, 369 Fulton st, have prepared plans for a 2-sty frame and stucco dwelling, 17x45 ft, in the south side of 86th st, 822 ft west of Shell rd, for V. Aspromonte, 2919 86th st, owner and builder. Cost, \$6,000.

WEST 16TH ST.—J. J. Galizia, 1 Webers walk, has plans in progress for two 2-sty frame dwellings, 34x45 ft, in the west side of West 16th st, 680 ft north of Neptune av, for M. Nappi & Co., owners, care of architect. Cost, \$10,000 each.

EAST 5TH ST.—Lawrence & Bayer, Grove st, Valley Stream, L. I., have prepared plans for a 2½-sty frame dwelling, 22x33 ft, in the west side of East 5th st, 270 ft north of Av F, for Mrs. Anna Grany, 508 East 5th st, owner and builder. Cost, \$10,000.

BLAKE AV.—Charles H. Pfaff, 673 Elderts lane, has completed plans for a 2½-sty frame

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dwelling, 20x28 ft, on the south side of Blake av, 20 ft east of Drew av, for Rosario Profeta, 723 Drew av, owner and builder. Cost, \$5,000.

SUTTER AV.—Harry Brodsky, 291 Hinsdale st, has prepared plans for a 3-sty brick and stone dwelling, 25x100 ft, with stores, on the south side of Sutter av, 150 ft west of Hinsdale st, for M. Frank, owner, care of architect. Cost, \$25,000. Architect will probably take bids on general contract.

FACTORIES AND WAREHOUSES.

CALYER ST.—Gilbert & Ashfield, 350 Fulton st, have been retained to prepare plans for a 1-sty brick factory, 200x300 ft, at the northeast corner of Calyer st and Russell st, for the Eclipse Box & Lumber Co., 425 Greenpoint av, owner. Cost about \$100,000.

SKILLMAN ST.—W. I. Hohausser, 206 West 42d st, Manhattan, has plans under way for a 2-sty brick factory, 40x105 ft, at 150-152 Skillman st, for Skinderl Brothers, owners, care of architect. Cost about \$25,000. Architect will soon take bids on general contract.

62D ST.—Ferdinand Savignano, 6005 14th av, has plans finished for a 1-sty concrete block factory, 37x40 ft, storage building, 15x60 ft, and two sheds, 15x42 ft each, in the south side of 62d st, 80 ft west of 17th av, for John Santiman, 1467 71st st, owner. Cost, \$25,000.

HALLS AND CLUBS.

FOURTH AV.—The Young Men's Hebrew Association, 345 9th st, Brooklyn, contemplates the construction of a 13-sty brick, limestone and terra cotta association building, on plot 100x100 ft, at the northeast corner of Fourth av and Dean st, for which name of architect and details of construction will be available later. Project will not mature until next year.

SCHOOLS AND COLLEGES.

SOUTH 5TH ST.—Springsteen & Goldhammer, 32 Union sq, Manhattan, have plans under way for a 3-sty brick and stone school building, 50x100 ft, at the corner of South 5th and Rodney sts, for the Hebrew School of Willamsburgh, owner, care of architects. Cost, \$50,000. Details will be announced later.

STABLES AND GARAGES.

CENTRAL AV.—Montrose Morris Sons, 535 Nostrand av, have plans in progress for a 1-sty brick garage, 100x100 ft, on Central av, near Clark st, for owner and builder to be announced later. Cost about \$15,000.

ATLANTIC AV.—Bly & Hamann, 551 Nostrand av, have prepared plans for a 1-sty brick and stone automobile showroom and garage, 50x100 ft, on the south side of Atlantic av, 150 ft east of Buffalo av, for A. G. Dalrymple, 1009 Atlantic av, owner. Cost \$25,000.

SOUTH 4TH ST.—Edward M. Adelson, 1778 Pitkin av, has been retained to prepare plans for a 2-sty brick and stone garage, 95x95 ft, in South 4th st, between Driggs av and Roebling st, for Isidore Polivinick, 267 Barrett st, owner and builder. Cost \$125,000.

EAST 1ST ST.—Springsteen & Goldhammer, 32 Union sq, Manhattan, have plans under way for a 1-sty brick and stone garage, 75x100 ft, at 2531 East 1st st, for owner to be announced later. Cost, about \$25,000.

CLASSON AV.—Charles M. Straub, 147 Fourth av, Manhattan, has completed plans for a 1-sty brick garage, 27x100 ft, on the west side of Classon av, 73 ft north of Lexington av, for the Bay 23d Street Construction Co., 131 Bay 17th st, owner and builder. Cost, \$15,000.

Queens.

DWELLINGS.

ST. ALBANS, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 15x38 ft, in the north side of St. Albans pl, 180 ft west of Warwick boulevard, St. Albans, L. I., for J. D. Geddes, 41 Franklin st, Jamaica, L. I., owner and builder. Cost, \$5,000.

ARVERNE, L. I.—J. H. Cornell, Far Rockaway, L. I., has prepared plans for a 1½-sty frame dwelling, 16x40 ft, in the west side of Beach 58th st, 90 ft north of Ocean Parkway, Arverne, for J. Brehn, Arverne, L. I., owner and builder. Cost, \$2,000. Nine dwellings will be erected from these plans.

JAMAICA, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 23x28 ft, at the southwest corner of Lathrop av and Maxwell av, Jamaica, for K. Hrostoski, 55 North 1st st, Jamaica, owner and builder. Cost, \$5,000.

FOREST HILLS, L. I.—W. S. Worrall, Jr., 132 4th st, Long Island City, has prepared plans for a 2-sty frame dwelling, 27x44 ft, in the south side of Livingston st, 150 ft east of Seminole av, Forest Hills, for the Cord Meyer Development Co., Forest Hills, owner and builder. Cost \$8,000.

JAMAICA, L. I.—Louis Dananher, 328 Fulton st, Jamaica, has completed plans for four 2-sty frame dwellings, 24x32 ft, on the south side of Degrav av, 315 ft east of Victoria st, Jamaica, for the Saga Building Co., Flushing and Maxwell avs, Jamaica, owner and builder. Cost \$6,500 each.

STORES, OFFICES AND LOFTS.

JAMAICA, L. I.—Louis Dananher, 328 Fulton st, Jamaica, has completed plans for three 1-sty brick stores, 20x65 ft each, at the northwest corner of Maple st and Hillside av, Jamaica, for Ward H. Goodnough, 51 Harden-

brook av, Jamaica, owner. Total cost \$10,000. Owner will take bids on general contract.

