

Real Estate Record and Builders Guide

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Devoted to Real Estate, Building Construction and Building Management in the Metropolitan District

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EDITORIAL

Fifty-one Years Old

With this issue the Record and Guide enters upon its fifty-second year. For more than half a century this publication has appeared regularly each week and has built up for itself a distinctive place among the periodicals which have become a part of the history and progress of New York City, the metropolis of the western world.

The Record and Guide appreciates the interests and loyal support with which the leaders in real estate and in building construction in the metropolis continue to favor it. Important as has been the work of the Record and Guide in the years that are gone, it is hoped to make this publication more interesting and more useful in the new era following the world war than it ever before has been. Despite the many serious problems resulting from the war, despite the mad ambitions of the Bolsheviki both abroad and in this country, and despite the faint hearts and the weak knees of the pessimists, the world still does move forward and will continue to move in that direction.

Bright times are ahead, wonderful progress still must be made and the optimists are the ones upon whom reliance must be placed for future success. Tremendous strides have been made in the world during the fifty-one years since the Record and Guide was founded. With the establishment of peace, who can measure the possibilities of the next half century?

The Record and Guide enters upon its fifty-second year full of confidence as to the future, striving to be level-headed in its optimism and assuring its friends of its earnest efforts to co-operate with them in whatever measures seem best adapted to the growth and prosperity of New York City, the great metropolis which has had such a glorious past and which is assured of a wonderful future.

Foundations Laid

The developments of the week ought to be very encouraging to both those interested in real estate and in building. Two great obstacles in the way of resumption of construction work have been removed for the rest of the year. The strike in the building trades has been settled on terms that are acceptable to both parties to the controversy. The long standing amicable relations between the employers and the workmen in the building trades are thus assured of continuance.

In the material market the agreement reached between the steel manufacturers and the Industrial Board at Washington whereby the prices of steel have been reduced from 10 to 14 per cent., with the understanding that the Government is to become a large purchaser at these figures, relieves the situation of one of its most menacing features. The fear of further reduction, which would act to restrain freedom in going ahead with any widespread building program, and would certainly prove detrimental, if made, to those who were

hardy enough to build before prices were stabilized, is removed for the remainder of the year. By that time it is probable that the business of the country will have so adjusted itself that the period of unexampled prosperity so frequently predicted by the most competent observers to follow the reconstruction interval will be in full swing.

The effect of the agreement reached at Washington cannot be otherwise than a propelling influence to getting the wheels of commerce turning steadily. The proposal for the participation of the Government in a movement for the fixing of prices was new, untried so far as this country is concerned except as a war measure, and was received by the business community as extremely uncertain of successful accomplishment. There also were fears that in coming to an agreement upon prices which should govern competing manufacturers those taking part in the establishment of control of prices might be laying themselves open to violation of the anti-trust laws. But these fears seem to have been allayed by the Attorney General, who assured the steel men that there would be no prosecutions under the Sherman law. The rule of reason and of business necessity is to prevail.

The example set by the steel men—who were not all of one mind when they approached the question of prices and wages, because of variable items of cost of raw material and of transportation charges—in reaching an agreement which will allow all users of steel to get to work will be influential in other lines of business. When manufacturers of other building materials come together with the members of the Industrial Board they are more apt to effect working agreements that will still further stabilize the situation than to break off negotiations and admit their failure to adjust business by mutual concessions. What one set of men does another is not likely to admit it cannot do. So it is reasonable to expect that builders will soon be able to figure with certainty upon prices of all materials as they now can on steel and on wages. And the demand for buildings, which is so urgent, will be met by a construction program of unprecedented importance, and real estate, now slowly recovering from the backset of the war, will feel a real boom.

Judge Gary said: "Things look fine; very fine."

They certainly do.

Recovering from War Conditions

While the representatives of the great nations of the world, working earnestly and faithfully in Paris to bring order out of the chaos following the great war, have been subjected to much criticism, those agencies at home which are entrusted with the vitally important labor of restoring normal conditions in our own business life also have frequently felt adverse comment. A large part of the criticism is unjust, and probably is due to the impatience of those who have suffered, as prac-

tically everybody has, from war conditions of one kind or another.

Signatures to the armistice four months ago have not yet faded perceptibly; indeed, the ink can hardly be said to have dried and set, yet the world, and especially the American part of it, impatient and longing for a return of business activity, is petulant and fault-finding because the topsy-turvy conditions resulting from the stupendous conflict waged for four years have not become normal in four months.

A case in point came to the attention of readers of the Record and Guide the other day when the New York Telephone Company reviewed in an interesting announcement the conditions of telephone service in peace, war and reconstruction. The announcement to which reference is made carried a timely, logical and reasonable request from the company, asking the confidence and co-operation of the public while waiting for that period of normality to which all business is looking forward.

It is recognized by the well-informed that New York City, in the days preceding the war, enjoyed a telephone service the like of which was not known anywhere else in the world. In those days there was an abundance of materials for telephone construction purposes; good labor was available, and a forward-looking management could plan wisely for the future. But when the war became the foremost problem of the day labor and

materials became scarce and thousands of highly-trained telephone men and women were called upon to devote all their time and skill to meeting the needs of the Government. Despite these serious handicaps the company was called upon to render a constantly increasing volume of service—a service that was exceedingly good under the circumstances, but which was not and could not be as good as in times of peace. Users of the telephone, the telegraph, the cable, the steam railroads, the local transportation lines and all other public facilities had it brought home to them that normal service could not be had and should not be expected in such abnormal times.

Now comes the era of reconstruction, and all reasonable people know that it will be many, many months before the telegraph, the railroads and other public-service facilities can be restored to pre-war efficiency. Just as it is impossible to perfect these facilities within a short time so is it impossible to bring the telephone service up to its highest efficiency in a short time. The New York Telephone Company, however, has given assurance that its pre-war policy of striving to give the metropolis the best service in the world still exists. Because of this fact asking for the confidence and co-operation of telephone users is a reasonable request and one that should be granted readily. Patience, rather than ill-considered criticism, will hasten a return of the much desired conditions.

Readers Comment on Current Topics

New York, March 20, 1919.

Editor of the Record and Guide.

Real estate interests generally have no doubt by now been apprised of the specific ruling contained in the new Regulations issued by the Internal Revenue Department on the subject of interest deduction as applied to mortgages, reading as follows:

"Interest paid by the taxpayer on a mortgage upon real property of which it is the legal or equitable owner, even though the taxpayer is not directly liable on the bond or note secured by such mortgage may be deducted as interest on its indebtedness."

We note in the Sunday "Tribune" an article headed "Have Real Estate Companies overlooked their rights? Ruling regarding reduction (sic) of mortgage interest was made four years ago." The article refers to a communication from a certain lawyer who appears not to know that the Tax Law has been several times amended since 1913. He refers to a 1915 decision of the United States District Court for the Southern District of New York to the effect that a realty corporation which pays interest on a mortgage on real estate where it has not assumed the obligation is permitted to deduct the interest as an expense of business, following the opinion of Attorney General Wickersham made in 1910. The communication winds up:

"If these real estate companies have been paying such charges for the last four years, it has been because they have not been alive to their rights and

any expense which they have incurred to endeavor to have the Treasury Department make a ruling in conformity with the decision of the United States Court has been money thrown away."

Inasmuch as in co-operation with Mr. Louis Franklin Lee, representing the Advisory Counsel of Real Estate Interests, our Mr. Lewis M. Isaacs made a trip to Washington on behalf of the Investing Builders Association, and procured the ruling in question, we feel that we should perhaps point out that "times have changed" and the law with them. The matter is not quite as simple as this attorney implies. Without taking up space to discuss the changes in the law and the court decisions on the subject, suffice it to say that the language of the new Revenue Act was such as to make it doubtful whether real estate corporations which had taken title to property and had not assumed payment of the mortgaged debt would be permitted to deduct mortgage interest. That doubt has been resolved by the ruling in question. Incidentally, the ruling is not confined to real estate corporations, but is general in its application.

M. S. & I. S. ISAACS.

America has more surplus gold than any other country, officials say, and can relieve the European scarcity by taking industrial bonds at a profitable rate of interest or Government bonds at a lower rate, in either case contributing to a revival of business, which would mean greater value for the millions of foreign securities now held in the United States.

REAL ESTATE SECTION

More Tax Bills Introduced; Legislature Still Inactive

Lawmakers Seem Perplexed by the Multiplicity of Propositions for Securing New Revenues for State and Municipalities

(Special to the Record and Guide)

Albany, March 21.

UNITED STATES SENATOR WILLIAM M. CALDER, representing the Brooklyn Board of Brokers, proposed to the legislative leaders this week the enactment of legislation which would limit the tax on real estate in New York City to a figure that would raise 66% per cent. of the city budget. The adoption of such a proposal would mean a realty tax rate of approximately \$1.60. With Senator Calder were William M. Greve, William P. Rae and Walter Lindner. They conferred with Speaker Sweet, Majority Walters of the Senate and the heads of the taxation and cities committees of the Senate and Assembly. Senator Calder and his colleagues were very confident of success after their conferences, but none of the legislative leaders would indicate whether or not they would give the proposal serious consideration.

Assemblyman Bloch has introduced a bill in the Assembly fixing the realty tax rate in New York City at \$1.75. This bill is submitted by the United Real Estate Association.

The Seesselberg bill limiting the realty tax rate to \$2.00 on the hundred of assessed valuation was scheduled for consideration by the Assembly Cities Committee on Tuesday, but nothing developed. The committee met on Tuesday evening and gave its attention to city pensions, increases for teachers and similar legislation involving city income. Chairman Malone was asked what action he intended to take on the Seesselberg bill. He replied that nothing would be done with it this week. The advocates of the measure resent the report given out from sources close to the opposition that the bill has been killed for the present session. They have served notice that in spite of the compromise proposals made they will continue the fight for the enactment of their measure. There is no question but that a hard fight lies in the path of this bill favored by the Real Estate Board, but its supporters are ready for it.

Senator Dowling introduced the Real Estate Board's tax limitation bill in the Senate on Wednesday. He said afterwards that he believed the measure had a good chance of passing the Senate, although there had been evidences of opposition to it. It will be remembered that this identical bill passed the Senate in the closing days of the session last year. Senator Boylan sponsored the measure at that time. Practically all the New York City representatives gave it their support at the last session.

The entire problem of taxation which has become entangled in discussion affecting the raising of state and city revenues is suffering with "sleeping sickness" to all outward appearances. The report of the Davenport taxation committee was expected early in the week, but nothing developed. It was reported that the college professors who are drafting the proposed incomes, business and personal property taxes have been experiencing some difficulty in reaching an agreement upon the character of legislation providing for these various taxes. The committee plans to make its report to the Legislature next Monday night and then submit legislation carrying out its proposals.

The legislative leaders are a little chary about committing themselves to the recommendations of the Davenport

committee until such time as they will be able thoroughly to analyze every detail of its report and suggested legislation. This attitude may shunt action on the committee's bill until the closing days of the Legislature. It may extend the session far into the month of May.

From a reliable source it was learned that the committee will recommend the passage of a state income tax, a tangible personal property tax and a permissive business tax.

If it is finally determined to split the returns from the income tax with the localities, the rate may run as high as two per cent. This rate would be necessary to raise the amount required by the State and the cities. The bill will provide an exemption up to \$1,000 for single men, \$2,000 for married men and exemptions of \$200 for every dependent child. The income tax will be so drawn as to make impossible the escape of men and women who earn a living in New York State and reside elsewhere. It would apply to state and municipal salaries, income from life insurance, Federal bonds and property acquired by gift.

The proposed business tax is designed by the committee to give New York City another means of lightening the burden upon real estate. It provides for a levy on the income from business, is permissive in character and allows cities to utilize it if they deem fit.

The proposed personal property tax may also be permissive. The rate proposed would be one-half of one per cent., although efforts are being made to reduce this rate to one-quarter, the same rate as favored by the Real Estate Board. This tax would apply to machinery, furniture, jewelry, stock in trade, etc. An exemption of \$3,000 is permitted, the figure advocated by the real estate interests.

Senator Adel has introduced a bill amending the Tenement House Law by providing that two-story buildings having a store on the ground floor and occupied by two families in addition to the occupant of such store and his family shall not be considered a tenement house.

An amendment of the Real Property Law introduced by Senator Marshall relates to the recording of conveyances of real property acknowledged by one or more grantors or proved as required by the chapter, though the execution of the other grantors is not acknowledged or proved.

The Youker bill amending the Torrens Law enactment of last year by striking out the provision that a court may accept a report of a title insurance or searching company in lieu of a reference of a matter to an official examiner of title and making other minor changes has passed the Assembly. The bill is now pending before the Judiciary Committee of the Senate with every likelihood of an early report for consideration by the Senate proper.

During the eight weeks ending February 22nd, the United States Employment Service received 1,090,124 applications from men and women for jobs. Of this number 930,029 were referred to opportunities and 679,513 were reported placed in employment. The difference between the number referred to jobs and the number reported placed is due, in a large measure, to the failure either of the employee or employer to send in their return cards.

Comptroller Travis Shows How To Get New Revenues

Proposes New Taxes to Meet Deficits Caused by Prohibition Without Adding to the Burden on Real Estate

STATE CONTROLLER EUGENE M. TRAVIS has outlined a system of taxation whereby he believes the loss of \$11,000,000 tax and the deficit due to emergency appropriations during the war amounting to \$19,000,000 would be made up without increasing the State's direct tax on realty. Mr. Travis's statement said:

"The Inheritance Transfer Tax law could be amended so as to yield at least \$3,000,000 more annually. New York does not tax bequests to benevolent, educational, and kindred institutions of other States, nor is a tax imposed upon the estates of non-residents in respect to money or intangibles physically present within the State. Other commonwealths insist upon such a tax, and it is time that New York should follow suit. The present investment tax is permissive, but it is difficult to compel owners of intangibles to contribute as they should for the support of the State. If the present law were made mandatory and suitable penalties provided, at least \$4,000,000 could be added.

"If this State should adopt an annual tax on motorists similar to that imposed in all others, at least \$2,500,000 revenue could be secured from this source.

"Many hotels and popular restaurants will reap a large profit from traffic in non-intoxicating substitutes, and a tax on

this business would easily produce at least \$6,000,000 annually. Again, corporations organizing here for the first time pay comparatively less for this privilege than in any other State, and a slight increase in the present rate would produce an income aggregating \$2,000,000 annually.

"The stock transfer tax yielded more than \$5,000,000 last year, and at least \$1,000,000 more could be added without increasing the present rate, if a tax were imposed on shares of stock borrowed and loaned, and also upon their original issue. In addition, over \$12,000,000 more revenue could be secured from the present manufacturing and mercantile corporation income tax, if partnerships and general business organizations were included in the scope of this law.

"The tax on banks last year, amounting to \$5,500,000, was retained by the communities while the tax on trust companies and the surplus of savings banks aggregating \$4,000,000 was kept by the State. If this rate was increased one-quarter per cent. it would yield at least \$2,375,000 more.

"Finally, additional income of at least \$2,000,000 annually could be secured if the law limiting the exemption of bonds to Federal, State, and municipal securities was amended. This would mean the taxing of every serial registered or coupon bond issued as an investment."

Official Announcement of Streets That Are To Be Paved

PRESIDENT FRANK L. DOWLING, of the Borough of Manhattan, has authorized the following statement of the street paving program for this year which calls for expenditures of about \$2,000,000:

"Sixty of the heaviest traveled streets of the Borough are included in the repavement programme for the current year. In addition contractors will finish the repavement programme that was nipped by frost at the beginning of the winter. This carry-over work includes portions of the newly extended Seventh Avenue, and Duane Street from the Municipal Building to West Broadway, and two or three other downtown streets.

"Approximately 390,000 square yards of roadways in the Borough are to be repaved this year. Of this amount approximately 150,000 square yards will be repaved with granite block and 240,000 with sheet asphalt.

"Among the first streets to be repaved will be Park Avenue from Fortieth to Forty-second Streets, alongside the new Viaduct to the Grand Central Terminal; William Street from Pearl to Beekman Streets; Seventh Avenue from Thirty-first to Forty-second Streets; Greenwich Street from the Battery to Vesey Street; West Broadway from Vesey to Franklin Streets; Beekman Street from William to Nassau Streets; Park Place from Broadway to West Broadway; State Street from the Battery to Whitehall Street, and New Chambers Street from Park Row to Cherry Street.

"Practically all of these streets were torn up for subway construction, and new pavements will consist of close-jointed, modern-type granite block, except in William Street and Seventh Avenue, where sheet asphalt is to be used.

"Other sections to be paved with new form of granite block are:

GRANITE BLOCK.

Second avenue, Twenty-third to Thirty-fourth streets.
 Fourth avenue, Thirty-second to Thirty-fourth streets.
 Lexington avenue, Fifty-third to 131st streets—railroad area.
 Second avenue, west side—First to Second streets.
 Second avenue, west side—Third to Fourth streets.
 Second avenue, Fourth to Fifth streets.
 Avenue A, Fifty-seventh to Fifth-ninth streets.
 Ninth avenue, Sixty-third to Sixty-fifth streets.
 Thirty-third street, Lexington to Fourth avenues.
 Forty-sixth street, Eleventh to Twelfth avenues.
 One Hundred and Fifty-fifth street, Broadway to Riverside Drive.
 One Hundred and Tenth street, Second to Third avenues.
 Fifteenth street, Avenue B to Avenue C.
 Centre street, Duane to Leonard streets.

Moore street, South to Water streets.
 Broad street, South to Water streets.
 Theatre Alley, Ann to Beekman streets.
 Murray street, Broadway to West Broadway.
 Walker street, Baxter to Centre streets.
 Grand street, Baxter to Centre streets.
 Broome street, Bowery to Centre street.
 Mail street, Park Row to Broadway.
 Leroy street, Hudson to West streets.
 Barrow street, Bleecker to Bedford streets.
 Bleecker street, Lafayette street to Broadway.
 Houston street, Allen to Eldridge streets.
 West Fourth street, Broadway to Washington Square East.
 Duane street, Broadway to West Broadway.
 Reade street, Elm street to West Broadway.

SHEET ASPHALT.

Madison avenue, Forty-sixth to Fifty-third streets.
 Amsterdam avenue, Ninetieth to 100th streets.
 Lenox avenue, 110th to 124th streets.
 Madison avenue, 116th to 125th streets.
 Tenth avenue, Fifty-eighth to Sixtieth streets.
 Lexington avenue, Thirty-fifth to Thirty-eighth streets.
 Lexington avenue, Thirty-second to Thirty-fifth streets.
 Thirty-ninth street, First to Lexington avenues.
 Forty-third street, Third to Lexington avenues.
 Fifty-ninth street, Fifth to Eighth avenues.
 One Hundred and Fifty-fifth street, Broadway to Riverside Drive.
 Broadway, 181st street to Nagle avenue.
 Lexington avenue, Eighty-sixth to Ninety-seventh streets.
 Seventy-ninth street, Second to Madison avenues.
 Forty-eighth street, Seventh avenue to Broadway.
 One Hundred and Tenth street, Third to Fifth avenues.
 Forty-ninth street, Seventh avenue to Broadway.
 Fifty-fourth street, Lexington to Park avenues.
 One Hundred and Nineteenth street, First to Third avenues.
 One Hundred and Twenty-first street, Second to Lexington avenues.
 Twenty-eighth street, Lexington to Fifth avenues.

"It is expected that many of these street improvement contracts will be under way within a month."

EXTENSION of the Broadway subway from 242d street to the City Line will once more be urged at a hearing to be held by the Board of Estimate on Friday, March 28th. It will be recalled that taxpayers in the vicinity have been conducting a campaign for the past five years, seeking to have the city authorize the extension of the west side subway north to the Yonkers line.

Last September a petition was submitted to the Board of Estimate and was later referred to the Transit Committee. This committee in its report just presented states that the extension of the Broadway subway from its present terminal to the northerly City line would result in a preferential benefit to the residents of Yonkers without their being called upon to bear any of the expense incurred or in any way obligating themselves under the terms of the contract.

New Clark Street Tunnel Links West Side To Brooklyn

Opening of Important Addition to Subway Will Occur April 1—Will Relieve Conditions on Shuttle Trains

CHAIRMAN TRAVIS H. WITNEY, of the Public Service Commission, announces that the Clark Street tunnel will be put in operation about April 1. This tunnel forms the connecting link between the Seventh Avenue, Manhattan, subway, and the Fulton Street Interborough line in Brooklyn.

But at a cost of \$6,500,000 the Clark Street tube is the first of the two new under-river tunnels linking Brooklyn and Manhattan, begun at the time the Dual Subway contracts were signed, to be finished, the other being the B. R. T. tunnel from Whitehall street, Manhattan, to Montague street, Brooklyn. The latter tunnel is expected to be ready some time next fall.

The opening of the Clark Street tunnel will furnish partial solution of the vexatious "H" subway system in Manhattan, necessitating the use of the shuttle service at Forty-second street, or a two-block walk at Wall street, to those going from the west side to Brooklyn, or vice versa.

The new subway will provide for the extension of the express service operated on the Interborough west side subway, now terminating at Wall and William streets, through the Clark Street tunnel and up Fulton street to Flatbush and Atlantic avenues. Both east side and west side trains will run through the Brooklyn subway, thus affording a choice of riding to the west or east side of Manhattan without change of trains. The west side trains will be operated on the outside tracks and the east side trains on the inside tracks to Atlantic avenue.

The operation of west side subway trains to Brooklyn via the Clark Street tunnel is described by Chairman Whitney as one of the most important events in rapid transit work in this city since the signing of the dual contracts. Mr. Whitney says the new link in the service will act in relieving congestion on practically all of the rapid transit lines.

Mr. Whitney said:

"The extension of the service through the Clark Street tunnel and thence, in Brooklyn, through Fulton street and Flatbush avenue to Atlantic avenue, will afford adequate turning facilities for the trains, and will make possible improvement in the express service on the west side subway. In addition to the express service to Atlantic avenue, it will be possible for some of the express trains to be sent to South Ferry, and thus afford more frequent trains on the west side in Manhattan during the rush hours.

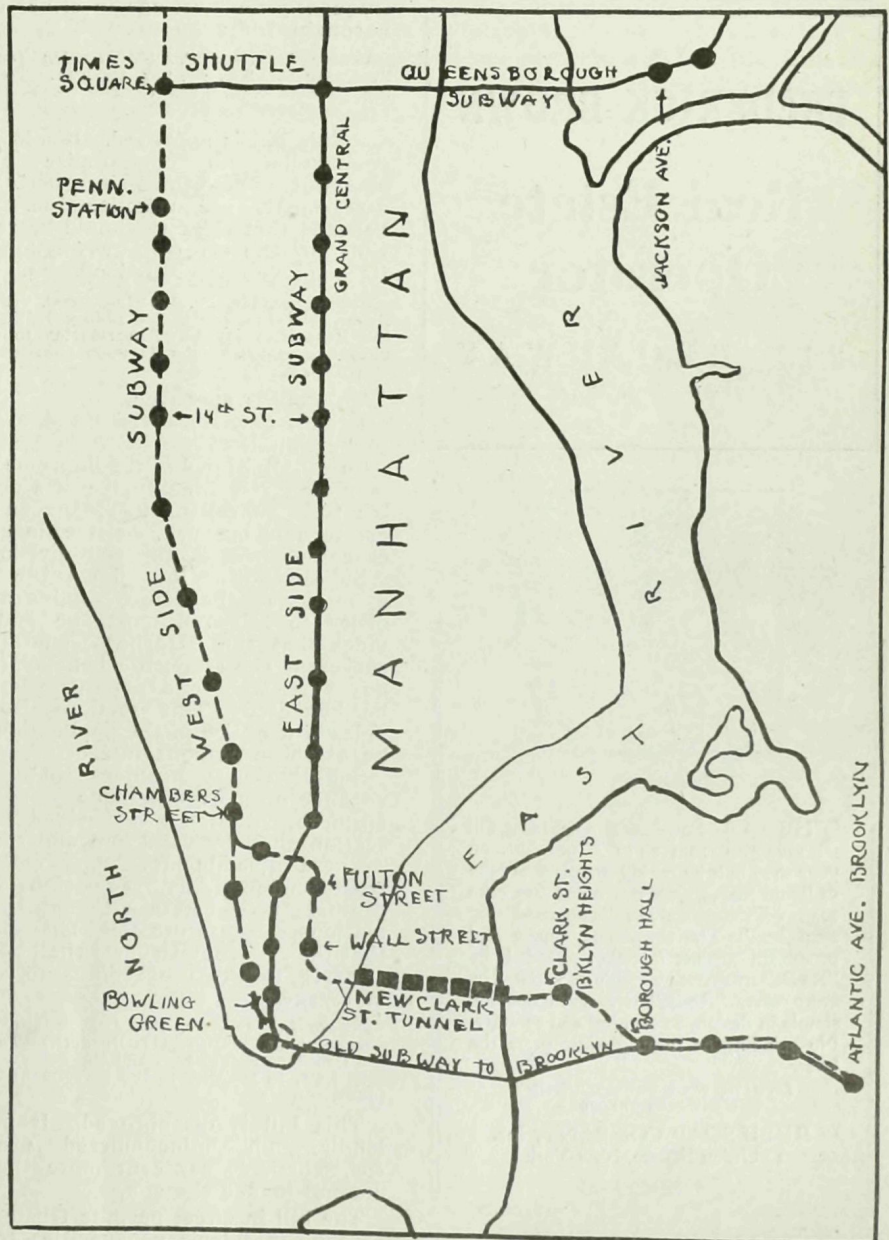
"About 12,000 passengers have daily had to transfer in each direction at the Wall street station. The west side express trains, going through the Clark Street tunnel, will stop at Brooklyn Heights-St. George station, Borough Hall, Hoyt street, and Nevins street and Atlantic avenue. The Brooklyn Heights-St. George station is a new station, so that no estimate can be given of the number of passengers who will utilize this. However, it is located in a populous section, and will, undoubtedly, have a large number of passengers. The importance of the other stations is indicated by the number of passengers during the month of January. Borough Hall station had 910,000 passengers, Hoyt street 627,000, Nevins street 100,000, and Atlantic

avenue 1,721,000—a total of 3,658,000 passengers at the four present Brooklyn stations.

