

Real Estate Record and Builders Guide

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EDITORIAL

When Demand Exceeds Supply

With the approach of May 1 the question of rents becomes more and more absorbing as a topic of public discussion. The other day several hundred Bronx families went to court to have rent disputes with their landlords passed upon, and more such incidents reasonably may be expected.

The spreaders of discontent are seizing upon these incidents to bolster up their assertion that tenants in the metropolitan district are the victims of profiteering landlords. One afternoon newspaper which devotes a good deal of space to the subject of increasing rents made the other day the following summary of reasons given by real estate men for higher rents:

"New York is terribly congested; the demand for housing is unprecedented; the war stopped building; capital is slow to recommence building because it believes the present high cost of materials and labor may later come down; it fears to make contracts now, and then find it could have made better ones by waiting."

These reasons, it is needless to say, were not accepted by the newspaper referred to and were given by it merely for the purpose of an analysis adverse to landlords in general.

Yet, is it not a fact that New York is terribly congested? Is not the demand for housing unprecedented? Did not the war stop building? Is not capital slow to recommence building?

But one correct answer can be given to these vital questions, no matter whether or not the person or newspaper answering them believes landlords are profiteering. Every person who is at all informed on the subject knows that the demand for housing facilities far exceeds the supply, and nothing could be more natural. The war did stop building and the great city of New York always gets into difficulties when the supply in any of its facilities is shut off. Cessation of building during the war has created a serious situation and enough places for people to live in will not be available until building has been resumed on a very large scale. Hundreds of families seeking homes in the suburbs are finding their efforts useless, because the same conditions prevail in the suburbs as in the greater city itself.

Unfortunately, it may be true that here and there a landlord is taking advantage of these general conditions to increase rents beyond justification. But the critics of the landlords ought in fairness to point out that the reputable landlords of the city are as much opposed as any one else to the indefensible course of the relatively few landlords who seek to profiteer because of the very unusual situation which exists.

Bolshevism Here and Abroad

In considering the industrial future of the United States the dangers of Bolshevism naturally enter into every conservative calculation. But, it well may be

asked, to what extent really ought this to be?

Reports from the Paris Peace Conference show that the representatives of the Allied nations are giving a good deal of thought to the advance to the westward of this dangerous "ism." The figures of Lenine and Trotzky loom large in the background and the increasing activities of the Bolsheviks in Hungary are causing, not unnaturally, increased anxiety. It should be kept in mind, however, that the activities of the German propagandists did not cease with the November armistice. What passes at present for the German Government desires to get the best possible terms from the Allied Peace Conference, and if the spectre of Bolshevism can be used by the defeated Central Powers to gain better terms, it is extremely probable that the Germans will resort to its use.

In the United States, it is encouraging to note, steps to avert Bolshevism here are being taken in many sections. The New York Legislature is making an appropriation to investigate the activities of the Bolshevik agents in this state, and the Federal authorities already have under way various plans to hold lawless elements in check.

One development of great significance is the action of the American Federation of Labor, which through the American Benevolent Association, plans to expel "Reds" from membership in trades unions. It will be recalled that the recent outbreak in Seattle was opposed by many loyal members of the unions in that city. This fact shows that a large element in organized labor realizes that the workmen of this country cannot afford to identify themselves with the Bolshevik movement. They recognize that the "Reds," though posing as their friends, are in fact their greatest enemies. As this fact becomes more and more recognized by the great army of American workers the danger of Bolshevism in this country must decrease.

Limitation and Exemption Features of Pending Tax Legislation

The fate of tax legislation for this year is uncertain at the present writing. If any changes in the laws are made they will come by the enactment of the Davenport Committee's program in whole or in part. This scheme is based on a State income tax, patterned after the Federal measure, with a two per cent. flat rate. There is no limitation of the direct tax on realty in the bills originated by the Committee. But Senator Davenport has agreed to formally lay before the Committee the proposals of New York Real Estate organizations for either a limitation of two per cent. or the alternative limitation of two thirds of the budget requirements not to exceed two per cent. The adoption of either of these suggestions will go far to reconcile real estate interests to the enactment of the income features of the bill. Without establishing a maximum rate for realty taxes

the legislators, in providing new revenues from income taxes, will only be inciting themselves and municipal authorities to renewed extravagance in the expenditures of the people's money. Any such outcome of the work of the committee would hardly be in conformity with Senator Davenport's promise to bring forward measures to curb state and municipal officials in their handling of funds derived from taxation.

Another matter which Senator Davenport has promised shall be considered is the exemption of mortgage interest from the State income tax if it becomes law. The exemption of this particular class of incomes from taxation is a question of equity, so that all lenders on real estate mortgages shall be on the same footing. As pointed out by Mr. Robert E. Dowling at the hearings at Albany this week, a large part of the loans are made by savings banks and insurance companies and all incomes from their loans are exempt from taxation. A conservative estimate shows that fifty per cent. of all mortgage loans are held by these financial institutions.

Mortgage Loans—By Edwin C. Benedict

THE Income Tax Law cuts off money ordinarily available for mortgage loans, considerably decreasing the sources of supply.

As everybody knows, savings bank and life insurance institution funds are comparatively free of tax. It is, therefore, possible for property owners to procure money from these sources, but at the present time life insurance companies are paying for their subscriptions to the last Liberty Loan, which they purchased in enormous volume, and with a large amount still to be paid, and the Victory Loan close at hand, it is not likely that there will be any considerable mortgage investment by life insurance companies for some months to come. I hardly look for any such funds before next fall.

Savings banks, since the armistice was signed last November, have been receiving deposits in great volume, and are, with few exceptions, actively engaged at the present time in making real estate loans, but as the result of fear, due to their experience of the past three years, they are extremely cautious in their selection of security. Good applications are easily placed, while those lacking in quality are difficult to market.

In the past a large volume of money was available from estates and wealthy individual investors. These funds are now taboo. Income received from real estate mortgages is not tax exempt, and the natural tendency of investors of this class is to put their surplus funds and make their reinvestments in such securities as are free of income tax, of which we have a large number, such as municipal and state bonds and Federal Land Bank mortgages.

Why farm mortgages which are made through the Federal Land Bank should be exempt and city mortgages not exempt is a debatable question. I suppose there are two sides to this as to all other questions, but I cannot understand why a farmer in Otsego County should be able to borrow money on his property and find investors ready to make the loan on account of its tax exempt feature, while a city owner cannot borrow of the same investor for the reason that the income tax and (if he is a very rich man) the surtaxes take so much of the income that the investment return is unattractive.

The present excessive income tax, especially the surtax, is of course a temporary measure, and as such cannot be objected to. In a comparatively few years this will in all probability be reduced to a figure which will greatly relieve the poor rich man and permit him to again make ordinary investments, including real estate mortgage loans, but at

It is clear that if the fifty per cent. of mortgages held by other companies and individuals is subjected to a two per cent. tax several things will result: The savings banks and insurance companies will assuredly secure absolute control of the mortgage market; individual investors will be forced out because of the lowering of return on their investments to an unattractive figure, and this at the very time when there is urgent demand for building loans so that the great need for new office buildings, apartments and small houses may be met.

Legislators, especially those from New York City, will find themselves in favor with all classes of citizens if they insist in the incorporation in any tax bill that comes before them of the provisions for limitation of realty taxes and the exemption of mortgage interest from income taxes, because by so doing they will aid directly in bringing about more quickly the return of normal building operations, which will be speedily followed by the adjustment of rentals on a basis that will afford relief to all concerned.

the present time we must bid good-bye to this particular source of supply.

The recovery with flying colors from the real estate depression that prevailed for several years has proven the value of real estate as a basis for investment security, and we can confidently say that no investments in this country have stood the great test as well as mortgage investments.

Bowling Green's lost Revolutionary fence has been found! The reported disappearance of this famous and cherished relic of old New York, which was taken down five years ago by the subway contractors and stored for safekeeping with the Park Department, caused indignation last fall and led to a number of searching investigations, one of which was conducted by the Police Commissioner and the Detective Bureau. About the only tangible result of the inquiries, seemingly, was to convince most of those interested in the fate of the historic fence that it probably had been sold as junk and been melted down, or otherwise irrevocably lost to the city.

The Broadway Association, which last September made the surprising discovery that a large part of the original iron fence was missing and immediately set on foot the series of investigations to discover what had become of it, now announces that the long-sought relic of the days of King George the Third had been definitely recovered. Engineers of the Park Department report that the lost part of the fence has been reposing in an out-of-the-way store-room at the department's Central Park store-yard and will be put in its old position.

To learn the wishes of residents of Fifth avenue between Sixtieth and Ninety-ninth streets as to the proposed restriction of building heights in that district to 100 feet, instead of 150 feet, as now, a thorough canvass has been made. Every owner has been communicated with, the result being as follows:

In favor of restriction to 100 feet, 51; against restriction to 100 feet, 28; non-committal, 35; not interested in the proposition, 30; in favor of restriction to 120 feet, 1; owners would not reply, 8.

With the development of its hydraulic power, the central section of Chile has become a great manufacturing center. With the investment of capital, the application of American talent and the use of Chilean labor good returns may be had.

REAL ESTATE SECTION

Davenport Committee's Tax Bills Under Close Scrutiny

Hearings Bring Out Opposition and Many Amendments, Including Limitation of Realty Rate, Are Offered

(Special to the Record and Guide.)

Albany, April 10.

HEARINGS on the Davenport tax bills, held on Tuesday and Wednesday of this week, brought to the Capitol a large number of men interested in real estate in New York City and from many of the principal up-State cities. It is conceded that if any tax legislation is effected this session it will be secured through the passage of the Davenport bills, with such modifications as can be made either in committee or by the Assembly or Senate when the bills come before the two legislative branches for action. It is expected that the bills will be introduced on next Monday. They are three in number and have been prepared with the assistance of Lawrence J. Tanzer, of New York, and Profs. R. A. Seligman, of Columbia University, and Charles R. Bullock, of Harvard, all experts on tax problems.

During the hearings the feeling was emphasized that the three bills should be incorporated in one measure so that no one part of the proposed program for getting revenues for the State and municipalities would be adopted by the Legislature without the acceptance of the whole scheme. Whether the committee will agree to the redrawing of the bills to meet this objection to them is problematical. On several occasions both the experts and Senator Davenport, chairman of the committee, indicated their preference for the bills as they stand, except for minor changes.

With reference to the question of this incorporation in the bills of a provision for the limitation of the tax on realty, Senator Davenport said: "The province of the committee was to find new revenues. The matter of limiting this tax on real estate is a separate question."

The large delegation from New York City in attendance at the hearings was insistent upon the inclusion of the limitation feature, but the representatives of up-State realty organizations and Chambers of Commerce ignored this important subject and gave their approval to the committee's bills with only slight changes. As up-State realty is not suffering to the extent of New York holdings, it is apparent why these men from cities above the Harlem should concur in a program that would bring in large revenues from other sources than the direct real estate tax, while not specifically providing for lowering the rate on realty.

Senator Frederick M. Davenport declared on Thursday that he intended to lay before the committee, of which he is chairman, the proposal of the real estate interests to incorporate in the committee's tax legislation provisions limiting the realty tax rate to two-thirds of the local budgets for further consideration. Asked directly whether he favored the plan, he replied that he did not care to commit himself until the committee had considered the matter. The proposal calls for the inception of the limitation provisions in 1921 or 1922. The other members of the taxation committee were reluctant to give their views of the realty limitation project until after further discussion.

Present indications are that the income tax and the franchise tax on net income of corporations will be passed, although Chairman Davenport declares he is determined to press the whole schedule, including personal property and business tax bills, through both houses. There is consider-

able opposition to the personal property and business tax bills, but this opposition is not so strong in view of the recent alignment of insurgent Republicans led by Davenport and the Democratic element in the Legislature. It may happen that the same line-up that was shaped to pass the minimum wage bill in the Senate may be utilized to force the Davenport series of tax bills through.

The other principal feature which New Yorker's urged upon the committee is the exemption of residue on real estate mortgages from taxation under the proposed 2 per cent. income tax. Robert E. Dowling pointed out that a large part of the total of mortgage loans was exempt by law because made by savings banks and insurance companies, and stated that if some mortgage investments were exempt all should be. Mortgage money is imperatively needed and mortgages must be made as attractive as possible to the investor if building is to be resumed on a large scale.

The position taken by the Real Estate Board of New York was this:

"If there is no limitation of the tax rate on real estate, the work of the committee is of no value. It does not help the property owner to recommend new sources of revenue which, experience shows, will be immediately spent for new functions of government. What the State and municipalities need is not more money, but more intelligent and economical government."

Stephen H. Tyng, president of the Real Estate Board of New York; Laurence McGuire and Robert E. Dowling expressed themselves frankly to the committee and warned its members of the housing situation in New York City at present. "There will be serious trouble," said Mr. Dowling, "if additional housing facilities are not at once provided. No increase in building can be expected," continued Mr. Dowling, "unless real estate is relieved of the present tremendous tax burden."

The Real Estate Board Committee consisted of Stephen H. Tyng, Laurence McGuire, Robert E. Dowling, Franklin Pettit, E. A. MacDougall, W. D. Kilpatrick, George H. Sweeney, Eugene J. Busher, Henry R. Chittick, A. C. MacNulty, Edward P. Doyle, James J. Hoey, C. H. Burdett, Thomas P. Graham and C. B. Collins.

Others at the hearing were Comptroller Craig, A. C. Flammann, Albert G. Melbank, Robert E. Simon, Cyrus C. Miller, Walter Lindner, A. J. Isbell, John L. Parish, C. J. Eidt, Harold J. Phillips, George H. Stege, Stewart Browne and Leo Day Woodworth.

On Tuesday, State Comptroller Eugene M. Travis quoted Professor Seligman in support of his attack on the measure, and was vehement in his dissension with Professor Bullock, of Massachusetts.

"I challenge the committee to submit the income tax to a voted of the people," declared the Comptroller. "The people of New York State do not want this bill."

Laurence McGuire, of the New York Real Estate Board, offered opposition to the measure. Mr. McGuire declared that the bill should be immediately rejected unless amended, because "it is so replete with iniquities and insufficiencies."

(Continued on page 468)

Senate Bill For Profiteering Commissions Advanced

Provides for Five Members in Cities of Over 50,000 To Be Appointed by Mayor, Without Pay, to Force Landlords to Terms

(Special to the Record and Guide)

LATE this week the Senate advanced to the order of final passage the Abeles bill, empowering the Mayor of New York City to create a commission of five members to hear complaints of tenants concerning rent charged by property owners in New York City. The design of the bill is to have these commissions operate in territories where there are 50,000 inhabitants, the mayor to designate the districts over which the rent commissions shall have jurisdiction. The commissions will hear all complaints and be empowered to compel attendance and demand the production of documents. It looks now as if this bill would be considered as an offset to the proposed rent problem investigation for which provision is made in a pending concurrent resolution.

While the Senate Codes Committee listened attentively to advocates of the bill which would permit real estate brokers and corporations to draw up leases, deeds and other instruments affecting the sale of real property at a hearing on Wednesday night, it is apparent that the lawyer members of this committee as well as the lawyer element in both houses of the Legislature are strongly opposed to this legis-

lation. Naturally the lawyers in both houses are reluctant to remove the restrictions incorporated in the penal law upon the practice of law by persons or corporations who are not authorized to practice.

John L. Parrish, Cyril A. Burdette, H. R. Chittick and other representatives of title companies discussed the bills before the Code Committee. The gist of their arguments was that the bills do not operate to permit anything like the practice of the law by real estate brokers and corporations engaged in real estate operations. It merely allows them to draw up instruments which, generally speaking, are set to forms, a patterning function rather than creative operation.

Mr. Burdette, who presented the legal aspects of the proposition, pointed out that there is now pending in the courts an action which will determine whether or not the drawing up of such instruments constitutes the practice of law. This proceeding, growing out of the prosecution of a New York City title company for drawing up a chattel mortgage, is expected to modify the penal law provisions affecting the drafting of these instruments.

Real Estate Division Ready for Victory Loan

ALFRED E. MARLING, president of Horace E. Ely & Co., will again be chairman of the real estate division during the Victory Loan campaign. The Real Estate Division of the Advisory Trades Committee is prepared to exercise its minimum effort to induce real estate owners, brokers and managers and those allied with them to dig deep into their pockets and buy. This is the third time that Mr. Marling has had the real estate forces in behalf of Government loans, his two previous efforts having met with such signal success that he earned for himself widespread commendation.

Shortly after his acceptance of the task he called his committeemen together to outline methods of campaigning for the Victory Liberty Loan.

In the Fourth Liberty Loan the Real Estate Division made an enviable record. Its quota was originally set at \$2,500,000, but later raised it to \$5,000,000, and when all the returns were

in the records showed that the real estate men had piled up the splendid subscription of \$10,625,250, or 210 per cent.

In the last Loan an appeal was made to the real estate owners of the city to buy bonds to the extent of one half of one per cent of the assessed valuation of their holdings. Each property holder who did this was given an emblem for display on his property.

Chairman Marling says the Real Estate Division intends to approach property owners, big and small, on the same basis in the coming Victory Loan. He expects to have 150 or more workers on this loan and will divide the city into districts to make the work easier and to obtain better results.

As in the Fourth Loan, the campaign will be conducted among property owners and employes of real estate offices and buildings, and also among the savings banks because about sixty-five per cent of the funds of these institutions are invested in real estate.

Will Open Park Avenue Thoroughfare Next Monday

NEW YORK CITY will have another important through thoroughfare as the result of the improvement now being completed on Park and 4th Avenues. The re-grading of the easterly side of 4th Avenue from 33d to 34th Street and the completion of the viaduct connection at 42nd Street and around the Grand Central station connecting with Park Avenue north of the station, will give the city an additional north and south thoroughfare which is expected to materially relieve the existing traffic congestion in that part of the city. The new thoroughfare will be open for use next Monday, April 14.

The present improvement was planned by William Barclay Parsons, who is now in France as commander of the 11th Engineers, and has been carried to completion under the direction of Frank F. Dowling, President of the Borough of Manhattan.

In place of the old congested traffic condition at the Vanderbilt Hotel, on the west side of Park avenue, at Thirty-fourth Street, by means of the construction of a graded driveway on the east side of the avenue, as also by means of the raising and depressing of the surface car levels, there exists today a new transverse street at Thirty-third Street across Fourth avenue and north and south in the new boulevard, which extends from the Bronx and the north end of

easterly Manhattan Island down Park Avenue to the Grand Central station, around the latter into Park Avenue south, and thence to City Hall Park and the Battery, via the Bowery, Lafayette and Center Streets, Park Row and Broadway.

Tax Bills Under Scrutiny

(Continued from page 476)

It was admitted that the hearing brought out little that was new on any phase of the tax problem. A considerable number of verbal and other changes were offered for the guidance of the committee's experts in their final revision of the bills before they are introduced in the Legislature.

Speaker Sweet is said to favor a reduction of the income tax rate to 1 per cent. instead of 2, as the bills now call for. There is also said to be considerable hesitancy on the part of the Republicans to passing any income tax bill at the present time, fearing that the party will court defeat by adding the burden of a State income tax to the present Federal income tax. There is also a movement to exempt the payments on Federal income taxes from the operation of the State law. It is, however, conceded that this involves great difficulties and the loss of a large part of the revenue which would otherwise be derived from the State income tax. The proposed taxes on business are very unpopular.

Old City Landmark Modernized For Broker's Office

Another Indication of How the Demand for Space Has Brought About Improvements in Down Town District

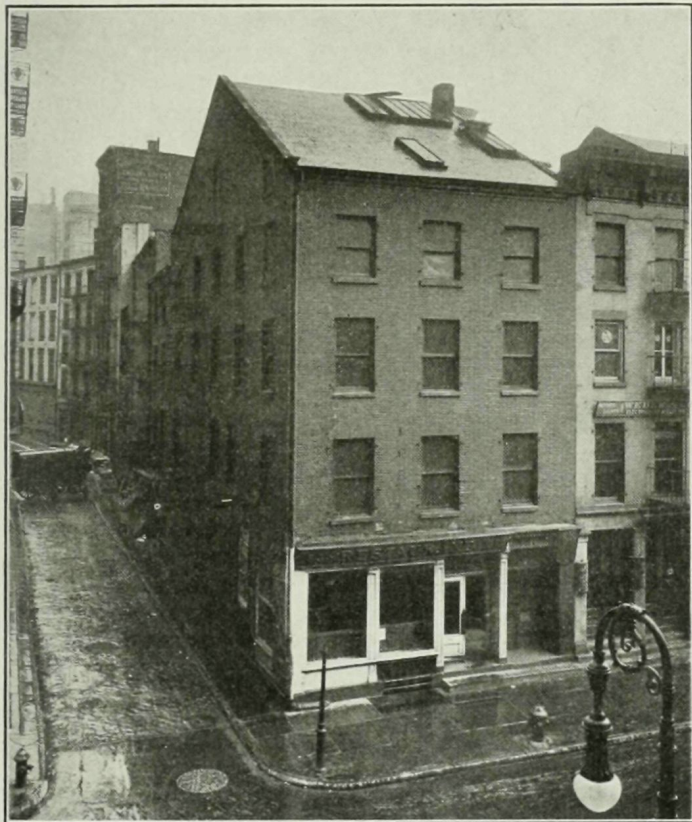
THE interesting alteration project involving a famous old landmark at 89 Madison Lane, corner of Gold Street, serves to attract attention once more to the steadily growing demand for locations in the down-town insurance district and the trend toward the expansion of this trade centre to the east. Modernizing of the old structure adds additional interest to the transaction because it will mark the passing of another well-known landmark rich in historic association and linking old time residential New York with the present business development of the neighborhood.

Some weeks ago the Charles F. Noyes Co. arranged with

altry Co. These transactions typify the trend within recent years whereby practically all the insurance companies have been forced out of the Wall, Pine and Cedar Street section and have located on William Street and contiguous streets from Maiden Lane to Fulton Street. The spaces they have given up have been rapidly absorbed by banking and financial interests.

There are a number of other transactions of a lesser magnitude affecting properties in the same general vicinity which show the unusual demand for space, among them the recent purchase by five tenants in the building of the five-story business structure at the northwest corner of Maiden Lane and Gold Streets, directly opposite property to be used by the National Surety Co.

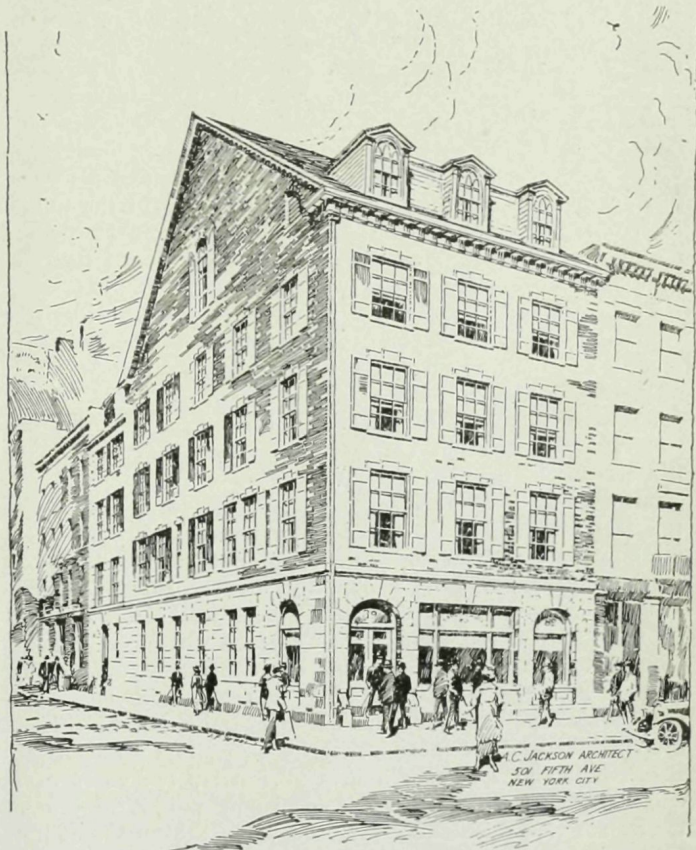
The new home of the National Surety Co.'s brokers branch is a century old three-story red brick dwelling which Mayor Ambrose C. Kingsland once owned and which stands on



FAMOUS OLD LANDMARK ON MAIDEN LANE.

Werner Bros., who have been occupying space in the building as a store and restaurant, the cancellation of their lease and the entire property was taken over by the National Surety Co. for use as a broker's branch. It is now being remodeled from plans by Arthur C. Jackson, architect. John P. Kennedy & Co. have the general contract and expect to have the building ready for occupancy on May 1.

There has been considerable buying and leasing activity in the immediate neighborhood within recent weeks on the part of the insurance firms and concerns in allied lines, both large and small companies vying with each other in a mad scramble for space. Notable among the larger transactions was the assembling of the big plot of 43,500 square feet of land by the Federal Reserve Bank, taking in practically the entire block bounded by Liberty Street, Nassau Street, Maiden Lane and William Street; the acquisition for use as a permanent home for its new York branch, of the 15-story building at the northeast corner of William and Cedar Streets by the Royal Bank of Canada; the purchase by the Bank of America of the 10-story office building at 45-49 William Street from the Liverpool and London and Globe Insurance Co. and the sale of the six-story building at 103-5 William Street, adjoining the corner of John Street, to the Maryland Casu-



BUILDING AFTER ALTERATIONS ARE MADE.

part of the original farm of Cornelius Klopfer, the first blacksmith to set up a forge on Manhattan Island.

At the suggestion of the Borough President, the Association, over the signature of Mr. Lawrence B. Elliman, Chairman of the Madison Avenue Committee, asked Madison Avenue property owners between Forty-fifth and Sixty-first streets for an expression of opinion as to the proposed widening of that street in the territory indicated by cutting off 3½ feet from each side-walk, after removing encroachments.

Of the 32 owners who have so far replied, 18 favor the widening, while 14 are opposed. Several very large owners of property have not been heard from.

A second letter has been sent to all who have not stated their position on this important project, urging them to communicate with Association headquarters without delay.

Register's Reports Show Great Activity in Realty

Instruments Recorded in First Three Months of 1919 Greatly Exceed Those for Similar Period in 1918

IMPROVEMENT in the real estate situation is indicated by the increased number of papers relating to real estate property which are being received at the office of Register James A. Donegan in Manhattan, Richardson Webster in Brooklyn and Edward Polak in the Bronx. The real estate transactions recorded in New York County were comparatively few last year, but with the beginning of 1919 greater activity was noted and within the past few weeks the number of reported deeds has grown to such an extent that it is causing considerable optimistic comment.