Suffolk.

DWELLINGS.

EASTHAMPTON, L. I.—Grosvenor Atterbury, 139 East 53d st, Manhattan, has preliminary plans under way for rebuilding the 2½-sty residence at Easthampton, L. I., for David W. McCord, owner, on premises. Details will be available later.

STABLES AND GARAGES.

FORDHAM ROAD.—Frank J. Scheffek, 4168 Park av, has prepared preliminary plans for a 1-sty brick and terra cotta garage, 100x229 ft, at the northeast corner of Fordham road and Hughes av, for the Spring Street Garage Co., 201 West 104th st, owner and builder. Cost, \$45,000.

Westchester.

DWELLINGS.

PELHAM MANOR, N. Y.—Chester A. Patterson, 50 East 42d st, Manhattan, has started plans for six 2½-sty frame and stone residences at Wolfs lane and Sherwood av, Pelham Manor, N. Y., for Jay G. Wilbraham, 673 Broadway, Manhattan, owner. Details will be available later.

PELHAM MANOR, N. Y.—McCarthy & Kelly, 16 Court st, Brooklyn, have plans in progress for alterations to the 2½-sty brick and stone residence at Pelham Manor, N. Y., for Wm. Currie, 36 Wall st, Manhattan, owner. Cost, \$5,000.

PORTCHESTER, N. Y.—D. H. Ponty, Liberty sq, Portchester, has plans in progress for a 2½-sty frame dwelling, 24x26 ft, at Port-

chester, for Wm. Francis, 350 Willet av, Portchester, owner and builder. Cost, \$8,000.

New Jersey.

APARTMENTS, FLATS AND TENEMENTS.

PASSAIC, N. J.—A. Preiskel, Main st, Passaic, has plans in progress for a 3-sty brick apartment, 23x70 ft, at 51 Martha pl, Passaic, for Steven Plegrino, Passaic, N. J., owner and builder. Cost \$30,00.

BANKS.

RIDGEWOOD, N. J.—Harold E. Paddon, 42 Liberty st, Ridgewood, has been retained to prepare plans for exterior and interior alterations to the 1-sty brick and stone bank building at Ridgewood, N. J., for the First National Bank of Ridgewood, owner. Cost, about \$30,000.

CHURCHES.

EAST ORANGE, N. J.—The Sanford Street Methodist Episcopal Church, Rev. George F. Willey, pastor, 589 Central av, East Orange, contemplates the construction of a 1½-sty brick and stone church at the southwest corner of Central av and Sanford st. Name of architect and details of construction will be announced later.

DWELLINGS.

BAYONNE, N. J.—Eugene Reilley, 63 West 34th st, Bayonne, has completed plans for a 2-sty brick dwelling, 22x51 ft, in West 27th st, for August Kraft, West 27th st, Bayonne, owner and builder. Cost \$8,000.

MONTCLAIR, N. J.—H. Messinger Fisher and H. Charles Hammel, 460 Bloomfield av, Montclair, have completed plans for two 2½-sty frame dwellings, 23x31 ft, in Beverley road, near Grove st, Montclair, for the Williams Realty Co., 271 Bloomfield av, Montclair, owner and builder. Cost \$10,000 each.

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SOUTH ORANGE, N. J.—Edward V. Warren, Essex Building, Newark, has prepared plan for a 2½-sty frame and brick veneer residence, 76x28 ft, with garage at the corner of Grove road and Irving av, South Orange, N. J., for Gustave F. Herdling, 385 Lincoln av, Rutherford, N. J., owner. Cost, about \$55,000.

HALLS AND CLUBS.

NEWARK, N. J.—Jordan Green, 31 Clinton st, Newark, has plans nearing completion for a 14-sty brick, limestone and terra cotta clubhouse, 100x150 ft, containing auditorium seating 1,800, gymnasium, swimming pool, billiard room, bowling alleys, rifle range, etc., at 16-18 Park pl, Newark, for the Newark Athletic Club, 44 Clinton st, Newark, owner. Cost, about \$1,000,000.

HOTELS.

ELIZABETH, N. J.—Louis Quien, Jr., 229 Broad st, Elizabeth, has started sketches for a 4-sty brick and stone hotel, containing about 200 bed rooms at Elizabeth, for owner to be announced later. Cost, about \$150,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—The American Can Co., 120 Broadway, Manhattan, contemplates the construction of a 4 or 5-sty reinforced concrete factory building in Elizabeth st, Newark, to cost about \$500,000. Plans are being prepared privately. Project may not go ahead for some time.

CONTRACTS AWARDED.

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

CHURCHES.

RED BANK, N. J.—F. D. Priory, Trenton, N. J., has the general contract for a 1½-sty brick and stone church seating 500 at Red Bank, N. J., for St. Anthony's Roman Catholic Church, Rev. Father Thomas J. Walsh, Bishop, in charge, 153 North Warren st, Trenton, N. J., owner, from plans by R. A. Schumann, 932 Lamberton st, Trenton, N. J., architect.

DWELLINGS.

GARDEN CITY, L. I.—C. H. Heddink, 363 Lewis av, Brooklyn, has the general contract for a 2½-sty frame residence, 26x36 ft, at Garden City, L. I., for A. J. Pitney, Garden City, owner, from plans by W. B. Wills, 1153 Myrtle av, Brooklyn, architect. Cost \$20,000.

MANHATTAN.—Thomas T. Hopper Co., 101 Park av, has the general contract for alterations to the 4-sty brick and stone residence, 20x60 ft, at 7 Sutton pl, for Mrs. H. L. Cammann, 25 Madison av, owner, from plans by Wm. F. Dominick, 27 East 40th st, architect. Cost, \$15,000.

NEW ROCHELLE, N. Y.—George Herkowitz, 504 West 142d st, Manhattan, has the general contract for a 2½-sty brick dwelling, 20x40 ft, at New Rochelle, N. Y., for Liebert Marcus, owner, care of McCarthy & Kelly, 16 Court st, Brooklyn, architects. Cost, \$14,000.

MANHATTAN.—York Building Co., 103 Park av, has the general contract for alterations to the 4-sty brick and stone dwelling and office, 20x90 ft, at 59 East 75th st, for Morris Zucker, 706 East 6th st, owner, from plans by Samuel Cohen, 32 Union sq, architect. Cost, \$12,000.

