

Real Estate Record and Builders Guide

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119 West 40th Street, New York (Telephone: Bryant 4800)

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Copies can be had on applica-
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E D I T O R I A L

Vetoed by the Mayor

Mayor Hylan's veto of the Lockwood-Fertig bill to increase the salaries of women school teachers will be quite generally approved by the great majority of people in this city. The Mayor is entitled to credit for his courageous action.

This measure, as Mayor Hylan points out, is mandatory legislation, and he estimates that it would have placed upon the taxpayers of the city a new burden of from ten to twenty millions of dollars, thereby resulting in an increase in the tax rate of from twelve to thirty points.

With New York realty already fairly staggering under its burden of taxation, the increase which this bill proposed would have created an intolerable situation.

In view of his commendable action on the teachers' salary bill, the Mayor's veto of the bill limiting the realty tax rate to 2.25 is inexplicable. Acting in the interests of the taxpayers in the first instance, he refuses them in his later veto the slight relief which the limitation bill would have afforded, not immediately but after the Mayor's term had expired. But this is not the only measure of His Honor's very unsatisfactory position. By killing the limitation bill he has prolonged one of the conditions that has been most effective in preventing the investment of money in building operations. His action is in direct sympathy with and in behalf of the "rent profiteers" whom he so relentlessly pursues. He has made himself a party to "rent profiteering" by refusing to sign a measure that every intelligent business man and financier knows would have materially aided in the reestablishment of the building industry, and so provided in the shortest time and in the most effectual way housing for the citizens of New York at fair rentals.

The Mayor has alienated the 22,000 New York School teachers by his veto of the salary bill, but he has won the disapproval of more than a hundred thousand property-owners by his veto of the tax limitation bill, and he will have to answer to every rent-payer when rents advance again for his action in affording the little measure of relief that it was in his power to bring about.

Extra Session Not Necessary

Governor Smith again displays his good judgment by announcing from Albany that he does not deem it necessary to call an extra session of the Legislature to deal with the problem of increasing rents. That he should call an extra session had been suggested at the "mass meeting" held under the auspices of Mayor Hylan at the City Hall last week.

In announcing his decision Governor Smith points out that the housing problem and the question of increased rents are not confined to New York City but that both of these difficulties prevail all over the state. Naturally, Governor Smith places a great deal of reliance in the work of the Reconstruction Commission

which he appointed early in the year. He asked that body to make a special study of the housing problems throughout the state. Already Mr. Elkus, chairman of the Commission, has informed the Governor that the increasing of rents and the shortage of housing are more than local issues. The Governor questions the necessity for any immediate change in the laws and believes that some of the present difficulties can be solved under existing statutes if a spirit of co-operation can be fostered.

Various vital problems resulting from the war have been taken up by the Reconstruction Commission. The members of this body are able, experienced and public-spirited. They should succeed, as a result of their investigations, in making suggestions which will go far towards solving these various problems. It is too early to conjecture what may be their recommendations as to housing and rentals, but they must be influenced, in forming their conclusions, by the inevitable rules of supply and demand.

If the Governor's Commission succeeds in formulating plans which will promote new building at once its members will have attained a result fully justifying their appointment, even if they should prove unable to solve successfully any other of their numerous problems.

How the Peace Treaty Will Affect New York City

During the next few weeks the terms of the Peace Treaty, at last presented to the Germans for signature, will be minutely scrutinized to see how they affect various interests. So wide is the scope and so portentous the effect of the proposed treaty upon the well being of many millions of people, whose habit and habitat are unlike, unequal and often antagonistic, that it would be unwise to try to anticipate too certainly what will be accomplished by its acceptance by the Germans, and the world generally, in settlement of the tremendous questions raised by the outcome of the war.

There is also the consideration that it is still unsigned, and therefore not fully accredited as binding, and that it must pass the inspection and have the approval of the United States Senate and the British Parliament, before it can become effective. Without the endorsement of these two legislative bodies peace will fail of accomplishment and the League of Nations become again a dream.

In some respects, the treaty, it can be safely said, might have been written chiefly for the benefit of this country, and especially of New York City. It is worth while to call attention to the clauses which principally have to do with the regulation of the German commercial fleet and the replacements that Germany must effect in the commercial navies that suffered by reason of the submarine warfare, together with the financial terms imposed on Germany. It is easy to see that if the treaty is signed with the provisions intact, it will result in enormous ac-

cessions of business to the United States, with New York City the greatest beneficiary.

It is provided that all German merchant ships of 1,600 tons and over shall be turned over to the Allies, and that in addition Germany shall for the next five years construct 200,000 tons of shipping annually to be turned over to the Reparation Committee, to make up in part the losses through the under-sea destruction of allied and neutral cargo carriers. This provision both deprives Germany of the ships it still has with which to again engage in foreign trade and prevents it from soon building another adequate fleet because the output of its shipyards is little more than double the requirements of the peace treaty. The surplus construction, after these requirements are filled, cannot provide enough shipping for Germany to engage in overseas trade on terms of equality with England and the United States for many years to come. To successfully compete in this traffic, ships are the prime requisite, as the United States has learned. These we shall now have in tonnage equal to the commercial fleet of England, and with that country will absolutely control the international trade of the world. If English or American shipowners elect to do it they are not prevented by the treaty from carrying German cargoes. But the British sailors have entered into an agreement which will make the participation of ships flying the Royal Ensign in such business extremely doubtful for years to come, and ships under the Stars and Stripes are likely to be busy on traffic lanes reaching to other shores than those remaining to impoverished Germany.

The financial terms imposed on Germany are such that capital for foreign trade will be restricted. It must first pay the enormous reparations and indemnities, and after these are settled, its own war debts, which are larger proportionately than any of the belligerents, will press for payment.

The United States will have a commercial fleet equal to that of England. This country will be in better financial condition than England, or any other nation, to finance its foreign trade. The overseas business which these two essential factors will certainly bring about will centre in New York City. Here is the natural headquarters for the commerce which will reach into every corner of the world. Other American seaboard cities will prosper, but New York will have the cream of the business. In the few years in which this country has been gradually pushing out its feelers into the world wide commercial arena New York has been the most prominent factor. It has learned how to finance and how to ship; how to meet competition and how to gauge the requirements of foreign peoples and how necessary it is in trading with them to fulfill all obligations to the utmost particular.

New York now has banking and commercial organizations splendidly capitalized and with all the personal and mechanical equipment for carrying on a tremendous foreign trade. Its port is the best in the country, and will be improved when the New York-New Jersey Port Treaty becomes effective.

The Peace Treaty spreads the riches of the world before the merchants of the United States. The merchants of this city, in alliance with its bankers and shipowners, and manufacturers, have advantages over those of the rest

of the country. The business they will do will stagger the imagination.

Every new dollar's worth of this business will mean additions to real estate valuations in this city.

Every fresh cargo will mean that there must be more office room, more warehouses, more freight sheds, more terminal and dock facilities, and more homes.

The peace treaty seems to have been written so that New York City realty and building interests will profit greatly.

A Radical Change

A radical change in the control of public utilities in New York City went into effect this week, Governor Smith having approved the Foley bill which legislated out of office the five-headed commission created early in the administration of Governor Hughes. The new law substitutes a single commissioner for regulatory work and a single commissioner to have charge of construction. The Governor believes that the new law, by centralizing authority, will result in greater efficiency in the public utilities of the metropolis.

The appointment of Mr. Lewis Nixon as Regulatory Commissioner has been well received, and much regret is expressed over the failure of the Governor to induce Colonel William Barclay Parsons to become Commissioner of Construction. In general Governor Smith's appointments up-to-date have been very good indeed, and no doubt he will find a capable man for the work which Colonel Parsons finds himself unable at this time to undertake.

The changes made by the Foley law will be followed with keen interest by all classes of New Yorkers. So far as the various transportation lines are concerned, improvements or deterioration in the service affect vitally those who ride. But there are other and broader considerations. The development of the metropolis itself is vitally affected by the attitude and achievements of whoever may be at the head of the Public Service Commission. The personality of the commissioners is interesting, but the work the commissioners have to do is much more important. Job hunters will be interested in the opportunities of getting on the payroll in the reorganized department, and many of those who have held jobs under the old commission will be anxious to retain their places. But these are minor considerations, in which the people of the city as a whole have little or no interest.

Commissioner Nixon has a great opportunity, as will the new Commissioner of Construction. If they take up their new duties with broad vision, if they act wisely in passing upon the big problems with which they are confronted, they will accomplish great things for the development and expansion of the metropolis. The less politics permitted in the reorganized commission the greater will be the prospects of effective and truly progressive achievements.

One Hundred Dollars brings a soldier home.
They gave lives. You lend Dollars.

We bought a Victory. Let's pay our little part. Invest in the Victory Loan.

REAL ESTATE SECTION

Governor Will Not Call Extra Session on Rent Question

Senator Lockwood Is Chairman of the Legislative Committee to Investigate Charges of Profiteering

[Special to the Record & Guide.]

Albany, May 9.

GOVERNOR SMITH has dispelled the notion that he has in mind recalling the Legislature into extra session for the purpose of enacting legislation to meet the housing and rent problems in New York City and up-State. The Governor declared that the people who are agitating new laws as a means of solving these problems have a mistaken idea of the efficacy of law in the present situation.

The Governor announced this week that his Reconstruction Commission has a "plan of practical and immediate relief for the housing and renting problems" confronting the cities of the State, particularly New York and the other populous centers. He indicated that the report of his commission embodying this plan would be forthcoming in the near future.

The findings of the Governor's Reconstruction Commission will be supplemented by an inquiry into housing, rents and ice distribution in the State and principally in New York City by a legislative committee. This committee, provided for under the Adler-Abeles resolution, is expected to begin work within the next few weeks. Senator Charles C. Lockwood, of Brooklyn, will be chairman of the committee. The other members of the Senate on this committee will be announced by Senator Walters within a few days. The Assembly members of the committee named by Speaker Sweet are Thomas A. McWhinney of Nassau; Ida B. Sammis of Suffolk; M. Maldwin Fertig and Earl H. Miller of the Bronx. The report of the committee will be made to the next session of the Legislature. The aim of the Governor's commission is to provide immediate relief, while the legislative body will ascertain whether or not legislation is necessary permanently to relieve the housing and renting situation.

In a statement setting forth the objects of the committee Senator Lockwood said:

"We will confer immediately with Governor Smith's reconstruction commission and also with Mayor's Hylan's rent profiteering committee to ascertain the results of their inquiries and at once learn the conditions by our own investigation from the experience of the members of the committee, most of whom are New York City men. We will also consult with the Municipal Court Justices, before whom the dispossession proceedings have been brought in New York City. Determined efforts will be made to see that the interests of the tenants and also the property owners are properly protected. I am sure the committee will not hesitate to recommend, if necessary, drastic measures to thwart the plans of any gouging landlords, some of whom are alleged to have been raising rents beyond the reach of the people, giving bad service and putting people out upon unreasonably short notice.

"If our investigation shows that the situation can be helped by a just change in the laws of our State, there is no reason why the people should wait until next January."

Governor Smith has approved the Burlingame three-family converted dwellings law which is expected to relieve congestion in New York City. Supporters of this measure in the Legislature declared it was vitally necessary in New York City.

Mayor Hylan's acceptance of the Walker bill providing for the creation of a city purchasing board, the Downing bill

abolishing the New York Court House Board and transferring its functions to the Board of Estimate and Apportionment, and the Fertig monthly tenancy bill have been received by the Governor. That the Governor will sign them is practically certain. The Mayor has vetoed the Donohue bill providing that no tax lien for any unpaid taxes, water rents or charges or assessments on any lot or parcel of real estate shall be sold by the city unless the word "arrears" shall have been written in the bill rendered for taxes upon the same lot or parcel for a subsequent year. He also vetoed the Board of Appeals decisions bill introduced by Senator Carroll and the Foley tax lien sales bill.

The Fertig monthly tenancy bill which Mayor Hylan has accepted will take effect on Sept. 1 next. The literal text of the amendment is as follows:

"No monthly tenant shall hereafter be removed from any lands or tenements in the City of New York on the grounds of holding over his term unless at least 10 days before the expiration of the term the landlord or his agent serves upon the tenant, in the same manner in which a precept in summary proceedings is now allowed to be served by law, a notice in writing to the effect that the landlord elects to terminate the tenancy, and that unless the tenant removes from said premises on the day on which his term expires the landlord will commence summary proceedings under the statute to remove such tenant therefrom."

Governor Smith gave hearings Thursday on the Donohue and Abeles bills, the former claimed to embody a scheme to drive land shark operators in New York City and vicinity out of business and the latter providing less complicated means of determining possession to real property. The Donohue bill provides for the collection of funds in New York City in amounts of \$100 or less on sales of lands subdivided into lots, such funds to be held in trust until the delivery of the deed or title. The Abeles bill amends the Code of Civil Procedure in relation to pleadings in summary proceedings to recover possession of real property by permitting an answer orally as well as in writing.

Somewhere in the heart of every man is the desire to be independent. Independence is the measure of one's standing in the community.

The first step along the road to independence is to own one's home. The man who owns his own home is the respected, the trusted man in every community.

One of the largest employers of labor in the country ordered a canvass of his factories to determine what percentage of his employes owned their own homes. At the same time he urged all employes in the establishment to become home owners or home buyers.

Sound logic prompted this action. The responsible man is the valuable employe. The home owner has a deeper sense of civic pride. He is established; he is responsible; he is interested in everything that tends toward the peace and security and upbuilding of the community.

The example set by one manufacturer will be followed by others. It will daily become more requisite to a man's securing responsible employment that he Owns His Own Home.

Two Old Buildings in West 40th Street Being Rebuilt

Great Demand for Small Apartments in Bryant Square Section Causes Alteration of Building Long Vacant

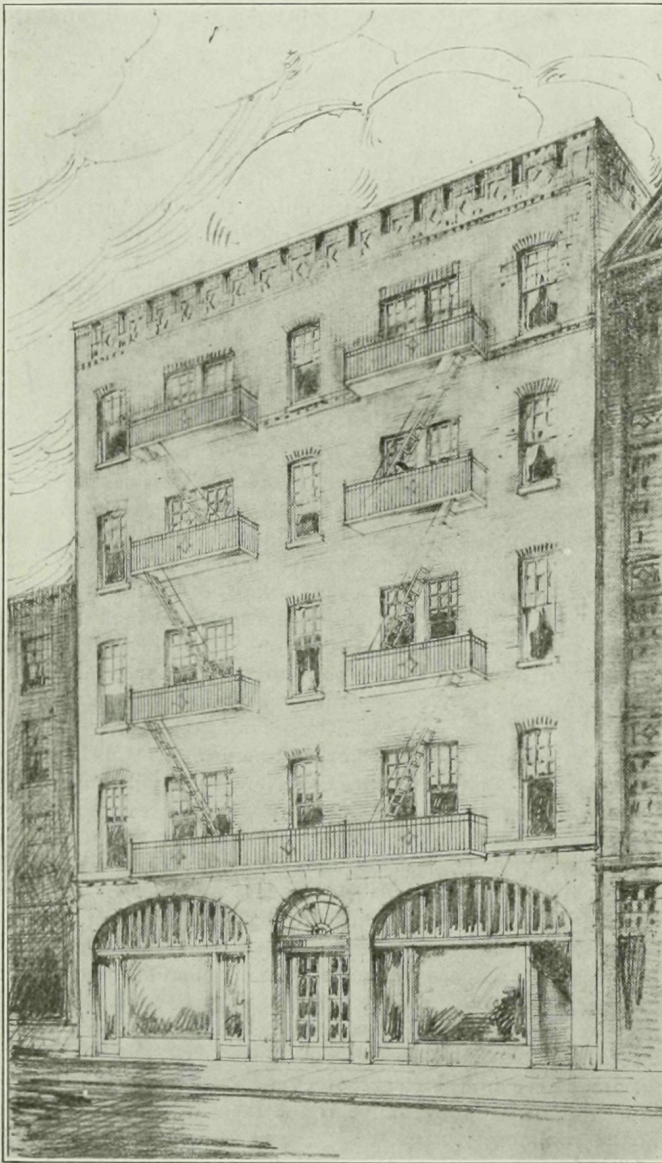
AN interesting project which will result in the addition of another apartment house to the mid-town residential colony has just been undertaken, which further exemplifies the existing strong demand for small residential suites. The two old five-story buildings, long vacant, at 104 and 106 West 40th Street, on a plot 50x100, between Broadway and Sixth Avenue, which were recently leased by the Arlo Realty Co. to David Greenwald for a

Aside from the interest which attaches to the project from this standpoint the building operation has interesting architectural features. The architects have planned an alteration embodying new ideas in space division and layout.

Instead of cutting up the floor area into small suites containing small rooms, this improvement contemplates small apartments with large rooms. Each house will have a store on the grade floor and one 1-room apartment and five 2-room apartments on each floor, each unit to have a bath and kitchenette.

The rentals, according to J. Arthur Fischer, who is renting agent for the property, will be \$1,000 a year for the one room apartments. The rental for the 2-room apartments will range from \$1,200 to \$1,800 a year. Mr. Fischer reports a strong demand for apartments with many prospective tenants interested in the plans. The building is expected to be ready for occupancy about August 1st.

The present facade, all partitions, plumbing, heating, plastering, etc., will be torn out, a new court will be built and fire-proof stairways, passenger elevator and new interior trim installed. The present twenty rooms per floor will be converted into eleven rooms per floor and the forty-four rooms in the building divided into twenty-four apartments. The plans call for two stores on either side of the main entrance to the building on the grade floor. The first story of the building will have a limestone front with an arched opening and the upper stories will be built in a rich design of red brick with limestone trimmings. The top floor will contain three large artists' studios in addition to living apartments. The entire hall will be finished in Caen stone and marble with floors of mosaic tile.



George and Edward Blum and S. Walter Katz, Associated Architects.

FACADE OF WEST FORTIETH STREET ALTERATION.

long term at a rental of \$14,000 a year plus taxes, are now being altered from plans by George and Edward Blum and L. Walter Katz, architects, who have estimated the cost of the project at \$65,000.

The development of the section within recent years has been along business lines, such structures as the Lewisohn building at 113-119 West 40th Street, the World's Tower at No. 110 and the Tilden Building at No. 105 representing the building trend which has affected this particular block. A 12-story building was also planned some time ago for the site at 104 and 106, but this deal fell through and the owners later decided to capitalize the existing shortage of residential space by altering the old buildings into small apartments.

Elaborate tests on marbles were carried out by the Bureau of Standards during the past year to determine the relative value of the different available types and grades for building and for other uses. They covered 52 different marbles, and dealt with strength, water absorption, porosity, specific gravity, loss on repeated freezing, thermal expansion, electrical conductivity, and the like.

In compressive strength (dry) the marbles ranged from 7,850 to 50,205 lbs. per square inch. After immersion in water for two weeks most of them showed a slightly lower strength, the greatest loss being over 25%. Resistance to freezing and thawing, as determined from 30 cycles, showed equally variable results. But some samples showed little or no loss, and a few actually showed a gain in strength. To put the matter to the test of a longer series of freezing-and-thawing cycles, a device has been set up which will automatically shift a specimen back and forth between a cold chamber and a warm chamber at fixed intervals. By this means it will be possible to expose a specimen to a large number of cycles, and determine the effect of freezing more accurately. The same machine is to be used for testing other building stone.

The heat expansion of marble exhibited a varying rate even at ordinary temperatures, so that a single coefficient cannot be given. More important, however, is the fact that after expansion under heat the marble did not return to its original dimensions after cooling, part of the increase of size being permanent; and successive heatings showed a continuous effect; that is, a progressive increase of dimension.

Measurement of electrical resistivity of different marbles showed a large range of values, so that marble for electrical uses must be specially selected.

Realty Board's Golf Tournament

The Real Estate Board's Spring Golf Tournament will be held next Wednesday. Entries close today. There is an added "Guest's Special" prize, so bring your friends.

Mayor Hylan Vetoes Bill Limiting Realty Tax Rate

Real Estate Board Reviews Situation Leading Up to the Action Taken by the City's Chief Executive

MAYOR HYLAN has vetoed the bill passed by the Legislature limiting the tax rate in 1922 and thereafter to 2.25.

With reference to the veto the Real Estate Board has issued the following statement.

"The action of the Mayor in vetoing the Tax Limitation Bill was not unexpected. The Comptroller opposed the measure from its inception on the advice of those who claimed that its enactment would affect the credit of the City. The Comptroller personally felt aggrieved at the failure of the Legislature to enact a Personal Tax Law with a listing system and with no exemptions on any kind.

"It was unfortunate also, as far as the fate of the tax bill was concerned, that the Mayor's most intimate associates, whose advice he most frequently takes, are men of very great wealth. Their real estate interests are slight compared with their enormous personal holdings. They feared that a limited tax on real property meant that the excess burdens of extravagance and waste would be placed on personal property. For years these men have escaped paying any share of the cost of municipal government and 95 per cent. of the tax levy has been placed on real property. When it is remembered that real property is worth but \$8,500,000,000 and that personal property, which certainly needs the protection of government as much as real estate, is estimated at \$50,000,000,000, the injustice of this is apparent.

"The value of the proposed law to real estate was only sen-

timental, and meant no reduction in taxes until 1922. But its enactment would have accomplished a great deal toward bringing investment money into the market. Building, so much needed, would have been greatly stimulated and the tenants would have benefited through competition. The history of tax legislation repeated itself with the course of this measure. There was no open opposition to it at Albany or before the Mayor. The bill passed the Legislature by a unanimous vote of both houses and at the hearing before his Honor, there was no real opposition.

"The men who fight to escape personal property taxation do not work openly. They labor quietly yet effectually, and for years they have blocked the efforts of the 250,000 home owners of Greater New York to make them pay for their share of the cost of government. Again they have succeeded, and succeeded in spite of a practically unanimous public sentiment and an entirely unanimous vote of the Legislature and a special message from the Governor of the State.

"It is idle to underestimate their influence and the real estate owners and tenants of this City must realize that only by complete and thorough organization and by an absolute demonstration of their strength can they compel personal property to pay its share of taxation. The Real Estate Board of New York has only begun to fight, and will go to the next Legislature with a bill limiting the tax on real property and that bill will become a law."