Register Donegan's records show that in January, 1918, the conveyances recorded were 662 in number; the mortgages, 652; miscellaneous paper, 58, and the discharges of mortgages, 188; total, 1,560. The figures for January, 1919, were conveyances, 768; mortgages, 712; miscellaneous papers, 49, and discharges of mortgages, 241; total, 1,768. In February, 1918, there were recorded conveyances, 588; mortgages, 572; miscellaneous paper, 34, and discharges of mortgages, 167; total, 1,361, as compared with conveyances, 767; mortgages, 672; miscellaneous paper, 43, and discharges of mortgages, 227; total, 1,709, for February, 1919. The real estate instruments recorded in March, 1918, numbered: Conveyances, 714; mortgages, 590; miscellaneous paper, 67, and satisfactions of mortgages, 158; total, 1,529; and in March, 1919, conveyances, 934; mortgages, 741; miscellaneous papers, 36, and discharges of mortgages, 214; total, 1,925. The increases in the number of recorded instruments in 1919 over the corresponding months in 1918 have been: January, 13 per cent.; February, over 25 per cent., and March, nearly 26 per cent.

The receipts in the Mortgage Tax Bureau of the Register's Office indicate a value of over \$20,000,000 in the mortgages recorded in the first quarter of this year as against \$16,000,000 in the corresponding period last year.

Register Donegan, in discussing the official records, said: "There is no surer barometer of real estate conditions than the activity of the Register's Office.

"A considerable increase in the number of persons using the real estate indexes of the office began to attract my attention some months ago and I am not surprised that the number of transactions shown by the records. The influx of searches always precedes by several weeks the additional number of recorded transfers. The new system of indexing, constantly being perfected, and the convenient arrangement of abstracts by blocks and city lots have proven popular with searchers and have made the examination of titles by individual attorneys more general. The situation as to land title registrations is also improving. After ten years of the existence of the title registration system only three Manhattan properties remained registered when the amendments of 1918 were enacted. Since that time twelve petitions have been filed and property valued at near \$350,000 has already been registered. Other titles are still before the courts. As property once registered cannot be removed from the registration system the steady advance in the number and value of registered properties is hopeful. The number of real property papers recorded in the few early days of April shows a further marked increase. On the whole, the situation in regard to Manhattan real estate, so far as the records afford evidence, is such as to encourage owners of real property to expect a livelier market in the near future."

In Brooklyn the figures of the business done by the Kings County Register's Office during the first quarter of 1919 leads Register Webster to believe that a pronounced real estate boom is under way in the county. The number of transfers recorded for the first three months of 1919 was 8,237, as compared with 4,999 for the corresponding period of 1918; mortgages for the first quarter of 1919, 9,580, as against 2,531, and miscellaneous, 154, as against 116. The total num-

ber of papers recorded for 1919 is 21,807, as compared with 13,576 for the same period in 1918.

There were 12,472 chattel mortgages filed for the same period in 1919, as against 11,149 for 1918. The total of fees received for this year was \$64,747.61, as compared with \$41,285.44, the amount collected through the mortgage tax being \$112,133.91 for 1919, as against \$41,559.46.

"The number of papers recorded during this quarter was 60 per cent. in excess of the business for the corresponding period of last year," said Richardson Webster, Kings County Register. "The month of March just passed was the busiest month this office has seen since 1911, and the present month gives promise of even a larger volume of business.

"Real estate men and lawyers who use this office should understand the situation here. My predecessor, during the six years he was in office, had from \$10,000 to \$34,000 each year for extra copyists. I had \$6,000 last year. This year, with larger business than my predecessor ever had, my allowance for extra copyists is nothing at all. The situation is due to the desire of the Board of Estimate for economy, but the result is that it is physically impossible for my copyists to keep up with the rush of business. An application is now pending for money for extra copyists. Until this is granted it will be impossible to avoid long delays in returning papers.

"Attention is called to the figures showing the comparative business of the counties. At the present time we are doing more than four times as much business at the New York County Register and almost six times as much as the Bronx Register.

"Register Polak, of Bronx County, reports a greater increase in the recording and filing of various instruments in his office for the month of March, 1919, than any month since July, 1917. This fact holds true so far as the quarter of the year is concerned, and judging the way various instruments have been recorded since the first of January of this year, it looks as this year will be the biggest since the inception of the office, January 1, 1914.

"These results," said Register Polak, "indicate a promising year for real estate and shows that confidence is being restored in real estate investments. If building material should be reduced in price and building loans become easier, much needed building operations will take place."

For March, 1919, 1,366 papers have been recorded, 288 satisfaction of mortgages, 2,270 chattel mortgages filed, 576 notary public and commissioner of deeds filed, 19 certified copies issued and more than 350 certificates issued, recorded and filed. For the quarter ending March 31 there were 1,603 mortgages recorded, as compared with 1,323 for 1918, same period; 1,668 conveyances recorded, as against 1,226 for last year, and 45 miscellaneous papers as against 19 for last year, a total of 3,316 papers for 1919 as against 2,568 for 1918. The number of satisfaction of mortgages recorded for 1919, first quarter, was 781, as compared with 465 for 1918, same period; chattel mortgages 6,583, as compared with 5,876; notary public and commissioner of deeds filed 736, as compared with 680. The receipts in March, 1919, was \$6,607.39 for the general administration and \$9,833.04 for the mortgage tax department. The total receipts for the quarter of 1919 for general administration is \$16,301.19, as compared with \$12,288.61 for the same period last year. The receipts for the mortgage tax department was \$18,094.43, as compared with \$11,419.95 for 1918. The total receipts for 1919 is \$34,395.62, as compared with \$25,708.56 the previous year.

Little strokes fell great oaks.

A rolling stone gathers no moss.

God helps those that help themselves.—Buy War Savings Stamps.

Real Estate Review for the Current Week

Buying of Building Sites for New Operations and Purchases for Occupancy Are Features of Business

EXCELLENT conditions continued to prevail in the real estate market, which displayed a distinct broadening tendency along well defined lines. The activity of the operator, if the news reports be taken as a criterion, is beginning to wane, and although this class of purchaser continues to be prominently identified with the business, his conspicuous place in the market is being taken over by other classes of buyers. In the Bronx, where professional traders have almost exclusively represented the real estate buying power, there has been a marked decline in the sphere of influence.

In the aggregate, the number of Manhattan sales reached a new high mark since the boom weeks of a dozen years ago. The total of 130 private sales records a substantial advance over the previous high mark of 103 sales made several weeks ago.

The two distinctive features of the week's business was the purchase downtown of business space for occupancy and the acquisition of desirable sites for residential improvement in both Manhattan and the Bronx, evidencing the intention of builders to obtain suitable sites for future operations.

That the building situation is clearing is indicated not only in the increased number of plans filed for new buildings and alterations in the various boroughs, but encouraging reports from the offices of architects and contractors and also in the steadily growing feeling of optimism in the building trades. The real estate market this week furnished a number of important deals which forecasted the undertaking of important structural projects. Notably among these trans-

actions was the purchase of a Broad Street site which will be utilized for the construction of a new home for the Seaboard National Bank. Large residential projects are foreshadowed in the sale of a row of West 73d Street dwellings to be replaced with two nine-story elevator apartment houses; a block front on Dyckman Street sold to a well-known upper West side speculative builder; and the sale of an entire square block in the Concourse section of the Bronx for utilization as the site for a \$2,000,000 apartment house operation. Another transaction in the West Bronx section concerned fifty lots acquired by operators who will probably resell to builders.

The existing shortage of space in the financial sections was exemplified again in an interesting transaction whereby a firm of lawyers now on Wall Street bought for occupancy a five-story structure at 38 Pine Street. A purchase of such character by a law firm marks a distinct innovation in downtown real estate annals since this class of tenant has rarely appears as an owner. The firm of Blandy, Mooney & Shipman, which figured in this transaction, is understood to have sought in vain in the entire downtown district for adequate quarters and were compelled finally to purchase a building in order to insure their occupancy in that particular section.

There were other interesting transactions closed during the week which may be regarded as decidedly encouraging, among them the sale of nine-story loft building on West 20th Street, the purchase of a valuable Madison Avenue and 66th Street apartment house by operators, from the Barney estate, and the acquisition of an entire Washington Heights block of apartment buildings by a newly organized investment corporation.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 130 as against 86 last week and 26 a year ago.

The number of sales south of 59th street was 51 as compared with 22 last week and 9 a year ago.

The number of sales north of 59th street was 79 as compared with 64 last week and 17 a year ago.

From the Bronx 48 sales at private contract were reported as against 44 last week and 18 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 482 of this issue.

Seaboard Bank to Build.

As the site for a permanent home, the Seaboard National Bank has purchased the northeast corner of Broad and Beaver sts, a group of five old 4-story buildings known as 55-59 Broad st, and 35-37 Beaver st, 108.6x94, diagonally opposite the southwest corner of Broad and Marketfield sts. Samuel G. Bayne, president of the bank, has commissioned Alfred C. Bossom to prepare plans for a 3-story structure, with foundations of sufficient strength to permit of added height when building conditions are more favorable.

The site was acquired through Horace S. Ely & Co. and Charles F. Noyes Company from L. Napoleon Levy, John G. McCullough and the Ayerigg estate for a price said to aggregate \$590,000, a reduction of \$10,000 being allowed from the original figure for cash payment. The bank is now in the Welles Building, at 18 Broadway, and its lease there does not expire for three years. The bank recently obtained an option on the southwest corner of Broad and Marketfield sts, owned by Col. E. H. R. Green.

Law Firm Buys 38 Pine Street.

On account of pressure for office space in the financial district, Blandy, Mooney & Shipman, lawyers, of 37 Wall st, have purchased the 5-story building at 38 Pine st, which has been held at \$250,000, for their own occupancy. They have been forced out of the occupancy of the 16th floor of 37 Wall st, which they have occupied ever since the building was built, as it is needed for subsidiaries of the Equitable Trust Company, which owns the building. The building in Pine st was built about seven years ago in the heart of what was then the insurance district, but with the transformation of Pine st into the

financial district, the building passed into the possession of the Mercantile Bank, of the Americas.

The occupation by lawyers of an entire building for offices is unique in the recent history of the city. There is said to be only one other building so occupied and that is on Nassau st, near Fulton st, which has been used by the firm of DeWitt, Lockman and DeWitt for nearly a century. Blandy, Mooney & Shipman at the present time is composed of Edmund L. Mooney, William C. Pitts and Charles T. B. Rowe. The brokers in the deal were Wm. A. White & Sons and the Charles F. Noyes Co.

73d Street Apartment Project.

The West Seventy-third Street Associates, a corporation controlled by A. L. Mordecai & Son and E. Clifford Potter, has sold to J. Axelrod & Son the plot, 140x100, on the north side of Seventy-third st, 50 ft west of Columbus av, on which they will build two 9-story apartment houses. The easterly house will be 55 ft wide and will contain two four-room and two three-room apartments on each floor. The westerly houses will be 85 ft wide and will contain two six-room, a five-room, and four-room apartments on each floor. The buildings will be completed about Dec. 1, 1919. This is part of the Clark estate purchased by the West Seventy-third Street Association about two years ago.

Builders Buy Block Front.

Byrne & Bowman sold for the Empire Trust Co. to Charles Hensle, builder and operator, the block front on the north side of Dyckman st, from Nagle to Post avs, with a frontage of 310 ft on Dyckman st and 100 ft on each avenue. The property was held at \$150,000 and was purchased for cash. Negotiations are under way for the resale of a large portion of the plot, including an outlet on Dyckman st, for improvement with a theatre. The balance of the block, Mr. Hensle will improve with a 2-story business building with stores. The property is opposite the Dyckman st station.

Operators Acquire Bronx Lots.

Ennis & Sinnott have acquired the remainder of the former extensive holdings of the Clementine M. Silverman estate in the West Bronx section. The acquisitions, some fifty lots in all, were sold by the executors, Mr. Crystal and Milton M. Silverman, the executors, in a cash transaction through Byrne & Bowman. The lots comprise the northwest and northeast corners of Burnside and Harrison avs: west side of Harrison av, 125 ft south of 180th st, 95x176; east side of Harrison av, 90 ft south of 180th st, 135x100; northeast corner Aqueduct av and

180th st, 75x127; southwest corner Davidson av and 180th st, 90x180; east side of Grand av, 70 ft south of 180th st, 105x90, and east side of Davidson av, 200 ft south of Burnside av, 200x90. These properties are situated within one block of the subway station at Jerome and Burnside avs, on the Lexington av line, and overlook New York University. They were held at \$150,000 and are assessed by the city at \$140,000.

Plan \$2,000,000 Bronx Project.

The Realty Managers, Inc., Frank Begerisch, president, purchased from the Burnside, Jerome Lots Corporation, the entire square block bounded by Burnside av, the Concourse, Creston av and 180th st, except the 100 ft corner of 180th st and Concourse, and the corner of Burnside av and the Concourse. There are over 21 lots in the sale. The same purchaser recently bought the two block fronts on the south side of Burnside av, from Walton to Morris avs, and Morris to Creston avs (20 lots). This property will be improved immediately with high class apartment houses, which will mean a \$2,000,000 operation. B. H. Weisker was the broker in all of these sales.

Heights Block Sold.

Amerigus Realty Corporation, A. Bragadin, A. L. Hilliard and W. Heerd, recently formed, bought the block bounded by St. Nicholas and Edgcombe av, 138th and 139th sts, 200x100x irregular, including Findlay Manor, a 6-story apartment, owned at one time by the Pinckney estate. The same corporation, which represents an Italian importer, is the buyer of the Hudson Building, 32-34 Broadway, recently reported sold.

Portman Buys the "Towers."

I. Portman has purchased the "Towers," an 8-story elevator apartment house at the northwest corner of Central Park West and 94th st, on a plot 68x100. It was sold through M. Salmon by the Globe Realty Co., Dudley Harde, president. The building returns an annual rental of \$37,000 and was held at \$350,000. It is probable that the new owner will alter the structure, breaking it up into two and three room suites.

Barney Estate Sells.

N. A. Berwin & Co. sold to I. Randolph and Everett Jacobs, for the Barney Estate Co. the northeast corner of Madison av and 66th st, a 10-story apartment house on plot 100x100. This building was erected by Charles E. Rogers for the late Charles T. Barney and is regarded as

MONEY TO LOAN

on

New York City Real Estate

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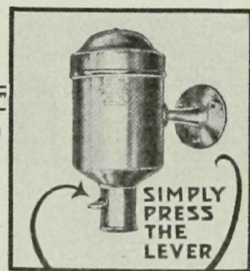
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LEGISLATIVE BILLS AFFECTING REALTY

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:

Senate Int. 994, Pr. 1133, Adel. Code of Civil Procedure, relation to limitation of action to redeem from a mortgage.

This bill is approved.

1. Under the present law (Section 379) if the mortgagee has maintained an adverse possession for twenty years against the mortgagor, an action to redeem real property from the lien of a mortgage may not be maintained.

2. The amendment omits the words "an adverse" before the word "possession" in Section 379, and would, therefore, require the mortgagee to have possession for twenty years.

Senate Int. 1062, Pr. 1216, G. F. Thompson. Relation of Markets, constituting chapter seventy-one of the Consolidated Laws.

The bill is disapproved. It creates a State Department of Markets and gives extraordinary powers to both State and City Commissioners of Markets. It would practically authorize them to do almost anything. They could build and operate markets and cold storage warehouses at a tremendous cost to the city and State.

Assembly Int. 1300, Pr. 1485, Hamill. Abolish the Court House Board.

This bill was introduced at the request of the Real Estate Board.

The following provisions are contained in the bill:

The Court House Board is abolished and a Court House Site Commission created consisting of the Board of Estimate and Apportionment and an Advisory Board of eight representatives of the Real Estate Board, Chamber of Commerce, Merchants' Association, Bar Association and the Judges, to serve without compensation.

The Comptroller is made the Administrative Officer of the Commission with power over appointments. The use of city employes and departmental supplies is permitted.

The Commission has full powers, without concurrence of any other body, excepting that sales of land and leases require the approval of the Commissioners of the Sinking Fund.

The Commission may rescind any action heretofore taken by the Court House or any other board.

The Court House site area is extended to include City Hall Park and the property contiguous to the Court House site, so as to broaden the act of dedication and permit the shifting of the site of the Court House.

The Commission is authorized to improve the site in any way and to erect buildings and other structures thereon for city purposes.

It may remodel and enlarge the present County Court House, without encroaching on City Hall Park to any greater extent.

It may readjust the lines and grades of streets, open and widen streets and parks in the area, and institute proceedings for this purpose.

It may sell and lease property not required, by private agreement or otherwise, with broad powers, subject, however, to the approval of the Commissioners of the Sinking Fund.

The powers contained in the Court House Acts and the Greater New York Charter are made to apply to the Commission.

one of the finest constructed buildings on the East side, its original cost being over \$1,000,000. The apartments are arranged two on a floor consisting of 12 and 14 rooms each and have been occupied by many of the same tenants since the house was built, some of whom are Mrs. Anson Phelps Stokes, Jane L. Armour and Goelet Gallatin. The present gross rental is about \$100,000. N. A. Berwin & Co. will manage the property for the new owners.

Broadway-West 149th Street Trade.

Harry Aronson sold to an investor 491-493 Broadway with "L" to Broome st, a 12-sty loft building, and took in part payment 552-558 W 149th st, four private dwellings, on plot 66.8x 100. Warren & Skillin were the brokers.

Buyers for the Vauxhall.

J. C. & M. G. Meyer have bought the Vauxhall, an 11-sty apartment house, on a plot 100x 150, at the northeast corner of Riverside Drive and 155th st, from G. M. Heckscher, represented by W. J. Boller. M. G. Gaillard & Co. was the broker. This property yields \$90,000 annually in rents and has been held at \$700,000.

Acquires Nine Apartment Houses.

Edward W. Browning has added to his holdings the nine apartment houses covering the entire block front on the West side of Central Park West, between 103d and 104th sts. Browning bought the properties from the estate of George Bliss, which has owned them for more than twenty years. The houses are known as the Park View apartments and are known as 432-438 Central Park West, 1 W. 103d st and 2 W. 104th st. They are all 5-sty structures, having a combined frontage of 201.10 ft on

Assembly Int. 510, Pr. 532, Drechsler, To amend the Penal Law, in relation to the amount of rent to be charged or collected for heated real property.

This bill is disapproved. It proposes to fix the amount of percentage of the return which an owner or other party interested in real estate may get annually as his return upon his investment. No other business has, in this country, been subjected to any such restriction as the one proposed by this measure for real estate.

Assembly Int. 514, Pr. 536, Drechsler, To amend the Penal Law, in relation to the amount of rent to be charged or collected for unheated real property.

This bill is disapproved for the same reason as given for Assembly Int. 510.

Assembly Int. 1146, Pr. 1247, Fertig, Grounds for removal of monthly tenants.

This bill amends Chapter 303 of Laws of 1882 and 357 of 1889, relative to summary proceedings to remove "hold over" monthly tenants.

It requires that 14 days' notice, instead of five days, be given a hold over tenant, and eliminates entirely the provision relating to the first day of May, at which time an owner can obtain a precept without notice.

There is no good reason for this change in the law. It has existed for 30 years and, if it was unjust or unfair, would have been changed years ago. The bill is disapproved.

Big Demand for McLaughlin Holdings.

The absolute auction sale of the various properties of the McLaughlin Estate in Brooklyn and the Bronx, by Joseph P. Day on Thursday, attracted a large crowd to the Vesey Street Sales-room. The existing shortage of residential space attracted eager bidders who swamped the auction room. In the majority of instances investors were the successful buyers and they vied with each other in seeking not only improved properties, but also vacant lots desirable for residential improvement. The total amount realized for all the holdings of the estate was \$219,000. Mr. Day, at the conclusion of the sale, stated that it provided a good test of the market owing to the diversity of the offerings. Among the buyers were, Jeremiah Cahill, Bernard A. Stevens, F. D. Croce, William Kahlmeyer, Samuel C. Gilman, G. Fearon, W. J. Glackin, J. Slattery and John Wedloch.

Auction Sale Brings \$258,500.

A total of \$258,500 was realized by Bryan L. Kennelly at the auction sale of twelve parcels of real estate, on Wednesday, at the Exchange Sales-room. Among the buyers was Daniel H. Jackson, who paid \$34,200 for the three 4-sty tenements at 339-41½ W. 41st st; Leon Spanier, who bid \$32,400 for the two 5-sty apartments at 243-245 E. 123d st, and F. H. Johns, who bought 835 3d av and 202 E. 51st st for \$29,750. Other buyers, who acquired Manhattan, Brooklyn and Long Island properties of various kinds, were John Benzur, the Union Elton Co., Frank D. Whalen, J. W. Klei and H. A. Gaede.

Central Park West and 100 ft on either street. They are laid out in suites of six, seven and eight rooms, but Mr. Browning intends remodeling them up into smaller apartments. John Finck was the broker.

Estate Sells Lofts.

Spear & Co. sold for the Estate of Isaac Stern, formerly of Stern Bros., the department store merchants, the 9-sty fireproof loft building at 13-15 W. 20th st, size 56x92. This building was foreclosed recently on a mortgage of \$210,000, and the estate has sold it subject to a mortgage of \$125,000 for ten years at 5 per cent. The new purchaser is David Zipkin, who also owns 133-141 W. 21st st.

Apartment Hotel Sold.

Edward W. Browning has sold the 13-sty apartment hotel at 31 W. 71st st, between Central Park West and Columbus av, one of five structures elected in this immediate vicinity by Mr. Browning on single lots. The building occupies a lot fronting 25 ft and runs to a depth of 102.2 ft. The new owner is said to be an investor. Mr. Browning acquired this site in Nov., 1914, from Lucius M. Stanton, whose residence had been at that point for twenty-five years.

New Owner for Ravenhall's.

Ravenhall's, a noted Coney Island resort, which includes a private park, a large hotel and bathing pavilion, has been sold by Richard Ravenhall, its founder and proprietor, who intends to retire from business. The purchaser is Joseph Sartori, a restaurant man. Charles Zerbarini negotiated the transaction, and the purchase price is said to have been about \$500,-

000. The property has a frontage of 300 ft on Surf av and extends back 900 ft to the ocean. It adjoins on the west Tilyou's Steeplechase Park, and was originally part of a much larger tract of land purchased by Mr. Ravenhall from the town of Gravesend about thirty-five years ago.

Manhattan.

South of 59th Street.

BARCLAY ST.—Cruikshank Co. sold for the estate of Margaret E. Zimmerman to a client, for investment, a substantial interest in the pier and bulkhead property at the foot of Barclay st, known as Pier 16, North River.

BLEECKER ST.—Van Vliet & Place sold for the Village Realty Co. the 4-sty building, with store, 19x81, at 300 Bleecker st.

BROOME ST.—The Greenwich Savings Bank sold the 6-sty loft building at 480 Broome st, 25x100.

CHAMBERS ST.—Wm. H. Whiting & Co. have sold for the Franklin Building Co. the 5-sty store and loft building at 117 Chambers st, covering a lot 25x75.10. The property is a Trinity Church leasehold, assessed at \$45,000.

CROSBY ST.—W. Wilkstrom has sold the 7-sty loft building at 97 Crosby st, on a lot 25x68, between Spring and Prince sts. The buyer is an investor.

FORSYTH ST.—Samuel Kronsky sold for Elsie Armour Duncan, of Toronto, Canada, the 5-sty front and rear tenements at 157 Forsyth st, on lot 25x100. The property was held free and clear and has been bought by the Luciana Realty Co., represented by Chedsey & Rosenblum, attorneys.

FRONT ST.—Charles F. Noyes Co. resold for Ross W. Weir & Co. the 5-sty loft, 30x80, at 52 Front st, valued at \$55,000, to the Seatrade Corporation, an amalgamation of ship-chandlery houses located in New York, Boston and Baltimore. This is the third sale of the same property made within the past few months.

MADISON ST.—Fred Oppenheimer sold for a client to the Absar Realty Co. the 6-sty flat and store at 275½-77 Madison st, near Clinton st, on plot 30x100. Mr. Oppenheimer, in conjunction with D. Geisler, resold the property for the Absar Realty Co.

ORCHARD ST.—Albert Rosenblatt sold to the M. B. Helpen Realty Co. 96 Orchard st, a 5-sty tenement, 26x88; also 97 Orchard st, a 5-sty tenement, 24.10x88.

PRINCE ST.—E. H. Ludlow & Co. sold for the United States Trust Co., trustee for the Public Library, to Harry Aronson, Inc., the property at 127 and 129 Prince st, northwest corner of Wooster st, fronting 94.6 ft, on Wooster st by 40 ft, on Spring st, with a "L" from Wooster st about 86 ft, in depth. It is improved with a 7-sty building.

SPRING ST.—Grohman Realty Co. purchased the 4-sty loft, 20x80, at 148 Spring st, from Edith Witt, for about \$25,000, through M. Cohen.

SOUTH ST.—Charles F. Noyes Co. and Horace S. Ely & Co. sold to Richard S. Elliott 159 South st, a 5-sty building covering lot 23x80, subject to May 1 occupancy. Mr. Elliott previously purchased through the same brokers 257 Front st, a 5-sty building covering lot 23x60. He is taking the property free of mortgage and on a strictly cash basis. Negotiations are pending through the Noyes Co. for a resale or lease of the South st building.

WATER ST.—The Broadway-John Street Corporation, E. A. Cohen, president, has bought from Elizabeth Van Rensselaer the 4-sty building at 28 Water st, on lot 19x57, near Broad st, in the shipping district. Cammann, Voorhees & Floyd were the brokers in the deal.

6TH ST.—Douglas Robinson, Charles S. Brown Co. sold for the trustees of Henry C. Drayton to Thomas J. O'Connor the 5-sty tenement, 25x 90, at 525 East 6th st.

10TH ST.—The Greenwich Savings Bank sold the 7-sty loft building, renting for \$9,000 and held at \$60,000, at 27 E. 10th st, through the Lloyd Winthrop Co. Bastine & Co. represented the bank.

11TH ST.—Ruland & Whiting-Benjamin Corp. sold for Elizabeth H. Stanton and George C. Holt, trustees of the estate of George H. Belcher, 222 East 11th st, a 4-sty dwelling on lot 22x100. This is the first sale of the property since 1883.

11TH ST.—Nathan Block, a client of Max Silverstein, bought the 6-sty apartment, 37x 100, at 631 East 11th st, from Margaret Raeth.

12TH ST.—Centre-White Co., S. H. Stone, president, bought from the executors of the Millar estate, through E. H. Ludlow & Co., 161 to 165 West 12th st, three 4-sty dwellings, 63x100, held at about \$70,000.

13TH ST.—The Mercantile Holding Co. bought the 11-sty loft building, renting for about \$20,000, at 8 and 10 West 13th st, through M. H. Gaillard & Co.