FACTORIES AND WAREHOUSES.

EVERGREEN, L. I.—John Thatcher & Son, 60 Park av, Brooklyn, has the general contract for a 1-sty brick and steel warehouse, 50x120 ft, in Cooper st, near Irving av, Evergreen, for the Brooklyn Master Bakers' Purchasing Association, 1404 Decatur st, owner, from privately prepared plans. Cost, \$8,000.

BROOKLYN.—Barney Ahlers Construction Corporation, 110 West 40th st, Manhattan, has the general contract for a 1-sty brick lumber and planing mill, 100x140 ft, at 1221 Paigde av, northeast corner of Oakland st, for the Forest Box & Lumber Co., 420 Oakland st, owner, from plans by Gilbert & Ashfield, 350 Fulton st, architects. Cost, \$40,000.

YONKERS, N. Y.—James Mitchell & Co., 76 Montgomery st, Jersey City, N. J., have the general contract for a 3-sty reinforced concrete factory and power plant, 200x120 ft, at Yonkers, N. Y., for the Hudson Tire & Rubber Co., Yonkers, owner, from plans by the Osborne Engineering Co., 2848 Prospect av, Cleveland, O., architects and engineers. Cost, \$400,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Gretsch Engineering Corporation, 103 Park av, Manhattan, has the general contract for a 3-sty brick and reinforced concrete factory at 1717 Av Y, 30 ft west of East 18th st, for Constant A. Benoit, 524 West 184th st, Manhattan, owner, from plans by R. H. Howland, 50 Church st, Manhattan, architect and engineer. Cost about \$95,000.

STABLES AND GARAGES.

SYOSSET, L. I.—Herbert Oliver, School st, Oyster Bay, L. I., has the general contract for the construction of four 2½-sty frame farm buildings at Syosset, L. I., for Philip L. Goodwin, 4 East 39th st, Manhattan, owner, from plans by Goodwin & Wolsey, 4 East 39th st, Manhattan, architects.

BRONX.—La Sala Construction Co., 4179 White Plains av, has the general contract for

a 1-sty brick and terra cotta garage at the northeast corner of Southern Boulevard and 172d st, for John E. Sheehy, 256 Broadway, owner, from plans now being prepared by Dunnigan & Crumley, 394 East 150th st, architects. Cost \$35,000.

MANHATTAN.—F. Hager, 35 East 169th st, has the general contract for a 1-sty brick garage, 96x160 ft, at 503-509 Water st, for Arthur Kennedy, 558 Water st, owner, from plans by Louis A. Sheinart, 194 Bowery, architect. Cost, \$30,000.

THEATRES.

BROOKLYN.—Gibbons Co., 316 Columbia st, has the general contract for a 1-sty brick and concrete moving picture theatre, 50x125 ft, at the corner of Richards and Pioneer sts, Brooklyn, for Michael Baumann and John J. Cannon, 660 57th st, owners, from plans by Charles Werner, 316 Flatbush av, architect. Cost, \$40,000.

STANDARDS AND APPEALS Calendar

BOARD OF APPEALS.

Tuesday, November 30, 1920, at 10 a. m.
Appeals from Administrative Orders.

529-20-A—79-83 Water street, Brooklyn.
530-20-A—61-65 Water street, Brooklyn.
532-20-A—41-51 Water street, Brooklyn.
534-20-A—53-59 Water street, Brooklyn.
601-20-A—514-524 Cherry street, Manhattan.
615-20-A—105-117 John street, Brooklyn.
617-20-A—105-117 John street, Brooklyn.
619-20-A—67-73 Water street, Brooklyn.
621-20-A—North side Water street, 56 ft. West of Main street, Empire Store No. 2, Brooklyn.

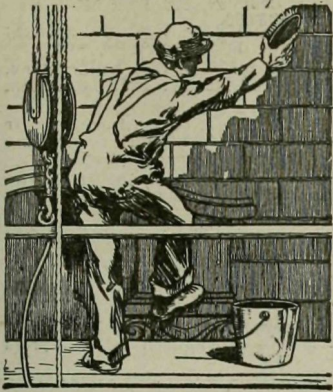
BOARD OF APPEALS SPECIAL MEETING.

Thursday, December 9, 1920, at 10 a. m.
The forty pier cases listed herewith were laid over, pending decision of the Supreme Court on a test case.

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 street, North River, Manhattan. (Order No. 95585-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. 95586-F.)
981-19-A—Piers 22-25, East River, Manhattan.
1003-19-A—Pier 28, North River, Manhattan.
31-20-A—Pier 13, East River, foot of Wall street, Manhattan.
890-19-A—Pier 70, East River, Manhattan.
265-20-A—Pier 46, East River, foot of Van Brunt street, Brooklyn.
266-20-A—Pier 39, East River, foot of Van Dyke street, Brooklyn.
267-20-A—Pier 31, East River, 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.
421-20-A—Pier 22, foot of Atlantic avenue, Brooklyn.
422-20-A—Pier 29, foot of Harrison street, Brooklyn.
423-20-A—Pier 32, foot of Degraw street, Brooklyn.
471-20-A—Pier between North 4th and 5th streets, Brooklyn.

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Manhattan.

STABLES AND GARAGES.
BROADWAY, 2440-2456, 90TH ST, 219-225 W, 5-1-sty steel garages, 18x18, steel rf; \$1,500; (o) Kesbec Sales Co., 2444 Bway; (a) Eli Benedict, 352 Convent av (400).

STORES, OFFICES AND LOFTS.
CHARLTON ST, 68-72, 3-sty bk offices & storage, 50x100, felt rf; \$50,000; (o) J. D. Johnson Co., Inc., 54 Cliff; (a) Ballinger & Perrot, 1328 Bway (398).

LAFAYETTE ST, 302-308, 1-sty steel office & auto supply, 8x40, steel rf; \$900; (o) Louis Kleigman, 302 Lafayette; (a) Willard Parker, 342 E 32d, Bklyn (402).

MISCELLANEOUS.

LAFAYETTE ST, 302-308, 1-sty bk toilet, 4x4, metal rf; \$100; (o) Louis Keigman, 302 Lafayette; (a) Willard Parker, 302 E 32d, Bklyn (401).

