

Real Estate Record and Builders Guide

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

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EDITORIAL

Realty Loans and Bank Resources

Statistics prepared by the Division of Public Works and Construction Development of the United States Department of Labor, under the direction of Franklin T. Miller, prove conclusively that the real estate loans of banks did not grow as rapidly as bank resources in the United States from 1913 to 1918, and that the main causes of this condition are that real estate loans lack the same marketability as other forms of investment in which banks have placed their funds, lack of standardization in making loans, changes in the banking system and Government restrictions and the sale of Liberty Bonds.

The last two causes have been removed, but there are left sufficient reasons for the preference shown by banks for other forms of investment than the bond and mortgage which is the mainstay of the realty business.

It is undeniable that by the enactment of the Federal Reserve Bank Law a great volume of liquid securities has been made possible, and the inducements for institutions which have hitherto relied on investments in real estate to enter the Federal reserve System have been made so attractive that they are becoming members in increasingly large numbers. This action automatically puts an end to their making real estate loans and so reduces the capital available for realty operations. But while commercial banking has undergone great improvement in the last few years the practice of institutions loaning on real estate has remained virtually at a standstill. Until it has been modernized real estate is bound to suffer.

The difficulties of the situation are apparent. One bill, introduced by Senator Calder, is an attempt to provide a measure of relief. The representatives of the Savings Banks are framing another bill, which may be offered later.

There can be no objection to legislation which will make real estate mortgages as readily saleable as other forms of securities upon which banks rely for the investment of their resources. The moves so far made, which are tentative, should lead to the enactment of measures which will be of immense value to all real estate.

Prices of Building Materials

Reports of the prices of building materials and supplies for this week show further gains in a number of staple articles. Prices have been advancing since the first of the year at a fairly regular rate, and in this respect have kept pace with goods in other lines of trade. Lumber has had the most spectacular rise, and the reasons for this are well known and logical.

Brick and cement have not shared in the general movement for reasons set forth in the interview with Mr. Wright D. Goss, former president of the Association of Dealers in Masons' Building Materials, printed in this issue. He calls attention to the control of these

materials by the Government during the war and to the efforts of the association since Federal control was lifted towards stabilization of prices in order that building might be encouraged.

Prices, he says, have not been fixed but manufacturers of brick have attempted to hold prices at the Government figure, although costs of production have increased, in order that trade, which was at such a low ebb during the war, might be stimulated. Cement prices, instead of being raised, have actually been lowered, for similar reasons.

The attitude of the members of the association can hardly be criticised in view of the advancing prices of so many other commodities and in view of the demand of farmers, for instance that governmental regulation of wheat shall be discontinued in order that they may be able to take advantage of foreign demand to get more per bushel than is now possible under Federal control. Copper has advanced from the low point of around 15 cents to a standardized price of 20 cents per pound. The efforts of the Railroad Administration to depress steel prices failed, and this report of the Steel Corporation on unfilled orders, showing an increase for the first time since the armistice, proves that the refusal of the steel manufacturers to meet Mr. Hines' demands was justified by the real facts in the industrial world.

Prices, generally speaking, are either advancing or resisting the impetus to advance. There is no sign anywhere of a downward tendency.

The Annual Coal Scare

Notwithstanding the disturbing announcements of the National Coal Association, there is very little reason for fear of a coal shortage in this city next winter, unless there should be a recurrence of the terrible weather experienced two years ago, which is unlikely. Anthracite is the main reliance of New York and figures of the production of this kind of coal show an output for this year practically equal to that of 1918, which was large.

From January 1 to June 21, 1919, the estimated production of anthracite was 37,000,000 net tons, which is within 10,000 net tons of the amount mined during a similar period last year. The falling off in production is therefore only about a quarter of one per cent. from the huge amount mined a year ago under the stimulus of patriotic appeals to the miners to do their bit.

The export demand is large and probably will be increasing heavily. But it is also as likely that with foreign orders will come greater efforts on the part of mine owners to enlarge the output.

There is a 26 per cent. drop in the production of bituminous coal this year compared with last year. Emigration of miners to their old homes in Europe is given as the chief cause of the decreased output. This is a serious matter, since bituminous is used largely by

manufacturers. Steps should be taken to secure the necessary labor so that the country may not find itself hampered in the expansion of its manufacturing, the products of which are now in such demand by the whole world.

Naturally a shortage in bituminous, if continued until winter sets in, will affect the anthracite situation. But cold weather is still some time off and there is no rea-

son for landlords or tenants becoming panicky. This time last year the calamity-howlers were working industriously to breed apprehension over the coal supply. But by the time severe weather arrived the situation had become almost normal. The fact that the season was mild does not alter the fact that there was coal enough to go around.

That is what is likely this year.

Fire Insurance Policies Should Be Audited

Frank Bailey, Vice President of the Title Guarantee and Trust Co., calls attention to the following danger in connection with fire insurance policies:

The owners of real estate should at once audit their fire insurance policies to see whether at the present time they are carrying sufficient fire insurance. Under the terms of most all of the policies, buildings must be insured to the extent of 80 per cent. of their value, or the owner becomes a co-insurer to the extent that the building is not insured to 80 per cent. of its value.

In view of the present value of old buildings and their cost of reproduction, nearly every resident and flat owner is now under-insured. Take, for example, the case of a small dwelling worth \$10,000 a few years ago, and insured for \$8,000 or 80 per cent. of its value. It would now be valued at \$15,000 as its reproduction value.

We will suppose, for example, that there is a fire with a resultant loss of 25 per cent. 25 per cent. of \$15,000 is \$4,250, which would be the reproductive loss because of the fire. If the insurance was \$8,000 only, and had not been increased by the owner to \$12,000, or 80 per cent. of the present value, the insured would be able to collect from the insurance company only three fourths of \$3,750. He would be considered

by the insurance company as a co-insurer with it to the extent of the difference between the amount of insurance he previously carried, to wit: \$8,000 (being 80 per cent. of the old value) and \$12,000 (being 80 per cent. of the new value) to wit: \$15,000. Of course, in case of total destruction, he would receive \$8,000, and no more.

This rule of contribution applies in case of smaller losses of even ten per cent. of the value, and is in the standard form of every fire insurance company doing business in the State of New York. It, therefore, is of extreme importance for every owner to see to his fire insurance and to have his insurance increased to 80 per cent. of the present replacement value.

The Title Guarantee and Trust Company is endeavoring to teach the owners of property the dangers of this condition, and through its insurance department will insist, as mortgagees, that sufficient insurance be carried to protect it and the owner from losses of this kind, for which the owner could not collect unless he carried sufficient insurance.

A few very appalling cases of this kind have come to our attention, and I thought, therefore, it would be wise to call to the attention of the realty interests this important question of fire insurance.

The new vehicular tunnel between New York and Jersey City will be the first highway tunnel built in America. There are two such highways in England. The Rotherhithe, built in 1908, and the Blackwall, built in 1897, both under the Thames, which have been very successful. They were built by the shield method—that is, where an outer shield is pushed forward as the real tunnel is built within. The question of ventilation that has given rise to so much debate is a negligible quantity, according to Clifford M. Holland, chief engineer in charge of the New York-New Jersey project. Borings may not be necessary since the proposed tunnel site between Canal street, Manhattan, and 12th street, Jersey City, has been already mapped by the Public Service Commission of New Jersey. The type of tunnel is still to be decided upon.

"The most acceptable suggestions provide for a single tube of two decks, each accommodating three lines of vehicles, and for twin tubes with the same vehicular capacity," said Mr. Holland. "Both types have their advantages and disadvantages, and we will make up our mind only after a careful study of the details."

It is estimated that when actual work begins, 2,400 men will be kept busy for a period of nearly four years. The Legislatures of New York and New Jersey have each made initial appropriations of \$1,000,000 for preliminary work, and will appropriate further amounts to a total of \$12,000,000, the estimated cost, as the work proceeds.

At midnight, last Wednesday, local service on the Broadway-Seventh avenue line, operated by the B. R. T., was extended from Times Square up Seventh avenue to Fifty-seventh street. At 6 o'clock Thursday morning, express trains began running to and from Times Square, instead of their former terminal, Fourteenth street.

In celebration of the extension, the Forty-second Street Property Owners and Merchants Association, of which A.

E. Thorne is president, went from Fifty-seventh street to Coney Island. They were accompanied by city officers, members of the Public Service Commission and officers of the Brooklyn Rapid Transit Company. Jollification began at the Hotel Astor at 7 P. M. The running time for the trip to Coney was little more than thirty minutes.

Eventually the service will run to Queens, through the new Sixtieth street tunnel.

An inquiry made by the New York Building Managers' Association as to the most efficient manner of handling building help brought the following reply from one building manager:

"I have found that I have always obtained the best results in handling building employees by making all of the employees directly subordinate to the superintendent of the building, and then holding the superintendent responsible for the proper conduct of the building. Of course it is often necessary to have sub-heads, such as elevator starter, who is responsible for the operation of the elevators; a head cleaning woman, who is responsible for the cleaning, and a head porter, responsible for the porters. In a large building the chief engineer of course has charge of the engine-room force.