"The Dual System was laid out, so far as the Interborough is concerned, so as to reduce the importance of shuttle transfer through Forty-second street, and in the Bronx a connection was provided for at 149th street and Mott avenue, so that West Farms trains could go either on the east or west side subways. As to Brooklyn trains, the system is so laid out that passengers may at Brooklyn stations choose either east or west side trains.

"The fact that the Clark Street tunnel was not ready at the time of the opening of the 'H' was one of the large factors in making the Forty-second street shuttle service a matter of such trouble and confusion to the public.

"As a further relief to the situation at Forty-second street, I am hopeful of securing installation of crossover that will allow of the operation of local trains from City Hall to Times Square, thus making it possible for passengers from local stations, north of Brooklyn Bridge, to secure access to the west side trains at Times Square with only one change—namely, at Times Square."



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LEGISLATIVE BILLS AFFECTING REALTY

Real Estate Board of New York Approves and
Disapproves Measures Introduced at Albany

THE joint sub-committee on Legislation and Taxation and Real Estate Laws of the Real Estate Board has taken the following action on legislative bills:

Assembly Int. 1090, Pr. 1217, McDonald. To amend the Greater New York Charter in relation to notice of sale of tax liens for non-payment of taxes, assessments or water rates.

This bill is approved by providing that no tax lien shall be sold at public auction for non-payment of taxes unless notice of sale has been served by registered mail upon the owner of the property at least three months prior to the date of sale. It will prevent in a great degree the outrageous scandals which has developed on Long Island in the last year.

Senate Int. 754, Pr. 841, Downing (same as Assembly Int. 1047, Pr. 1186, McElligott). To amend the Greater New York Charter so as to extend time within which president of the borough shall submit to the local board a petition for a local improvement received by him.

This bill is approved. Its object is to postpone the time of calling the local board together on a petition from fifteen to thirty days. At the present time the law is violated, as there are frequently no meetings in either of the boroughs for a month.

Senate Int. 762, Pr. 851, Boylan (same as Assembly Int. 892, Pr. 982, Curley). To amend the Greater New York Charter in relation to assessments for local improvements.

This bill is approved. It allows the comptroller to compromise certain assessments confirmed since 1904. These assessments are uncollectable. It is believed that the city should be responsible for the errors or wrongdoings of its employes or elected officers.

Senate Int. 158, Pr. 158, Lockwood. (Same as Assembly Int. 427, Pr. 438, Youker.) To amend the Real Property Law, in relation to sale or mortgage of property held upon charitable uses or trusts.

This bill is approved. It adds new sub-divisions (4, 5 and 6) to Section 113.

By sub-division 4 of the Supreme Court may authorize the Trustee of a charitable trust to sell or mortgage any real estate held by such Trustee, in certain cases specified in this sub-division.

Sub-division 5 lays down the terms upon which the Court shall grant an order to sell and mortgage and provides that the Attorney General shall represent the state, the beneficiaries of any such trust and persons who shall be benefited. This section also provides how notice of the application shall be given to persons interested.

Sub-division 6 provides that a conveyance or mortgage made pursuant to an order granted as provided in this section shall be valid and effectual.

These amendments bring charitable trusts under similar regulations as the ordinary trust estate, although the regulations are less drastic. They provide that the Attorney General shall be made a party to the proceedings to sell or mortgage.

Senate Int. 158, Pr. 158, Lockwood (Same as Assembly Int. 406, Pr. 417, Burnett.) To amend the Decedent Estate Law and the Personal Property Law, in relation to the investment of trust funds.

This bill is disapproved. It permits lending on unincumbered property, &c., worth 40 per cent more than the amount loaned thereon.

The bill in effect permits trustees and persons in fiduciary capacities to loan

up to over 70 per cent of the value of the security.

It was assumed that the margin of safety had been reached in a former bill.

Assembly Int. 312, Pr. 316, O'Hare. (Same as Senate Int. 232, Pr. 236, Adel.) To amend the Civil Procedure, in relation to actions to compel the determination of a claim to real property.

This is an act to amend the Code of Civil Procedure in relation to actions to compel the determination of a claim to real property.

It provides that the people of the state can be made a party defendant in such action. This provision of the bill should be approved.

The amendment is made applicable to actions affecting property situate in cities of the first and second class. It seems that it would be just as well to make it apply to property anywhere in the state.

The bill substitutes the following sentence in Section 1638:

"But this section does not apply to claims for vested dower," for the sentence, "But this section does not apply to a claim for dower."

If the sentence as amended were omitted, the Section 1638 would apply to any claim for dower, either choate or inchoate. With this amendment the bill is approved.

Assembly Int. 494, Pr. 506, McKee. To amend the Greater New York Charter, in relation to the equalization of salaries of teachers in certain grades.

This is a mandatory salary increase and would add one million five hundred thousand dollars to the budget. The board has always disapproved measures of this kind.

Assembly Int. 530, Pr. 553, C. Solomon. To establish ownership and control by the State of New York of production, supply and distribution of the necessities of life for the purpose of insuring an adequate supply thereof at cost to the people of the State; to prevent speculation, profits and other practices; to repeal the farms and markets law, the food commission law, and to transfer certain powers and duties to the commission created by this act.

This bill is disapproved. It is simply State Socialism. Individual dealers in merchandise are done away with and the state becomes the merchant.

Senate Int. 328, Pr. 333, Dodge. (Same as Assembly Int. 465, Pr. 477, Cronin.) To amend the Greater New York Charter, in relation to sheds upon wharf property.

This bill is approved. The amendment will permit the erection of sheds by not only those engaged in the business of steam transportation, but by all classes of vessels however propelled and the term "waterfront property" is more comprehensive than the words "pier or bulkhead" now employed. The term "pier or bulkhead" is not sufficient to cover platforms and other structures erected upon land under water or upon property contiguous to the waterfront where such property has not yet been acquired by the city or improved under the new plan.

Assembly Int. 473, Pr. 385, C. C. Johnson. (Same as Senate Int. 381, Pr. 394, Farrell.) To amend the Greater New York Charter, in relation to changing the name of the Department of Docks and Ferries to Department of Docks.

This bill is approved. It simply changes the name of the Department of Docks and Ferries to Department of Docks. The Department of Ferries is no longer under the jurisdiction of the Docks Commission but is under the Department of Plants and Structures.

Real Estate Review for the Current Week

Market Activity Is Broadening and Is Being Reflected in Growing Demand for Brooklyn and Queens Holdings

STILL dominated by the professional operator, the market continued its upward sweep, business concerning itself with the same diversified classes of property. Although keen interest continued to be manifested in Bronx and Washington Heights apartment houses, downtown holdings claimed considerable attention. Sales of a tall office building at 32 Broadway, another business structure at 33 South William street and other mercantile structures at Duane and Elm Streets, on Stone Street, Front Street and the immediate neighborhood served to accentuate the existing strong demand for buildings of this type in the older parts of the city.

The shortage of residential space in Manhattan and the Bronx has tended to focus considerable interest on real estate conditions in Brooklyn and Queens. Reports from these boroughs indicate that market conditions are almost identical with those existing in Manhattan and the Bronx. Never before in their history has there been so strong a demand for space in both the renting and buying markets. Brokers report a steady growing number of inquiries from residents in Manhattan and the Bronx. An especially encouraging feature of the situation is the desire on the part of great numbers of applicants to buy moderate priced houses and it is being freely predicted that as soon as the building situation is clarified the boroughs will witness the greatest building movements in their history.

The Brooklyn market is especially active. Register Richardson Webster points out that for January and February of

1919 the number of recorded deeds in his office shows an increase of 50 per cent. over the corresponding two months' period of last year. In this borough as in all the others the shortage of available space is directly traceable to the inability of new building to keep pace with increased demands. In spite of the fact that a number of builders are undertaking the construction of one, two and three family houses there has been no appreciable change in the situation. The entire real estate market is controlled, however, by conditions affecting the building outlook. The prevailing lack of demand for improved property is largely explained by the unfavorable factors which have been operating to discourage the immediate undertaking of building operations. There is a growing belief, however, that there would be readjustments in the building industry to meet the admittedly serious shortage of space of every description, and this factor, coupled with the settlement of the New York City strike in the building trades, and the possible effects of the important conference at Washington, may lead to the beginning of work on a number of important projects which have been held in abeyance. There is a strong feeling that as soon as the building outlook is clarified there will automatically be an improvement in the financing end of the business. One of the reasons why there has been so marked an unwillingness to lend on building operations for a long time has been the hesitancy of the lender to place capital in projects of this kind in the face of the abnormally high costs of construction.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 103 as against 100 last week and 30 a year ago.

The number of sales south of 59th street was 29 as compared with 31 last week and 13 a year ago.

The number of sales north of 59th street was 74 as compared with 69 last year and 17 a year ago.

From the Bronx 61 sales at private contract were reported as against 91 last week and 14 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 374 of this issue.

Hudson Building Sold.

Sale of the sixteen-story Hudson Building at 32 Broadway accentuated the strong downtown buying movement. The property has been sold by the Mutual Life Insurance Co. to an investor, represented by Breed, Abbott & Morgan, as attorneys. The Hudson Building, which has a frontage of 53 feet on Broadway, 40.5 feet on New Street and a depth of 207 feet, is one of the best known office buildings in the lower section of Broadway and was held at \$1,000,000. It was acquired by the insurance company in 1914 and numbers among its tenants the Journal of Commerce, brokers, lawyers, representatives of shipping interests, importers and others. It is adjoined on the south by the Standard Oil Building at 26 Broadway and on the north by the large office building at 42 Broadway, which houses many Stock Exchange firms. The sale was for cash, and was negotiated by Pease & Elliman.

Resale of the Curtis Building.

An important resale in the financial section has been effected by E. S. Willard & Co., who sold for Harry Aronson, Inc., the Curtis Building at 33 to 37 South William street, an eight-story structure, on a plot which extends through to 31 to 35 Stone street, with a frontage of 51.10 and 53.7 feet, respectively, the other dimensions being 77.8 and 78.1 feet. The purchaser, whose name was not disclosed, is a cash buyer. The Curtis Building is one of the former holdings of the Adams Land and Building Company, acting for the Adams Express Company, and was bought by Mr. Aronson about a month ago.

S. L. Pakas Acquires "Hollywood."

Norman Denzer sold for the Manufacturers Trust Company to S. L. Pakas the six-story elevator apartment house known as the Hollywood at 1331 to 1337 Madison avenue, south-

east corner of 94th street. The property has a frontage of 100.8 feet on Madison avenue and armory. It was held by the sellers at \$225,000 and was acquired by Mr. Pakas for all cash above a mortgage.

Chubb & Son Buy Annex.

Chubb & Son, marine underwriters, have bought from the Wilcox estate the six-story Armitage office building at 54-56 Stone street, running through to 87-89 Pearl street, as an annex to their three-story building opposite on the Mill lane block front, between Stone and Beaver streets. The Armitage building fronts 36.5 feet on Stone street and 45.2 feet on Pearl street. John N. Golding was the broker.

For School of Social Science.

For the occupancy of the newly organized School for Social Science, the Duross Company has acquired through purchases of leaseholds and long leases 465, 467 and 469 West 23d street, four-story dwellings, each 22x117.6, from Charles Morgan, Cornelia Taber and Thomas Clarke, respectively, and the abutting dwellings at 472 and 476 West 24th street from Mary Balfour, and the intermediate house at 474 from Amy B. Place. The fee to the property is owned by the Moore estate and is a portion of the famous "London Terrace." The New School for Social Research will occupy the site. Extensive alterations will be made to the buildings, including the installation of an auditorium 44 feet wide, in the 23d street side; also offices upstairs, a library in 24th street, and dressing rooms. It is reported that the New Republic magazine offices will be located in one of the 24th street houses.

Brown Buys the "Dorchester."

The Dorchester, a twelve-story apartment house on the north corner of 85th st and Riverside drive, held at \$800,000, was sold by Walter Wellman to Frederick Brown, operator. The structure occupies a plot 125 by 102, and contains forty-eight apartments which produce an annual rental of about \$97,000. It was completed in 1912 by the Eighty-fifth Street and Riverside Drive Corporation, of which Mr. Wellman is president.

Mrs. Ziegler Invests.

Gladys W. Ziegler, wife of William Ziegler, has made another investment purchase on her own behalf. It involves the thirteen-story structure at 124 and 126 West 72d street, on a plot 50x102.2, located 225 feet west of Columbus avenue. The building was put up a couple of years ago by the G. B. Beaumont Company, which yesterday transferred it to the 124 West 72d Street, a holding company for the builders. It was immediately reconveyed to Mrs. Ziegler

subject to a mortgage for \$330,000. In part payment Mrs. Ziegler gave the following properties: 529 East 81st street, a 5-story flat, 25x100.2; 140 West 76th street, a 4-story dwelling, 20x102.2; the Alden, an apartment property at 39-41 Remsen street and 48 Pierrepont street, a 3½-story dwelling, 26x100, Brooklyn. The exchange, which involved considerations aggregating \$750,000, was negotiated by Alfred C. Marks and J. Curry Watson.

Banker Invests in Realty.

William H. English, vice-president of the Empire Trust Company, has purchased the ten-story commercial property at the southeast corner of Duane and Elm streets, covering a plot 110.8x102.2. The sale was negotiated by the Charles F. Noyes Company for the Hollywood Hotel and Cottage Company, a subsidiary of the Adams Express Company, which acquired it in 1914 from the builders, L. & M. Jones. The property has a rent roll approximating \$60,000 and is said to have been sold for a price close to \$500,000. Title will probably be taken in the name of the Elm-Duane Company, which was incorporated on Monday with a capital of \$500,000. The Noyes Co. reports that extensive improvements will be made and four stories added.

Operator Buys Lasanno Court.

The Nason Realty Company purchased through Leitner, Brenner & Starr, from the Elsee Realty Company, George Rosenfeld, president, Lasanno Court, a ten-story apartment house at 307 to 311 West 79th street, on plot 100x100. The property rents for \$60,000 and was held at \$475,000.

For a 42d Branch.

The Corn Exchange Bank has purchased through A. W. McLaughlin & Co. the triangular corner site, forming the junction at 76 Grove street, corner of West 4th street, at the new subway station on Sheridan square. The bank will immediately construct a building for its own occupancy, making the forty-second branch in the Corn Exchange Bank system. Plans for the new building are being prepared by S. Edson Gage.

Clement Court Sold and Resold.

William Landesman & Son have bought from the Baron de Hirsch Fund, represented by Jacob H. Schiff and Abram I. Elkus, the seven-story elevator apartment house, with stores, known as Clement Court, at the northwest corner of Madison avenue and 99th street, on a plot fronting 100 feet on the avenue and 120 feet on the street. The property contains seven large apartments on a floor and returns an annual rental of about \$35,000. It was held at \$225,000 and carries a mortgage for \$170,000, the purchasers

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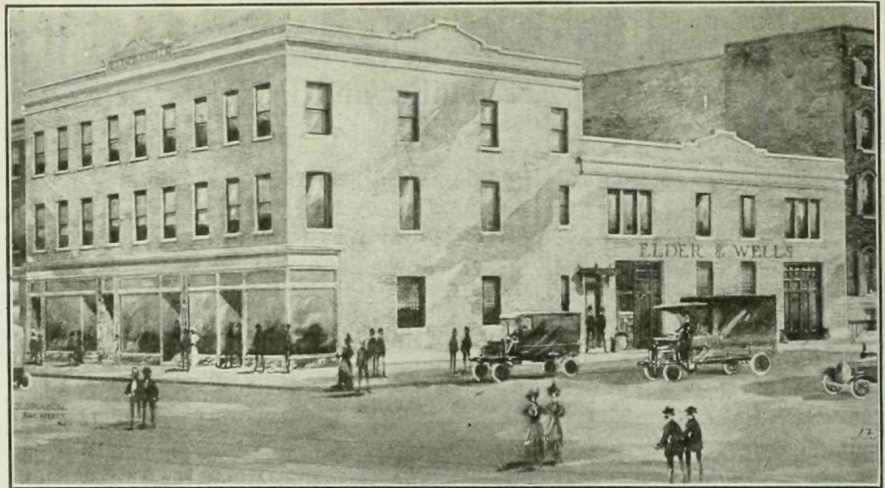
Watts	Edison's Price	Our Price
10, 15, 25		
40, 50	\$0.35	\$0.25
60	.40	.28
100	.85	.60

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Watts	Edison's Price	Our Price
75	\$0.70	\$0.49
100	1.10	.77
150	1.65	1.15
200	2.20	1.54
300	3.25	2.27½
400	4.30	3.01

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ELDER & WELLS, ice manufacturers, who have one of the largest ice plants in the city on West 17th street, are going ahead with an important improvement in the Chelsea section. On the site of these lots at 68 to 78 Ninth avenue, northeast corner of 15th street, which they recently acquired through the Duross Company,

they are erecting from plans by James S. Maher a garage and office building for their own occupancy. The Ninth avenue frontage of the new building will be occupied by stores and apartments. The improvement is the first of several which will be started in the immediate neighborhood.

paying all cash above this mortgage. Francis B. Robert and Louis Block were the brokers in the deal. William Landesman & Son later resold the property to Louis Schlechter.

Bankers' Trust Co. Sells.

Max N. Natanson added to his Manhattan holding through the purchase of the twelve story high class elevator apartment at 210 Cathedral Parkway, 100x70. The Bankers' Trust Company was the seller and Samuel Ginsberg the broker. The property, which was held at \$350,000, has a rent roll of \$42,000. Cash over a \$225,000 mortgage was paid.

Operators in Big West Side Purchase.

I. Randolph Jacobs and Everett Jacobs have purchased through the James McCreery Realty Corporation, the nine-story apartment house 125-127 West 82d street, on plot 57x102. This property was originally purchased by the James McCreery Realty Corporation from the builders, Ferguson & Merritt Co., about five years ago. Heil & Stern were the brokers in the transaction. The purchasers were represented by Stoddard & Mark as attorneys, and the sellers by Fletcher, McCutcheon & Brown. The property was held at \$275,000.

\$6,500 Front Street Profit.

Harry K. Grigg has made another profit—this time \$6,500—by selling his contract to W. E. Peck & Co. for the purchase of 72 Front street, a five-story loft building, with electric elevator, steam heat and all improvements, on lot 19.11x85, valued at \$40,000. The Charles F. Noves Company were the brokers who sold the property to Mr. Grigg a few days ago, and they also are the brokers in the resale. Incidentally, he has repeated this same operation at 75 Front, 90 Front, and several other times.

Heights Block in Resale.

The six-story Garland apartments, covering the block front on the north side of 139th street, between St. Nicholas and Edgecombe avenues, have been resold by Joseph Shenk to Isidore Braveman, for a reported consideration of \$300,000. Facing St. Nicholas Park, the property fronts 101 feet on St. Nicholas avenue, 121 feet on 139th street, and 99.11 feet on Edgecombe avenue. Morrison & Schiff, attorneys, represented Mr. Shenk, who acquired the property about two weeks ago from the Trebling Realty Company.

\$450,000 Bronx Purchase.

Robert E. Simon added to his holding the Hunts Point Palace Building, which comprises the centre of the million-dollar Bronx Community Building erected about six years ago by James F. Meehan. Occupying a plot, 140x150, fronting on Southern Boulevard and Hunts Point Square, with a right of way on 163d street, the Hunts Point Palace contains a hall, banquet rooms, offices, palm and roof gardens. It was acquired by Mr. Simon from a client of Kendall & Herzog, through Leitner, Brenner & Starr. The community building consists of three sections, on a plot of forty-three lots. The Palace Building, which was valued at \$450,000, adjoins the Cecll Spooner Theatre, owned by the Shuberts.

Operator Takes Over Lofts.

Elizabeth Ferris, of Long Branch, N. J., has sold the twelve-story fireproof loft building, 50x

110, at 30 and 32 West Fifteenth street, near Fifth avenue, to Charles Galewski. The property is fully rented at \$40,000 per annum, and was held for \$300,000. M. & L. Hess and William Sussman were the brokers, Joseph C. Greenberg representing the buyer, and Stoddard & Mark the seller, as attorneys.

Bronx Apartments in Deal.

Byrne & Bowman and R. H. Scobie, as brokers, sold the three apartment houses at the southeast corner of Fordham road and Grand Boulevard and Concourse, to an investor. The seller of the property had owned it for only three weeks. The property is known as 2480, 2486 and 2492 Grand Boulevard and Concourse and has a frontage of 227 feet on the concourse and 110 feet on Fordham road, with a southerly dimension of 126 feet. The houses contain ninety apartments and show an annual return of \$50,000. They are assessed at \$270,000.

Bank Sells Ardsley Court.

Ardley Court, at the south corner of Central Park West and 92d street, has been sold by the Bank for Savings to the Grand Concourse Realty Company, Michael Kaufman, president, through A. Blumenthal. The property is a ten-story structure, covering a plot 100.8x125, and was acquired by the bank in a foreclosure suit against the late Herman Wronkow in November, 1914. The price in the present sale is said to approximate \$470,000.

Manhattan.

South of 59th Street.

CARMINE ST.—Folsom Brothers, Inc., sold for Henrietta Berger the 3-sty building 76 Carmine st, 25x60, to Miss Lillian Kellar, who owns the adjoining property at 78. This property was owned by Vice-President Aaron Burr from 1793 to 1802.

BROOME ST.—The Bank for Savings sold the 6-sty store and lofts in the old silk district at 476 and 478 Broome st, 50x100, with an "L" 25x100 to 62 Wooster st, through Isaac B. Wakeman to the Redwood Realty Co.

FRONT ST.—W. S. Forbes & Co., who occupy 78 Front st under lease, have bought from Clarence W. Eckardt 84 Front st, a 4-sty building, on lot 24x85, near Old slip. Horace E. Ely & Co. were the brokers.

GRAMERCY PARK.—Pepe & Bro. sold for Charles S. McVeigh, trustee, 9 Gramercy Park, a 4-sty dwelling, on lot 26.8x92, adjoining the All Souls Church. This is the former residence of Governor Morris, and now owned by his daughter, Mrs. Davenport, and others. The old house still contains the original mahogany doors, panels and is a very good type of the old Colonial interior. The purchaser is Capt. G. W. Bond, who will probably remodel.

4TH ST.—Charles Hensle, builder and operator, has bought from the Manhattan Life Insurance Co., through H. C. Forbes, the 8-sty fireproof loft building at 22 West 4th st. It occupies a lot, 25x90.11, located between Mercer and Greene sts.

30TH ST.—Edward W. Browning bought from the Moss Estate the Anrade, a 6-sty elevator apartment house, at 139-141 East 30th st, on a plot 40x98.9. Wm A. White & Sons were the brokers.

30TH ST.—Samuel Augenblick bought from the Mutual Life Insurance Co. the 5-sty old-fashioned dwelling at 25 West 30th st, on a

lot 25x100, between Broadway and 5th av. Horace S. Ely & Co. were the brokers. The buyer will convert it into stores and lofts.