1ST AV, 2418, s e c 124th, 1-sty bk repair shop for autos, 25x100, plastic slate rf; \$4,000; (o) Wm. Mass, 32 W 85th, Edw & Isaac Blum, Cedarhurst, L. I.; (a) Sam Cohen, 32 Union sq (399).

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
UNIVERSITY AV, e s, 107.3 n 192d, 5-sty bk tnt, 50x91.9, slag rf; \$150,000; (o) Isabella L. Moore, 2487 University av; (a) Irving Margon, 355 E 149th (761).

DWELLINGS.

APPLETON AV, e s, 200 s Morris Park av, 1½-sty fr dwg, 20x40, shingle rf; \$5,500; (o) Nicola Falcone, 1879 Appleton av; (a) Chas. R. Baxter, 3105 Middletown rd (751).

APPLETON AV, e s, 125 s Morris Park av, 2-sty stone dwg, 21x34, tin rf; \$5,000; (o) Saverio Provigiano Haight Est; (a) Chas. R. Baxter, 3105 Middletown rd (752).

ARNOW AV, n s, 25 w Morgan av, 1-sty stn dwg, 20x40, tar & gravel rf; \$1,200; (o) Filippo Cona, 242 E 107th; (a) Sterling Archtl. Co., 99 Nassau (750).

ARNOW AV, n s, 75 w Morgan av, 1-sty bk dwg, 18x40, tar & gravel rf; \$1,300; (o) Jacob Sanacory, 139 E 119th; (a) Sterling Archtl. Co., 99 Nassau (755).

EAST POINT AV, s s, 200 e Cabot st, 1½-sty fr dwg, 28.8x25, shingle rf; \$1,500; (o) Church E. Gates, 152d & East River; (a) Dunnigan & Crumley, 394 E 150th (754).

FIELDSTONE RD, e s, 600 s 253d st, 1½-sty fr dwg, 24.2½x36.2½, shingle rf; \$1,800; (o) Fluris Packer, prem; (a) Wm. A. Kennedy, 301 W 259th (753).

TOMLINSON AV, w s, 187.02 s Sackett av, 2-2½-sty fr dwgs, 32x45, rubberoid rf; \$15,000; (o) Julian Masson, 191 8 av; (a) M. A. Buckley, 32 Westchester sq (749).

STABLES AND GARAGES.

BLONDELL AV, s s, 108 e Eastchester rd, 1-sty bk garage, 16x33, rubberoid rf; \$1,000; (o) John A. Verill, 1634 Eastchester rd; (a) M. A. Buckley, 32 Westchester sq (748).

HARRISON AV, w s, 691.84 n Morton pl, 1-sty concrete block garage, 12x18, asphalt shingle rf; \$500; (o) Wm. L. Phelan, Inc., 2045 Ryer av; (a) Moore & Landsiedel, 3 av & 148th (759).

HUGHES AV, n e c Fordham rd, 1-sty bk garage, 101.10x229.4, slag rf; \$45,000; (o) Spring St. Garage Co., Benj. Nieberg, 201 W 104th, Pres; (a) Frank J. Schifeik, 4168 Park av (756).

MT. EDEN AV, n w c Eastburn av, 1-sty bk garage, 20x23, plastic slate rf; \$1,000; (o) Louis Goldstein, on prem; (a) M. J. Harrison, 110 E 31st (757).

NELSON AV, w s, 307.11 n 164th, 1-sty bk garage, 17x18, concrete rf; \$400; (o) John K. Barry, 1030 Ogden av (758).

UNIVERSITY AV, e s, 850.3 n Tremont av, 1-sty concrete block garage, 12x18, asphalt shingle rf; \$500; (o) Wm. L. Phelan, Inc., 2045 Ryer av; (a) Moore & Landsiedel, 3 av & 148th (760).

Brooklyn.

CHURCHES.

SUYDAM ST, 173-81, n w s, 275 n e Central av, 2-sty bk church, 91x100; \$120,000; (o) Church of Our Lady of Pompei, 225 Seigel; (a) Nicholas Serracino, 507 5 av, Manhattan (13636).

DWELLINGS.

MALTA ST, 200-2, w s, 123 n Stanley av, 2-2-sty fr dwgs, 20x48; \$12,000; (o) Rocco Savignano, 206 Malta st; (a) E. M. Adelson, 1778 Pitkin av (13315).

W 3D ST, 2972-76, w s, 111.2 s Robarge pl, 2-sty fr 2 fam dwg, 18x60; \$7,000; (o) Saml.

Inossa, 2976 W 3d; (a) Jas. A. McDonald, P. O. Bldg (13630).

E 5TH ST, 726, w s, 270 n Av F, 2½-sty fr 1 family dwg, 22x33.6; \$10,000; (o) Mrs. Anna Grant, 508 E 5th; (a) Lawrence & Bayer, Grove, Valley Stream (13426).

W 16TH ST, 2550, e s, 280 s Av Z, 2-sty conc 2 fam dwg, 20.4x45; \$8,000; (o) Sebastino Alvi, 2548 W 16th; (a) Chas. P. Cannella, 1163 Herkimer (13484).

70TH ST, 1861-5, n s, 100 w 19 av, 1-sty fr 1 fam dwg, 17x49; \$3,500; (o) Salvatore De Paolo, 1454 65th; (a) Burke & Olsen, 32 Court (13390).

86TH ST, 2878, s s, 822 w Shell rd, 2-sty fr 2 fam dwg, 17x45; \$6,000; (o) Vincent Aspromonte, 2916 86th; (a) Salvati & Le Quornik, 369 Fulton (13416).

AV X, 33-35, w s, 60 n W 13th, 1½-sty conc 1 fam dwg; \$2,600; (o) Vincent Granporcar, 51 Ellery; (a) Geo. W. Bush, 100 Livingston (13618).

HOPKINSON AV, 831-3, e s, 144 s Riverdale av, 2-2-sty bk 2 fam dwgs, 20x56; \$28,000; (o) Selkin & Rosenberg Co., Inc., 821 Hopkinson av; (a) Morris Rothstein, 2109 3 av, Manhattan (13651).

WEST AV, 216-18, s s, 40 e W 3d, 1-sty fr 1 fam dwg, 24x40; \$4,500; (o) Mrs. Mary Rubien, prem; (a) Geo. H. Suess, 2916 Railroad av (13604).

FACTORIES AND WAREHOUSES.