Realty Division Has Exceeded Its Victory Loan Quota

REALTY'S contribution to the Victory Liberty Loan has gone considerably over the top, with all the teams making a whirlwind finish to pass the \$6,000,000 quota. The amount subscribed through the Real Estate Division has passed its quota, the total at 3 o'clock yesterday being \$6,500,000. There is not the slightest doubt in the minds of Chairman Marling and the team captains that the Division, which made such an enviable record in the former drives, would exceed its quota by more than \$1,000,000.

To H. S. Kirby, of the Douglas Robinson-Charles S. Brown organization, goes the credit of having obtained the largest single subscription secured by the realty workers during the drive. Mr. Kirby turned in one subscription of \$1,175,000 from a friend of the real estate interests of the city who desired to have his name withheld. The Central Union Trust Co. subscribed \$260,000 in four blocks of \$65,000 each through Joseph P. Day, H. S. Kirby, Lawrence B. Elliman and William de Bost. Other subscribers on Wednesday were the Italian Savings Bank, \$25,000, in addition to a previous subscription through the real estate team; Cammann Voorhees and Floyd, \$12,000, also in addition to their previous subscription; the Home Life Insurance Company \$10,000, and the Horace Have-meyer estate, \$25,000 through A. B. Ashforth.

Among the other large subscriptions obtained through the Real Estate Division this week were the Central Savings Bank, \$10,000; The Bronx Savings Bank, \$10,000; Samuel Kempner, \$5,000; G. G. Brickerhoff, Jr., \$1,500; Samuel Bookman and R. M. Montgomery, \$1,000 each; E. E. Smathers, \$10,000; Douglas L. Elliman & Co., \$10,000; Douglas L. Elliman, personally, \$5,000; Broadway-Maiden Lane Co., \$5,000; New York Produce Exchange Bank, \$5,000; Mrs. Nellie Flake, \$3,000, and C. F. Lyons, \$2,000.

Other subscriptions included \$50,000 from Robert W. Goelet, \$50,000 from S. W. Straus & Co., \$12,000 from the Equitable Trust Company, \$15,000 from Dunlevy Milbank, \$10,000 from the Bradish Johnson estate, \$10,000 from the New York County National Bank, \$25,000 from the National Cloak and Suit Company, \$5,000 from the Consolidated Stock Exchange,

and \$5,500 from Brown Brothers, bankers, as representatives of the Wall & Hanover Realty Co., and the Four and Five Hanover Realty Company.

Additional contributors were: Dunlevy Milbank, \$15,000; S. W. Straus & Co., \$50,000; Bradish Johnson estate, \$10,000; Equitable Trust Company, \$12,000; Brown Brothers, on behalf of the Wall and Hanover Realty Company and Nos. 4 and 5 Hanover Realty Company, \$5,500; National Cloak and Suit Company, \$25,000; Robert W. Goelet, \$50,000; Consolidated Stock Exchange, \$5,000, and New York County National Bank, \$10,000. The Far Rockaway team obtained from James M. Rosenberg, \$5,000, and from B. F. Meyer, \$4,000.

Cortlandt F. Bishop added \$50,000 to the Division total. The Atlantic Mutual Insurance Company subscribed \$30,000 on its Wall Street property, which is a sum in excess of the one-half of 1 per cent. of the assessed valuation which property owners usually give on their realty. The New York Title Company turned in a subscription of \$20,000; Jacob Wertheim gave \$5,000; the Ebling Realty Company \$2,000, and Huberth & Huberth, \$2,000. Other subscribers were, the No. 18 East Forty-first Street Company, \$15,000; Bernard Meyer, \$10,000; Mechanics and Metals Bank, \$20,000; Sperry Realty Company, \$50,000; Johnson Building, No. 30 Broad street, \$10,000, and Fulton Trust Company, \$25,000.

We must have production if we are to have lower living costs. In modern industry production is stimulated by construction. Building is a basic industry. If you build a home you make business for more than a hundred correlated and contributing industries. Each building erected sends its wave of demand through the industrial organization, from the ditch diggers to the bank presidents and back, and, by way of pay envelopes, to the ditch digger again.

An immediate resumption of building activities will do more than any one thing to stimulate general business and accelerate the transition of industry from war demobilization to the peace normal.

Legislators Who Will Investigate Rentals Organize

Senator Charles A. Lockwood Appointed Chairman of Committee—Governor Smith on Solution of Housing Problem

THE Legislative Committee appointed for the purpose of investigating the charges of rent profiteering in this City held its organization meeting yesterday. Senator Charles A. Lockwood of Kings was appointed chairman, the other Senate members being Peter A. Abeles of the Bronx and William A. Carson of Wayne. The assembly members are: Thomas A. McWhinney of Nassau, Mrs. Ida B. Samuels of Suffolk, Frank H. Caulfield, Jr., of Kings, Peter J. Hamill of New York, and Earl H. Miller of the Bronx.

The Mayor's Committee on Rent Profiteering held a meeting at its office in Municipal Building on Wednesday which was attended by a number of Justices of the Municipal Courts. Justice Robitzek, of the Bronx, advocated Federal aid in building and the passage of an act that would help the builders of homes as the Farm Loan act aids the farmers. Justice Panken advocated a special session of the Legislature. He urged the following: Repeal of that portion of the Real Property law which makes engaging an apartment for more than one month void unless it is in writing; enactment of a law making the monthly rental of an apartment on May 1 the monthly rental until the following May 1; enactment of a law to require owners or lessees to display in the hallway a placard showing the rental charged for apartments in the houses. He also suggested enactment of a law empowering the Governor to appoint a commission of five to pass on applications made by owners or lessees of buildings for permission to increase rents; to catalogue all houses and fix the rental for each building according to location and improvements. He asked the Justices to favor the organization of tenants to act collectively in reaching an agreement as to the rent to be charged, and advocated a law to empower the city to build dwellings to be rented at cost.

Justice Strahl of Brooklyn suggested a law forbidding rent increases for six months as a war measure. A representative of the Greater New York Taxpayers' Association said his members owned houses on the east side up to 137th Street in which there were 3,000 vacant apartments renting from \$4 to \$6 a room, hot water being furnished. He gave this list to Chairman Hirsch.

The Mayor's Committee announced early in the week that an arrangement had been made with the Methodist Episcopal Centenary Committee for the housing of evicted tenants in the Methodist Episcopal Churches and institutions in this City. Although this offer was made nearly a week ago there was no instance cited where tenants have availed themselves of it.

Governor Smith in a statement issued this week, declared that new laws were not necessary for solution of the housing problem.

"In my message creating the Reconstruction Commission," the Governor said, "I requested that body to make a special study of the housing problems of the State. I asked them to make every endeavor to secure the fullest information, and after carefully studying it to make recommendations, looking to the permanent welfare of the State.

"They advise me that their studies made thus far indicate that the increasing of rents and the shortage of housing are more than a local issue. Their inquiries, which are not limited to New York City, but are already covering the State, show that they are state-wide.

"Many people have the mistaken idea that all reconstruction problems pressing for solution need an immediate change in our laws. As much can be done to solve some of these difficulties without new laws as with them, if we can bring about a spirit of cooperation.

"I am informed that the Reconstruction Commission has a plan for meeting the immediate housing situation that will

afford an opportunity to the people, who are able to take advantage of such privileges, to cooperate with the State in solving the real crisis, which I am advised exists. The commission is considering measures of practical and immediate relief, and it is essential that these measures be such as to result eventually in sufficient and better housing at moderate rental costs."

The Reconstruction Commission is expected to make its plan public in a few days. It is understood that it provides for the construction of apartment houses by a group of men willing to invest capital in an enterprise that promises many new homes for New Yorkers before next winter.

The following statement has been issued by the State Reconstruction Commission:

"The State Reconstruction Commission is in the midst of a housing survey in New York City. This survey covers thirty-four typical blocks, and is now nearly completed.

"The returns which have come in show, first, that unless building in the city is begun immediately on an extensive scale, many inhabitants of New York will be literally driven either into the streets or out of the city altogether. It shows also that there will be no use in resuming at once building operations unless the city is built better than ever before.

"The Reconstruction Commission is now preparing a series of articles based on the returns of the survey, which will show by actual facts and statistics the rise of rents and the suffering which this rise has caused; the scarcity of houses; the enormous number of houses being lived in now which are absolutely unfit for human habitation; the fact that such houses as still remain vacant are quite uninhabitable; and the effect of such conditions in making undesirable citizens, spreading disease, leading to crime, interfering with education and practically frustrating all attempts at Americanization and the building-up of a healthy, happy and useful people.

"The survey conducted by the Reconstruction Commission is completely democratic in that it is being made with the co-operation of settlements, colleges, insurance companies, philanthropic societies, housekeeping centres, hospitals, clubs, civic bodies of all kinds, and, in addition to these, with the help of the people themselves who inhabit the blocks under survey."

WHAT the Borough of Queens furnished in men, money and munitions during the war is comprehensively set forth in the "War Service Number," just issued, of "Queensborough," the monthly publication of the Queensboro Chamber of Commerce.

The attractiveness of the issue is enhanced by the unique cover design showing the Borough in outline printed in khaki with three silver chevrons indicative of the home service of the men and women and business interests of the Borough of Queens.

In men for the Army and Navy, Queens Borough furnished nearly 20,000 of its youth including voluntary enlistments, national guardsmen, sailors, marines, and selective service men. The records of the Draft Boards show that of the 60,000 men registered over 11,000 were inducted into service, and 4,000 entered the service voluntarily. There were at least 5,000 others who enlisted without registering.

In money the Borough of Queens furnished over \$40,000,000 for the first four Liberty Loan sales. There were only two Boroughs in the City who exceeded it in this respect, although three Boroughs exceed it in population. It subscribed twice its quota for the Second War Fund of the American Red Cross, or a total of \$800,000. It exceeded its quota for the United War Work Campaign, or \$600,000. In addition its residents subscribed liberally to many other patriotic activities.

Real Estate Review for the Current Week

Strong Demand for Private Houses—Operators, by Extensive Lot Purchases, Are Anticipating Early Building Revival

BUSINESS this week, although of lesser volume than last week, continued nevertheless to make encouraging progress. In spite of the fact that practically a whole day was lost by reason of the Tuesday holiday, when practically all of the offices were closed, the activity was fairly well sustained. In one respect a distinct advantage was recorded because there was every indication of a particularly strong demand for private houses in Manhattan. It is a long time since there have been more deals closed in sales of this character. The situation is further strengthened by the fact that practically all these transactions are being negotiated on a cash basis. The movement is directly traceable to the existing shortage in apartment space which is compelling a great many apartment residents to go back to the private house in order to maintain a residence in the borough.

In anticipation of the building movement which it is felt must soon come, speculative interest this week centered to a considerable extent on prospective building sites. In the Bronx particularly, operators took over desirable plottage for resale to builders, several of the largest transactions of the week involving large holdings in the northern borough.

As the various inquiries into the rent situation progress it is daily becoming more apparent that the only solution to the problem lies in the erection of new buildings. Legislation by the Federal government or the State government cannot itself materially remedy the existing conditions which

are now governed, as all similar ones have been governed in the past, by the law of supply and demand. Conditions will only become normal when supply and demand have been equalized and this situation can only be brought about by the erection of new residential buildings.

The undertaking of an extensive building campaign is therefore considered inevitable, although the time when it will actually begin is still problematic. The fact that several of the shrewdest operators in the city are beginning to show interest in building sites may be taken as a possible indication that informed real estate opinion holds that the new building era is not far off. As a matter of fact from many sources comes the encouraging news that architects and builders are busy upon prospective operations.

One of the best evidences of this is shown in the statistics involving Greater New York for the month of April as prepared by the Dodge Reports. New residential construction was planned during the month to the valuation of \$18,527,000; proposed industrial and manufacturing projects involved \$2,861,000 and miscellaneous construction, including all other types of building operations not classified in the two foregoing groups, amounted to \$10,354,000 for the month. In addition to this the statistics for April show that 1,394 residential operations including apartments, one and two-family dwellings and large private residences representing a total valuation of \$10,687,000 were actually started within the boundaries of Greater New York.

PRIVATE REALTY SALES.

THE total number of sales reported and not recorded in Manhattan this week was 85 as against 107 last week and 33 a year ago.

The number of sales south of 59th street was 23 as compared with 33 last week and 11 a year ago.

The number of sales north of 59th street was 62 as compared with 74 last week and 22 a year ago.

From the Bronx 34 sales at private contract were reported as against 43 last week and 18 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 632 of this issue.

Hotel to Replace Church.

Another 16-story apartment hotel project will be launched shortly as the result of a deal just closed. The First Reformed Episcopal Church sold its property, comprising a plot 75x100 at the northeast corner of Madison avenue and 55th street, to the Allerton House Company, comprising James H. Cushman and William H. Silk, who plan to improve the corner with a 16-story apartment hotel. The church valued the realty at \$325,000, and sold it through Frederick Southack & Alwyn Ball, Jr., its agents, through William B. May & Co., acting for the purchasers. The church, of which the Rev. W. D. Stevens is rector, has made no arrangement to re-establish elsewhere, but a meeting will be held in the near future to determine upon a new location. Title is expected to pass to the new owners in ninety days.

Operators Buy Synagogue.

The Congregation Beth Israel, F. E. Bloch, president, has sold the synagogue at the northeast corner of Lexington avenue and 72d street, in which it has worshipped for forty years. The property, measuring 102.2x45, was sold through Douglas L. Elliman & Co. to the newly formed Mordecai Realty Company (Benjamin Mordecai and E. Clifford Potter), which has in mind re-improving the site with a 13-story apartment house with two suites on a floor. S. B. Cardoza, attorney, represented the purchasers and Walter H. Heilborn represented the congregation in the sale.

Merchant Buys for Investment.

Christian Arndt, retired merchant, purchased the Grinnell, a 9-story apartment house, 229.7x300x203.5, comprising the triangular block bounded by Riverside drive, Audubon place and 157th street. Valued at \$950,000, the property was sold by the Centre Realty Company, W. O.

Greenberg, president, through Mark Rafalsky & Co. It was erected by the sellers in 1911 from plans by Schwartz & Gross on part of the former Audubon Park. Mr. Arndt recently bought through the same brokers the 12-story apartment at the northwest corner of West End avenue and 75th street.

Chatsworth and Annex Sold.

Fisher and Irving Lewine and Harris and Maurice Mandelbaum purchased from the Metropolitan Life Insurance Company the Chatsworth and the annex, at 340 to 350 West 72d street. The Chatsworth is a 13-story fire-proof apartment house, arranged for eighty families, and the annex is an 8-story building, with one suite on each floor, consisting of eleven rooms and four baths. The plot measures 170 feet in 72d street, 90 feet in 71st street, and is located at the south end of Riverside Drive. It commands an extensive view of the Hudson River. Charles Griffith and Eugene Moses & Company were the brokers. The Chatsworth was erected by the Johnson-Kahn Company and was originally held at \$2,000,000. The rent roll aggregates about \$250,000. Dady Arthur Paget was at one time the owner of the property, purchasing it, in 1911, from the builders, giving in part payment the old Victoria Hotel site in 27th street from 5th avenue to Broadway, subsequently improved with a 20-story office structure.

Importers Buy Buildings.

Haupt & Burgi, cheese importers at 46 Jay street, have purchased from Joseph Naylor estate, the three 6-story mercantile buildings on lot 75x100 at 9 to 13 Worth street. The property has been held at \$150,000, and was used as a storage warehouse by the H. B. Claffin Company for a great many years. The new owners expect to convert the building from warehouses to business buildings. Horace S. Ely & Company negotiated the sale.

Two Big Apartment Deals.

Two entire block fronts of elevator apartments, one in the Morningside Heights section and the other in Washington Heights, have changed hands, the combined transactions involving more than \$800,000. The largest of the two was the purchase by Meister Builders, Inc., of the Parthenon and Hesperus apartments at 400 to 408 Manhattan avenue, comprising the entire frontage between 117th and 118th streets, from Dr. L. Duncan Bulkeley. The Parthenon is a 7-story structure, 120x100.11, at the 117th street corner, and the Hesperus, also 7-stories, covers a plot 70x100.11, at the northerly corner. Together they house 91 families, who pay \$65,000 annually in rents. Dr. Bulkeley owned the properties since 1902 and had been holding them at \$425,000.

The other transaction affected the Ellerslie Court apartments, occupying the frontage on the west side of Broadway, from 140th to 141st streets, two 6-story structures, which have been sold by the Ellerslie Corporation, Samuel Greenberg, president. Last December the buildings were taken under lease by Jacob Kroopf for a term of five years. They return \$40,250 annually in rents and are assessed by the city at \$410,000. Each house measures 99.11x90 feet. The seller bought the properties last June from the Halcyon Real Estate Corporation.

Church Adds to Holdings.

St. Mark's P. E. Church has bought from Frances A. Roesch for \$57,250 the three 3-story dwellings on a plot 63.6x94.6, at 109-113 East 10th street, between 1st and 2d avenues, a few hundred feet west of the church edifice. The church has recently been acquiring various properties in the vicinity and remodeling them to improve the housing conditions of residents of the neighborhood.

Vincent Astor Sells in Bronx.

Lieut. Vincent Astor has sold through Leitner, Brenner & Starr, as brokers, to Mr. Brown the tract of twenty-five lots, comprising the block front on the east side of the Grand Boulevard and Concourse, between 171st and 172d streets, and most of the easterly front on the Concourse between 172d and 173d streets, including three corners. The property was held at \$200,000 and is to be subdivided by Mr. Brown and sold off to builders.

More Bronx Land Purchases.

Frederick Brown has purchased through B. H. Weisker and H. W. Davis, from the Disco Realty Corporation the block front on Kingsbridge Road, between Jerome and Morris avenues, 260x121.9, from John J. Fox, through George E. and Charles Buckbee, the plot, 100x99.5, on the east side of Woodrow Wilson Parkway, adjoining the Elks Club property at the corner of Burnside avenue; from E. T. Hennessy, through Irving H. Wolfe, the plot 49.10x58.9, on the west side of Woodrow Wilson Parkway, 100 feet north of 182d street; from the Dayton Building Company, Harris Maran, president, through Bernard London, the plot, 75x100, on the east side of Wadsworth avenue, 75 feet north of 187th street, Washington Heights; from the Globe and Rutgers Fire Insurance Company, through Frederick Kramer, the plot, 50x85, on the east side of Valentine avenue, between 184th and 187th street, and the plot, 100x120, abutting, frontage on the west side of Tiebout avenue, between 184th and 187th streets.

(Continued on page 625)

MONEY TO LOAN

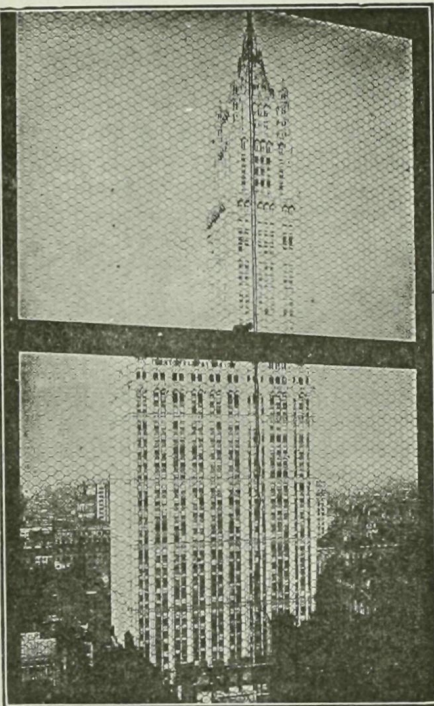
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RANDOM NOTES IN THE REALTY FIELD

Miscellaneous Items of Interest Gleaned from
the News and the Gossip of the Trade

THE Insurance Committee of the New York Building Managers' Association in the last issue of the organizations' bulletin, points out the need for cleaning up many misunderstandings with regard to fire insurance. It states in part:

"A building is not insured; it is a person who is insured for the loss of a building. The common misunderstanding on this point has led to endless trouble. But fire insurance is not a bet between anybody and an insurance company what a certain building will burn within a certain time, and the law severely frowns upon any such notion. Sometimes it is even difficult for a person who stands to take a substantial loss in case of fire to purchase valid insurance, to say nothing of the idea that a policy covering a building protects whoever has any interest in it, or whoever holds the policy, as is often supposed. The insured must have an insurable interest in the property insured or the policy is void. Hundreds, perhaps thousands, of such void policies are carefully treasured in safe deposit vaults by unsuspecting persons, most of whom, it is pleasant to know, will never need to know they could collect nothing on them. The aim of fire insurance is to make good to persons the intrinsic money value of losses they have sustained by fire. If a person stands to lose nothing through the destruction of a building by fire, he has no insurable interest in it, no matter how many policies he holds. Accurately stating the name of the person who actually may sustain a loss by fire, and defining his exact interest, and seeing to it that these facts are correctly stated in the policy, is important."

United Action at Albany.

The Legislative Committee of the United Real Estate Owners' Association, of which Stewart Browne is president, has had a busy time of it during the last session of the Legislature. The committee introduced thirty-seven bills, completely revising the tax laws of the city and state. It met every Saturday for four hours and examined some 3,018 bills, many of which were examined by special committees each day; 664 bills were favored and 559 were opposed; delegates attended at all of the weekly Legislative Committee hearings at Albany, as well as hearings before Mayor Hylan and Governor Smith.

The committee in its report says: "While we didn't get all we tried for, we got a good deal, and the 'United' and others must be congratulated for what has been accomplished. We have at least established the principle—that the expense of state and municipal government must not be paid by realty alone. It is becoming more and more evident every year that realty must be represented in the State Senate and Assembly, and also that two or three of the present members should be defeated by realty for re-election, as they are inimical to efficient and economical Government."

New Real Estate Firm.

The new firm of Douglas Gibbons and Co. has taken over the business of the late firm of Seton Henry & Douglas Gibbons, Seton Henry having retired. The new concern has moved to larger quarters at 6 East 45th st, where it will conduct a general real estate and insurance business, dealing in the selling and renting of private houses, apartments and business properties in the 5th av section, also in the selling and renting of high class country estates.