36TH ST.—Douglas L. Elliman & Co. sold for the Benham estate, George Nichols, executor, 104 East 36th st, a 4-sty dwelling on a lot 18.4x74.1 to John W. Stevens, who now occupies it.

39TH ST.—Wm. A. White & Sons, in conjunction with Henry Hof, sold for the Jeffrey estate the 4-sty house at 216 East 39th st, 16.8 x98. The buyer, Nathan Helperin, will use it for his own occupancy.

47TH ST.—Foot & Martin purchased the 4-sty dwelling 33 West 47th st, 23x100, from Pasquale Nardi. William B. May & Co. were the brokers. The property is between 5th and 6th ave and until January last was under the old Columbia College restrictions, which were removed at that time.

48TH ST.—James Byrne is reported to have sold the 5-sty dwelling, 21.6x100.5, at 51 West 48th st, Columbia College leasehold, to a buyer for occupancy.

49TH ST.—Lillian B. Shearer bought from N. C. Herrmann 50 West 49th st, a 4-sty structure, 20.10x100, a Columbia College leasehold.

51ST ST.—Douglas Robinson, Charles S. Brown Company, sold 4 West 51st st, a 4-sty and basement dwelling, 25x100.5, Columbia leasehold, to a buyer for occupancy.

56TH ST.—The J. Romaine Brown Co. sold for the estate of S. B. Brownell the 4-sty dwelling at 322 West 56th st on lot 20.8x100.5, to S. P. Centoz.

56TH ST.—Harris & Vaughan, Inc., sold for the Estate of Robert C. Ogden the dwelling 125 East 56th st, on lot 20x100.5. The purchaser is Charles Kerkow, who will use it for his own occupancy. Wood, Cooke & Seitz represented the estate.

AVENUE D.—Isidore Teitelbaum bought from a client of Samuel Bitterman 49 Avenue D, a 5-sty tenement, on plot 44x80.

LEXINGTON AV.—Metropolitan Life Insurance Co. sold 231 and 233 Lexington av, a 6-sty apartment, 39.3x75, to the 231 Lexington Avenue Co., incorporated last week with A. R. Pineus, M. F. Tilman and C. Meyers as directors.

North of 59th Street.

65TH ST.—Madeline C. Curtis is reported to have sold the 3-sty dwelling at 150 East 65th st, on lot 16x100, to Dr. Charles Murphy.

67TH ST.—R. M. Littlejohn bought from the estate of M. W. Mendel, through J. B. Graham, 23 East 67th st, a 4-sty dwelling, which will be remodeled from plans by Frederick J. Sterner.

67TH ST.—Douglas L. Elliman & Co. sold for the Marne Realty Co., Max Sulzberger, president, the 4-sty dwelling at 21 East 67th st, 22x100, 50 ft. from Madison av, and held at \$74,000. The buyer plans to alter the premises into a 5-sty American basement structure.

69TH ST.—William B. May & Co. sold for Mrs. Agnes Neustadt to a client the 4-sty residence at 15 East 69th st, 28x105. The new owner plans extensive alterations. This property immediately adjoins the residence of Alexander Hemphill, of the Guaranty Trust Co., who purchased a few years ago through the same brokers.

70TH ST.—The Douglas Robinson, Charles S. Browne Co. sold for Prof. Monroe Smith his residence at 169 70th st, a 5-sty dwelling, 16.8x100.5, to James W. Burden for occupancy.

72D ST.—Robert E. Simon, as president of the Sidem Realty Co., bought from Mrs. Sadie F. Spink 156 West 72d st, a 4-sty remodeled dwelling, 20x100. L. J. Phillips & Co. negotiated the deal. The same brokers also negotiated the sale to the same buyer of 150 West 75th st and 152 West 56th st, recently reported (Frank Roberts being associated in the sale of the 57th st house).

75TH ST.—The 4-sty house, 25x102.2, at 227 East 75th st, was sold by Sarah Deutsch. The buyer, who is forming a corporation to take title, will make extensive alterations.

75TH ST.—E. J. Loughman sold the 5-sty dwelling at 313 West 75th st, on lot 23x102.2, through L. J. Phillips & Co. to Dr. J. A. Mulholland.

76TH ST.—Theodore A. Kavanagh, of the office of John J. Kavanagh, sold for Sarah Holzman, to a client for occupancy, 43 East 76th st, a 4-sty dwelling. The buyer is Herman Steinbrugge.

78TH ST.—West-Mercer Corporation sold to a client of Franklin C. Albee for occupancy, 132 West 78th st, a 4-sty dwelling, 16x100.6.

80TH ST.—Douglas L. Elliman & Co. sold for Martin Gay 169 East 80th st, a 3½-sty dwelling on a lot 16.8x102, to a client who will improve the house for his own occupancy.

81ST ST.—Heller & Sussman purchased 435 East 81st st, a 5-sty flat, on plot 26.6x51.6.

82D ST.—Robert M. Fulton Street sold for the West-Mercer Corporation, 61 West 82d st, a 4-sty dwelling, 19x102.2, adjoining the northeast corner of Columbus av. The buyer will alter into small apartments.

86TH ST.—Clients of Henry L. Moses, attorney, purchased the 4-sty and basement dwelling, 22x

100.8, at 20 West 86th st. Louise Salzer is the owner of record.

86TH ST.—Emiline S. C. Peterson is reported to have sold 27 West 86th st, a 4-sty dwelling, on lot 25x100.8.

86TH ST.—Horace G. Knowles sold for the Mary Hall estate 331 West 86th st, a 5-sty dwelling, 18x100, which will be altered into a private sanitarium.

86TH ST.—George S. Baker has sold his residence at 333 West 86th st, a 5-sty dwelling with extension, on a lot 20x100.8, located near Riverside drive. The adjoining house at 331 was recently sold to a client of Horace G. Knowles who, it was reported, would alter it for a sanitarium.

93D ST.—William B. May & Co. sold for Mrs. Sarah Werner the 4-sty dwelling at 12 East 93d st, 21.6x108.5. The buyer will alter and occupy a 6-sty apartment house at the southwest corner of St. Nicholas av and 145th st, on a plot fronting 101.9 ft. on the avenue and 100 ft. on the street. It rents for \$30,000, and was held at \$250,000. W. S. Baker was the broker.

93D ST.—Paul Henry Zagat, president of the City Real Estate Improvement Corp., has bought from Charles H. Smith the 7-sty elevator apartment house, known as the Rosemary, at 4 and 6 West 93d st, adjoining the south corner of Central Park West. The structure occupies a site 50x100.8.

101ST ST.—The Reliable Cleaning & Dyeing Works is reported to have sold 427 East 101st st, a 2-sty building to Louis Stiller.

105TH ST.—A. W. Miller & Co. sold for Franklin M. Warner, of Sea Cliff, L. I., 69 West 105th st, a 5-sty apartment, on plot 32x100.

110TH ST.—Aitchainger Realty Co. bought through M. Lefler & Co., from the Morgenstern Brothers' Syndicate, the 5-sty apartment, 66.8x100, at 9 and 11 West 110th st.

112TH ST.—The Charles Galewski Co. purchased from Mary O'Morrell the 5-sty double flat, on lot 25x100, at 7 East 112th st, held at \$25,000 and renting for \$3,800. Louis Schrag and Hyman Bloom were the brokers.

124TH ST.—George W. Brettel sold for the estate of Andrew Jackson to J. L. Vansandt 329 East 124th st, a 3-sty dwelling, 20x100.

124TH ST.—Harry Sugarman sold for the Port Jervis Land and Improvement Co. 426 West 124th st, a 5-sty triple flat, on lot 25x100, to Pauline Kohner for investment.

126TH ST.—Louisa Caggino resold the two 3-sty dwellings, 16x100 each, at 215 and 217 East 126th st, through Kehoe & Canero.

126TH ST.—James H. Cruikshank purchased from the Mace estate, through the United States Trust Co. as trustees, the five 3-sty dwellings at 37 to 45 West 126th st on plot 104.2x99.11, assessed by the city at \$41,000.

130TH ST.—Catherine L. Minife resold the 3-sty dwelling at 117 West 130th st to a client of Sykes S. Beaman.

136TH ST.—Max Shapiro sold the 5-sty apartment house at 38 West 136th st, plot 38.9x100.

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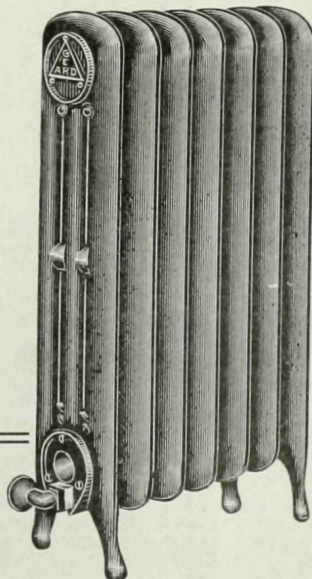
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139TH ST.—Isaac Haskel sold for Harriet R. Wood to Oliver Jerow 52 West 139th st, a 6-sty apartment house, on plot 50x100. It was sold for all cash and was held at \$60,000. The rental is \$9,800.

147TH ST.—Sharp & Co. sold for the United States Trust Co., as trustee, 293 West 147th st, a 5-sty apartment, 37.6x100, to a client for investment.

149TH ST.—The Isaac Lowenfeld Realty Corporation purchased from a client of L. J. Greenberger 216 West 149th st, a 6-sty house, on plot 40x100, near 7th av. It was held at \$55,000 and rents for \$8,500.

150TH ST.—Ennis & Sinnott purchased Halcyon Hall, a 7-sty elevator apartment house, on plot 83.6x100, at 408 to 414 West 150th st, between Convent and St. Nicholas avs, from Moore & Ashley, builders. W. F. Morgan negotiated the sale.

151ST ST.—Joseph Shenk resold, through Morrison & Schiff to Harry Jacobs, the three 5-sty flats, 125x100, at 529 to 533 West 151st st; also the similar buildings abutting at 528 to 532 West 152d st.

156TH ST.—The Jules Realty Co. has also sold to the A. Z. Realty Corp. the four 5-sty apartment houses at 512 to 522 West 156th st and 515 West 157th st. The 156th st houses are arranged for sixty families, and stand on a plot 150x100. They were held at \$200,000 and rent for \$30,000 annually. The 157th st apartment contains twenty suites and is on a plot 50x100. The house was held at \$65,000 and rents for \$10,000.

157TH ST.—The Jules Realty Co. sold to the A. Z. Realty Co., 515 West 157th st, a 5-sty apartment house, on plot 50x100, held at \$65,000.

161ST ST.—William Griss sold two frame dwellings at 504 and 506 West 161st st, on plot 50x100, to the synagogue which worships at 508 and 510, adjoining.

175TH ST.—Max Cohen bought from the Klingenstein estate the two 5-sty apartments, each on plot 43.9x100, and each held at \$50,000, at 503 and 517 West 175th st, through Max Blau.

178TH ST.—The Bendor Building Company, represented by Grossfield Bros., attorneys, sold to Bessie Glicher the 5-sty apartment house at 592 to 596 West 178th st, on a plot 75x100, adjoining the southeast corner of St. Nicholas av. The house rents for \$14,600 a year.

180TH ST.—Daniel H. Jackson has sold to F. Corn for investment the southwest corner of 180th st and Northern av, known as the "Hudson Chambers," a 5-sty new-law apartment house, rented at \$16,000 and held at \$125,000. Levy and Selzberg were the brokers in this transaction.

192D ST.—Frederick Brown resold to Samuel H. Golding, attorney and operator, 560 and 564 West 192d st, two 5-sty apartments, each 75x100, between Audubon and St. Nicholas avs, and renting for about \$14,600 each.

204TH ST.—The Knap and Wasson Co. sold for the Alexander Grant Construction Co., to an investor, 644 West 204th st, a 5-sty flat, 51x100.

AUDUBON AV.—The Nehring Company, Jules Nehring, president, sold for Robertson & Gamble to an investor 26 Audubon av, a 5-sty new-law apartment house, on plot 37.6x70, which was held at \$45,000.

AMSTERDAM AV.—Frederick Brown sold 2092 Amsterdam av, a 5-sty apartment, 28x100, between 163d and 164th sts, to a client of Harry J. Rogers.

BRADHURST AV.—Edward W. Browning has added to his recent acquisitions three 6-sty apartment houses, covering a plot 112x119, at the southeast corner of Bradhurst av and West 146th st. The properties were sold by the Bradhurst Realty Co., Harry Aaronson, president, through W. & J. Huston & Son, and held at \$150,000. Mr. Browning pays all cash above the mortgage.

BROADWAY.—Kensington Court, a 6-sty elevator apartment house at the northeast corner of Broadway and 151st st, has been purchased by Frederick Brown for the Sagunary Realty Co. through Alexander Selkin. The property was held at \$350,000 and was bought for cash. It has a Broadway frontage of 100 ft. and extends along 151st st for a distance of 150 ft.

BROADWAY.—The Mace estate, through the United States Trust Co., as trustee, is reported to have sold the 1-sty taxpayer at 2721 to 2725 Broadway, including 245 West 104th st; also the two 5-sty flats at 247 and 249 West 104th st to the 104th Street-Broadway Corporation, recently incorporated. The property measures 104.5x128.5x irreg.

BROADWAY.—Nehring Company has sold for Margaret M. Loughnane 4310 to 4318 Broadway, southeast corner of 184th st, two 6-sty new-law apartments, on a plot 79.6x103. The property was held at \$115,000 and shows an annual return of about \$15,000.

HAVEN AV.—Daniel H. Sacks purchased from William Gamble, vice-president of the Irving Trust Company, the Hudson View Court, a 5-sty new law apartment house, at 112 to 118 Haven av, facing West 171st st. This building held at \$135,000. J. S. Maxwell was the broker.

LEXINGTON AV.—Douglas L. Elliman & Co. sold for James A. Farley 1437-1443 Lexington av, southeast corner of 94th st, 4-sty flats, on plot 80x85, to an operator. The property was held at \$90,000.

MANHATTAN AV.—The Levitan Corporation bought the 7-sty elevator apartment house on the southwest corner of Manhattan av and 116th st. It was an all cash transaction. William S. Sussman was the broker in the deal.

NAGLE AV.—Otto Dierck bought from Joseph G. Abramson 112 and 114 Nagle av, a 5-sty flat, on plot 40x125, through Hiram T. Wood.

PINEHURST AV.—Frederick Brown has sold to the Classic Realty Corporation, through M. I. Strunsky, the northwest corner of Pinehurst av and 180th st a 5-sty apartment house, on plot 53.6x108, renting for about \$13,000 a year.

PINEHURST AV.—Frederick Brown has purchased for all cash the northwest corner of Pinehurst av and 179th st, known as 40 to 50 Pinehurst av, three 5-sty apartment houses, on a plot 150x100. The seller, Anne E. Benjamin, a daughter of the late Henry H. Rogers, of the Standard Oil Co., had held the properties at \$250,000. O'Reilly & Dahm were the brokers. The buildings house 60 families and return a gross yearly revenue of \$31,000.

PINEHURST AV.—The Sanford Mortgage Co., M. S. Ames, president, resold Arrowhead Court, a 6-sty elevator apartment house, 125x98, at 2 to 10 Pinehurst av, to the Viva Realty Co. The seller acquired the property a week ago. Joseph Walkenberg was the broker.

RIVERSIDE DR.—Joseph B. Edwards is reported to have sold 75 Riverside drive, a 5-sty dwelling, on lot 25.4x84.9x irreg.

ST. NICHOLAS AV.—Fannie Blumenthal sold to the Benenson Realty Co. the 6-sty apartment, 203.3x78.5x200x41.1, occupying the block front in the west side of St. Nicholas av., between 158th and 159th sts, through A. Blumenthal.

ST. NICHOLAS AV.—The Jules Realty Co., Samuel Wacht, Jr., president, has bought from the Sadvian Realty Corporation Sadvian Arms,

ST. NICHOLAS AV.—Joseph Shenk resold to the Benenson Realty Co. the "Pleasant View," a 6-sty elevator structure at the northwest corner of St. Nicholas av and 190th st, on a plot 100x120. Bernard London was the broker in the transaction.

VERMILYEA AV.—Osserman & Gottleb bought the new-law 20-fam. apartment house at the southeast corner of Vermilyea av and 211th st, held at \$70,000, from the Henry Menken Co.

WADSWORTH AV.—Charles S. Kohler, Inc., sold for Frederick Brown 248 Wadsworth av, near 185th st, a 5-sty new-law walk-up, on plot 50x115 ft., renting for over \$11,000, and held at \$90,000, to a client for investment.

3D AV.—James H. Cruikshank sold to J. Josefthal and A. Balizer the 5-sty tenement with stores at 1759 3d av on plot 25x83; assessed by the city at \$20,000. Mrs. L. Covert was the broker.

7TH AV.—The Grand Concourse Realty Co. purchased Green Court, a 6-sty elevator apartment house, 100x100.11, at the southeast corner of 7th av and 111th st, valued at \$300,000 and renting for \$35,000. The same buyers recently acquired from Frederick Brown the Switzerland, at Riverside Drive and 151st st, these acquisitions representing values aggregating \$1,250,000.

Bronx.

BECK ST.—Frederick Brown bought from Wallace S. Jacobs, through B. Altman, 901 and 905 Beck st, two 5-sty apartments, on plot 72x100. They rent for \$12,000.

BECK ST.—Morganstern Brothers' Syndicate has resold the 5-sty flat at 919 Beck st, on a plot 76x100.

BECK ST.—Frederick Brown bought from the Winnie Realty and Construction Co., through Leitner, Brenner & Starr, the northwest corner of Beck st and Intervale av, two 5-sty apartment houses, on a plot 35x115, and renting for \$17,000 a year.

FOX ST.—Conwall Construction Co., Samuel Williams, president, sold to Max Psaty 655 Fox st, a 5-sty house, 40x95, renting for \$6,000, and held at \$42,000. Mr. Williams recently sold two similar houses, adjoining, at 647 and 651.

SEABURY PL.—From Bernard Crausman, Heller & Sussman and J. Diamondstone bought the three 5-sty apartment houses at 1531 to 1541 Seabury pl, on a plot 125x100. They were held at \$126,000 and have been resold by the buyers to two separate purchasers.

133D ST.—Benenson Realty Co. resold 550 East 133d st, a 5-sty flat, 25x100, near Southern blvd, held at \$17,000, to Mrs. M. Gardner through O. G. Manss.

134TH ST.—The Bankers Trust Co. sold to a client of Williamson & Son the 2-sty building 352 East 134th st.

138TH ST.—Isidor Zimmer and Samuel Resnick bought from the 615 East 138th St. Co. the 6-sty apartment house, with stores, at 615 East 138th st, 37.6x100. Careau & Golden were the brokers.

Classified Advertisements

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

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

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

154TH ST.—Harry H. Cohen sold for the Benenson Realty Co. 309 and 311 East 154th st, a 2-sty and a 3-sty house, on a plot 50x100, to Nicola D'Agostino.

158TH ST.—Frederick Brown sold to a client of William H. Mehlich 404 East 158th st, a 5-sty apartment house, on plot 50x100. It contains 20 apartments and rents for \$6,500.

165TH ST.—Alexander Selkin and David Mintz sold to Louis E. Klenban the 5-sty apartment, with stores, 42x100, at 305 East 166th st, northeast corner College av, held at \$60,000.

166TH ST.—Cahn & Pittman purchased from Dr. Louis Goldin 315 East 166th st, northwest corner of Findlay av, a 5-sty new-law apartment, held at \$50,000. Alexander Selkin and David Mintz negotiated the sale.

167TH ST.—Lanzer & Kahn bought through Nehring Brothers the flat, on plot 50x Irreg, on 167th st, 117 ft. north of Ogden av.

185TH ST.—Heller & Sussman and J. Diamondstone have bought the two 5-sty apartment houses 771 and 773 East 185th st, 80x130, from Silverman & Goldfoil for about \$80,000. They have also purchased 1516 Charlotte st, a 5-sty apartment, on plot 50x100, held at \$50,000.

171ST ST.—The Benenson Realty Co. bought for cash the two 5-sty apartment houses at 537 and 539 East 171st st, each 27.6x120x140. The property was held at \$125,000.

175TH ST.—Joseph Shenk bought, through Joseph Harrison, the two 6-sty houses at 530 and 538 East 175th st, on plot 80x100.

187TH ST.—Walter M. Wechsler sold to Birnbaum & Gerson, investing clients of Leo Schafran, 470 East 187th st, a 5-sty apartment, on plot 40x100. The broker was Samuel Cowen. The property was held at \$45,000, and was sold on a cash basis.

188TH ST.—The Schorn Company sold to Frederick Brown, through William H. Mehlich, 303 East 188th st, near Tiebout av, a 5-sty house, 35x84, renting for \$5,000.

ANTHONY AV.—Holler & Sussman sold 1642 Anthony av, a 5-sty apartment house, on plot 50x100, to a Mr. Molino. Rice Brothers, attorneys, represented the sellers, and D. S. Crakow acted for the buyer.

ARTHUR AV.—Harry H. Cohen sold for the Benenson Realty Co. the southwest corner of Arthur av and Oak Tree pl, a 3-sty flat, 25x100, to a Mrs. Samuels.

BASSFORD AV.—Nahnke estate sold to Union Chemical Glassware Co. the northeast corner of Bassford av and 184th st, a 5-sty flat, 55x105.

BASSFORD AV.—Charles Hensle sold to an investor the 4-sty flat at 2254 Bassford av, on plot 35x77.

BATHGATE AV.—The Meister Builders, Inc., purchased from the Isear Realty Corporation the northwest corner of 179th st and Bathgate av. This property has a rental of \$11,600 and was held at \$80,000.

BELMONT AV.—William H. Mehlich, with Eugene M. Bushwick, sold for George W. Dunn 2139 Belmont av, a 2-fam. dwelling, 18x85, to Edward J. Schick for occupancy.

BOSTON RD, ETC.—Heller & Sussman sold for Katz & Reedy to Pauline Glass 1506 Boston rd, a 5-sty apartment house, on plot 58x100, held at \$60,000; also sold for Louis Alchsy 1471-1473 Vyse av, a 5-sty apartment, on plot 50x100, held at \$52,000; also sold the two 6-sty houses 1640-1642 Anthony av, held at \$105,000; also sold the southeast corner of Union av and 168th st, a 5-sty new-law house, held at \$55,000.

BOSTON RD.—Vogel & Schultz purchased through Morrison & Schiff, attorneys, 1510 Boston rd, corner of Charlotte st, 55x110, a 5-sty apartment occupied by 27 families.

BRIGGS AV.—Joseph G. Abramson has bought through Nehring Bros. from Gustav H. Berg the three 5-sty new-law apartment houses at 2500 to 2698 Briggs av, on a plot 125x90. They were held at \$90,000, and rent for over \$13,000 annually.

BRIGGS AV.—Benenson Realty Co. resold to a Mrs. Bernstein, the tenant, 2761 Briggs av, a frame dwelling, 20x93, acquired last week from the Commonwealth Savings Bank.

BROOK AV.—The Jay Tee Bee Holding Co., Harry A. Barry, president, sold to an investor the 5-sty new-law apartment house at 1262 Brook av, on plot 35x100.

BRYANT AV.—Leitner, Brenner & Starr sold for James G. King to Emil Lang, the 2 family house at 653 Bryant av.

COURTLANDT AV.—President Dickson sold for Randall Comfort, as executor of the estate of Martha E. Randall, the 3-fam. dwelling at the northeast corner of Courtlandt av and 160th st, on plot 26x100.

CRESTON AV.—Cahn & Pittman purchased from Herman F. M. and Wilhelmina C. Lampe the 2-sty dwelling 2761 Creston av, near 196th st. S. J. Taylor negotiated the sale.

CRESTON AV.—The United Real Estate Co. sold to P. H. Construction Co., P. Herschowsky, president, for immediate improvement, four lots, 125x100, on the west side of Creston av, 115 ft south of Burnside av. Quinlan and Leland represented the buyer and B. H. Weisker the seller.

DALY AV.—A. Blumenthal sold to the Benenson Realty Co. for the Cross Avenue Corpora-

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tion, Sydney H. Sonn, treasurer, the two 5-sty new-law apartment houses at the southeast corner of Daly av and 180th st. The property fronts 147 ft. on 180th st and was held at \$120,000.

FOREST AV.—The Benenson Realty Co. bought from Oserman & Gottlieb, Inc., the 6-sty elevator apartment house, with stores, at the northwest corner of Forest av and 158th st, on a plot fronting 100 ft. on the avenue and 87.6 ft. on 158th st. The property was held at \$130,000 and was bought for cash.