COLUMBIA ST, 518-26, s w c Creamer, 1½-sty bk factory, 88x99.4; \$20,000; (o) J. H. Claussen Tube Wks., 25 Bay st; (a) Jehle Eng. Co., 350 Fulton (13534).

MILFORD ST, 2-40, s w c Atlantic av, 1-sty fr storage; \$1,200; (o) Saml. Wasglass, prem; (a) Shampam & Shampam, 50 Court (13645).

19TH ST, 2-78, s s, 375 w 3 av, 4-1-sty bk warehouses, 75x150; \$100,000; (o) Callen Bros., Inc., 78 19th; (a) Chas. M. Spindler, 26 Court (13425).

AV Y, 1716-20, s s, 30.8 n e 18th, 3-sty bk factory, 52.8x85.10; \$75,000; (o) Constant A. Benoit, Jerome av; (o) Robt. H. Rowland, 524 W 184th, Manhattan (13533).

THATFORD AV, 154, w s, 125 n Sutter av, 1-sty bk factory, 25x35.6; \$1,200; (o) Rebecca Abelamsky, prem; (a) S. Millman & Son, 1780 Pitkin av (13528).

STABLES AND GARAGES.

ASHFORD ST, 156, w s, 120.9 s Fulton, 2-sty bk garage & 1 fam dwg, 25x35; \$6,500; (o) Chas. Porth, 2924 Fulton; (a) Chas. H. Pfaff, 673 Eldert la (13617).

E 3D ST, 392, w s, 240 s Beverly rd, 1-sty conc garage, 40.8x20; \$1,200; (o) Morris Schloss, prem; (a) S. Millman & Son, 1780 Pitkin av (13402).

9TH ST, 72-8, s s, 90 w 2 av, 10th st, 45-63, n s, 392 w 2 av, 1-sty bk garage, 25x50; \$5,000; (o) Sam Topersky & Saml Mastow, prem; (a) Jacob Fisher, 25 Av A, Manhattan (13671).

SAME PREM, 1-sty bk shed, 25x75; \$4,000; (o & a) same as above (13672).

17TH ST, 150-54, s s, 325 e 3 av, 2-sty bk garage, 75x123; \$35,000; (o) Rose Beubar, 457 15th; (a) M. A. Cantor, 373 Fulton (13638).

45TH ST, 1664-84, s s, 100 w 17 av, 8-1-sty bk garages, 9x18; \$8,000; (o) Wilson Bldg. Co., Inc., 6 Amboy; (a) E. M. Adelson, 1778 Pitkin av (13621).

SAME PREM, 8-2-sty fr 1-fam dwgs, 17x51; \$48,000; (o & a) same as above (13622).

65TH ST, 1343, n s, 330 w 14 av, 1-sty conc garage, 25x20; \$1,400; (o) Geo. E. Miller, prem; (a) Ferd Savignaro, 6005 14 av (13649).

BELMONT AV, 896, s e c Logan, 1-sty bk garage, 20x26; \$2,000; (o) Mathew Stallinis, 896 Belmont av; (a) Frank V. Laspia, 525 Grand (13485).

FRANKLIN AV, 111-13, e s, 307.5 s Park av, 1-sty bk garage, 50x52.7; \$10,000; (o) Rosina Marri & Lucia De Bennett, 74 Stillman; (a) Salvati & Le Quornik, 369 Fulton (13414).

SAME PREMISES, 1-sty bk garage, 29.6x100; \$10,000; (o) same; (a) same (13415).

LEXINGTON AV, 80, s s, 150 e Classon av, 1-sty bk garage, 25x39; \$10,000; (o) Geo. C. Holmes, 63 Quincey; (a) Levy & Berger, 395 S 2d (13599).

MEEKER AV, 283-5, n s, 120 w Varick st, 1-sty bk garage; \$200; (o) Wm. Frank, prem; (a) McCarthy & Kelly, 16 Court (13310).

STONE AV, 669-83, e s, 130 n Riverdale av, 1-sty bk stores & garage, 140x100; \$50,000; (o) Jos. Levine, 140 E 92d, N. Y.; (a) Kaufman & Levine, 56 Pine, N. Y. (13394).

STORES AND DWELLINGS.

14TH AV, 4501, s e c 45th, 3-sty bk strs & 2 fam dwg, 20.290; \$16,000; (o) Greenberg & Rosenberg, Inc., 214 New Lots av; (a) S. Millman & Son, 1780 Pitkin av (13606).

14TH AV, 4503-11, e s, 20.2 s 45th, 4-2-sty bk str & 2 fam dwgs, 20x80; \$52,000; (o & a) same as above (13607).

BLAKE AV, 836-40, s w c Schenck av, 1-sty bk str & theatre, 60x100; \$17,000; (o) Max Seidman, 1463 St. Marks av; (a) Harry Dorf, 614 Kosciusko (13612).

BLAKE AV, 830-32, s s, 60 w Schenck av, 1-sty bk str, 40x100; \$13,000; (o & a) same as above (13613).

LIVONIA AV, 378-84, s w c Sackman, 1-sty bk str & theatre, 60x100; \$17,000; (o) Max Seidman, 1463 St. Marks av; (a) Harry Dorf, 614 Kosciusko (13602).

LIVONIA AV, 374, s s, 60 w Sackman, 1-sty bk str, 40x100; \$13,000; (o & a) same as above (13603).

STORES, OFFICES AND LOFTS.

EASTERN PKWAY, n w c Bedford av, 2-sty bk str, 162x200; \$15,000; (o) Est. Jas Colyer, 857 St. Marks av; (a) Ebling, Magnuson & Kleinert (—).

LIVONIA AV, 685-95, n e c Sackman, 2-sty bk str, 100x100; \$60,000; (o) Jos. Levine, 140 E. 92d, Manhattan; (a) Kaufman & Levine, 56 Pine (13650).

MISCELLANEOUS.

AV N, 10015, n s, 115 e E 100th, 1-sty fr boat house, 17x139; \$1,800; (o) Andrew Erny, 237 Himrod; (a) Fredk. J. Dassau, 26 Court (13661).

Queens.

DWELLINGS.

ARVERNE.—Beach 67th st, w s, 140 s Bayfield av, 2-sty fr dwg, 14x24, shingle roof, 1

family, gas; \$2,000; (o & a) George E. Peck, Beach 67th, Arverne (5589).