"I have always required, however, that every sub-head be directly responsible to the superintendent of the building, and I have always made it a point to deal directly with the superintendent and not with any of the rest of the help in the building.

"I know it is the custom in some buildings having an engine-room force of any size to separate the engine-room force entirely from the upper part of the building, and have one head for each department. My experience leads me to feel that better results are obtained by having a chief engineer who is also competent to act as general superintendent of the building, and put the maintenance and operation of the building up to him."

REAL ESTATE SECTION

Unimproved Lot Sales in Queens Show Strong Market

Very Fair Prices Received at Recent Auctions and Outlook for This Class of Property Continues Good

THREE more successful lot sales in the Borough of Queens within the last two weeks serve to center considerable attention on the strength of the existing market for unimproved property in New York City and its environs. Since Joseph P. Day sold the 472 lots of the James Gordon Bennett estate on Washington Heights the hitherto dormant demand for this type of real estate holding has become a prominent feature of the real estate market. Every borough in the city has answered the test and proved the strength of the buying power for vacant lots.

At Edgemere, L. I., last Saturday builders and operators participated in a lively bid contest for 209 lots and houses at Edgemere, L. I., in a sale conducted by Joseph P. Day. A total of \$216,615 was realized at an average price of nearly \$800 a lot.

The principal buyer was Paul A. Katske, secretary of the Edgemere Development Company, who bought twelve lots for \$5,400, and will immediately erect twenty-five bungalows. Asher Dann bought twenty-eight lots for \$14,375, and J. Sperber purchased twenty-eight lots for \$18,700. Other buyers were H. D. Fertell, William Woods, Herman Ottenberg, C. F. Brown, Louis Fink, B. Carr, J. Joseph, J. J. Daly and Anna Friedman.

Buyers for Arverne property were B. J. Scott, who bought a plot, 101.8x100, on the Boulevard and Beach 73d street, for \$16,500; A. Cohen purchased the bathing pavilion at Beach 72d street for \$26,500, and Annie Cohen the plot, 81x125, on the Boulevard and 75th street, for \$8,700.

The disposition by the Jere Johnson, Jr., Company, of 151 parcels at Beechurst two Saturdays ago, for a total of \$264,211.25 furnishes a striking example of the attitude which the buyer with small capital is now taking in land near the business centres of New York City available for dwelling improvement. Aside from the large attendance, the spirited bidding and the excellent prices which maintained at the sale the outstanding feature was the character of the buying element which in the great majority of cases represented home seeking interests. Fully 1,000 persons attended the sale, including about 150 automobile parties. Bidding was active from the start, the keenest competition being for the large plots in the adjacent to waterfrontage, Riverside Drive, the public park, the Boulevard and the clubhouse.

Lots on the waterfront, with riparian rights, 60 feet wide by 170 to 330 feet deep, brought \$3,850 to \$4,550 each. A Riverside Drive plot, adjoining, 60 x 220, sold for \$2,850. This plot had been listed by the developers at \$11,000. Other plots in Riverside Drive, 60 x 100 each, brought \$2,300 to \$3,200 each. All of these plots face the Beechurst Country Club, which is being constructed this year by K. R. & J. M. Kelly.

John H. Wright paid from \$3,900 to \$4,650 for each of four plots, 100 x 100 each, in the block bounded by the Boulevard, Spring Lawn Terrace, Sixteenth avenue and Sylvan place. O. F. Oscher paid \$4,300 for a plot in the same block, fronting in Sixteenth avenue, which block overlooks the waterfront and public park, and lies just east of the clubhouse, on high ground.

The first sale of the day comprised lots 1, 2, 3 and 4 in block 24, north side Thirty-first street, between Fourteenth and Fifteenth avenues, 20 x 100 each, which went to an adjoining owner at \$525 a lot. The buyer stated that he had paid

\$1,000 each for the adjoining lots ten years ago. Three other lots in the same block brought \$600 each, and others in the south side \$450 and \$525 each. Two lots, 20 x 100 each, corner Boulevard and Fourteenth avenue, sold for \$1,325 each. Inside lots in the same block, between the Boulevard and Thirty-third, brought \$650 each. In block 21, two Boulevard plots, 100 x 100 each, between Harbor road and Spring Lawn terrace, sold for \$4,350 each.

The Sylvan Terrace frontage, two plots, sold for \$5,000 and \$3,550 each. Two arbor road and Spring Lawn Terrace plots, 100 x 100 each, brought \$3,500 a piece.

Howard Thurston, a magician, purchased four eighty-foot plots and one fifty-foot plot, in the Boulevard, between Fourteenth and Fifteenth avenues, for \$14,800, or \$3,200 for the eighty-foot plots and \$2,000 for the fifty-foot.

Among other buyers were S. H. Collins, Arthur Keskel, Jacob Harris, J. R. W. Biggs, Julia Schneller, M. M. Marcus, Robert Johnson, the St. Louis Construction Co., of Manhattan, C. S. Golden, W. H. Watt, John H. Wright, F. H. Ofcher, H. H. Fisher, N. W. Sterne, M. O. Liddell, Herbert Elmore, R. P. Karr and John Maurer.

No less interesting was the disposition, on the same day, by Joseph P. Day, of 178 lots at Hollis, L. I. for a total of \$54,900 in a sale which lasted only an hour and a half and left little doubt as to the existing demand for well located suburban building sites. The lots disposed of are in the heart of the developed section of Hollis, and were offered by the Hollis-Wiles-Barre Realty Corporation. They sold for an average of \$308 each. Lots on Farmers avenue sold for an average of \$500 each, while lots on Beauford and Lackawanna avenues sold for an average of \$350 each, and lots on other streets and avenues adjacent for an average of \$200 each.

The Herman Homes Company, which has been active builders in this section of Long Island, showed what it thought of the property by purchasing thirty lots for a total of \$10,500. Charles Sohl, another builder, was the next big buyer, acquiring twenty-four lots for a total of \$7,500. Among the other builders and buyers present were Herman Blum, William A. Rich, Frank K. Warren and F. K. Fellows Company.

The lot at the corner of Richmond Terrace and Wall street brought \$5,500; the next lot adjoining it on the south brought \$5,000; the next one \$3,800, and the last 25 foot lot brought \$4,000. The plot on Stuyvesant Place 100 x 108 feet in size, with old house, brought \$16,500. The buyer of all plots was Henry Drucklieb, whose plans for its development are not known definitely. The prices realized are the highest of any property sold in the St. George section, except the property sold a few years ago by Cornelius G. Kolff to the Corn Exchange Bank and now occupied by the Corn Exchange Bank Building.

Mr. Day will also sell on Saturday, July 19, on the premises, 164 lots at Long Beach overlooking the Atlantic Ocean. They are located two blocks from the Hotel Nassau and front on Long Beach Boulevard, Monroe Riverside, on the National and Laurelton Boulevards.

At Mt. Vernon, the Mt. Vernon Trust Company has ordered the sale by Charles H. Bard, of 45 choice residential plots at Lincoln Manor. The property is located in the waterfront section of the city and is well developed. The sale will be held this afternoon on the premises.

Report on the Standardization of Realty Appraisals

National Real Estate Convention Recently Gave Question Consideration—Group Appraisals Favored by Committee

AT THE National Real Estate Convention at Atlantic City recently, James C. Martin presented the following report of the committee on standardization of appraisals:

When President Garland invited the members of this Committee to study the above subject and report at this Convention, he requested that particular consideration should be given to the following features:

A.—What constitutes an appraisal and basic considerations in making appraisals.

B.—Comparison of individual and group appraisals.

C.—Sources from which appraisals may come.

D.—Reasonable, but fair, compensation.

E.—Whether Committees should serve without compensation, or with a division with the Board, and if so, what division?

F.—The form to be used, which may be recognized as standard throughout the country.

To properly qualify as an authority upon the value of property, and to discharge with credit the duties of an Appraiser, it is essential that the Realtor should be familiar with the prices at which properties are being sold, leased, or otherwise dealt in, and to carefully follow the trend of values.

Efforts have been made by many men and groups of men to establish rules and theories that can be accepted as standard in determining the value of property, and while in some instances these may be applied as a check upon our judgment, it must necessarily be recognized that the Realtor's knowledge of basic conditions surrounding all appraisals emanates from his daily contact with the business.

With the innumerable types of property that we are required to appraise, it has seemed necessary for us to have a rather close familiarity with architectural, structural and engineering conditions, and be possessed of a clear business instinct, not alone to arrive at an accurate valuation of property, but to guide our clients in their realty transactions, for we must remember that if we are to measure up to our responsibilities that we must not alone secure, but justly retain, the confidence of our clients. We have all been required to combat the erroneous impression that the value of land, plus the cost of improvements, represents its value. Realtors appreciate that the true value is that which property will produce on a reasonable market. We must be prepared to determine whether the improvements are properly and adequately designed and constructed; whether the improvement is obsolete, or whether it is out of keeping with its surroundings. These are only a few of the many considerations that we must give in determining values.