17TH ST.—Duross Company sold for the estate of H. F. Howe to a client the property 311 West 17th st, adjoining the corner of 8th av, a 4-sty building, on lot 35x92x irreg. This is the first sale of this property in more than 75 years.

17TH ST.—Duross Company sold for Orrin H. Drew the vacant lots, 37.6x92, at 433-435 West 17th st, this being the first sale of the property since 1886. The purchaser is David Milligan, who will improve.

17TH ST.—Goodman & Goodman, dry goods merchants, bought from the Home for Incurables the 7-sty Stuyvesant apartment house at 338 and 340 East 17th st, 42x103.3, held at \$75,000, through the Wagner Realty Co.

18TH ST.—D. A. Trotta sold for Dr. Laase 314 East 18th st, a 4-sty dwelling, 14x78.

31ST ST.—M. & L. Hess, Inc., sold for the Union Dime Savings Bank to the Midtown Holding Corporation 134 West 31st st, size 25x152, upon which the new owners contemplate erecting a 2-sty building.

34TH ST.—Douglas L. Elliman & Co., as brokers, report that contracts have been executed in the sale for Frederick J. Sterner of the 4-sty dwelling at 107 East 34th st, on a lot 20.6x 100, adjoining the Robert Bacon residence at the northeast corner of Park av. The purchasers are L. & A. Pincus, who will probably alter the house into stores and studio apartments.

36TH ST.—Folsom Brothers sold for James C. and Ralph Smillie the property 156 East 36th st, corner Sniffen Court, to Leon N. Gillett.

37TH ST.—The Cross & Brown Co. sold to Peter C. Lee the 5-sty building, 50x98.9, at 218

and 220 East 37th st for the Bottlers and Manufacturers' Collecting and Distributing Co.

38TH ST.—Louis J. Selznick, head of the Selznick Pictures Corporation, has bought from the George Backer Construction Co. (George Backer and Arnstein & Levy) the moving picture studio building at 230 and 232 West 38th st, on a plot 40x100, for a reported consideration of \$150,000. The building is only two stories, but is equal to the average 4-sty building in height and is one of the best equipped moving picture studios in the East.

40TH ST.—Cammann, Voorhees & Floyd sold for the estate of Madeline S. Rogers the 6-sty building 311 West 40th st, on lot 25x98.9, occupied by the Norden Electric Co.

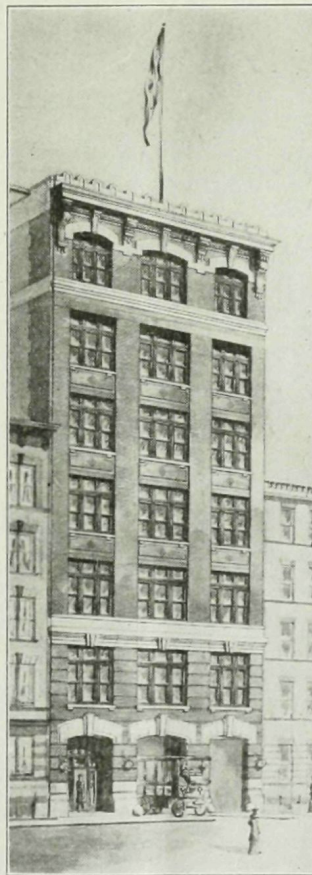
47TH ST.—Frederick Fox has sold the 4-sty and basement dwelling at 37 West 47th st, which was the residence of the late James Gordon Bennett, who during the latter part of his life made

47TH ST.—A. W. Miller & Co. resold for George Latour 546-548 West 47th st, two 6-sty tenements, with stores, on plot 50x100. his home in Europe.

52D ST.—Norlin Realty Co., Richard S. Elliott, president, sold the 4-sty dwelling at 65 W. 52d st, 20x100.5, to Arthur F. Schermerhorn, who owns and occupies the adjoining house at 67. Harry E. Hayes was the broker in the transaction.

52D ST.—Pease & Elliman sold at a profit for

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Miss Margaret Hakesworth the 5-sty dwelling, 17x100, at 54 East 52d st, which she bought last November from E. S. Twining.

53D ST.—Pease & Elliman sold for James Timpson, vice-president of the Mutual Life Insurance Co., his residence 36 West 53d st, size 25x100, which Mr. Timpson has occupied for the last fifteen years. The purchaser is Mrs. Augustine J. Smith, of Lawrence, L. I., who will occupy.

55TH ST.—Payson McL. Merrill Co. sold for Lewis B. Gawtry, represented by Douglas Robinson, Charles S. Brown & Co., the 4-sty dwelling at 70 East 55th st to E. S. Twining.

56TH ST.—L. & A. Pincus have purchased from the Lexington Realty Corporation the two 5-sty apartment houses at 334-336 West 56th st, on plot 50x100. The buyers will convert the apartments into three and four-room suites. It was a cash transaction and arranged by Goodale, Perry & Dwight and Charles Meyers.

57TH ST.—James Kyle & Sons sold for Albert Hartog, Jr., the 2-sty and basement dwelling at 429 East 57th st to a client for occupancy.

58TH ST.—Frederick Brown bought from Dr. B. Farquhar Curtis the Fullerton, at 116 East 58th st, near Park av, a 9-sty apartment house, on plot 57x100. The property rents for about \$45,000, and was held at \$375,000. The building is of fireproof construction and was erected by J. E. R. Carpenter and S. Fullerton Weaver.

BROADWAY.—William A. White & Sons sold for the Simon Sternberger estate two 5-sty buildings, 25x75, at 525 Broadway, through to 94 Spring st, 25x50.

LEXINGTON AV.—Maurice Werthem sold the old 4-sty private dwelling 459 Lexington av, northeast corner of 45th st, on lot 20x65. Mrs. Mary Ahren has owned and occupied this house since 1889. The purchaser, a client of Andrew J. Thomas, architect, intends to reconstruct it into stores and studio apartments along novel lines from plans now being drawn by Mr. Thomas, and the remodeled building will be ready for occupancy in the early fall. It was an all cash transaction.

MADISON AV.—S. H. Stone bought from John Gallatly the dwelling at 175 Madison av, 25x100, which had been in the selling family for almost a hundred years. It is assessed at \$115,000. Harris & Vaughn negotiated the sale.

3D AV.—Julius Goldwater, dealers in men's furnishings, has bought the property which he occupies with his business, at 522 3d av, southwest corner of 35th st, from J. J. Markey and others. The site, 25x87.6, is occupied by one 2-sty brick building and a 3-sty frame building.

6TH AV.—Douglas Robinson, Charles S. Brown Co. sold for Alexander Butler Duncan to Morris Weinstein the 3-sty building at 195 6th av, between 13th and 14th sts, size 18x65 ft.

7TH AV.—Felix M. Warburg et al, trustees, sold 328-332 7th av, three 4-sty tenements, on plot 74x100, between 28th and 29th sts, to a new corporation.

10TH AV.—Wm. A. White & Sons sold to a client from out of the city for the Thomas Stokes estate the large plot of seven lots at the southeast corner of 10th av and 54th st, 100x175. The new owner plans an improvement.

North of 59th Street.

61ST ST.—The Ruland & Whiting-Benjamin Corporation has resold for H. M. Steintert to Fannie Littell the 3-sty dwelling, 20x100.5, at 232 East 61st st, which the buyer will alter into an American basement house.

62D ST.—James Kyle & Sons resold the 3-sty and basement dwelling 232 East 62d st to a client of Ruland & Whiting-Benjamin Corporation.

63D ST.—Douglas L. Elliman & Co. sold for F. A. Fatman 45 East 63d st, a 4-sty dwelling, 16x100, which will be altered into small suites. This is the seventh dwelling in the 60's sold by the same brokers during the last few months for similar alteration.

64TH ST.—S. Hinman Bird has purchased through Douglas L. Elliman & Co. 127 E. 64th st, a 5-sty American basement residence, 20x100, valued at \$90,000 and owned by Robert J. Turnbull et al, which Mr. Bird has occupied for several years.

64TH ST.—The 4-sty dwelling, 17.1x100, at 135 East 64th st, is reported to have been sold. The Beekman estate is the owner of record.

66TH ST.—Lewis B. Gawtry brought through the Douglas Robinson, Charles S. Brown Co. from Arthur Sachs his 5-sty residence, on a lot 20x100.5, at 58 East 66th st. Mr. Sachs recently bought 42 and 44 East 69th st for his new home.

69TH ST.—Ruland & Whiting-Benjamin Corporation sold for Bayard Tuckerman to a client for occupancy a 4-sty dwelling at 21 East 69th

69TH ST.—Pease & Elliman sold for the heirs of Horace White the 4-sty dwelling at 18 West 69th st to a New York business man.

71ST ST.—Pease & Elliman resold for M. S. Orth to a physician the 4-sty dwelling, 20x100, at 24 West 71st st.

75TH ST.—Fred Oppenheimer sold for all cash for the United States Trust Co., trustee, the 6-sty flat, 25x100, at 415 East 75th st to a client, who will remodel for investment.

76TH ST.—Slawson & Hobbs sold for Mrs. William C. Pearson 165 West 76th st, 3½-sty dwelling, 20x65x100.11.

79TH ST.—William B. May & Co. sold for Mrs. P. de P. Ricketts, represented by Rufus W. Cowing, Jr., as attorney, 115 E. 79th st, a 20 ft residence, held at \$50,000, to a purchaser who will remodel for occupancy.

86TH ST.—Folsom Bros., Inc., sold to Henry M. Weill for the estate of Christian F. Tietjen 59 West 86th st, a 4-sty dwelling, 20.6x100.8.

87TH ST.—George Raymond sold to former State Tax Commissioner Joseph S. Schwab, representing the Schwab Realty Co., the 4-sty dwelling, 19x100.6, at 116 West 87th st.

88TH ST.—Ennis & Sinnott have bought from Sarah H. Johnson the 3-sty dwelling at 130 West 88th st, on lot 17.6x100.8. M. M. Hayward & Co. were the brokers.

88TH ST.—Mrs. C. P. Ralli has sold her residence at 167 W. 88th st, a 3-sty dwelling, on a lot 17.2x100.8.

91ST ST.—Joseph L. Buttenweiser sold 20 West 91st st, a 4-sty dwelling, 19x100, to Rubin Solove.

91ST ST.—The O'Shea estate has sold to a client of Goldsmith & Rosenthal, attorneys, the 5-sty apartment house at 61 West 91st st, between Central Park West and Columbus av. This is the first sale of this property in over 20 years.

92D ST.—A. A. Hageman has purchased the two 4-sty dwellings, 117 and 119 West 92d st, on plot 38.6x100.8. Plans have been filed to alter the buildings into small, non-housekeeping suites, to be ready for occupancy in September.

94TH ST.—The modern 4-sty dwelling at 19 East 94th st has been sold by the estate of Solomon Bachrach, through Pease & Elliman, to the New Amsterdam Mortgage Co., represented by Theodore L. Baldey. A feature of the house is a swimming pool, which takes up the entire basement. The house is 20x100 and was held at \$60,000.

99TH ST.—Danel H. Jackson bought the 4-sty American basement residence, 16.8x100, at 258 West 99th st, between Broadway and West End av, through Slawson & Hobbs, from Francis S. Pullen et al.

99TH ST.—The Pierce Contracting Co. (Louis Werner, president) purchased the 5-sty apartment house at 260 West 99th st, on lot 25x100. When present lease expires house will be altered into small suites.

100TH ST.—O. G. Manus sold the 5-sty house at 313 West 100th st, 18x100, for the 58-60 Manhattan Avenue Co. to the Ararat Realty Co.

101ST ST.—Benjamin Levy is reported to have sold the 3-sty house at 109 East 101st st, 15.6x75.

111TH ST.—Jonas Kolb sold 507-511 West 111th st, a 6-sty apartment, 62.6x100, for David Steiner to a client of Goldsmith & Rosenthal.

111TH ST.—Surety Realty Co., S. H. Stone, president, sold to the Morgenstern Brothers' Syndicate 125 to 135 West 111th st, a 6-sty apartment house, 105x100.11. H. J. Krantowitz was the broker.

112TH ST.—Harry Sugarman sold for Ida Rauh 124 East 112th st, a 5-sty double flat, 25x100, near Lexington av, to an out-of-town investor.

113TH ST.—Isadore Montefiore Levy bought as attorney the 5-sty apartment tenement, 25x100.10, at 66 East 113th st, recently acquired in foreclosure. The asking price was \$19,000. Mr. Levy, who paid all cash, intends to remodel and modernize the house.

118TH ST.—Sidney I. Moll purchased 26 E. 118th st, a 5-sty apartment house, on lot 27x110. Mr. Moll was represented by Herman R. Elias.

121ST ST.—Joseph Shenk purchased from the Merit Realty Co., M. L. Osk, president, 132 East 121st st, a 3-sty dwelling, 20x100.11, which Mr. Shenk intends to remodel.

122D ST.—David J. Oliver sold for Matilda Keller the 3-sty dwelling, 16x100, at 342 West 122d st.

122D ST.—The Union Dime Savings Bank sold the 6-sty elevator apartment house at 514 West

124TH ST.—Shaw & Co. sold 356 East 124th st, a 3-sty dwelling, 18.6x95.10, to a client for investment.

124TH ST.—George W. Brettell sold for the estate of Andrew Jackson to J. L. Van Sant 327 East 124th st, a 3-sty dwelling, 20x100.

125TH ST.—Picker Bros., owners of 313 and 315 West 125th st, who bought 305 West 125th st last week, have just purchased for cash 317 and 319 West 125th st, adjoining the building they now occupy. This latest purchase gives them a plot 100x100 on 125th st, between 8th and St. Nicholas avs. As soon as plans are completed they intend to remodel the 50 ft. frontage just purchased.

126TH ST.—Charles Kimmelman has sold to the Oakdale Realty Co., through B. Harris, the 6-sty apartment house at 115 East 126th st, on a plot 50x100.

127TH ST.—John Bergman, owner of the 5-sty flat, 22x99.11, at 117 East 127th st, has bought the adjoining similar property at 115 from E. E. Brickenstein, increasing his frontage about 44 ft. He resides in No. 117.

130TH ST.—J. A. Wood sold to T. B. Lynch 22 East 130th st, a 3-sty dwelling.

130TH ST.—B. W. Smith has resold for Morris Drenshon to Mrs. Elizabeth Craig for occupancy the 3-sty dwelling at 160 West 130th st, on a lot 18.9x99.11.

130TH ST.—Max Greenwald sold 225 West 130th st, a 3-sty dwelling, 18.9x98.9, through Sykes S. Beaman and E. T. Bowers.

131ST ST.—The Real Estate Management Co. sold the 3-sty dwelling at 16 East 131st st, 18x100, for the Seventy-fourth Street Holding Co., Inc., to the Hudwilk Corp.

131ST ST.—Shaw & Co. sold 55 East 131st st, a 5-sty flat, 25x100, for Henry T. Molter, of Providence, R. I., to Rose de Canio, for investment.

133D ST.—The Pocomo Realty Co., C. D. Gregory, president, sold the 5-sty flat, 25x100, at 11 West 133d st, in a cash deal to a client of J. Anthony Minott.

136TH ST.—Joseph G. Abramson sold 622 West 136th st, adjoining the corner of Riverside dr, a 5-sty apartment, 45x100, with rentals of over \$9,000, and held at \$65,000. A. L. Geilich represented the purchaser, Samuel Columbus.

148TH ST.—The two 5-sty new-law apartment houses at 550 and 552 West 146th st have been sold by the Twenty-third Ward Bank to Frank J. Bryant, who holds the properties under lease. They occupy a combined site 75x100, and were held at \$100,000.

149TH ST.—Du Bois & Taylor sold for the estate of Louis Biel the 3-sty dwelling at 509 West 149th st, 17.6x99.11.

152D ST.—Max N. Natanson resold to the W. G. Realities, Inc., 448 to 454 West 152d st, two 5-sty walk-ups, each 50x100, and held for \$140,000.

157TH ST.—Norman Denzer resold for a client the 2-sty building, 25x100, at 502 West 157th st, 22d st, 60x100, which it took in foreclosure recently.

158TH ST.—Irving Judis and Irving I. Lewine resold to Abraham Crosney, attorney, the 6-sty elevator apartment house at 545-547 West 158th st, known as Dorena Court, on a plot 100x100, adjoining the northeast corner of Broadway. Charles Friedman was the broker in the transaction. The house, which was bought by the sellers about two months ago from the Barber estate, was held at \$200,000.

160TH ST.—The Friedman Construction Co., Henry Friedman, president, sold the Shelby, a 6-sty elevator apartment house, on plot 150x100, at 645 West 160th st, northwest corner of Fort Washington av, to Benjamin Winters, who recently purchased the Dorchester, at Riverside dr and 85th st, from Frederick Brown. The Shelby has accommodations for 48 families at rentals of \$32,000 and was held at \$320,000.

182D ST.—Charles M. Anderson and A. Van Deventer sold two private residences, 17.10x70 each, at 554 and 556 West 182d st. The purchaser was compelled to buy the two houses in order to obtain one for his own occupancy. It is stated that the buyer intends to resell one.

189TH ST.—Nehring Brothers sold for the H. & M. Building Co., James Murray, president, 559 to 569 West 189th st, two 5-sty modern apartment houses, on plot 125x100, adjoining the corner of St. Nicholas av. They were held at \$180,000. The sellers acquired the houses from the builders through the same brokers. The buyer is Ely Bernays, owner of 560 to 570 West 190th st, adjoining in the rear, two similar houses, which he also acquired from the builders, the A. & K. Construction Co., through Nehring Bros., and now controls the four buildings, housing 100 families, renting for \$60,000 and valued at \$360,000.

AMSTERDAM AV.—Frederick Brown bought from the Milblanche Realty Co., through J. S. Maxwell, 1790 Amsterdam av, near 148th st, a 5-sty flat, 27x100, rented for \$6,000.

AMSTERDAM AV.—Frederick Brown sold to the Hanrah Realty Co. 1790 Amsterdam av, a 5-sty triple flat, 27x100.

AUDUBON AV.—I. Portman bought from Jacob Bubsier the two 5-sty new law apartment houses with stores at 266-270 Audubon av, between 178th and 179th sts, each on a plot 50x100. The property was held at \$150,000. S. Simon was the broker.

AUDUBON AV.—William S. Baker sold for the 173d Street Realty Co., Aaron Miller, president, to the Jules Realty Co., Inc., Samuel Wacht, Jr., president, 255 Audubon av, a 5-sty apartment house, 40x100.

BROADWAY.—Slawson & Hobbs sold for Franwall, Inc., 3472 Broadway, on lot 19.11x70, 3-sty taxpayer, to an investor. The property was held at \$30,000.

BROADWAY.—Joseph Shenk bought the 6-sty elevator apartment house at the northeast corner of Broadway and 177th st from I. Portman's Union Chemical Glassware Co. The house stands on a plot 91.2x100.

EDGECOMBE AV.—The Edgcombe, a 6-sty elevator apartment house, occupying the triangular plot at the junction of Edgcombe and Bradhurst avs and 142d st, known as 180-186 Edgcombe av, has been sold by Casco Traders, Charles L. Apfel, president, to Miss F. C. McIntyre for investment. The building fronts 190

ft on Edgcombe av and 188 ft on Bradhurst av and has a rear line of 73 ft. It was sold for all cash through Axel A. Olsen. The holding price was \$175,000.

FORT WASHINGTON AV.—I. Portman bought from Elizabeth F. Leonard through the Nehring Co. the Dacorn dwellings, a 6-sty elevator apartment house at the northeast corner of Fort Washington av and 180th st, on plot 100x145x irregular. It was held at \$300,000 and rents for about \$40,000 annually.

HAVEN AV.—Joseph Shenk has bought from Bert L. Haskin the 5-sty apartment house at 308-310 Haven av, on a plot 75x120. The property was held at \$150,000. With this purchase Mr. Shenk controls apartments on Haven av with a total frontage of 225 ft.

MORNINGSIDE AV EAST.—Charles Galewski has purchased from the Rocky Crest Realty Co. the Granite apartments, two 6-sty elevator structures at 20-23 Morningside av East, northeast corner of 116th st, occupying a combined site of 100.11x100. The property faces Morningside Park and was held at \$250,000. The annual rents of the apartments are about \$32,000. John Finck and Geo. S. Runk were the brokers in the deal. Mr. Galewski was represented in the transaction by Joseph E. Greenberg, attorney, and A. & H. Bloch acted for the sellers.

NORTHERN AV.—Kertscher & Co. sold the 6-sty elevator apartment house at the northeast corner of Northern av and 179th st, renting for \$26,000, and held at \$190,000. The buyer is a client of Max Silverstein.

RIVERSIDE DR.—The big apartment house at the northeast corner of Riverside dr and 152d st, completed a few years ago by Robert M. Silverman and valued at about \$475,000, has been sold. It is assessed by the city at \$450,000. The new owner is a client of Cass & Apfel, who recently purchased other apartment properties uptown. The house stands on a plot 100x155 irreg.

RIVERSIDE DR.—Louis Schlechter bought from the Ormond Realty Co., A. M. Bedell, president, the 6-sty elevator apartment house at 528 Riverside dr, on plot 80.2x95. The property was held at \$190,000.

RIVERSIDE DRIVE.—The Conwall Const. Co., Samuel Williams, president, is the purchaser of the 11-sty apartment house formerly known as the Emperor, at the southeast corner of Riverside drive and 150th st, sold by the Be Glas Const. Co., Robert M. Silverman, president. The structure is valued at \$600,000 and stands on a plot 125x100. Frederick Zittel & Sons were the brokers in the transaction.

ST. NICHOLAS AV.—William B. May & Co. and R. O. Luqueer sold for the Cameron Apartment Co. the 7-sty apartment house, with stores, at the southeast corner of St. Nicholas av and 126th st, on a plot 68.4x100x irreg., to a client of Meyers & Sherwin, attorneys. It was a cash transaction. The property was held at \$180,000.

WADSWORTH AV.—M. L. & C. Ernst sold to Mary G. Fowler 272 Wadsworth av, near 185th st, a 5-sty flat, 50x115, rented for about \$11,000, and held at \$75,000.

1ST AV.—Charles Eberhart, as executor, sold 1462 1st av to a client of Sigmund Levy. This property was purchased in 1885 by the late Markus Eberhart.

2D AV.—Kehoe & Canero have sold for Frederick Brown the northwest corner of 2d av and 118th st, a 3-sty tenement, with stores, on lot 20x90, to an investor.

7TH AV.—Carrie Ablowitz sold two 5-sty flats, 75x100, at 2308-2310 7th av to the Renaw Realty Co., Inc., Henry S. Warner, president.

Bronx.

ALDUS ST, ETC.—Samuel Kronsky, Inc., representing the Harco Realty Co., sold the four 5-sty apartment houses known as 995-997 Aldus st, 1000 Faile st and 1001 Bryant av, and comprising the block front on the north side of Aldus st, between Faile st and Bryant av. The property has a frontage of 200 ft. on Aldus st and measures 100 ft. on the other thoroughfares. The houses were held at \$250,000 and rent for \$37,000 annually. The new owner is the 1447-1451 Boston Road Co., Inc.

BECK ST.—Morgenstern Bros. Syndicate resold the 5-sty apartment house, 80x100, held at \$95,000, at 894 Beck st, through Schoen & Weiss Co.

FOX ST.—Joseph G. Abramson sold to the Automatic Realty Co., Inc., 587 Fox st, a 6-sty apartment, with six stores, occupying the northwest corner of St. John's av. The property has an annual rental of \$12,000, and was held at \$85,000. The sale was negotiated by Leitner, Brenner & Starr.

FOX ST.—Joseph G. Abramson sold 900 Fox st, southeast corner of Barretto st, 52x105, a 5-sty apartment held at \$75,000. Hyman Persky, the purchaser, was represented by Ginsberg & Picker.

JEFFERSON PL.—Philip Wattenberg bought from an estate through Leitner, Brenner & Starr the row of eight 3-sty dwellings at 602 to 676 Jefferson pl, on a combined plot of 135x100, between Boston rd and Crotona av.

LORILLARD PL.—Owen Walsh sold the 2-sty dwelling, 25x100, at 2413 Lorillard pl, through Angelo L. Frumento.

LORILLARD PL.—D. A. Trotta sold for Nicola De Crescenzo 2360 Lorillard pl, a 3 family dwelling.

LOWELL ST.—Kurz & Uren, Inc., in conjunction with Paul Rines, sold the three 5-sty new law houses at 1046-50-54 Lowell st, each on plot 39x100.

ROGERS PL, ETC.—Fred Oppenheimer, as broker, sold the 6-sty apartment house 1020 Rogers pl, on plot 54 ft. front and running through to 1033 Intervale av, for the Absar Realty Co.; also Mr. Oppenheimer sold for the same seller the house 1039 Intervale av, on lot 56x90x irreg. The houses were built by the seller two years ago, and have been bought by an investor, a client of D. Geisler.

TIFFANY ST.—Fisher and Irving I. Lewine have purchased from Adam Happel the southwest corner of Tiffany and 169th sts, three 5-sty apartment houses, on plot 160x140, which rent for \$12,000. G. Fleischman was the broker.

TRAFALGAR PL.—Daniel H. Jackson resold to Sagar & Shapiro 1826 Trafalgar pl, a 5-sty flat, 50x100, held at \$60,000, through J. B. Kaplan.

135TH ST.—Benenson Realty Co. sold to a client of E. Cuperman the 5-sty apartment, 40x100, at 617 East 135th st.

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138TH ST.—Steinman & Steinman sold 594 East 138th st, a 5-sty flat, 37.6x100.

148TH ST.—Hyman Grossman bought two tenement houses, 50x106, at 215-217 East 148th st, through Newman Grossman.

158TH ST.—Williamson & Bryan sold to a client for the Duo Co. the 3 family houses at 790 Cauldwell av and 652 East 158th st.

161ST ST.—Julius Arattner sold 425-429 East 161st st, two 5-sty apartment houses, for Frederick Brown to Charles Kroetz. In part payment the buyer gave six lots at Moshula Parkway, between Fieldstone rd and Newton av, Riverdale.

161ST ST.—M. L. & C. Ernst sold to Donald Shifter, through Isidore Longor, 766 East 161st st, a 3-sty building with stores, 24.11x100.

165TH ST.—Steinman & Steinman sold 982 East 165th st, a 5-sty new law apartment, 40x110.

173D ST.—Steinman & Steinman sold 1000 East 173d st, a 5-sty new law house, 50x100.

178TH ST.—The American Savings Bank sold the two dwellings at 228-230 West 178th st to Pauline Citrin through A. L. Foulk.

190TH ST.—Frederick Brown has sold to Samuel L. Kahn the two 5-sty apartment houses at 111 and 115 West 190th st, on a plot 106x100, adjoining the corner of University av.