COLLEGE POINT.—17th st, w s, 35 s Av D, 2-sty fr dwg, 20x36, shingle rf, 2 families, gas; \$4,000; (o & a) August Bantz, Jr., 17th st, College Point (5655).

DUNTON.—Atfield av, w s, 248 s Liberty av, 2-sty fr dwg, 16x44, shingle roof, 1 family, gas, steam heat; \$6,000; (o) Frank J. Burke, 124 Sherman av, Richmond Hill; (a) E. Larsen, Liberty av & 123d, Richmond Hill (5595).

FAR ROCKAWAY.—Alonzo pl, w s, 235 w McNeil av, 2-sty fr dwg, 30x38, shingle rf, 1 family, elec, steam heat; \$9,000; (o) Arthur Birkner, 10 Oak pl, Far Rockaway; (a) J. H. Cornell, Far Rockaway (5654).

FLUSHING.—Brewster av, e s, 110 s Mitchell av, 2-sty fr dwg, 18-32, shingle roof, 1 family, gas, hot water heat; \$4,000; (o) Thomas Skeuse 50 S Junction av, Corona; (a) Daniel Barney, Jagger av, Flushing (5606).

HAMILTON BEACH.—Meyer Canal, e s, 97 s Hawthree Creek rd, 2-1-sty fr dwgs, 16x30, shingle roof, 1 family, gas; \$3,600; (o & a) Milton C. Sherman, Hamilton Beach, L I (5593-94).

HAWTREE CREEK.—Quebec st, e s, 340 n Vista av, 1½-sty fr dwg, 20x33, shingle rf, 1 family, gas; \$3,500; (o & a) Wm. O'Brien, Leahy av, Ozone Park (5647).

JAMAICA GARDENS.—Meyer av, 120 e Farmers av, 2½-sty fr dwg, 16x39, shingle rf, steam heat, gas; \$5,500; (o & a) James Frederick, Springfield, L. I. (5626).

L. I. CITY.—Astoria av, s s, 1100 s Trainsmeadow rd, 1-sty fr dwg, 16x30, shingle roof, 1 family, gas; \$1,800; (o & a) E. Matzinger, prem (5597).

OZONE PARK.—McCormick av, w s, 150 s Belmont av, 2-sty fr dwg, 17x47, tin rf, 1 family, gas, hot air heat; \$6,000; (o & a) Thomas Russo, 1353 Freedom av, Ozone Park (5652).

RICHMOND HILL.—109th st, e s, — n Roanoke av, n e c, 2-2-sty fr dwgs, 16x38, shingle roof, 1 family, gas, steam heat; \$11,000; (o) Roanoke Constn. Co., 109th & Liberty av, Richmond Hill; (a) Louis Dannacher, 328 Fulton, Jamaica (5607-08).

RIDGEWOOD.—Stephen st, n e c Cypress av, 6-2-sty bk dwgs, 19x55, slag rf, 2 families, gas; \$21,000; & 3-1-sty bk garages, 10x20; \$2,600; (o) Chas. Fritz, 125 Lafayette, Bklyn. (a) Louis Allmindinger, 20 Palmetto, Bklyn (5634-35-36-37-38-39).

ROCKAWAY BEACH.—Beach 99th st, w s, 220 s Boulevard, 4-1-sty fr dwgs, 16x40, shingle roof, 2 families, gas; \$10,000; (o & a) P. J. Cavanaugh, 451 Prospect pl, Bklyn (5614-15-16-17).

ROCKAWAY BEACH.—Beach 106th st, e s, 40 s Boulevard, 2-1-sty fr dwgs, 24-36, shingle rf, 1 family, gas; \$4,000; (o & a) M. Frizzel, Bch. 106th, Rockaway Beach (5590-91).

SOUTH OZONE PARK.—School av, n s, 40 e Birch, 2-sty fr dwg, 14x34, shingle rf, hot air heat, gas; \$3,000; (o & a) Thomas F. Malone, Fulton st, Jamaica (5621).

SOUTH OZONE PARK.—School av, 60 e Birch, 2-sty fr dwg, 14x34, shingle rf, hot air heat, gas; \$3,000; (o & a) Thomas F. Malone, Fulton st, Jamaica (5622).

SOUTH OZONE PARK.—School av, 80 e Birch, 2-sty fr dwg, 14x34, shingle rf, hot air heat, gas; \$3,000; (o & a) Thomas F. Malone, Fulton st, Jamaica (5623).

SOUTH OZONE PARK.—Yukon av, s s, 62 w Dakota av, 2½-sty fr dwg, 20x42, shingle rf, 1 family, gas; \$2,500; (o & a) Geo. Anderson, prem (5603).

SPRINGFIELD.—147th st, e s, 140 s Cherry av, 1½-sty fr dwg, 17x40, shingle rf, 1 family, gas; \$4,000; (o & a) George Becker, Jamaica (5649).

SPRINGFIELD.—Lakeview av, s s, 100 e Willow, 1½-sty fr dwg, 22x30, shingle rf, 1 family, gas; \$4,500; (o) John E. Brown, Springfield; (a) F. J. Schwartz, Paterson, N. J. (5650).

SPRINGFIELD.—Springfield rd, w s, 100 n Central av, 2½-sty fr dwg, 18-27, shingle rf, 1 family, gas; \$3,000; (o & a) John Karkheck, Rosedale, L I (5609).

WOODHAVEN.—Gheradi av, 100 n Jerome av, 2-sty fr dwg, 20x53, tar & gravel rf, furnace heat, electricity; \$8,500; (o) Sam Graziano, 1112 Thrall, Woodhaven; (a) P. Dean, Woodhaven (5624).

WOODHAVEN.—Conduit av, s e c Emerald, 2-sty bk dwg, 20x50, slag rf, 2 families, gas; \$6,500; (o) Chas. Dorso, 255 E 77th, Manhattan; (a) Chas. H. Pfaff, 673 Eldert la, Bklyn (5643).

WOODHAVEN.—Walker av, e s, 348 s Jerome av, 2-sty fr dwg, 18x53, gravel rf, 1 family, gas, steam heat, 2 bldgs; \$15,000; (o) Benjie Fookhill, 1020 Walker av, Woodhaven; (a) Phillip Dean, Woodhaven (5648).

WOODHAVEN.—Culloden st, w s, 100 s Beaufort av, 2-sty fr dwg, 16x30, shingle rf, 1 family, gas; \$5,500; (o & a) John Vogt, Woodhaven (5592).