When we are dealing with outlying tracts for sub-division purposes, we are required to give consideration to the topography of the property; its accessibility to trolley or other means of transportation, including improved highways, and the ability to secure such public service facilities as water, gas and electricity; and whether the surrounding conditions are beneficial or injurious to the property under appraisal. When appraising tracts for industrial purposes, consideration must be given to labor conditions—both as to housing and means of transportation; to soil conditions particularly as to whether a structure can be erected on original ground, or whether excessive costs must be met in obtaining foundations; to its railroad facilities; and if at a seaport or on a navigable stream, its water transportation, and whether surrounding industries are of a character that would affect either advantageously or disadvantageously the property under appraisal.

While efforts have been made for several years to have recognition given to the advantages that are obtained by

securing the combined knowledge of several Realtors in "group appraisals," it was only during the past year or eighteen months that the real value of such appraisals has been recognized. During this period, our Federal Government, through the untiring, conscientious and efficient work of Mr. Garland, who forsook his home and business to spend many months in Washington, succeeded in having the Government accept group appraisals as the basis upon which the Government would purchase or lease properties. Your Committee does not hesitate in making the assertion that hundreds of thousands, if not millions of dollars, have been saved by the Government through the adoption of such methods. Having thus demonstrated that there is an accurate method of determining the value of real estate, your Committee recommends this medium as the one and conclusive method of standardizing appraisals.

As real estate enters into every phase of the community's activity, it is apparent that the sources from which appraisals may come are unlimited. It is particularly desirable that Local Boards should encourage our Municipalities and State Governments to seek Board appraisals in the purchase of properties, and to aid in determining the utility of the property for the particular requirement for which it may be sought. If we are to mold our cities in their proper development, Realtors have great opportunities in directing the location of improvements. There is probably no class of men better qualified to render such efficient aid than the Realtors who are daily studying their City's progress.

If it is possible to have our Municipalities accept the cooperation of our Boards in determining assessments, we shall undoubtedly obtain more equitable assessments upon our properties, and can no doubt increase the taxable basis.

As the advantages to be gained through Board Appraisals become recognized, it is probable that much litigation will be avoided, and our clients saved the cost and annoyance of Court cases. If we are to perform with our full ability the responsibilities of our profession, should we not encourage our Municipalities, as well as State and Federal Governments, to refer to our Local Boards the subject of valuations for properties required? Where the power of eminent domain exists, opportunity should be given to see that justice is rendered to all parties in interest, for in the end, it is the exception that the Municipality, State or Individual does not wish to obtain a fair and impartial award for property so acquired.

The compensation for appraisals should be regarded as secondary to the advantages which we would derive from creating a more frequent movement in real estate. It would appear that it is reasonable to establish a minimum charge of \$25.00 for appraisals, with a rate of \$1.00 per thousand. Special conditions may warrant a change in these rates, in which event the Local Boards should establish a fee and reach an understanding with the party for whom the appraisal is to be made prior to the work being done.

Committees should not serve without compensation, but should make a division with the Board. As there would usually be three (3) realtors on each appraisal, we feel that one-fourth of each appraisal should go to the board, and that the remaining three-fourths should be divided among the appraisal committee.

In conclusion your committee wishes to emphasize that if through our efforts to standardize appraisals, we can improve the confidence of the public in real estate, and our banks and financial institutions in loaning upon mortgage, we can make real estate a more liquid asset that will be favorably regarded by our financial institutions and greatly stimulate our business, with increasing profits to all of us.

Real Estate Review for the Current Week

Continued Activity and Diversified Character of Buying Counteract Traditional July Quietude

BUSINESS was unusually diversified this week, the buying movement concerning itself with properties in practically every section of the city. There has been no cessation in buying activity despite the fact that the 4th of July holiday usually ushers in the beginning of the summer period of quietude when real estate business invariably reaches low ebb. There is little doubt expressed that the strong buying movement will continue during the summer months and that the prevailing excellent market conditions will not only hold their own but will show a tendency to advance as the interest of builders and operators is maintained.

Deals involving structural operations figured in the business, which included projected business and residential business and residential buildings. The sale of four dwellings on West 68th street near Columbus avenue is the forerunner of a 9-story apartment operation which will involve a large outlay; a growing number of reports from architects' offices also indicate that a number of similar projects on both the east and west sides will shortly be under way.

Considerable interest was manifested this week in business buildings, leading deals concerning the sale of valuable holdings on Maiden Lane and Cedar street acquired by the owners of 80 Maiden Lane in order to protect the light of that structure; the sale of a costly Maiden Lane and Pearl street corner to an owner who plans their alteration into a

modern office building; the purchase of a West 30th street loft building by an operator and the sale of a similar structure at Broadway and 12th street to an investor.

Large deals, in which operators figured as purchasers, involved three Washington Heights apartment houses valued at a million dollars; the 13-story apartment house at Riverside Drive and 113th street; a \$550,000 taxpayer on Prospect avenue, in the Bronx, and an entire apartment house block front on Manhattan avenue.

The great demand for water front property since the signing of the Armistice was reflected in two riparian deals closed in the Williamsburgh section in Brooklyn. They involved former holdings of the Brooklyn New York Ferry Company. In Manhattan, a similar transaction involved a large frontage on the East River between 29th and 30th streets, which was taken over by a forwarding company for its own use.

The business of the week may be considered as decidedly satisfactory in spite of the fact that there were no deals of great magnitude consummated. Market stability, however, was best reflected by the diversified character of the demand which must always be taken as a significant indication of strength. When the traditional seasonal quiet, which July usually brings with it, fails to check the buying movement, the situation may be accepted as distinctly favorable.

PRIVATE REALTY SALES.

THE total number of sales reported but not recorded in Manhattan this week was 99 as against 98 last week and 19 a year ago.

The number of sales south of 59th street was 35 as compared with 39 last week and 5 a year ago.

The number of sales north of 59th street was 64 as compared with 59 last week and 14 a year ago.

From the Bronx 50 sales at private contract were reported as against 36 last week and 11 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 52 of this issue.

Insurance Interests Buy.

The Fire Companies Building Corporation, which owns the 25-story building at 80 Maiden lane, has purchased the adjoining plottage at 90 to 94 Maiden lane and 9 and 11 Cedar street, in order, it is understood, to protect the skyscraper's light supply and insure an unobstructed view toward the East River. The purchase was made through the Charles F. Noyes Company from W. Emlen Roosevelt, of Roosevelt & Son.

The property is valued at \$500,000. It is at present improved with a four-story and basement building on a plot 6,540 square feet, which is under lease to Sussfeld, Lorsch & Co. The purchasing company will probably alter the structure and rent it for office purposes after the present lease has expired. With this acquisition the Fire Companies Building Corporation now controls a plot approximately 27,000 square feet at this point. Roosevelt & Kobbe acted as attorneys for the seller and James J. Hoey, vice-president of the Fire Companies Building Corporation, represented the buyer.

Another Maiden Lane Sale.

Neils Judgenson, of England, sold to the Broadway-John Street Corporation, Elias A. Cohen, president, 96 to 100 Maiden lane, adjoining the southwest corner of Pearl street, three six-story buildings, 66x82, which the buyer will alter into a modern office building. The property adjoins the purchase by the Continental Insurance Company at 90 to 94 Maiden lane. Douglas Robinson, Charles S. Brown Company was the broker in the sale.

Plan West Side Operation.

As a site for a nine-story apartment house, Jacob Axelrod & Sons have bought from William L. O'Connell the four four-story dwellings at 60 to 66 West 68th street, near Columbus avenue, occupying a combined site of 78.3x100.5. The purchasers plans to immediately begin the erection of a nine-story apartment house containing suites of two and three rooms. On the

roof of the structure will be a penthouse which will contain quarters for servants. Mr. O'Connell recently assembled the site, acquiring the house at 66 but a few days ago. He has been asking \$140,000 for the plot. Arrangements have been made for a loan of \$300,000 for three years on the property. The Nehring Company and Vasa K. Bracher were the brokers in the sale. It is understood that the entire operation will involve an outlay of about \$500,000.

\$1,750,000 Apartment Deal.

A syndicate of Manhattan investors, represented by Morris & Schiff, attorneys, purchased from the 640 Riverside Drive Corporation the two twelve-story apartments on Riverside drive, running from 141st street to 142d street. The property has a frontage of 205 feet on Riverside drive, 288 feet on 141st street and 250 feet on 142d street, occupying a total area of approximately fourteen city lots. There are 187 apartments in the two buildings. The total rental aggregates approximately \$225,000 a year, and the purchase price is reported to be \$1,750,000. The property is encumbered by a mortgage, held by the Metropolitan Life Insurance Company, in the sum of \$1,275,000, and the purchasers pay all cash above the mortgage. The buildings were erected about four years ago. Du Bois & Taylor negotiated the deal.