Lieutenant Douglas Gibbons, who recently returned from overseas, having been with the United States Naval Forces, will be president of the new organization, and associated with him will be William M. Ryle, Miss Eleanor Lamson, Larry T. Meeker, James V. Smith, and John P. Meagher, formerly with Pease & Elliman's main office as office manager, and director. The new concern recently closed the following transactions: 240 East 62d st to Norman P. Ream; 234 East 61st st to John R. Green; 236-238 East 62d st to Mrs. Chas. S. Guthrie; Resold 240 East 62d st to Langdon H. Roper; 117 East 54th st for Dr. Leander Shearer; 115 East 54th st for the Becker estate; 238 East 61st st to Diego de Suarez; 25 East 94th st to Norman P. Ream; 109 East 65th st to Hugh K. Prichitt. The firm also negotiated a number of leases affecting business and residential space.

Building Managers Move Office.

The New York Building Managers' Association has moved its headquarters from 31 Nassau street to larger and more spacious quarters on the third floor of the St. Paul Building, 220 Broadway. This move was made necessary on account of the increased activities of the association caused in a large measure by an increase of 25 per cent. in the membership of the association since the first of this year. A large conference room is now available for the use of its members and it is felt that the new and more commodious headquarters will enlarge the scope and greatly facili-

tate the work of the association. The new telephone number is Cortlandt 5475. It is significant that the association has returned to the same building in which it had its inception, six years ago, when organized by Bernard E. Martin and a small group of other building managers who realized the necessity of organizing for the mutual protection of owners of buildings whom they represented. The lease was arranged by Jerome G. Young of Albert B. Ashforth, Inc.

A dinner meeting of the organization will be held at the Park Avenue Hotel, on Tuesday, May 13, at 6.30 P. M. Robert L. Moran, president of the Board of Aldermen, will address the meeting. Other guests will include William E. Walsh, superintendent of Buildings for Manhattan, and Walter C. Martin, superintendent of the Tenement House Department of the Bronx. An interesting feature of the evening will be an illustrated lecture on "Communication in the Great War," by E. J. Carroll, of the New York Telephone Company.

Realtors at Atlantic City.

The National Association of Real Estate Boards, composed of real estate men—or realtors as they are called—from all sections of the country, will hold its annual convention at Atlantic City during the last week in June. The realtors are determined to show business men throughout the country that the scientific principles of appraisal, buying and conservation of real estate as employed and perfected by the realtors of the United States Housing Corp. during the war are applicable to after war needs and problems. The United States Housing Corporation under the direction of the Department of Labor, saved the country \$1,500,000 through the expert handling of all the Government realty transactions involved in providing homes for war workers in the overcrowded industrial centres.

Celebrate 100th Anniversary.

James N. Wells' Sons celebrated on May 1, the 100th anniversary of the founding of the business. James P. Eadie is now head of the organization which was started by the late James N. Wells on May 1, 1819, in a small office on Hudson st, near St. Lukes pl. In the early days, Mr. Wells operated extensively in Trinity Church leaseholds. He later became a business advisor of Bishop Moore and took over the management of the Moore property, then a farm extending from 19th to 24th st and from 8th av over to the Hudson River. He moved to 191 9th av in 1835 and twenty-two years later erected the brick building now on the property and which is still used as the office of the firm.

While James P. Eadie devotes his time to the management of the Moore estate, the Ray estate, which controls considerable property to the north and a number of other large properties. Colin M. Eadie attends to the sales branch of the business.

Brooklyn Firm Enlarges.

Due to the expansion of the real estate business of Burling and Swan, they have taken over as an uptown office the business of Robert A. Wright at 254 Tompkins avenue, corner of Quincy street, Brooklyn, N. Y. The latter office is one of the oldest and best known in the Borough of Brooklyn. A real estate office has been located on this spot for the past 50 years, Mr. Wright himself having been located there for 30 years. Mr. Wright is well known in the real estate profession, having been president of the Brooklyn Board of Real Estate Brokers.

The members of the firm of Burling and Swan are William Raymond Burling and Halstead Swan. Mr. Burling has long been identified with real estate in this city. Till recently he was Senior Real Estate Examiner of the United States Shipping Board Emergency Fleet Corporation. Mr. Burling is vice-president of the Brooklyn board of the real estate brokers and member of the executive committee of the Real Estate Association of the State of New York. It is the intention of the firm to operate their office on the ground floor of the Real Estate Exchange Building, 189 Montague st, as a downtown office, and the office at 254 Tompkins av as an uptown office.

New Departments for Firm.

Thomas J. O'Reilly, Inc., one of the prominent realty brokerage and mortgage concerns of Manhattan, has found necessary because of increasing business, to add additional departments; Thomas C. Martin, formerly with John Finck and the investment department of the New York Title & Mortgage Co., has assumed management of the mortgage department. The downtown office in the Emigrant Bank Building, under the management of Arthur D. Murphy, has been augmented by Maurice W. Halprin, lately with Goodwin & Goodwin. Herbert Howe is managing the uptown office, which has handled many big operations in the past fifteen years. Miss Slatery is in charge of the insurance departments of both uptown and downtown offices.

PRIVATE REALTY SALES.

(Continued from page 623)

Big Bronx Purchase.

Harriet E. De Voe and Sarah A. Hodson, executrices of the estate of Frederick W. De Voe, sold to Fredrick Brown ninety lots and six dwellings, comprising the greater part of the holdings of the estate in Fordham, through B. H. Weisker and Harry W. Davis. The property sold, valued at \$800,000, has been in possession of the De Voe family for more than fifty years. One of the plots, comprising about twelve lots in the north side of Fordham road, between Jerome and Davidson avenues, is at the Fordham road station of the Jerome avenue subway. Other parcels are four lots adjoining in the west side of Jerome avenue and eleven lots adjoining in the east side of Davidson avenue, extending to West 190th street, also the northeast corner of Fordham road and University avenue, extending to the old Croton aqueduct, six lots; also plot at the southeast corner of University avenue and 188th street and the Crotona aqueduct, containing approximately fifteen lots; also the square block fronting in the east side of University avenue from 188th to 190th streets and extending to Aqueduct avenue west, containing about twenty lots; also block front in the south side of West 190th street from Davidson to Grand avenues with frontages of 200, 230 and 250 feet respectively, with five frame dwellings.

Stratford-Avon in Trade.

The Wood, Dolson Co., through F. A. Wyckoff, vice-president, sold for Frederick Brown to an investor the Stratford-Avon, at the north corner of 93th street and Riverside drive, a 12-story fireproof apartment house, covering a plot of five lots, and renting for approximately \$100,000. Mr. Brown takes in exchange the following properties: 428-436 West 204th street, three 5-story apartments, each 50x100. The houses have five apartments on a floor, of three and four rooms, and are fully rented for \$27,000 per annum. 27 Hamilton terrace, a 4-story American basement dwelling, on a lot 18.9x90; 280-286 St. Nicholas avenue, northeast corner of 124th street, four 5-story double apartment houses, each 28x100, with a rent roll of approximately \$16,000; six lots on the south side of 204th street, 250 feet east of 10th avenue, and six lots on the north side of 204th street, 100 feet east of 10th avenue; also the 4-story converted store property at 183 Madison st. The value of the various properties involved in the transaction is approximately \$1,250,000.

Tire Company Will Build.

Wm. A. White & Sons have resold for Theodore Schmitt the parcel, 100x175, at the southeast corner of 10th avenue and 54th street, which was acquired by him last month. The purchaser is the Kelly-Springfield Tire Company, which proposes to erect upon the entire plot a large warehouse and service station, having outgrown the quarters now occupied by it for such purposes. This adds another automobile development to a section where there has been growth for some years in that line. The purchaser was represented by Henry L. Moses, as attorney.

Apartment Site Enlarged.

Henry Claman bought from Sherman Townsend the 4-story dwelling, on lot 18x102.2, at 327 West 77th street, near Riverside drive, through the Herman Arns Company and William Cruikshank's Sons. Mr. Claman recently bought the two adjoining buildings at 323 and 325 West 77th street, and now has a plot 56x102.2, on which he will begin the erection of a 9-story apartment house from plans prepared by Gronenberg & Leuchtag, architects. The entire transaction involves about \$325,000.

Greene Street Lofts Sold.

Spear & Co. sold for the Bank for Savings to the Burden Realty Company, Kenneth C. Newman, president, 80 and 82 Greene street, a 5-story loft building, 50x100; also 148 and 150 Greene street, a 6-story loft, 50x100, both of which were acquired by the seller at foreclosure.

Buy Passaic River Tract.

The Carnegie Steel Company of New Jersey, subsidiary of the United States Steel Corporation, purchased through Edward Porter, from the Ford Realty Company, the property formerly occupied by the Foundation Company for its shipbuilding plant on the Passaic River in the Kearney meadows industrial section, opposite Newark. The price was about \$350,000. The tract, containing forty-nine acres of upland and five acres under water, has a river front of 1,525 feet and a depth of 1,653 feet, extending to Central avenue. The property was acquired a few years ago through Joseph P. Day by the Ford Realty Company from the Newark Factory Sites and subsequently leased to the Foundation Company.

Plan \$400,000 Astoria Theatre.

Glynn & Ward, the owners of the Alhambra and Century Theatres in Brooklyn, are adding another link to their chain of theatres in an

operation at Astoria to cost \$400,000. They have purchased the block fronting on Grand avenue, running from Steinway avenue to 9th avenue and are having plans drawn for a playhouse with an auditorium seating 3,000 persons, and also for open air roof theatre with a seating capacity of 1,800. The roof will be reached by large passenger elevators from the main lobby and will be equipped so that the regular show can be given in the open air during the warm weather. The Steinway avenue front, in addition to a large lobby, will contain a number of stores and offices above the ground floor. The brokers in the deal were Le Grand K. Pettit and Minor L. Platt.

Manhattan.

South of 59th Street.

ELIZABETH ST.—John R. Carey sold through Collins & Rowe the 5-sty tenement on lot 19.11 x91, at 238 Elizabeth st.

MADISON ST.—Alexander Selkin and David Mintz have sold for Sarah Ashman 181 Madison st, a 5-sty tenement on a lot 25x100.

NORFOLK ST.—Leon S. Altmayer sold for S. Aaronwitt the 4-sty tenement, with stores, at 20 Norfolk st.

ST. LUKES PL.—Pepe & Bro. sold for Thomas M. Blake 11 and 12 St. Lukes pl, two 4-sty brick dwellings, on lot 42x100; also sold for Mrs. A. Frazer 12½ St. Lukes pl, on lot 21x100, also a 4-sty brick dwelling. The purchaser is

the Alentaury Realty Co. The buildings are to be improved with new plumbing, steam heat, electricity, open fireplace, etc., so as to make one studio on each floor, to be ready for occupancy October 1.

4TH ST.—The Myrick Plummer estate sold 10 West 4th st, a 6-sty loft building, on lot 22.7 x80.6.

18TH ST.—John P. Peel Co. sold for the Kaen Construction Co. to an investor the 5-sty double flat at 342 West 18th st.

33D ST.—Pease & Elliman sold for the Salter estate 155 East 33d st, a 4-sty dwelling, 20x98.9.

35TH ST.—Hulbert Peck's Sons sold for John Whittet, the 4-sty tenement at 554 West 35th st. This property was bought by the seller's mother in 1869, from the Ellen Eliza Ward estate.

35TH ST.—Henry W. DeForest has sold the 4-sty dwelling at 24 East 35th st, on lot 20x98.8, near Madison av. The buyer is Gordon Woodbury, the tenant.

36TH ST.—Albert B. Ashforth, Inc., sold for Edward Trowbridge Hall and Farmers Loan & Trust Co., executors for the estate of Elizabeth Trowbridge Martin, the 4-sty dwelling 114 East 36th st, on a lot 25x100. This house is considered one of the best built homes in the Murray Hill section and is known for its excellent cabinet trim.

43D ST.—Leonard Morgan Co., sold for Frederick Brown the two 5-sty flats, 50x100, 455

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and 457 West 43d st, through Joseph F. Feist & Co.

47TH ST.—Louis H. Low bought for a client from the Bielsk Realty Corp. the 5-sty building at 258 West 47th st, 25x100.

47TH ST.—Louis H. Low purchased for a client from the Bielsk Realty Corporation the 6-sty building, 25x100, at 258 West 47th st, near Broadway.

54TH ST.—Douglas Gibbons & Co. sold for the Becker estate 115 East 54th st, a 4-sty high-stoop stone front dwelling, on lot 16.10x100.5, near Park av.; also sold for the Shearer estate the adjoining and similar dwelling at 117. The purchaser will erect a new residence for his own occupancy.

55TH ST.—Moore & Wyckoff, with W. A. P. Phipps, sold for S. Morgan Barber 137 East 55th st, a 4-sty dwelling, 20x100.

3D AV.—The old Compton Hotel, subsequently known as the Cumberland and the Victor Hotel, at the northwest corner of 24th st and 3d av, has been sold by Werfelman Brothers to the J. M. Horton Ice Cream Co. through Julius Kline. Myron Sulzberger, attorney, represented the sellers and Frederick L. Durland acted for the purchaser. It is a 5-sty structure, on plot 49.4x 97.7, and adjoins the large plant of the Horton Co.

BROADWAY.—Fairview Court, a 6-sty elevator apartment house at 3117-3131 Broadway, opposite 124th st, has been sold by John Volz to a Mr. Mildner, who is said to have paid \$240,000 for the property. Goodman and Levy were the brokers.

8TH AV.—The Franklin Savings Bank has resold the two tenements at 2447 and 2449 8th av, north of 130th st, which it took over at auction about a week ago as plaintiff in foreclosure proceedings. They are 5-sty buildings, with stores, each on a plot 26.5x120.

North of 59th Street.

62D ST.—William B. May & Co. sold for the Crimmins Operating Co. the 5-sty modern residence at 15 East 62d st, on lot 20.6x100.5, between 5th and Madison avs. The house, which has an extension the full depth of the lot, was reconstructed seven years ago by the former owner and occupied by Alfred S. Rossin, who some time ago disposed of the house in a deal for the Crimmins residence on East 68th st; also negotiated by the same broker. The house was held at \$110,000 and adjoins the large residence of Charles Steele, of J. P. Morgan & Co. The new owner, Howard Elliott, will occupy after extensive alterations have been made.

62D ST.—Douglas Gibbons & Co. sold for August Millius 132 East 62d st, a 4-sty brownstone dwelling, 20x100, to E. H. Simmons.

65TH ST.—Pease & Elliman sold for M. Franklin 134 East 65th st, a 3-sty dwelling, 20x 100.5.

65TH ST.—Stanhope Nixon bought for occupancy through the Douglas Robinson, Charles S. Brown Co. the 6-sty modern fireproof American basement dwelling at 46 East 65th st, on a lot 20x100. The house was held at \$110,000 and was sold by Warren Delano, who recently purchased it from Eleanor Blodgett.

74TH ST.—William B. May & Co. sold for Zipporah Prager the 3-sty residence at 129 East 74th st, on a lot 17x102.2, to a client for occupancy. The house was held at \$35,000.

76TH ST.—La Casa Blanca, a 7-sty elevator apartment house at 55 and 57 East 76th st, showing a yearly rent roll of \$24,000, has been sold by the Buhler estate. It occupies a plot fronting 60 ft and having a depth of 102 ft, between Park and Madison avs, and is assessed at \$135,000. Marston & Co. were the brokers. Ferris & Storek and Lurie & Feinberg, attorneys, represented the seller and purchaser, respectively.

79TH ST.—Douglas L. Elliman & Co. sold for the United States Trust Co. 73 East 79th st, a 4-sty dwelling, 13.4x102.2, to an investor who will remodel the building into an American basement residence. It was held at \$35,000. The buyer is J. N. Phelps Stokes.

93D ST.—Mrs. Louis N. Simons sold to a Dr. Karp the 3-sty dwelling, 17x68.8 at 29 East 93d st, adjoining the northwest corner of Madison av.

95TH ST.—Union Chemical Glassware Co., through Moses H. Rothstein, sold to Mushcart & Mermelstein the two 6-sty apartment houses at 332 and 334 East 95th st. The purchasers were represented by Mark Katzman.

107TH ST.—Paul Tropp, restaurateur, has bought the building which he occupies at 55 East 107th st, from A. F. Silverman. It is a 3-sty dwelling, 18x100.11.

109TH ST.—David Lion resold the 5-sty tenement and store 332 East 109th st, on lot 25x100, to F. Palo for investment. Mr. Lion purchased it a few months ago from Frederick Brown.

109TH ST.—James J. Etchingham sold for a Mrs. Levy to an inventor the 5-sty apartment at 133 West 90th st, 18x100.8.

112TH ST.—Maxwell Moser sold for the Merit Realty Co. (Marcus L. Osk) the 3-sty dwelling 212 West 112th st, 17x100, to Charles Cohen, who will occupy. The seller recently acquired the property from an estate.

114TH ST.—Daniel H. Jackson has sold to M. Cohen and B. Klinsky the 7-sty elevator apart-

ment house known as the Lucille at 122 West 114th st, the southeast corner of St. Nicholas av. The building occupies a plot 131x118, contains three stores and has accommodations for sixty-one families. The house returns a yearly rental of \$34,000, and is assessed at \$225,000. It was held at \$250,000. Morrison & Schiff acted as attorney for the purchasers.

115TH ST.—Irving Bachrach bought 9 East 115th st, a 5-sty flat, on lot 25x100, through Rosenfeld & Co.

115TH ST.—Frame Realty Co., Ira Rosenstock, president, bought from J. Liebman the 5-sty tenement, 25x100, at 7 West 115th st. Rosenfeld & Levine were the brokers.

118TH ST.—H. M. Weill Co. sold for J. Rothschild, of Ticonderoga, N. Y., as trustee, a 3-sty dwelling 130 East 118th st, 20x100, near Lexington av.

118TH ST.—The E. A. Polak Realty Co. sold for the Laird estate to a client of Nash Webb, 226 East 118th st, a 5-sty tenement, on a plot 27.6x100.11, between 2d and 3d avs.

121ST ST.—Joseph Burghermer has purchased from John J. Mulcahy, exr, the 4-sty dwelling on lot 20x100.11, at 75 East 121st st. Mr. Burghermer owns and occupies 73, and now has a plot fronting 40 ft.

121ST ST.—George W. Brettell sold for Margaret Griser to A. Handicott the 3-sty dwelling, 17.8x100, at 121 East 121st st. The buyer will occupy.

123D ST.—Porter & Co. sold for Frances S. Quinn to Augusta E. Cohnfeld, for investment, the 5-sty apartment house at 226 West 123d st.

123D ST.—Joseph G. Abrahamson bought from the Pawnee Realty Corp. and the Pocomo Realty Corp. 243 and 245 East 123d st, 4-sty double flats, each 27x100, held at \$45,000, through J. S. Maxwell.

124TH ST.—The East 169th Street Realty Co. sold the 6-sty apartment house at 507 and 509 West 124th st, on a plot 49.6x100, near Amsterdam av.

126TH ST.—Porter & Co. sold the 3-sty dwelling 64 West 126th st, 18.9x100, for the Wells Holding Co.

126TH ST.—James H. Cruikshank sold to Hannah M. Sullivan the 3-sty dwelling, 20.10 x100, at 45 West 126th st, between 5th and Lenox avs. J. P. Finneran was the broker.

129TH ST.—The Isaac Lowenfeld Realty Corporation has bought from a client of L. J. Greenberger the 6-sty apartment at 545 West 129th st, on plot 37.6x100. It was held at \$50,000 and rents for about \$7,000.

130TH ST.—Max Greenwald sold the 3-sty dwelling at 225 West 130th st to John Solomon through A. G. Thompson & Co.

131ST ST.—C. Cecilia Coleman sold to a client of Porter & Co. the 3-sty house at 258 West 131st st.

131ST ST.—M. Riley bought through A. M. Robinson, the 3-sty dwelling at 64 West 131st st, 16x100.

134TH ST.—A. M. Robinson sold 118 West 134th st, a 5-sty double flat, 27x100, to a Mr. Altman.

136TH ST.—Elizabeth Anderson sold the 3-sty dwelling, 16.8x90.11, at 160 West 136th st.

137TH ST.—A. M. Robinson sold 138 West 137th st, a 5-sty double flat, 30x100, to R. Levinsky.

139TH ST.—A. M. Robinson sold 253 West 139th st, a 3-sty house, 19x100, to Charles Burnham.

140TH ST.—A. M. Robinson sold 271 West 140th st, a 5-sty double flat, 26x100, to Unique Operating Co.

148TH ST.—J. S. Maxwell has sold to former State Tax Commissioner Joseph S. Schwab, of the Schwab Realty Co., 523 West 148th st, a 3-sty dwelling, 16.6x100, for Mrs. E. F. Sachs.

150TH ST.—William S. Baber sold for the 470 West 150th St. Corporation the three 5-sty apartments at 464 to 478 West 150th st, each on a plot 56.8x100, to a client of Samuel H. Golding, attorney.

154TH ST.—L. J. Phillips & Co sold 408 West 154th st on lot 20x99.11 for Martin E. Roache. The property was acquired in 1911 through L. J. Phillips Co.

158TH ST.—Joseph Shenk bought from a client of Freidus & Co., through B. Harris, the 6-sty elevator apartment, 50x100, at 524 West 158th st, renting for \$13,000 and held at \$90,000.

160TH ST.—Moore & Wyckoff, with Dwight, Archibald & Perry, sold for C. H. Newcomb 556 West 160th st, a 5-sty apartment house, 37.6x 100.

176TH ST.—Shaw & Ebbitt, Inc., sold for the Madeline Realty Co., 580 West 176th st, a 5-sty apartment, 75x100, to an investor. The same brokers recently sold adjoining house 574 West 176th st, also on a plot 75x100.

AUDUBON AV.—M. D. Holding Co., Inc., sold to Louis Mondschein for cash the northeast corner of 176th st and Audubon av, a 6-sty elevator apartment, 100x100, held at \$185,000, through I. Henry.

AUDUBON AV.—The Nehring Co. resold for Rudolph Schroeder to the Foro Realty Co. the

Fletcher Court, a 6-sty elevator apartment house on the northwest corner of 173d st and Audubon av. The property was held at \$200,000.