199TH ST.—Frederick Brown purchased from the Aloha Realty Co., through McLernon Brothers, 15 East 199th st, adjoining the Concourse, a 5-sty apartment, 50x100, renting for about \$10,000.

ARTHUR AV.—Benenson Realty Co. resold to a client of I. Schwartz the three 5-sty apartment houses, plot 120x98, held at \$140,000, at 1842 to 1848 Arthur av, southeast corner of 176th st.

ARTHUR AV.—Bessie Reitman sold to Levy Bros. the two 5-sty apartment houses at 1884 to 1888 Arthur av, each on plot 40x122, located near 176th st. The property was held at \$100,000.

BATHGATE AV.—Frederick Brown sold the 1-fam. house, 18x80, at 1990 Bathgate av to M. Mazziotta through N. Lopard.

BOONE AV.—Charles Pfeffer sold to Daniel B. Freedman the five free and clear lots, 125x100, at the northeast corner of Boone av and 172d st. This property was given in part payment for a 400-acre farm at Brewster, N. Y.

BOSTON RD.—Benenson Realty Co. bought from a client of Elfers & Abberly 1757-1763 Boston rd, at the junction of Southern bld, a 1-sty brick taxpayer, 68x140, with four stores.

BOSTON RD.—Samuel Cowen sold 1506 Boston rd, a 5-sty flat, fronting 70 ft, on Boston rd, held at \$65,000 and rented for \$10,000 a year.

BOSTON RD.—D. H. Jackson sold to the Zeropo Realty Co., a client of Goldsmith & Rosenthal, 1220 and 1226 Boston rd, two 5-sty apartments, 100x200, held at \$125,000.

BRIGGS AV.—The Huyler Real Estate Corp., Joseph G. Abramson, president, purchased from Gustaf H. Berg 2690-2698 Briggs av, near 196th st, 125x82, and consisting of three 4-sty double flats. The annual rental is \$13,104 and the property was held at \$100,000. Nehring Bros. were the brokers and have been appointed managers of the property. Frank Carlson represented the seller.

BRYANT AV.—Alexander Selkin and W. Cannon sold for the Allenby Realty Corporation (Philip Wattenberg) the 5-sty apartment house at 1045 Bryant av, on plot 40x100. It was held at \$50,000 and has been bought by M. Weiderlight.

CLINTON AV.—Samuel Cowen sold to a Mr. Blank for occupancy a 3-sty dwelling at 1816 Clinton av.

CRESTON AV.—B. H. Weisker sold for the Burnside Avenue Realty Corporation to Ennis & Sinnott, Inc., the block front of ten lots on the west side of Creston av, from 178th to 179th st.

CROTONA PARKWAY.—The four 5-sty apartment houses at 1424 to 1436 Crotona parkway are reported to have been sold. The property was held at \$200,000. Each house measures 41x130.

DALY AV.—Margaret Smith bought the 5-sty flat at 2079 Daly av from Mabel A. Milne, and the 4-sty flat at 2080 Daly av. Sidney B. Hickox was the broker.

FINDLAY AV.—The C. J. Carey Building Co., Inc., sold to an investor the 5-sty house at 1359 Findlay av, being the fourth of a row sold by the company within a year.

FORDHAM RD.—Byrne & Bowman sold for Constantine Wagner to the Realty Managers, Inc. (F. Begrish, Jr., president), the 6-sty apartment house, with four stores, on a plot 118.70x88.95x irreg., at 80 to 86 Fordham rd, southeast corner of University av, held at \$100,000. Mr. Begrish recently acquired through the same brokers the three apartment houses at 2480 to 2492 Grand Boulevard and Concourse, southeast corner of Fordham rd, and announces that he will remodel the property at a cost of \$75,000, installing stores on the ground floor and making other alterations.

FULTON AV.—The Roseff Realty Corporation, Samuel Roseff, president, resold the old Zeltner mansion at 1385 Fulton av, 50x97, to Max Kap-

lan, of Brooklyn, who will remodel it and occupy as his residence.

GARRISON AV.—Alexander Selkin and Carl Jaffe sold for Goida Batashansky 1002 Garrison av, southeast corner Manida st, a 5-sty apartment, 70x81x62x48, irreg., held at \$50,000, to a client of Arnold Gross.

HOE AV.—Max N. Natanson resold to Fannie Waxenbaum and Hyman Tantleff 954 and 958 Hoe av, two 5-sty walk-ups, each 50x100, held at \$130,000. They were sold for all cash above the mortgage and were purchased by the sellers. David Geisler was the broker.

INTERVALE AV.—Ennis & Sinnott resold to Salvator Pizza 1035 Intervale av, a 3-sty business building, on lot 25x105. Peter Tisch was the broker.

JACKSON AV.—Millard Veit sold for the Lucmore Realty Corporation, represented by B. Alexander, attorney, the 6-sty new-law apartment house, with store, at 675 Jackson av, on plot 41x106.

MORRIS AV.—The Benenson Realty bought and immediately resold the two 6-sty elevator apartment houses at the northwest corner of Morris av and 179th st. The buildings were purchased from the company headed by August Jacob, which erected them a few years ago, and have a combined frontage of 175 ft. on the avenue and 100 ft. on 179th st. They return an annual rental of \$38,000 and were held at \$300,000. The Benenson company resold the property to a Mr. Gumberg, an investor. Clement H. Smith was the broker.

SOUTHERN BOULEVARD.—Crotona Realty Co., represented by Walter M. Wechsler, attorney, sold to Philip Rosen the lot, 25x100, on the east side of Southern bld, 275 ft. north of 172d st. The purchaser owns the adjoining garage, 50x100, and intends to improve the lot with a building which will combine an automobile repair shop and a six-room apartment.

WASHINGTON AV.—Steinman & Steinman sold 1217 Washington av, a 5-sty flat, 42.6x95.

UNIONPORT.—The Public Service Commission has purchased for \$75,000 from the New York Catholic Protectorate a plot of twelve acres between Herschel st and Westchester Creek, Unionport. It will be used as a storage yard for the Pelham Bay branch of the Lexington av subway.

Brooklyn.

DECATUR ST, ETC.—Jere Johnson, Jr., Co. sold for A. R. Baxter three dwellings at 306 and 314 Decatur st and 484 McDonough st, each 17x100, for \$16,000; also sold for the Boerum estate fifteen 2-sty dwellings, 20x100 each, at 11 to 19 and 51 to 55 Hart st; 12½ to 16½ Vernon av and 28, 58, 58½ and 60 Vernon av to the French-American Realty Co.; also for J. T. Dunham 217 Greene av, a 3-sty dwelling, 20x100; also for the Bond and Mortgage Guarantee Co. 516 4th av, a 4-sty flat, 20x100, to Harris Nevin for \$9,000; and with J. De H. Bergen & Son to Realty Estates, Ralph Leninger, president, two 5-sty apartments, 55x100, at 155 to 159 Lafayette av, held at \$50,000.

JORALEMON ST.—P. Glickman, a client of Edward W. Reider, has bought as a site for a 12-sty modern apartment hotel the vacant plot 62.10x124 on Joralemon st, near Court, adjoining the 20-sty Terminal Building at Court and Joralemon sts. The property was purchased from Frederick Brown, who acquired it recently from the Dunnell estate, which had owned it since 1864.

PENN ST.—Charles Buermann & Co. sold 242 Penn st, a 3-sty dwelling, on lot 20x100.

PIERREPONT ST.—Thomas J. O'Reilly has sold for the Emigrant Industrial Savings Bank the 7-sty apartment house, known as "Florence Court," at 47 Pierrepont st, also having frontages on Hicks st and Love lane. The house stands on a plot 142x50. The Emigrant Industrial Savings Bank took it over in foreclosure proceedings last year. It has a rent roll of over \$30,000 and was held at \$200,000. Charles Hensle is the buyer.

20TH ST.—Meister Builders, Inc., sold 6102 20th av, 20x80; the dwellings at 1678 83d st; at 501 Pine st, 20x100; at 1668 83d st; at 168 Bay 34th st and also the 4-sty apartment house 2106 Cropsey av, 51.6x125, held at \$65,000.

46TH ST.—I. Salzberg sold for L. Kohart to L. Lefl a plot, 100x100, on the north side of 46th st, 180 ft. west of 17th av, and will erect three 1-fam. cottages.

53D ST.—I. Salzberg sold for S. Brinberg to L. Naar the 2-fam. house at 1552 53d st, on plot 37.6x80.

62D ST, ETC.—Frank A. Seaver & Co. sold dwellings at 1947 62d st for George Danforth; at 1265 78th st for Richard McMullen, and also at 542 83d st for the D. & A. Realty Co. to Solomon Brothers.

63D ST.—Realty Trust sold for the Alco Building Co. the 1-fam. dwellings at 2071 63d st to A. Sherman; at 2069 63d st to Israel Sherman, and at 2063 and 2065 63d st to Joseph Paulson.

65TH ST.—Realty Trust sold for Alco Building Co. the 1 family bk dwelling 2035 65th st, to Jessie Hark, for occupancy.

66TH ST.—Realty Trust sold for the Alco Building Co. the 1-fam. dwellings at 2074 66th

st to Bernard Stein; at 2076 66th st to Arthur Widman; at 2119 66th st, with garage, to Arthur Loebel, and at 2121 66th st, with garage, to Benjamin Hermann.

66TH ST.—Realty Trust sold for the Lorraine Realty Co. the 1 family dwelling 1907 66th st to Joseph Lifs, for occupancy.

75TH ST.—B. J. Sforza sold for Henry Keck to Alessandro Conti, for occupancy, the 2 family cottage on plot 40x100, at 1462 75th st; also for William F. Ferris the 2-sty shop on lot 20x100 at 1220 60th st.

BAY 16TH ST.—Paal, Mackin & Gordon announce the sales of the following dwellings: 8658 Bay 16th st, 1823 85th st, 154 Bay 15th st, 8738 19th av, 2029 84th st, 215 Bay 13th st, 8678 18th av and 8749 17th av.

EAST 14TH ST, ETC.—R. S. Fisher sold dwellings at 1437 East 14th st for C. M. Myers; 2011 East 13th st for the Greater Flatbush Corp. to F. Morrell; 1750 East 13th st for M. Knehr to L. Goldstein; 2144 East 12th st for W. H. Monk to Howard W. Porter, and also property at East 21st st and Kings highway for C. D. Kelsey to a client.

EAST 7TH ST.—Samuel Galitzka sold for William E. Harmon & Co. to C. L. Jacobs, a plot, 80x120, on the east side of East 7th st, 200 ft south of Av I. The buyer plans to improve the site with two 1 family houses at a cost of about \$30,000.

EAST 9TH ST.—Samuel Galitzka sold from the plans, for Isidore Bergs, two 2-sty houses, each on plot 40x100, on the east side of East 9th st, 220 and 260 ft north of Ave K, to M. Rosenberg and M. Belmuth; also for Ines Goldberg the 2-sty dwelling at 1081 East 12th st.

EAST 12TH ST, ETC.—R. S. Fisher, Inc., sold dwellings at 1570 East 12th st for E. Driscoll to Mary Hay; at 1635 East 9th st for a client to H. Feig; at 1121-1129 and 1133 East 13th st for the Lawyers Realty Co.; at 1817 East 15th st for the Cranford Co.; and also two lots at Avenue R and East 18th st for M. Herndon to a builder.

BEDFORD AV.—The former residence of the late Millard F. Smith, of the firm of Smith, Gray & Co., at the northeast corner of Bedford av and Rodney st, has been sold by his heirs through the office of Baffa & Dixon. The property consists of two private residences and garage on a plot 45x100. The larger house on the Bedford av frontage, which Mr. Smith occupied, was built by him about thirty years ago, and the smaller house on Rodney st, which was occupied by his son, some years later. The purchaser contemplates altering the large building into an apartment house.

BROOKLYN AV, ETC.—Bulkeley & Horton Co. sold the 4-sty house at 254 Brooklyn av, 20x100, held at \$15,000, for H. Danneman; also the 3-sty house at 131 Washington av, 20x100, for Alexander Graham, Jr.

FLATBUSH AV.—The McInerney-Klenck Realty Co. sold for Walter B. Lusher the 3-sty store and apartment building at 969 Flatbush av, 22.6x100.

GLENMORE AV.—Realty Associates sold 945-947 and 949 Glenmore av, three 3-sty stores and flats, 20x80 each, to Abraham Marmer. The broker in the transaction was H. Cohen.

GRAND AV.—Bulkeley & Horton Co. sold 70-72 Grand av, a 2-sty bk garage, lot 50x200, for Rock Island Butter Co. to a client who will make extensive alterations.

PROSPECT AV.—Harry M. Lewis sold for Stanley J. Corsa and Ernest W. Tyler to a client for investment the 3-sty apartment house 506 Prospect av.

RIVERDALE AV, ETC.—Realty Associates sold, through M. Bernstein, the southwest corner of Riverdale and Hopkinson avs, 140.7x100, to the Nolos Realty Corp.; also sold the southeast corner of Riverdale av and Amboy st, 100x140, to the Tile Real Estate Co.

ST. MARKS AV, ETC.—Bulkeley & Horton Co. sold 694 St. Marks av, a 3-sty dwelling, for Virginia Payne. The house was held at \$15,000. The same brokers also sold for C. M. Garland, the 3-sty house at 213 DeKaib av.

3D AV.—Walter S. Ross and Charles C. Gretsinger sold the business building at 7503 3d av for Florence Fields; also dwelling at 1051 74th st, for Ella G. Buckley; at 524 68th st, for Louis Kortum; at 478 85th st, for the L. & A. S. Building Corporation; at 439 81st st, for Eliza S. Faber, and at 1055 74th st, for Ella G. Buckley.

5TH AV.—Tutino & Cerny have sold for Adam Schumann the 4-sty stores and apartments, lot 20x100, at the southeast corner of 5th av and 49th st.

5TH AV.—Walter S. Ross and C. C. Gretsinger sold the business buildings at 6920-6922 5th av for Samuel Polstein; also dwellings at 248 86th st for Charles M. Faber; at 366 69th st for William Fitzgerald; at 1139 75th st for Daniel A. Canty, and 650 68th st for E. Blume; 435 74th st for Joseph Homelburg and 526 75th st for Frank Graff.

5TH AV.—Tutino & Cerny sold for Henry F. Mally to a client, for investment, the 3-sty brick store and apartment house at 7912 5th av.

13TH AV, ETC.—Christian Stechel sold the store and apartment house at 7311 13th av for

Mrs. G. Amant to Herman Greenberg; also dwellings at 1257 76th st for Isidor Blum to Niel J. Moreno; at 1271 75th st for Frederick Nelson to Charles Tutrone; at 1267 73d st for Mrs. Heitland to Alfred Strandall; at 1054 60th st for Mrs. Brenning to Agastino Cercherillo; at 1260 74th st for Mrs. Sjolund to Gabriel Carlson; and at 1420 77th st for Mrs. McInerney to Elizabeth Thomsen.

14TH AV.—Realty Trust sold for the Artee Realty Corporation, the 3-sty brick store and apartment house, 4117 14th av, to Solomon Zagorin, for investment.

14TH AV.—I. Salzberg sold for M. Day to Dr. Lubliner, the 1 family cottage at 4820 14th av.

EAST NEW YORK.—James H. Cruikshank purchased from Charles Reinhard the plot of lots with dwellings on the corner of East New York av and Park pl, running through to Eastern Parkway and Prospect pl, being 38x 234 irregular.

Queens.

LONG ISLAND CITY.—Roman-Callman Co. and Frederick Franke sold a 3-sty factory building to be erected on the plot, 150x100, on the north side of 13th st, 165 ft. east of Van Alst av, to the Lauraine Magneto Co., a corporation recently organized, which will use this as a first unit of their new establishment in Long Island City.

LONG ISLAND CITY.—The Long Island City Savings Bank bought to build itself a 3-sty home, costing \$250,000, on the Queensboro Bridge Plaza, Long Island City, an 80 ft frontage on Hunter av, extending through 110 ft to Academy st, with 70 ft frontage on that street, and adjoining the banking buildings of the Corn Exchange Bank and the Long Island City branch of the Bank of Long Island. The price paid was about \$40,000.

LONG ISLAND CITY.—As a site for a studio, laboratory and office building the Famous Players-Lasky Corporation has bought a plot, 200x 600, comprising the block bounded by Pierce and Graham avs, 6th and 7th sts, and 100x200 in 6th st corner of Pierce av, in the Ravenswood section, from J. Jackson, S. Jacobs, E. Fingerroth and T. Aronsamm.

Richmond.

GRYMES HILL.—Irving Park, one of the choicest undeveloped plots of land on Grymes Hill, has been sold to a syndicate of business men for development, the sale being affected by the Cornell Real Estate & Auction Co., in conjunction with the office of Cornelius G. Kolff.

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RECENT LEASES.

McCreery Company to Enlarge.

The James McCreery Co. has leased for a long term the second floor and other space in the Acker, Merrill & Condit Building, at the southwest corner of 5th av and 35th st, abutting the McCreery department store on 34th st. The McCreery Co. now has entrances to its store on 34th st and on 35th st through the arcade in the Acker, Merrill & Condit Building, and the lease, which has just been negotiated, will give it 25,000 extra square ft of floor space adjoining its present quarters. The new lease is to go into effect on May 1. Albert B. Ashforth (Inc.) was the broker.

Big 34th Street Lease.

Ames & Co. have leased for Harry Sachs and Samuel Sachs, of Goldman, Sachs & Co., to Richman Brothers, the entire building at 128 W. 34th st for a term of 21 years at a total rental of \$300,000. The lessees will remodel the building for their own use. They have been engaged in the cloak and suit business at 124 W. 34th st, and this transaction, closely following the purchases on the street by R. H. Macy & Co., marks the beginning of a transformation of this block into a high-class retail street. Several other large transactions are understood to be in progress.

Demand in Financial Zone.

The demand for desirable ground floors in the financial district is illustrated in the rental to the Bank of British West Africa, Limited, of the ground floor in the Beaver Building, 100 Beaver st. This space has been leased by Geo. R. Reade & Co. for the Commercial Bank of Spanish America, the present tenants, who are moving about May 1 to 49 Broadway where they will occupy the second floor of the building recently leased by the same brokers to the Anglo-South American Bank, with whom the Commercial Bank is affiliated.

\$500,000 Times Square Lease.

Charles F. Noyes Co. has leased, for a term of nineteen years, at an aggregate rental of \$500,000, the store and basement 1587 Broadway, at the southwest corner of 48th st. The store leased is the entire ground floor and basement of the building, size 51x140, as now occupied by the St. James Restaurant, with the exception of the corner store, 17x65. The tenant, who has taken possession, is the St. Regis Restaurant, which conducts a chain of stores throughout New York City. The property is owned by the Silk Realty Co., Samuel Jacobs, president, and is fully rented. The Noyes Co. represented both the St. Regis Restaurant Co. and Mr. Jacobs, and procured a new lease on a flat rental basis instead of a percentage and minimum guarantee as heretofore.

New Sixth Avenue Restaurant.

W. J. T. Lynch reports the leasing for Edward A. Morrison of the north west corner of 6th av and 41st st for a term of ten years, on a net rental basis, aggregating \$130,000, to the Gruber Lunch Corporation. John C. Fisher represented the lessees. These buildings have been occupied by the Maresi Co. for the last thirty years and have remained in the present ownership for more than fifty years.

\$300,000 Bronx Lease.

The Schulte Cigar Stores Co. have leased through Samuel J. Tankoos, for a long term of years, at an aggregate rental of \$300,000, the entire plot known as the J. G. McCrory property at the junction of Prospect av, Westchester av and 160th st, 77x125 ft, covered with a 1-sty tax payer. The Tankoos Real Estate Co. have already subleased a large portion of the property, and upon completion of alterations and expiration of the existing lease, the Schulte Cigar Store Co. will open a branch establishment.

Cutler School May Buy.

The Cutler School leased through Harold L. Flint and Pease & Elliman from Joseph Barnes, with an option of purchasing, the 4-sty and basement residence, 33x75, at 755 Madison av, between 65th and 66th sts. Cutler School, one of the oldest boys' schools in the city, was for many years located at 20 E. 50th st, from whence it was forced to move about five years ago owing to the erection of a business structure, and took up quarters at 49-51 E. 61st st. These buildings were recently sold.

ALBERT B. ASHFORTH, INC. leased for the Medlin Realty Co., Inc., the store and basement of 9 East 47th st, to the Manhattan Doll Co., Inc., for the Corn Exchange Bank, the store and basement of the southeast corner of 8th av and 57th st to the Advance Rubber Co.; additional space in the Knox Building, southwest corner of 5th av and 40th st to the Republican National Committee; for the Centre White Co. the 7th floor of 18 East 49th st to Hiss & Weekes, architects, for a term of years; offices in the

Frances Building, southeast corner of 5th av and 53d st to Kathleen M. Quinlan; space in the Brokaw Building, Broadway and 42d st to Louis Weinberger; in the Acker, Merrill & Condit Building, southwest corner of 5th av and 35th st to Mary H. Boyer; in 1109 Broadway to the Coamo Export & Trading Co.

EDWIN J. BIRLEY, of N. Brigham, Hall & Wm. D. Bloodgood, Inc., leased apartments in 109-111 East 56th st to Miss Margaret Barrow, Mrs. F. C. Hastings, Miss Jane Wright, Miss Mary McLain, and Miss R. D. Miller; also the southerly parlor floor store at 805-807 Lexington av to B. S. Klemmer as a ladies' waist and novelty shop.

THE BRETT & GOODE CO. sublet for the Garvin Machine Co. to the Van Rees Press the entire 5th loft, containing about 30,000 sq. ft., in 304-320 Hudson st, and obtained an extension of the lease from the Trinity Corporation for a term of years, at an aggregate rental of \$100,000.

CUSHMAN & WAKEFIELD, INC., leased for the Rowan Realty Co. the entire 7th floor at 516 5th av to David Harvey, Director of Publicity for various Government organizations. After extensive alterations Mr. Harvey will use the entire space for executive offices. The lease is for a long term.

DUROSS COMPANY leased for the Stuyvesant Transportation Co. to William Daly and Jeremiah Healy the 5-sty modern garage at 525-531 East 15th st for 15 years.

DUROSS COMPANY leased for Herman F. Eppe the 5-sty house 20 East 22d st for the offices of the Consul General of the Italian Government. The house is unusually large and contains an elevator and an extra fireproof interior stairway. It is to be redecorated throughout, and have electricity and steam heat installed. The lease is for ten years.

J. B. ENGLISH leased for the Ideal Holding Co. the upper lofts in 1544 Broadway to Max Rogers.

DUFF & BROWN CO leased 419 West 13th st, a 6-sty loft building, to John Sweeney.

DWIGHT, ARCHIBALD & PERRY (INC.) leased the store and basement at 66 West 45th st to D. T. Owen Co., manufacturers of the Daven-O beds, for a long term of years; also floor at 42 East 23d st to Kramer Bros., and floor at 36 East 23d st to Edwin Tully; top floor at 285 8th av to Martin Shoe Co.; 114 East 28th st to Thomas Liguory, A. Varian, Morris Eldot, William Sloane; 32 East 23d st to Mufson & Schwartz; store and basement at 41 West 24th st to Morris Steiner and space to Jacob Valinsky; store and basement at 114 East 28th st to Benjamin Weinstein; at 114 East 28th st to Henry O. Antman, Rankin & Sollen and Arthur E. Colgate; 3d floor 208 5th av to A. M. Collins Mfg. Co.; space at 221-7 4th av to Lester I. Lehman; 9th floor at 239-241 4th av to Morris Cahan; 2d floor at 154 West 32d st to Jacob Scheiner, and floor at 208 5th av to the Century Trading Co.

J. B. ENGLISH leased for F. G. Potter, trustee to K. Steindler, the store at 3881 10th av.

DOUGLAS L. ELLIMAN & CO. leased a large apartment in 270 Park av for the Vanderbilt Avenue Corp. to C. E. Van Vleck, Jr.; also a large apartment at 875 Park av to Howard Hammond; in 129 East 82d st for the Orinoco Realty Co. to A. B. Hoff; at 122 East 76th st for John I. Downey to Mrs. R. B. Kimball; a furnished apartment at 105 West 55th st to Mrs. B. M. Cooke; and at 116 East 58th st for Dr. B. F. Curtis to Mrs. Irving Baldwin.

DOUGLAS L. ELLIMAN & CO. have renewed the following leases from next October: at 640 Park av for the Shafpa Realty Co. to Stephen C. Millet; at 635 Park av for Mrs. Susanna S. Minturn to Howard F. Whitney; at 840 Park av for the 76th Street & Park Avenue Co. to E. G. Connette; at 909 Park av to Mrs. Foster Paul; at 32 East 64th st to T. J. Connors; at 383 Park av to Mrs. S. O. Vander Peel; at 116 East 58th st for Dr. B. F. Curtis to Frank H. Simmons; and at 157 East 81st st to Robert Forgan; also leased a large apartment in 32 East 64th st to David Bovaird; in 777 Madison av for the Barney estate to Mrs. Laura Ward; in 156 East 79th st an apartment for Soerbee, Inc., to George Forest Butterworth, Jr.; at 129 East 69th st for the Brixton Building Corporation to Paul Lowenthal; at 122 East 76th st for John I. Downey to Alfred M. Botsford; at 157 East 81st st to J. Horton Ijams; and at 270 Madison av for the Vanderbilt Avenue Realty Co. a doctor's office to Dr. Raymond P. Sullivan.

DOUGLAS L. ELLIMAN & CO. leased for the Vanderbilt Avenue Realty Corp., Dr. C. V. Paterno, president, the store at the southeast corner of Madison av and 48th st, in the building known as 270 Park av, to the Lorillard Refrigerator Co., for a long term of years, at a rental approximating \$80,000. The same brokers represented the tenant in the above lease in the subletting of its quarters in 25 West 32d st, to Hirschfeld Bros. & Alberstein Garment Co., of St. Louis.

J. ARTHUR FISCHER leased for Myron C. Durkee the 4-sty store building at 491 8th av to H. P. Yassen; for the New York Tennis Association the 2-sty building at 208 West 41st st to George Hoffman; to Theodore Ligdas the four lofts in 689 6th av.

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M. FORMAN & CO. leased to Schor & Kramer the 3d floor at 119-23 West 23d st; to Nathan Prussin the 5th floor at 262 5th av; to Silverman & Schlesinger space at 153-59 West 27th st; to the Arrow Hemstitching Co. the 3d floor at 1211 Broadway; to Malian Bros. & Weber the 2d floor at 143-45 West 29th st; to Forman & Schwartz the 2d floor at 5 West 31st st; to Abraham Gulitz the 4th floor at 172 5th av; to Julius Scheinbaum the 4th floor at 115-17 East 29th st; to Giordan Morse the 2d floor at 14 East 17th st; to Ward & Levy the 6th floor at 127-31 West 25th st.