Operators Still Active on Heights.

Three elevator apartment houses on Washington Heights, valued at \$1,000,000, have been bought by the Jules Realty Co., Samuel Wacht, president, from the Waunegan Realty Company, through William S. Baker, namely, the six-story house, on plot 100x100, at the southwest corner of Broadway and 162d street; the Robert Hall, a six-story house, on plot 157x100, at the southeast corner of Broadway and 163d street, and the Richmond Court, a six-story house, on plot 100x125, at the southwest corner of Broadway and 164th street. These houses were built by Henry G. Bulman and has been in possession of the sellers for the past eight years. The purchaser intends to make alterations and put stores on the Broadway front.

Buyer for Riverside Mansions.

Nassoit & Lanning sold the Riverside Mansions, a 13-story fireproof apartment house, at north corner Riverside drive and 137th street, on plot 104x111x irregular, for the Riverside Mansions Co. to the Winter Realty Corp., Benj. Winter, president. The house is fully rented and was held at \$750,000. It was a cash transaction.

30th Street Loft Purchase.

Silk Realty Company, Samuel K. Jacobs, president, sold to S. Morrill Baner the twelve-story loft building at 8 to 14 West 30th street, 98x100, erected about five years ago on the site of the old Hotel Burlington, adjoining the Hol-

land House at the southwest corner of Fifth avenue and 30th street. The building was built by Thomas W. Lamb, architect, on land purchased from Otto H. Kahn and Paul M. Warburg for about \$450,000. A building and permanent loan of \$650,000 was obtained. The present seller bought the property in 1915 from Mr. Hopper. William S. Sussman was the broker in the present sale.

Hospital Sells Holdings.

St. Luke's Hospital has sold through Robert F. Bonsall the properties at 74 Franklin street and 82 Franklin street, four and five-story buildings, held at \$105,000, and also the five-story buildings at 41 White street and 62 White street, held at \$100,000.

Shenk Buys Bronx Taxpayer.

Joseph Shenk purchased from Burns Bros. the one-story taxpayer on the west side of Prospect avenue, running from 164th street to 165th street. The property fronts 388 feet on 164th street and 145 feet on 165th street and includes a large moving picture theatre operated by Marcus Loew. The aggregate annual rental is approximately \$60,000 and the property was held at \$550,000. The property has been resold to a syndicate represented by Barnet Klar.

Broadway Loft Building Sold.

The Grand Concourse Realty Company, Michael Kaufman, president, purchased from the Seamen's Bank for Savings through L. Tanenbaum, Strauss & Co. 832 and 834 Broadway, a ten-story and basement fireproof building, on plot 48x9.3, adjoining the National Building, at the northeast corner of 12th street. The bank secured the property in a foreclosure suit in May, 1915, for \$280,000.

Waterfront Sale on East River.

The estate of John J. Sinclair, represented by Douglas Robinson, Charles S. Brown Company, has sold to a client of Richard W. Elliott the entire block front on the East River, between 29th and 30th streets, adjoining Bellevue Hospital. The property consists of thirty-six lots, with full riparian rights, measuring 200x455, and has been held for \$300,000. The Sinclair estate has owned the major part of the tract since 1869. The purchaser is a harbor forwarding company which will develop the property extensively.

\$500,000 Block Front Sold.

Joseph G. Abramson purchased two seven-story elevator apartment houses, on plot 200x101, occupying the block front on the east side of Manhattan avenue, between 117th and 118th streets, from Dr. L. Duncan Bulkley. The houses have an annual rental of \$60,000 and were held at \$500,000. N. Nasonowitz & Son were the brokers.

MONEY TO LOAN

on

New York City
Real Estate

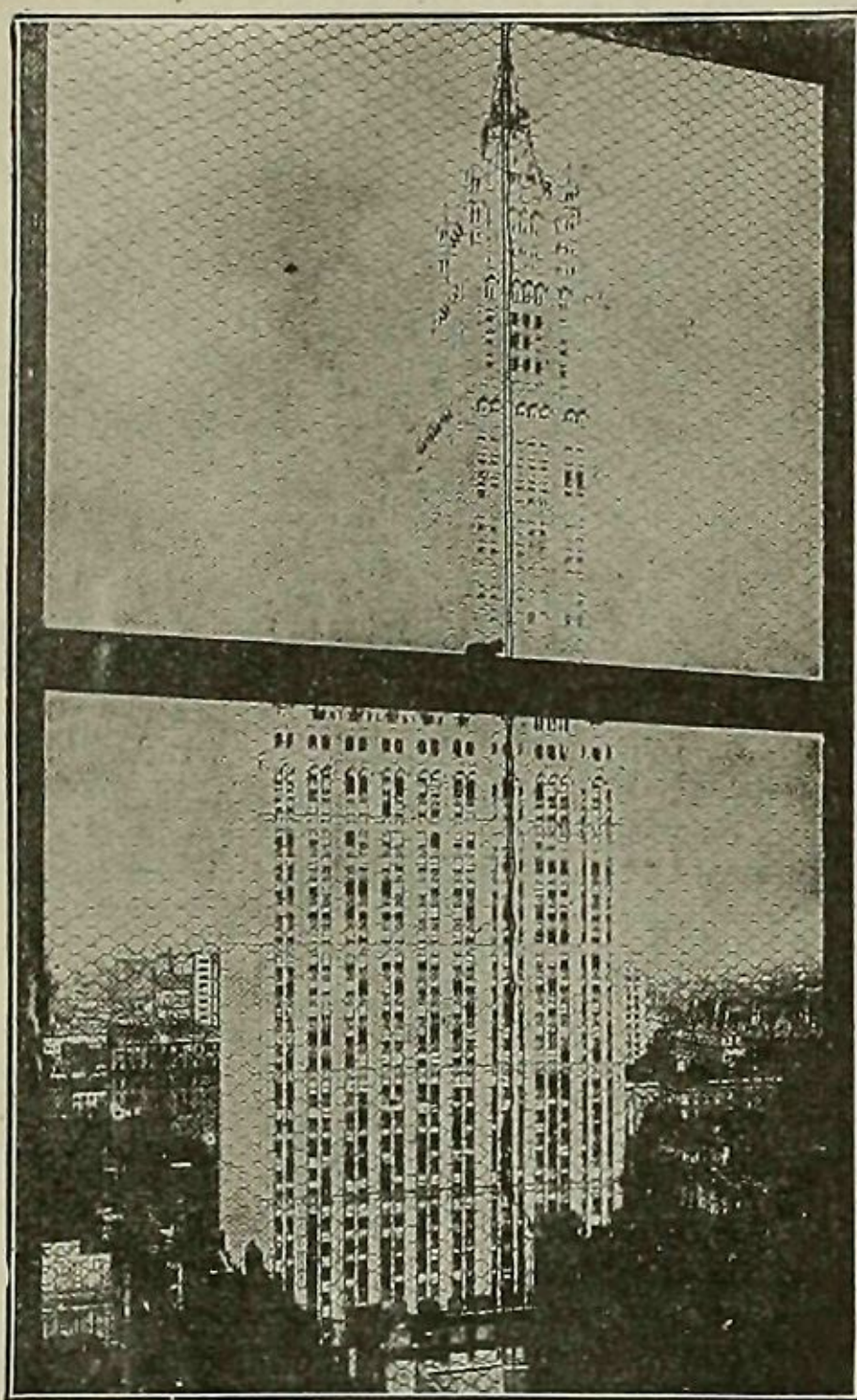
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Brooklyn Waterfront Deals.

Joseph P. Day and Thomas P. Graham sold for the Brooklyn-New York Ferry Company, through the Columbia Trust Company, trustee, to the American Sugar Refining Company a large plot at the foot of Grand street, Brooklyn, extending out about 400 feet to the pier head line, with an average width of 175 feet, adjoining the buyers' plant in Kent avenue.

Joseph P. Day also sold for the ferry company to the Brooklyn Rapid Transit Company for a power station the northwest corner of Kent avenue and South 6th street, Brooklyn, under the Williamsburg Bridge, 224x123 feet of upland, with one and two-story brick buildings, extending 257 feet to the pierhead line.

Rockfall in Rumored Deal.

According to report, the 10-story Rockfall apartment house at the northeast corner of Broadway and 11th street, on a plot 75x225, has been sold to an operator. It is assessed at \$960,000. The present owner of record is a company of which H. M. Hitchings is president.

Manhattan.

South of 59th Street.

DUANE ST.—Wm. A. White & Sons sold to a client 199 Duane st, 23x50. This adjoins the northeast corner of Washington, reported sold by them recently.