FACTORIES AND WAREHOUSES.

L. I. CITY.—Vernon av, 709, metal storage; \$1,000; (o) Chas. M. Gray, prem (5658).

STABLES AND GARAGES.

ARVERNE.—Beach 62d st, w s, 310 s Larkin st, metal garages; \$500; (o & a) B. Ordover, prem (5618).

BELLE HARBOR.—Beach 131st st, 558, fr garage; \$600; (o & a) A. L. Baillee, premises (5588).

COLLEGE POINT.—2d st, 507, fr garage; \$140; (o) Robert A. Charles, prem (5663).

CORONA.—Casper pl, e s, 50 s Railroad av, fr garages; \$237; (o & a) P. E. Zimmerman, prem (5611).

CORONA.—Merritt st, s s, 50 w Alburts av, fr garage; \$150; (o & a) Mrs. L. Marsch, premises (5602).

ELMHURST.—Roosevelt av, n s, 100 w Tlemman av, fr garage; \$900; (o & a) Chas. Zimmer, premises (5619).

ELMHURST.—Laconia st, 244, fr garage; \$200; (o) William Barret, prem (5651).

FLUSHING HEIGHTS.—26th st, s e c Norwood av, fr garage; \$750; (o) K. Sodera, Flushing Heights (5645).

FLUSHING.—Brewster av, n e c Myrtle av, fr garage; \$300; (o & a) Leon DeHoff, prem (5610).

GLENDALE.—Proctor st, e s, 436 n Myrtle av, garage; \$300; (o) Val Mahlmann, 30 Proctor, Glendale (5625).

HOLLIS.—Farmers av, e s, 250 s Jamaica av, con blk garage; \$500; (o & a) James Rano, prem (5604).

L. I. CITY.—Hopkins av, 375, metal garage; \$200; (o & a) Michael Morano, prem (5600).

L. I. CITY.—9th av, 555, metal garage; \$200; (o) R. H. Wotley, prem (5640).

L. I. CITY.—Queens st, w s, 175 s Jackson av, 2-sty bk garage & dwg, 25x100, slag rf, steam heat, gas; \$12,000; (o) Rosenwasser Bros., L. I. City; (a) R. L. Lukowsky, 49 Stevens, L. I. City (5646).

OZONE PARK.—McCormack av, w s, 150 s Belmont av, con blk garage, 18x18; \$1,000; (o) Thomas Russo, prem (5653).

RICHMOND HILL.—109th st, 8421, fr garage; \$250; (o) Phillip Lucks, prem (5656).

RICHMOND HILL.—118th st, 9128, fr garage; \$100; (o) Catherine Haller, prem (5661).

RIDGEWOOD.—Onderdonk av, w s, 75 n Grove, 2-sty bk garage, 50x20; slag rf; \$3,400; (o) Fred Bachert, 562 Onderdonk av, Ridgewood; (a) H. Brucker, 2549 Myrtle av, Ridgewood (5657).

ROCKAWAY PARK.—Beach 116th st, w s, 120 s Newport av, metal garage; \$400; (o) Wm. T. Baumann, prem (5660).

SPRINGFIELD.—145th st, w s, 200 s Cherry av, fr garage; \$450; (o & a) Geo. F. Smith, prem (5605).

WHITESTONE.—14th st, n w c 10th av, fr garage; \$500; (o & a) I. B. Merritt, premises (5613).

STORES AND DWELLINGS.

FLUSHING.—Norwood av, s e c 26th, 3-sty bk str & dwg, 20x38, slag rf, 2 families, elec, steam heat; \$18,000; (o) K. Sadara, Flushing Heights; (a) R. L. Lukowsky, 49 Stevens, L. I. City (5644).

STORES, OFFICES AND LOFTS.

EDGEMERE.—Boulevard, s w c Beach 54th, 1-sty fr str, 90x40, tin rf; \$6,000; (o & a) Walter Verity, Beach 58th, Edgemere (5664).

FLUSHING.—Lawrence st, e s, 250 s Myrtle av, fr office; \$200; (o & a) Thos. Burton, prem (5612).

ROCKAWAY BEACH.—Boulevard, s s, 100 w Pier av, 1-sty fr store, 16x30, paper roof; \$1,200; (o & a) Maria G. Paciarelli, 448 E 115th, N. Y. (5601).

MISCELLANEOUS.

FOREST HILLS.—Queens blvd, 40 e Lefferts av, fr bldg, 15x10, used for auto accessories; \$500; (o) G. A. Wilson & H. V. Williams, 272 DeVoe, Bklyn (5620).

GLENDALE.—Ridgewood av, e s, 60 s Central av, fr shed; \$250; (o) Wm. C. Mattern, prem (5641).

L. I. CITY.—22d st, e s, n e c Segel st, fr shed; \$250; (o & a) H. Schlopes, prem (5598).

L. I. CITY.—Vernon av, n w c Pierce av, metal shed; \$75; (o) Sexauer & Lempke, prem (5662).

RIDGEWOOD.—Cypress av, w s, 50 s Jefferson av, 1-sty bk market & garage, 20x100, slag roof; \$8,500; (o) Fred Kegel, 962 Seneca av, Ridgewood; (a) Louis Berger Co., 1696 Myrtle av, Ridgewood (5599).

Richmond.

DWELLINGS.

CONCORD.—Order av, n s, 37½ w Pierce, 1-sty fr dwg, 22x49, shingle rf; \$5,000; (o) Michael Sposito, 120 De Kalb; (a) Chas. B. Hewecker, Tompkinsville (1515).

GREAT KILLS.—Red st, w s, 100 n Margaret, 1-sty fr dwg, 22x30, shingle rf; \$4,000; (o) Mrs. H. Hardy, Great Kills; (a) Depruga Jensen, 249 Fisher av, Tottenville (1527).

NEW DORP BEACH.—Winham av, s s, 100 w New Dorp la, 2-sty fr dwg, 28x44, shingle rf; \$2,500; (o) Antonio Fedesco, New Dorp Beach; (a) E. H. Lockhart, 37 Richmond rd, New Dorp (1569).

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PORT RICHMOND.—Lexington av, e s, 225 s Catherine, 2-sty fr dwg, 22x24, shingle rf; \$3,000; (o) Peter Evenson, 237 Elm, West New Brighton; (a) Ole Jensen, 136 Decker av, Port Richmond (1553).