BROADWAY.—A corporation representing Sonn Bros. bought from the Deed Realty Co. the 6-sty elevator apartment house known as Trinity Terrace Court, at the southwest corner of Broadway and 152d st, on a plot fronting 100 ft. on Broadway and 150 ft. on 152d st. The property was held at \$300,000.

BROADWAY.—L. J. Phillips & Co. sold for James F. McGarry, represented by Joseph H. Fargis, attorney, the 1-sty taxpayer 4202 to 4210 Broadway, 25 ft. north of 178th st, with five stores, 76.6x81.3x75x96.8, erected by the seller in 1908.

FORT WASHINGTON AV.—Frederick Brown resold the Rockforest, a 6-sty elevator apartment, 94x103, at the southwest corner of Fort Washington av and 171st st, rented for about \$250,000, to Emanuel Reinheimer. Mr. Brown took in part payment the 1-sty taxpayer, 50x100, at 722-724 Tremont av, adjoining Clinton av, Bronx, and the residence on plot 170x335 on Pearl st, near Ocean av, Elberon, N. J.

LEXINGTON AV.—Henry Morgenthau Co. sold 1879 Lexington av and 143 East 117th st, northeast corner, two dwellings, 16.4x66.4x30.6x64, to a client of Louis Hutter. Oscar D. & Herbert V. Dike were the brokers.

LEXINGTON AV.—William B. May & Co. sold for Thomas Curran 799 Lexington av, a 4-sty dwelling, 20x80, to a buyer for occupancy.

MADISON AV.—Lina O. C. Prescott, represented by Moses H. Rothstein, attorney, sold to Fannie Levy the 5-sty building, on plot 25.6x95, held at \$60,000, at 1631 Madison av, southeast corner of 109th st.

RIVERSIDE DR.—Joseph Shenck purchased the Madrix, a 6-sty elevator apartment covering about seven lots at 542 Riverside dr. The property is rented for about \$35,000 and was held at \$325,000 by the seller, the Malex Realty Co.

SHERMAN AV.—Frank Volz sold for A. Arnold to an out of town investor, the 5-sty apartment house on a plot 50x150 at 152 Sherman av, near Academy st, known as the Lyndon Apartments. Recently the same broker sold a similar property at 158 and 160 Sherman av, renting for \$12,500.

2D AV.—Porter & Co. sold for the estate of Henry A. Bowerman, to Charles C. Watkins, the 5-sty brick tenement at 2338 2d av, at the southeast corner of 120th st, size 25x80.

5TH AV.—A. M. Robinson sold 2254 5th av, a 6-sty house, 50x65, to J. C. Thomas.

Bronx.

BECK ST.—O'Reilly & Dahn sold for the Bee Ban Realty Co. to the College Holding Co., Joseph Shenk, president, 566 to 582 Beck st, two 6-sty apartments, 100x125 each.

FAILE ST.—Theodore M. Macy sold to a client of Williamson & Bryan the 2-fam. frame house, 25x100, at 907 Faile st, being the ninth house on this block these brokers have sold within the past three months.

FAILE ST.—The Crausman Realty Co., in conjunction with the Dixie Security Co., sold to Jacob Abrams for investment the two 5-sty apartment houses at the northeast corner of Faile and Aluds st, on a plot 100x100. The property was held at \$130,000 and rents for about \$20,000. Jacob Rubin was the broker in the deal.

GILBERT PL.—Jacob Fenning sold for J. Cohen the single flat at 1211 Gilbert pl, 25x100, to an investor.

KELLY ST.—Arthur D. Cahn sold the 2-fam. house, 25x100, at 749 Kelly st to Philip Springer, a client of Henry Hornstein, for occupancy.

SEABURY PL.—Weiss & Seligson purchased through Moses H. Rothstein from the 1447-1451 Boston Realty Co. 1524 Seabury pl, a 5-sty flat, 50x100, held at \$65,000.

TIFFANY ST.—Alexander Selkin and David Mintz sold 1070 Tiffany st, a 2-sty dwelling, 25x100.

139TH ST.—Frederick Oppenheimer sold for the Telham Hoffman Co. the 6-sty apartment, 37.6x100, at 522 East 139th st, to Gormax Realty Co., a newly formed corporation to operate in Bronx realty.

165TH ST.—Walter M. Wechsler sold to an investor for cash the 6-sty apartment house, 45x85, at 940 East 165th st, southeast corner of Kelly st.

165TH ST.—The Denwood Realty Co., Robert Benenson, president, purchased 265 East 165th st, a 5-sty apartment building, with stores, on lot 50x100, from the Melblanch Realty Co. The property was held at \$75,000 and shows an annual rental of about \$10,000. Elfers & Aberly represented the buyer and H. Lippold the seller. J. S. Maxwell negotiated the sale.

177TH ST.—A. Blumenthal sold to the Grand Concourse Realty Corp., Michael Kaufman, president, nine modern 2 family brick and stone houses belonging to a group of eighteen erected about six years ago at 177th st and Davidson av, at the junction of Tremont av. The houses just sold were held at \$150,000 and occupy sites from 35 to 45 feet wide. They are among the best-constructed houses in the West Bronx and will be sold by the new owners.

AVENUE ST. JOHN.—A. Blumenthal sold for Morris Polsky to an investor the 5-sty apartment houses at 977 Av St. John, 58x100, and 986 Av St. John, 50x100, housing 55 families, and held at \$130,000.

BATHGATE AV.—The Nelton Realty Corp. bought two apartment, held at \$55,000, at 1826 Bathgate av, from George Mandel.

BRYANT AV.—Huberth & Hubert hsold for Fitch Gilbert, of Gilbertsville, to Frank Tenney, the 2 family dwelling, about 25x100, at 815 Bryant av, the Hunt's Point district.

BRYANT AV.—Max N. Natanson sold to Dinah L. Cohen 1434 Bryant av, a 5-sty apartment, 50x100, held at \$55,000. E. J. Gold was the broker. for Joseph S. Wood the dwelling 4421 Carpenter av and for John Rotando, the 2 family house, 33x150, at 4554 Richardson av.

CRESTON AV.—Charles S. Kohler (Inc.) sold for the Erda Realty Co., G. A. Kerker, president, to an investing client of T. H. Kelley 2444 Creston av, the southeast corner of 188th st, a 6-sty apartment house, built on plot 62x100x irreg., containing six stores and 25 apartments, renting for over \$16,000 and held at \$125,000.

CRESTON AV.—Leonard Morgan Co. sold for a Mrs. Nicadaus the 2 family frame dwelling, 25x90, 2384 Creston av, through Joseph F. Feist & Co.

CROTONA AV.—Angelo A. Frumento sold the 4-sty building on lot 24.6x irregular at 2259 Crotona av, near 183d st.

DAVIDSON AV.—Max N. Natanson purchased from Hamilton F. Deane the southeast corner of Kingsbridge rd and Davidson av, about fourteen lots within one-half block of the Jerome av and Fordham rd subway station. The property was held at \$75,000 and was sold through Eugene J. Busher.

FORDHAM RD.—Daniel B. Freedman and Lawrence Davis added to their holdings on Fordham rd, by the purchase of the site 50x56x55x140 with frame dwellings and stable on the north side of that thoroughfare about 100 ft. west of Kingsbridge rd. Hall J. How & Co. were the brokers in the deal. The property is on the block where the Moss Theatre is to be erected, and across from the large plot at Fordham rd and Elm pl purchased last week by the same buyers.

GRANT AV.—The Crausman Realty Co., Bernard Crausman, president, sold to a Mr. Fuchs, for investment, the southwest corner of Grant av and 165th st, a 5-sty apartment house, on plot 48x88. It was held at \$55,000 and rents for \$9,000. Jacob Crausman was the broker.

GRAND BOULEVARD.—Frederick Brown bought from Charles C. Gabriel the southeast

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corner of Grand Boulevard and Concourse and Weeks av, fronting 80 ft on the Concourse and 164 ft on the av. Leitner, Brener & Starr were the brokers.

GRAND BOULEVARD.—Foot & Martin, Inc., purchased through E. Osborne Smith the residence of Marie Mullins, with adjoining plotage, 50x179, on the Grand Boulevard and Concourse, extending through to Creston av, held at \$35,000. The same buyers have also bought the 3-sty brick residence of Henry Breunich, at the northwest corner of the Concourse and 179th st, with adjoining plotage, comprising the south half of the block front between Burnside av and 179th st. The property was held at \$75,000. The other half of the block is occupied by the school of the Church of the Holy Spirit. E. Osborne Smith was the broker in the deal.

HOE AV.—Mrs. M. Donovan sold the 2-fam. dwelling, 25x100, at 1466 Hoe av to a client of Joseph Bergmar.

SOUTHERN BOULEVARD.—Benenson Realty Co. bought from a client of Richard H. Scobie the northwest corner of Southern Boulevard and Fairmount pl, a 6-sty apartment house, 50 x127, and resold it to J. Lieberman for investment.

TINTON AV.—Williamson & Bryan sold to a Mr. Davis the 2 family frame house, 25x100, at 1229 Tinton av, near 169th st.

UNION AV.—Joseph Bergmar sold for Mrs. McKelly 227 Union av, a 2 family house, to Dr. Handlermar.

UNION AV.—A. Reback sold through A. Cahn the 3-sty dwelling, 21.8x132, at 1239 Union av.

WALES AV.—Samuel Cowen sold 625-627 Wales av, corner 151st st, a 5-sty apartment, 125x105, occupied by 98 tenants, rented for \$27,000 and held at \$175,000, to the Trinity Holding Co.

WEBB AV.—Cahn & Pittman sold to Charles Cross the 2-sty frame dwelling at 2448 Webb av through Frank J. McRichard.

Brooklyn.

CHESTER ST.—The M. B. L. Corp., Inc., purchased a plot 95x210, on Chester st, 120 ft south of Pitkin av, for \$50,000, from Mrs. Henry Gumpel, and will erect a modern fireproof moving-picture theatre with 2,200 seats.

HARMAN ST.—Brooks & Momand sold for the Manhattan Savings Institution to Irving Judas 25 lots on Harman st, near Grandview av, in the Newtown section of Brooklyn, valued at \$35,000.

FENIMORE ST.—J. D. O'Donnel, Jr., sold dwellings for the Mills estate, 81 Fenimore st, 100x100; 2333 Foster av, for John Graham; 81 Rutland Road, for a Mrs. Wright; 2551 Bedford av, for Herman Prager; 136 Midwood st, to Mrs. J. Burns; 168 Rutland rd, to J. Baker; 191 Maple st, for E. Vallmar 20 Chester Court for J. H. Ughetta, and a bungalow with garage, southwest corner of Westminster rd and Ditwast av, for W. Ernst.

LINCOLN PL.—Charles E. Rickerson sold 224 Lincoln pl, a 3½-sty dwelling, for the South Brooklyn Savings Institution.

MORTON ST., ETC.—Baffa & Dixon sold the 2-sty dwelling at 59 Morton st, lot 20x100, for the estate of Benjamin Wallace to Herman Ecker; the 2-sty dwelling 231 Vernon av, for M. E. Bragaw to L. Rosen and resold the 2-sty dwelling 196 Marcy av for D. Rosenberg to J. Mayerson. The buyer of these houses will occupy.

PROSPECT PL., ETC.—Charles Partride sold for Horace E. Deubler the 4-sty apartment house at 469 Prospect pl, near Classon av, to an investing client; also sold for Mathew H. Olthaus the tapestry brick residence, with garage, at 168 Crown st to Lawrence F. O'Toole, for occupancy.

STERLING PL., ETC.—Bulkeley & Horton Co. sold, in conjunction with A. Peace & Son, 414 Sterling pl, between Underhill and Washington avs, 2-sty house, lot 20x128, for Mrs. M. Dieckman to a client for occupancy; Bulkeley & Horton Co. also sold the dwelling at 1320 Dean st, 20x105, for H. P. Ball, and the house at 1328 Pacific st for John R. Stout.

42D ST., ETC.—Realty Trust sold for the Artee Realty Corp., the 2 family dwelling 1328 42d st, Borough Park, to James Ascet, for investment, and the 1 family brick dwelling, No. 1815 62d st, Mapleton Park, to Richard H. Schultz, for his occupancy; also sold for Alco Building Co. the 3-sty twin houses of brick and stucco, half-timbered construction, 2154 and 2156 62d st, opposite St. Anthansius' Catholic Church, Mapleton Park, to Father E. J. Donnelly, rector of the church, the houses to be connected and altered over for use as a parochial school and parish house.

49TH ST.—I. Salzberg sold for L. Werbelowsky to J. Reznik the 1-fam. cottage, on a plot 49x100, at 1674 49th st.

52D ST.—Frank H. Malone sold the 2-fam. house at 559 52d st for William R. Young. The buyer will occupy.

52D ST., ETC.—Tutino & Cerny report the sale of the following properties: for Miss Mary T. Hennessey to Abraham Zietz 2-sty frame dwelling 457 52d st; for estate of F. J. W. Bursch to Philip E. Smyth 2-sty brick dwelling 527 62d st; for Mrs. Tacy H. Lyons to Emma Fischer 2-sty brick dwelling 638 56th st.

58TH ST., ETC.—Thomas Kilcoyne sold dwellings 928 58th st, for A. A. Forman to Ed Kerrigan; 938 58th st, for A. A. Forman to A. Pfeiffer; 1216 53d st, for Walter Collins to V. Santinno; 1218 53d st, for Walter Collins to C. A. Lasso; 5619 15th av, for George Lawlor to C. Ryder; 1660 59th st, for Andrew Olsen to A. Priest; 1647 58th st, for Eric Bloomberg to A. Priest; 1659 58th st, for John Egan to Charles Levy; 5116 17th av, for John Connolly to V. Sasale, and 1401 58th st, for David Pine to A. Casale.

62D ST.—Realty Trust sold for the Alco Building Co. the 3-sty, 1-fam. dwelling, with garage, at 2144 62d st, Mapleton Park, to Emil E. Stern, for his occupancy.

85TH ST.—Frank H. Malone has sold the 1-fam. detached cottage, on plot 60x100, at 231 85th st for Mary Foley to Harvey F. Jackson.

EAST 7TH ST.—Harry M. Lewis sold for Grover M. Moscovitz, as executor and trustee under the will of Jane Turnbull, to Aristo M. Atheras the two 2-sty dwellings, on plot 38.8x 120.6, 2103 and 2105 East 7th st.

EAST 10TH ST.—Samuel Galitzka resold for Benjamin Swartz to a client for occupancy the 2-sty, 2-fam. house, on plot 30x100, at 866 East 10th st, Flatbush.

ATLANTIC AV.—N. J. Occhifinto sold for Ellen O'Neill 1000 Atlantic av, a 3-sty brick tenement, lot 20x100, to Michael Favicchio.

BAY PARKWAY.—Meister Builders, Inc., purchased from Martin D. G. Joyce the two 4-sty apartment houses 8699-8705 Bay Parkway, on a plot 100x96.8, accommodating 32 families with a rent list of \$15,000. This property was held at \$100,000. Meister Builders have sold 1972 79th st, a 2½-sty dwelling, 30x100, to a client for occupancy; also re-sold to S. Coffey the two 4-sty apartment houses 573 East 23d st and 480 East 22d st, Flatbush, backing up the above house, each on a plot 60x100, with a rent list of \$20,112. This property was held at \$130,000.

BENSON AV.—Meister Builders, Inc., purchased from M. Baird the southeast corner of Benson and 22d avs, Bay Parkway, Brooklyn, and also the adjoining house 8693 22d av, two 4-sty apartment houses, both on a plot 100x96.8. This property was held at \$100,000.

FLATBUSH AV.—McInerney-Klinick Realty Co. sold the 3-sty building at 1005 Flatbush av, 19x100, for Philip J. Kirse to a client for investment.

ROGERS AV.—Realty Associates have sold 198 Rogers av, in the Eastern Parkway section, a 3-sty house, 20x100, to Max Lieb, for occupancy.

3D AV., ETC.—Bulkeley & Horton Co. sold 7504 3d av, between 75th & 76th st, a 3-sty brick store and dwelling; lot 20x100; for Henry Schwanwede to Isadore Moskowitz the present lessee of the building; also sold 250 88th st, between Ridge Boulevard and 3d av, 2-sty house for a client to Mrs. John W. Rogers for occupancy.

6TH AV.—Ernest Howard sold the old Logan Club at 267 6th av, corner Garfield pl, a 3-sty and basement building, for the Munschenck estate to a client, who will remodel the building into apartments.

17TH AV., ETC.—Meister Builders (Inc.) purchased from C. G. Maher the 2-sty frame cottage 8418 17th av, on a plot 30x120; also resold to an investor the four 4-sty houses at 8691 to 8705 22d av, Bay Parkway, accommodating 64 families. These properties were held at \$200,000.

18TH AV.—William P. Jones sold for Clinton W. Spader 100x100, vacant, southwest corner of 18th av and 81st st; 100x100, vacant, south side of 81st st, 240 ft east of 19th av, and 60x100 south side of 81st st, 180 ft west of 20th av.

Queens.

ROCKAWAY BEACH.—H. Richter & Co. sold for the Deimling Amusement Co. the American Music Hall at Seaside, and the Holland Theatre, formerly the Arion Hall, at Hollands, to a New York corporation.

JAMAICA.—Bulkeley & Horton Co. sold 99 Remington av, near Jerome av, 2½-sty frame dwelling; lot 25x100; for the Long Island Bond & Mortgage Co. to a client for investment; also sold 11 Ambler st, Jamaica, 2-sty dwelling, for the Long Island Bond & Mortgage Co. to a client for investment.

BROADWAY, FLUSHING.—J. Albert Johntra sold for Sarah Erchart, of Jersey City, the three lots on the east side of 17th st, to John Webins, of Manhattan.

ASTORIA.—A. Cantore sold at Astoria, L. I., the 4-sty house at 101 Jamaica av to M. Cardone; the 3-sty house at 362 Broadway for J. Bender to Linda Juler, and the plot, 50x145, on Broadway, near Hopkins av, for W. Lainer to the Broadway Automatic Repairing Co.

LONG ISLAND CITY.—The G. X. Mathews have sold 6-family flats, 27x100, in its development at 65 18th av to Eugene D. Grun; at 63 18th av to W. F. Shannon, and at 70 18th av to Henry E. Hooper.

Richmond.

STAPLETON.—Irving Park, familiarly known as "Sugar Loaf Field," Grymes Hill, recently purchased by a syndicate of Staten Island busi-

ness men, headed by Carl F. Grieshaber, has been resold. The property comprises about 50 building lots on the corner of Howard av, Louis st and Richmond Turnpike in the Grymes Hill section and overlooks the new Silver Lake Reservoir. The brokers, who negotiated the sale, were Moffatt and Schwab and Cornelius G. Koff represented by Louis W. Kaufmann.

LIVINGSTON.—Cornelius G. Koff sold for Dr. R. J. Moloney the cottage 341 Bard av to Albert O. Jacobson.

RECENT LEASES.

Estate Leases West Side Flats.

Fifteen 4-story tenements at the southwest corner of 9th avenue and 55th street are reported to have been leased for twenty-one years, with a renewal privilege, by Winthrop A. Chanler and others to a corporation, in which Edward Kilpatrick, lawyer, is interested. The properties are known as 831-839 9th avenue and 400-420 West 55th street, fronting 101.5 in 9th avenue and 524 feet in 55th street. Recently the same corporation leased from the Chanler estate block front in the east side of 10th avenue, between 55th and 56th streets, for improvements, with a garage.

Madison Avenue Alteration.

The Eastern Construction Company (Benjamin Leavin) has leased from Isabella Lawrence the 4-story dwelling at 130 Madison avenue for a term of twenty years at an aggregate rent of over \$100,000. The lessee will alter the premises into a store and loft building at a cost of about \$25,000. Harris & Vaughan represented the lessee and the Brett & Goode Company the lessor in the negotiations.

Ten-Year Fifth Avenue Lease.

Warner Bros., corset makers, secured a ten-year lease of the ground floor in 570 5th avenue, and contemplate extensive alterations for salesroom purposes. The lease was negotiated by Horace S. Ely & Company for Mrs. Elizabeth I. Howe, represented by Walter T. Stern of Coleman, Stern & Gotthold.

Broadway Building Leased.

Herbert Hecht & Co. have leased for Lina Schultz to the Medmel Holding Company the 3-story building at the southeast corner of Broadway and 50th street for a term of twelve years. L. Biloon was associated broker. The property is between the Rivoli and the Witner Garden,

and Herbert Hecht & Co. have sublet the store floor to the Schulte Realty Company.

WRIGHT BARCLAY, INC., leased to the International Trade & Finance Corporation the 4th loft in 327 Broadway for a term of years.

THE BRETT & GOODE CO. leased the 5th floor in 570 5th av. to Circle Concrete Corporation for Pach Bros., and in 328 West 41st st the 3d floor to Hess & Hicks (Inc.).

CUSHMAN & WAKEFIELD (INC.) leased offices in 512 5th av to W. P. Anderson, and in the Long Beach Building to L. P. Price & Co.

DUROS COMPANY leased for the Chisolm estate the 4-sty house 149 West 14th st to Vasille Jelebeanu; also leased for the Pelham Realty Co. the 5th loft at 412-414 West 26th st to the Grinnel Lithographic Co. for five years; the store at 797-799 Greenwich st to George J. Adams; the 1st loft at 797-799 Greenwich st to the Sugar Wafer Specialty Co.; and the building 775 Washington st to Joseph T. Flynn.

J. ARTHUR FISCHER leased for the Thirty-sixth St. Co. the 4-sty building 236 West 36th st to Vincent Verratti for a term of years. Mr. Verratti will make extensive alterations and use the premises for the feather dyeing business. J. Arthur Fischer also leased for Pease & Elliman, agents, the grade store in 13 West 39th st to Samuel M. Levey, and to Josephine Dalolia an apartment at 882 6th av; also to Thornton W. Allen a studio apartment in 34 West 37th st.