GRAND BOULEVARD.—McLernon Brothers sold for the Amsterdam Development Sales Co. 2593 Grand Boulevard and Concourse, a 5-sty apartment house, on a plot 56x109, opposite Poe Park. The house has an annual rental of about \$11,000.

HOE AV.—Through J. Reuben, Heller & Sussman have purchased 946 Hoe av, a 5-sty new-law apartment, on plot 50x100.

HOE AV.—The Nason Realty Co. purchased from Olin J. Stephens 1041-1045 Hoe av, two 5-sty apartments, each on plot 45x130, containing all modern improvements and three and four-room suites. The houses rent for \$20,000 and were held at \$150,000. In addition to this purchase, the Natanson Realty Co. has also bought from a Mr. Oppenheim the two apartment houses at 1033-1037 Hoe av, each 45x130. With this purchase it now controls four similar houses at this point, adjoining the Belnord apartments. Lietner, Brenner & Starr were the brokers in both sales.

MORRIS AV.—The Union Chemical Glassware Co. has bought from Dorothy Hein the block front on the west side of Morris av, between 181st st and Cameron pl, consisting of four 5-sty apartment houses, including two corners, each house standing on a plot 50 ft. front and being irregular in depth. The property was held at \$250,000 and shows an annual return of about \$39,000. Ernest Damiane and Joseph A. Blackner were the brokers. The property was later re-sold to Joseph Shenk.

MORRIS AV.—William H. Mehlich has sold for the O. J. Schwarzler Co. to the Melfran Realty Corporation, represented by Adolph & Henry Bloch, attorneys, the 6-sty apartment house at 1250 Morris av, on a plot 40x100. It was held at \$33,500.

NELSON AV.—The Ezra Construction Co., Isidore Rosenfeld, president, sold to Abraham H. Levy the 5-sty apartment, 75x100, held at \$90,000 and renting for about \$14,000, at 1707 Nelson av, through Henry Weil.

NELSON AV.—The S. & L. Building Corporation sold the 6-sty apartment held at \$95,000, at 1654 Nelson av, corner 174th st, to the West 154th Street Co. Henry Johnson was the broker.

PARK AV.—Richard S. Scobie sold the northeast corner of Park av and 188th st, with the adjoining house, 4726 Park av, comprising a plot 80x100, for Mrs. Mary Dwyer to a client. They are 5-sty structures, and were held at \$85,000.

PARK AV.—Williamson & Bryan sold for the M. M. & M. Corporation to the Benenson Realty Co. the 5-sty apartment house at the northeast corner of 187th st and Park av, on plot 34x100.

PARK AV.—The Union Chemical Glassware Co. bought, through Ernest Damiane and J. A. Blackner, the southeast and northeast corners of Park av and 184th st, two 6-sty apartment houses, with stores, each on a plot 50x100. Each house was held at \$65,000 and rents for about \$10,000.

SOUTHERN BOULEVARD.—Kank Realty Co. sold to L. Slutnik 2355 Southern Boulevard, a 5-sty apartment, 45-106x irregular, near 185th st.

SOUTHERN BOULEVARD.—Richard Prendergast sold for the West-Mercer Corporation, 1128 Southern Boulevard, near 167th st, a 2-sty dwelling.

SOUTHERN BOULEVARD.—H. B. Selvin re-sold the two 4-sty apartment houses at 1533 and 1535 Southern blvd, held at \$100,000, and renting for \$16,000, to Eisenberg & Wiener, through Henry Epstein.

TIEBOUT AV.—The Isaac Lowenfeld Realty Corporation bought the 5-sty apartment, 51x113, at 2311 Tiebout av, from the Boulder Realty Co. Joseph A. Blackner negotiated the sale.

UNIVERSITY AV.—Fisher & Irving I. Lewine sold the 5-sty apartment house at 1632 University av, on plot 56x112, which rents for about \$11,000, and was held at \$80,000. The new owners are Schwartz & Rosenberg.

UNIVERSITY AV.—McLernon Brothers sold for Minnie Newman the 2½-sty dwelling at 2166 University av, on a plot 37x105, located just north of the New York University campus.

VALENTINE AV.—Joseph Shenk bought from the Bronx Borough Bank the 6-sty flat at the northeast corner of Valentine av and 178th st, 128x60x irreg., through Joseph A. Blackner, Joseph Kaplan and Ernest Damiani.

VALENTINE AV.—Nehring Bros. sold for Langer & Kahn to an investor 2544 Valentine av, a 5-sty apartment house, 51x100. Nehring Bros. were appointed agents for the property.

VALENTINE AV.—August Elmer sold to Stark & Spitzer the two 5-sty apartments, each 75x100, held at \$175,000, at 2343 Valentine av and 2347 Rer av, through Rosenbaum & Wolf.

VYSE AV.—S. Rosen sold for a client to the Isaac Lowenfeld Realty Corporation the apartment house at 1500 and 1502 Vyse av, on a plot 50x100, near 172d st. In part payment the purchaser gave the 5-sty tenement at 321 East 100th st, on a lot 25x100. The Vyse av house was held at \$90,000.

Brooklyn.

DEAN ST.—Bulkeley & Horton Co. sold 1083 Dean st, a 3-sty dwelling, lot 18x100, for the estate of A. I. Stanwood to a client for investment.

DELAMERE PL.—Bulkeley & Horton Co. sold a vacant plot, 75x100, on the east side of Delamere pl, between Avenue J and K, to a client for improvement.

DOUGLASS ST.—Realty Associates sold to Samuel Cohen the 3-sty building at 1896 Douglass st, on a lot 25x100. The broker was Frank Kraftetz. Realty Associates also sold the vacant plot, 23x85, at 172 Johnson st to a client of Howard C. Pyle & Co.

TEMPLE COURT.—Clinton Trading Corporation sold to Pasquale Ruggiero, a 1-fam frame dwelling at 26 Temple Court, on an irregular plot.

VAN BUREN ST.—Harry Zirn has purchased the two 4-sty apartments at the northeast corner of Van Buren st and Sumner av, on plot 100x100, held at \$100,000.

59TH ST.—Frank A. Seaver & Co. sold for Helen Greene the 2-fam. house at 428 59th st.

61ST ST.—Tutino & Cerny sold for Lewis & Berg the 2-sty dwelling, lot 26x100, at 365 61st st.

63D ST.—Realty Trust sold for Alco Building Co. the 1 family semi-detached dwelling 2051 63d st, Mapleton Park, to Max Freier, of Manhattan, for occupancy.

66TH ST.—Realty Trust sold for the Alco Building Co. the 1-fam. semi-detached brick dwelling 2058 66th st, to John Trim, for occupancy.

75TH ST.—B. J. Sforza sold for Jacob Hoffmann to Joseph Mazeo, for occupancy, the 2-fam. cottage, on plot 36x100, at 1414 75th st.

77TH ST.—Frank H. Malone sold the 1 family frame dwelling 336 77th st, for the estate of Charles E. DeGroot to a client for investment.

78TH ST.—Frank H. Malone sold for William M. and Martha M. Dunphe the 2-fam. cottage at 323 78th st, 25x109, to Olga Jensen.

82D ST.—Walter S. Ross and Charles C. Gretzinger sold for Edward Kruckeberg the 1-fam. house at 349 82d st.

83D ST.—Bulkeley & Horton Co. sold the southwest corner of 83d st and 11th av, plot 100 x120, for Frank Gearon for immediate improvement with 1-fam. dwellings.

85TH ST, ETC.—Meister Builders resold for cottage at 2434 85th st; also resold to the Bellus Realty Corporation the eight 1-fam. houses at 90-106 Bay 25th st. Meister Builders purchased from Joseph Mundet the 4-sty apartment house at 2106 Cropsey av, on plot 51.6x125, held at \$60,000.

EAST 14TH ST., ETC.—R. S. Fisher, Inc., have sold 2024 East 14th st, a 2 family dwelling, for Mary Hay to Max Edelstein; also two lots on East 22d st, Kingsboro, for N. Flandreau to W. Harvey; also two lots on East 21st st for a client to A. Doran; also three lots corner Av R and East 24th st to N. Flandreau for building purposes.

NORTH 6TH ST.—The 2-sty brick factory and adjoining 3-sty dwelling at 70-72-74 North 6th st, on a plot 75x100, has been sold by Baffa & Dixon to a client, who intends to make alterations after the present lease expires. The buyer will occupy.

BATH AV.—Clinton Trading Corporation of Brooklyn sold to Max Siegel a 1-fam. brick dwelling at 1433 Bath av, on a lot 19.4x100. Frank L. Marcelle was the broker.

BATH AV.—Clinton Trading Corporation of Brooklyn sold to the Corso Realty Co. of Bath Beach the 1-fam. dwelling 1459 Bath av, on lot 19.4x100.

FLATBUSH AV.—Walter R. Lusher sold to a client of the McInerney-Klinck Realty Co. the 3-sty store and apartment building at 967 Flatbush av.

PORTER AV.—Realty Associates sold to C. Modica, through M. Moschitta, the 3-sty house at Porter av; also to Elizabeth Lee, through Thomas Leonard, the 2-sty dwelling at 369 2d st and to I. Chapilansky, through L. Smolowitz and S. Estrin, the 3-sty house, with store, at 306 Bristol st.

13TH AV.—Frank A. Seaver & Co. sold for John Allen the 2 family cottage on the southwest corner of 13th av and 79th st, on plot 60x100, also for Charles Wailen the 2 family house at 254 68th st.

15TH AV.—Clinton Trading Corporation sold to Charles D'Anna a 2-sty 1-fam. brick dwelling at 8748 15th av, on a lot 20x96. Michael Giardina was the broker in the transaction.

21ST AV.—Meister Builders sold the southwest corner of 21st av and 84th st, a 4-sty apartment house, on a plot 40x100, accommodating 16 families, with a rent list of \$7,000 a year. This property was held at \$45,000.

RECENT LEASES.

\$3,000,000 Hotel Lease.

The twelve-story apartment house at the south corner of Central Park West and 86th street acquired some months ago by Hyman & Sydney H. Sonn and to be altered by them into an apartment hotel, known as the Peter Stuyvesant, has been leased to the Peter Stuyvesant Operating Company, William Ingold, president, for a term of twenty-one years at an aggregate rental of \$3,000,000. The remodeled structure will contain 350 rooms and 200 baths, and will have a restaurant and reception room on ground floor. The remodeling of the structure will be from plans by Schwartz, Gross & B. Marcus. Stoddard & Mark, attorneys, represented the leasing company.

Biggest Apartment House Filled.

The last vacancy in the big apartment house erected by the 270 Park Ave. Company, Dr. Charles V. Paterno, president, covering the two blocks from Madison to Park avenue, 47th and 48th street, was disposed of by Douglas L. Elliman & Company to C. P. Stewart, president of the American Marine Insurance Company. The building is the largest of its type in the world. It contains 105 unusually large apartments with a total annual rental of \$775,000, making an average rental for each apartment \$7,500. The stores bring the total income of the building up to a total of close to \$1,000,000 per annum. Among the tenants, who have taken large apartments in this building, are: James A. Stillman, Harold S. Vanderbilt, James Byrne, Mrs. Harry S. Harkness, Francis L. Hine, Paul D. Cravath, Peter Cooper Bryce, Mrs. Herman Oelrichs, Winthrop Ames, John T. Terry, and Miss Alice De Lamar.

Lewisohn Leases to U. C. S.

Adolph Lewisohn leased to the United Cigar Stores Company, through L. J. Phillips & Co., the entire block front on the west side of Broadway from 86th to 87th streets for a period of twenty-one years at an aggregated rental of \$1,110,000. This property, which Mr. Lewisohn acquired from the estate of Charles T. Barney in 1910, through Phillips & Co., consists of a two-story taxpayer with stores on the ground floor and offices upstairs. One-half of the upper part of the building is rented to Roth-Carnegie Company, modiste. L. J. Phillips & Co. have been appointed the agents by the lessee.

Plan 125th Street Alteration.

Henry D. Cochrane has leased for a term of fifteen years to J. Sobel the property at 63-65 West 125th street. The lessee will remodel the building at a cost of about \$25,000, using the ground floor as a restaurant, the second floor for business and the two upper floors for small apartments. Mr. Cochrane has been appointed agent for the property.

\$250,000 Fifth Avenue Lease.

Roy Scherick leased for the Air Nitrate Corporation the balance of their term and an extension of ten years more has been made by the F. W. Woolworth Co. on the eighth floor of 461-469 Fifth avenue (the Winfield Building), at northeast corner of 40th street, to the Goodwyn Picture Corporation for executive offices. The aggregate amount of lease is \$250,000. Edward J. Hogan represented the owners.

McAdoo to Live in New York.

William G. McAdoo, former Secretary of the Treasury, has taken a lease of a seventeen-room duplex apartment at 863 Park avenue, northeast corner of 77th street. Mr. McAdoo occupied the dwelling at 13 West 48th street before joining President Wilson's Cabinet. He will pay about \$7,500 for the apartment, which he leased from Mrs. Guthrie, through Douglas Gibbons.

Demand for Small Apartments.

DOUGLAS L. ELLIMAN & CO. leased, with an option of purchase, 19 East 65th street, a 4-story house, on a lot 25x100, for Louis Pooler to the 39 East 61st Street Company, which will immediately alter the building into small apartments similar to the alterations being made to the several houses in 61st street, between Madison and Park avenues. This is the sixth house in the lower 60s disposed of in the last two months by Douglas L. Elliman & Co. for the same purpose, showing the great demand for small apartments.

AMES & CO. leased for Frederick Hussey to O'Brien & Crossen the store at 166 West 35th st; also for the Sampeck Realty Co. to Sapontzis & Co. the parlor floor at 132 West 34th st; for Julia E. Glovers to Bernard Rosens the 4-sty building at 114 West 28th st, as a store, sales-room and showroom of artificial flowers.

EDWIN J. BIRLEY, of N. Brigham Hall & Wm. D. Bloodgood, Inc., leased the 3d loft in 46 West 21st st to Samuel Semmelman; the 4th loft to the Superior Cloak Co.; also in 48-50 West

21st st the 4th loft to the Onyx Coctume Co.; the 5th loft to Joseph B. Friedman, and the 10th loft to Wolf & Co.; also leased apartments in 109-111 East 56th st to Miss E. C. Simpson, Mrs. S. H. Brigman, Dr. Bradley Coley, Mrs. C. Hinkle, Miss H. L. Robinson and Miss Alice P. Converse.

BUTLER & BALDWIN leased for a long term of years the entire building at 59 Carmine st to Pasqualla Lobasso & Company for J. & R. Lamb, Inc. The tenant intends to alter the property considerably for his occupancy.

CUSHMAN & WAKEFIELD (INC.) leased the large store and basement at 56 West 45th st for N. A. Berwin & Co., Inc., to Low & Hughes, dealers in golf supplies, now at 14 East 44th st. The lease is for a long term.

DUROSS CO. leased 630 West 24th st, at the southwest corner of 12th av, to the International Longshoremen's Association for three years.

DOUGLAS L. ELLIMAN & CO. leased an apartment in 830 Park av for the 76th Street & Park Avenue Co. to Frederick E. Kessinger; at 929 Park av for the Porlock Corporation to Robert E. Binger; renewed the lease on 1163 Park av with Joseph Muldoon; at 1215 Park av with Dr. Marcus Neustaeder. Douglas L. Elliman & Co. also leased for Miss Helen T. Driscoll 122 East 80th st, a 4-sty dwelling, on a lot 18x102, to Walter Trimble, president of the Bank for Savings.

J. ARTHUR FISCHER leased to Skapulos & Clobakis the building 221 West 38th st; to Matthew Christy the upper four lofts in 691 6th av; to Horowitz, Hodas & Kaplan, manufacturers of hat frames, the top loft at 112 West 38th st.

FRANK L. FISHER CO. leased for F. A. Munsey the Stewart Building, 280 Broadway, to The International Schools Co.

FREDERICK FOX & CO., leased for Francis Bannerman to Heiman Piltz & Harry Reiser, the 1st loft at 499 Broadway; for Peyton M. Hughes to Wm. J. Hauser, the 2nd floor at 501-11 7th av; for Peyton M. Hughes to Powers Photo Engraving Company, the 2nd floor at 137-147 West 37th st; for Pursch & Levin to Ullman Brother, the 5th floor at 55 5th av; for the Broadway & Seventh Avenue Company to Edward Ranzel, the stores at 710-20 7th av; for Trustees of the Sailors Snug Harbor to Sindel Stern & Co., Inc., the 5th loft at 30-34 University Place.

FREDERICK FOX & CO. leased for Broadway & Fourth Street Building Co. to Bachrack Sons Co., Inc., the store and basement at 692-4 Broadway, in conjunction with M. & L. Hess, Inc.; for Herman Hohns to Irving Freed and Samuel Fishman the top loft at 40 East 12th st; for Charles A. Munn to Deutsch & Lefkowitz, Inc. the 2d loft at 9 West 35th st; for K. ein & Jackson to Weingold & Weingold the 9th loft at 36-44 West 24th st; for Peyton M. Hughes to Herbert L. Messmere the 2d floor at 511 7th av; for Wm. C. Walkers Sons, as agents, to Packard Lamp Div. National Lamp Works of General Electric Co. the 1st loft at 7 East 17th st.

GOODWIN & GOODWIN rented for A. Wallach to the Pro Club, Inc., the 3-sty dwelling at 69 West 119th st.

A. A. HAGEMAN leased the three buildings 491 to 495 7th av to the Volunteers of America, who will renovate the same and occupy it as a soldiers' and sailors' home. They are removing from 528-30 7th av, which property has been sold to the Pictorial Review Co.

GOODWIN & GOODWIN rented for I. G. Place to Henry P. Goldshine the 3-sty dwelling at 9 West 119th st.

HERBERT HECHT & CO. leased for the Schulte Realty Co. stores on Whitehall st. in the building at the northeast corner Whitehall and Pearl sts, to Calev Bros., novelties, and Jackson's, men's furnisners, and to Martin Loewe the entire 3d and 4th floors of the same building.

M. & L. HESS, INC., leased for Mrs. Helen Walter, the two 4-sty dwellings at 245-7 West 25th st, to Frank Silberman, for a term of years at an aggregate net rental of \$50,000. The lessee will alter the premises for commercial use.

M. & L. HESS (INC.) leased at 17 East Houston st, southwest corner of Crosby st, the corner store and basement to Kramer Bros., as a dairy lunch room; the 2d floor to the Standard Pants Co.; the 3d floor to Isaac Deyda, underwear; the 4th floor to the S. & S. Collar Co., and the 5th floor to Irving Defren, the latter tenant being represented by the Zuckerman Co.

EDWARD J. HOGAN leased for ten years for the Fordwall Realty Corporation, Hyman Ber- man, president, the store and basement in the south half of the 1-sty taxpayer which is to be erected at the southeast corner of Av B and 5th st, 35x100, with an "L" to 5th st, by the F. W. Woolworth Co. The rental paid will be in excess of \$100,000.

C. ROYCE HUBERT leased for Mrs. Theodore E. Tack the 4-sty dwelling 112 West 82d st to Walter K. Boyce.

HUBERTH & HUBERTH leased the store at 9 Central Park West for the Isko Corporation, to the Pilot Motor Car Co.

HUBERTH & HUBERTH leased the store at 1838 Broadway to the Westcott Motors Corpora- tion.

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THEODORE A. KAVANAGH, of the office of John J. Kavanagh, leased for Henry C. Quinby, executor, to Collings & Collings, antique furniture dealers, the 5-sty dwelling 973 Madison av.

A. W. MILLER & CO. leased for Eliza Wiley Gibson the dwelling and grounds at the northeast corner of 261st st and Riverdale av.

CHARLES F. NOYES CO. leased for James W. McCulloch to S. Winterbourne & Co. for ten years the building 212 Pearl st, corner of Fletcher, at an aggregate rental of about \$40,000, a 25 per cent. increase in rental. The lessees for many years were located at 94 Pine st, a property just sold by the Noyes Co. to Joseph F. Cullman, and which, in connection with two other buildings, are to be altered for office purposes so as to meet the heavy demand for office space in the downtown district.

CHARLES F. NOYES CO. leased offices in 35-37 Maiden lane to Weiner & Oppenheimer; in 45 John st to Charles J. Kirby, Jr., a portion of the 8th floor of 25 Pine st to Eugene Morgan Hawkins; a portion of the 10th floor of 27-29 Pine st to Jean Batbie; for the Jacob Ruppert Realty Corporation a portion of the 20th floor in 1 East 26th st to E. M. Sergeant & Co., and space on the 19th floor to Murray C. Rosenthal; in 71 West 23d st to International Trimming Co. to Alex. Weiss & Co., and to Henry V. A. Parsell, and for Joseph Fahys & Co. a portion

(Continued on page 386.)



WED. APRIL 2ND

At 12:00 O'clock Noon in the Brooklyn Real Estate Exchange 189 Montague Street

Executors and Trustees AUCTION SALES

To close the Estate of Chas. Meinken, Deceased By order of the

Title Guarantee & Trust Co.

Executor and Trustee

1066 BERGEN ST.

Bet. Rogers and Nostrand Aves.; 4-story double brick Apartment. Plot 38.1x125.3 1/2.

359 58th ST.

Near Fourth Ave.; 4-story double brick Flat. Plot 26.8x100.2.

39th St., Near 9th Ave.

Vacant plot 40x95.2 1/2. South side, 120 feet west of Ninth Ave.

BELLPORT, L. I.

Two vacant plots 100x100 each. Cor. South Haven Ave. and Fire Place Ave.

To close the Estate of Anna T. Geyer, Deceased By order of Title Guarantee & Trust Co., Executor

586 BERGEN ST.

Bet. Carlton and Vanderbilt Aves.; 2-story and basement brick Dwelling. Possession given.

369 MONROE ST.

Bet. Tompkins and Throop Aves.; 2-story and basement semi-detached frame Dwelling. Lot 25x100. Possession given.

Estate of Carrie D. Vrooman

By order of Title Guarantee & Trust Co., Committee for Incompetent

595 HANCOCK ST.

Bet. Stuyvesant and Reid Aves.; 2 1/2-story front, 3-story rear brownstone Dwelling. Possession given.

Maps and particulars from T. E. PILSWORTH, Esq., Trust Officer, Title Guarantee & Trust Co., 175 Remsen Street, or JERE JOHNSON, JR., CO., Auctioneers, 193 Montague Street, Brooklyn.

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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 1918. Following each weekly table is a resumé from January 1 to date.)

MANHATTAN. Conveyances.

	1919 Mar. 13 to 19	1918 Mar. 15 to 21
Total No.	154	104
Assessed Value	\$10,759,000	\$3,940,700
No. with consideration	23	14
Consideration	\$1,476,200	\$303,000
Assessed Value	\$1,439,700	\$332,000
Jan. 1 to Mar. 19		
Total No.	1,574	1,294
Assessed Value	\$115,206,000	\$68,427,980
No. with consideration	206	212
Consideration	\$8,483,322	\$9,467,406
Assessed Value	\$9,025,600	\$10,348,700

Mortgages.

	1919 Mar. 13 to 19	1918 Mar. 15 to 21
Total No.	82	31
Amount	\$2,711,300	\$517,173
To Banks & Ins. Cos.	15	5
Amount	\$1,617,150	\$165,750
No. at 6%	33	16
Amount	\$433,300	\$343,923
No. at 5 1/2%	8	1
Amount	\$176,500	\$7,500
No. at 5%	20	7
Amount	\$1,247,650	\$123,250
No. at 4 1/2%	1	.....
Amount	\$235,000	.....
No. at 4%	.....	.....
Amount	.....	.....
Unusual Rates	1	.....
Amount	\$4,000	.....
Interest not given	.....	7
Amount	\$614,850	\$42,500
Jan. 1 to Mar. 19		
Total No.	718	510
Amount	\$18,402,591	\$15,108,395
To Banks & Ins. Cos.	142	95
Amount	\$7,788,500	\$8,222,743

Mortgage Extensions.

	1919 Mar. 13 to 19	1918 Mar. 15 to 21
Total No.	8	38
Amount	\$1,081,000	\$2,361,250
To Banks & Ins. Cos.	6	10
Amount	\$941,000	\$1,619,000
Jan. 1 to Mar. 19		
Total No.	272	307
Amount	\$19,072,270	\$18,968,525
To Banks & Ins. Cos.	155	112
Amount	\$16,121,950	\$13,914,850

Building Permits.