FRED'K FOX & CO., (INC.) leased for trustees of the Sailors Snug Harbor to Solomon & Joseph Schwartz, Inc., the 1st loft at 777 Broadway; for Wells & Snedeker, as agents, to Samuel Katz & Samuel Schotzman, the top loft at 35 East 8th st; for Eittington Realty Company, to Jacob Zimmer, the building at 2341 Andrews ave, Bronx; for Broadway & Seventh Avenue Co., to Nat. Lewis the store at 710-20 7th ave; for Broadway & Seventh Avenue Co., to Nat. Lewis, the store at 1578-90 Broadway; in conjunction with Douglas Robinson & Co. for C. S. Brown Co., to H. Gelfond & Company, the 2nd loft at 35-7 East 10th st; for Jacob S. Waxman to Becker, Tannenbaum & Fitzer, space on the 4th floor at 22-6 West 15th st; for the Broadway & Seventh Avenue Company to Van Buren & N. Y. Bill Posting Company, the roof at 1578-90 Broadway; for Plymouth Equipment Corporation to the Charles H. Scott Company the 4th loft at 36 East 14th st; for George A. Prochazka to Theodore Zacheron the store and basement at 15 East 12th st; in conjunction with Cross &

Brown Co. to Simon Berger space on the 11th floor at 141-7 5th av; for the Broadway & Seventh Avenue Co., to Henry Weller the store at 1578-90 Broadway.

A. A. HAGEMAN leased for Wm. S. Anderson the building at 65 Beach st; also leased the store at 65 West 39th st to Frank G. O'Neill, and the front basement store at 60 West 38th st to Frank Marchese.

HERBERT HECHT & CO. leased for the Burdett Estate Corp., Charles E. Annett, president, to the Schulte Realty Co. for a long term of years the 4-sty building on lot 25x87.6 at 2 Union sq, north east corner 14th st, at an aggregate rental of \$100,000. The present lease runs until 1921 and on possession, the Schulte Cigar Co. will make extensive alterations and open up a branch store. Harris & Vaughan were associated as brokers, representing the Burdett Est. Corporation.

M. & L. HESS (INC.) leased the 2d floor at 55-61 West 17th st to United Toilet Goods Co.; also the 3d floor at 176 Madison av to Bud Smolens Co., Inc.

M. & L. HESS (INC.) rented space at 80 5th av to the Bliss Reproduction Co.; also space at 160-78 West 23d st to Frieman & Pesner; also, in conjunction with H. V. Meade & Co., the corner store at 519 8th av to Silver & Herman.

HENRY HOF leased for Richard Croker the store at 114 East 41st st Cody Brass Works; also stores at 163 East 33d st to Ralph Senperes, at 533 3d av to Oscar Moser, and at 695 2d av to the Echo Farm Dairy.

HENRY HOF leased for Henry J. Hillman the 4-sty building at 306-10 East 47th st, size 75x100, to Henry W. Savage, Inc., the present tenant, for a term of years, to be used for the storage of theatrical scenery and a rehearsal hall.

THE HOUGHTON CO. leased for Mary H. Wood the 4-sty dwelling 134 West 81st st to Cora C. McDonald; leased to Charles F. Fairfield the 3-sty dwelling 168 West 95th st for Nellie C. T. Washbourne; for Josephine Q. O'Donohue the 3½-sty dwelling 330 West 71st st to Dr. Herbert J. Wiener.

HUBERTH & HUBERTH, in conjunction with Schmidt & Donahue, have rented the store, with office space, at 1804 Broadway to Russell L. Engs, distributor of the Cole Motor Car.

JAMES KYLE & SONS leased the store on Lexington av immediately adjoining the southeast corner of 51st st, adjacent to the Lexington Avenue Opera House; also for George V. N. Baldwin, Jr., the store in 118 East 59th st; for Peter A. Gage the dwelling 238 East 61st st; for the estate of Mary Marrin the dwelling 231 East 50th st; also I. S. Levin, the store at 748 Lexington av, and for Bernard Turkel a store

at the northwest corner of Lexington av and 58th st.

J. EDGAR LEAYCRAFT leased to a client of Louis Carreau the store and basement 861 6th av for a long term of years at an aggregate rental of about \$30,000; for a term of 21 years for Mrs. M. E. R. Stuyvesant a plot on the south side of 21st st, between 1st and 2d avs; a garage will be erected on the site; for a term of years the entire building at 155 West 46th st (near Times sq) to Louis Spiro; after extensive alterations the house will be used for rooming purposes; to the McArdle Press, Inc., the double store at 705 3d av, to be used as a printing establishment; George Reubel, Jr., was associated as broker; the dwelling 13 Bank st to Mrs. Margaret Flahive; the dwelling 33 Sutton pl to Mrs. Elizabeth S. Forrest; the dwelling 306 East 13th st to L. Brecher; for the Roman Catholic Orphan Asylum to Harry Rabinowitz the building 62-64 Prince st; H. Nelson Flanagan was associated as broker; also the corner store at 360 Amsterdam av to Grinstead Bros.

SAMUEL H. MARTIN leased for Laura W. Nilson the 4-sty dwelling 27 West 88th st to T. O. D. Kelly.

A. W. MILLER & CO. leased for the Robert Hill estate to the Middleton's Stone Ginger Beer Co., Inc., the 2-sty building 348 West 52d st, on a lot 25x100. The tenant will make extensive alterations.

JAMES C. MILLER has rented the following apartments, furnished: for Mrs. Lily B. Whitecotton at 605 West 115th st to Mrs. M. T. Bischoff; for Anna B. Steiglitz at 504 West 111th st to Miss Alice R. Taylor; for Mrs. Celia A. De Vide at 39 East 27th st to Joseph Rosenberg; and for Florence Campbell at 13 East 35th st to Mrs. Leila B. McCulloch; also the store at 227 West 52d st to the New York Magneto Repair Co.

H. L. MOXLEY & CO. leased for a long term for Henry C. Davison the entire building at the northwest corner of Lafayette and Leonard sts to Hyman Epstein. The lessee will make extensive alterations and occupy the ground floor for restaurant purposes.

CHARLES F. NOYES CO. leased the 2d floor of the new Columbia Bank Building, at 415 Broadway, to the Credit Guide Publishing Co. for a term of five years at an aggregate rental of about \$20,000; for E. P. Reichel Co. the top floor of 26 John st to John H. Banks & Son for five years; for Arthur F. Smith the 4th floor of 79 Beekman st to C. R. Daniels, Inc.; for N. & M. Volk a floor in 46 Gold st to Morris Dolowitz and Jos. Wernick; and for the Campello Corporation a floor in 95 Maiden lane to Herman L. Sherer; for Daniel P. Morse 133-135 Greene st to L. Glickman & Co. for five years at an aggregate rental of \$37,500 plus repairs and operation. This is the sixth building in the same general neighborhood purchased by Mr. Morse through Noyes Co. Most of these six buildings have been altered and leased to single tenants. The lease just made represents an increase of 50 per cent. over the rentals previously secured.

CHARLES F. NOYES CO. leased a store in the new building at the northeast corner of Lexington av and 50th st for the Kalfa Realty Co. to Thermistocles Chacolos and George Laskaris for five years; the 3d floor of 118-120 West 43d st for Drake's Restaurant to the Jane Gray Co. for five years; and offices in 373 5th av to Ethel B. Rabin and Geo. Hauser and Mowbray Edborough.

CHARLES F. NOYES CO. has leased for Wm. H. Barnum & Wm. Everdell, Jr., to the Tyson Co. a large Broadway store in the Longacre Building at the northeast corner of Broadway and 42d st for twenty years at an aggregate rental of approximately \$500,000. The lease is of considerable interest because possession of the premises secured will not be taken for three years.

PEASE & ELLIMAN leased for Mrs. Henry F. Richardson to Hoffman Nickerson the 5-sty dwelling at 34 West 54th st; for A. B. Ashforth, as agent, offices in 665 5th av to Simon's Hair Shop; a loft at 96-102 Church st to Ezekiel Brothers for S. Charles Welsh; to Denison and Sons, formerly located at 19-21 Cliff st, the entire 4th floor at 53-55 5th av for a long term.

PEASE & ELLIMAN leased for Thomas Nash to Mrs. H. G. Newhall the 4-sty dwelling at 60 West 48th st; sublet for Trowbridge Calloway to Edward Plaut a large apartment in 630 Park av, the southwest corner of 66th st; in 662 Madison av to Miss Jean Acker; in 146 East 49th st for Frank W. Reynolds to Mrs. W. G. Lewis; in 125 East 72d st for Julius Tishman & Sons to Howard Willets; and in 219 West 81st st for Leo Baruch to Isaac L. Barnett; for the Hoffman estate to the F. A. Sales Co. the store in 258 5th av; the same brokers have also leased the store in 695 Lexington av.

PEASE & ELLIMAN leased for Miss Alice Kauer to Charles Doll the 4-sty dwelling at 146 East 37th st; also an apartment in 565 Park av to John H. Reynolds, of Washington; and for Frederick Johnson an apartment in 850 Park av to C. B. Macdonald, who moves from 330 Park av.

PEPE & BROTHER leased for the Rhineland Real Estate Co. the 3-sty dwelling at 40 7th av to Mrs. A. Cesaire.

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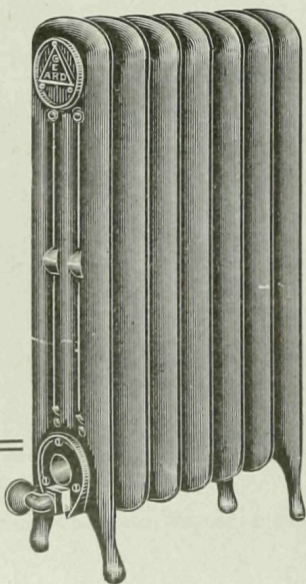
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L. J. PHILLIPS & CO. leased for Henry C. Hessig the store at the corner of West 11th st and Bleecker st to James Butler, Inc.; also with Norman Denzer to Alex Sommerfield store No. 3 in 3801-19 Broadway; with J. A. Dowd the dwelling at 610 West 147th st to Mrs. Mary F. Eldridge; estate of Estelle Seymour, owners, being represented by Pease & Elliman; and also leased to Nathan Greenbaum a store in 3801-19 Broadway. This practically completes the renting of the stores in this new building, only one remaining.

GEO. R. READ & CO. leased to the Chain Shirt Shops, Inc., the store and basement at 134 Delancey st, for a long term, for the MacLaire Realty Corporation, represented by Chas. C. Lockwood, as attorney; also leased office space at 17 Madison av to the G. C. Blendon Co. and the Big Sisters, Inc.; at 122-124 East 25th st to S. & H. Cohen; and at 1170 Broadway to the Augustine J. Smith Co., to the Barker Bakery System, to Paul Puttmann and to Percival S. Brower and Richard D. Tobias.

RICE & HILL leased for Martin Beck, for a long term of years to a client, the entire 3-story building 224 and 226 West 47th st, on lot 33.11x100, adjoining the new Central Theatre, at Broadway and 47th st. After alterations the building will be occupied as a restaurant.

RICE & HILL (INC.) sold for the Cash Cafe Co., Inc., to a client, its lease of the store 701 7th av, northeast corner of 47th st, and have arranged for a new lease with the owners of the building, the Columbia Theatre and Building Co., for a long term of years, at a rental of more than \$100,000. The tenants contemplate extensive improvements to the store for their own occupancy.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. rented for a long term of years for the estate of Bradish Johnson to the United Cigar Stores Co. the 2-story building at the northeast corner of 8th av and 14th st, and the 4-story building 86 8th av, adjoining, the entire property having a frontage of 68.9 ft, on 8th av and 93.6 ft, on 14th st. After extensive alterations the tenant will occupy the corner store. The lease calls for an aggregate rental of \$80,000.

ROWANTREE-SCHLEY CO. leased for Madeline D. Barrett, who was represented by the Loton H. Slawson Co., as agents, the store and basement at 10 East 33d st to the Seekenep Silk Co., now at 354 4th av. This store was for a number of years occupied as the real estate office of Albert B. Ashforth prior to his removal to his own building at 12 East 44th st.

RULAND & WHITING-BENJAMIN CORPORATION leased to the Clausen Art Rooms, Inc., the large north store and basement at 746 Madison av.

LOUIS SCHRAG leased for John P. Windolph the building 300 8th av, lot 25x100, to the Gurney Elevator Co. for a term of ten years.

THE SCHULTE CIGAR STORES CO. leased for ten years, through the office of Samuel J. Tankoos, at an aggregate rental of over \$125,000, the larger corner ground floor store and basement at the southeast corner of Broadway and 157th st, and upon expiration of existing leases will open a branch.

SHAW & CO. leased for the Battery Realty Co. the 5-story single apartment with store at 2193 7th av.

SPEAR & CO. rented for Morris and Louis Golde the 3d loft at 64-74 West 23d st to M. Lowenstein & Sons; with Albert B. Ashforth, Inc., the 7th loft at 85 5th av to Ginsburg & Kamber; for Sussman & Unger the 5th loft at 84-90 5th av to Manhattan Trouser (Inc.).

ALBERT H. STOUT leased 66 West 47th st, a 5-story dwelling, for Mrs. Anna F. P. Smith; also 50 East 50th st, a dwelling, for Mrs. Geneva W. H. Woodruff, for ten years; 124 West 58th st, a dwelling, in conjunction with Pease and Elliman; 207 West 137th st, a dwelling, for Anna C. Stephens; 111 West 136th st, a dwelling, for Coleta de Craene; and store at 50th st and Lexington av, for five years, in conjunction with Charles F. Noyes Co.

E. K. VAN WINKLE has rented furnished apartments at 60 West 75th st for Wm. L. Rathbun to Robt. Lee Boughton; at 101 West 74th st for W. S. Crolley to B. C. Moore; and also stores at 1989 Broadway to H. Phillips Rubber Works; at 111-13 8th av to James Butler, Inc., in conjunction with L. J. Phillips & Co.; at 347 Columbus av to Harry J. Yurman, and at 349 Columbus av to Harry Efron.

WM. A. WHITE & SONS leased to Nathan Klein the store and basement at 47-49 Greene st; to George H. Dunkle the store and basement at 178 Greenwich st and 57½ Day st; to Belmont & Slutt a loft at 128 Bleecker st; to Morgenstern & Co. a loft at 29-31 Park pl; to Harry Schain at 166 Centre st; to Isidor Galinsky and Joseph Paigin at 163 Greene st; to Brusel & Beebe offices at 43 Exchange pl; to Seligman & Seligman at 80 Maiden Lane; to Saul L. and Samuel S. Solomon at 21-23 Maiden Lane, and at 100 Hudson st additional space to the Loevy Co.

WHITE-GOODMAN leased the 5th loft at 101 Prince st to Silverstein & Schultz; also leased the store and basement at 158 West 26th st to American Fur Trading Co.; the store at 167 West 25th st to Workman & Silver, and the 1st loft at 29 West 17th st to Beacon Underwear Co.

Classified Advertisements

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

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EXECUTIVE for land development and general building promotion, follow up possible clients, prepare sketches, complete working drawings, let contracts, superintend construction and advertising for sales; Master of Architecture, Cornell University. Box 575, Record and Guide.

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REAL ESTATE NOTES.

HEIL & STERN have been appointed agents of the 12-sty loft building 159-63 West 25th st. WM. A. WHITE & SONS have been appointed agents for 163 Greene st by Julius H. Siebert. SAMUEL J. HUTCHINSON, for many years connected with Douglas L. Elliman & Co., Inc., has rejoined the staff.

JOSEPH F. CURTIN has opened offices at 189 Montague st, Brooklyn, where he will transact a general real estate business.

GEORGE S. RUNK, vice-president of the Rocky Crest Realty Co., announces that he has established a real estate and brokerage business in the Yorkville Bank Building, 3d av and 85th st.

CHARLES F. NOYES CO. has been appointed managing agents by Guiterman, Rosenfeld & Co. for the 8-sty building at 33-37 South William st; also by Frank Heaney et al for the 11-sty building at 474-476 Broadway, and by Harry Aronson, Inc., for the 12-sty structure at 491-493 Broadway.

B. ALTMAN & CO. control the Commercial Improvement Co. of Madison Avenue, which purchased recently the one-time home of Morris K. Jesup at 195 and 197 Madison av, southeast corner of 35th st, opposite the Altman store. Geo. R. Read & Co., the brokers, state that the Altman firm has formulated no plans for the property, but will probably alter it for high-grade business use, and possibly improve it for its own use at some future time.

STATEMENT OF THE OWNERSHIP, MANAGEMENT, CIRCULATION, ETC., Required by the Act of Congress of August 24, 1912, of Real Estate Record and Builders' Guide, Published Weekly at New York, N. Y., for April 1, 1919:

State of New York, County of New York, ss.: Before me, a Notary Public in and for the State and county aforesaid, personally appeared Frank E. Perley, who, having been duly sworn according to law, deposes and says that he is the President of the Record & Guide Company, publishers of the Real Estate Record and Builders' Guide, and that the following is, to the best of his knowledge and belief, a true statement of the ownership, management, etc., of the aforesaid publication for the date shown in the above caption, required by the Act of August 24, 1912, embodied in Section 443, Postal Laws and Regulations, printed on the reverse of this form, to wit:

1. That the names and addresses of the publisher, editor, managing editor, and business managers are:

Publisher—Record & Guide Company, 119 West 40th St., New York, N. Y.
 Editor—Frank E. Perley, 119 West 40th St., New York, N. Y.
 Managing Editor—Frank E. Perley, 119 West 40th St., New York, N. Y.
 Business Manager—S. A. Paxson, 119 West 40th St., New York, N. Y.

2. That the owners are: (Give names and addresses of individual owners, or, if a corporation, give its name and the names and addresses of stockholders owning or holding 1 per cent. or more of the total amount of stock.)

The F. W. Dodge Company, 119 West 40th St., New York, N. Y.
 Estate of F. W. Dodge, 119 West 40th St., New York, N. Y.
 F. T. Miller, 119 West 40th St., New York, N. Y.

3. That the known bondholders, mortgages, and other security holders owning or holding 1 per cent. or more of total amount of bonds, mortgages, or other securities are: None.

4. That the two paragraphs next above, giving the names of the owners, stockholders, and security holders, if any, contain not only the list of stockholders and security holders as they appear upon the books of the company but also, in cases where the stockholder or security holder appears upon the books of the company as trustee or in any other fiduciary relation, the name of the person or corporation for whom such trustee is acting, is given; also that the said two paragraphs contain statements embracing affiant's full knowledge and belief as to the circumstances and conditions under which stockholders and security holders who do not appear upon the books of the company as trustees, hold stock and securities in a capacity other than that of a bona fide owner; and this affiant has no reason to believe that any other person, association, or corporation has any interest direct or indirect in the said stock, bonds, or other securities than as so stated by him.

FRANK E. PERLEY,

President of the Record & Guide Company, Publishers of the Real Estate Record and Builders' Guide.

Sworn to and subscribed before me this 31st day of March, 1919.

(Seal) HENRI DAVID,
 Notary Public, No. 184, New York County.
 (My commission expires March, 1920.)

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 Apr. 3 to Apr. 9	1918 Apr. 5 to 11
Total No.....	199	110
Assessed Value.....	\$17,356,100	\$4,360,300
No. with consideration.....	32	21
Consideration.....	\$2,140,544	\$477,615
Assessed Value.....	\$2,148,200	\$536,500
Jan. 1 to Apr. 9 Jan. 1 to Apr. 11		
Total No.....	2,128	1,696
Assessed Value.....	\$155,996,300	\$90,925,680
No. with consideration.....	277	281
Consideration.....	\$11,739,143	\$13,505,621
Assessed Value.....	\$12,504,200	\$13,596,200

Mortgages.

	1919 Apr. 3 to Apr. 9	1918 Apr. 5 to 11
Total No.....	100	37
Amount.....	\$2,165,950	\$528,300
To Banks & Ins. Cos.....	9	9
Amount.....	\$201,300	\$294,500
No. at 6%.....	58	18
Amount.....	\$799,600	\$70,300
No. at 5%.....	7	3
Amount.....	\$357,500	\$29,000
No. at 4%.....	18	7
Amount.....	\$284,500	\$268,500
No. at 4%.....	1	1
Amount.....	.....	\$8,000
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual Rates.....	1	.....
Amount.....	\$421,000	.....
Interest not given.....	15	8
Amount.....	\$303,350	\$152,500
Jan. 1 to Apr. 9 Jan. 1 to Apr. 11		
Total No.....	994	641
Amount.....	\$24,238,767	\$19,425,465
To Banks & Ins. Cos.....	177	119
Amount.....	\$9,435,300	\$10,621,543

Mortgage Extensions.

	1919 Apr. 3 to Apr. 9	1918 Apr. 5 to 11
Total No.....	48	39
Amount.....	\$2,627,800	\$2,606,600
To Banks & Ins. Cos.....	29	14
Amount.....	\$1,787,000	\$1,991,500
Jan. 1 to Apr. 9 Jan. 1 to Apr. 11		
Total No.....	358	384
Amount.....	\$25,360,570	\$23,870,126
To Banks & Ins. Cos.....	207	137
Amount.....	\$20,810,950	\$17,387,350

Building Permits.

	1919 Apr. 4 to Apr. 10	1918 Apr. 6 to 12
New Buildings.....	10	3
Cost.....	\$617,000	\$113,000
Alterations.....	\$194,525	\$234,790
Jan. 1 to Apr. 10 Jan. 1 to Apr. 12		
New Buildings.....	64	52
Cost.....	\$8,079,300	\$4,236,000
Alterations.....	\$3,740,205	\$2,411,660

BRONX.

Conveyances.

	1919 Apr. 3 to Apr. 9	1918 Apr. 5 to 11
Total No.....	168	82
No. with consideration.....	11	14
Consideration.....	\$61,465	\$88,350
Jan. 1 to Apr. 9 Jan. 1 to Apr. 11		
Total No.....	1,656	1,253
No. with consideration.....	146	208
Consideration.....	\$1,817,727	\$2,045,583

Mortgages.

	1919 Apr. 3 to Apr. 9	1918 Apr. 5 to 11
Total No.....	71	37
Amount.....	\$517,338	\$261,681
To Banks & Ins. Cos.....	3	3
Amount.....	\$48,400	\$154,000
No. at 6%.....	46	22
Amount.....	\$365,738	\$48,481
No. at 5%.....	6	5
Amount.....	\$25,550	\$16,000
No. at 5%.....	10	7
Amount.....	\$76,750	\$186,600
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	9	3
Amount.....	\$49,300	\$10,600

	Jan. 1 to Apr. 9	Jan. 1 to Apr. 11
Total No.....	766	561
Amount.....	\$5,044,410	\$3,109,323
To Banks & Ins. Cos.....	48	19
Amount.....	\$660,882	\$451,700

Mortgage Extensions.

	1919 Apr. 3 to Apr. 9	1918 Apr. 5 to 11
Total No.....	15	7
Amount.....	\$345,550	\$101,000
To Banks & Ins. Cos.....	5	1
Amount.....	\$123,500	\$24,000
Jan. 1 to Apr. 9 Jan. 1 to Apr. 11		
Total No.....	166	99
Amount.....	\$3,835,220	\$2,334,387
To Banks & Ins. Cos.....	59	27
Amount.....	\$1,861,000	\$867,250

Building Permits.

	1919 Apr. 2 to Apr. 9	1918 Apr. 5 to 11
New Buildings.....	13	4
Cost.....	\$347,700	\$13,500
Alterations.....	\$11,900	\$6,650
Jan. 1 to Apr. 9 Jan. 1 to Apr. 11		
New Building.....	74	59
Cost.....	\$1,415,990	\$1,809,300
Alterations.....	\$152,040	\$116,525

BROOKLYN.

Conveyances.

	1919 Apr. 1 to 8	1918 Apr. 4 to 10
Total No.....	1298	420
No. with consideration.....	54	29
Consideration.....	\$547,080	\$372,200
Jan. 1 to Apr. 8 Jan. 1 to Apr. 10		
Total No.....	8,498	5,097
No. with consideration.....	527	405
Consideration.....	\$7,298,451	\$3,355,136

Mortgages.

	1919 Apr. 3 to Apr. 8	1918 Apr. 3 to 10
Total No.....	890	214
Amount.....	\$3,363,663	\$854,312
To Banks & Ins. Cos.....	43	24
Amount.....	\$156,500	\$86,525
No. at 6%.....	669	129
Amount.....	\$2,066,363	\$377,856
No. at 5%.....	157	46
Amount.....	\$813,000	\$207,450
No. at 5%.....	43	15
Amount.....	\$415,450	\$32,456
Unusual rates.....	2	.....
Amount.....	\$5,000	.....
Interest not given.....	19	24
Amount.....	\$63,850	\$236,550
Jan. 1 to Apr. 8 Jan. 1 to Apr. 10		
Total No.....	5,355	2,731
Amount.....	\$19,861,596	\$10,112,568
To Banks & Ins. Cos.....	371	352
Amount.....	\$2,457,210	\$1,908,700

Building Permits.

	1919 Apr. 2 to Apr. 9	1918 Apr. 5 to 11
New Buildings.....	269	118
Cost.....	\$1,516,650	\$391,430
Alterations.....	\$105,345	\$117,725
Jan. 1 to Apr. 9 Jan. 1 to Apr. 11		
New Buildings.....	1,823	645
Cost.....	\$11,684,925	\$5,205,285
Alterations.....	\$1,735,360	\$973,385

QUEENS.

Building Permits.

	1919 Apr. 2 to Apr. 9	1918 Apr. 5 to 11
New Buildings.....	223	70
Cost.....	\$1,183,214	\$87,280
Alterations.....	\$76,825	\$27,600
Jan. 1 to Apr. 9 Jan. 1 to Apr. 11		
New Buildings.....	1,349	538
Cost.....	\$4,772,426	\$1,699,100
Alterations.....	\$517,090	\$353,657

RICHMOND.

Building Permits.

	1919 Apr. 2 to Apr. 9	1918 Apr. 5 to 11
New Buildings.....	70	10
Cost.....	\$9,531	\$2,900
Alterations.....	\$6,250	\$6,305
Jan. 1 to Apr. 9 Jan. 1 to Apr. 11		
New Buildings.....	279	106
Cost.....	\$404,527	\$301,686
Alterations.....	\$43,006	\$108,111

BUILDING SECTION

Candy Factory Construction Involves \$4,000,000

Anticipating Increased Demand, Manufacturers are Planning to Spend Large Sums in Improving Facilities

ANTICIPATING that there will be a marked increase in the demand for candy in its many forms as a result of the prohibition amendment, several of the leading candy manufacturers in the Metropolitan District have already perfected plans for increasing their output in the future. A number of new factories, specially designed and equipped for the manufacture of candy, are proposed for an early start in Greater New York. The added facilities will augment the candy supply by many tons annually.