PORT RICHMOND.—Lexington av, e s, 258 s Catherine, 2-sty fr dwg, 22x24, shingle rf; \$3,000; (o) Hans Evenson, 46 Fleet, Jersey City; (a) Ole Jensen, 136 Decker av, Port Richmond (1554).

PORT RICHMOND.—Smith pl, s s, 320 s Richmond av, 1-sty fr dwg, 20x30, rubberoid rf; \$3,000; (o) Chas. A. Lockwood, 72 Corsen av, Tompkinsville; (a) John O. From, 88 Decker av, Port Richmond (1558).

PORT RICHMOND.—Lexington av, e s, 200 s Catherine, 2-sty fr dwg, 22x24, shingle rf; \$3,000; (o) Hans Larsen, 89 Dubois av, West New Brighton; (a) Ole Jensen, 136 Decker av, Port Richmond (1555).

PORT RICHMOND.—Heberton av, n s, 30 s Albion av, 1½-sty fr dwg, 25x31, shingle rf; \$2,800; (o) Jas. J. Long, 892 Richmond rd, Concord; (a) W. O. Colvin, Westerleigh (1556).

PORT RICHMOND.—Heberton av, w s, sw c Albion pl, 1½-sty fr dwg, 25x36, shingle rf; \$3,000; (o & b) W. D. Coburn, Westerleigh (1557).

TOMPKINSVILLE.—Rosewood pl, s s, s e c Cebra av, 3-2½-sty fr dwgs, 22x48, shingle rf; \$16,200; (o & b) Pasenholz & Desgum, Tompkinsville (1529).

TOMPKINSVILLE.—Oxford pl, s s, 470 w Cebra av, 2½-sty fr dwg, 22x48, shingle rf; \$5,600; (o & b) Sigler Soloman, Hudson st, New Brighton (1571).

WEST NEW BRIGHTON.—Forest av, e s, 148 e Decker av, 1½-sty fr dwg, 20x30, shingle rf; \$4,000; (o & b) Edw. Rippstein, 38 Lincoln pl, West New Brighton (1510).

WEST NEW BRIGHTON.—Norwalk av, s s, 560 e Manor rd, 2½-sty fr dwg, 20x24, shingle rf; \$3,000; (o & b) Emil Antilla, Norwalk av, West New Brighton (1520).

WEST NEW BRIGHTON.—Burnside av, n s, 337 of Jewett av, 2-sty fr dwg, 20x28, shingle rf; \$4,000; (o & b) Edw. Rippstein, 38 Lincoln pl, W. O. Coburn, 183 Dickie av (1572).

GRANT TERRACE, s s Madison av, 88 e S. R. R. av, 2-sty fr dwg, 22x26, shingle rf; \$2,000; (o) Ed. C. Shanks, on prem; (a) H. W. Pelcher, Port Richmond (1524).

HOTELS.

ELTINGVILLE.—Richmond av, e s, n e c Eltingville blvd, 2-sty fr hotel, 38x56, shingle rf; \$12,000; (o) Jos. Lenzen, Sea Side av, Eltingville; (a) Jas. Whitford, Tompkinsville (1531).

STABLES AND GARAGES.

S. I., w s of Sherman av, 126 n Hendricks av, 1-sty bk garage, 23x23, rubberoid rf; \$2,000; (o) Carl F. Grieshaber, 126 E 38th, Manhattan; (a) Delano & Aldrich, 126 E 38th (1521).

PLANS FILED FOR ALTERATIONS

Manhattan.

BROAD ST, 82-84, new ext, add in 5-sty bk str & offices; \$5,000; (o) Sam Untermeyer, 120 Bway; (a) Louis A. Sheinart, 194 Bowery (3207).

CANAL ST, 91, new f. p. windows, fire escapes, stairs in 5-sty bk store & offices; \$2,000; (o) Louis Rubenstein, 215 4 av; (a) Max Miller, 115 Nassau (3196).

DEY ST, 74, remove partitions, steps, new openings, beam, windows, partitions, flooring, ceiling, skylights, plumbing, frames & sashes, doors in 5-sty bk str & offices; \$10,000; (o) Lena M. Rasch, 49 S av, Bklyn; (a) Morris Winston, 116 W 39th (3213).

DUANE ST, 131-135, new self supporting tank, equipment & tank on 5-sty bk mfg. & sales rooms; \$5,600; (o) Hoffman Estates, 258 Bway; (a) R. J. Mansfield, 135 William (3216).

EAST BROADWAY, 292, remove chimney breasts, new ext, stairs, partitions, chimney, raise beams in 4-sty bk dwg; \$5,000; (o) Sol Stolwitz, 211 South; (a) Louis A. Sheinart, 194 Bowery (3195).

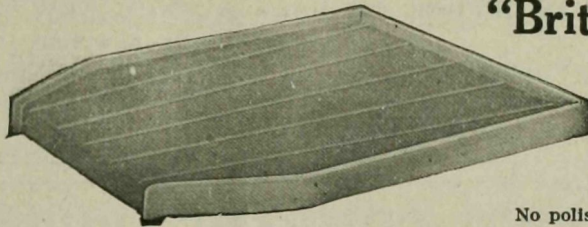
ELIZABETH ST, 299-301, new partitions, stairs, alt in 4-sty bk day nursery; \$15,000; (o) Church of Our Lady of Lorretto, 303 Elizabeth; (a) Edw. F. Fanning, 80 Houston (3199).

GREENWICH ST, 56, new beams, walls, stairs, arches, plastering, show windows, openings, doors, partitions, flooring, vent shaft, f. p. framing, bulkhead, skylights, fire-escapes, windows in 5-sty bk factory; \$30,000; (o) Est of Ruth Livingston & Mr. Ogden Mills, care Mr. R. B. Van Brunt, 84 Cortlandt; (a) Henry Regelmann, 147 4 av (3219).

HUDSON ST, 133, new elevator, enclosure in 6-sty bk warehouse; \$2,200; (o) Society for Promoting Religion & Learning, 147 W 91st; (a) Alfred Morton Githens, 52 Vanderbilt av (3193).

WASHINGTON ST, 423, s e c Vestry, enlarge window openings in 7-sty bk warehouse; \$900; (o) Pocono Co., 221 4 av; (a) J. Odell Whitenack, 231 W 18th (3208).

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