	1919 Mar. 14 to 20	1918 Mar. 16 to 22
New Buildings	6	4
Cost	\$1,023,950	\$65,000
Alterations	\$488,555	\$168,810
Jan. 1 to Mar. 20		
New Buildings	44	43
Cost	\$6,525,700	\$3,868,500
Alterations	\$2,877,850	\$1,842,210

BRONX. Conveyances.

	1919 Mar. 13 to 19	1918 Mar. 15 to 21
Total No.	147	92
No. with consideration	14	19
Consideration	\$401,200	\$37,250
Jan. 1 to Mar. 19		
Total No.	1,157	980
No. with consideration	116	175
Consideration	\$1,484,062	\$1,688,133

Mortgages.

	1919 Mar. 13 to 19	1918 Mar. 15 to 21
Total No.	66	36
Amount	\$700,727	\$250,263
To Banks & Ins. Cos.	4	3
Amount	\$61,500	\$11,700
No. at 6%	37	22
Amount	\$245,823	\$110,920
No. at 5 1/2%	11	5
Amount	\$323,500	\$94,500
No. at 5%	9	4
Amount	\$73,450	\$23,640
No. at 4 1/2%	.....	.....
Amount	.....	.....
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	9	5
Amount	\$57,954	\$21,203

	1919 Jan. 1 to Mar. 19	1918 Jan. 1 to Mar. 21
Total No.	534	453
Amount	\$3,342,552	\$2,422,414
To Banks & Ins. Cos.	39	16
Amount	\$548,982	\$297,700

Mortgage Extensions.

	1919 Mar. 13 to 19	1918 Mar. 15 to 21
Total No.	2	8
Amount	\$35,000	\$265,000
To Banks & Ins. Cos.	1	2
Amount	\$28,000	\$144,500
Jan. 1 to Mar. 19		
Total No.	128	78
Amount	\$3,155,900	\$1,921,387
To Banks & Ins. Cos.	49	21
Amount	\$1,592,500	\$630,250

Building Permits.

	1919 Mar. 13 to 19	1918 Mar. 15 to 20
New Buildings	10	3
Cost	\$154,500	\$5,000
Alterations	\$12,450	\$21,000
Jan. 1 to Mar. 19		
New Building	42	43
Cost	\$694,390	\$1,588,150
Alterations	\$111,400	\$86,825

BROOKLYN. Conveyances.

	1919 Mar. 12 to 17	1918 Mar. 14 to 20
Total No.	545	391
No. with consideration	120	14
Consideration	\$2,984,228	\$45,618
Jan. 1 to Mar. 15		
Total No.	5,664	3,790
No. with consideration	391	311
Consideration	\$5,837,457	\$2,200,823

Mortgages.

	1919 Mar. 12 to 17	1918 Mar. 14 to 20
Total No.	335	174
Amount	\$1,170,150	\$549,655
To Banks & Ins. Cos.	27	13
Amount	\$163,075	\$90,600
No. at 6%	244	126
Amount	\$737,902	\$318,920
No. at 5 1/2%	42	23
Amount	\$227,500	\$110,950
No. at 5%	13	11
Amount	\$73,475	\$7,339
Unusual rates	2	1
Amount	\$6,500	\$950
Interest not given	34	13
Amount	\$124,773	\$31,496
Jan. 1 to Mar. 17		
Total No.	3,456	1,969
Amount	\$12,831,733	\$7,238,349
To Banks & Ins. Cos.	267	267
Amount	\$1,571,110	\$1,479,325

Building Permits.

	1919 Mar. 13 to 19	1918 Mar. 15 to 21
New Buildings	160	60
Cost	\$1,270,210	\$212,850
Alterations	\$101,775	\$90,758
Jan. 1 to Mar. 19		
New Buildings	1,130	321
Cost	\$6,264,855	\$3,202,630
Alterations	\$1,048,110	\$702,444

QUEENS. Building Permits.

	1919 Mar. 13 to 19	1918 Mar. 15 to 21
New Buildings	204	69
Cost	\$406,497	\$169,655
Alterations	\$99,448	\$57,424
Jan. 1 to Mar. 19		
New Buildings	809	334
Cost	\$2,495,892	\$1,155,638
Alterations	\$368,123	\$225,106

RICHMOND. Building Permits.

	1919 Mar. 13 to 19	1918 Mar. 15 to 21
New Buildings	29	9
Cost	\$35,968	\$26,691
Alterations	\$4,790	\$3,290
Jan. 1 to Mar. 19		
New Buildings	169	63
Cost	\$333,356	\$223,251
Alterations	\$33,636	\$71,365

BUILDING SECTION

Steel Manufacturers Agree On Reduction of Prices

Cut of 10 to 14 per cent to Remain in Force for Balance of Year—
Government to Buy at These Figures

Washington, March 20.

JUDGE ELBERT H. GARY'S statement, following the conference between steel producers and the Industrial Board, sums up the situation so effectively that the building fraternity may take it as putting an end to any doubt which may have existed as to prices for the basic building material for the rest of this year. Judge Gary said:

"We have agreed upon prices. We cannot give a full statement regarding these prices until tomorrow, when one will be prepared for the press.

"It is expected that prices during 1919 will not be any lower, and our present intention is to make no decreases in wages, except perhaps at some mills where there is a contract between employers and employes providing for a sliding scale."

This agreement was reached after two days of conferences, and is effective at once. Judge Gary's statement makes it plain to buyers and prospective buyers that they can go ahead with iron and steel purchases now safe in the assurance that there will be no changes during the present year. It also seems to settle the labor question, which, it is understood, was an issue in the conference.

It is understood that the price of pig iron should be \$25.75 a ton, a reduction of \$4.25 a ton; billets of four inches length are to be \$38.50 a ton, a reduction of \$5; billets of two inches length are to be \$42 a ton, a reduction of \$5.

Bars of 100 pounds are to be \$2.25 in price, both classes of plates \$2.64 a hundred pounds and structural shapes \$2.45 a hundred.

The price on bars, plates and shapes represent a reduction of present prices of \$7 net a ton.

The price of iron ore, \$5.50 a ton f. o. b. Lake Erie ports,

is to remain unchanged.

The price agreement, which represents a cut of from 10 to 14 per cent., is a compromise between the stand of the Industrial Board for a reduction all along the line of from \$10 to \$11 a ton and the position of the steel men. It is said to represent the maximum that could be done by the steel industry in wages.

Parties to the conference and the Government officials concerned are frank in the belief that the outcome of the conference will have far reaching effect on the entire industrial situation of the United States. There are many questions and doubts over the labor end of the questions involved. It was pointed out to-day that Department of Labor figures just made public show a six per cent. average reduction in living cost for the last two months.

It is understood the Industrial Board is prepared to guarantee that the price scheduled adopted will be accepted by the five largest Government purchasing agents, the War, Navy, and Post Office Departments, the United States Shipping Board, and the Railroad Administration.

This feature of the agreement indicates that the price level now effective will be maintained at least until the end of this year, as the Government buying represents fully one third of the total purchasing power of the country.

The most encouraging thing is that prices of other building materials will be settled within a short time, as conferences with manufacturers of brick, stone, cement and other materials are next on the schedule of the Industrial Board. Now that this Board has proved its efficiency by coming to an agreement with the steel men it will take up the question of prices of other materials with greater certainty of securing stabilization of the whole building industry.

Statistics Show Marked Improvement in Building

DURING the week of March 8th to 15th there was a sharp increase in the volume of new building and engineering construction brought out in the Metropolitan district. This territory is taken as including all of New York State and New Jersey, north of Trenton and the figures are adapted from statistics regularly prepared by the F. W. Dodge Co.

Plans were reported as in progress for 318 new structural projects scheduled to cost approximately \$14,040,554 which showed an increase over the previous week of 21 operations, and \$5,089,515 in valuation of projected construction.

In the same period contracts were placed for a total of 167 projects, representing an expenditure of \$5,449,320 as compared to 112 operations valued at \$2,984,955 for the week of March 1st to 8th. A distinct gain of 55 is shown in the number of contracts awarded and of \$2,464,365 in value of the projects contracted for.

Plans were out for estimates during the second week of March for 84 building operations representing a value of \$4,305,500 and it was only in this phase of the situation that any decrease was noticed when the figures were compared with those of the week previous. The decrease was in the number of projects out for estimates rather than in the comparative cost as during both weeks the totals for the new construction figuring were within a few thousand dollars

of each other.

The outstanding feature of the newly projected construction was 156 residential buildings representing an expenditure of \$4,322,400. There were 20 schools, churches and structures of this character scheduled to cost approximately \$2,767,320; 19 hotels and clubs to cost about \$1,686,250; 12 structures for Federal occupancy and use estimated to cost nearly \$1,750,000; 42 stables and garages valued at \$558,400 and 25 industrial buildings that will involve a total expense of \$1,504,200.

The remainder of the total for newly projected construction for which plans were started consists of railroad and terminal work, stores, public improvements and miscellaneous items.

The total of \$5,449,320 for contracts placed is divided as follows: 8 hotels and clubs, \$691,650; 6 Federal and State projects, \$89,464; 13 stables and garages, \$188,000; 27 industrial and factory buildings, \$1,209,000; 8 public improvements, \$513,385; 64 residential projects, \$1,686,500; 16 churches, schools and theatres, \$546,821; 23 stores and office buildings, \$506,000 and 2 miscellaneous, \$18,500.

Save and have.—Buy War Savings Stamps.

Own a home for your children's sake.—U. S. Dept. of Labor, W. B. Wilson, Secretary.

Building Trades Employers and Unions Settle Strike

Amicable Adjustment of Wage Scale, Through Action of Referee P. Henry Dugro Paves Way for Resumption of Building

FINAL settlement of the carpenters' strike was announced this week and the ending of the disagreement between the carpenters and the contractors eliminated one of the factors that prevented an early resumption of building activity in this locality. Supreme Court Justice P. Henry Dugro, the umpire selected jointly by the Building Trades Employers' Association and the United Brotherhood of Carpenters and Joiners to consider their dispute over wages, announced Tuesday afternoon an award that granted an increase to all classes of labor. The umpire was appointed with the approval of the Secretary of War and the Secretary of Labor and his decision, effective to July 1, has been accepted by both unions and employers.

The award announced by Justice Dugro ends the strike that upset the building industry for a number of months and was only ended February 25, when he was designated to take evidence in the dispute. The award specifies that carpenters employed at shop work shall receive \$5.50 a day and those employed on outside work shall receive \$6 a day. After July 1 the scale shall be \$5.75 a day for inside work and \$6.25 for outside work. In his letter announcing the award Justice Dugro said:

"The inception of the controversy between the parties took place in the month of the armistice, and it may well be that a demand of that kind for \$6.50 a day as the rate for 1919 was reasonable, but today peace has been considered practically

an assured fact, and such expectation of great demand for carpenters in 1919 as could have been considered reasonable in November, 1918, cannot now be so considered. Government work has, or probably will, slacken, and general building operations have not yet been undertaken to any great extent. The stage of such operations, in which the services of carpenters will be in demand, will not be present in the immediate future.

"With these considerations in mind, and such others as were presented at the hearing, I am of the opinion that the rate to be paid should not be fixed for the entire period of the remainder of the year, but that a lower rate should be fixed for the period preceding July 1, next, than for the six months period thereafter.

"With regret that I am not free from doubt as to the reasonableness of the decision, but in the hope that it may nevertheless be satisfactory, particularly as the later period is of short duration, and the period wherein a proper rate for future observance will be more readily determinable than now, I announce this decision."

C. G. Norman, representing the Building Trades Employers' Association accepted the award for the contractors and Alexander Kelso, the representative of William L. Hutcheson, president of the United Brotherhood of Carpenters and Joiners, and Robert T. Brindell, head of the Carpenters' District Council, made acceptance for the employes.

President Dowling Explains Increases in Real Estate Valuations

BOROUGH PRESIDENT FRANK L. DOWLING has made the following explanation of the character and location of, and reasons for, the increases in real estate valuations:

While Manhattan real estate valuations show a net increase of \$21,000,000 this year, there have been, as a matter of fact, decreases in valuations in four of the eight sections into which the borough is divided for taxation purposes.

In the section between Grand street and 14th street, west of Lafayette street and Fourth avenue, there has been a reduction of 5,300,000 in the assessment values. North of 96th street and east of Lenox avenue there has been a decrease of \$2,250,000.

There has been an increase of \$18,000,000 in the section of Manhattan between 40th and 79th streets, east of Sixth avenue. This is due to the fact that the Commodore Hotel building is put on the tax rolls for the first time and valued at \$3,700,000, and that there has been an increase of \$1,250,000 in the Grand Central Terminal property valuations. The four corners of Madison avenue at 42d street have been increased a total of \$850,000, including both land and buildings. The Biltmore Hotel building was increased \$100,000.

In the section between 40th and 79th streets, west of Sixth avenue, there was an increase of \$10,000,000 by adding to the valuations of such properties as the Hotel Astor, Hotel Knickerbocker, Rialto Theatre, Fitzgerald Building and the Apthorp apartments.

In the section between 14th and 40th streets, from Sixth avenue to the North River, there was an increase of \$8,000,000 in the assessable valuations. Nearly all of this was due to the fact that the Pennsylvania Hotel property, the new Central Telephone Station on 38th street and the new plant of the Merchants' Refrigerating Company at the foot of West 16th street were put on the tax rolls for the first time.

In the Bronx there was an increase of \$5,679,000 in valuations, of which \$3,000,000 represents new buildings in the section between 169th street and Fordham road and \$2,000,000 in the district east of St. Ann's avenue, south of 169th street.

In Brooklyn there was a total increase of \$38,000,000 in

assessable valuations. Of this \$14,000,000 was put on the section bordering along the bay front, from Prospect avenue to 60th street, where the big marine terminals are located, including the Bush property and the new Government storage buildings. There was an increase of \$9,000,000 in the waterfront district, extending from the Wallabout at the Navy Yard up along the East River to Newtown Creek. The Fort Hamilton district along the bay front was also increased \$3,000,000. In the rest of Brooklyn the only increases were where new buildings had been erected.

In Queens there was a net increase of \$11,000,000 in assessment values. Of this \$5,000,000 is along the East River front in Long Island City and Astoria and along the line of the newly opened rapid-transit roads. There was an increase of \$3,000,000 in Newtown and \$3,000,000 in Jamaica, both due to new building operations.

On Staten Island there was an increase of \$10,000,000. \$5,000,000 of that was on the ship-yards district bordering along the Kill von Kull. The Shooters' Island plant, for instance, was increased \$2,000,000; the Downey plant, \$1,300,000, and the Standard Ship Building plant, \$600,000. The other increases in Richmond were on the shore fronts along Tompkinsville, Stapleton and Clifton.

There was an increase of \$110,000,000 put on personal property. This increase remains after all the swearing off has been done, but at that personal property assessments are \$300,000,000 lower than they were in 1903, when the total personal property valuation was \$680,000,000 as against \$362,000,000 for this year. Last year the personal property assessment, which had been shrinking constantly for fifteen years, reached its lowest mark of \$251,000,000.

"The new valuations will bring in about \$4,500,000 additional taxes. There has been a jump of nearly \$10,000,000 in the Budget, but we have \$5,500,000 more money in the General Fund this year with which to meet the increased Budget. This increase in the General Fund is due to the fact that we have a State School Fund of \$2,300,000, and that there has been an increase of \$600,000 in dock rentals, \$300,000 in excise monies, and \$300,000 in motor vehicle licenses."

Building Stone Prices Are Practically Stabilized

No Recession from the Existing Levels Possible While Present Freight Rates, Wage Scales and Supply Costs Are Maintained

WHILE admitting that there has been an advance of approximately 25 to 35 per cent. in the present market prices of building stone over the levels that existed in pre-war times, quarrymen and stone dealers claim that the ratio of increase in this material has not been nearly so great as has that of practically every other commodity used in modern construction, and that current stone prices will have but little effect in preventing an early resumption of structural activity.

Taking Indiana limestone as the basis, or as the building stone most commonly called for in this locality, its cost today is \$1.23 per cubic foot as compared with 95 cents a foot, the figure prevailing before the war. The figures quoted are for stone delivered at the job, and do not include the charge for cutting and setting. There is no doubt but that the current cost of cutting and setting stone has increased in greater ratio than has the price of the stone itself, as the wages of stone-cutters and masons have been increased in the metropolitan district to offset the high cost of living.

The existing high prices of building stone have been brought about by conditions and factors similar in every respect to those responsible for the advance of practically every other building essential. Quarry workmen demanded and obtained wage increases to offset the high cost of living. Freight rates were advanced when the Railroad Administration took over the lines. Fuel, machinery, explosives and quarry supplies all advanced in price rapidly after the start of the war and added to the overhead of the stone producers, while a decreased volume of business brought about by the recession of private construction added its share to the overhead of production.

Producers of building stone suffered extreme difficulty after the beginning of the war in holding their quarry gangs intact. The munition plants and the shipyards along the Great Lakes offered wage inducements that the producers could not meet and there was a scarcity of labor to take out the stone even at the advanced scale of wages paid for the work. Even at the present time there is a scarcity of quarry labor. The war has ended, but the shipyards, which were important competitors in the labor field, have contracts ahead for the next two years. Stone producers are of the opinion that no reduction in wage scales for quarry workmen is possible until there has been a general recession from the high living costs of the present time. This can not come immediately, but must be the result of a gradual process of reductions all along the line.

Transportation has been a factor of prime importance in increasing stone prices to the levels that maintain today. After the Government took over the operation of the railroads, freight rates were sharply increased and the burden of the advance was passed along to the consumer. Of the \$28 advance in the cost of Indiana limestone per cubic foot, \$12 represents the amount added to cover the increased freight charge from the Indiana quarries to New York. There is a feeling that freight rates will be maintained at their high levels until railroad management is again vested in its original ownership and competition in rates again permitted.

Machinery, machine parts, fuel, explosives and all other supplies used in quarrying building stone were rapidly advanced in cost to the producers on account of the intense demand for these commodities in the manufacture of munitions and also for use in indirect war industries. As a concrete example of how prices for these essentials advanced during the past two years it is stated that an Indiana quarryman recently paid \$1,500 for a compressor that prior to the war could have been bought for \$500 to \$700.

Fuel was scarce and only obtained through priority orders. The fuel prices jumped to almost double those formerly paid

and while at the present time there has been a slight reduction in fuel prices, and it is easily obtainable, the cost has not receded to the level of pre-war times. Explosives, lubricants and other supplies increased rapidly in cost to the stone producer and it is quite likely that the existing price levels of these commodities will maintain for a long time to come.

In practically only one phase of stone production has there been no increase in cost. Sawing at the quarries throughout Ohio is being charged for today at prices that have been in effect for the past ten years or more. In Indiana quarries the prices for sawing stone has been increased recently about 33 1/3 per cent. over the rate previously in effect, but this was only to bring the ridiculously low rate being charged in these quarries up to the levels of the charges made elsewhere in the Middle Western stone producing districts.

At present prospects for a large building stone production during the coming season are not particularly bright. In ordinary seasons the Middle-West quarries usually open for operations sometime between March 20 and April 1, according to the weather conditions. Up to this time, however, there has been little accomplished toward starting stone production for the 1919 season on account of the very moderate demand for the commodity. There is sufficient stone on hand at the quarries that was taken out last year to supply all ordinary demands and until producers are assured of a large increase in the volume of business ahead they are not likely to be keen about undertaking the commencement of operations at the quarries and shouldering the tremendous overhead that is entailed by operating their plants below the maximum rate of output.

Building stone prices, as they stand today, might well be considered as stabilized for the balance of this year. According to Arlando Marine, one of the leading building stone dealers in the Metropolitan district, there will be no recession in the prices charged for this material while wages remain at their existing high levels, while excessive fuel costs continue to add to the cost of production, nor as long as machinery and quarry supplies all contribute their part in adding to the overhead of the producer.

Mr. Marine stated that there recently had been a considerable increase in the number of inquiries for building stone in this territory which indicated to him a large amount of prospective building activity almost ready to start. He added, however, that owners contemplating improvements would not be likely to commence operations on any large scale as long as construction costs as a unit maintained at their existing high levels.

The increased cost of building stone to the consumer cannot be seriously considered as being among the important factors hindering a resumption of building activity, as the ratio of advance is far below that of a large majority of other materials essential to construction. It is the opinion of stone dealers that those commodities which have increased from 100 to 200 per cent. during the past two or three years must show some indication of receding from existant levels before structural activity can be resumed at the pre-war schedule.

I want to see every wage-earner own his own home.—
Farms, factories, mines, and furnaces must produce as well for peace as for war. Production is the key to prosperity.—
U. S. Dept. of Labor, W. B. Wilson, Secretary.

Remember that money is of the prolific, generating nature.
Money can beget money, and its offspring can beget more.—
Beware of small expenses; a small leak will sink a great ship.—Buy War Savings Stamps.

National "Own Your Own Home" Campaign Gets Support

Twenty Cities Inaugurate Campaign in Effort to Start Building and to Give Employment to Returning Soldiers

Washington, March 20.

COMPLETE plans, adaptable to any city in the United States, for an effective "Own Your Own Home" campaign have been formulated by the U. S. Department of Labor and the literature is now ready for distribution through the Division of Public Works and Construction Development of the Department. Twenty cities already are getting under way with their drives for home building and home owning.

To supervise the formulation of these plans, Paul C. Murphy, of Portland, Oregon, for two years working on "Own Your Own Home" work, was brought to Washington. In consultation with Department of Labor officials and several of the leading authorities on building in the United States, Mr. Murphy has drafted the campaign manual, now available for such cities and individuals as are interested in promoting home owning.

The "Own Your Own Home" bureau in the Division of Public Works and Construction Development will serve as an advisory board to the managements of these local campaigns, where requested, and will extend the fullest co-operation to every city in the country which undertakes a campaign.

Briefly, the campaign plan contemplates a General Committee made up of civic and industrial leaders, with someone whose standing in the community justifies his selection as the chief executive official.

Under this general committee are such subcommittees as have been found essential. The manual suggests the prudence of having vigorous committees on Finance, Publicity and Campaign Methods, Mercantile Institutions, Public Service Corporations, Education, Religious Activities, Industrial Workers and Labor Unions, Hotels and Restaurants, Exhibits and Management of Headquarters, Women's Clubs, Speakers and Meetings, Poster Contests, Civic Bodies, Theatres and Amusements, Transportation and Automobiles, Industrial Plants, Music, Printing and Supplies and Donations.

The function of each committee is explained in detail in the Department's manual together with suggestions on handling specific problems which invariably develop in the "Own Your Own Home" campaign.

In the Department of Labor's plan of campaign the women, churches and labor organizations play an important part. The entire campaign is pitched on a civic betterment plane rather than on a purely commercial basis and the appeal is more on the line of what each business group can put "in," rather than what it can get "out" of the movement. It is a one hundred per cent. Greater City movement, having in mind only the incalculable permanent benefits to the community and the immediate helpfulness to the nation during the transition from war mobilization to peace production. The Department of Labor emphasizes these benefits which may be expected from the Own Your Own Home movement:

1. It will provide better living conditions, increase efficiency, encourage thrift, give greater comfort and happiness and create individual reserves for misfortune and old age. Every house owner with his family, whether rich, poor, or well-to-do, becomes thereby a better citizen, with increased self-respect, independence and responsibility to the city and nation, and is more vitally interested in the welfare and prosperity of both.

2. That during the readjustment period such a movement hastens the return of normal conditions; results in much needed construction for home and industrial purposes; provides work for returning soldiers and sailors and for labor changing from war to peace industries; stimulates all lines of business in each community, creates general prosperity.

The fact that all these are patriotic in purpose does not eliminate the certainty of their being materially profitable to the local communities and, in the long run, the community

which makes it easiest to build and cheapest to build, will reap the greatest material benefits.

Not only has the Department of Labor set out in detail the plan for a successful "Own Your Own Home" campaign. It is preparing publicity matter which is to be placed at the disposal of the local committees and will, where communities can show such action is necessary to the inauguration of the campaign, send an expert to assist in the organizing and getting the movement under way.

The "Own Your Own Home" movement as outlined by the Department of Labor was one of the propositions submitted to the recent conference of Governors and Mayors in Washington, where it met with enthusiastic encouragement and support, many of the Governors and Mayors expressing the determination to return to their districts and interest themselves in getting such campaigns under way.

Building authorities reporting to the Department of Labor say state projects inspire confidence in private builders and accelerate general business conditions so that where an extensive state construction program is under way, there, also, private building begins to pick up.

Among the national organizations which have pledged support and co-operation for the "Own Your Own Home" work are the General Federation of Women's Clubs, through its president, Mrs. Josiah Evans Cowles of Los Angeles, Cal., the National Association of Real Estate Boards and the National Federation of Construction Industries.