DOUGLAS GIBBONS & CO. leased apartments at 863 Park av to William J. McAduo; 156 East 79th st to Rodney W. Williams; the entire building at 6 East 45th st to Phillip Thompson; 3d floor to the Junior League of New York; 4th floor to the Gordan Studios; 5th floor to the N. Y. League of Women Workers; and apartments at 383 Park av for Douglas L. Elliman to William B. C. Ruxton at 993 Park av to Tom A. Velie; at 114 East 84th st to Major Derrick; at 108 East 82d st to Stephen M. Clement; at 115 East 82d st for Pease & Elliman to John C. Holt; at 156 East 79th st to Reginald Lewis; at 350 Park av to V. A. Mayer Sands; at 114 East 84th st to W. Strothers Jones, and at 108 East 35th st to E. Erskine Wood.

GOODWIN & GOODWIN rented for Frances E. B. Van Dyck to F. Ritter the 3-sty and basement private dwelling at 151 West 93d st for a term of five years.

GEORGE W. GUSTUS and the Organization of Samuel J. Tankoos leased to Meyer M. Steinberg for a long term of years at an aggregate rental of \$160,000 the entire building owned by the Saranac Realty Co. at 28-32 Whitehall st, at the northwest corner of Pearl st. The lessee, who owns and operates a chain of lunch

room establishments, will upon expiration of the existing lease make extensive alterations and open a branch establishment.

A. A. HAGEMAN leased the parlor floor at 60 West 38th st to Chambers & Smith, and the three upper floors to Deborah Tarpey; also leased the front portion of the 1st loft 686 6th av to Charles Kiefer, and the 3d loft 637 6th av to Edward Weil.

M. & L. HESS (INC.) have leased for the Bradish Johnson estate, represented by Douglas Robinson, Charles S. Brown & Co., the store and basement in 923-5 Broadway, running through to and including 149-51 5th av, containing 22,000 sq. ft., to Kahn & Frank, jobbers of hosiery and underwear. This firm, established in 1883, began business at 63 Walker st in a store no larger than 10x12 ft. In 1885 they moved to larger quarters at 56 Walker st. In 1892 these quarters were found to be insufficient and they then made a third move to 444 Broadway, which was then the heart of the jobbing district, where they remained for fifteen years, and in 1907 they moved to their present quarters at 573-5 Broadway. The continual growth of business and the upward trend of trade has caused them to select the above location, which they have leased for a term of years at a rental aggregating \$150,000.

M. & L. HESS (INC.) leased for Mary B. Brandegee, represented by Horace S. Ely & Co., the corner store and basement at 305 Broadway, corner Duane st, to M. H. Harris, optician, this making the eleventh store Mr. Harris has opened in New York City. The lease is for a long term of years at a rental aggregating \$75,000.

HIRSCH & FRIEDMAN leased for the George Backer Construction Co. 12,000 sq. ft. in 33-43 East 33d st to the Windsor Costume Co. for a long term of years at an aggregate rental of \$50,000.

HIRSCH & FRIEDMAN leased for the Bijou Waist Co. 13,000 sq. ft. in 121-31 West 19th st to Posner-Marine, Inc., for a total rental of about \$30,000.

THE INTERBORO REALTY CO. leased through Louis H. Kaplan and the Nehring Co. the Arrowhead Garage at 4162 Broadway to Bruce and Floyd Titman. It is a modern fire-proof 4-sty building with a capacity for 250 cars. The rental for fifteen years will aggregate \$250,000.

INTERBORO REALTY CO. leased the Kay-Bee Garage, at 519 West 161st st, a 5-sty building, to McGinnis & Graveman for nineteen years.

SAMUEL H. MARTIN leased for Frederick Trevor Hill the 4-sty dwelling at 224 West 82d st to Agnes Kerwick for three years; also space at 1974 Broadway to Charles Haldane, William V. Forrest and Charles J. Kleber.

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

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

PROPOSAL

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., May 6, 1919—Sealed proposals will be received at this office until 3 p. m., May 28, 1919, and then opened for extension of mailing vestibule and driveway at the U. S. Post Office and Court House, Fort Wayne, Indiana, in accordance with the specification and drawings mentioned therein, copies of which may be had at this office or at the office of the Custodian in the discretion of the Supervising Architect, Jas. A. Wetmore, Acting Supervising Architect.

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BROOKLYN, NEW YORK

J. K. MOORS leased the dwelling at 322 West 58th st to Silvio Bergo.

PEASE & ELLIMAN leased for Bing & Bing an apartment in 570 Park av to George N. Gardiner; for the Malcolm E. Smith Co. an apartment in 2 West 67th st to Harry T. Hatcher; and an apartment in 345 West 85th st to William J. Keighley; also for Mrs. Juliet B. Appleton the 4½-sty dwelling 307 West 71st st to Alice Verlet.

PEASE & ELLIMAN leased the 4-sty dwelling 21 East 83d st for the estate of Catherine L. Collier to Blewett Lee, and for Capt. Frederick Wightman the 3-sty dwelling 311 West 90th st to Miss A. K. Brown; also an apartment in 146 East 49th st to Mrs. A. Furman; one in 56 West 58th st to Marcella B. Richards, and in 150 West 80th st to Mrs. Jeannette Preiffer; and leased for Horace S. Ely & Co., as agents, a loft in 6 East 39th st to Simmons Co. for a long term of years.

PEASE & ELLIMAN leased for Dr. Gerard H. Cox the 30 ft 4-sty dwelling 26 West 40th st to the Knickerbocker Whist Club. This is one of the oldest and prominent whist clubs in New York and was formerly located at 8 and 10 West 40th st. The same brokers leased for Alice B. Gardiner the 4-sty dwelling 343 West End av to Miss M. P. Hall; for the 64 East 86th St Corp. an apartment in 64 East 86th st to E. Waldo Emerson; for May C. Wood her furnished apartment in 22 East 62d st to Victor Sorchan; for the New York Title & Mortgage Corp. offices to the United States Shipping Board in 135 Broadway.

PEPE & BRO. leased for Alfred B. Maclay the 3-sty dwelling to Mrs. Helen Clarke. The building is to be renovated and used as a tea room.

L. J. PHILLIPS CO. have leased for the French Management Corp. the dwelling at 647 West 158th st with grounds; leased for Louis W. Morrison to Moses Kalmowitz the dwelling at 47 St. Nicholas pl; store 3612 Broadway to the Great Atlantic & Pacific Tea Co.; for E. Greenberger's Sons the store at 245-7 Hudson st to James Butler.

M. ROSENTHAL CO. leased for F. & G. Pflomm, agents, the 4th floor at 1 East 28th st to Simmons & Jacoby; for Klein & Jackson a loft at 39-47 West 19th st for a term of years to James Edwards; for Carstein & Linnekin offices at 1161-1165 Broadway to Harry Teitelbaum; to Fleischman & Morris a loft at 126 West 31st st; for Nason Realty Co. a loft at 6-8 West 18th st to Lerner & Guinzberg; for Bing & Bing a loft to Chas Bluh at 119-123 West 23d st; to E. S. Waist Co. a loft at 122-130 West 27th st; for Bing & Bing a loft at 119-121 West 25d st to Brager & Mainsier; for Ewing, Bacon & Henry, agents, a loft at 1160 Broadway to Baron Costume Co.; to Zboynik & Halperstadt the 12th floor at 13-15 West 24th st; for Albert B. Ashforth, Inc., agents, the 5th floor at 17 West 28th st to Morris Waldman; for the American Real Estate Co. space in the Arena Building, 38-40 West 32d st, to S. Brensilver; to A. Newman store at 115 West 25th st.

SMITH & DAVIS leased for Edward W. Browning the Boston flats, two 5-sty houses at 206 and 208 West 133d st, which the lessor purchased last week. The lease is for ten years and carries a renewal privilege for a similar term. The total rental is \$160,000.

SPEAR & CO. leased for John H. Day 2d loft at 9 East 4th st to Selmore Candy Co.; for Schwartz Jaffe & Chas. D. Jaffe, Inc., 5th loft at southeast corner of 6th av and 20th st to J. J. Preis & Co., Inc.; for Michael Coleman et al 7th loft at 42 Greene st, through to 34 West 24th st, to E. C. McWatty Co., Inc.; for Charles Laue the 2d loft at 42-4 Greene st to Albaum Bookbinding Co.; for Singer Sewing Machine Co. 4th floor at 396 5th av to Greenfield & Russ, of Brooklyn.

THE UNITED CIGAR STORES CO. has leased the entire block front on the east side of Broadway, 157th and 158th sts, consisting of a 2-sty building, with stores, from Melville H. Bearn.

WM. A. WHITE & SONS leased at 298 Broadway a loft to the Duane Renting Co.; at 166 Centre st to the Art Contracting Co.; at 168 Centre st to Samuel Ander, Joseph Levin and Benjamin Polar; at 6 Reade st the store and basement to the Steiner Manufacturing Co.; at 153-155 Hudson st a loft to Philip Zitzmann and Co.; to Magro & Fino the building at 193 Reade st; to Otto R. Gischow, the building at 125 West 51st st; to the Animated Service Corp. an office at 2 West 45th st, to the United States Railroad Administration one-half of a floor at 55 Broadway, to the Pennsylvania Smokeless Coal Co. an office at 68 William st; also to Mrs. Hamilton G. Williamson an apartment in the "John Alden," 44 West 10th st.

REAL ESTATE NOTES.

JOSEPH L. BUTTENWIESER has moved his office from 220 Broadway to 200 5th av.

W. C. DILGER has moved his office to 642 Lexington av, between 54th and 55th sts.

WOOD-DOLSON CO. has been appointed agent for the Rene apartments, 458 West 143d st.

THE E. A. POLAK REALTY CO. has moved its offices from 35 Nassau st to 63 Park row.

SHAW & CO. have been appointed managing agent of 1494 University av, a 5-sty apartment house.

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JOHN F. FOLEY has opened offices at 8438 18th st, Bath Beach, where he will engage in a general real estate and insurance business.

L. TANENBAUM, STRAUSS & CO. have been appointed agents for 57-63 Greene st, running through to 64-68 Wooster st; also for 107-113 Bleecker st; 30 Bond st and 242-250 4th av.

NATHAN H. GREGORY, formerly of 507 5th av, and for a number of years with the office of Stephen H. Tyng, has become associated with the J. Romaine Brown Co., as head of the sales department.

THE ANNUAL BANQUET of the Westchester County Realty Board has been postponed to June 12, or thereabout, in order to accommodate at least two speakers of national reputation. The exact date will be announced later.

LEITNER, BRENER & STARR, brokers, have opened a branch office in the central part of the city at 50 East 42d st to meet the needs of the organization, whose main quarters are now at Prospect and Westchester avs. The 42d st office is in charge of Nathan Wilson and Herman A. Acker.

WM. A. WHITE & SONS have been appointed agents for the 5-sty building at 525 Broadway with an "L" to 94 Spring st by Henry B. Vaughan, and have also been appointed agents for the Post Building at the corner of Exchange pl and Beaver st by the Canadian Bank of Commerce who recently purchased the property.

WILLIAM J. RALPH has returned from active service overseas and rejoined the staff of the Harlem office of the Title Guarantee and Trust Co. Mr. Ralph was first gunner of Battery C. Heavy Artillery, First Army Corps, which played a big part in the St. Mihiel drive, and was active in the last hours of the drive to Sedan.

CHARLES H. COOK, who for ten years was associated with the real estate firm of Gregan & Levine, 123 Kingston av, has been in service with the British Navy in the North Sea for the last three years. He has returned to Brooklyn and resumed his old position. Mr. Cook enlisted in 1916 as a wireless operator in the British Navy and returned on April 23 with the rank of lieutenant.

FRANCIS S. McDEWITT and George J. S. Dowling have formed a new law firm under the name of McDewitt and Dowling and has established offices at 149 Broadway. Mr. McDewitt, the senior member of the firm, was formerly associated with Mr. Justice Aspinall, the Dean of the Bench in the Second Judicial District and has been specializing in the practice of the Court of Appeals. George J. S. Dowling, the junior member, has been active in the general practice of law at 50 Court st, Brooklyn, and has run in the Democratic primaries for Justice of the Supreme Court polling each time a large vote against his opponents, the designees of the Democratic organization.

Landlord and Tenant Law.

With so much attention focused on landlord and tenant cases, the legal relationship between these parties has been figuring prominently in the news. A writer in the Brooklyn Eagle has this to say in defining the present day rights of landlords and tenants:

"If the landlord and tenant have a written lease the tenancy expires as provided in the lease and the landlord need not give the tenant any notice to vacate at the expiration of the lease. In other words, where there is a written lease, the parties have themselves agreed upon the time of expiration. The notion prevails that if a lease expires, for example, on the first day of May and the landlord accepts the following month's rent the lease is automatically renewed. But such is not the case. Whether the lease is renewed by the acceptance of rent is always a question of intention. In most cases, if the landlord accepts the following month's rent without any reservation the written lease is thereby renewed for one year, even though it might have been a three-year lease. If, on the other hand, the landlord accepts the rent for the month following the expiration of the lease, but accepts it on the distinct understanding that the lease shall not be renewed by the acceptance of rent but that the tenant shall stay as a monthly tenant, then the lease is not renewed by the acceptance of rent.

"Where there is no written lease the situation is different. Up to about two years ago the law was that if a tenant moved into any place and nothing was said at the time as to how long he should occupy, his occupancy continued until the succeeding May 1. This condition of the law became so unsatisfactory that about two years ago a law was passed which prescribed that every tenancy should be regarded as a monthly tenancy unless there was a written agreement showing it to be otherwise.

"In a monthly tenancy the tenant's term expires at the end of every month, but the tenancy is automatically renewed from month to month unless the landlord gives at least five days' written notice to the tenant before the expiration of any month that the landlord desires the tenant to vacate. When notice is given the monthly tenancy is thereby terminated at

the end of the month and if the tenant does not vacate he may be dispossessed.

"We still have, however, a provision of law which provides that in Manhattan and Brooklyn, that with respect to a monthly tenancy which expires on May 1 the landlord need not give this five days' notice. In other words, before the landlord can dispossess a monthly tenant at the end of any month he must give five days' notice, except that with respect to a monthly tenancy expiring with the end of April, no five days' notice is necessary, and our Code of Civil Procedure provides that in dispossessing a monthly tenant, the tenant is entitled to at least three days' notice in the dispossess proceeding. This three days' notice is in addition to the five days' notice to vacate. But where the five days' notice to vacate has been given and the application for the dispossess is made on the day of the expiration of the term of the tenant, or the next day thereafter, the dispossess notice need not be three days, but the matter may be brought up in court on the very day on which the dispossess notice is served. In other words, a monthly tenant who has been given five days' notice to vacate at the end of his month may be brought into court on the first day of May in a dispossess proceeding at any time between 12 o'clock noon and 6 p. m.

"I know that this feature of the law has been criticised, but it must be looked upon not only from the standpoint of the tenant, but also from that of the landlord, and if the landlord has rented the place to a new tenant he naturally wants it on the first of the month and com-

plaints if he is not given possession. These features are emphasized at the present time because of the scarcity of rentable property, but I suppose there is some justification in the present attitude of some of our landlords who have suffered much and long during the past years from constant removal of tenants, the frequency with which apartments had to be renovated and the additional burden of taxes, which in some instances have increased alarmingly. An owner of considerable property recently said that 'the tenants have had us by the throat long enough.'"

New Davenport Office.

The Davenport Real Estate Company, Inc., located at Fulton and South Oxford streets, which has been in the estate business in the Hill section since 1853, having developed a large Flatbush clientele, will open a branch office at 831 Flatbush avenue, corner of Linden. Included in the management list of the firm is the large apartment building, corner of Albemarle road and East 17th street, which was bought for a client; also the building in which the branch office is located. The Flatbush branch office is also the agency for the leasing of apartments in Buckingham Court and Arundel Court. Edward E. Blakeslee, Jr., formerly with the real estate firm of Haviland & Sons, and with many years experience in the real estate field, will manage the new office. Associated with him will be Frederick J. Bezona.

RENTS OF SALOON PROPERTIES UNDER THE DRY LAW

SHOULD not differ materially from those obtained under the present law. If they do the property is not satisfactorily improved and the owner is not getting the benefit of the existing renting market which is the best in the history of the city.

We act in an advisory capacity to owners of saloon and brewery buildings and other classes of property, and can demonstrate how such holdings may be profitably converted for other uses. Correspondence is invited from those interested with **MR. JOHN H. SCHEIER, R.A.**, Advisory Architect to the Company.

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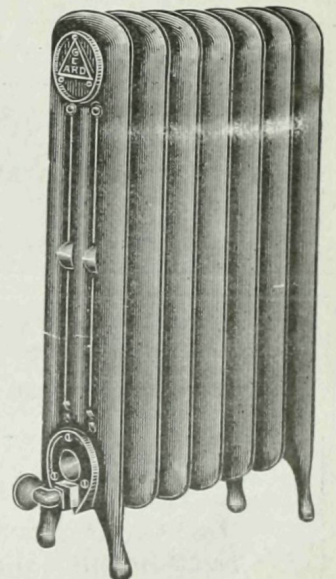
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REAL ESTATE STATISTICS

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

(Arranged with figures for the corresponding week of 1918. Following each weekly table is a résumé from January 1 to date.)

MANHATTAN Conveyances.

	1919 May 1 to May 6	1918 May 3 to May 9
Total.....	273	141
Assessed Value.....	\$27,948,000	\$6,382,600
No. with consideration.....	37	15
Consideration.....	\$1,768,950	\$496,952
Assessed Value.....	\$2,079,400	\$574,100
Jan. 1 to May 6 Jan. 1 to May 9		
Total No.....	2,890	2,294
Assessed Value.....	\$219,926,850	\$122,434,080
No. with consideration.....	405	365
Consideration.....	\$16,872,393	\$16,754,452
Assessed Value.....	\$18,080,350	\$17,269,300

Mortgages.

	1919 May 1 to May 6	1918 May 3 to May 9
Total No.....	158	44
Amount.....	\$7,258,397	\$750,492
To Banks & Ins. Cos.....	21	6
Amount.....	\$867,350	\$200,500
No. at 6%.....	78	22
Amount.....	\$3,919,805	\$216,606
No. at 5½%.....	19	2
Amount.....	\$744,450	\$133,000
No. at 5%.....	38	7
Amount.....	\$1,731,350	\$154,000
No. at 4½%.....	1	.....
Amount.....	\$410,000	.....
No. at 4%.....	.....	1
Amount.....	.....	\$2,000
Unusual Rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	22	12
Amount.....	\$452,397	\$244,886
Jan. 1 to May 6 Jan. 1 to May 9		
Total No.....	1,407	872
Amount.....	\$37,805,988	\$24,585,282
To Banks & Ins. Cos.....	240	157
Amount.....	\$12,254,300	\$12,927,543

Mortgage Extensions.

	1919 May 1 to May 6	1918 May 3 to May 9
Total No.....	26	20
Amount.....	\$1,102,500	\$801,000
To Banks & Ins. Cos.....	13	9
Amount.....	\$728,000	\$617,500
Jan. 1 to May 6 Jan. 1 to May 9		
Total No.....	449	575
Amount.....	\$30,820,620	\$31,248,575
To Banks & Ins. Cos.....	248	178
Amount.....	\$24,960,000	\$23,038,850

Building Permits.

	1919 May 2 to May 8	1918 May 4 to May 10
New Buildings.....	5	5
Cost.....	\$607,200	\$140,000
Alterations.....	\$427,850	\$199,310
Jan. 1 to May 8 Jan. 1 to May 10		
New Buildings.....	105	69
Cost.....	\$11,274,500	\$4,621,700
Alterations.....	\$6,674,020	\$3,453,238

BRONX. Conveyances.

	1919 May 1 to May 6	1918 May 3 to May 9
Total No.....	202	93
No. with consideration.....	6	5
Consideration.....	\$45,100	\$9,195
Jan. 1 to May 6 Jan. 1 to May 9		
Total No.....	2,307	1,621
No. with consideration.....	176	238
Consideration.....	\$2,102,211	\$2,240,159

Mortgages.

	1919 May 1 to May 6	1918 May 3 to May 9
Total No.....	130	36
Amount.....	\$978,731	\$247,330
To Banks & Ins. Cos.....	4	2
Amount.....	\$103,500	\$97,500
No. at 6%.....	85	23
Amount.....	\$586,600	\$102,350
No. at 5½%.....	18	3
Amount.....	\$150,300	\$17,000
No. at 5%.....	10	4
Amount.....	\$61,050	\$10,500
No. at 4½%.....	.....	1
Amount.....	.....	\$87,500
Unusual Rates.....	2	.....
Amount.....	\$2,331	.....
Interest not given.....	15	5
Amount.....	\$178,450	\$29,980

	1919 Jan. 1 to May 6	1918 Jan. 1 to May 9
Total No.....	1,166	714
Amount.....	\$7,949,744	\$3,977,773
To Banks & Ins. Cos.....	65	30
Amount.....	\$981,182	\$620,942

Mortgage Extensions.

	1919 May 1 to May 6	1918 May 3 to May 9
Total No.....	15	12
Amount.....	\$298,999	\$249,750
To Banks & Ins. Cos.....	9	2
Amount.....	\$255,000	\$9,000
Jan. 1 to May 6 Jan. 1 to May 9		
Total No.....	238	127
Amount.....	\$5,458,569	\$2,897,587
To Banks & Ins. Cos.....	94	38
Amount.....	\$2,967,750	\$1,049,000

Building Permits.

	1919 May 1 to May 7	1918 May 3 to May 9
New Buildings.....	16	13
Cost.....	\$538,200	\$222,750
Alterations.....	\$15,025	\$33,200
Jan. 1 to May 7 Jan. 1 to May 9		
New Building.....	128	89
Cost.....	\$3,576,640	\$2,193,350
Alterations.....	\$248,666	\$217,725

BROOKLYN. Conveyances.

	1919 Apr. 29 to May 5	1918 May 2 to May 8
Total No.....	1,457	568
No. with consideration.....	63	46
Consideration.....	\$488,375	\$267,819
Jan. 1 to May 6 Jan. 1 to May 8		
Total No.....	12,589	7,156
No. with consideration.....	729	541
Consideration.....	\$9,562,462	\$4,179,681

Mortgages.