GOLD ST.—Charles F. Noyes Co. has sold for the estate of John L. Riker to Edward Mallinckrodt, president, 13 Gold st, a 4-sty loft building adjoining the corner of Platt and Gold sts, and 28 Platt st, recently purchased by Mr. Mallinckrodt through the same brokers from Sigsbee Graham. Mr. Mallinckrodt now owns at this point a plot of 13,000 sq. ft. of ground with a frontage of 53 ft. on Gold st and 145 ft. on Platt st, and an outlet of 28 ft. on William st, the properties including 90 William st, 22-32 Platt st and 13-15 Gold st.

LIBERTY PL.—The Broadway-John Street Corp., Elias A. Cohen, pres., bought from the Brooklyn Trust Co., trustee for the estate of George B. Platt, 4 and 6 Liberty pl, a 5-sty building, on plot 50x100, adjoining the Chamber of Commerce Building, at the northwest corner of Liberty st. Charles F. Noyes Co. was the broker.

PEARL ST.—Charles F. Noyes Co. sold to William Gladstone for the estate of Y. Pendas 209 Pearl st, a 5-sty building, covering lot about 25x150. The property adjoins Nos. 93-97 Maiden la and 205-7 Pearl st, running through to 4-6 Gold st, recently purchased by Sigsbee Graham. The Noyes Co. will manage the property.

WASHINGTON ST.—William A. White & Sons sold for the owners 311 Washington st, 25x50, adjoining the northeast corner of Duane st, and also 199 Duane st, both within the last few days. The three pieces form a site, 46x75, at the northeast corner of Washington and Duane sts.

WASHINGTON PL.—McCotter & Davis sold for Clara Sydney Taylor 121 and 123 Washington pl, two dwellings, each on lot 22x97, to Oliver Harrison Smith, who will remodel the properties for studios.

WASHINGTON ST.—Wm. A. White & Sons sold for Emma J. Adams and Mary A. Saunders to a client the northeast corner of Washington and Duane sts, 23x50, in the produce district. This is the third Duane st corner reported sold by the same brokers during the last few days, the other two corners being the northwest and southeast corners of Greenwich and Duane sts.

WATER ST.—Cammann, Voorhees & Floyd, in conjunction with Folsom Brothers, sold for Howard Conkling et al the 5-sty building 191 Water st, on lot 21.6x86. Bernhard Lichtenstein, the purchaser, owns several other places in this section, and pays all cash.

WATER ST.—Cammann, Voorhees & Floyd sold for William Prager and the Broadway-John Street Corporation, Elias A. Cohen, president, 102-4 Water st through to 136-8 Pearl st, two 5-sty buildings, on plot 38.6x101, and directly opposite the Beaver Building, purchased recently by the Munson Steamship Co. The purchaser, Francis Emory Fitch, Inc., will occupy the premises after extensive alterations. The buyer has been located for many years at 47 Broad st, which has been bought by the Alliance Realty Co.

8TH ST.—The American Realty Co., Inc., J. E. Mautner, pres., purchased from the Warren Holding Corp. the 6-sty fireproof loft building, 55 West 8th st, on a lot 25 by 94, held at \$45,000.

11TH ST.—Edward W. Browning bought three 5-sty loft buildings yesterday at 718 to 722 East 11th st, between Av C and Drydock av, on plots 52.11x74.4. The seller was Blaine Morrison, who was represented by Frederick F. Schlessinger. The broker was John Finck. This is the thirty-fourth piece of property bought by Mr. Browning within the last few weeks, none of which has yet been sold.

12TH ST.—E. Sharum sold to Esther Joseph 722 to 728 East 12th st and 19 Dry Dock st, four 4-sty tenements, 75x84.

12TH ST.—Duross Co. sold for Thomas Snell

his 4-sty residence at 34 West 12th st, on lot 21x103, to Mark H. Dix, who is to improve for his residence and private studios.

19TH ST.—Robert Winthrop Chanler, who has occupied the studio building at 147 and 149 East 19th st, altered for his use about eight years ago and said to be the largest property of its character in the city, has purchased that property together with the adjoining dwelling at 145 East 19th st, rebuilt a few years ago for the occupancy of Henry Clews, Jr. Mr. Chanler is said to have paid \$57,000 for the studio property and \$35,000 for the dwelling. The sales were negotiated for the Gramercy Freehold Co. by Richard W. Elliott.

20TH ST.—James H. MacKay resold to a client of Leitner, Brener & Starr, the 4-sty business building, 21x86, at 29 East 20th st, valued at \$40,000.

26TH ST.—E. A. Turner, Inc., sold for Mary Rigby 134 East 26th st, near Lexington av, to N. Siegel (American Novelty and Finishing Works), to be used for his own business.

28TH ST.—E. A. Turner sold for a Mr. Turnbull 105 East 28th st, a 4-sty dwelling, 22.6x98.9, to the Manlick Realty Co. for alteration.

37TH ST.—Joseph F. Feist & Co sold for Morris J. Gordon and Nathan Sharpuka the 4-sty flat at 356 West 37th st.

45TH ST.—William B. May & Co. report the sale of the 50 ft garage at 240 and 242 East 45th st, under lease for a long term of years to Best & Co. The sale was arranged for Harry Aaronson, Inc., to an investor.

46TH ST.—Wright Barclay, Inc., sold for Cornelia Barclay 37 West 46th st, 4-sty private dwelling, on lot 26x100. The purchaser will alter into stores and apartments. This property has been in possession of the sellers since 1872.

46TH ST.—Ames & Co. sold for the Semaj Realty Co. 631-639 West 46th st, a 3-sty warehouse and stable, on plot 125x100, to Christian Wollersen.

46TH ST.—Daniel Casey sold for the Kingbert Holding Co., Inc., the 4-sty dwelling, 15x100.5, at 148 East 46th st to Ruth A. Williams.

LEXINGTON AV.—Maurice Wertheim sold for Leo Salomon the 4-sty dwelling 356 Lexington av, size 19.5x25. This dwelling covers the entire lot and adjoins the northwest corner of 40th st, on which there is a similar dwelling owned by the estate of Woodbury G. Langdon. The purchaser will alter the property into studio apartments as soon as possession can be obtained.

WASHINGTON SQ WEST.—J. Irving Walsh sold for James A. Renwick, individually, and the Title Guarantee Trust Co. as trustee, the Washington Apartments, at the southwest corner of Washington Sq West and Waverly pl, a 7-sty structure, 97x44, to a realty company to be formed.

1ST ST.—H. W. Krumwiede, Jr., sold for Henry Kroger to Mrs. Julia Stitz the 4-sty building, 25x74, at the southeast corner of 1st av and 52d st.

North of 59th Street.

ARDEN ST.—Frederick Brown sold to William Stevens 33 Arden st, a 5-sty apartment house, 27x110, held at \$42,000.

62D ST.—W. P. Jones & Son sold for Frank C. J. Becker and Marie Mangels to Joseph Gilman and A. B. Gilman the 5-sty tenement 142 West 62d st, 25x89x100.5.

68TH ST.—C. Royce Hubert sold for Albert S. Morrow, Lucy S. Morrow, Juliet M. Seaman and Robert L. Morrow the 4-sty dwelling 66 West 68th st on lot 22 by 100.5 to William F. O'Connell who recently purchased the three adjoining houses on the east.

68TH ST.—Slawson & Hobbs sold for Anna T. E. Kirtland, Fidelity Trust Co. of Newark, trustee, to Daniel B. Freedman 78 West 68th st, the southeast corner of Columbus av, running 100 ft. on the avenue and 25 ft. on the street, a 5-sty apartment house, with stores. The property was held at \$85,000.

72D ST.—A. V. Amy & Co. and Chas. E. Schuyler, together with Nathan C. House, sold for the Robert Sterling Clark estate, represented by Douglas Robinson-Chas. S. Brown Co., 152-154 West 72d st, two 4-sty dwellings on plot 40x102.2, to Joseph Heit & Sons, represented by Isidor Witkind as attorneys; this property has been held by the Clark estate for many years and will no doubt be converted into apartments and stores.

72D ST.—Earle & Calhoun, in the name of 212 West 72d Street Realty Corporation, purchased the dwelling 212 West 72d st, for the purpose of alteration. It is their intention to alter the building and use the entire ground floor for their offices, and the upper floors are to be remodeled into suites of two and three rooms and bath.

76TH ST.—William B. May & Co. sold the 4-sty modern high-stoop residence, 25 East 76th st, for Rosa Kaufman to a purchaser who will occupy after making extensive alterations. This house is 20 ft wide and is located between 5th and Madison avs. It was held at \$60,000.

87TH ST.—Malvina Singer is reported to have sold the 3-sty dwelling at 546 East 87th st, on lot 18 by 63.8.

88TH ST.—The newly formed 42 West 88th St. Co., with a capital of \$50,000 (directors, A. F. Cross, H. B. Pagson and E. Rieser), have purchased from Annie Handy 42 West 88th st, a 4-sty dwelling, 20x100.

108TH ST.—Frederick Brown sold to the Imperator Realty Co. 215 and 217 West 108th st, a 5-sty flat, 50x100, between Broadway and Amsterdam av, held at \$80,000. Michael Carney was the broker.