Requests for "Own Your Own Home" campaign literature should be made to the Division of Public Works and Construction Development, U. S. Department of Labor, Washington, D. C.

Progress in Housing Projects

THE United States Housing Corporation, Department of Labor, is receiving satisfactory reports concerning the progress of its various housing projects. Already a considerable number of its buildings are completed and in use. In Quincy, Mass., 21 dormitories, housing 966 men, have been occupied to their full capacity for over a month, and in them there are being served approximately 1,800 meals daily.

Of the 55 houses which are being erected on the Sylvan avenue tract in Waterbury, Conn., are all inclosed and, if present expectations carry, will be fully completed early in April.

In New Brunswick, N. J., there are being erected 76 tile and stucco buildings, to house 192 families. Practically all the buildings are inclosed, and over half of them are already stuccoed.

The project at Bremerton, Wash., is of a radically different sort, but is progressing no less satisfactorily. Two hundred and forty-five frame houses are being built, and, in addition, a hotel of 355 rooms and three apartment houses accommodating 45 families. The last report indicates that 7 of the houses are completed, a total of 144 have received their plaster, and 231 are inclosed.

At Indianhead, Md., 57 of the 100 houses are under way with a number already plastered. The estimated date of completion is April 20.

In Philadelphia, there is an extensive project including 650 brick "row" houses, lighted by electricity and heated by hot air or steam. The report last submitted to the general manager of the Housing Corporation states that 262 of the houses are fully inclosed and that 159 are plastered.

All things are cheap to the saving, dear to the wasteful.—
Buy what thou hast need of, and ere long thou shalt sell the necessaries.—Buy War Savings Stamps.

Pending Building Projects Total Nearly Two Billions

Public Jobs Approximating \$1,250,000,000 and Private Work Estimated at \$460,000,000 Held Up by High Cost of Construction

Washington, March 20.

WITH a view to acquainting the building interests of the country with the present condition of the building industry upon the return of peace that they may be able to analyze the situation and know how to proceed, the Division of Information and Education of the Department of Labor sent out nearly 20,000 questionnaires to builders, architects, manufacturers, banks and other institutions, and to city, county and state officials throughout the United States. A preliminary report shows 6,225 of these queries have been returned reporting public and private projects approximating a total valuation of \$7,708,738,936.

Of these 6,225 projects 3,226 are public, such as street paving, road construction, water works, sewers, public buildings and water front work, the approximate valuation being \$1,249,548,825.

There were 2,999 private projects reported of a total valuation of \$459,190,111. These consist of apartment houses, residences, hotels, business buildings, factories, places of amusement, churches, social halls, and railroad work.

This data has been compiled according to states and classification of projects and is now being sorted into those that are still being held up by the high cost of materials and labor, financial difficulty, shortage of materials or labor and other causes and those which are going ahead.

This data will soon be made available so that building projectors in all parts of the country will be able to analyze the situation confronting them by comparison with the situation in all other parts of the country and thus determine how much better or worse off they are than the rest.

In total valuation of projects, both public and private, by states, Illinois stands well in the lead, according to the preliminary report just made, with New York second and Ohio third. The following tabulation shows the comparative figures for these three states:

ILLINOIS.			
Public	\$130,877,476	—Projects	220
Private	94,697,000	—	141
	\$225,574,476		361
NEW YORK.			
Public	\$120,574,485	—Projects	257
Private	43,738,356	—	405
	\$164,312,841		662
OHIO.			
Public	\$103,232,691	—Projects	226
Private	37,685,515	—	424
	\$140,918,206		650

The above figures show that, while Illinois leads in value of projects, to the extent of \$61,262,635 over New York, the number of projects reported in Illinois falls far short of the number reported in the other two states. One item which swells the Illinois private project column is the New Union railroad station in Chicago, to cost \$60,000,000, but that does not affect the public projects in Illinois which lead all the other states.

When it comes to separating the public and private projects, New York and Ohio do not hold their own in both columns against other states such as Pennsylvania, which beats New York and Ohio in private projects by valuation, and Michigan, which runs ahead of Ohio. Michigan exceeds Pennsylvania, however, in valuation of public works. Here are the comparative figures for the three leading states in the public and private columns:

PUBLIC.			
Illinois	\$130,877,476	—Projects	220
New York	120,574,485	—	257
Ohio	103,232,691	—	226
PRIVATE.			
Illinois	\$ 24,697,000	—Projects	141
Pennsylvania ...	48,341,368	—	454
New York	43,738,356	—	405

The number of projects are more uniform in the public column, as the above figures indicate, while the private operations in Illinois are less than a third the number reported in Pennsylvania though the value is nearly twice as great. The \$60,000,000 railroad terminal in Chicago, however, accounts for the big lead in the valuation credited to Illinois.

While Pennsylvania holds second place in valuation of private projects and the lead in number of building enterprises, this state drops down to fifth place in the public works column, with only 206 projects reported of a total valuation of \$68,103,295.

Michigan holds fourth place in the line of public improvements, according to the questionnaires received, private projects as well.

Michigan reports 149 public projects with a total valuation of \$93,110,694, and 77 private enterprises of a total valuation of \$37,994,700.

N. Y. Society of Architects Hold Meeting

THE regular monthly meeting of the New York Society of Architects was held at the United Engineering Societies Building, 25 West 39th street, Tuesday evening, March 18. James Riely Gordon, president of the society, occupied the chair. There was a large attendance, and the program arranged was an interesting one.

A nominating committee for the election of officers for the coming year was appointed and included Messrs. Leo, Bergesen, Holder, Johnson and Jallade. A motion was adopted raising the initiation fee for membership to \$10.

It was brought to the attention of the society that a number of architects do not consider it necessary or worth while to record their certificates of professional practice. A motion was favorably acted upon that it is the sense of the society that it is the duty of every architect, regardless of personal feeling in the matter, but as a member of a body of professional men, to record his certificate and assume the title conferred thereby.

According to reports prepared for the Information and Education Service of the United States Department of Labor, the amount of money in circulation on January 1, 1919, was \$55.76 per capita as against \$34.65 per capita in 1913.

Tables prepared to show a comparison of the increase in the amount of money in circulation per capita and the increase of commodity prices during the war period show an increase of 60 per cent. in the amount of money in circulation as against an increase of 103 per cent. in commodity prices.

Since the armistice, there has been only a slight reduction in the amount of money in circulation, as shown by the following figures:

Money in circulation per capita:

1913 (average).....	\$34.65
Oct. 1, 1918.....	53.82
Nov. 1, 1918.....	55.84
Dec. 1, 1918.....	56.23
Jan. 1, 1919.....	55.76

The highest point was reached on December 1, 1918, when \$56.23 represented the per capita amount of money in circulation.

CURRENT BUILDING OPERATIONS

BUILDING interest was chiefly confined during the week to the relatively large amount of one and two-family house construction in the outlying districts of the city and in nearby suburban sections. There has been a great amount of building of this character already started and much more planned and prepared to be commenced just as soon as finances can be arranged and materials ordered. There were also a few important city projects announced as being planned by Metropolitan architects, but there is a tendency to hold off starting the larger operations until the general building situation is more thoroughly stabilized and material price schedules adjusted to the peace conditions.

Many important building operations are being delayed pending the outcome of the Washington conferences designed to stabilize building material and supply prices. Prospective builders anticipate a reduction in the prices of some of the important structural commodities that will reduce the cost of construction by a considerable figure. On the other hand, the majority of building material manufacturers and dealers claim that they are unable to make price concessions as long as the existing production costs maintain and while labor continues to make demands for increased wages.

Throughout the building material markets in the Metropolitan district there was a slightly increased volume of business transacted during the past week. Orders for materials and supplies were somewhat heavier and there is a considerable amount of new inquiry that indicates a large volume of construction practically ready to start. Prices are firm throughout all branches of the market and there is no present likelihood of a drop from the present levels.

Common Brick.—The market has been almost inactive during the past week. Owing to the harbor strike, no arrivals have been reported and there is not likely to be any transportation of brick from up-river points to this city until the strike is settled. The brick demand is light, but inquiries are developing in

better volume and dealers look for good business ahead. Prices are firm at \$15 a thousand to dealers in cargo lots.

SUMMARY—Transactions in the North River brick market for the week ending Friday, March 21, 1919. Condition of market: Demand light; prices firm and unchanged. Quotations: Hudson Rivers, \$15 a thousand, to dealers in cargo lots alongside dock. Number of cargoes arrived, 0; sales, 1. Distribution: Brooklyn, 1.

Lumber.—There has been some slight increase in the volume of yard business, brought about by the large amount of small-house construction now getting underway, but it is likely to be some time before business reaches its pre-

war stride. The wholesale market continues its firmness on practically all classes of stock. There is no indication at this writing of a reduction in lumber prices during the spring or summer months, and those are to be found who predict a sharp upward price movement as the demand increases through the general growth in the volume of active building operations.

Building Stone.—The market is dull, and although the past week or two has witnessed considerable inquiry no definite orders have resulted. Prospective builders are generally holding off

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 1,000:

For delivered prices in Greater New York add cartage, handling, plus 10 per cent.
Hudson River, best grades...\$15.00 to —
Hudson River, "off loads".... — to —
RaritanNo quotation
Second hand brick, per load of 1,500 delivered..... 15.00 to —

Face Brick—Delivered on job in New York:

Rough Red	\$37.00 to —
Smooth Red	37.00 to —
Rough Buff	42.00 to \$43.00
Smooth Buff	42.00 to 43.00
Rough Gray	45.00 to 46.00
Smooth Gray	45.00 to 46.00
Colonials	25.00 to —

Cement—Delivered at job site, in Manhattan, Bronx, Brooklyn and Queens:
Domestic Portland cement, per bbl....\$3.80
Rebate for bags, 25c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½ in., Manhattan deliveries, per cu. yd.	\$3.25
Bronx deliveries.....	3.50
¾ in., Manhattan deliveries.....	3.25
Bronx deliveries.....	3.50

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

Grit—Delivered at job site in Manhattan and Bronx:
Manhattan deliveries.....\$2.25
Bronx deliveries..... 2.50

Hollow Tile—

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

Interior—Delivered at job site in Manhattan, south of 72d street.

2x12x12 split furring..	\$63.75 per 1,000 sq. ft.
3x12x12	102.00 per 1,000 sq. ft.
4x12x12	114.75 per 1,000 sq. ft.
6x12x12	153.00 per 1,000 sq. ft.

Note—For deliveries north of 72d street, Manhattan, and in Brooklyn, Bronx and Queens, prices job site are slightly higher, according to location of work, which varies trucking charges.

Lath—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn & Queens.\$6.50 per 1,000

Lime—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:
Finishing Lime (Standard in 300 lb. barrel).....\$3.70 per bbl.
Common Lime (Standard 300 lb. barrel) 2.50 per bbl.
Hydrate Finishing, in cloth bags23.50 per ton
Rebate for bags, 10c. per bag.

Plaster—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:
Neat Wall Cement, in cloth bags\$23.30 per ton
Lath Mortar, in cloth bags... 18.05 per ton
Brown Mortar, in cloth bags. 18.05 per ton
Finishing Plaster in cloth bags 27.00 per ton
Rebate for returned bags, 30c. per bag.
Finishing Plaster (250 lb. barrel)\$3.50 per bbl.
Finishing Plaster (320 lb. barrel) 4.35 per bbl.

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MATERIALS AND SUPPLIES

for a recession in construction costs, and will not commence their contemplated projects until satisfied that no advantage is to be gained by further waiting. Building stone prices are steady, and there is no indication that existing levels will be lowered during the forthcoming building season.

Masons' Materials.—The demand has increased slightly and inquiries have developed rapidly during the week. Dealers are optimistic and look for considerable new business during the next two or three weeks. Prices are firm and but slight changes have been reported.

Structural Steel.—Interest in the steel situation is chiefly confined to the outcome of the Washington price stabilizing conference and it is not expected that there will be any improvement in the tonnage orders for fabricated material until a decision is announced. All concerned are looking for a considerable reduction in the price of fabricated steel and it is freely stated throughout the building industry that a reduction in the erected cost of structural steel would have a most beneficial effect upon the building situation as a whole and that prospective builders would in all prob-

ability take immediate action upon their contemplated operations. According to the records of the Bridge Builders and Structural Society as compiled by George E. Gifford, secretary, it is shown that during the month of February, 1919, twelve and one-half per cent. of the entire capacity of the bridge and structural shops of the country was contracted for.

Wire Nails.—Trade is slack with purchasers evidently holding off for a reduction of prices. Wire nail producers are generally of the opinion that prices will not be lowered to any great extent until there has been a decided decrease in labor costs. Mills are now in a position to make prompt deliveries on all orders, but there is no over supply of nails. Prices are firm at \$4.50 in store and \$4.65 delivered to jobber.

Cut Nails.—The supply is scant and there is no prospect of increasing stocks until the strike, which has now continued for several weeks, is settled and mill operations are resumed. There has recently been a little improvement in the consuming demand indicating an awakening of building activity, but it is nothing compared to what it should be at this season of the year under normal building conditions. Cut nails are generally held at \$6 base per keg, although \$6.25 has been obtained in some instances.

Cast Iron Pipe.—The market is dull with but a limited amount of municipal business and an almost total absence of private buying. There is a vast amount of business pending, however, for which plans have been prepared and schedules arranged, but the majority of these operations are being held in abeyance in the hope of price concessions. Nominal prices for 6 in., 8 in., and heavier are: \$62.70, New York; 4 in., \$65.70 and 3 in., \$72.70.

Linseed Oil.—Buying at wholesale is somewhat improved, but dealers report no great increase in consuming demand, but are stocking up in anticipation of the requirements from building operations now getting underway. Linseed oil prices are firm at \$1.53 per gallon, in lots of five or more barrels.

IN THE METROPOLITAN MARKETS

Plaster Blocks—
 2 in. (solid) per sq. ft. \$0.11
 3 in. (hollow) per sq. ft. 0.11

Plaster Board—
 Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:
 27x28x1 in. \$0.35 each
 27x48x ¼ in. 0.32 each
 32x36x ¼ in. 0.21 each
 32x36x ⅝ in. 0.21 each
 32x36x ½ in. 0.23½ each

Sand—
 Delivered at job in Manhattan \$2.25 per cu. yd.
 Delivered at job in Bronx.. 2.50 per cu. yd.

Broken Stone—
 1½ in., Manhattan delivery. \$3.25 per cu. yd.
 Bronx delivery..... 3.50 per cu. yd.
 ¾ in., Manhattan delivery.. 3.25 per cu. yd.
 Bronx delivery..... 3.50 per cu. yd.

Building Stone—
 Indiana limestone, per cu. ft. \$1.23
 Kentucky limestone, per cu. ft. 1.35
 Brier Hill sandstone, per cu. ft. 1.50
 Gray Canyon sandstone, per cu. ft.95
 Buff Wakeman, per cu. ft. 1.50
 Buff Mountain, per cu. ft. 1.50
 North River bluestone, per cu. ft. 1.05
 Seam face granite, per sq. ft. 1.00
 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 & channels up to 14 in. . 3.07 to —
 Beams & channels over 14 in. . 3.07 to —
 Angles, 3x2 up to 6x8. 3.07 to —
 Zees and tees. 3.07 to —
 Steel bars, half extras. 3.07 to —

Lumber—
 Wholesale prices, New York:
 Yellow pine, merchantable 1905, f.o.b.N.Y.):
 3x4 to 14x14, 10 to 20 ft. \$41.00 to \$60.00
 Hemlock, Pa., f. o. b. N. Y.

Base price, per M. \$36.00 to —
 Hemlock, W. Va., base price, per M. 36.00 to —
 (To mixed cargo price add freight \$1.50.)
 Spruce, Eastern, random cargoes, narrow (delivered) .. \$38.00 to \$42.00
 Wide cargoes 52.00 to 56.00
 Add \$1.00 per M. for each inch in width over 12 ins. Add \$1.00 per M. for every 2 ft. 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. \$70.00 to —
 Cypress shingles, 6x18, No. 1 Hearts 10.00 to —
 Cypress shingles, 6x18, No. 1 Prime 8.50 to —
 Quartered oak to \$120.00
 Plain oak to 80.00

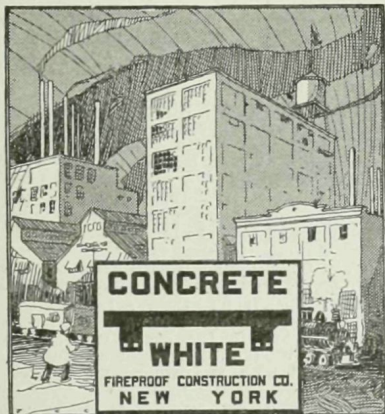
Flooring:
 White oak, quartered, select — to 67.00
 Red oak, quartered, select.. — to 67.00
 Maple No. 1. 57.50 to —
 Yellow pine, No. 1, common flat 43.00 to —
 N. C. Pine, flooring, Norfolk 43.00 to —

Window Glass—
 Official discounts from manufacturers' lists:
 Single strength, A quality, first three Brackets 77%
 B grade, single strength, first three Brackets 77%
 Grades A and B, larger than the first three brackets, single thick. 79%
 Double strength, A quality. 79%
 Double strength, B quality. 81%

Linseed Oil—
 City brands, oiled, 5 bbl. lots. \$1.53 to —
 Less than 5 bbls. 1.55 to —

Turpentine—
 Spot in yard, N. Y., per gal. \$0.70 to 0.70½

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PERSONAL AND TRADE NOTES.

A. E. NAST, architect, has moved his offices from 546 5th av to 56 West 45th st.

A. G. ZIMMERMAN, architect, recently moved his offices from 10 South LaSalle st, Chicago, to 85 Ninth av, New York City.

DEGNON CONTRACTING CO. has moved its offices from the Degnon Terminal Building, Hunterspoint av. Long Island City, to 51 East 42d st, New York.

LIEUT. HARRY BURT, U. S. N., secretary of the Northeastern Construction Co., 225 5th av, has returned from overseas duty and has resumed his office duties with his company.

HENRY D. SCUDDER, JR., announces that having received his discharge from the United States Army he has resumed his architectural and engineering practice at 9-15 Clinton st, Newark, N. J.

MAJOR WILLIAM F. DEEGAN, formerly of the Division of Storage, Purchase and Traffic, War Department, under Major General George W. Goethals, has become associated with the firm of Starrett & Van Vleck, architects, 8 West 40th st.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

EAST BROADWAY.—A. L. Kehoe, 1 Beekman st, has completed plans for extensive alterations to the 3-sty bk tenement, 23x60 ft, at 248 East Broadway for A. Manlet, 191 Christie st, owner. Cost, about \$9,000. Architect will take bids.

30TH ST.—L. & A. Pincus, 200 West 54th st, contemplate extensive alterations to the 5-sty brick and stone residence at 34 West 30th st into apartments. Name of architect and details of construction will be available later.

MADISON AV.—Herbert J. Krapp, 114 East 16th st, has been retained to prepare plans for alterations to the 5-sty brick and stone residence at 275 Madison av into apartments for Max J. Kramer, 7 East 42d st, owner. Details later.

40TH ST.—George & Edward Blum, 505 5th av, have completed plans for alterations to the 5-sty brick tenement, 50x86 ft, at 104-106 West 40th st for the Arlo Realty Corp., Robert Grant, president, 34 Nassau st, owner. Lessee and builder, David Greenwald, 168 West 120th st. Cost, about \$30,000.

91ST ST.—Plans have been prepared privately for alterations to the 6-sty brick and stone apartment house, on plot 57x100 ft, at 5-7 West 91st st for the Premium Holding Co., Sidney H. Sonn, president, 149 Church st, owner and builder.

DWELLINGS.

67TH ST.—Sternor & Wolff, 569 5th av, are preparing plans for alterations to the 4-sty brick and stone residence at 23 East 67th st for R. M. Littlejohn, 138 Front st, owner. Cost, about \$40,000. Architects will soon be ready for estimates on general contract.

72D ST.—A. White Pierce, 26 Court st, Brooklyn, has completed plans for alterations to the 4-sty brick residence, 20x92 ft, at 132 West 72d st, for Katherine Haywood, Sayville, L. I., owner. Cost, about \$9,000.

64TH ST.—C. P. H. Gilbert, 1123 Broadway, has plans in progress for alterations to the 4-sty brick residence at 57 East 64th st for A. L. Burchar, 57 East 64th st, owner. Architect will soon take estimates on general contract from a selected list of bidders.

69TH ST.—C. P. H. Gilbert, 1123 Broadway, has plans in progress for two 5-sty brick and stone residence, 25x83 ft each, at 42 and 44 East 69th st for Arthur Sachs, 60 Wall st, owner. Architect will probably be ready for estimates on general contract about April 1.

CONVENT AV.—Neville & Bagge, 570 Bergen av, have finished plans for alterations to the 3½-sty brick residence, 25x55 ft, at 334 Convent av for David J. Power, 504 West 112th st, owner. Cost, \$6,000.

FACTORIES AND WAREHOUSES.

59TH ST.—Mott B. Schmidt, 14 East 46th st, has finished plans for a 2-sty reinforced concrete warehouse, 50x100 ft, in the south side of 59th st, 200 ft west of 10th av, for Wm. Zinsser & Co., 195 William st, owner. Cost, about \$35,000.

55TH ST.—Sommerfeld & Steckler, 31 Union sq, will prepare plans for a 2-sty brick and steel warehouse to occupy the block front on 10th av, between 55th and 56th sts, for the Windmiller Realty Co., owner, care of architects. Lessee, 455 West 55th Street Corporation, Alex. Aaron, president, 128 Broadway. Details will be available later.

STABLES AND GARAGES.

6TH ST.—Otto Reissman, 147 4th, has been selected to prepare plans for alterations to the 1-sty brick garage, 22x78x90 ft, at 813 East 6th

st and 201 Lewis st for Daniel O'Leary, 811 East 6th st, owner.

CONGRESS ST.—George W. Conable, 46 West 24th st, has plans in progress for a 1-sty brick garage, 63x75 ft, at the southwest corner of Congress and West Houston sts for the Congress Warehouse & Forwarding Co., 474 West Broadway, owner. Architect will take estimates on general contract when plans are approved by the Board of Standards and Appeals.

3D ST.—Z. T. Piercy, 207 Thompson st, has bought property at 125-127 West 3d st and contemplates the erection of a 2-sty brick garage. Name of architect and details of construction will be available later.

BROOME ST.—M. A. Cantor, 373 Fulton st, Brooklyn, has completed plans for a 1-sty brick garage, 85x146 ft, at 539-549 Broome st for the Greenwich Development Co., Pincus Dickman, president, 44 Court st, Brooklyn, owner and builder. Cost, about \$120,000.

Bronx.

FACTORIES AND WAREHOUSES.

RIDER AV.—Edward J. Byrne, 436 East 158th st, has completed plans for a 1-sty brick shop, 39x50 ft, on the west side of Rider av, 79 ft south of 144th st, for Peter O'Neill, 1216 College av, owner. Cost, about \$5,000.

LAFAYETTE AV.—Charles Kreymborg, 163d st and Park av, has completed plans for a 1-sty brick factory, 27x131 ft, at the southwest corner of Lafayette and Garrison avs for the Haffen Realty Co., John M. Haffen, president, 2804 3d av, owner and builder. Cost, about \$30,000.

STABLES AND GARAGES.

BOSTON ROAD.—Irving Margon, 355 East 149th st, has plans in progress for a 1-sty brick and concrete garage and bakery at Boston Road and 177th st, for the Newat Building Co., 200 Broadway, owner and builder. Cost, about \$40,000.

HARLEM RIVER TERRACE.—Jas. P. Whiskerman, 30 East 42d st, has completed plans for a 2-sty brick garage, 100x100 ft, in the east side of Harlem River Terrace, 92 ft south of Fordham road, for the 2377 Davidson Avenue Co., 128 West Fordham road, owner. Cost, about \$20,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

WEST 28TH ST.—Richard Von Lehn, 2701 Glenwood road, has completed plans for four 2-sty brick tenements, 20x65 ft, in the east side of West 28th st, 100 ft south of Mermaid av, for the Island Building Co., 507 Thalford av, owner and builder. Total cost, \$40,000.

NEPTUNE AV.—S. Millman & Son, 1780 Pitkin av, have prepared plans for three 3-sty brick tenements, 25x80 ft, on the south side of Neptune av, 40 ft east of West 33d st, for the En Ar Kay Construction Co., 269 2d st, owner and builder. Total cost, \$48,000.

DWELLINGS.