In Manhattan, Brooklyn and Queens locations for these projects have been selected and, in three instances, general contracts have already been awarded for the construction of buildings. Plans for the remaining contemplated operations are now being prepared and estimates will be considered within a short time. In all, approximately \$4,000,000 will be expended during the coming months for construction designed to increase candy production.

In Manhattan, D. Auerbach & Sons, candy manufacturers, have awarded a general contract, without competition, to Marc Eidlitz & Son, 30 East 42d street, for an eleven-story addition to their plant at Eleventh avenue and 46th street. The addition will have ground dimensions of 100x200 feet and when completed the structure will provide in the neighborhood of 200,000 square feet of manufacturing space. The plans and specifications for this building were prepared by Robert D. Kohn, architect, and the engineers are Tenny & Ohmes, for steam heating and ventilating, and Charles E. Knox, for the electrical work. The cost of construction is estimated to be upward of \$500,000.

Three important building operations, planned for the manufacture of candy and chewing-gum, are scheduled for erection in Long Island City. The American Chicle Company is having plans and specifications prepared by Ballinger & Perrot, architects and engineers, for an immense factory building that will cost more than \$2,000,000. This structure will be for the exclusive manufacture of chewing-gum and will occupy the square block bounded by Thompson, Mount, Manly streets and Nott avenue. The construction will be of reinforced concrete throughout, five stories in height and with dimensions of 200x600 feet. The project will also include a private power plant. The plans are now well underway and it is anticipated that the project will be presented to contractors for estimates within a short time.

Loft, Inc., candy manufacturers and operators of a chain of retail confectionary stores throughout Greater New York, have awarded a general contract to John H. Carl, 510 First avenue, Manhattan, for a five-story brick and concrete factory addition, 155x200 feet, to occupy the block front on Vernon avenue, from Dayton to Hamilton streets, Long Island City. The plans for this building were prepared by J. T. Dunn, and the engineers are Tenny & Ohmes, for steam and ventilating and Charles E. Knox, for electrical installation. Building operations for Loft, Inc., will also include the erection of a large garage in Long Island City, to house the delivery trucks of the company. Altogether it is estimated that this single concern will expend upward of \$500,000 in extending its manufacturing and service facilities.

Repetti, Inc., makers of caramels and bon-bons, have recently closed negotiations with Louis Gold, of Brooklyn, for the construction of a large factory building especially designed

for their needs, to be erected on the north side of Nott avenue, 90 feet east of the Boulevard in Long Island City. The plans, calling for a brick and reinforced concrete structure, four stories in height and approximately 90x200 feet on the ground, are now being prepared by M. A. Cantor, architect. The general contract for the erection of the building has been placed with the Factory Construction Company, of Brooklyn, and of which Louis Gold, is president and general manager. This operation will require an expenditure of about \$350,000 for construction, exclusive of machinery and equipment.

In Brooklyn two important candy factories are being planned and it is expected that actual work of construction will be started at an early date. The Pirika Chocolate Company has acquired additional property in Dean street, near Carlton avenue, and have commissioned Timmis & Chapman, architects and engineers, to prepare the plans for the new factory to be erected on this site. The building will be a three-story structure, of reinforced concrete construction and will have dimensions of 78x120 feet. The cost is estimated to be approximately \$125,000. Plans for this operation will soon be finished and the architects will take estimates on general contract.

At the northeast corner of Wyckoff and Willoughby avenues, Brooklyn, on a plot 84x200 feet, the Diana Chocolate Company, of 382 Jefferson street, proposes to erect a modern factory for the manufacture of high-grade candies. The plans and specifications for this operation are now being prepared in the offices of Carl L. Otto, architect, and call for a structure five stories in height, built of brick and reinforced concrete. This building will contain upward of 80,000 square feet of manufacturing space. According to the preliminary estimates of the architect about \$100,000 will be expended for construction, exclusive of the cost of equipment.

The time is ripe in Peru for the sale of construction materials, and there are possibilities of making some good contracts. The country has entered upon a period of prosperity. The Government is progressive. The war has enriched the Peruvians who, a little uncertain how to invest their gains, are in many instances buying up lands and old houses and are preparing to rebuilding with modern structures possessing all sanitary conveniences.

The financial condition of the Peruvian Government has been greatly improved, the income having increased more than 30 per cent., the result being that work has been commenced on several new public buildings, and it is expected that work on others will soon follow.

Impetus is being added to this activity by the fact that on July 28, 1921, the centennial of the independence of Peru will be celebrated, and it is proposed to have finished by that time the Judicial Palace, the Legislative Palace, the Archbishop's Palace, the Model Jail, the Prefecture, an orphan asylum and a hospital for women.

Some of the products that may be readily sold in Peru are yellow pine and Douglas fir, which will find a market in Peru so long as the native forests of the country remain undeveloped. The United States furnished the largest share of structural steel and Portland cement. In 1916 we furnished 89 per cent. of the weight and 90 per cent. of the value of window glass. England and Germany have led in supplying paints.

Building Industry Now Organized for Victory Loan

Otto L. Eidlitz Again Chairman of the Building and Allied Trades Committee—
Plans Perfected for Drive

THE building and allied trades of Greater New York have practically perfected their plans for making the forthcoming Victory Loan a gigantic success from the standpoint of the industry. Otto M. Eidlitz, who acted as the chairman of the Building and Allied Trades Committee in previous Liberty Loan campaigns, has again accepted the responsibility and will head the committee representing building interests in the Fifth Loan Drive.

With but slight changes in personnel the list of officers and sub-committee chairmen is now complete, and the members understand the responsibility that is imposed by their affiliation with this important committee of the Rainbow Division. The complete list of officers in charge of the drive for the building trades is as follows: Otto M. Eidlitz, chairman; Ronald Taylow, vice-chairman; Charles J. Kelly, vice-chairman; John P. Kane, vice-chairman; Jerome J. McNamara, secretary, and Bertram Sears, publicity member. Cecil Landale, member of the Advisory Trades Committee, has again been appointed advisor to the Building and Allied Trades Committee.

Sub-committee chairmen and the industries they represent are as follows: Owen Glasson, Asbestos Pipe & Boiler Covering; Edwin Thatcher, Builders, Shorers & Hoisters; Frank E. Wise, Building Materials; H. C. Turner, Cement Workers; W. L. O'Connell, Elevator Manufacturers; Benjamin Traitel, Marble Industry; Max Baumann, Metal Lathers; C. A. Fullerton, Ornamental Iron & Bronze Workers; Carl H. Dabelstein, Painters and Decorators; Davis Brown, Plain & Orna-

mental Plasterers; Joseph H. Jasper, Plumbers & Gas Fitters; M. F. Westergren, Roofing & Sheet Metal Workers; W. H. Curtin, Steam Fitters; Andrew J. Post, Steel & Iron Industry; E. Rattey, Wire Workers, and John I. Downey, Woodworkers.

Up to the present time no definite quota has been established for the Building and Allied Trades. Jerome J. McNamara, secretary of the committee, stated early in the week that the building industry would be called upon to furnish subscriptions to the Victory Loan up to a total of approximately \$7,000,000, which was the mark established for the Fourth Loan Drive. When the quota was announced for the last campaign it was first thought that the amount was impossible to attain. The final result, however, proved that the building industry was heartily in accord with the efforts of the Federal Government to speedily win the war. Now, with peace at hand and the building situation generally improving, the committee is confident that the building industry will again show in a conclusive manner that it can be depended upon for all that is asked of it.

Friday evening, at the Plaza Hotel, the Advisory Committee for the Victory Loan gave a dinner to the chairmen, officials and subcommittee chairmen, of the various trades committees of the Rainbow Division. Workers in the coming campaign were instructed as to what was required of them in the drive. Speakers of national prominence impressed upon them the urgency of the need to provide funds for the payment of the war debt.

Increased Building Activity Shown By Statistics

Figures for Week of March 28-April 4 Indicate Gain Over Previous Week in All
Departments of Construction

BUILDING statistics for the week of March 28 to April 4 indicate a considerable improvement in all phases of construction when the figures are compared with the totals for the week previous. One week ago a total of 338 new building and engineering projects were reported as being planned for various locations in New York State and New Jersey, north of Trenton, representing an outlay of approximately \$12,363,800. The increase in the volume of activity is quite apparent when these totals are compared with those of the previous week, which showed 252 new projects being planned at a cost of \$8,951,590.

Among the new building and engineering operations announced to the building industry, according to Dodge Reports, were 16 hotels and clubs, \$1,483,000; 12 Federal, state and municipal jobs amounting to \$1,460,500; 27 stables and garages, \$483,500; 24 factory and industrial buildings, \$2,849,500; 11 public improvements, including street and sidewalk construction, sewers, bridges, etc., \$823,500; 180 residential operations, involving apartments and flats and one and two family dwellings, \$2,498,600; 25 churches, schools and theatres, \$2,032,500; 33 stores, offices and banking buildings, \$449,000, and the remainder miscellaneous projects not otherwise classified.

Although there was an increased amount of activity in the estimating stage of building it was not so marked as the improvement in other phases of the industry. Last week there were 172 operations out for estimates involving a cost of approximately \$6,848,704, as compared with 144 projects costing about \$6,383,250 for the week previous. Among the operations being estimated upon during the week of March 28 to April 4 were 28 Federal, state and municipal projects, \$1,202,000; 8 stables and garages, \$165,000; 31 industrial build-

ings, \$1,409,500; 39 public improvements, \$919,884; 31 residential projects, \$263,000; 15 churches, schools and theatres, \$1,812,820, and 19 stores, office and banking buildings, \$381,500.

The total of contracts awarded in this territory for the week show a gain over the previous week of more than \$4,000,000. There were contracts placed for 247 building and engineering operations representing a total expenditure of \$12,207,707, as compared with 159 projects costing \$8,206,524 during the week previous. The entire group of structures for which contracts were awarded is subdivided as follows: Clubs and hotel, \$204,555; Federal, state and municipal buildings, \$583,402; 12 stables and garages, \$171,500; 38 factory and industrial buildings, \$1,462,172; 37 public improvement projects, \$2,229,278; 84 residential operations, including apartments and private dwellings, \$1,199,500; 11 churches, schools and theatres, \$781,173; 36 stores, office and banking buildings, \$4,910,000, and 6 miscellaneous projects not otherwise classified, \$666,127.

There is much construction and building work going on in Chile, where the Public Works Department has considerable work in hand. As an instance, there were studies for railway work nearly completed at the time the report was made amounting to \$12,000,000. During 1917, thirty-five projects with an estimated cost of over a million dollars were finished. Of these, five were for water supplies, six for repairs to wharves, three for repairs for jetties, four for wharves and seawalls and twelve for sewers.

There was also begun thirteen additional projects in 1917 and the Public Works Department had under inspection the execution of twenty-five contracts of a total value of \$887,538. There was also a considerable amount of irrigation work

Records of Building Department Show Improvement

Plans Filed in Last Three Months Indicate Great Activity in Certain Lines of Construction and Repair Work

BUILDING department records in the various boroughs for the first quarter of 1919 show a substantially improved situation when compared with the statistics for the corresponding period in 1918. The figures are interesting and important to real estate men and builders as indicating building conditions from the standpoint of the official records of plans filed for new buildings and alterations.

In Manhattan, from January 1 to March 31, 1919, plans were filed for 56 new buildings, representing an estimated cost of \$7,351,700, as compared with 51 buildings, costing \$3,924,100, during the first quarter of last year. Largely responsible for this advance in cost was the filing of plans for 6 office buildings, estimated to cost \$2,535,000, and 11 factories, estimated to cost \$1,030,000. Two new apartment houses scheduled for erection this year represent, according to the plans, an outlay of \$1,640,000. Garage construction also continues to be heavy, the plans indicating that 22 buildings of this type will be erected, to cost \$1,229,300.

During the first quarter of this year plans were filed for 85 more alterations in Manhattan than during the first quarter

of last year, these involving an increased cost of \$1,497,889. The recent activity in the remodeling of old dwellings was reflected in the large increases in the number and cost of projects of this type. Substantial gains are also recorded in the number and cost of alterations involving store, loft and office buildings and factories. There was, however, an appreciable difference during 1919 in plan filings calling for alterations to stables and garages.

The Borough of the Bronx, curiously enough, in spite of the fact that it now has a serious shortage in residential space, does not record any increase in the plans filed for new buildings. On the contrary, plan filings for the first quarter, while they show an increase in number, yet record a large decrease in cost, totaling \$1,004,610. There were only five plans filed for apartment houses in the borough, calling for the expenditure of \$395,000. The only improvement noted relates to stables and garages. Advances may be seen in the number and cost of alterations in this borough which for the first quarter this year involved the cost of \$209,399, as compared with \$135,194 for the first

quarter last year.

Brooklyn, however, shows a substantial increase in the number and cost of new buildings, which is largely traceable to the recent building movement, which has been seeking to capitalize the unusual demand for residential space in practically all parts of the borough. Not only is there an increase amounting to 1,080 buildings planned for, but the increased cost over the first quarter of 1918 aggregates \$2,791,770. Since the first of the year 1,429 new buildings have been planned for Brooklyn, estimated to cost \$5,985,600.

Similar conditions prevail in the Borough of Queens, where plans have been filed calling for the erection of 1,142 buildings, to cost \$3,512,392. This shows an increase over the first quarter of 1918 of 706 buildings, at a greater cost of \$1,980,544.

In the Borough of Richmond there was also a gain in the number and cost of projective construction, the first quarter of 1919 showing plan filings for new buildings to be 324, at a cost of \$436,856, as compared with 118 at a cost of \$329,026 for the corresponding period during 1918.

Manhattan

PLANS FILED FOR NEW BUILDINGS January 1 to March 31, Inclusive

	1918		1919	
	No.	Cost	No.	Cost
Dwellings over \$50,000	1	\$150,000		
Between \$20,000 and \$50,000	2	\$90,000		
Under \$30,000				
Tenements	4	1,375,000	2	1,640,000
Hotels	1	750,000		
Stores, lofts, etc., over \$30,000			7	720,000
Between \$15,000 and \$30,000	1	30,000		
Under \$15,000	3	18,000	1	9,000
Office buildings	2	37,500	6	2,535,000
Manufactories and workshops	4	39,200	11	1,030,000
Schoolhouses				
Churches			1	28,000
Public building, municipal				
Places of amusement, etc.	2	500,000		
Stables and garages	24	1,047,900	22	1,229,300
Other structures	8	36,500	5	10,400
Hospitals				
Totals	51	\$3,924,100	56	\$7,351,700
Increase 1919			5	\$3,427,600

ALTERATIONS IN MANHATTAN.

January 1 to March 31, Inclusive

	1918		1919	
	No.	Cost	No.	Cost
Dwellings	107	\$430,405	147	\$1,145,935
Tenements	99	213,750	104	285,515
Stores, lofts, etc.	162	306,101	180	705,835
Office buildings	59	276,200	81	672,625
Manufactories and workshops	97	276,110	115	406,595
Schoolhouses	2	1,300	2	1,500
Churches	7	24,800	7	12,300
Public buildings, municipal	2	4,000	3	6,500
Places of amusement, etc.	24	48,475	25	70,900
Hotels	16	33,225	16	54,375
Stables and garages	48	390,650	28	140,825
Totals	623	\$2,005,016	708	\$3,502,905
Increase 1919			85	\$1,497,889

Brooklyn

PLANS FILED FOR NEW BUILDINGS January 1 to March 31, Inclusive

	1918		1919	
	No.	Cost	No.	Cost
Increase 1919	349	\$3,193,830	1429	\$5,985,600
			1080	\$2,791,770

ALTERATIONS IN BROOKLYN

January 1 to March 31, Inclusive

	1918		1919	
	No.	Cost	No.	Cost
Increase 1919	1324	\$1,654,775	1210	\$1,151,936
			114	\$502,839

Bronx

PLANS FILED FOR NEW BUILDINGS January 1 to March 31, Inclusive

	1918		1919	
	No.	Cost	No.	Cost
Dwellings, brick, over \$50,000				
Dwellings, brick, bet. \$50,000 and \$20,000				
Under \$20,000	3	\$13,500	8	\$27,800
Tenements, brick, over \$15,000	14	1,100,000	5	395,000
Under \$15,000				
Tenements, frame				
Hotels				
Stores over \$30,000	1	30,000		
Stores bet. \$30,000 and \$15,000	1	15,000		
Under \$15,000	3	14,450	2	5,000
Office buildings	1	150,000		
Manufactories and workshops	5	194,350	6	123,000
Schoolhouses				
Churches				
Public buildings, municipal	20	150,000		
Places of amusement, etc.	4	48,000	4	80,000
Stables and garages	12	51,450	47	141,250
Dwellings, frame	4	16,300	6	14,000
Other structures	3	8,750	2	1,140
Totals	71	\$1,791,800	80	\$787,190
Increase 1919			9	
Decrease 1919				1,004,610

ALTERATIONS IN THE BRONX

January 1 to March 31, Inclusive

	1918		1919	
	No.	Cost	No.	Cost
Dwellings, brick	9	\$16,250	3	\$1,350
Dwellings, frame	18	18,800	24	32,550
Tenements, brick	4	2,550	4	6,000
Tenements, frame	3	4,100	1	250
Hotels				
Stores	3	2,700	9	12,550
Office buildings	1	12,000		
Manufactories and workshops	8	20,300	10	53,400
Schools	1	500		
Churches			1	200
Public buildings	6	10,375	2	8,500
Stables and garages	4	6,550	7	19,500
Miscellaneous	255	41,069	388	75,099
Totals	312	\$135,194	449	\$209,399
Increase 1919			137	\$74,205

Queens

PLANS FILED FOR NEW BUILDINGS

January 1 to March 31, Inclusive

	1918		1919	
	No.	Cost	No.	Cost
Increase 1919	436	\$1,531,848	1142	\$3,512,392
			706	\$1,980,544

ALTERATIONS IN QUEENS

January 1 to March 31, Inclusive

	1918		1919	
	No.	Cost	No.	Cost
Increase 1919	504	\$271,567	770	\$440,697
			266	\$169,130

Richmond

PLANS FILED FOR NEW BUILDINGS.

January 1 to March 31, Inclusive

	1918		1919	
	No.	Cost	No.	Cost
Increase 1919	118	\$329,026	324	\$436,856
			206	\$107,830

ALTERATIONS IN RICHMOND

January 1 to March 31, Inclusive

	1918		1919	
	No.	Cost	No.	Cost
Increase 1919	70	\$111,175	134	\$54,965
Decrease 1919			64	\$56,210

PERSONAL AND TRADE NOTES.

Berger Manufacturing Co., sheet steel products, announces that it has moved its New York offices from 154 Eleventh avenue, to 516-524 West 25th street.

Gen. George W. Goethals announces the association of A. E. Borie, President of the Savage Arms Corporation, with George W. Goethals & Co., Inc., consulting engineers, 40 Wall street.

Charles F. Ames & Co., Ltd., 90 West street, have been appointed to act as the sales department of the Platt Iron Works, Dayton, O., manufacturer of pumping and power plant equipment.

Lieut. C. E. Pretz, Engineer Corps, U. S. A., has obtained his discharge from the service and has resumed his work with the Public Service Commission, with headquarters in New York City.

Ralph H. Almiroty and Louis Allan Abramson, architects, will move about April 26 from their present offices in 220 Fifth avenue, to 46 West 46th street, where they will jointly occupy new quarters.

Oscar F. Lackey and Lyman L. Livingston, engineers, announce that they have become associated under the firm name of Lackey & Livingston, to practice as consulting engineers, with offices at 17 Battery place.

CURRENT BUILDING OPERATIONS

A NNOUNCEMENT that the Williamsburgh Savings Bank was ready to make substantial loans for the purpose of erecting apartment houses and to make it possible for other types of contemplated construction to be started without further delay was received with extreme gratification by speculative building interests, who have been greatly hindered by a lack of financial backing to commence their enterprises. The need for additional housing facilities in practically all boroughs of the city has grown so tremendously during the past three or four months, and there has been so little actually accomplished toward providing living quarters for those desiring them that the large loaning institutions are beginning to see the wisdom of a more liberal policy in making loans so that it will be possible to provide for the steadily growing population of the city.

During the past week there has been considerably more activity in planning purely speculative work that has been noticeable for some time. In Manhattan, Brooklyn and Queens a number of large apartment house projects have been reported and there is a continuation of planning for the erection of one and two-family dwellings that has marked the past month or six weeks. In addition to the residential construction there has been a vast improvement in the volume and character of industrial building being planned and for which contracts have actually been awarded. Throughout all phases of building the situation seems to be brightening, with a consistent increase in the number and cost of new operations announced as being planned, and a similar condition in the phases of activity involving projects figuring and contracts awarded.

As a general thing the markets for building materials and supplies are quiet, but with an increasing number of orders reported in all lines, indicating that builders are actually getting their projects under way. Prices for the most part are firm and but slight fluctuations from the levels that have been current during the past week or so have been reported. It is the consensus of opinion among the building material dealers that the price situation is now practically stabilized or at any rate that levels will not recede materially from their present positions. Inquiries are daily becoming more numerous and all signs point to a bright future.

Common Brick.—Considerable new activity manifested itself in the wholesale market for Hudson River common brick. There were ten barge loads of brick that arrived at the wholesale wharves, and nine of them were disposed of. Prices are holding firmly at \$15 a thousand and there is no apparent tendency to change from this level at the present time. There is likely to be a fairly good supply of brick in the market from now on, but arrivals will be somewhat irregular owing to the continuation of the harbor strike. There is a little progress being made up-river in getting the plants ready for the season's operations, but it will be some time before actual brick making operations

are commenced. It is generally felt that the output of the 1919 season will be extremely light.

SUMMARY.—Transactions in the North River brick market for the week ending Friday, April 11, 1919. Condition of market: Demand improved; prices firm. Quotations: Hudson Rivers, \$15 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 10; sales, 9. Distribution: Manhattan, 3; Brooklyn, 5; New Jersey point, 1.

Lumber.—Nothing of consequence has developed in the lumber situation during the past week. There is considerable promise of a large volume of business

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 —
Raritan No 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... \$3.25
Rebate for bags, 15c. 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 bags 23.50 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 \$20.30 per ton
Lath Mortar, in cloth bags.. 15.05 per ton
Brown Mortar, in cloth bags. 15.05 per ton
Finishing Plaster in cloth bags 24.00 per ton
Rebate for returned bags, 15c. 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

from building sources, but actual orders are coming in slowly. There has been an improvement in the number of inquiries of late and dealers in both the wholesale and retail branches of trade are optimistic for the coming months. Prices are firm throughout the lumber market, and as stocks in hand are not particularly heavy there is no tendency to make concessions, as there is every indication that the demand will steadily increase from now on and that there will be some slight difficulty in filling orders after the rush starts.

Structural Steel.—Although there is a large number of important building projects practically ready to start, the feeling

is current that the majority of these operations will be withheld until there has been a decided cut in fabricated steel prices. During the past week or so there has been a number of general contracts awarded for large building operations in the metropolitan district, but as yet the orders for the necessary structural steel have not been booked. The most important announcement of the week concerning fabricated steel is that the firm of Levering & Garrigues had obtained the contract for furnishing and erecting about 3,100 tons for the new Pictorial Review Building on Seventh avenue. There have been a few small orders placed and considerable business figuring, but altogether

the buyers are adapting a waiting attitude in the hope of decided price concessions in the near future.

Electrical Supplies.—There is a considerable amount of business reported by manufacturers of practically all lines of electrical supplies, but the orders are for alteration and repair work rather than for new construction. Although there is a large volume of business in sight from the new building projects that are soon to be started, it will be some time before the market for electrical supplies begins to feel the effect of the new form of activity. Prices are generally firm and but insignificant changes from the levels that have been holding for some time have been announced.

Lighting Fixtures.—There is a good demand for fixtures in alteration and reconstruction work, but only a slight volume of business emanating from new operations. The outlook is improving, however, as there is a considerable amount of new construction out for estimates, with a vast amount of building being planned by metropolitan architects. Prices are firm.

Cast Iron Pipe.—Business is very slack because of the uncertainty concerning the pig iron situation and the general unwillingness of prospective buyers to come into the market under the present conditions. There is a large amount of both municipal and private work already planned, but it is quite certain that no actual contracts will be placed until the market is thoroughly stabilized and the labor situation adjusted. Quotations are as follows: 6-in., 8-in. and heavier, \$57.70, New York; 4-in., \$60.70, and 3-in., \$67.70 a ton.

Linseed Oil.—The oil supply is scarcer to-day than it has been heretofore, as the crushers are unable to obtain enough flaxseed to keep their plants in operation. There is a considerable amount of seed from Argentine tied up in New York, but movement towards the crushers is impossible on account of the harbor strike. Prices are firm and there is a prospect of a sharp increase over the current level if the demand jumps materially and no new supplies are available.

Window Glass.—There is substantially no business in this line, and the outlook for increased buying activity in the near future is not particularly bright, yet prices are firmly held and both jobbers and manufacturers are of the opinion that the existing levels will be adhered to for some time to come.

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 1/4 in. 0.32 each
32x36x 1/4 in. 0.21 each
32x36x 3/8 in. 0.21 each
32x36x 1/2 in. 0.23 1/2 each

Sand—
Delivered at job in Manhattan On application
Delivered at job in Bronx On application

Broken Stone—
1 1/2 in., Manhattan delivery. \$3.25 per cu. yd.
Bronx delivery. 3.50 per cu. yd.
3/4 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. .272 to —
Beams & channels over 14 in. .272 to —
Angles, 3x2 up to 6x8. 2.72 to —
Zeas and tees. 2.72 to —
Steel bars 2.62 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 (delivered) .. 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.

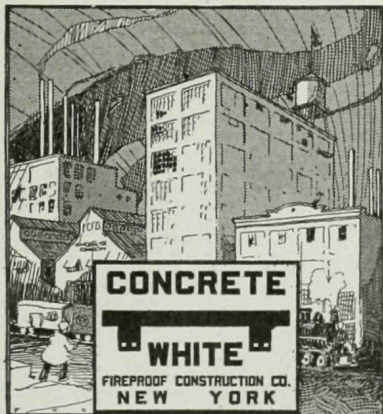
Cypress lumber (by car, f. o. b. N. Y.):
First and seconds, 1-in. \$70.00 to —
Cypress shingles, 6x18, No. 1 Hearts 10.00 to —
Cypress shingles, 6x18, No. 1 Prime 8.50 to —

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. \$0.75 to \$0.75 1/2

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Important Hotel Project.