111TH ST.—Abram Libman has sold 21 East 111th st, a 3-sty dwelling on a lot 20x100.11, adjoining the Laura Franklin Hospital for Children on the east.

112TH ST.—Morgenstern Bros. Syndicate sold to a client of Leo Mutchnik and Henry J. Kentrowitz 39 to 45 West 112th st, two 6-sty apartment houses, valued at \$155,000.

113TH ST.—Ferguson Bros. & Forshay, builders and operators, have bought the Versailles apartments at 603 to 607 West 113th st, an 8-sty fireproof building on a plot 75x100, held at \$300,000. Leitner, Brener & Starr were the brokers. Stoddard & Mark, and DeWitt, Lockwood & DeWitt represented the buyer and seller, respectively, as attorneys.

117TH ST.—Charles R. Faruolo sold for James L. Breese, executor, to an Italian investor, the 6-sty tenement, 438-440 East 117th st, on a lot 37.6 by 100.

118TH ST.—Henry Kessler has sold 511 East 118th st, a 3-sty house, 16.8x100.

121ST ST.—Harry Sugarman sold for the Farmers' Loan and Trust Co. to Marcus Osk 246 and 248 West 121st st, two 3-sty private dwellings, each on lot 16.8x100, near 7th av.

124TH ST.—Harry Sugarman sold for Caroline B. Burnhome to a client, 247 East 124th st, a 5-sty tenement, 20x100.

124TH ST.—Shaw & Co. sold for the Lawmor Realty Co. 324 East 124th st, a 3-sty dwelling, 18x100.11, to an investor.

125TH ST.—Rainbow Construction Co., George Epstein, president, sold the 5-sty flat, 25x78, at 255 East 125th st.

126TH ST.—James H. Cruikshank sold to Bernard Horowitz the two 3-sty dwellings at 37 and 39 West 125th st, each 20.10 by 100. B. W. Barnett & Co. were the brokers.

127TH ST.—Christian Gucker has sold to Mary F. Cummings the 3-sty dwelling, on a lot 20x99.11, at 22 East 127th st.

127TH ST.—New York Savings Bank sold to an operator the two 3-sty dwellings at 62 and 118 West 127th st, each 20x100.

129TH ST.—New York Savings Bank sold the 3-sty dwelling at 21 East 129th st, 16x100, to an operator.

129TH ST.—Ames & Co. sold for Helen Gaffney to S. Epstein & Son, the 4-sty building at 152-54 East 129th st, on lot 50x100.

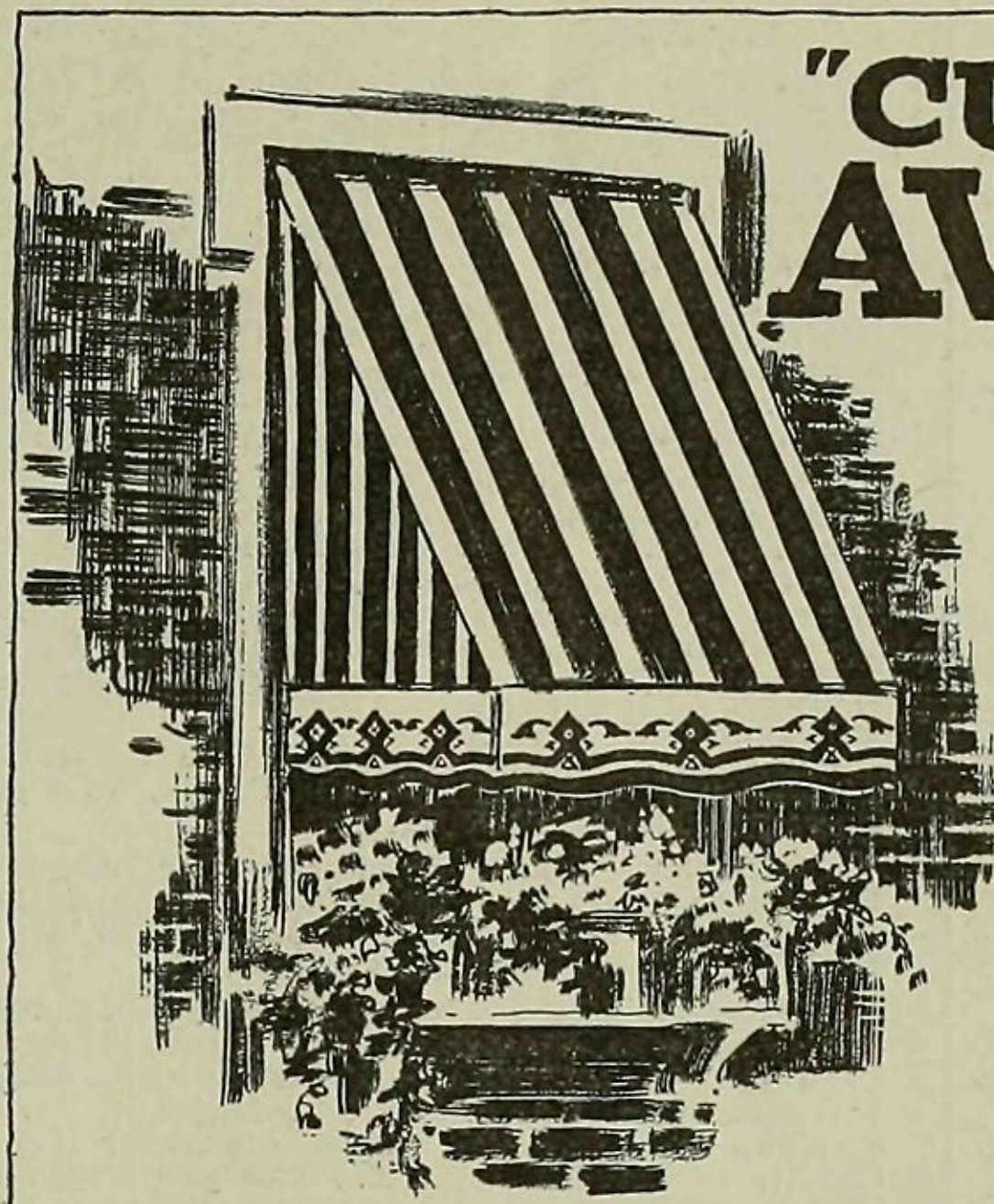
130TH ST.—Albert H. Stout sold for James L. Van Sant the 3-sty dwelling 23 East 130th st.

134TH ST.—Frank Ipp sold to the Wellworth Realty Co., through C. J. Elgar and S. Feinberg, the 5-sty apartment house at 519 West 134th st, 40x100.

136TH ST.—The Equitable Life Assurance Society sold to a client of John H. Pierce 261 West 136th st, a 3-sty house, 16x99.11.

136TH ST.—Leonard Weill has sold to an investor 266 West 136th st, a 3-sty dwelling, 16x100.

137TH ST.—James C. Thomas, Jr., sold for



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the Kenrose Realty Co. the dwelling, 16x99.11, at 286 West 137th st to Mrs. R. M. Williams.

138TH ST.—Albert H. Stout sold for the Ferdinand S. M. Blun estate the 3-sty dwelling 114 West 136th st.

141ST ST.—Samuel Cowen sold for a client of Herbert Craucer 323 West 141st st, corner Edgecombe av, a 5-sty building, with stores, held at \$35,000.

146TH ST.—Eugene Weisz bought the 6-sty apartments, 50x100, at 250 and 252 West 146th st, from Isaac Stein and the adjoining similar house at 254 and 256, from a client of Joseph E. Greenberger.

147TH ST.—The estate of Edward B. Jenks sold to a Mr. Braunfeld 543 West 147th st, a 3-sty dwelling, 17x100.

149TH ST.—Horace S. Ely & Co. sold 528 West 149th st, a 3-sty dwelling, 15x99.11, for Irving C. Gaylord.

150TH ST.—John Lurie has sold to the Primel Realty Co., Jacob Price, pres., the three 5-sty apartment houses at 275, 281 and 283 West 150th st, each on a plot 41x100. They were held at \$150,000. Louis Block was the broker.

156TH ST.—Metropolitan Life Ins. Co. sold to an investor the Cortes, an 8-sty apartment house, 65x99.11, at 625 West 156th st, to an investor. The selling company acquired the property in foreclosure in October, 1917. It adjoins the Riviera apartments, in Riverside Drive, between 156th and 157th sts, and is assessed by the city at \$175,000.

156TH ST.—The Metropolitan Life Insurance Co. sold 625 West 156th st, the Cortes, an 8-sty apartment house, 65x99.11.

159TH ST.—James Boyd sold for Augusta Palmer to the Union Chemical Glassware Co., Isaac Portman, president, 524 and 526 West 159th st, a 5-sty apartment, 50x99.11.

181ST ST.—The De Koven, a 6-sty apartment house, on plot 92x125, at 714 West 181st st, adjoining the southwest corner of Broadway, was sold by M. I. Strunsky and James E. Barry of Knap & Wasson Co. for the Alexander Grant Constr. to Vogel & Schultz. The property was held at \$235,000.