EAST 24TH ST.—A. W. Pierce, 26 Court st, has completed plans for two 2-sty frame dwellings, 20x42 ft, in the west side of East 24th st, 440 ft north of Av K, for Edward N. Nelson, 826 Caton av, owner and builder. Cost, \$8,800 each.

84TH ST.—C. A. Olsen, 1220 54th st, has finished plans for four 2-sty frame dwellings, 17x46 ft in the south side of 84th st, 128 ft west of Third av, for the Morlana Building Co., 924 56th st, owner and builder. Total cost, \$18,000.

PROSPECT PARK WEST.—W. T. McCarthy, 16 Court st, has plans in progress for a 2½-sty brick and limestone dwelling, 19x55 ft in Prospect Park West, 36 ft east of Montgomery pl, for Walter Kraslow, 190 Montague st, owner and builder. Cost, about \$20,000.

PRESIDENT ST.—A. E. Fischer, 373 Fulton st, has finished plans for four 2-sty brick dwellings, 20x71 ft, in the north side of President st, 80 ft west of Troy av, for Lettie Ratner, 1143 St. Johns pl, owner and builder. Total cost, \$40,000.

77TH ST.—F. W. Eisenla, 226 Henry st, has completed plans for ten 2-sty brick dwellings, 17x46 ft in the north side of 77th st, 255 ft east of 6th av, for Harry A. Pinover, 16 Court st, owner and builder. Cost, about \$4,500 each.

PRESIDENT ST.—Cohn Brothers, 361 Stone av, have completed plans for a 3-sty brick dwelling and six 1-sty brick garages in the north side of President st, 160 ft west of Brooklyn av, for Rudolph Norek, 1102 Eastern Parkway, owner and builder. Total cost, \$31,000.

GRAVESEND ST.—F. V. Laspia, 525 Grand st, has prepared plans for a 2-sty frame dwelling, 20x51 ft, in the south side of Gravesend st, 322 ft west of Gravesend av, for C. Pollenstein, 2916 86th st, owner and builder. Cost, \$4,000.

WEST 35TH ST.—George H. Suess, 2920 Railroad av, has completed plans for four 1-sty frame bungalows, 25x28 ft, in the west side of West 35th st, 360 ft north of Canal av, for Arthur Harris, 3214 Mermaid av, owner and builder. Total cost, \$5,000.

51ST ST.—S. Gardstein, 4820 14th av, has prepared plans for four 2-sty frame dwellings, 18x54 ft, in the north side of 51st st, 200 ft

west of 16th av, for Morris Wolsk, 1414 54th st, owner and builder. Total cost, \$28,000.

EAST 9TH ST.—R. T. Schaefer, 1526 Flatbush av, has finished plans for a 2½-sty frame dwelling, 22x38 ft, in the east side of East 9th st, 220 ft north of Av K, for Isidore Beegs, 735 Flatbush av, owner and builder. Cost, \$6,500.

WEST 36TH ST.—P. Caplan, 16 Court st, has completed plans for ten 1-sty frame bungalows, 17x24 ft, in the east side of West 36th st, 100 ft north of Canal av, for Rose Hyman, 578 Ocean Parkway, owner and builder. Total cost, \$14,000.

48TH ST.—J. Millman, 26 Court st, has prepared plans for two 2-sty frame dwellings, 25x53 ft, in the south side of 48th st, 340 ft east of 16th av, for the Robrag Realty Co., 1323 46th st, owner and builder. Total cost, \$28,000.

ORIENTAL BLVD.—Plans have been prepared privately for sixty-five 1-sty concrete bungalows, at the northwest corner of Oriental Blvd, Norfolk st and Shore Blvd, for the Manhattan Beach Realty Corp., H. S. Sayer, president, 32 Nassau st, Manhattan, owner. McArthur Brothers, 120 Broadway, Manhattan, general contractors.

CHURCH AV.—W. T. McCarthy, 16 Court st, has plans in progress for five 2½-sty frame dwelling, 18x43 ft, at Church av and Stratford road, for Walter Kraslow, 190 Montague st, owner and builder. Cost, \$7,000 each.

82D ST.—C. A. Olsen, 1224 54th st, has completed plans for four 2½-sty frame and stucco dwellings, 18x40 ft, in the south side of 82d st, 100 ft west of 20th av, for J. R. Pinover Co., 7402 New Utrecht av, owner and builder. Total cost, \$25,000.

LINDEN AV.—John Lenrono, 783 Atlantic av, has completed plans for alterations and additions to the 3-sty frame residence on the north side of Linden av, 162 ft west of Rogers av, for Wm. T. Hunter, 143 Linden av, owner. Cost, about \$10,000.

FACTORIES AND WAREHOUSES.

61ST ST.—J. Lubroth, 208 Bay 8th st, has plans in progress for a 2-sty brick factory, 100x100 ft, at 61st and 11th av, for Herman Boroshik, 81st st and 21st av, owner. Cost, about \$50,000. Plans will soon be ready for estimates on general contract.

CARLTON AV.—Martin E. Freehoff, 405 Lexington av, has plans in progress for a 1-sty brick factory, 99x95 ft, on the north side of Carlton av, 138 ft south of Fulton st, for John Bene & Sons, 641 Dean st, owners. Cost, about \$20,000.

MORGAN AV.—Gustave Erda, 826 Manhattan av, has finished plans for alterations and additions to the 4-sty brick factory at 659 Morgan av, for George Davis, owner, on premises. Cost, about \$10,000.

IRVING ST.—Buchman & Kahn, 56 West 45th st, Manhattan, have plans in progress for an 8-sty reinforced concrete factory addition, 50x100 ft, at the southeast corner of Irving and Columbia sts, for Lehn & Fink, 120 William st, Manhattan, owners. Architects will probably call for bids on general contract about April 10.

MESEROLE ST.—Samuel Levingson, 101 Park av, Manhattan, has plans in progress for extensive alterations to the 2-sty brick factory, 50x100 ft, at 271 Meserole st, for J. Adler Manufacturing Co., owner, on premises. Cost, about \$30,000. Architect will be ready for estimates on general contract about April 1.

STABLES AND GARAGES.

PARK AV.—B. W. Dorfman, 26 Court st, has completed plans for a 1-sty brick garage, 80x180 ft, at 373 Park av, for Smith & Son, 132 East 43d st, Manhattan, owners. Cost, about \$35,000. Architect will take estimates on general contract.

PARK AV.—Max Hirsch, 215 Montague st, has finished plans for a 1-sty brick garage, 53x75 ft, at Park av and Navy st, for Rosina Monaco, 71 Navy st, owner and builder. Cost, about \$12,000.

HERKIMER ST.—Tobias Goldstone, 50 Graham av, has finished plans for a 3-sty brick garage, altered from stable at Herkimer st and Brooklyn av, for the Delco Realty Co., A. Leibinger, 800 Sterling pl, owner. Cost, about \$20,000.

18TH AV.—E. M. Adelson, 1778 Pitkin av, has completed plans for a 1-sty brick garage, 100x118 ft, in the east side of 18th av, 500 ft south of 86th st, for the Slatwell Realty Co., 1404 Pitkin av, owner and builder. Cost, about \$25,000.

CATON PL.—John DeHart, 1041 Fox st, has completed plans for a 1-sty brick stable, 57x100 ft at the northeast corner of Caton pl and East 8th st, for Adolph Voigt, 13 Ocean Parkway, owner. Cost, \$12,000.

CENTRAL AV.—C. P. Cannella, 1163 Herkimer st, has prepared plans for a 1-sty brick garage, 90x100 ft, at the southeast corner of Central av and Forest av, for Vincent Guardian, 39 Central av, owner and builder. Cost, about \$25,000.

DE KALB AV.—Tobias Goldstone, 50 Graham av, has plans in progress for a 1-sty brick garage, 81x115 ft, on the north side of DeKalb

av, east of Tompkins av, for owner and builder to be announced later. Cost, \$25,000.

FLUSHING AV.—Henry Holder, 242 Franklin av, has plans in progress for a 1-sty brick garage, 75x100 ft, at Flushing and Classon avs, for E. S. Lafreniere, 168 Hancock st., owner. Cost, \$18,000. Architect will take bids on general contract.

53D ST.—W. Pfaendler, 186 80th st, has completed plans for a 1-sty brick addition to the brick garage in the north side of 53d st, 32 ft east of 1st av, for the E. W. Bliss Co., 53d st and 4th av, owner. Cost, about \$12,000.

COLUMBIA ST.—John Williams, 152 Nelson st, has finished plans for a 1-sty brick garage, 40x100 ft, in the north side of Columbia st, 100 ft south of Mill st, for Hannah Williams, 152 Nelson st, owner and builder. Cost, about \$5,000.

STORES, OFFICES AND LOFTS.

KENSINGTON WALK.—James A. McDonald, 1630 Surf av, has completed plans for 1-sty brick stores, 65x141 ft, at the northeast corner of Kensington walk and Bowery, for the Wagner Gelfoz Co., 2719 Mermaid av, owner and builder. Cost, about \$25,000.

THEATRES.

FLATBUSH AV.—A. G. Carlson, 220 Henry st, has finished plans for a 1-sty brick and terra cotta moving picture theatre, at 285 Flatbush av, for the St. Marks Amusement Co., P. A. Duffy, president, on premises. Cost, about

\$150,000. Architect and owner will soon take bids on general contract.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Andrew J. Thomas, 137 East 45th st, Manhattan, has plans in progress for ten 4-sty brick and limestone apartments in Jackson Heights for the Queensboro Corporation, Edw. M. McDougall, president, 50 East 42d st, Manhattan, owner. Architect will take estimates on separate contracts about March 25.

RICHMOND HILL, L. I.—Shampan & Shampan, 772 Bway, Brooklyn, have prepared plans for three 3-sty brick apartments to be erected at the southwest corner of Liberty av and Birch st, Richmond Hill, for the F. R. Realty Co., owner and builder, care of architects.

DWELLINGS.

CORONA, L. I.—C. L. Varrone, 166 Corona av, has completed plans for a 2-sty brick dwelling, 22x30 ft, on the north side of Roosevelt av, 325 ft west of 46th st, for I. Weichselbaum, 137 46th st, owner and builder. Cost, \$3,000.

EDGEMERE, L. I.—Thomas McDonald, 60 North Chase av, Richmond Hill, L. I., has completed plans for sixteen 1-sty frame bungalows, 16x32 ft, in the east side of Beach 57th st, 285 ft south of the Boulevard, for F. S. Silver, owner, care of architect. Total cost, \$16,000.

ELMHURST, L. I.—Plans have been prepared

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privately for a 2-sty frame dwelling, 16x38 ft, in the west side of 18th st, 175 ft south of Lamont av, for James L. Gundry, 173 Denmore st., Elmhurst, owner and builder. Cost, \$4,000.

FLUSHING, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 26x28 ft, in the south side of Ferncliff st, 100 ft west of Lawrence av, for W. C. Bengel, Exeter st, Flushing, owner and builder. Cost, \$3,000.

HOLLIS, L. I.—Edward Jackson, Herriman av, Jamaica, has finished plans for a 2-sty brick dwelling, 22x48, with stores, in the south side of Fulton st, 75 ft east of Flushing av, for F. M. Baron, Fulton st, Hollis, owner and builder. Cost, about \$10,000.

HOLLIS, L. I.—Edward Jackson, Herriman av, Jamaica, has completed plans for a 2½-sty frame dwelling, 25x32 ft, on the west side of Cornwall av, 200 ft north of Woodhull av, for Jennie A. Nagel, Cornwall av, owner. Cost, about \$4,000.

JAMAICA, L. I.—Plans have been prepared privately for two 2-sty frame dwellings, 16x36 ft, in the south side of Smith st, 91 ft east of Water st, for John Fitzgerald, 39 Puntine st, Jamaica, owner and builder. Total cost, \$7,000.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Building, has finished plans for a 2-sty frame dwelling, 25x33 ft, in the north side of Kingston road, 52 ft east of Home Lawn av, for John Greig, Butler Building, owner and builder. Cost, \$6,000.

JAMAICA, L. I.—Edward Jackson, Herriman av, has completed plans for a 2½-sty frame dwelling, 22x28 ft, on the east side of Flushing av, 100 ft north of Maxwell av, for the B. D. F. M. Construction Co., 345 Fulton st, Jamaica, owner and builder. Cost, \$4,000.

RICHMOND HILL, L. I.—George E. Crane, 615 Stoothoff av, has prepared plans for nine 2-sty frame dwellings, 16x48 ft, at the southwest corner of Ridgewood av and Church st, for Gatehouse Brothers, 57 Chestnut st, Richmond Hill, owners and builders. Total cost, \$31,500.

WOODHAVEN, L. I.—Plans have been prepared privately for four 2-sty frame dwellings, 18x30 ft, at the northeast corner of Eldert lane and Pratt pl, for the Brooklyn Line Improvement Co., 1607 45th st, owner and builder. Total cost, \$40,000.

WOODHAVEN, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for two 2-sty frame dwellings, 16x36 ft, on the south side of Vandever av, 155 ft from Atlantic av, for Wm. Sim, Union Course, L. I., owner and builder. Total cost, \$10,000.

QUEENS, L. I.—Louis Danancher, 5th st, New Hyde Park, has completed plans for three 2-sty frame dwellings, 16x36 ft, on the east side of Jackson av, 325 ft north of Jericho turnpike, for the Elm Construction Co., Church st and Liberty av, Jamaica, L. I., owner and builder. Total cost, \$3,000.

QUEENS, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has finished plans for a 2½-sty frame dwelling, 27x28 ft, in the east side of Hollis Court Blvd, 67 ft south of Douglas pl, for N. Rosenblum, 357 Fulton st, Jamaica, owner and builder. Cost, \$6,000.

RICHMOND HILL, L. I.—George E. Crane, 615 Stoothoff av, has prepared plans for four 2-sty frame dwellings, 16x38 ft, at the northeast corner of Myrtle av and 113th st, for P. Kaplan,

Guion av, owner and builder. Total cost, \$12,000.

RICHMOND HILL, L. I.—George E. Crane, 615 Stoothoff av, has completed plans for a 2-sty frame dwelling, 16x38 ft, on the east side of Stoothoff av, 120 ft north of Brandon av, for the Parkway Construction Co., Brandon av, owner and builder. Cost, \$3,500.

HOWARD BEACH, L. I.—I. A. Ferrari, 527 Fifth av, Manhattan, has completed plans for four 1½-sty frame dwellings, 22x30 ft, on the north side of Flynn av, 80 ft west of Thatford av, for Benjamin E. Leavin, 110 West 40th st, Manhattan, owner and builder. Total cost, \$20,000.

HOLLIS, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for three 2-sty frame dwellings, 24x32 ft, on the west side of Farmers av, 504 ft north of Bryan av, for the Herman Homes Co., 1040 Ashfield av, Dunton, L. I., owner and builder. Total cost, \$18,000.

GLENDALE, L. I.—Louis Allmendinger, 20 Palmetto st, Brooklyn, has finished plans for a 2-sty frame dwelling, 19x36 ft, on the west side of Martin av, 2125 ft south of Myrtle av, for George Schaible, Martin and Myrtle avs, owner and builder. Cost, \$3,500.

CORONA, L. I.—Robert W. Johnson, 60 Hunt st, has completed plans for two 2-sty frame dwellings, 16x38 ft, in the east side of 50th st, 120 ft north of Burnside av, for Thomas Daly, Hunt and Van Dine sts, Corona, owner and builder. Total cost, \$6,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—Plans have been prepared privately for a 1-sty brick and steel warehouse, 100x227 ft, in Front st, for the National Sugar Refining Co., of New Jersey, owner, on premises. Cost, about \$60,000. Owner will call for estimates on general contract soon.

LONG ISLAND CITY, L. I.—Wright Seabury, Pawtucket, R. I., has completed plans for a 3-sty brick and concrete mill building, 73x183 ft, at the northwest corner of William st and Freeman av, for Aaron Cohen, 212 Fifth av, Manhattan, owner. Cost, about \$60,000. Owner will soon be ready for bids on general contract.

LONG ISLAND CITY, L. I.—M. A. Cantor, 373 Fulton st, Brooklyn, has completed plans for a 4-sty brick factory, 200x90 ft, on the north side of Nott av, 90 ft east of the Boulevard, for the Factory Construction Co., 44 Court st, Brooklyn, owner and builder. Cost, about \$350,000.

LONG ISLAND CITY, L. I.—W. K. Benedict, 527 Fifth av, Manhattan, has finished plans for alterations and additions to the brick and concrete factory buildings on the south side of Ditmars av, between 15th and 16th avs, for Steinway & Sons, 107 East 14th st, Manhattan, owners. Cost, about \$75,000.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY, L. I.—Edward Hahn, Bridge Plaza, L. I. City, has finished revised plans for a 5-sty brick office and publishing building, 67x100 ft, at the northwest corner of Henry and Radde sts, for the Long Island Star Publishing Co., 39 Borden av, owner. Owner will soon call for estimates on general contract.

Richmond.

DWELLINGS.

WEST NEW BRIGHTON, S. I.—Plans have been prepared privately for a 2-sty frame dwelling, 22x32 ft, at New York pl and Kingsley av, for H. Hermansen, 340 Oakland av, West Brighton, owner and builder. Cost, \$3,500.

WEST NEW BRIGHTON, S. I.—A. J. Behrens, 201 Bodt Hill Road, West New Brighton, has completed plans for a 2-sty frame dwelling, 27x37 ft, at 207 Bodt Hill road, for Miss Florence Schwing, Stapleton, S. I., owner and builder. Cost, \$4,000.

NEW DORP, S. I.—P. A. McInnis, 70 East 45th st, has completed plans for forty 2-sty frame bungalows, at New Dorp, S. I., for Herman Baechle, New Dorp, owner and builder. Cost, \$2,000 each.

CHURCHES.

NEW SPRINGVILLE, S. I.—George W. Conable, 46 West 24th st, Manhattan, has started sketches for a 1-sty brick and stone church at New Springville, S. I., for the Immanuel Lutheran Church, owner, care of architect. Details will be available later.

PORT RICHMOND, S. I.—George W. Conable, 46 West 24th st, Manhattan, has started plans for a 1-sty brick and stone church in Bennett st, between Heberton av and Broadway, for the Norwegian Lutheran Zion Church, Rev. R. O. Sigmund, pastor, owner. Details will be announced later.

Suffolk.

DWELLINGS.

RIVERHEAD, L. I.—W. S. Jones, Main st, Riverhead, has completed plans for a 1½-sty frame and stucco bungalow, 40x58 ft, at Riverhead, for George Morrell, Riverhead, owner and builder. Cost, about \$8,000.

FACTORIES AND WAREHOUSES.

RIVERHEAD, L. I.—W. S. Jones, Main st, Riverhead, has plans in progress for 2-sty frame and concrete grain warehouse, 50x125 ft, near Riverhead, for owner to be announced later. Cost, about \$25,000.

Westchester.

DWELLINGS.

SCARSDALE, N. Y.—Plans have been prepared privately for three 2½-sty frame, stone and stucco residences, 40x40 ft, at Scarsdale, for owner to be announced later. Stevenson & Cameron, Inc., 39 West 25th st, Manhattan, general contractors. Cost, \$12,000 each.

MT. VERNON, N. Y.—George Butler, 62 West 45th st, Manhattan, has plans in progress for a 2-sty frame dwelling, 25x30 ft, on Lorraine av, near Lincoln av, for Paul Dooley, owner, care of architect. Cost, \$7,500.

YONKERS, N. Y.—W. S. Moore, 52 Vanderbilt av, Manhattan, has plans in progress for a 2½-sty frame dwelling, 23x29 ft, in Parkview Heights, Crestwood, for Mrs. Lora Freundenthal, owner, care of architect. Cost, \$6,000.

PELHAMWOOD, N. Y.—Plans have been prepared privately for a 2½-sty brick and stucco residence at Pelhamwood for William J. Yennie, 35 East 42d st, Manhattan, owner and builder. Cost, \$12,000.

WHITE PLAINS, N. Y.—C. A. Patterson, 50 East 42d st, Manhattan, has plans in progress for a 2½-sty frame residence at White Plains, for C. E. Gill, owner, care of architect. Architect will soon be ready for estimates on general contract.

New Jersey.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, has completed plans for a 4-sty brick and limestone apartment, 28x92 ft, at the southeast corner of Orchard and Walnut sts, for Aaron Levin, 167 Charlton st, Newark, owner and builder. Cost, about \$70,000.

EAST ORANGE, N. J.—E. V. Warren, 31 Clinton st, has started plans for a 5-sty brick terra cotta and limestone apartment, 109x218 ft, on South Mann av, near Central av, for the Ridgewood Co, owners, care of the Kelly-Ackerson Co, 220 Main st, East Orange, general contractor. Cost, approximately, \$500,000. Plans will be completed about March 25.

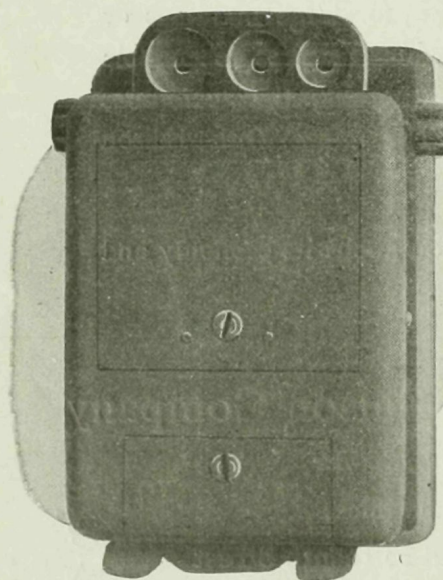
MORRISTOWN, N. J.—Neil J. Convery, 86 Montrose st, Newark, has completed plans for a 2-sty brick apartment, 22x50 ft, with stores, at 85 Water st, for Pasquale Mauriello, owner, on premises. Cost, about \$6,000.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, has finished plans for a 5-sty brick and limestone apartment, 68x150 ft., at 24-26 East Park st, for Harry Krivant, Newark, owner and builder. Cost, approximately, \$300,000.

EAST ORANGE, N. J.—E. V. Warren, 31 Clinton st, Newark, has completed plans for a 4-sty brick and limestone apartment, 57x114 ft, at the northeast corner of 4th av and 21st st, for M. Polakoff, 22 North 12th st, Newark, owner and builder. Cost, approximately, \$100,000.

CHURCHES.

IRVINGTON, N. J.—Fred G. Lake, 186 Market st, Newark, has completed plans and will soon be ready for bids on general contract for a 1-sty brick and frame church, 31x65 ft, with



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wings, 12x22 ft, at Nye av and Nesbit Terrace, for the First Baptist Church, Rev. A. J. Steelman, pastor, 32 Headley Terrace, owner. Cost, about \$10,000.

WESTFIELD, N. J.—Ludlow & Peabody, 101 Park av, Manhattan, have been retained to prepare plans for a 1-sty sune and brick church and Sunday school, seating approximately 300 in Elm st, for the First Baptist Church, Rev. E. J. Holden, pastor. Cost, about \$50,000. Plans will not be ready for bids for some time to come.

DWELLINGS.

ELIZABETH, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling, 25x32 ft, at 560 Springfield road for David H. Smith, Springfield road, owner and builder. Cost, about \$6,000.

FAR HILLS, N. J.—F. H. Roosa, 316 Flatbush av, Brooklyn, has plans in progress for a 2½-sty frame residence at Far Hills, N. J., for W. H. Gelshehnen, 81 Fulton st, Manhattan, owner. Details will not be available for some time.

ELIZABETH, N. J.—J. Ben Beatty, 15 N. Reid st, has plans in progress for a 2-sty brick residence and office, 32x32 ft, at the corner of Livingston and Division sts, for Joseph Toker, 131 4th st, Elizabeth, owner. Cost, about \$9,000.

EAST ORANGE, N. J.—F. L. Pierson, 160 Bloomfield av, Bloomfield, has plans finished for seven 2-sty frame dwellings, 22x38 ft, on North Maple av, for the Linwood Co., Charles Morel, president, 580 Springdale av, East Orange, owner and builder. Cost, \$4,000 each.

EAST ORANGE, N. J.—Frank Grad, 239 Springfield av, Newark, has finished plans for two 1-sty brick dwellings, 34x62 ft, with stores, at the corner of Sanford st and Wayne av, for the G. & G. Holding Co., 800 Broad st, Newark, owner and builder. Total cost, \$9,500.

EAST ORANGE, N. J.—Plans have been prepared privately for seven 2½-sty frame dwellings, 24x29 ft, at 26 to 46 Crescent road, for the Penn Building Co., 330 Glenwood av, Bloomfield, owner and builder. Cost, \$4,000 each.