	1919 Apr. 29 to May 5	1918 May 2 to May 8
Total No.....	1,080	343
Amount.....	\$3,533,709	\$958,229
To Banks & Ins. Cos.....	58	31
Amount.....	\$274,600	\$149,250
No. at 6%.....	780	230
Amount.....	\$2,264,759	\$468,545
No. at 5½%.....	225	66
Amount.....	\$957,200	\$262,600
No. at 5%.....	37	18
Amount.....	\$213,750	\$119,030
Unusual rates.....	14	5
Amount.....	\$8,250	\$11,204
Interest not given.....	34	24
Amount.....	\$89,750	\$96,850
Jan. 1 to May 5 Jan. 1 to May 8		
Total No.....	8,185	3,939
Amount.....	\$29,783,472	\$14,057,573
To Banks & Ins. Cos.....	567	475
Amount.....	\$3,646,310	\$2,550,390

Building Permits.

	1919 Apr. 29 to May 5	1918 May 3 to May 9
New Buildings.....	176	75
Cost.....	\$1,066,255	\$806,950
Alterations.....	\$122,675	\$140,350
Jan. 1 to May 5 Jan. 1 to May 9		
New Buildings.....	2,737	1,040
Cost.....	\$17,405,910	\$8,183,680
Alterations.....	\$2,473,100	\$1,539,220

QUEENS. Building Permits.

	1919 Apr. 29 to May 5	1918 May 3 to May 9
New Buildings.....	200	61
Cost.....	\$598,825	\$134,309
Alterations.....	\$17,680	\$54,605
Jan. 1 to May 5 Jan. 1 to May 9		
New Buildings.....	2,084	780
Cost.....	\$6,860,461	\$3,069,538
Alterations.....	\$594,465	\$516,120

RICHMOND. Building Permits.

	1919 Apr. 29 to May 5	1918 May 2 to May 9
New Buildings.....	15	7
Cost.....	\$13,195	\$50,360
Alterations.....	3,525	\$3,615
Jan. 1 to May 5 Jan. 1 to May 9		
New Buildings.....	427	181
Cost.....	\$488,977	\$496,134
Alterations.....	\$50,766	\$124,910

BUILDING SECTION

Millions Being Expended for New Theatres in N. Y. City

Construction Work Started for a Number of Amusement Enterprises in all Boroughs
—Many Additional Projects Planned

CONSTRUCTION of high class moving picture and vaudeville theatres in Greater New York is at the present time occupying the attention of the building industry to a large extent, and according to the number of plans being prepared for additional enterprises of this character the building of amusement places will continue to be a profitable source of activity for months to come.

For some time it has been noted in building circles that the theatrical interests of Greater New York were to be looked upon as an important source of business for the contractors and their affiliated trades. Prominently located building sites have been bought during the past two or three months and architects have been engaged upon the plans for the structures to be erected upon them. At the present writing there are either actually under contract, or about ready for estimates, a group of new theatrical enterprises that will involve a total cost for construction a sum in excess of \$5,000,000. All of these projects are located within the boundaries of Greater New York, and do not include the large number of relatively small operations that will individually cost less than \$75,000.

With the exception of Richmond, all boroughs of Greater New York are represented in the theatre building movement that has recently become so noteworthy. In Manhattan four projects will require an expenditure of approximately \$2,500,000 for construction. In the Bronx there are either underway or planned three large operations costing in total about \$1,000,000. Brooklyn leads the other boroughs in the number of important theatre buildings actually started and again in the amount of projected theatrical construction, there being approximately \$2,500,000 worth of building proposed at this time. The three structures designed for Queens will involve a total expenditure of nearly \$1,000,000.

All of the four large theatrical structures to be erected in Manhattan are now under contract, and the work of construction is underway. Last week a general contract was

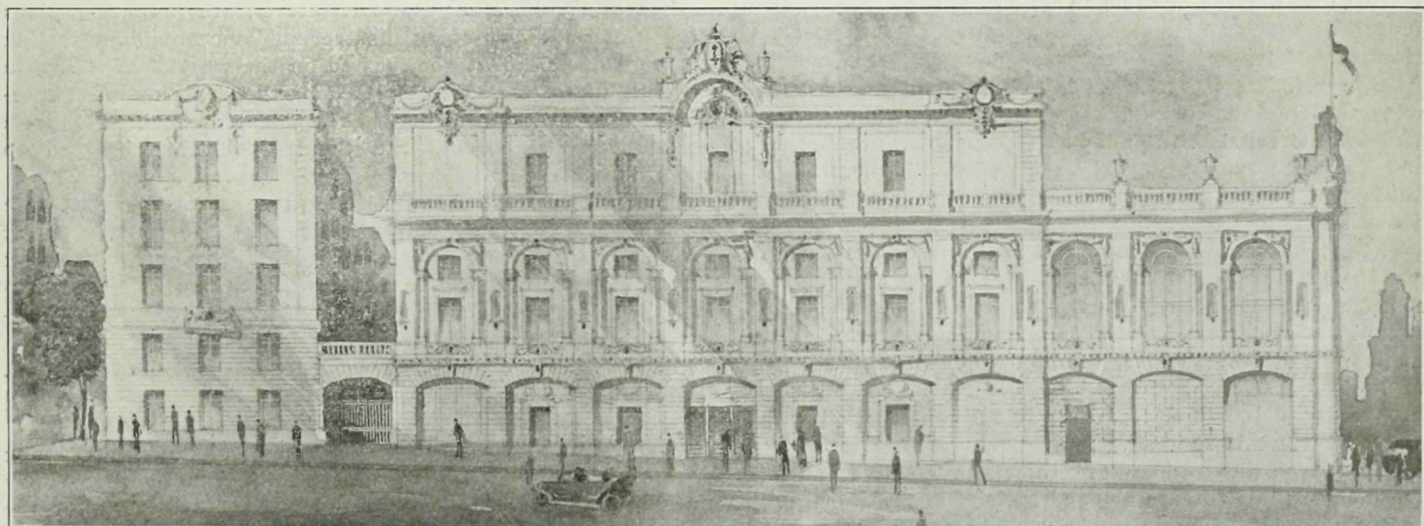
awarded to the Fleischman Construction Co., for the combination theatre, apartment and store building to be erected at a cost of \$500,000 at the northwest corner of Broadway and 181st street. This building, which will be constructed according to plans and specifications prepared by De Rosa & Pereira, architects, will be operated by the Benjamin S. Moss interests as one of the chain of high class vaudeville and moving picture houses. The structure will have facades of brick, limestone and terra cotta, designed in the Italian Renaissance style and will be a model of this type of theatre construction. It is planned to seat 3,200 or approximately one-third more than the Strand Theatre on Broadway.

Thomas W. Lamb planned the \$1,000,000 theatre and office building now under construction at the southwest corner of Broadway and 51st street. This operation is being constructed by the O'Day Construction Co., general contractors, on property owned by the Wendell Estate and is for the Moredall Realty Co. owner. The building is a six-story fire-proof structure, occupying a plot 100x268x137 feet.

The Thompson-Starrett Co., has resumed active operations on the two theatres designed for the Selwyn interests at 215 to 223 West 42d street and 228 to 234 West 43d street, which were halted by the war. The excavation has been completed and foundations are now being constructed. Both of these theatres were designed by De Rosa & Pereira, architects, and will involve a total expenditure of \$500,000. These houses are planned to seat 1,100 and 1,200 respectively, and it is hoped to have them completed and ready for occupancy by the opening of the autumn theatrical season.

In the Bronx the work of building the foundations for a large theatre for the Keith interests is underway, and it is expected that a contract for the superstructure will be awarded shortly. This building is located at the northwest corner of Fordham Road and Valentine avenue, and will cost approximately \$400,000. The Fordham Theatre, as it will be

(Continued on page 634.)



De Rosa & Pereira, Architects.

NEW THEATRE FOR B. S. MOSS, AT BROADWAY AND 181ST STREET.

Builders Making a Spurt in the Victory Loan Campaign

Subscriptions Coming in Rapidly as Drive Nears Close—Committee Has Hopes of Obtaining Full Quota

ALTHOUGH up to last Thursday afternoon the official record of the executive committee in charge of the Victory Loan campaign for the Building and Allied Trades showed total subscriptions but slightly in excess of \$3,000,000 there were rumors circulating about headquarters of a number of large individual subscriptions that would materially increase the amount obtained. Furthermore, committeemen were intensively active in all trades and reports were coming in rapidly, so that although the building industry is considerably behind in its schedule, there remains a general feeling of optimism that by the close of the drive the full quota will have been attained. Some members of the committee are even willing to predict an oversubscription.

Although there have been no large Liberty Loan meetings held during the past week by the various building interests the canvassers have been at work constantly with the result that for the last day reports of bond sales have been pouring into the executive office in such volume that those in charge have been pushed to keep their records straight.

Up to Friday noon official records showed that the various trades affiliated with the building industry had reported bond subscriptions to the following amounts: Asbestos Pipe and Boiler Covering, \$30,500; Mason Builders, Shorers and Hoisters, \$807,700; Mason Materials, \$145,000; Cement Workers, \$234,650; Elevator Manufacturers, \$64,300; Glass Industry, \$240,100; Lighting Fixture Manufacturers, \$103,500; Marble & Tile Industry, \$150,000; Metal Furring and Lathing, \$13,600; Ornamental Iron and Bronze, \$25,900; Painters and Decor-

ators, \$118,550; Plasterers, \$31,300; Plumbers, \$80,550; Roofing, Sheet Metal and Allied Interests, \$252,250; Steam Fitters, \$179,500; Steel and Iron Industry, \$279,500; Stone Dealers, \$60,000; Wire Workers, \$44,200; Woodworkers, \$573,400; making a total of \$3,434,500.

Otto M. Eidlitz, chairman of the Building and Allied Trades Committee for the Victory Loan said: "The executive committee feels that all of the members of the various trade committees have made an exhaustive effort in connection with the Victory Loan drive, but unless an especial effort is put forth during the last day of the campaign we may not reach our quota. Two of the sub-committee chairmen report that their trades have gone over the top and there are a number who are near their quota figures. The executive committee has worked diligently to have the building industry make good to our country in this last loan drive. We ask everyone who has not yet subscribed to Victory Bonds to come up and help; and we urge those who can possibly do so to show their right to wear the red feather. Phone the committee at once, 4700 Murray Hill, stating the amount of Victory Bonds you will take. This is positively the last opportunity to show your loyalty to the United States in this campaign."

At the executive committee office Friday afternoon it was announced that promise of one subscription of \$200,000 and another considerably larger was reported, but as the subscription cards had not been officially filed, it was impossible to state exactly what trade would receive credit.

Millions Being Expended for Theatres in N. Y. City

(Continued from page 633)

known is from plans prepared by Wm. H. McElfratrick, which call for a four-story building with ground dimensions of 100x200 feet. This theatre will seat approximately 2,500, and will be for vaudeville and moving pictures.

Another project for Benjamin S. Moss, which will be operated under the name of the Pleasant Amusement Co., will be the large moving picture theatre seating approximately 3,500 to be located on a plot 125x160 feet at the corner of Prospect avenue and 161st street. This operation will also include an airdome for use in the summer, and has been planned by De Rosa & Pereira, architects for all of the Moss theatres now building or contemplated. The cost of this project is estimated to be in the neighborhood of \$375,000. Estimates for construction will be taken about June 1, and it is anticipated that a contract will be let soon after that date.

Herbert J. Krapp, architect, is preparing plans for a two-story theatre and store building to cost about \$75,000 scheduled to be erected at the northeast corner of Fordham Road and Valentine avenue, opposite the new Keith theatre. This house will be for moving pictures exclusively and will seat about 1,000.

Theatre building in Brooklyn is now one of the most important phases of the building situation in that borough. A large site was recently acquired at the corner of Flatbush avenue and Albemarle road upon which John Manheimer will build a handsome theatre, seating about 3,000 and costing upward of \$450,000. The plans for this project are now being prepared and it is expected that actual construction will be started early this summer.

Other large theatre building projects now active in Brooklyn include the structure planned by R. Thomas Short, architect, for A. H. Schwartz, to be located on the east side of Flatbush avenue, north of Rogers avenue and which will cost about \$150,000. Estimates are now being taken and a contract for its construction is likely to be awarded within the next week or so.

At 285 Flatbush avenue will be erected another large moving picture house, costing approximately \$150,000. This is for the St. Marks Amusement Co., and will be built from plans by A. G. Carlson, architect. De Rosa & Pereira are working on the plans and specifications for a \$100,000 moving picture theatre to be located at the southeast corner of Saratoga avenue and Macon street which will be constructed by the Estate of Chauncey Marshall and operated under a lease by a prominent amusement firm. Construction is underway at the northeast corner of Fulton street and Howard avenue for a movie house, seating 2,100 for Herman Weingarten. This building, costing approximately \$125,000 is from designs by Montrose Morris Sons, architects.

Kipkes, Wolff & Kudroff, architects, are preparing plans for a one and two-story theatre and office building costing upward of \$100,000, to be located on the west of Washington avenue south of Prospect place, for the Washington Amusement Corporation, owner. The structure will occupy a plot 100x137 feet, and the theatre is being planned to seat about 1,500.

Louis Gold obtained the general contract for the large moving picture and vaudeville theatre to be constructed at the northeast corner of Kings Highway and East 12th street from plans by Carlson & Wiseman, architects. This operation, representing an expenditure of nearly \$300,000 will provide seating accommodations for about 1,900 and in addition will have a roof garden seating about 1,500. Construction has already been started.

A general, country-wide campaign of building, assuming reasonable intelligence is exercised, would do more than any other one thing to increase the permanent wealth of the Nation and the individual. While its permanent wealth is piling up—especially when it is in the nature of homes owned by individuals—a nation may have its perplexing problems, but there is nothing serious or dangerous in its industrial status.

National Aspect of Building Situation Is Improved

Statistics Show Heavier Commitments Now Than for Any Previous Years, Excepting 1917 and 1918

THAT the building industry of the United States is in a better position today than it was before the entrance of this country into the European war, is best indicated by the fact that the first four months of 1919 shows a greater amount of money in circulation for building and engineering construction than any year of record, with the exception of 1917 and 1918. During these years the tremendous increase in the amount of direct and indirect Government building considerably more than offset the great reduction in the volume of private construction.

During the past two or three months there has been a steady trend toward a resumption of structural activity on a scale that will ultimately dwarf the construction of previous years. But even with the large amount of construction scheduled to be started during the balance of the calendar year the work will not be sufficient to offset the underbuilt condition. Some years of intensive building activity will be required before the scarcity of available housing, manufacturing and commercial accommodations is reduced and construction again able to proceed upon a normal basis.

According to the statistics regularly compiled by the F. W. Dodge Company, it is shown that during the first four months of the current year, a total of \$445,629,000 was devoted to building and engineering construction, as compared with \$543,021,000 for the same period last year. This comparison indicates a decrease of \$9,739,000 from the total of 1918, which was the highest total of record.

The territory involved in these figures includes the States north of the Ohio and east of the Missouri Rivers, and includes all of New England, New York, New Jersey, Pennsylvania, Maryland, Delaware, District of Columbia, Virginia, Ohio, West Virginia, Illinois, Indiana, Iowa, Wisconsin, Michigan, Minnesota, North and South Dakota, and portions of Eastern Kansas.

The figures showing the total commitments for building and engineering construction in this territory from January 1 to May 1 for the past ten years are as follows:

Contracts awarded, 1919.....	\$445,629,000
“ “ 1918.....	534,021,000
“ “ 1917.....	467,298,000
“ “ 1916.....	324,665,500
“ “ 1915.....	244,095,100
“ “ 1914.....	228,710,000
“ “ 1913.....	285,388,000
“ “ 1912.....	232,249,500
“ “ 1911.....	254,275,813
“ “ 1910.....	256,838,804

The total for the district, including all of New York State, New Jersey, north of Trenton, and a portion of Connecticut, showing the commitments for building and engineering construction during the first four months of 1919, indicates a falling off of approximately \$8,000,000 when compared with the total for the same period of one year ago. The figures for the current year are encouraging, however, when a comparison is made with the totals of the three years prior to the war. This comparison indicates that there is for the current years a total amount of building work underway that is almost double the average for the three-year period prior to 1917.

In the local territory Government construction has dropped off materially and but a very small percentage of work of this character is included in the totals for this year. There has been a vast increase in private building construction during the past month or so and all signs point to a continuation in the growth of civil building activity during the balance of the year.

The Dodge Company totals for the first four months of the

last ten years for this territory are as follows:

Contracts awarded, 1919.....	\$81,789,000
“ “ 1918.....	89,988,000
“ “ 1917.....	95,475,000
“ “ 1916.....	37,911,500
“ “ 1915.....	47,202,500
“ “ 1914.....	40,474,000
“ “ 1913.....	101,521,000
“ “ 1912.....	66,627,500
“ “ 1911.....	68,870,500
“ “ 1910.....	81,238,000

In the district that includes Philadelphia, Baltimore and Washington there is a decrease of more than \$100,000,000 when the 1919 total is compared with that of the previous year, but the figure for the first four months of this year is larger than any previous year of record with the exception of 1918 and that was owing to the tremendous volume of Federal construction centered about the capital. The entire territory involved in the following totals includes Eastern Pennsylvania, New Jersey, south of Trenton, Maryland, Delaware, Virginia and the District of Columbia. Totals for the past ten years are as follows:

Contracts awarded, 1919.....	\$74,148,000
“ “ 1918.....	177,064,000
“ “ 1917.....	62,416,000
“ “ 1916.....	51,581,000
“ “ 1915.....	28,919,000
“ “ 1914.....	32,054,000
“ “ 1913.....	26,771,000
“ “ 1912.....	43,576,000
“ “ 1911.....	32,054,000
“ “ 1910.....	33,821,500

The Pittsburgh district shows a decided reduction in the commitments for the first four months of this year when compared to the total for the same period one year ago, but the 1919 total is greater than all other previous years of record by a considerable amount. The total for the Pittsburgh district for 1919 is \$62,054,000, as compared with \$123,347,000 for 1918 and \$61,462,000 for 1917. In no year previous to 1917 did the total reach \$50,000,000.

“Own Your Own Home” Exposition

PLANS are underway to supplement the “Own Your Own Home” campaign by an “Own Your Own Home” Exposition to be held in the Seventy-first Regiment Armory, Park Avenue and 34th Street, New York City, beginning Wednesday, June 25, and closing Wednesday, July 2, 1919. The campaign to influence the building of homes by private owners has been underway for some time in order to stimulate the building industry generally and to help solve the housing problems that have grown so acute during the past year or more.

The preliminary plans for this exhibition provide for an Advisory Board, consisting of delegates representing the U. S. Department of Labor, various real estate associations, local Chambers of Commerce, associations affiliated with the building trades, building and loan associations, financial interests, and State and city committees. These representatives are planning to hold a conference on the building situation sometime during the period of the exposition and from the results of which it is hoped to prepare a concerted plan of constructive development that will have the undivided support of Government and financial interests, as well as those most vitally interested—the home builders. The result of the deliberations of this conference will undoubtedly be announced at a great “Own Your Own Home” banquet, to be held at one of the large New York hotels before the close of the exposition.

Building Palatial Hotel at Lakewood to Cost \$500,000

Construction Already Started and Building Expected To Be Completed
Early Next December

BUILDERS are now estimating on the general contract for a handsome modern hotel to be erected at Lakewood, N. J., at a cost of approximately \$500,000 by the Hotel Elisberg Construction Company. The plans and specifications for this operation were prepared by Shampan & Shampan, well known Brooklyn architects, and the construction will be under their personal supervision.

The structure, a five-story hollow tile and stucco, semi-fire-proof hotel, will be located on a plot 300x300 feet, with frontages on Ninth street, Madison avenue and Tenth street. The main entrance will be on Ninth street. The building proper will have overall ground dimensions of 171x117 feet. The plan of the structure is H-shaped and will have deep courts in the street fronts which will be beautifully landscaped and planted.

The exterior has been designed in the modified Italian Renaissance style of architecture and the first floor will be of cast stone with a large amount of low relief work. Above the construction will be of face brick and stucco. The roof will be of red Spanish tile.

The ground floor has been planned to provide for a spacious main lobby 60x60 feet, and will have as its principal architectural feature a grand staircase of marble and bronze. On this floor will also be located the main dining-room, a room approximately 39x90 feet; dining-room for maids and children, palm room and solarium, tea-room, two reception rooms, one decorated in the Italian Renaissance style and the other in Japanese, reading and writing rooms, nursery, manager's living suite, manager's office, kitchens and serving pantry.

The second, third and fourth floor will be entirely devoted to bedroom suites. There will be one hundred and fifty suites of one and two rooms, each with private baths and six will be especially decorated as bridal suites. One of the features of the layout of the bedroom floors is that all of the rooms will have an outlook upon the avenue or streets, and there will be no interior rooms.

The fifth floor has been planned as an enclosed roof garden and will be utilized for dances, cabaret performances, and the general social headquarters of the hotel. For the purpose of larger entertainments, conventions, banquets, etc., the main dining-room on the first floor will be used. The space

in the basement has been divided into grill room, billiard room, card rooms, barber shop and manicure, bakery, laundry, boiler room, trunk and general storage rooms. Living quarters for the help will also be located in the basement, but the plan of the building allows adequate light and ventilation for these apartments, so that no objection is possible. The equipment of the kitchen and laundry in this hotel will be the best and most modern possible to obtain, and throughout the structure the safety and convenience of the guests has been the prime thought of the architects and builders.