184TH ST.—Mrs. Mary Campbell purchased from Frederick Brown 649 and 651 West 184th st, a 5-sty apartment house, 50x100, held at \$70,000.

215TH ST.—Daniel H. Jackson purchased from Frederick Tieteg the Graycourt, a 5-sty apartment, at 500 West 215th st, southwest corner of 10th av, on plot 60x100. The same was made through Byrne & Bowman, who also sold to Mr. Jackson for Edward H. Kruse 25 Arden st, a 5-sty modern apartment.

ADRIAN AV.—Fred Oppenheimer resold for the Arca Realty Co. the 3-sty dwelling, on lot 33x100, at 51 Adrian av, near West 225th st subway station, to the Justrite Realty and Mortgage Holding Co., which immediately resold it to Regina Burger and Mortimer M. Burger for occupancy.

COLUMBUS AV.—Ennis & Sinnott purchased from the Westcott estate, through L. J. Phillips & Co., the southeast corner of Columbus av and 71st st, a 4-sty building, 20x75.5.

EDGECOMBE AV.—Samuel Trimmer sold 36 Edgecombe av, a 3-sty dwelling, on lot 17.6x90.

FORT WASHINGTON AV.—Nassoit & Kennedy, Inc., sold, through Henry S. Mansfield, to Samuel Katz, for investment, 270 Fort Washington av, a 6-sty apartment house, on plot 100x100, and held at \$225,000.

LENOX AV.—Bryan L. Kennelly sold 84 Lenox av, a 5-sty flat, 30.11x100x55.11x irreg., for Thomas Ward, Jr., to the Oxlen Realty Corporation.

LENOX AV.—Frederick Brown took a substantial profit through reselling the 6-sty apartment house at the northwest corner of Lenox av and 115th st, which he bought about three weeks ago from the Bernheimer estate, on an asking-price basis of \$325,000. The property occupies a plot 100x100, renting for about \$42,000. The resale was made to an investor represented by Marks & Marks.

LEXINGTON AV.—Albert H. Stout sold for the Central Savings Bank 1900 Lexington av, a 7-sty elevator apartment house on the northwest corner of 118th st.

MADISON AV.—New York Savings Bank sold the 4-sty dwelling, 1980 Madison av, 20x100, to an operator.

MADISON AV.—Douglas Gibbons & Co. sold for Samuel W. Andrew to a client for occupancy 875 Madison av, southeast corner of 73d st, a 4-sty dwelling, 27x63. Ben Ali Haggin occupies the premises under an old lease.

WADSWORTH AV.—Morgenstern Bros. Syndicate sold to B. Spector the two 5-sty flats at 354 and 356 Wadsworth av, near 191st st. The buildings are on a plot 100x100 and were held at \$160,000. J. Scott was the broker. The seller acquired these properties, together with two adjoining similar houses from the Zagan Realty Co., through S. Grossman, who is negotiating a resale.

WADSWORTH AV.—Charles S. Kohler, Inc., sold for the Elias Gussaroff Realty and Construction Co to a client for investment 130 Wadsworth av, southwest corner of 180th st, a

6-sty elevator apartment house, on plot 75x100. The property was held at \$180,000.

3D AV.—David Pasinsky bought from the New York Trust Co. 2198 3d av, southwest corner of 120th st, a 3-sty frame building, 25x111.

5TH AV.—Mrs. Emma D. Gardner, of Howard Beach, sold to an investing client of Henry S. Mansfield the two apartment houses, on plot 50x100, at 1470-1472 5th av. These houses will be renovated and modernized by the new owner and held for investment.

8TH AV.—James Reilly sold the frame building, on a lot 25x100, held at \$7,500, at 2677 8th av, to Caroline W. Fairchild through Frank R. Hewett.

8TH AV.—J. S. Maxwell sold for the 2099 8th Avenue Company to a client of A. W. Miller & Co. the 5-sty apartment building 2099 8th av, between 113th and 114th sts, on plot 37.6x100, renting for \$8,000.

Bronx.

BURKE ST.—D. A. Trotta sold for Elizabeth Williams the 2-sty dwelling now nearing completion, on plot 33x100, on the north side of Burke st, 67 ft. east of Bronxwood av.

FAILE ST.—S. Cowen sold for Monroe & Co. 646 Faile st, a 2-fam. brick dwelling, 25x100. \$200,000.

FAILE ST.—Max Natanson sold to the H. W. G. Realities 1076 Faile st, southeast corner of Westchester av, a 5-sty apartment, 91x100x irreg.

IRVINE ST.—Samuel Cowen sold 890 Irvine st, a 2-fam. dwelling, 25x100, to a Mr. Jackson for occupancy.

KELLY ST.—Morris Piefferblum bought from Lowenfeld & Prager 1060 and 1062 Kelly st, a 5-sty apartment, 60x100, renting for about \$11,000 and held at \$70,000, through Jacob Singer.

SEABURY PL.—Crausmann Realty Co., Bernard Crausmann, president, resold to Morris Berkowitz the 5-sty apartment, 50x100, at the southeast corner of Seabury pl and 172d st.

SIMPSON ST.—O'Reilly & Dahn and James E. Barry, of the Knap & Wasson Co., sold for the Zem Land Co. 1075 Simpson st, a 5-sty new-law apartment, on plot 37.6x100.

TRAFALGAR PL.—Sager & Shapiro resold to an investor the 5-sty flat at 1826 Trafalgar pl, 50x80, held at \$53,000. Jacob B. Kaplan was the broker.

137TH ST.—Williamson & Bryan sold for a client to Anna Ball the 3-sty dwelling at 460 East 137th st.

137TH ST.—Millard Velt has sold for Robert N. Kenyon 630 East 137th st, a 6-sty tenement, 37x100. I. Willis represented the buyer.

142D ST.—S. H. Frankenheim bought from the O'Gorman estate 406 East 142d st, a 3-sty dwelling, 16.8x100.

150TH ST.—Greater New York Cold Storage Co. purchased from Margaret Siering through Williamson & Bryan the 5-sty flat, 25x100, 523 East 150th st. The same brokers also previously sold 521 and 527 East 150th st to the above mentioned corporation.

168TH ST, ETC.—Edward Polak, Inc., sold for Samuel Shiffer to the Van De Vere estate 579 East 168th st, a 4-sty flat, on plot 28x81; also for Leopold Salomon to Simon Jaffe 1977 Vyse av, 2-fam. house, 20x100; for Sebastian Hemberger to John Kusell 1983 Crotona av, private dwelling, on plot 25x108; for Henry Bathoff to Joseph Jankowitz 2012 Daly av, 2-fam. house, on plot 37x171; and for L. Leibowitz to L. Pincus 1798 Clinton av, a dwelling, on plot 27x84.

185TH ST.—Heller & Sussman, operators, sold 773 East 185th st, a 5-sty apartment house on plot 42x100 for \$45,000.

190TH ST.—Frederick Brown sold to David Diegan through McLernon Bros. 34 West 190th st, a 2½-sty dwelling, 22x 97.

BAILEY AV.—Cahn & Pittman sold to Bernard Lieberman 2890 Bailey av, a 3-sty dwelling, 25x100.

CLAY AV.—Arthur Herzog bought 1057 Clay av, a 2-sty dwelling, 25x100, from Mary A. O'Neill.

COMMONWEALTH AV.—J. S. Maxwell sold for Mrs. Katherine P. Hooks 1501 Commonwealth av, northwest corner of Mansion st, a 3-sty house, 25x95, to a client for occupancy.