ROSELLE, N. J.—Plans have been prepared privately for ten 2½-sty frame and stucco dwellings, 22x24 ft, in the west side of Spruce st, between 7th and 8th avs, for Philip Weidman, owner. Cost, \$3,500 each. Isidore Bass, Post Office, Roselle, N. J., general contractor.

WYCKOFF, N. J.—H. E. Paddon, 120 Broadway, Manhattan, has completed plans for a 1½-sty frame dwelling, 34x31 ft, at Wyckoff, for Herman Clomberg, owner, care of architect. Cost, about \$5,500.

MONTCLAIR, N. J.—H. M. Fisher, 483 Bloomfield av, has finished plans for a 2½-sty frame dwelling, 21x34 ft, at 438 Washington av, for the Williams Realty Co., 271 Bloomfield av, owner. Cost, \$4,500. Owner builds.

PATERSON, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling, 24x28 ft, at 467 East 26th st, for George M. Thomas, 492 East 26th st, owner and builder. Cost, about \$5,000.

SCHOOLS AND COLLEGES.

HARRISON, N. J.—Joseph Kennedy & Baker, 4th st, Harrison, have been selected to prepare plans for the 2-sty brick and stone public school, to be erected in Hamilton st for the Town of Harrison, Board of Education, owner. Cost, about \$200,000. Plans will not be completed for some time to come.

PATERSON, N. J.—Charles E. Sleight & Son, Romaine Building, Paterson, have completed plans for a 3-sty brick and limestone public school building, 150x165 ft, containing 16 class rooms, auditorium and manual training department, at Dixon and Cauldwell avs, for the Board of Education of Paterson, City Hall, owner. Cost, about \$125,000. Bids will be advertised about April 1.

HOSPITALS AND ASYLUMS.

VERONA, N. J.—Jordan Green, Essex Building, Newark, has plans nearing completion for a group of 1-sty brick and concrete hospital buildings at Verona, N. J., for the Board of Chosen Freeholders of Essex County, Court House, Newark, owners. Cost, about \$120,000. Bids will be advertised for about April 1.

FACTORIES AND WAREHOUSES.

BAYONNE, N. J.—The Southern Cotton Oil Co., 160 East 22d st, Bayonne, contemplates the reconstruction of the barrel factory recently destroyed by fire, at 160 East 22d st. Name of architect and details of construction will be available later. Cost, approximately \$75,000.

HALLS AND CLUBS.

BLOOMFIELD, N. J.—The Community Clubhouse Committee, Charles A. Hungerford, chairman, contemplates the erection of a brick and stone clubhouse at Bloomfield, for which name of architect and details of construction will be available later.

NEWARK, N. J.—The Newark Athletic Club, E. D. Gray, president, Harold C. Stevens, secretary, 207 Market st, contemplates the erection of a 10-sty brick and stone clubhouse, to cost approximately \$500,000. Name of architect, exact location and details of construction will be available later.

STABLES AND GARAGES.

NEWARK, N. J.—M. B. Silberstein, 123

Springfield av, has completed plans for a 1-sty brick garage, 50x132x96x138 ft, at 243-245 Elizabeth av, for Gustave Kufferman, 289 Market st, Newark, owner and builder. Cost, \$15,000.

WYCKOFF, N. J.—H. E. Paddon, 120 Broadway, Manhattan, has completed plans for a 1-sty frame and stucco garage, 20x20 ft, at Wyckoff, N. J., for Herman Clomberg, owner, care of architect. Cost, about \$3,000. Owner will take estimates on general contract.

WORTENDYKE, N. J.—H. E. Paddon, 120 Broadway, Manhattan, has completed plans for a 2-sty frame stable and garage, 38x34 ft, at Wortendyke, N. J., for owner, to be announced later. Cost, \$4,000. Architect is ready for bids on general contract.

PERTH AMBOY, N. J.—Nathan Welttoff, 76 Montgomery st, Jersey City, has plans in progress for a 1-sty brick garage, 80x113 ft, at Prospect st and Lehigh av, for Isaac Stimon, 372 Prospect st, Perth Amboy, owner. Cost, about \$25,000.

ELIZABETH, N. J.—J. Ben Beatty, 15 North Reid st, is revising plans for a 1 and 2-sty brick garage, 28x50 ft, with 2-sty wing, 30x60 ft, on Elizabeth av, opposite Catherine st, for Thomas Harris, Elizabeth av, owner. Cost, about \$16,000. Architect will soon be ready for estimates on revised plans.

JERSEY CITY, N. J.—Nathan Welttoff, 76 Montgomery st, has finished plans for a 1-sty brick and concrete garage, 127x100 ft, at the southwest corner of Communipaw av and Bergen av, for Abe Gorlin, 613A Garfield av, Jersey City, owner and builder. Cost, about \$35,000. Owner is about ready for bids in materials and sub-contracts.

NEWARK, N. J.—M. B. Silberstein, 123 Springfield av, has completed plans for a 1-sty brick garage, 100x100 ft, at 415 421 Avon av, for S. Beyer and S. Fishman, 711 South 14th st, owners and builders. Cost, about \$15,000.

STORES, OFFICES AND LOFTS.

MONTCLAIR, N. J.—The Montclair Herald, C. H. Kinney, proprietor and editor, Montclair, contemplates the erection of a 1-sty and basement publishing building and office at the northeast corner of Forest and Glenridge avs. Name of architect and details will be available later.

THEATRES.

NEWARK, N. J.—F. W. Wentworth, 140 Market st, Paterson, N. J., has started plans for a 1½-sty brick and terra cotta moving picture theatre, 120x175 ft, seating about 3,000, at Branford pl and Nutria st, for Jacob Fabian, 729 7th av, Manhattan. Plans will not be ready for bids for some time yet.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN—John J. Hearn, 1036 Sixth av, has the general contract for alterations to the 4-sty brick and stone residence, 25x100 ft, at 6 West 56th st, into bachelor apartments, for Frank Partridge, 741 Fifth av, owner, from plans by Casale & Witt, 569 Fifth av, architects.

MANHATTAN.—Miller-Reed Co., 103 Park av, has the general contract for alterations to the two 4-sty brick tenements at 30 Vandam st for the Alentour Realty Co., 27 William st, owner, from plans by Harry C. Ingalls, 347 Madison av, architect.

BROOKLYN.—Rupp Brothers, 189 Montague st, have the general contract for alterations to the 4-sty brick residence at 141 Montague st into bachelor apartments for James H. Heatherington, 29 Pierrepont st, owner, from plans by J. Sarsfield Kennedy, 157 Remsen st, architect. Cost, about \$14,000.

DWELLINGS.

MANHATTAN.—Schaefer Construction Co., 5 West 31st st, has the general contract for alterations and additions to the 4-sty brick and stone residence, on plot 36x100 ft, at 157 East 70th st for Felix T. Rosen, 25 Broad st, owner, from plans by Herbert R. Mainzer, 105 West 40th st, architect. Cost, about \$30,000.

MANHATTAN.—Bremner Realty Co., 685 Madison av, has the general contract to remodel the 6-sty brick and limestone private residence, including new limestone front, at 5 East 80th st for Louis Houmiller, owner, from plans by Harry Allen Jacobs, 320 5th av, architect. Cost, about \$90,000.

GREAT NECK, L. I.—J. Webb, Manhasset, L. I., has the general contract for the 2½-sty frame residence, 40x50 ft, at the corner of Cedar dr and Myrtle av, Great Neck Estates, for Wm. Ingersoll, 139 West 44th st, Manhattan, owner, from plans by George J. Hardway, 22 East 33d st, Manhattan, architect.

FACTORIES AND WAREHOUSES.

YONKERS, N. Y.—Riger Construction Co., 507 Fifth av, Manhattan, have obtained the general contract for a 2-sty brick factory building at 788-790 McLean av, Yonkers, N. Y. Plans were prepared by Zipkes, Wolf & Kudroff, architects, 25 West 42d st, Manhattan.

BROOKLYN.—Lustbader Construction Co., 103 Park av, Manhattan, has the general contract

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BROOKLYN, N. Y.

for a 1-sty brick and concrete packing plant, 25x100 ft, at 149 North 8th st, for M. Szcotkowski, 147 North 6th st, owner, from privately prepared plans. Cost, about \$50,000.

STABLES AND GARAGES.

MANHATTAN—Benjamin Miebrog, 3120 Broadway, has the general contract for a 1-sty brick garage, 175x206 ft, in the north side of 11th st, 100 ft east of First av, for St. Patricks Cathedral, 24 East 52d st, from plans by L. F. J. Weiher, 271 West 125th st, architect. Cost, \$60,000. E. & T. Contracting Co., 30 Broadhurst av, lessee.

BRONX—Thomas J. Walters Co., 271 West 125th st, has the general contract, on percentage basis, for the erection of a 1-sty and basement brick and stone garage, 75x100 ft at the southwest corner of Jerome av and North st, for Dr. Lawrence L. Gallagher, owner.

BROOKLYN—Robert B. Riley, 1389 Fulton st, has the general contract for a 1-sty brick garage, 30x90 ft, in the north side of 19th st, 175 ft west of Prospect Park West, for the Booth Felt Co., 463 19th st, owner. Plans were prepared privately. Cost, \$10,000.

MT. KISCO, N. Y.—L. C. Remsen, 134 Croton av, Mt. Kisco, has the general contract for a 1 and 2-sty hay and cow barn, 50x60 ft, at Mt. Kisco, for Morris Brill, 44 East 14th st, Manhattan, owner, from plans by Taylor & Levi, 105 West 40th st, Manhattan, architects. Cost, about \$15,000.

LONG ISLAND CITY, L. I.—Edward W. Fitzpatrick, 128 Third av, L. I. City, has the general contract for a 1-sty brick garage, 50x100 ft, on the east side of Seventh av, 257 ft north of Webster av, for Minnie Fitzpatrick, 128 Third av, owner. Plans were prepared privately. Cost, \$11,000.

BUILDING MATERIAL MEN ELECT

The annual meeting of the Association of Dealers in Masons' Building Materials was held Thursday, March 20, at the Waldorf-Astoria. The meeting was preceded by a luncheon. The annual election brings to the chief office of the organization Frank E. Wise, who succeeds Francis N. Howland, who had served continuously for fifteen years. The full ticket as elected at the meeting follows:

President, Frank E. Wise; vice-president, Cornelius A. McGuire; treasurer, Ernst Braun; directors, Frank E. Wise, Cornelius A. McGuire, Ernst Braun, Francis N. Howland, Wm. H. Barnes, John Wilson, Wright D. Goss, Andrew J. Brislin, Joseph Philbrick, Graham Murtha, Stephen V. Duffy, Henry K. Brigham, W. T. Roberts, Richard J. Morrissey, Aiden J. Harcourt.

(Continued from page 374.)

of the 7th floor in the Alvin Building, 373 5th av, to Harrison DePaes Monumental Co.

CHARLES F. NOYES CO. has leased for Drake's Restaurant Co. the 4th floor of 119 West 42d st for a long term of years to Leo Morse, Inc., and the 2d floor of the same building to the Merit Photo Studios, Inc. Both leases are for a long term of years.

CHARLES F. NOYES CO. leased for the Canal Street Building Corporation the 2d floor of their new 2-sty taxpayer, erected a few years ago primarily for the Columbia Bank, to the Credit Guide Pub. Co. at an aggregate rental of about \$30,000; for Drake's Restaurant the 5th floor of 119 West 42d st to Professor Joseph Rohrer, a client of James A. Dowd; a floor at 79 Beekman st for Arthur F. Smith to the Mercury Leather Finishing Co.; a floor in 161-163 Grand st to Borakove Bros.; for the Lawyers Title & Trust Co. in 160 Broadway to Reisenfeld & O'Donnell, and to the American Wire Fabric Co.; space in 37-39 Maiden lane to Arthur Rosenberg and Adels Co.; and in 45 John st a portion of the 5th floor to the Treaties Service Corporation.

PEASE & ELLIMAN leased for the estate of E. N. Taller to George D. Yeomans the 4-sty dwelling at 2 East 86th st, adjoining the south corner of 5th av; also apartments as follows: In 4-6 West 50th st, to Dr. Clarence A. McWilliams; in 116 East 63d st, for the Guardian Holding Co., to W. J. Rogers; in 129 East 82d st, for Henry Althouse as tenant and Bing & Bing as owners, to Edgar M. M. Goldberg; in 209 West 85th st, to Nicholas N. Ivanoff; and in 243 West End av, for Leo Linderberg, to Dr. Philip J. Welsh.

PEASE & ELLIMAN leased, furnished, for Mrs. Lucile Von Henkelom to General J. T. Thompson the 5-sty dwelling at 7 East 84th st; the ground floor in 136-8 East 41st st for the Albert Gas Fixture Co., which holds the entire property under a lease negotiated by the same brokers, to Bartol Mago; apartments in 330 Park av for the Park Avenue Improvement Co. to John W. Kisser; in 875 Park av to Henry M. Ward and to Mrs. E. Hope Norton; in 101 East 74th st for Charles Mayer to W. B. Given, Jr.; in 157 West 57th st for Mrs. Charles Stamford to Captain E. S. Bogert; in 20 West 47th st to E. S. Neuberger; in 156 East 79th st for Sauerbee, Inc., to Miss Augusta Smith; and in 5 Sniffen court for Marshall Clark to Com. C. C. Soule.

PEASE & ELLIMAN leased, as agents, the 3-sty dwelling at 610 West 147th st, to Mrs. Mary F. Eldridge and Mrs. Anna McClellan; also for Flint & Halsey the parlor floor store in 726 Madison av to Steven Sulek; and for the J. A. Adams Company, offices in 118 East 28th st, to the Vincent Borac Construction Co.; apartments in 570 Park av, for Bing & Bing, to Wallace P. Harvey; in 970 Park av, for Bing & Bing, to Walter T. Stern; in 103 East 75th st, for Martin Hofer, to John H. Meyer; and in 156 West 86th st, for Mark Rafalsky & Company as agents, to Manue S. Davals.

ROWANTREE-SCHLEY CO. sub-leased for a client the store and basement at 4-6 Washington pl, southeast corner of Mercer st, containing over 10,000 square feet of floor space, to the National Paper Supply Co., and have secured a long term renewal of the lease from the owners of the property, the Manhattan Leasing Co. (Sonn Bros.) at an increased rental of about 20 per cent. above the present rent. The National Paper Supply Co. was offered a substantial profit on their lease by a cotton goods house, but declined to sub-let.

ROWANTREE-SCHLEY CO. leased for the estate of Ernest G. W. Woerz the 5-sty building at 240 West 14th st to Alexis Rozanoff; also for Charles Schwartz the 5th loft at 359 West Broadway, through to 495 Browne st, to Charles H. Rackle, manufacturer of printing inks; for the Cruikshank Co. as agents, offices in the Townsend Building, at Broadway and 25th st, to the Quinto Co., and for George R. Read & Co. as agents, offices in the Johnston Building, at Broadway and 28th st.

LOUIS SCHRAG leased for Mark W. Brenen the house 253 West 22d st to Henry W. Valls; also for Samuel Hyman 161 West 22d st to August Schmidt.

LOUIS SCHRAG leased for Charles Wanninger the store and basement 196 7th av, to Pedix Bros.; for Clarence M. Phipps the store and basement 215 West 20th st, to Charles Schavrien.

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**TRADE AND TECHNICAL
SOCIETY EVENTS.**

TECHNICAL LEAGUE OF AMERICA holds its regular meeting second Friday of each month. Oscar S. Teale, secretary, 35 Broadway.

AMERICAN SOCIETY OF MECHANICAL ENGINEERS. Monthly meeting second Tuesday of each month. Calvin W. Rice, secretary, 29 West 39th st.

AMERICAN WATER WORKS ASSOCIATION will hold its twenty-first annual convention at Buffalo, N. Y., June 14 to 14. Headquarters will be at the Hotel Iroquois.

NATIONAL METAL TRADES' ASSOCIATION will hold its twenty-first annual convention at the Hotel Astor, New York, on April 23 and 24. The annual alumni dinner, the meetings of the executive committee and of the administrative council will be held on April 21. The gathering of the secretaries and the joint meeting of the branch presidents, secretaries and administrative councils will be on April 22.

**STANDARDS AND APPEALS.
Calendar.**

HOURS OF MEETINGS.

Boards of Standards and Appeals, Tuesdays, 10 A. M.

Board of Appeals, Tuesdays, at 1:30 P. M.

Special meetings as listed in this Calendar.

Call of Calendar, Tuesdays, at 3 P. M.

All hearings are held in Room 919, Municipal Building, Manhattan.

CHANGE OF MEETING DAY.

Attention is called to the fact that the special and regular meetings of the Board of Appeals, hitherto scheduled for Tuesday, March 25, 1919, will be held on the day following owing to the fact that March 25 will be observed as a holiday in honor of the 27th Division, A. E. F.

Appellants, applicants and objectors in the cases listed for hearing on March 25 are hereby notified that their cases will be heard on *Wednesday, March 26, 1919*, as shown in the Calendar printed in this issue of the Bulletin.

BOARD OF APPEALS.

SPECIAL MEETING.

Wednesday, March 26, 1919, at 10 A. M.

Under Building Zone Resolution.

128-19-BZ—111 East 40th st, Manhattan.

130-19-BZ—327-335 West 30th st, Manhattan.

135-19-BZ—Northeast corner 168th st and 3d av, The Bronx.

94-19-BZ—2122-26 Bergen st, southeast corner Eastern Parkway Extension, Bklyn.

132-19-BZ—491 Hendrix st, Brooklyn.

149-19BZ—2332-2342 Fulton st, Brooklyn.

Appeals from Administrative Orders.

146-19-A—Southwest corner Myrtle av & DeBoo pl, Queens.

147-19-A—744 Water st, Manhattan.

150-19-A—163 East 36th st, Manhattan.

154-19-A—246 East 15th st, Manhattan.

168-19-A—6 DeBoo pl, Glendale, Queens.

BOARD OF APPEALS.

Wednesday, March 26, 1919, at 1:30 P. M.

Appeals from Administrative Orders.

117-19-A—81-85 Sunswick st, Queens.

119-19-A—West side Clinton st, junction of Bryant st, Brooklyn.

1557-18-A—12 Harrison st, Manhattan. Reopened Feb. 4, 1919.

1558-18-A—54 Harrison st, Manhattan. Reopened Feb. 4, 1919.

103-19-A—7 Cooper av, Queens.

129-19-A—624-628 West 153d st, Manhattan.

137-19-A—40 Frost st, Brooklyn.

138-19-A—186 Grand st, Manhattan.

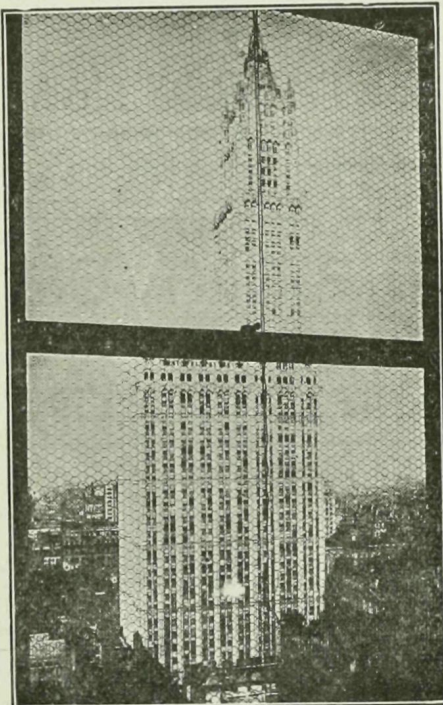
Under Building Zone Resolution.

73-19-BZ—189-191 Prospect Park, southwest, Brooklyn.

400-6-BZ—117-19 West 46th st, Manhattan. Reopened Dec. 17, 1918.

2375-17-BZ—1322-1332 Ocean av, Brooklyn. Reopened Jan. 7, 1919.

144-19-BZ—690-692 9th av, Astoria, Queens.



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SHAW & CO. rented for a five year term, 33 Bradhurst av, a 3-sty brick dwelling, 18x67, to Samuel M. Boas and Abe Sher, who will make extensive alterations.

SHAW & CO. rented for the estate of Emma Sheridan the top floor at 76 West 125th st to the National Credit Clothing Co.

E. A. TURNER leased for the owners, through C. C. Beekman, attorney, the entire building, 122 East 27th st, to the Waiters' Union, Local No. 1, now located at 12 St. Marks Place. Mr. Turner is now making alterations to 122 East 27th st, for the new tenants who take immediate possession.

CHARLES B. WALKER leased for the Equitable Life Assurance Society the 5-sty loft building at 91 Greene st to J. W. McCabe Co., Inc., of 215 Pearl st. The building will be modernized for the new tenant's occupancy.

WM A. WHITE & SONS leased offices in 100 Hudson st, to Iwan Burger, Hugh S. Jarvis and Alexander S. Maycrink and Harry J. Goff; at 68 William st, to the American Ordnance & Engineering Company and an entire floor to the Sugar Sales Corporation; at 582 Park av, the store and basement to Michael F. Naughton; at 335 5th av, an entire floor to Hirschberg & Company; at 44-46 Duane st, the store and basement to Coburn Trolley Track Manufacturing Co.; at 126 Bleecker st, a loft to Durable Clothing Company; at 8 Reade st, lofts to Elco Printing Co. and B. & R. Doll Eye Co.; at 321-323 East 3d st, a loft to Max Gottlieb and at 84 Water st, the store and first loft to T. A. Andrade & Son.

WM. A. WHITE & SONS leased at 174 West 72d st, an apartment to Henry Tilden Swan and at 109 West 125th st, to Dr. Robert Lewis.

REAL ESTATE NOTES.

DAVID STEWART, for 24 years at 203 Broadway, has moved his office to 1 East 42d st.

WILLIAM CARR, JR., for many years an active broker, is now associated with Shaw & Ebbitt.

THE BRETT & GOODE CO. announces that it has moved its offices to 582 5th av, between 47th and 48th sts.

CANTWELL & OBERG have opened offices at 481 6th av, Brooklyn, where they will conduct a general real estate and insurance business.

FREDERICK JOHNSON was the buyer of 114 East 72d st, recently reported sold by Theodore A. Kavanagh, of the office of John J. Kavanagh, for Mrs. Archibald Speir.

PAYSON McL. MERRILL CO., INC., sold for Frank A. Wright to Jesse Metcalf, the tenant, a large duplex apartment in the Co-operative Building, 130-35 East 67th st.

J. ARTHUR FISCHER, as agent for 342-344 7th av, northwest corner of 29th st, states that the report of its sale is erroneous. Negotiations are pending, but the sale is not closed.

NEW YORK TITLE & MORTGAGE CO. has declared a quarterly dividend of one and three-quarters per cent., payable April 1, 1919, to stockholders of record on March 21, 1919.

A. A. HAGEMAN has been appointed agent of the tri-court, 541-45 West 49th st. Mr. Hageman was associated with Slawson & Hobbs in the sale of the property 133 West 79th st for Mary Dean.

METROPOLITAN LEAGUE OF SAVINGS AND LOAN ASSOCIATIONS will hold its annual meeting Wednesday evening, March 26, at 321 Court st, Brooklyn. A report on the general outlook for these associations will be read and other important matters discussed.

HENRY A. ROGERS, vice-president of Worthington Whitehouse, Inc., was associate broker with the firm of William J. Roome & Company in the sale of the 200 acre, \$550,000, Lloyd S. Bryce Estate at Roslyn, L. I., to Mr. Henry Clay Frick, who purchased it as a gift for his son, Childs S. Frick.

BRONX BOARD OF TRADE will tender a Victory Dinner to Major-General John F. O'Ryan, on Thursday evening, March 27, at Ebling's Casino. James Brockenridge, president of the board, will be the toastmaster. The presentation of a sword to General O'Ryan will be made by United States Senator James W. Wadsworth, Jr.

CORNELIUS G. KOLFF sold to a syndicate of Staten Island business men a tract of land known as Irving Park. It is situated in the Grymes Hill district of Staten Island and has large frontages on the Richmond Turnpike, Louis st and Howard av. It overlooks the Silver Lake reservoir. A number of attractive cottages will be built by the syndicate.

THE FIRM OF HARVEY B. NEWINS, INC., has been formed, with offices at 347 5th av, to do a general real estate and insurance business, specializing in managing, leasing and selling New York and Long Island properties. Mr. Newins, at the formation of the real estate section of the War Department, was one of the men at the head of the New York office of this department, which purchased and leased all properties for the Government in the New York section. Robert M. Catharine, formerly manager of the banking department of the Title Guaranty and Trust Company, Jamaica branch, is treasurer and general manager of the new company.

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