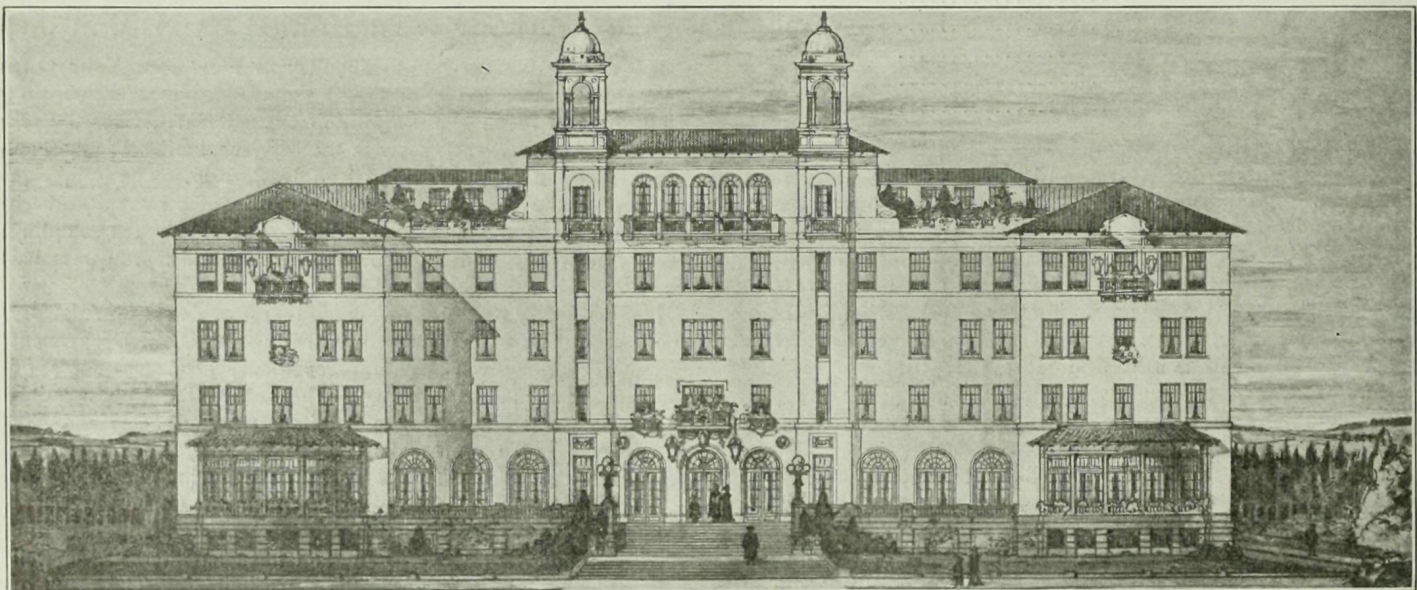
In planning this structure the architects have taken especial care that there will be no possibility of crowding in any of the corridors, halls, elevators, restaurants, etc. The public rooms and corridors have been given adequate width to provide for any unusually large gathering and yet not to appear too spacious when but the normal number of guests are quartered in the hotel. The decorations and furnishings throughout will be up to the best Metropolitan standards, and it is planned to make the building the social center of Lakewood.

The architects anticipate being able to award a general contract for this structure in a few days, so that operations may be pushed to the extent of having the hotel ready for its opening early next December. The excavation has already been done, and a firm of contractors have started building the foundations.

A universal building program means more to the United States right now than at any time in its history. It means individual efficiency for labor; it means increased production in all correlated industries; it means increased material demands until production reaches the quantity production level necessary for reducing unit costs; eventually, it means lower prices. This country is the soundest, healthiest, wealthiest in the world. If you need a home or a building do not hesitate a day longer in going to work on it.

Prices will not be lower until production is increased; costs will not go down until quantity production permits us to avail ourselves of the economy of the maximum efficiency of labor and machinery.

To increase labor efficiency, to increase production, to lower prices—BUILD NOW.



Shampan & Shampan, Architects.

HOTEL ELISBERG NOW UNDER CONSTRUCTION AT LAKEWOOD, N. J.

Architects and Engineers Planning Many Structures

Weekly Statistics by Dodge Reports Indicate Increased Activity in Preparation for Building Revival

DURING the week of April 26 to May 2, there was a decided increase in the volume of contemplated building and engineering construction work for which plans were being prepared according to the weekly statistics compiled by the F. W. Dodge Company. These figures are for the territory including all of New York State and New Jersey, north of Trenton, and are grouped into the three principal phases of building activity. Last week there was reported a total of 347 new structural projects being planned and they represent an outlay of approximately \$22,219,750. When compared with the totals of the previous week, a gain of 20 in number of operations and \$7,545,550 in valuation of contemplated work is shown.

The group of new building projects announced during the week were subdivided as follows: 2 bridges, \$204,000; 16 hotels and clubs, \$3,695,000; 9 Federal, State and Municipal projects, \$1,317,000; 29 stables and garages, \$491,000; 23 factory and industrial buildings, \$1,515,500; 12 public improvements, \$7,063,250; 200 residential projects, including apartments, one and two-family dwellings, \$5,009,500; 18 churches, schools and theatres, \$2,162,500; 34 store, office and loft buildings, \$715,000; 1 railroad station, \$25,000, and 3 miscellaneous projects not otherwise classified, \$22,000.

There was a slight drop in valuation of the operations in the hands of builders for estimates during the week of April 26 to May 2, as compared to the totals for the week previous, although the number of projects were approximately the

same. Last week there were 157 operations out for figures, 1 more than the week previous, but the total cost of construction indicated a drop of \$4,182,600.

Last week the list of operations being estimated upon included 3 bridges and culverts, \$35,000; 5 hotels and clubs, \$820,000; 11 Federal, State and Municipal operations, \$537,870; 6 stables and garages, \$130,000; 15 factory and industrial buildings, \$1,194,000; 44 public improvements, \$1,134,000; 44 residential building operations, \$1,024,500; 11 churches, schools and theatres, \$969,500; and 18 store, office, loft and banking structures, \$354,000.

There was but little difference noted in the figures by a comparison of the past two weeks totals for contracts awarded. During the week of April 26 to May 2 there were 247 contracts awarded representing an outlay for building and engineering construction of \$7,963,196 as compared with 216 contracts placed valued at \$7,781,207 for the week previous.

The group of operations for which contracts were placed last week is divided as follows: 3 bridges and culverts, \$5,309; 9 hotels and clubs, \$188,450; 5 Federal, State and Municipal operations, \$155,071; 16 stables and garages, \$245,500; 35 factory and industrial projects, \$1,737,000; 38 public improvements, including, sidewalks, street and road construction, sewers, etc., \$3,168,262; 96 residential projects, \$1,367,075; 21 churches, schools and theatres, \$791,029; 23 store, office, loft and banking buildings, \$298,000, and 1 miscellaneous operation, not otherwise classified, \$7,500.

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 Iron & Steel Institute will hold its next meeting Friday and Saturday, May 23 and 24, at the Hotel Pennsylvania, New York City.

New York Chapter of the American Association of Engineers will hold its annual meeting, at which officers will be elected for the ensuing year, at the Engineering Societies Building, 29 West Thirty-ninth street, New York, on May 14.

National Association of Manufacturers has announced its annual convention, to be held at the Waldorf-Astoria Hotel, New York City, from May 10 to 21, inclusive. Topics to be discussed are: Government ownership of railroads, Government supervision and stabilizing of trade prices, Federal revenue and tax legislation, employment relations, employers' duty to provide jobs for sailors and soldiers, approaching revision of the patent laws, the industrial legislative outlook, and vocational training.

American Association of Engineers will hold its annual meeting at the Hotel La Salle, Chicago, May 12 and 13. Its relation to other societies is to be discussed on the morning of May 12, covering the following topics: Local and state societies; national societies; Engineering Council; Engineering Institute of Canada. On the afternoon of May 12 Prof. Frederic Bass, University of Minnesota, is to deliver an address on "How Shall the Curricula of Engineering Colleges Be Modified to Meet Modern Conditions?" The sessions on Tuesday, including a dinner in the evening, are devoted to "Proper Compensation of Engineers" and "New Field and Opportunities for Engineers," and Prof. Walter Dill Scott will address

the dinner on "Fitting the Engineer to His Job."

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.

American Society of Heating and Ventilating Engineers will hold its semi-annual meeting at Pittsburgh, Pa., on Tuesday, Wednesday and Thursday, June 10, 11 and 12. This is to be a meeting in co-operation with the annual convention of the National District Heating Association, and will embrace a joint session, a joint banquet, and a joint excursion of the McKeesport Works of the National Tube Co., involving a trip to the works and back on an excursion steamboat on the Monongahela River. Certain sessions of the meeting of the society will be held at the auditorium in the Bureau of Mines Laboratories, at which the Research Bureau of the society is located. The headquarters of the meeting will probably be located at the William Penn Hotel, which has been selected by the National District Heating Association for both its headquarters and the exhibit hall.

Residence Alterations at Irvington, N. Y.

Schwartz & Gross, architects, 347 Fifth avenue, announce that they have been retained to prepare the plans and specifications for extensive alterations to the large Colonial mansion on the estate known as "Broadlawn," at Irvington, N. Y. Henry L. Prager is the owner of the property, who intends to occupy the place as an all-year-round residence. The work includes remodeling and some small additions and general redecorating and furnishing. The cost of the work involved is said to be approximately \$25,000. The architects are about ready for estimates on all sub-contracts.

PERSONAL AND TRADE NOTES.

Frank J. Forster, architect, announces that he has resumed the practice of his profession, with offices in the Aeolian Building, 33 West 42d street.

Nicholas S. Hill, Jr., and S. F. Ferguson, consulting engineers, have moved their offices and laboratory from 100 William street to 112 East 19th street.

E. L. Wagner, formerly of the firm of Robinson & Wagner, sewage disposal engineers, has established an office at 320 Fifth avenue, for the general practice of sanitary engineering.

William Dewsnap, architect, formerly located at 203 Broadway, has moved his offices to 334 Fifth avenue. He desires samples and catalogues of building materials and supplies.

Northeastern Construction Co. announces the removal of its offices from 225 Fifth avenue to the Architects' Building, 101 Park avenue, where it will continue with increased facilities its business of engineering and contracting.

H. Eltinge Breed, recently resigned as first deputy commissioner, New York State Highway Department, has opened offices at 507 Fifth avenue for the private practice of engineering, specializing in highway construction and organization.

A. P. Green Fire Brick Co., Mexico, Mo., announces that it recently established an Eastern District sales office at 30 Church street, New York. Howard C. Thayer, formerly field mechanical engineer for the J. G. White Engineering Corporation at the United States Nitrate Plant, No. 2, is in charge of the new office.

Sidney B. Browne has obtained his discharge as assistant sanitary engineer, United States Public Health Service, and has resumed his position as secretary-treasurer of the W. E. Sexton Co., Inc., engineering contractors, Mineola, L. I. Mr. Browne has been appointed village engineer of Mineola for the ensuing year.

CURRENT BUILDING OPERATIONS

ALTHOUGH the campaign for the Victory Loan has to some extent diverted interest from the actual building situation, the structural interests are hopeful and optimistic, as during the past week or so there has been a great increase in the amount of new construction actually placed under contract, and furthermore, there was noted a growing number of reports of newly-projected work for which plans are in progress. Taken as a whole, there seems to be no doubt but that the next month or six weeks will mark the real turning point for the builders; from lethargy and inactivity to intense activity and progress.

For some time past there has been a large amount of small construction in progress, including many alteration projects. Builders are now looking forward to the release of a large number of the individually important operations for which plans have been fully completed for some time, and which were being held in abeyance in the hope of reduced construction costs. According to the volume of work presented to contractors for estimates during the past few weeks there seems to be no reason for the balance of the year not being one of the best in the history of the building industry as far as new operations are concerned.

There is very little change noticed in the price situation. Common brick is holding firmly to the level of the past three months. Cement, lime and plaster are practically stabilized for the balance of this year at least. Lumber is evidencing a slight tendency toward further increases, owing to the new demand that has resulted from the house-building program now well under way.

Common Brick—The wholesale market for Hudson River common brick has experienced a fairly active week. There was a total of 18 barge loads of brick arrived from up-river points during the week, and 14 were sold for distribution about Greater New York. The price is firm at \$15 a thousand. Quite some new inquiry has developed in the wholesale brick market of late and dealers are most optimistic. Two or three of the plants in the Kingston district have commenced operations, and last week actually started to mould brick. No activity is reported from other manufacturing points along the river. Producers are not anticipating any difficulty in obtaining required fuel this season, and as three weeks to one month must elapse between the moulding and the burning processes there will be

sufficient time to obtain all of the coal that is needed. Manufacturers would be quite well satisfied if they were as sure of adequate labor to operate their plants as they are of obtaining the necessary raw materials.

Summary—Transactions in the North River Brick Market for the week ending Friday, May 9, 1919. Condition of market: Demand fair; prices steady. Quotations: Hudson Rivers, \$15 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 18; sales, 14. Distribution: Manhattan, 2; Brooklyn, 9; New Jersey points, 2; Astoria, 1.

Building Stone—Although business has been extremely quiet of late there is some

new inquiry developing that predicts greater activity in the near future. Architects of this city are planning a number of large operations, including some handsome country residences in which stone will be used extensively. These projects are likely to be figured within a short time and contracts awarded as soon as possible thereafter. Prices are firm and unchanged.

Lumber—Increased business during the past week or so as a result of the large amount of new construction work recently started in the Metropolitan district has firmed up the price situation generally and created a tendency toward advances in price for all classes of lumber products.

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.
 3x12x12102.00 per 1,000 sq. ft.
 4x12x12114.75 per 1,000 sq. ft.
 6x12x12153.00 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

Plaster—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:
 Neat Wall Cement, in cloth bags

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MATERIALS AND SUPPLIES

In the suburban sections there has already been started a building movement of large proportions, and in the larger centers activity may also be said to be advancing rapidly although the size and cost of the individual projects make it necessary that more time be taken in the preliminary planning. Both the wholesale and retail lumber markets report conditions as satisfactory and as showing great promise for the balance of the year. The housing shortage throughout the country has influenced a large amount of prospective construction by private owners, and the speculative interests are again making themselves felt in the markets for building materials and supplies.

Structural Steel—Buyers are looking for concessions from the existing price levels and are hesitating with their orders in anticipation of some reduction in order to stimulate business. There recently has been a considerable amount of estimating in progress in the Metropolitan district for new construction of a diversified character. In a number of instances the general contracts have been closed and it will be only a relatively short time before the fabricated material required in these operations will have to be booked if the projects are to maintain their schedule of construction. Although current business in fabricated lines has been light the prospects for a large increase in the

volume of steel booked for building construction are generally considered bright.

Flexible Conduit—There has been a considerable increase in the demand for this material and manufacturers are being pushed to their normal capacity to fill their orders. Manufacturers are now planning for increasing their production in order to have stocks ahead in anticipation of the increased buying activity that is expected during the next few months on account of the large increase in general building construction. Prices are firm and no predictions are being made of reduction from the existing levels.

Wire Nails—Trade is quiet as jobbers have been holding off in the hope of reduced prices. At the present time there seems to be no prospect of a recession from the existing price levels and consumers are coming around to the opinion that nothing will be gained by further delay. As a result, both manufacturers and jobbers look for increased activity soon.

Cast Iron Pipe—Manufacturers are doing their utmost to keep their plants in operation, but are having considerable difficulty in disposing of their output at the present time. There is but little, if any, buying movement current at the present time, and although there are a number of important projects planned the owners are hesitating about starting or even taking estimates for the required pipe tonnage. Quotations are unchanged.

Linseed Oil—There has been practically no new demand from building interests, but manufacturing consumers have again appeared in the market and have been buying heavily during the past week or so. The scarcity continues and is likely to maintain until a large amount of Argentine flaxseed is brought to this country and made available for the crushers. Prices are firm.

Window Glass—Prices are fairly well stabilized, and no movement of any consequence is anticipated at this writing. Demand is not heavy and what is current is coming from widely scattered localities. It is as yet too early to predict what will result from the building movement now fully started. Producers will probably have no difficulty in disposing of their output for this season as the building situation is steadily improving in all parts of the country, and in the Metropolitan district there has recently been a large volume of new activity in practically all phases of construction. According to recent reports there has been no change in the schedule of manufacturers' discounts.

IN THE METROPOLITAN MARKETS

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

Plaster Board—
Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:
27x28x1 in. \$0.35 each
27x48x ¼ in. 0.32 each
32x36x ¼ in. 0.21 each
32x36x ½ in. 0.21 each
32x36x ¾ in. 0.23½ each

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

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

Building Stone—
Indiana limestone, per cu. ft. \$1.23
Kentucky limestone, per cu. ft. 1.35
Brier Hill sandstone, per cu. ft. 1.50
Gray Canyon sandstone, per cu. ft.95
Buff Wakeman, per cu. ft. 1.50
Buff Mountain, per cu. ft. 1.50
North River bluestone, per cu. ft. 1.05
Seam face granite, per sq. ft. 1.00
South Dover marble (promiscuous mill block, per cu. ft. 2.25
White Vermont marble (sawed), New York, per cu. ft. 3.00

Structural Steel—
Plain material at tidewater; cents per pound:
Beams & channels up to 14 in. 2.72 to —
Beams & channels over 14 in. 2.72 to —
Angles, 3x2 up to 6x8..... 2.72 to —
Zees 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 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. \$68.00 to —
Cypress shingles, 6x18, No. 1 Hearts 10.00 to —
Cypress shingles, 6x18, No. 1 Prime 8.50 to —
Quartered oak 100.00 to \$110.00
Plain oak 80.00 to 82.00

Flooring:
White oak, quart'd, select to 72.50
Red oak, quart'd, select.. to 72.50
Maple No. 1..... 57.50 to —
Yellow pine, No. 1, common flat 44.00 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%

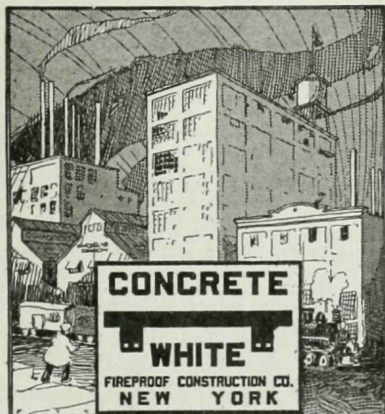
Linseed Oil—
City brands, oiled, 5 bbl. lots. \$1.61 to —
Less than 5 bbls. 1.63 to —

Turpentine—
Spot in yard, N. Y., per gal. \$0.78 to \$0.79

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APARTMENTS, FLATS AND TENEMENTS.

FIFTH AV.—George and Edward Blum, 505 5th av, have finished plans for a 14-sty brick and limestone apartment, 25x100 ft, at 969 5th av, for the Park Realty Co., Maximilian Morgenstern, president, 151 West 42d st, owner, who will take estimates. Cost, \$250,000.

FIFTH AV.—J. E. R. Carpenter and Cross and Cross, associate architects, 681 5th av, have plans about completed for a 12-sty brick and stone apartment, 50x160 ft, at the southeast corner of 5th av & 86th st for the 845 Fifth Av Corp., owner. Owner will soon take estimates on separate contracts.

75TH ST.—Schwartz and Gross, 345 5th av, are preparing plans for a 6-sty brick and limestone apartment, 40x100 ft, at 245-247 West 75th st, for Stewart Hemingway, 50 East 42d st, owner. Cost, \$100,000.

72D ST.—Samuel Levingson, 405 Lexington av, has completed plans for alterations to the 4-sty brick tenement, 40x90 ft, at the southwest corner of 72d st & 3d av into bachelor apartments for the Jacob Bookman estate, 9 East 59th st, owner. Cost, \$15,000.

72D ST.—Emery Roth, 119 West 40th st, has completed plans for alterations to the 4-sty brick residence at 116 East 72d st into apartments for the E. A. L. Holding Co., Edgar A. Levy, president, 505 5th av, owner, who will soon be ready for bids on general contract. Cost, \$5,000.

CENTRAL PARK WEST.—Herbert S. Harde, 331 Madison av, is preparing plans for alterations to the 8-sty brick and stone apartment at the northwest corner of Central Park West and 94th st for a corporation now forming in care of I. Portman, 206 Broadway. Details later.

96TH ST.—Arthur J. Stever, Jr., 55 Broadway, has completed plans for alterations to the 5-sty brick apartment, 25x87 ft, at 111 East 96th st for Ernest N. Adler, 110 West 40th st, owner. Owner will take estimates on general contract about May 12. Cost, \$20,000.

BANKS.

FULTON ST.—Donn Barber, 101 Park av, is preparing preliminary sketches for a brick and stone addition to banking building at 149 Fulton st, through to 20 Ann st, for the National Park Bank, Richard Delafeld, 214 Broadway, owner. Details will be available later.

HOMES AND ASYLUMS.

35TH ST.—C. P. H. Gilbert, 1123 Broadway, has completed plans for a 7-sty brick and cast stone home for nurses, 69x100 ft, at 412 West 35th st, for St. Mary's Free Hospital for Children, owner, on premises. Architect will soon call for estimates on general contract.

DWELLINGS.

64TH ST.—Arthur Hodges, 131 East 66th st, has completed plans for alterations to the 4-sty brick garage at 182 East 64th st into a residence for Pauline Chapin Hodges, 131 East 66th st, owner. Cost, \$8,000.

61ST ST.—Louis S. Weeks, 101 Park av, has finished plans for alterations to the 3-sty brick residence, 20x50 ft, at 241 East 61st st for Lillian H. Hoffman, 125 East 57th st, owner. Cost, \$8,000. Architects will soon begin to take estimates on general contract.

HOTELS.

WEST END AV.—George F. Pelham, 200 West 72d st, has completed plans for a 14-sty brick and stone hotel, 44x100 ft, at the northeast corner of West End av and 94th st for the 700 West End Av. Corp., David Zipkin, president, 280 Madison av, owner. Cost, \$250,000.

STABLES AND GARAGES.

34TH ST.—George M. McCabe, 96 5th av, is preparing plans for a 2-sty brick garage, 125x125 ft, at the southeast corner of 34th st and 11th av for owner, to be announced later.

39TH ST.—James S. Maher, 484 West 14th st, has finished plans for a 2-sty brick and stone garage, 100x100 ft, at 534 West 39th st to 535-541 West 38th st for the Fifteenth St. Garage, Inc., Charles L. Greenbaum, president, 412 West 15th st, owner.

STORES, OFFICES AND LOFTS.

57TH ST.—Randolph H. Almiroty, 220 5th av, has prepared plans for a 6-sty brick and limestone office and loft building, 27x100 ft, at 31 West 57th st for Sohmer & Co., 315 5th av, owners. Architects will be ready for estimates on general contract about May 16.