A new hostelry, to be known as the "Military Plaza," and to cost \$500,000, is projected for Newark. It will be a fireproof structure, containing 200 rooms and the same number of baths, and will be erected at 22-26 East Park street. Preliminary work started this week, and it is expected that the building will be ready for occupancy by October. It was explained at the office of Louis Schlesinger, Inc., that Harry and Joseph Krivant, owners of the Military Plaza Co., recently incorporated with an authorized capital of \$125,000, that it is not their intention to operate the hotel, but to negotiate a lease with some reputable hotel company for a long term of years.

From plans which Edward V. Warren, as architect, has filed with the Building Department it is proposed to erect a seven-story brick and terra cotta building, with a frontage of 68 feet and running back 160 feet to an alley. On the front the first two and top floors will be ornamental terra cotta, the intervening space being constructed of tapestry brick. A lobby will take up the entire front of the main floor, and will contain the office and several stands. In the rear will be a dining-room with a capacity of 200 people. The basement will be a billiard room. A glass enclosed parlor on the roof is planned, as well as an open-air sun parlor. The rooms will be so arranged that they can be taken singly or en suite. To carry out the fireproof feature the interior will be metal trimmed and the floors of concrete or stone, with the possible exception of the dining-room, where oak may be used. The property was acquired through Louis Schlesinger, Inc., and embraced one plot 40x100 feet, bought from the William Howkens estate, and another, 28x180 feet, bought from the Four Corners Building and Loan Association. The latter property was formerly the residence of Henry Brooks.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

RIVERSIDE DRIVE.—J. M. Felson, 1123 Broadway, has plans in progress for a 5-sty bk and stone apartment house, 58x90 ft at the southeast corner of Riverside Drive and 146th st, for the Lucania Realty Co., Anthony Campagna, pres., 2875 Broadway, owner and builder.

ST. NICHOLAS AV.—Andrew J. Thomas, 137 East 45th st, will prepare plans for a 5-sty bk, limestone and terra cotta apartment house on plot 50x100 ft, at the northeast corner of St. Nicholas av and 192d st, for the Sterling Realty Co., J. J. Schwartz, pres., 49 Wall st, owner and builder. Detail later.

CENTRAL PARK WEST.—Herman Lee Meader, 2 West 33d st, has plans in progress for extensive alterations to two 5-sty bk and limestone apartments, 20x90 ft, at 223-224 Central Park West, for the Croton Realty Co., Leslie R. Palmer, pres., 68 William st, owner. Cost, about \$18,000.

96TH ST.—Arthur J. Stever, Jr., 55 Broadway, has completed plans for alterations to the 5-sty bk and stone apartment house, 25x87 ft, at 111 East 96th st, for Ernest N. Adler, 110 West 40th st, owner, who will be ready for bids on general contract about April 21. Cost, \$20,000.

BANKS.

BROAD ST.—Alfred C. Bossom, 366 Fifth av, has been retained to prepare plans for a 3-sty bk, stone and marble banking building, 80x94 ft, at the northeast corner of Broad and Beaver sts, for the Seaboard National Bank, Samuel G. Bayne, pres., 18 Broadway, owner. Details of construction will be available later.

GROVE ST.—S. E. Gage, 28 East 49th st, has plans about finished for a 3-sty bk and marble banking building at 76 Grove st, and 7-8-9 Sheridan sq., for the Corn Exchange National Bank, 13 William st, owner. General contract will probably be awarded without competition.

DWELLINGS.

81ST ST.—Julius F. Gayler, 15 East 40th st, has completed plans and specifications for a 5-sty bk and marble residence, at 15 East 81st st, for G. L. Winthrop, Lenox, Mass., and 40 Wall st, owner. Cost, about \$150,000. General contract will be awarded without competition.

STABLES AND GARAGES.

WEST 3D ST.—Frank E. Vitola, 56 West 45th st, has completed plans for a 2-sty bk garage, 69x160 ft, at 125-127 West 3d st, for Z. T. Piercy, 207 Thompson st, owner. Cost, \$50,000.

Architects will take estimates on general contract, about May 1.

WEST BROADWAY.—Frank E. Vitola, 56 West 45th st, has plans finished for a 5-sty bk garage, 100x129 ft, at 541-551 West Broadway, for Cuneo & Podesta, 73 Washington sq., owner. Cost, approximately \$100,000.

STORES, OFFICES AND LOFTS.

43D ST.—Starrett & Van Vleck, 8 West 40th st, have preliminary plans in progress for a 22-sty bk and limestone store, arcade and office building, 141x50x200 ft, at 19-31 West 43d st, through to 26-28 West 44th st, for George T. Lee, 25 West 45th st, owner. Further details will be available later.

BROADWAY.—Charles E. Birge, 29 West 34th st, has been selected to prepare plans for alterations to the 6-sty bk store and office building at 181 Broadway, for the John G. Wendell Estate, 175 Broadway, owner; Frank G. Shattuck, 62 West 23d st, lessee. Details will be available later.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

CRESTON AV.—Charles Kreyborg, 2240 Quinby av, has completed plans for two 5-sty bk tnts, 60x88 ft, on the east side of Creston av, 83 ft south of 192d st, for the Absar Realty Co., A. Weisman, pres., 2133 Daly av, owner and builder. Total cost, \$120,000.

CRESCENT AV.—Andrew J. Thomas, 137 East 45th st, has been retained to prepare plans for two 5-sty bk and limestone apartment houses, 93x93x179 ft, at the southwest corner of 183d st, Crescent av and the Concourse, for the Sterling Realty Co., 49 Wall st, owner and builder. Details of construction will be available later.

BURNSIDE AV.—Charles S. Clark, 441 Tremont av, has completed plans for a 6-sty bk tnt, 89x90 ft, at the southeast corner of Burnside av and Grand Concourse, for the S. M. and K. Realty Co., Richard Moller, pres., 316 East 65th st, owner and builder. Cost, \$90,000.

DWELLINGS.

UNIVERSITY AV.—Charles S. Clark, 441 Tremont av, has completed plans for five 2½-sty bk dwellings, 26x40 ft, and 33x50 ft, on the west side of University av, 128 ft and 178 ft north of 181st st, for Wm. C. Bergen, 130 West 180th st, owner and builder. Total cost, \$43,500.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

WEST 19TH ST.—Morris Perlstein, 17 Fulton av, Middle Village, L. I., has completed plans for a 3-sty bk tnt, 20x58 ft, in the west side of West 19th st, 238 ft north of Surf av, for Wm. J. Aitable, 2923 West 15th st, owner and builder. Cost, \$10,000.

WEST 19TH ST.—Morris Perlstein, 17 Fulton av, Middle Village, L. I., has prepared plans for five 3-sty bk tnts, 20x58 ft, in the west side of West 19th st, 100 ft north of Surf av, for Wm. J. Aitable, 2923 West 15th st, owner and builder. Total cost, \$50,000.

WEST 33D ST.—Morris Perlstein, Middle Village, L. I., has finished plans for four 3-sty brick tenements, 20x62 ft, in the east side of West 33d st, 100 ft south of Neptune av, for Joseph Tompkins, 2855 West 25th st, owner and builder. Total cost, \$40,000.

AMBOY ST.—Cohen Bros., 261 Stone av, have completed plans for two 4-sty brick tenements, 40x90 and 60x89 ft, with stores, at the northwest corner of Amboy st and Dumont av for Joseph Freedland Improvement Co., 743 Saratoga av, owner and builder. Total cost, about \$140,000.

BUSHWICK AV.—P. Lubroth, 32 Court st, is preparing plans for a 4-sty brick apartment, 50x95 ft, on Bushwick av, to cost approximately \$50,000. Exact location and name of owner will be announced later.

COURT ST.—Pincus Glickman, 44 Court st, has purchased property in Court st, near Jeromeon st, and contemplates the erection of a 12-sty brick limestone and terra cotta apartment hotel. Name of architect and details of construction will be available later.

WEST 30TH ST.—Morris Perlstein, Middle Village, L. I., has completed plans for two 4-sty brick tenements, 30x71 ft, in the east side of West 30th st, 400 ft south of Mermaid av, for the Paul Construction Co., 2850 West 36th st, owner and builder. Cost, \$30,000.

DWELLINGS.

WEST ST.—H. A. Weinstein, 26 Court st, has completed plans for four 2-sty brick dwellings, 20x58 ft, in the east side of West st, 163 ft south of Albemarle rd, for Joseph Abramson, 647 Walworth st, owner and builder. Total cost, \$30,000.

OCEAN PARKWAY.—Slee & Bryson, 154 Montague st, have completed plans for two 2½-sty frame dwellings, 22x37 ft, on the east side of Ocean Parkway, 385 ft north of Ditmas av, for John Carr, 465 Ocean av, owner and builder. Total cost, \$14,000.

65TH ST.—S. Millman & Son, 1780 Pitkin av, have finished plans for ten 2-sty brick dwellings, 20x57 ft, in the north side of 56th st, 100 ft west of 19th av, for the Robrag Building Co., 4718 16th av, owner and builder. Total cost, \$100,000.

AV J.—Benjamin Dreisler, 153 Remsen st, has completed plans for a 2½-sty frame dwelling, 24x40 ft, on the south side of Av J, 100 ft east of East 7th st, for A. H. Strong, 585 East 18th st, owner and builder. Cost, \$9,000.

71ST ST.—Ferdinand Savignano, 6005 14th av, has completed plans for four 2-sty brick dwellings, 20x55 ft, at 1327 71st st, for M. Palmero, 1361 71st st, owner and builder. Total cost, \$40,000.

CHESTER AV.—S. Millman & Son, 26 Court st, have prepared plans for four 2-sty brick dwellings, 20x57 ft, on the north side of Chester av, 100 ft south of Louisa av, for the Charles

GRAFTON AV.—Morris Rothstein, 197 Snediker av, has finished plans for four 2-sty brick dwellings, 19x56 ft, in the west side of Grafton st, 200 ft south of Blake av, for Abraham Berfond, 308 Lott av, owner and builder. Total cost, \$26,000.

WEST 12TH ST.—A. Farber, 1746 Pitkin av, has completed plans for four 2-sty brick dwellings, 20x62 ft, at the southwest corner of West 12th st and Av I for the I Realty Co., 1223 Av J, owner and builder. Total cost, \$32,000.

AVENUE R.—Benjamin Dreisler, 153 Remsen st, has finished plans for three 2½-sty frame dwellings, 24x38 ft, in the north and south sides of Av R, east of East 9th st, for the Parkway Gardens Corp., 900 Kings Highway, owner and builder. Total cost, \$24,000.

50TH ST.—Samuel Gardstein, 4820 14th av, has finished plans for a 2½-sty frame dwelling, 26x56 ft, at the northeast corner of 50th st and 14th av, for Morris Wolsk, 1414 54th st, owner and builder. Cost, \$12,000.

LINCOLN PL.—Cohn Bros., 361 Stone av, have finished plans for nine 2-sty brick dwellings, 20x56 ft, at 1387 Lincoln pl for Jacob Levine, 1739 Sterling pl, owner and builder. Total cost \$72,000.

MALTA ST.—Morris Rothstein, 197 Snediker av, has prepared plans for two 2½-sty frame dwellings, 20x54 ft, at 69 Malta st for Oliver Klein, owner and builder, on premises. Total cost, \$12,000.

HUTTON RD.—Plans have been prepared for four 2-sty brick dwellings, 16x24 ft, in the east side of Hutton rd, 41 ft south of Hawtree Creek rd, for P. Davenport, 36 Willoughby st, owner and builder. Total cost, \$10,000.

EAST 27TH ST.—Slee & Bryson, 154 Montague st, have completed plans for six 1½-sty frame bungalows, 21x41 ft and 20x51 ft, in the west side of East 27th st, 100 to 260 ft south of Av J, for the Substantial Homes Co., 805 Flatbush av, owner and builder. Total cost, \$36,000.

SURF AV.—Louis A. Sheinart, 194 Bowery, Manhattan, has completed plans for five 2-sty frame dwellings, 18x30 ft, at Surf av and West 27th st for H. P. Skelley, 650 1st av, Manhattan, owner and builder. Total cost, \$15,000.

WEST 30TH ST.—William Richter, 102 East 2d st, has prepared plans for 32 1-sty frame bungalows, 18x24 ft, at West 30th st and Emmons av for Pierpont Davenport, 36 Willoughby st, owner and builder. Cost, \$22,500.

45TH ST.—M. A. Cantor, 373 Fulton st, has finished plans for seven 2-sty brick dwellings, 18x44 ft, in the north side of 45th st, 100 ft west of 17th av, for William Trieb, 1077 East 12th st, owner and builder. Total cost, \$52,500.

BAY 23D ST.—Philip Caplan, 16 Court st, has prepared plans for two 2-sty frame dwellings, 17x45 ft, in the north side of Bay 23d st, 390 ft west of 86th st, for Harry Ravine, 8685 Bay 21st st, owner and builder. Total cost, \$10,000.

75TH ST.—William C. Winters, 106 Van Siclen av, has completed plans for ten 2½-sty plain dwellings, 17x46 ft, in the south side of 75th st, 363 ft east of 6th av, for the Wilma Construction Co., 462 79th st, owner and builder. Total cost, \$45,000.

EAST 4TH ST.—F. J. Dassau, 1373 Broadway, has finished plans for four 2-sty frame dwellings, 16x38 ft, in East 4th st, 179 ft north of Av J, for the Realty Sales Co., 1409 Av J, owner and builder. Total cost, \$18,000.

FACTORIES AND WAREHOUSES.

NORTH 6TH ST.—C. P. Cannella, 1163 Herkimer st, has completed plans for a 2-sty brick storage building, 25x100 ft, in the south side of North 6th st, 75 ft west of Wythe av, for Nichola Dodato, 97 East 31st st, owner and builder. Cost, \$8,000.

STABLES AND GARAGES.

49TH ST.—S. Millman & Son, 26 Court st, has completed plans for a 1-sty brick garage, 100x100 ft, in the north side of 29th st, 275 ft west of 3d av, for the Florida Realty Co., 16 Court st, owner and builder. Cost, \$25,000.

CLIFTON PL.—Cohn Bros., 361 Stone av, have prepared plans for a 1-sty brick garage, 74x100 ft, in the north side of Clifton pl, 100 ft east of Classon av, for Louix Oxfield Snow, 361 Stone av, owners and builders. Cost, \$20,000.

FLUSHING AV.—H. J. Nurick, 957 Broadway, has completed plans for a 1-sty brick garage and office building, 100x157 ft, on the south side of Flushing av, 155 ft from Wyckoff av, for Magid Kalzman Straber, 56 Boerum st, owner. Cost, about \$40,000.

ATLANTIC AV.—W. T. McCarthy, 16 Court st, has finished plans for a 1-sty brick garage, 89x158 ft, at 2546 Atlantic av for the Roselle Realty Co., 189 Montague st, owner and builder. Cost, \$35,000.

54TH ST.—Cohn Bros., 361 Stone av, have prepared plans for six 1-sty brick attached garages, 10x18 ft, in the north side of 54th st to 50 ft east of 11th av, for I. Meyerson, 97 Pulaski st, owner and builder. Cost, \$5,000.

PARK AV.—Max Hirsch, 215 Montague st, has completed plans for a 1-sty brick garage, 53x75 ft, on the south side of Park av, 20 ft east of Navy st, for Rosina Monaco, 71 Navy st, owner and builder. Cost, \$12,000.

HERZL ST.—E. M. Adelson, 1778 Pitkin av, has finished plans for a 1-sty brick garage, 150 x100 ft, at 13 Herzl st for the Rhoda Realty Co., J. Klien, president, owner and builder, care of architect. Cost \$30,000.

BUSHWICK AV.—A. Ulrich, 371 Fulton st, has completed plans for a brick extension to the 2-sty garage on the south side of Bushwick av, 50 ft west of Jefferson st, for David Werchen, 22 Belvidere st, owner. Cost, \$12,000.

ROBINSON ST.—M. J. Harrison, 63 Park Row, Manhattan, has finished plans for a 1-sty brick garage, 140x120 ft, in the south side of Robinson st, 76 ft west of Nostrand av, for the Bell Realty Corp., 39 West 113th st, Manhattan, owner. Cost, \$15,000.

JAMAICA AV.—S. Millman & Son, 26 Court st, have prepared plans for a 1-sty brick garage, 57x75 ft, at 43 Jamaica av for Lehman Sons Co., 56 Forest st, owner. Cost, \$26,000.

SANFORD ST.—S. Millman & Son, 26 Court st, have completed plans for a 1-sty brick garage, 100x100 ft, in the east side of Sanford st, 390 ft south of Willoughby av, for the Drive Stone Improvement Co., 620 Saratoga av, owner and builder. Cost, approximately \$25,000.

STORES, OFFICES AND LOFTS.

EASTERN PARKWAY.—B. W. Dorfman, 26 Court st, has completed plans for a 1-sty brick store, 26x32 ft, at 1745 Eastern Parkway for Morris Goetz, 341 East 26th st, owner and builder. Cost, \$3,000.

Queens.

CHURCHES.

KEW GARDENS, L. I.—The Roosevelt Church, Inc., Rev. Edward Lawrence Hunt, pastor, Forest Hills, L. I., contemplates the erection of a church edifice to cost approximately \$100,000. Exact location, name of architect and details of construction will be available later.

DWELLINGS.

ELMHURST, L. I.—Plans have been prepared privately for eight 2½-sty frame dwellings, 18x 43 ft, in the east side of Gleane st, 100 ft north of Britton av, for Fred Hoffman, 66 Parcel st,

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Elmhurst, owner and builder. Total cost, \$40,000.

JAMAICA, L. I.—Edward Jackson, Herriman av, has prepared plans for a 1 and 2-sty brick residence and garage, 50x85 ft, at the southwest corner of Sutphin rd and South st for Morris Greenbaum, 207 Rockaway rd, Jamaica, owner. Cost, \$15,000.

FOREST HILLS, L. I.—Plans have been prepared privately for two 2½-sty brick dwellings,

30x72 ft, with garages, at the northwest corner of Greenway South and Fairway Close, for the Sage Foundation Homes Co., Forest Hills, L. I., owner and builder. Total cost, about \$30,000.

QUEENS, L. I.—Plans have been prepared privately for ten 2½-sty frame dwellings, 16x37 ft, in the south side of Langdon st, 160 ft west of Lincoln av, for the Dickel Construction Co., 73 Dennington av, Woodhaven, L. I., owner and builder. Total cost, \$60,000.

ELMHURST, L. I.—Robert W. Johnson, 60 Hunt st, Corona, L. I., has completed plans for a 2½-sty frame dwelling, 23x35 ft, at the northeast corner of Case and Van Dine sts for Thomas Daly, Van Dine st, Elmhurst, owner and builder. Cost, \$6,000.

ROCKAWAY BEACH, L. I.—Philip Caplan, 16 Court st, Brooklyn, has completed plans for two 2-sty frame dwellings, 16x36 ft, in the east side of Beach 56th st, 160 ft south of the Boulevard, for E. Warner, 42 Maple av, Rockaway Beach, owner and builder. Total cost, \$4,000.

ROCKAWAY BEACH, L. I.—H. G. Mero, Cedarhurst, L. I., has completed plans for a 2½-sty frame dwelling, 26x38 ft, at the northwest corner of Cheever av and Edgemere av, for Geraldine Norton, 301 Edgemere av, owner. Cost, \$9,000.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, has completed plans for a 2-sty frame dwelling 22x33 ft, in the north side of Quince st, 265 ft east of Bowne av, for John F. Hering, 760 Gravesend av, Brooklyn, owner and builder. Cost, about \$5,500.

GLENDALE, L. I.—L. Berger & Co., 1652 Myrtle av, Brooklyn, has prepared plans for five 2-sty frame dwellings, 20x30 ft, on the west side of Woodhaven av 33 ft south of Olive pl, for Robert F. Buttleman, 2 Epsilon pl, Glendale, L. I., owner and builder. Total cost, \$15,000.

GLEN MORRIS, L. I.—Plans have been prepared privately for two 2-sty frame dwellings, 14x35 ft, on the east side of Briggs av, 265 ft south of Metropolis av, for B. Olsen, 1552 Cedar av, Richmond Hill, L. I., owner and builder. Cost, \$5,000.

KEW GARDENS, L. I.—Renwick, Aspinwall & Tucker, 8 West 40th st, Manhattan, have plans in progress for three 2½-sty hollow tile, frame and stucco residences, 32x40 ft, at Kew Gardens, L. I., for the Kew Gardens Construction Co., Alden Mann, president, 56 Wall st, Manhattan, owner and builder. Cost, about \$10,000 each.

QUEENS, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, L. I., has completed plans for four 2-sty frame dwellings, 25x36 ft, at the northwest corner of Kelsey and Langdon sts, for William Wade, Beech st, Richmond Hill, L. I., owner and builder. Total cost, \$24,000.

QUEENS, L. I.—Plans have been prepared privately for a 2½-sty frame and stucco dwelling, 26x28 ft, in Poplar st, for Robert Reid, Queens, L. I., owner. B. C. Brown, 39 East 42d st, Manhattan, general contractor. Cost, about \$6,000.

RICHMOND HILL, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, L. I., has finished plans for three 2-sty frame dwellings, 16x36 ft, on the east side of Lefferts av, 90 ft north of Atlantic av, for George De Bard, 923 Lefferts av, owner and builder. Total cost, \$13,500.

WOODHAVEN, L. I.—S. Millman & Son, 1780 Pitkin av, Brooklyn, have completed plans for eight 2-sty frame dwellings, 20x44 and 16x27 ft, at the northwest corner of Woodhaven and Sutter avs, for Israel Diamond, 610 Stone av, Brooklyn, owner and builder. Total cost, \$29,000.

JAMAICA, L. I.—R. F. Mellon, 44 King st, Jamaica, has finished plans for a 2½-sty frame dwelling, 16x42 ft, at the southwest corner of Hillside and Homer Lee avs, for the Warwick Development Co., 44 King st, owner and builder. Cost, \$4,000.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Building, has completed plans for two 2-sty frame dwellings, 26x26 ft, on the east side of Victoria av, 140 ft north of Oceanview av, for T. A. Thompson, 1002 Atfield av, Dunton, L. I., owner and builder. Total cost, \$12,000.

EDGEMERE, L. I.—J. P. Powers Co., 220 Larkin st, Arverne, L. I., has prepared plans for four 1-sty frame bungalows, 16x30 ft, in the west side of 55th st, 160 ft south of the Boulevard, for John Regan, Rockaway Beach, L. I., owner and builder. Total cost, \$5,000.

FLUSHING, L. I.—W. S. Worrall, Jr., Bridge Plaza, L. I. City, has completed plans for a 2½-sty frame dwelling, 16x35 ft, in the south side of Bedford st, 110 ft east of Rink pl, for Grace E. Watson, 489 Sandford av, Flushing, owner. Cost, about \$3,000.

JAMAICA, L. I.—Plans have been prepared privately for five 2½-sty frame dwellings, 16x38 ft, on the west side of Homer Lee av, 25 ft south of Hillside av, for the Warwick Development Co., 44 King st, Jamaica, owner and builder. Total cost, \$20,000.

ELMHURST, L. I.—Plans have been prepared privately for two 2½-sty frame dwellings, 16x35 ft, in the south side of Pettit pl, 25 ft west of Ithaca st, for George C. Johnston, 75 Kingsland av, Elmhurst, L. I., owner and builder. Total cost, \$7,000.

RICHMOND HILL, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, has prepared plans for two 2-sty brick dwellings, 18x55 ft, on the east side of Hamilton av, 355 ft south of Chichester av, for Thomas McGtigue, 119 Walnut st, owner and builder. Total cost, \$10,000.

EDGEMERE, L. I.—J. P. Powers, 220 Larkin st, Arverne, L. I., has completed plans for twelve 2-sty frame dwellings, 14x28 ft, in the west side of Beach 58th st, 206 ft north of Ocean av, for M. P. Springer, Arverne, L. I., owner and builder. Total cost, \$24,000.

WOODHAVEN, L. I.—L. Allmendinger, 20 Palmetto st, Brooklyn, has finished plans for five 2-sty brick dwellings, 19x50 ft, on the west side of McCormick av, 250 ft south of Jerome av, for Frank Berlenbach, 34 Suydam st, Brooklyn, owner and builder. Total cost, \$17,500.

RICHMOND HILL, L. I.—George E. Crane, 615 Stoothoff av, has completed plans for two 2½-sty frame dwellings, 16x38 ft, in the east side of Spruce st, 470 ft north of Atlantic av, for Charles Porth, 2924 Fulton st, Brooklyn, owner and builder. Total cost, \$6,000.

GLENDALE, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, has prepared plans for six 2-sty frame dwellings, 18x38 ft, at the northeast corner of Queens av and Bertha pl for Phillip Brandmeier, 529 Herald av, Richmond Hill, owner and builder. Total cost, \$15,000.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, Flushing, L. I., has completed plans for a 2-sty frame dwelling, 22x33 ft, in the east side of 32d st, 296 ft south of Mitchell av, for Maurice D. Waller, 5 Plain st, Elmhurst, L. I., owner and builder. Cost, \$5,000.

WOODHAVEN, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, has completed plans for six 2-sty frame dwellings, 16x38 ft, in the west side of Ferry st, 250 ft south of Ridgewood av, for the Adele Realty Co., 1264 Jamaica av, Woodhaven, owner and builder. Total cost, \$5,000.

MORRIS PARK, L. I.—Shampan & Shampan, in Birch st for the F. R. Realty Co., Ferdinand 772 Broadway, Brooklyn, have finished plans for a 2½-sty frame and stucco residence and garage Richtberg, president, owner and builder.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—W. S. Worrall, Bridge Plaza, L. I. City, has completed plans for a 1-sty brick factory, 100x150 ft, in the north side of 13th st 165 ft east of Van Alst av, for the North Eastern Supply Co., J. Atwell, president, Harris and East avs, owner and builder. Cost, about \$40,000.

LONG ISLAND CITY.—Plans have been prepared privately for a 3-sty brick and steel factory, 100x150 ft, in 13th st, near Van Alst av, for the Lauraine Magneto Co., care of Roman Callman Co., Bridge Plaza, L. I. City, owner and builder. Cost, about \$125,000.

STABLES AND GARAGES.

RIDGEWOOD, L. I.—Charles H. Pfaff, 673 Eldert lane, Brooklyn, has finished plans for an addition to a 1-sty brick stable at 1723-1725 Gates av for George Bernbrink, owner, on premises. Cost, about \$8,500.