FRONT ST.—W. H. Orchard, 405 Lexington av, has plans in progress for an 8 or 10-sty brick and limestone office building, on plot 38x112 ft, at 121 to 123 Front st for the Czarnikow Rionda Co., 112 Wall st, owner. Architect will take estimates on general contract.

49TH ST.—Cross & Cross, 681 5th av, have plans in progress for a 10-sty brick and limestone office building, 33x100 ft, at 15-17 East 49th st for Douglas L. Elliman & Co., 414 Madison av, owners. Details will be available later. Architects will take bids on general contract.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

GRAND CONCOURSE.—Springsteen & Goldhammer, 32 Union sq, are preparing plans for a 5-sty brick and limestone apartment, 89x150 ft, on the Grand Concourse, 167th st and Grandview pl, for owner and builder, to be announced later. Cost, about \$175,000.

DWELLINGS.

MONROE AV.—M. W. Del Gaudio, 1812 Gleason av, has completed plans for a 2-sty hollow tile and stucco dwelling, 32x28 ft, at the southwest corner of Monroe and Sackett avs for the Deola Realty Co., 1541 Overing st, owner and builder. Cost, \$6,000.

STABLES AND GARAGES.

SOUTHERN BLVD.—Charles S. Clark, 441 Tremont av, has prepared plans for alterations to the 1-sty brick garage, including an extension, 50x100 ft, on the south side of Southern blvd, 300 ft north of 172d st, for P. Rosen, owner, on premises. Cost, \$8,000.

WALTON AV.—J. A. O'Connor, 118 East 170th st, has completed plans for a 1-sty brick garage, 25x20 ft, on the east side of Walton av, 100 ft north of 176th st, for George H. Read, 10 East 176th st, owner. Cost, \$3,000.

THEATRES.

PROSPECT AV.—DeRosa & Pereira, 110 West 40th st, are preparing plans for a 1-sty brick and terra cotta moving picture theatre, 125x160 ft, seating approximately 3,500, and an airdrome at Prospect av and 161st st for the Pleasant Amusement Co., B.S. Moss, president, 729 7th av, owner. Cost, \$375,000. Architects will be ready for estimates on general contract about June 1.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

AVENUE H.—Wm. T. McCarthy, 16 Court st, has plans in progress for eight 4-sty brick and limestone apartments, 50x90 ft, in the north and south sides of Av H, between 21st and 22d sts, for a company now being formed. A. W. J. Pohl, 200 Montague st, engineer. Total cost, about \$560,000. Engineer has entire charge of construction for the owner.

PULASKI ST.—Cohn Bros., 361 Stone av, are preparing plans for two 4-sty brick and limestone apartments, 60x95 ft and 65x90 ft, at the northeast corner of Pulaski st and Nostrand av for the Lanor Realty Co., M. Kaplan, president, 539 Greenwood av, president, owner and builder. Total cost, \$130,000.

PRESIDENT ST.—Gronenberg & Leuchtag, 303 5th av, Manhattan, are preparing plans for a 4-sty brick and limestone apartment, 100x110 ft, at the corner of President st and Schenectady av for Morris Salomon & Son, 217 Havemeyer st, owners and builders. Cost, \$75,000.

KEAP ST.—Springsteen & Goldhammer, 32 Union sq, Manhattan, have plans in progress for a 6-sty brick and limestone apartment, 50x100 ft, at 264-268 Keap st for owner and builder, to be announced later. Cost, \$35,000.

13TH AV.—Charles Olsen, 1220 54th st, is preparing plans for a 3-sty brick tenement, 20x80 ft, with stores, at the southeast corner of 13th av and 67th st for owner and builder, to be announced later. Cost, \$18,000.

CHURCHES.

AVENUE O.—Elliott T. Lynch, 345 5th av, Manhattan, has completed plans for the superstructure of a brick and limestone church, 86x140 ft, at the southeast corner of Avenue O and East 12th st for St. Brendan's R. C. Church, Rev. T. A. Hickey, pastor, 1525 East 12th st, who will soon take estimates on separate contracts. Cost, about \$100,000.

ASHFORD ST.—E. M. Adelson, 1778 Pitkin av, is preparing revised plans for a 3-sty brick synagogue and school, 46x70 ft, in the east side of Ashford st, 110 south of Sutter av, for the New Hebrew School, Harry Bradkin, president, 505 Ashford st, owner, who will take estimates on general contract about May 19. Cost, \$60,000.

DWELLINGS.

EAST 22D ST.—H. Van Buskirk, 412 East 26th st, has prepared plans for a 2½-sty frame dwelling, 28x44 ft, in the east side of East 22d st, 100 ft north of Av K, for Thornton Fisher, 2104 Albermarle rd, owner and builder. Cost, about \$10,000.

ELMORE PL.—Harold Van Buskirk, 412 East 26th st, has completed plans for two 2½-sty frame dwellings in the east side of Elmore pl, 100 ft north of Av Q, for Thornton Fisher, 2104 Albermarle rd, owner and builder. Total cost, \$10,000.

BAY RIDGE AV.—Slee & Bryson, 154 Montague st, have prepared plans for a 2-sty brick dwelling, 20x52 ft, at the northeast corner of Bay Ridge av and Vista pl for the Realty Associates, 162 Remsen st, owner and builder. Cost, \$8,000.

KENMORE TERRACE.—Slee & Bryson, 154 Montague st, have completed plans for two 2½-sty brick dwellings, 28x51 ft, in the north side of Kenmore terrace, 176 ft east of Kenmore pl, for the Midwest Association, 805 Flatbush av, owner and builder. Total cost, \$16,000.

66TH ST.—Charles Olson, 1220 54th st, has finished plans for a 2-sty brick dwelling, 25x40 ft, in the south side of 66th st, 100 ft east of 11th av, for Anthony DeFalco, 6609 11th av, owner and builder. Cost, \$5,000.

EAST 22D ST.—Slee & Bryson, 154 Montague st, have prepared plans for a 2½-sty frame dwelling, 23x35 ft, in the west side of East 22d st, 140 ft south of Avenue J, for the D. & W. Construction Co., 547 Argyle rd, owner and builder. Cost, \$8,000.

EAST 19TH ST.—J. Sarsfield Kennedy, 137 Remsen st, has prepared plans for a 2½-sty extension to the residence at the northeast corner of East 19th st & Ditmas av for F. F. Jerri-gon, 1907 Ditmas av, owner. Cost, \$8,000.

EAST 3D ST.—Rudolph Ludwig, 316 West 56th st, Manhattan, has finished plans for a 2-sty brick dwelling, 29x56 ft, in the west side of East 3d st, 97 ft north of 18th av, for Leopold Heffner, 1764 44th st, owner. Cost, \$12,000.

EAST 7TH ST.—A. W. Pierce, 26 Court st, has completed plans for a 2-sty frame dwelling, 40x32 ft, in the east side of East 7th st, 300 ft north of Avenue K, for Frederic J. Brooks, 710 Park pl, owner and builder. Cost, \$5,000.

EAST 10TH ST.—A. Farber, 1746 Pitkin av, is preparing plans for four 2½-sty frame and stucco dwellings, 18x44 ft, in East 10th st for a company now forming, care of N. Sparago, 2025 East 20th st, owner and builder. Cost, \$25,000 each.

82D ST.—Henry Silberstein, 783 Jefferson av, has completed plans for two 2-sty frame dwellings, 20x42 ft, in north side of 82d st, 340 ft east of 22d av, for Nathan Rubin, 170 Bay 31st st, owner and builder. Total cost, \$12,000.

GLENMORE AV.—Cohn Bros., 361 Stone av, are preparing plans for a 3-sty brick and lime-stone dwelling, 25x65 ft, with stores, at the southeast corner of Glenmore and Snediker avs for David Shapiro, 1205 Eastern parkway, owner and builder. Cost, \$15,000.

EAST 7TH ST.—Frederick J. Dassau, 1373 Broadway, has prepared plans for a 2½-sty frame dwelling, 20x42 ft, in the west side of East 7th st, 100 ft south of Avenue I, for the Inter-Transit Realty Co., Wm. Aikins, president, 989 Gravesend av, owner and builder. Cost, \$6,000.

PRESIDENT ST.—Springsteen & Goldhammer, 32 Union sq, Manhattan, have plans in progress for ten 2-sty brick dwellings in President st, near Franklin av, for owner and builder, to be announced later.

HOPKINSON AV.—Morris Rothstein, 197 Snediker av, is preparing plans for two 2-sty brick dwellings, 20x55 ft, on the west side of Hopkinson av, 140 ft north of Newport av, for Willa Bakinsky, 176 Newport av, owner and builder. Total cost, \$14,000.

KINGS PL.—S. G. Meyers, 1830 82d st, has completed plans for three 2-sty frame dwellings, 17x35 ft, in the east side of Kings pl, 140 ft south of Kings highway, for F. B. Kistler, 4226 18th av, owner and builder. Total cost, \$12,000.

FACTORIES AND WAREHOUSES.

FLUSHING AV.—L. Hirsch & Sons, 220 Varick st, contemplate the construction of a 4-sty brick factory building, 100x100 ft, at the corner of Flushing av and Thames st. Name of architect and details of construction will be available later.

HOMES AND ASYLUMS.

DUMONT AV.—E. M. Adelson, 1778 Pitkin av, is preparing plans for a 3-sty brick, stone and reinforced concrete orphan asylum, 60x100 ft, on Dumont av, between Elton and Linwood sts, for the Jewish Orphan Asylum, Dr. P. J. Polansky, president. Cost, \$115,000. Plans will be ready for estimates on general contract about June 15.

STABLES AND GARAGES.

KEAP ST.—Shampan & Shampan, 50 Court st, have completed plans for a 1-sty brick garage, 35x40 ft, in the south side of Keap st, 61 ft west of Bedford av, for J. Gaynor, 599 Bedford av, owner and builder. Cost, \$5,000.

CROPSEY AV.—M. A. Cantor, 373 Fulton st, has prepared plans for a 1-sty brick garage, 156x100 ft, on the north side of Cropsey av, 18th av to Bay 19th st, for the Libond Realty Co., 44 Court st, owner and builder. Cost, \$40,000.

KINGS HIGHWAY.—Laspi & Salvati, 525 Grand st, have completed plans for a 1-sty brick garage, 40x141 ft, on Kings Highway for Martin Brancher, 1102 Kings Highway, owner, who will be ready for estimates on general contract about May 20. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

ST. JOHNS PL.—R. Thomas Short, 370 Macon st, has completed plans for a 1-sty store, 50x169 ft, in the south side of St. Johns pl, 190 ft west of Utica av, for Isaac Miller, 1663 Union st, owner. Cost, \$5,000.

THEATRES.

GRAND ST.—Abraham Brook, 215 Montague st, has finished revised plans for a 1-sty brick moving picture theatre, 25x100 ft, in the north side of Grand st, 86 ft west of Havemeyer st, for Jacob Salkin, 301 Grand st, owner. Cost, \$15,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY, L. I.—Edward Hahn, Hempstead, L. I., has plans in progress for a 5-sty brick apartment, 75x100 ft, at the corner of Jamaica av and Academy st for John I. Hicks, Lockwood st, L. I. City, owner. Cost, about \$75,000. Architect will be ready for estimates on general contract about May 15.

DWELLINGS.

HOLLIS, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for a 2-sty frame dwelling, 27x28 ft, on the east side of Jackson av, 582 ft north of Jericho turnpike, for Grace R. Stewart, Bellaire, L. I., owner and builder. Cost, \$7,500.

HOLLIS, L. I.—Herman Fritz, News Building, Passaic, N. J., has prepared plans for a 2½-sty frame dwelling, 22x31 ft, at the northeast corner of Irvington av and Beaufort st for Elwood M. Townsend, Inc., 850 St. Johns pl, Brooklyn, owner and builder. Cost, \$4,000.

EDGEMERE, L. I.—Plans have been prepared privately for two 1-sty frame dwellings, 16x35 ft, in the east side of Beach 45th st, 380 ft south of Hantz pl, for Decker Brothers, Remsen av, Rockaway Beach, L. I., owners and builders. Cost, \$3,000.

QUEENS, L. I.—Louis Dannacher, 328 Fulton st, Jamaica, has completed plans for three 2-sty frame dwellings, 18x36 ft, on the west side of Jackson av, 185 ft north of Jericho turnpike, for the Elm Construction Co., Church st, near Liberty av, Morris Park, L. I., owner and builder. Total cost, \$13,000.

FLUSHING, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 24x32 ft, in the east side of 16th st, 40 ft south of Laburnam av, for Madsen & Wistoft Construction Co., Beverly rd, Douglaston, L. I., owner and builder. Cost, \$6,000.

DOUGLASTON, L. I.—M. M. O'Brien, 49 East 90th st, Manhattan, has completed plans for alterations to the 2½-sty frame residence at

the northeast corner of Manor av and West dr for S. L. Newman, owner, on premises. Cost, \$6,000.

EDGEMERE, L. I.—J. H. Cornell, Far Rockaway, has prepared plans for two 2-sty frame dwellings, 21x31 ft, in the west side of 30th st, 440 ft north of Edgemere av, for M. Kempner and P. M. Lewis, Edgemere, L. I., owners and builders. Cost, \$7,500.

FAR ROCKAWAY, L. I.—J. H. Cornell has completed plans for a 2½-sty frame dwelling, 37x26 ft, at the northwest corner of Aztec pl and Grasswell pl for Miss M. Morris, Far Rockaway, owner and builder. Cost, \$5,000.

EDGEMERE, L. I.—Plans have been prepared for eight 1-sty dwellings, 18x35 ft, at the southwest corner of Beach 40th st and the Boulevard for W. Scheer, Cedar av, Arverne, L. I., owner and builder. Total cost, \$12,000.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Bldg., has completed plans for a 2-sty frame dwelling, 31x34 ft, in the north side of Hillcrest av, 50 ft west of Orchard st, for N. Rosenblum, 357 Fulton st, Jamaica, owner and builder. Cost, \$8,500.

FLUSHING, L. I.—L. Dannacher, 328 Fulton st, Jamaica, has prepared plans for seven 2½-sty frame dwellings, 18x41 ft, at the northeast corner of Chestnut st and Whitestone av for the Elm Construction Co., Church st, Morris Park, L. I., owner and builder. Total cost, \$31,500.

EDGEMERE, L. I.—Philip Caplan, 16 Court st, Brooklyn, has completed plans for three 1-sty frame dwellings, 14x32 ft, at the southeast corner of Boulevard and Beach 41st st for A.

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CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—A. Baum, 9 West 70th st, has the general contract for alterations to the 4-sty brick bachelor apartment, 20x67 ft, at 9 West 70th st, for Simon Rossman, Jr., owner, care of Gross & Kleinberger, Bible House, New York, owner. Cost, about \$20,000.

MANHATTAN.—J. C. Lyons & Son, 30 East 42d st, have the general contract for alterations to the 4-sty brick residence, 19x90 ft, at 112 East 79th st into bachelor apartments for Winifred Hantzsch, owner, on premises. Plans were prepared by Stemler & Kritz, 103 Park av, architects. Cost, \$7,000.

DWELLINGS.

MANHATTAN.—J. C. Lyons & Son have the general contract for alterations to the 4-sty brick residence, 20x55 ft, at 104 East 57th st for Florence E. Clark, owner, on premises, from plans by Stemler & Kritz, 103 Park av, architects. Cost, \$25,000.

MT. VERNON, N. Y.—Samuel Gibson, Proctor Building, Mt. Vernon, has the general contract for a 2½-sty frame, brick veneer and stucco residence, 51x81 ft, on Lorraine av for Harry F. Webber, Jr., Oakley Manor, Mt. Vernon, owner, from plans by S. A. Guttenberg, Proctor Building, architect. Cost, about \$35,000.

SOUTH ORANGE, N. J.—Milton F. Burnett, 19 Eppirt st, East Orange, has the general contract for a 2½-sty frame residence on Turrell av for Margaret B. Self, owner, care of Raymond C. Brown, 883 South 14th st, Newark, architect. Cost, about \$22,000.

SUMMERVILLE, N. J.—Whitney Construction Co., 101 Park av, Manhattan, has the general contract for alterations and additions to the 2½-sty frame and stucco residence, 47x52 ft, at Summerville, N. J., for J. S. Frelinghuysen, Newark, N. J., and 1013 16th St N. W., Washington, D. C., from plans by J. H. DeSibour, Washington, D. C., architect. Cost, about \$30,000.

ELIZABETH, N. J.—Tony Picardo, 3d st, Elizabeth, N. J., has the general contract for 2-sty brick dwelling, 22x40 ft, at 115 Race st for Girard Marcella, 117 Race st, owner, from plans by J. B. Beatty, 15 N. Reid st, Elizabeth, N. J., architect. Cost, \$8,000.

LARCHMONT, N. Y.—Cozzi Bros., Mt. Vernon, has the general contract for a 2½-sty frame dwelling, 26x38 ft, in Larchmont Center for W. A. Gibson, owner, care of Phillip Resnyk, 1416 Broadway, Manhattan, architect. Cost, \$9,500.

TUCKAHOE, N. Y.—Louis Johnson, 261 McLean av, Yonkers, has the general contract for a 2½-sty frame dwelling, 23x29 ft, in Park View Heights for Mrs. Flora Freudenthal, 713 Amsterdam av, Manhattan, owner, from plans by W. S. Moore, 52 Vanderbilt av, Manhattan, architect. Cost, \$6,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 6-sty reinforced concrete factory building, 200x500 ft, on 13th av, 38th to 39th sts, for H. W. Cotton Co., Inc., owner, on premises, from plans by Albert S. Hecht, 154 West Randolph st, Chicago, Ill., architect.

BROOKLYN.—Thomas Drysdale, 50 Baltic st, has the general contract for a 1-sty brick shop, 50x100 ft, in the north side of Hopkins st, 175 ft east of Nostrand av, for Nathan J. Alexander, 17 Hopkins st, owner, from plans by Benjamin Dreisler, 153 Remsen st, architect. Cost, \$15,000.

NEWARK, N. J.—W. L. Goeltz Co., Inc., 150 Nassau st, Manhattan, has the general contract for a 1-sty storage shed, 80x108 ft, at the southeast corner of Elizabeth and Hawthorne avs for the American Can Co., 120 Broadway, Manhattan, owner, from privately prepared plans. Cost, about \$9,000.

HOSPITALS AND ASYLUMS.

JERSEY CITY, N. J.—W. H. & F. W. Cane, 233 Broadway, Manhattan, have the general contract for alterations and additions to the hospital at the corner of Baldwin av and Montgomery st for the Board of Commissioners of Jersey City, from plans by John T. Rolland, Jr., 100 Sip av, Jersey City, architect. Frank Sutton, 80 Broadway, Manhattan, engineer.

SCHOOLS AND COLLEGES.

BROOKLYN.—T. A. Clarke Co., 122 Livingston st, has the general contract for the 3-sty brick and limestone public school, 68x145 ft, at West 17th st and Neptune av for the Board of Education of the City of New York, from plans by C. B. J. Snyder, Municipal Building, Manhattan, architect. Cost, \$259,000.

BROOKLYN.—T. A. Clarke Co., 122 Livingston st, has obtained the general contract for the 4-sty brick and limestone 31-room public school, 200x200 ft, in West 1st st, 485 ft south of Sheepshead Bay rd, for the Board of Education of the City of New York, owner, from plans by C. B. J. Snyder, Municipal Building, Manhattan, architect. Cost, \$264,000.

STANDARDS AND APPEALS

Calendar.

HOURS OF MEETINGS.

Board of Standards and Appeals, Tuesdays, 10 a. m.
Board of Appeals, Tuesday, at 1.30 p. m.
Special meetings as listed in this Calendar.
Call of Calendar, Tuesdays at 3 p. m.
All hearings are held in Room 919, Municipal Building, Manhattan.

BOARD OF STANDARDS AND APPEALS.

Tuesday, May 13, 1919, at 10 a. m.

Petitions for Variations.

136-19-S—622-640 West 57th st, Manhattan.
221-19-S—17 East 12th st, Manhattan.
231-19-S—1536 3d av, Manhattan.
2222-17-S—56-58 Grove st, Manhattan. Reopened October 24, 1918.
965-18-S—958-964 University av, The Bronx. Reopened December 17, 1918.
1492-18-S—381 Broome st, Manhattan. Request for amendment.
1515-18-S—417 Lafayette st, Manhattan. Reopened April 22, 1919.
251-19-S—7 East 47th st, Manhattan.
257-19-S—121 East 23d st, Manhattan.
278-18-S—66-70 East 125th st, Manhattan.

PUBLIC HEARING.

Rules.

240-18-S—Proposed Amendments to Rules for the Construction, Maintenance and Operation of Elevators. (See notice on page 298.)
273-19-S—Proposed Amendment to Rules of Procedure fixing hours for meetings.
277-19-S—Proposed Amendments to Rules of Procedure relating to the vote necessary to the final disposition of a case.

BOARD OF APPEALS.

Tuesday, May 13, 1919, at 1.30 p. m.

Appeals from Administrative Orders.

208-19-A—710-716 East 11th st, 415 East 10th st & 2 Dry Dock st, Manhattan.
211-19-A—63-71 Saratoga av, Brooklyn.
216-19-A—214 Franklin av, Brooklyn.
217-19-A—111-113 West 28th st, Manhattan.
218-19-A—46-50 East 58th st, Manhattan.
219-19-A—605 West 132d st, Manhattan.
222-19-A—41 John st, Manhattan.
223-19-A—Southeast corner Bond and 1st sts, Brooklyn.
224-19-A—608-610 West 46th st, Manhattan.
225-19-A—895 Steinway av, Queens.
193-19-A—1111 Flatbush av, Brooklyn.
Under Building Zone Resolution.
5-19-BZ—14 West 181st st, The Bronx.
174-19-BZ—North side of Nott av, 90 ft. east of Boulevard, Queens.
121-19-BZ—236-238 Stagg st, Brooklyn.
213-19-BZ—8628 116th st, Richmond Hill, Queens.
220-19-BZ—1772 Carroll st, Brooklyn.
227-19-BZ—345-347 Ocean av, northeast corner Woodruff av, Brooklyn.

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