LONG ISLAND CITY, L. I.—Thomas J. Reidy, 76 Hoyt st, L. I. City, has completed plans for a 1-sty brick garage, 50x90 ft, at 690-692 Ninth av, 200 ft north of Woolsey av, for G. Gilento, 680 Ninth av, owner. Cost, \$15,000. Owner will take estimates on general contract when plans have been approved.

LONG ISLAND CITY, L. I.—Gustave Erda, 826 Manhattan av, Brooklyn, has prepared plans for a 1-sty brick garage, 85x100 ft, at the northwest corner of Jackson and 9th avs, for Ferdinand Kempf, 826 Manhattan av, Brooklyn, owner. General contractor will be announced shortly. Cost, \$5,000.

STORES, OFFICES AND LOFTS.

UNION COURSE, L. I.—Plans have been prepared privately for a 1-sty brick store, 25x35 ft, on the south side of Jamaica av, 25 ft east of Shaw av, for Mary Nehring, 132 1st st, Union Course, L. I., owner and builder. Cost, \$2,500.

THEATRES.

JAMAICA, L. I.—James McKillop, 154 India st, Brooklyn, has completed plans for a 2-sty brick moving picture theatre, 50x150 ft, in the east side of Rockaway rd, 185 ft north of Catherine st, for Sher & Rosenwerg, 75 Rockaway rd, owner. Cost, about \$8,500.

FAR ROCKAWAY, L. I.—De Rosa & Pereira, 110 West 40th st, Manhattan, have been selected to prepare plans for a brick and terra cotta moving picture and vaudeville theatre, seating approximately 2,000, at Mott av and St. James st, Far Rockaway, for B. S. Moss, 729 7th av, Manhattan, owner. Details will be available later.

Richmond.

DWELLINGS.

NEW BRIGHTON, S. I.—Delano & Aldrich, 126 East 38th st, Manhattan, have completed plans for alterations to the 2½-sty residence at 310 St. Marks pl for Emile DePlanque, owner, on premises. Cost, about \$5,000.

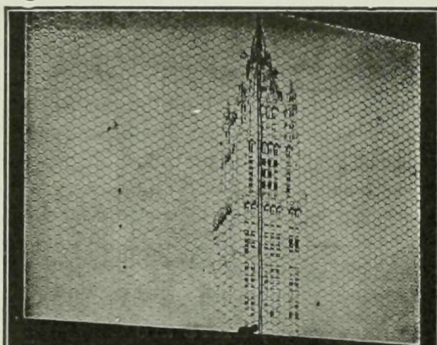
PORT RICHMOND, S. I.—John P. From, 88 Decker av, Port Richmond, has completed plans for a 2-sty frame dwelling, 22x28 ft, on the east side of Decker av, 664 ft south of Palmer

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At this time it is of interest to recall that after the Civil War the Gibbons Company took part in the reconstruction and building of that period, keeping steady pace with the industrial growth of the city of Brooklyn and being responsible for many of its landmarks in the building field.

At the time of the Spanish-American War, again, the Government called the Gibbons Company into its service to undertake much of the war work of the time.

In the present great war, the Quartermaster's Department, having the records of the company in the Spanish-American War before it, entrusted to the Gibbons Company the greatest part of the construction of barracks for both army and navy in and about the port of New York.

So closely is the Gibbons Company identified with progress and the spirit of the times that in its new home special and elaborate provisions have been made for an airplane terminal upon the roof—the first perfected and serious undertaking of the kind in the United States.

In its business activities the Gibbons Company has won a place second to none, and by keen competition and long experience has been enabled to reduce the cost of remodeling and construction, assuring the best of workmanship, maintaining a quality and affording a service which has never disappointed a client.

The modern way of doing difficult things is to divide them into parts and employ specialists on each part. Accepting this as an axiom of success, we have established friendly relations in a business sense on every side, the measure of which may be realized from the fact that our relations in many cases run into the third generation.

In the spirit of responsibility, friendly interest and co-operation, we extend our greetings to all those in Greater New York who are interested in construction, assuring them that as we have conducted ourselves in the past, so shall we do in the future, pressing ever forward to the attainment of that PERFECTED SERVICE which has been our ideal for the past half century.

318 COLUMBIA STREET, BROOKLYN, N. Y.

av, for Mrs. Olsen, Av B, Port Richmond, owner and builder. Cost, about \$4,000.

NEW BRIGHTON, S. I.—P. Fiore, Glen av, New Brighton, has prepared plans for a 1-sty frame dwelling, 22x38 ft, on the south side of Brighton av, 75 ft east of Summer pl, for V. Fiore, Stanley av, owner and builder. Cost, \$2,500.

STAPLETON, S. I.—Plans have been prepared privately for a 2-sty frame dwelling, 22x27 ft, at the southwest corner of Forger and Metcalf sts, for Thomas Cummings, 60 Metcalf st, owner and builder. Cost, \$2,000.

PORT RICHMOND, S. I.—Plans have been prepared privately for three 2½-sty frame dwellings, 19x28 ft, on the east side of Herberston av, opposite St. Marys av, for O. O. Odegaard, 210 Faber av, Port Richmond, S. I., owner and builder. Cost, \$9,000.

NEW BRIGHTON, S. I.—P. Fiore, Glen av, has completed plans for a 2-sty frame dwelling, 22x46 ft, on the west side of Glen av, 196 ft north of Castleton av, for V. Grego, New Brighton, owner and builder. Cost, \$4,000.

Westchester.

DWELLINGS.

YONKERS, N. Y.—W. S. Moore, 52 Vanderbilt av, Manhattan, has completed plans for a 2½-sty frame and stucco dwelling, 28x28 ft, in Crestwood, Yonkers, for Henry R. Jacobson, 119 West 40th st, Manhattan, owner. Cost, \$8,000.

New Jersey.

APARTMENTS, FLATS AND TENEMENTS.

EAST ORANGE, N. J.—E. V. Warren, 31 Clinton st, Newark, N. J., has started plans for a 4-sty brick and limestone apartment, 100x136 ft, on the north side of Park av, east of Prospect st, for Morris Daniel, owner, care of architect. Cost, approximately \$200,000. Owner builds.

NEWARK, N. J.—M. B. Silberstein, 123 Springfield av, has completed plans for a 3-sty frame tenement, 22x60 ft, at 204 Johnson av, for Louis Kufferman, 289 Market st, owner and builder. Cost, about \$10,000.

PASSAIC, N. J.—Frank Pirrone, 104 Midland av, Garfield, N. J., has plans in progress for a 4-sty brick apartment, 50x83 ft, in Madison st, for Mietwee Brothers, 276 Madison st, owners and builders. Cost, about \$46,000.

SUMMIT, N. J.—Wm. E. Lehman, 738 Broad st, Newark, N. J., has finished plans for three 3-sty hollow tile and stucco apartments, 40x90 ft, on Summit av, for the Aetna Realty Co., 738 Broad st, Newark, owner and builder. Total cost, \$90,000.

PASSAIC, N. J.—Frank Pirrone, Jr., 104 Midland av, Garfield, N. J., has finished plans for a 4-sty brick apartment, 50x83 ft, in the north side of Madison st, between Myrtle av and Lucille pl, for Moritz and Nathan Leibowitz, 276 Madison av, Clifton, N. J., owners and builders. Cost, \$40,000.

WEST NEW YORK, N. J.—Mayer & Manahan, 711 Bergenline av, have completed plans for a 5-sty brick apartment, 50x90 ft, at the corner of Park av and 7th st for Nathan Weiss, 543 13th st, owner and builder. Cost, about \$7,000.

NORTH PLAINFIELD, N. J.—William Clum, 195 Park av, Plainfield, has finished plans for a 3-sty frame and stucco apartment, 38x67 ft, in Gregg pl for Mrs. Bertha Livingston, 7 Grove st, Plainfield, owner and builder. Cost, \$10,000.

WOODCLIFF, N. J.—Mayer & Manahan, 711 Bergenline av, West New York, N. J., have plans in progress for a 4-sty brick apartment, 50x80 ft, at Woodcliff, N. J., for Frank P. Roscitt, owner and builder, on premises. Cost, \$50,000.

CHURCHES.

HACKENSACK, N. J.—C. V. R. Bogart, Main st, Hackensack, has plans in progress for a 1½-sty brick and hollow tile and stucco church, 36x60 ft, in Atlantic st for the colored M. E. Church, Rev. J. D. Virgil, pastor, 175 Beech st, owner.

DWELLINGS.

ELIZABETH, N. J.—Oakley & Son, 1259 Clinton pl, have completed plans for a 2½-sty frame dwelling, 20x22 ft, 144 Morristown rd, for the Elmore Bldg. Co., Jacob Gordon, president, 328 Westfield av, Elizabeth, owner and builder.

ELIZABETH, N. J.—J. Ben Beatty, 15 North Reid st, has completed plans for a 2-sty brick dwelling and office, 30x32 ft, for Joseph Toker, 131 Court st, owner. Cost, about \$10,000.

EAST ORANGE, N. J.—Simon Cohen, 163 Springfield av, Newark, has completed plans for a 2½-sty frame dwelling, 25x54 ft, at 140 Mann av, for Jacob Romm, 105 Pershine av, Newark, owner and builder. Cost, \$10,000.

ELIZABETH, N. J.—J. Ben Beatty, 15 North Reid st, has plans in progress for a 2½-sty frame and stucco dwelling, 30x34 ft, at 650 1st av, for James La Cort, 3d av, Elizabeth, owner. Cost, about \$8,000.

NEWARK, N. J.—Harvey Robertson, 230 Highland av, has prepared plans for a 2½-sty frame and brick dwelling at 394-398 Parker st, for Miss Lillie C. Talson, 232 North 5th st, Newark, owner. Cost, approximately \$16,000.

GARFIELD, N. J.—Frank Pirrone, 104 Midland av, Garfield, has plans in progress for a 2-sty frame dwelling, 22x26 ft, in Wood st, for Mike Zak, Garfield, N. J., owner and builder. Cost, about \$3,500.

GARFIELD, N. J.—Frank Pirrone, 104 Midland av, has plans in progress for a 2-sty frame dwelling, 24x24 ft, at Garfield, for Miss K. Meyers, Division av, Carlstadt, N. J., owner and builder. Cost, \$6,500.

PASSAIC, N. J.—Frank Pirrone, 104 Midland av, Garfield, N. J., has plans in progress for a 2-sty dwelling, 20x70 ft, at Passaic and 8th sts, for Jacob Worthman, owner and builder, on premises. Cost, about \$7,000.

MONTCLAIR, N. J.—John E. Baker, Jr., 74 N. Fullerton av, Montclair, has completed plans for a 2½-sty frame dwelling, 24x30 ft, on Watchung av, for Victor Carlson, 9 Mountain av, owner and builder. Cost, \$6,000.

GREAT NOTCH, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, has plans in progress for a 2½-sty frame dwelling, 26x37 ft, at Great Notch, for owner to be announced later. Cost, about \$8,000.

HIGHLAND PARK, N. J.—Plans have been prepared privately for nine 2½-sty frame dwellings, 22x26 ft, at Highland Park, near Elizabeth, for Walter H. Atwood, 393 George st, New Brunswick, N. J., owner and builder. Cost, \$4,000 each.

ORANGE, N. J.—Fred L. Pierson, 160 Bloomfield av, Bloomfield, has completed plans for ten 2½-sty frame dwellings, 21x27 ft, in Orange road, for Kolodin & Hauptman, 111 Washington av, Newark, owners and builders. Cost, \$4,000 each.

WEST ORANGE, N. J.—Plans have been prepared privately for three 2½-sty frame dwellings, 22x24 ft, at 10 to 16 Parkside av, for F. S. Steiger, Parkside av, West Orange, owner and builder. Cost, \$3,500 each.

WEST ORANGE, N. J.—Plans have been prepared privately for a 2½-sty frame dwelling on Gregory av, for Carlson Brothers, 25 Swanee pl, West Orange, owners and builders. Cost, \$6,500.

IRVINGTON, N. J.—Strombach & Mertens, 1091 Clinton av, Irvington, have completed plans for a 2½-sty frame dwelling, 26x31 ft, at 490 Lyons av, for C. Wm. Pfel, Town Hall, Irvington, N. J., owner and builder. Cost, \$6,000.

PERTH AMBOY, N. J.—Plans have been prepared privately for a 1-sty hollow tile and stucco addition to dwelling in State st, for John Verel, Jr., 669 State st, owner and builder. Cost, about \$3,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—William E. Lehman, 738 Broad st, has completed plans for a 4-sty brick warehouse, 80x150 ft, on Badger av, south of Alpine st, for the American Food Co., 302 Plane st, Newark, owner. Cost, about \$100,000.

HALLS AND CLUBS.

IRVINGTON, N. J.—D. A. Hopper, 22 Ridge-wood av, Irvington, has completed plans for a 1-sty frame hall and meeting room, 60x84 ft,



Regis High School, New York City. McGinnis & Walsh, Architects, Boston. J. Wm. Muldowney, Boston, Consulting Engineer. Kewanee Smokeless Boilers installed.

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on the Speedway at 16th av, for the Polish Club, owner, on premises. Cost, \$15,000. Owner will take estimates on general contract.

SCHOOLS AND COLLEGES.

PERTH AMBOY, N. J.—E. F. Durang & Son, 1220 Locust st, Philadelphia, Pa., have plans in progress for a 3-sty brick and stone parochial school, 60x135 ft, at Perth Amboy, N. J., for St. Stephens R. C. Church, Rev. Father Joseph Urban, pastor, owner, on premises. Cost approximately \$125,000. Architects will soon be ready for estimates on general contract.

HARRISON, N. J.—Joseph W. Baker, 4th st, Harrison, has started sketches for a 2-sty brick school building, containing 24 classrooms, auditorium and gymnasium, in Hamilton st, for the Board of Education of Harrison, owner. Cost, approximately \$200,000. Details will be available later.

NEW BRUNSWICK, N. J.—Alex Merchant, 363 George st, has completed plans for a 3-sty brick and reinforced concrete junior high school, 175x175 ft, containing 17 classrooms on Livingston av, for the Board of Education, A. L. Smith, president, owner. Cost, approximately \$400,000. Owners will advertise for bids about April 15.

NEW BRUNSWICK, N. J.—Alex Merchant, 363 George st, has prepared plans for a 2-sty brick and concrete addition to the Nathan Hale School, containing 5 classrooms, for the Board of Education of New Brunswick, A. L. Smith, president, owner. Cost, about \$45,000. Owner will advertise for estimates about May 1 to 15.

EAST ORANGE, N. J.—Guilbert & Betelle, 665 Broad st, Newark, have been selected to prepare plans for a 2-sty brick addition to the Columbian School, in North Grove st, for the Board of Education, John Noble, president. Project will contain 8 classrooms. Details will be available later.

EAST ORANGE, N. J.—Guilbert & Betelle, 665 Broad st, Newark, have been retained to prepare plans and specifications for a 1-sty brick addition, containing 2 classrooms, to the Lincoln School, on Central av, for the Board of Education, John Noble, president, owner. Details will be announced later.

STABLES AND GARAGES.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, Newark, has plans in progress for a 3-sty brick and terra cotta garage, 40x300x140 ft, at 368 Broad st, through to Spring st, for Max Krueger et al, 790 Broad st, owners and builders. Cost, about \$150,000.

NEWARK, N. J.—R. Bottelli, 207 Market st, has completed plans for a 1-sty brick garage, 49x100 ft, at 296-298 South 12th st, for Philip Mackinson, 225 South 7th st, owner and builder. Cost, \$10,000.

THEATRES.

JERSEY CITY, N. J.—Wm. E. Lehman, 738 Broad st, Newark, has started preliminary plans for a 2-sty brick and terra cotta moving picture theatre, seating approximately 3,500, at Newark av, Summit av and Frazer pl, for a syndicate headed by J. M. Brennan and Morris S. Schlesinger, Broad Street Theatre, Newark, owners. Project will contain stores and offices on the first floor. Cost, approximately \$500,000. Details will be available later.

PATERSON.—F. W. Wentroth, 140 Market st, has retained to prepare plans for a 2-sty brick terra cotta and concrete theatre, seating approximately 3,000, at the corner of Church and Ellison sts for Jacob Fabian, 150 Fair st, Paterson, owner. Details will be available later.

OTHER CITIES

DWELLINGS.

STAMFORD, CONN.—George A. Freeman, Shippan st, Stamford, Conn., has plans in progress for extensive alterations and additions to the 2½-sty frame residence at Stamford, including the construction of a large frame garage, for Wm. P. Bartram, 17 Battery pl, Manhattan, owner. Cost, approximately \$100,000. Plans will soon be completed.

CONTRACTS AWARDED.

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

BANKS.

STAPLETON, S. I.—J. F. McDermott, 313 Broad st, Stapleton, has the general contract for extensive alterations to the 1-sty brick banking building at Stapleton for the Staten Island Savings Bank, owner, from plans by Deleno & Aldrich, 126 East 38th st, Manhattan, architects. Cost, \$10,000.

DWELLINGS.

MANHATTAN.—J. W. Bishop Co., 101 Park av, has the general contract for extensive exterior and interior alterations to the 5-sty brick and stone residence, 21x96 ft, at the northeast corner of Park av and 64th st for Thomas A. Howell, 129 Front st, owner, from privately prepared plans. Cost, about \$65,000.

MANHATTAN.—C. O. Johnson, 240 10th av, has the general contract for interior alterations to the 4-sty brick residence, 24x76 ft, at 99 Riverside drive for Elmira S. Knopp, Cornwall,

N. Y., owner, from plans by F. A. Wright, 110 East 23d st, architect. Cost, \$10,000.

PELHAM MANOR, N. Y.—Amsterdam Building Co., 140 West 42d st, Manhattan, has the general contract for a 2½-sty rubble stone, brick and stucco residence, 20x65 ft, with garage, in Monterey rd for Francis C. Robertson, 515 Highbrook av, Pelham Manor, owner, from plans by Sterner & Wolfe, 569 5th av, Manhattan, architects. Cost, \$20,000.

KENSINGTON PARK, L. I.—Samuel Evans, Great Neck Station, L. I., has the general contract for two 2½-sty frame residences, 22x85 and

20x79 ft, in Kensington Park for the Realty Conversion Corp., owner, from plans by C. A. Paterson, 50 East 42d st, Manhattan, architects. Cost, \$15,000 each.

GREAT NECK, L. I.—Roberts-Nash Co., 93 Amity st, Flushing, L. I., have the general contract for a 2-sty brick and frame gardner's cottage, 33x25 ft, and 2-sty stable and garage, 88x49 ft, at Great Neck, L. I., for Michael Dreicer, owner, from plans by Henry Otis Chapman, 334 5th av, Manhattan, architect.

GLEN ROCK, N. J.—J. Miller, Lake View, N. J., has the general contract for a 2½-sty frame

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dwelling, 30x24 ft, and 1-sty garage, 18x20 ft, at Glen Rock, N. J., for owner, care of H. E. Paddon, 120 Broadway, Manhattan, architect. Cost, \$8,500.

NEW ROCHELLE, N. Y.—Malcolm Johnson, Hillcrest av, has the general contract for a 2½-sty frame and brick veneer residence, 30x33 ft, in Hemingway pl for C. A. Cole, Lawton st, owner, from privately prepared plans. Cost, \$10,000.

SHORT HILLS, N. J.—Wm. A. Hay, 245 Valley st, has a general contract for a 2½-sty frame residence, 38x96 ft, at Short Hills, N. J., for Wm. K. Wallbridge, 131 Hudson st, Manhattan, owner, from plans by B. V. White, 110 East 23d st, Manhattan, architect.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Marc Eidlitz & Son, 30 East 42d st, have the general contract for a 5-sty brick warehouse, 50x98 ft, at 536-538 West 39th st, for the City Real Estate Co., 176 Broadway, owner. Details of construction and name of architect will be announced later.

MANHATTAN.—Marc Eidlitz & Son, 30 East 42d st, have the general contract for an 11-sty brick and concrete candy factory addition, 200x100 ft, at 335-341 West 46th st, corner 11th av, for D. Auerbach & Sons, from plans by Robert D. Kohn, 56 West 45th st, architect. Tenny & Ohmes, 101 Park av, steam heating engineers. Charles E. Knox, 101 Park av, electrical engineer.

LONG ISLAND CITY, L. I.—John H. Carl, 510 1st av, L. I. City, has the general contract for a 5-sty brick and terra cotta candy factory, 200x155 ft, on Vernon av, Dayton to Hamilton sts, for Loft, Inc., Broome and Centre sts, Manhattan, owner, from plans prepared privately.

MANHATTAN.—Miller, Reed Co., 103 Park av, has the general contract for alterations to the 7-sty brick show room and factory, 161x100 ft, at 1658 Broadway, for Henry R. Taylor, 14 East 46th st, owner. Van Dam Warehouse Co., Inc., 29 Broadway, lessee. Mott B. Schmidt, 14 East 46th st, architect. Cost, \$50,000.

BRONX.—Wm. L. Phelan, 2045 Ryer av, has the general contract for alterations to the 6-sty brick factory, 40x75 and 25x40 ft, at 142-146 Willis av for the Crystal Chemical Co., 861 Westchester av, owner, from plans by J. H. Friend, 148 Alexander av, architect. Cost, \$26,000.

TUCKAHOE, N. Y.—Kelly & Kelly, 12th st, Long Island City, have the general contract for a 1-sty reinforced concrete addition to rubber factory, 70x134 ft, at Tuckahoe, N. Y., for the Hodgeman Rubber Co., 8 West 40th st, Manhattan, owner, from plans by W. L. Stoddart, 7 East 40th st, architect.

HOSPITALS AND ASYLUMS.

MANHATTAN.—Marc Eidlitz & Sons, 30 East 42d st, have the general contract for alterations to the brick dispensary, 44x60 ft, at the north-east corner of 15th and Livingston sts for the N. Y. Infirmary for Women and Children. Edward C. Henderson, president, from plans by Butler & Rodman, 56 West 45th st, architects. Cost, \$155,000.

STABLES AND GARAGES.

BROOKLYN, N. Y.—Barney Ahlers Construction Corp., 110 West 40th st, Manhattan, has the general contract for a 3-sty brick extension, 70x100 ft, to the garage in the south side of Thames st, 75 ft west of Morgan av, for Adolf Gobel, 34 Rock st, owner, from plans by L. Allmendinger, 20 Palmetto st, architect. Cost, \$12,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Mark Eidlitz & Sons, 30 East 42d st, have the general contract for a 17-sty department store annex, 50x200 ft, at 149 to 155 West 34th st, through to 146-148 West 35th st, for R. H. Macy & Co., Broadway and 34th st, owners, from plans by Robert B. Kohn, 56 West 45th st, architect. Werner, Nygren, 101 Park av, heating and ventilating engineer. Cost, approximately \$500,000.

MANHATTAN.—Edward Corning Co., 52 Vanderbilt av, has the general contract for a 1-sty addition to the brick publishing building at the corner of 10th av and 36th st for the McGraw-Hill Co., Inc., owner, from plans by Starrett & VanVleck, 8 West 40th st, architects. Cost, \$60,000.

MANHATTAN.—Elwood Rue, 219 West 29th st, has the general contract for alterations to the 6-sty brick office building at 227-229 West 29th st, for John Bowes, owner, from plans by Reinhardt Miller, 231 West 29th st. Cost, about \$5,000.

THEATRES.

BROOKLYN.—M. Shapiro & Sons, 52 Vanderbilt av, Manhattan, have the general contract for a 1 and 2-sty brick and terra cotta theatre, 70x55 ft, seating 1,600, and with stores on the Church av side, on the north side of Church av, and the east side of Gravesend av, 108 ft north of Church st, for the Beverly Amusement Corporation, 220 Broadway, Manhattan, from plans by Charles M. Syraubm, 147 4th av, Manhattan, architect. Cost, \$50,000.

MISCELLANEOUS.

TARRYTOWN, N. Y.—Presbrey-Coykendall Co., 198 Broadway, Manhattan, has the general contract for a 1-sty granite mausoleum, 8x22 ft,

in the Sleepy Hollow Cemetery, for V. E. Freeman, owner, from plans by J. H. Phillips, 681 5th av, Manhattan, architect.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

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

AMERICAN WATER WORKS ASSOCIATION will hold its twenty-first annual convention at Buffalo, N. Y., June 14 to 24. Headquarters will be held 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 gatherings of the secretaries and the joint meeting of the branch presidents, secretaries and administrative councils will be on April 22.

AMERICAN SOCIETY FOR TESTING MATERIALS will hold its twenty-second annual meeting at Atlantic City, N. J., June 24 to 27. Headquarters will be at the Hotel Traymore. The society is participating with other engineering organizations in the work of the American Engineering Standards Committee, which was organized in October, 1918. Two A. S. T. M. standards—namely, those for Portland cement and those covering fire tests of materials and construction—have already been adopted by the standards committee as "tentative standards," with a view finally to their adoption as American standards.

BUILDING TRADE EMPLOYERS' ASSOCIATION will hold its annual dinner at the Hotel Commodore, Wednesday eve., April 30, at 7 o'clock. Nearly two years have elapsed since the last dinner of this association, it being the consensus of opinion of the Board of Governors that a large formal function while the United States was engaged in warfare would be out of keeping with the general spirit of patriotism. Now that the war is ended and a tremendous business revival is close at hand, the committee in charge of this banquet is making every effort to make the occasion an epoch in the history of the organization.

STANDARDS AND APPEALS Calendar.

HOURS OF MEETING.

Board 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 hearing are held in Room 919, Municipal Building, Manhattan.

BOARD OF STANDARDS AND APPEALS. Tuesday, April 15, 1919.

NO MEETING.

BOARD OF APPEALS.

Tuesday, April 15, 1919, at 1:30 p. m.

Appeals from Administrative Orders.

153-19-A—West side Walnut street, 100 ft south of Jamaica av, Richm. Hill, Queens.

171-19-A—1 Maiden lane & 174 Broadway, Manhattan.

176-19-A—622 Paynter av, Queens.

178-19-A—741-761 First av, Manhattan.

161-19-A—1813 Stanhope st, Queens.

195-18-A—528-536 Seventh av, Manhattan.

Under Building Zone Resolution.

174-19-BZ—North side of Nott av, 90 ft east of Blvd. Queens.

143-19-BZ—1201-1203 President st, Brooklyn.

5-19-BZ—14 West 181st st, The Bronx.

158-19-BZ—245 East 117th st, Manhattan.

177-19-BZ—(112-19-A)—South side of 156th st, 90.33 ft east of So. Blvd. Bronx.

185-19-BZ—East side Harlem River Terrace, 93.6 ft south of West Fordham rd, The Bronx.

121-19-BZ—236-238 Stagg st, Brooklyn.

948-18-BZ—472-482 Sterling pl, Brooklyn. Re-

opened April 8, 1919.