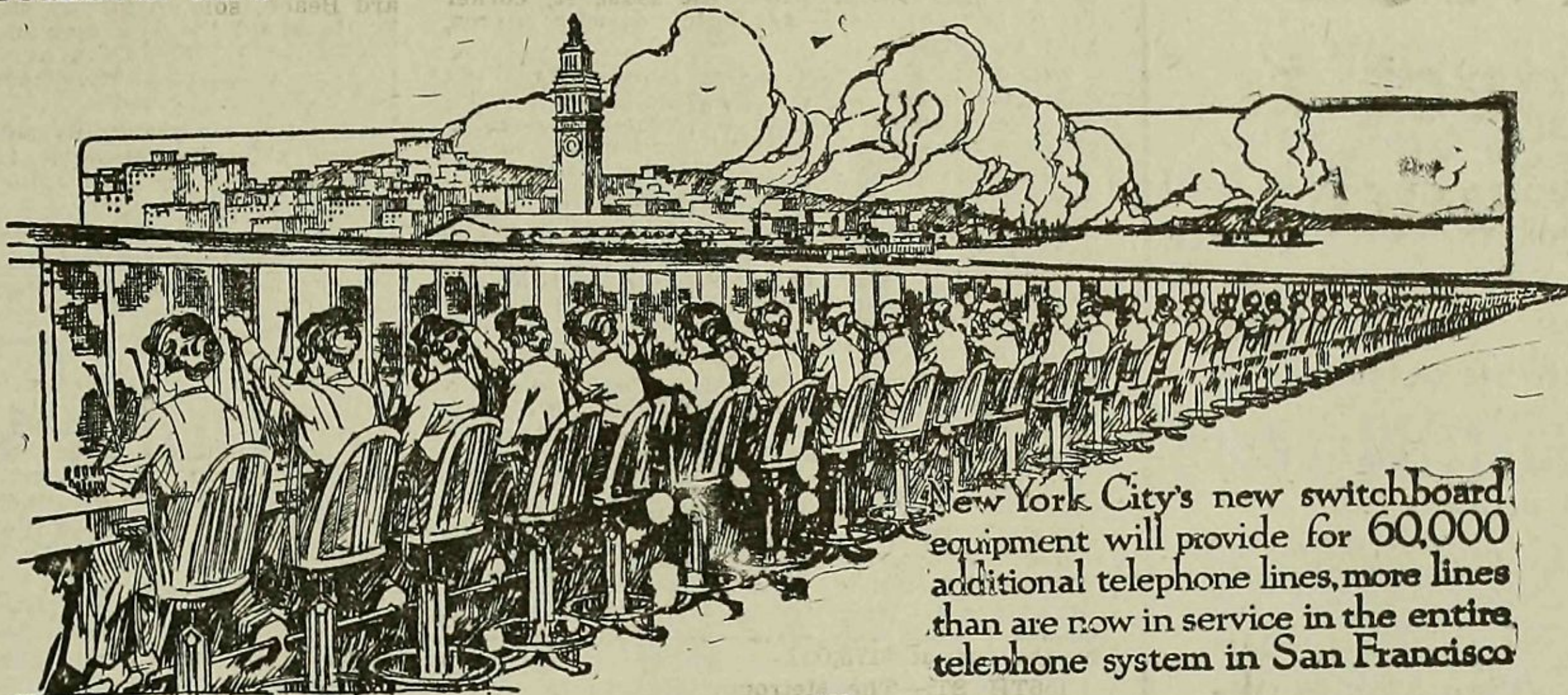
DECATUR AV.—Isaac Lowenfeld Realty Co. purchased from Eugenia Feiring 2661 Decatur av, a 5-sty new-law apartment house, 50x152, held at \$70,000. John F. Fetzer and L. J. Greenberger were the brokers.

FIELDSTON RD.—The Delafield estate sold a large corner plot known as plot 6, block 8, Fieldston rd, Fieldston, to F. S. Rollins, of New York City, who plans to build a residence for his own occupancy. George Howe was the broker.

FOREST AV.—The George Goldblatt Co. has sold for Wilhelmina Fleming the 2-fam. house, on lot 20x80, at 1142 Forest av to Jeanette Siegal, who resold it to Meta Mauser, the present tenant.

FRANKLIN AV.—Nehring Brothers sold for the Denwood Realty Co. 1299 Franklin av, a 4-sty apartment, 45x106, with five stores, rent-

BULLETIN No. 3



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ing for \$8,000 and held at \$55,000, to the Queen Mab Co.

MARION AV.—Duff & Brown Co. sold for Anna M. Jones a plot 75x100, with two 3-sty houses, on the west side of Marion av, 51 ft. north of 194th st.

MOTT AV.—Frederick Brown sold to Mrs. May Smith 390 Mott av, southeast corner of 144th st, a 5½-sty flat, with stores, 50x100, held at \$60,000.

NELSON AV.—Cruikshank Co. sold for the Central Union Trust Co. to a client of Herman Arns & Co. 1659 Nelson av, a 4-sty apartment house, 37.5x100.

NELSON AV.—E. Osborne Smith sold for Charles Bachman to Fannie Entin 1701 Nelson av, a 3-sty dwelling; for Popper, Gray & Co. to Max Wadler a 3-sty dwelling at 22 Mt. Hope pl; for Phyllis B. O'Brien to Samuel Friedman the 2-fam. house at 773 East 176th st, and to Solomon Hawkins for Barbara Maut 2063 Anthony av, a private dwelling.

PROSPECT AV.—Greenfeld & Saffir sold for Albert Smith and others, to the Benenson Realty Co., for cash, the Prince George, a 5-sty apartment house at the southeast corner of Prospect av and Beck st. on a plot 95x105x irregular. The property was held at \$80,000.

PROSPECT AV.—Catherine R. Mowat has sold her 2-fam. house, on lot 25x100, at Prospect av and 152d st, to Max Anzelewitz.

RYER AV.—Max N. Natanson sold to Jacob Schuman the southeast corner of Ryer av and 184th st, a 5-sty building, 60x100x irreg., held at \$90,000. J. Schwartz was the broker.

ST. PETER AV.—The estate of C. M. Hitchcock sold to George A. Hanrahan 1638 St. Peter av, a 2-sty dwelling.

SPUYTEN DUYVIL RD.—E. Cantelo White, who has been occupying the large residence property on Spuyten Duyvil rd, between 230th and 231st sts as tenant, has purchased the fee of the property from S. L. Pakas. The block front measures 238x320 ft., improved with a residence, garage, hot houses, etc., and was held at \$75,000.

TIEBOUT AV.—H. F. Byrnes sold for H. Seekamp to Schwartz & Rosenberg the 5-sty new-law apartment house, on plot size 42.6x102, situated on the northwest corner of 188th st and Tiebout av. The property was held at \$75,000.

TREMONT AV.—Byrne & Bauman sold for Thomas J. Bannon to Mr. Shenk the 5-sty building, with eight stores, on plot 40x155, at the northeast corner of Tremont and Marmion avs, held at \$90,000.

UNION AV.—Alexander Selkin and Carl Jaffe sold for Lowenfeld & Prager 868 Union av, northeast corner of 161st st, a 6-sty apartment, 50x96.1. The property was held at \$100,000.

VALENTINE AV.—Richard Dickson sold for the National Operating Co. the 2-fam. dwelling at 2870 Valentine av, on lot 25x99.

VIREO AV.—Hudwill Corporation, Hudson P. Rose, president, purchased seven 2-fam. houses at 4270 to 4278 Vireo av, 100x irreg.; also 511 and 513 East 235th st, 50x100.

WALDO AV.—Judge Nash Rockwood bought as a site for a residence the plot at the northwest corner of Waldo av and West 246th st, Fieldston, through George Howe.

WALTON AV.—Cahn & Pittman resold to Helen May Baus 2403 Walton av, a 3-sty dwelling, 19.8x96.

WASHINGTON AV.—Cammann, Voorhees & Floyd sold for Henry Breunich to an investor the 5-sty apartment house at 1302 Washington av, on a plot 47.32x102.

WASHINGTON AV.—Susannah S. Folz sold through Simon L. Aronds five 3-sty dwellings, each 20.5x140, at 1387 to 1395 Washington av.

WATSON AV.—Erich Tueckhardt bought the 2-fam. dwelling at 2065 Watson av from Mrs. E. Asmus through Charles H. Baechler.

WEEKS AV.—William H. Malia of Wood, Dolson Co., Inc., sold for Miss Margaret Egan the irregular plot at the southeast corner of 176th st and Weeks av. The plot has a small frontage on the Concourse and Boulevard. Leitner, Brenner & Starr represented the buyer, Mrs. Sadie Lazarus, who assigned her contract to Milton S. Hoffman.

Brooklyn.

BERGEN ST, ETC.—Bulkley & Horton Co. sold dwellings at 1036 Bergen st for L. D. Blume; at 664 St. Marks av for the Romell Building Co., and at 99 Waverly av for A. E. Augus.

MAPLE ST, ETC.—J. D. O'Connell, Jr., sold the dwelling at 155 Maple st for William Rottger; also 185 Midwood st to J. Thompson; 2670 Bedford av to H. Gold; on south side of Ditmas av, 150 ft east of Coney Island av, for J. Roche, on the south side of Foster av, 110 ft west of East 17th st, for Arthur Strong and 206 Maple st for J. Dunkak.

ST. JAMES PL.—John E. Henry, Jr., sold for the Globe & Rutgers Fire Insurance Co. of New York, the 3-sty house at 75 St. James pl, on lot 20x100.

1ST PL.—Howard C. Pyle & Co. sold the 4-sty flat at 28 1st pl for M. M. Walsh to Scotto &

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Settenbruno; also the 4-sty dwelling at 58 Willow st for Sarah Mazzo to C. M. Kinney.

3D ST.—McInerney-Klinck Realty Co. sold for Robert H. S. Hobart the 3-sty dwelling at 619 3d st to David J. Fleming, Jr.

8TH ST.—E. T. Newman sold for R. Fowler the 2-sty, 2-fam. dwelling at 550 8th st, near Prospect Park West.

42D ST, ETC.—Realty Trust sold for the Artee Realty Corporation the 2-fam. dwelling 1350 42d st, Borough Park, to Louis DeLucia; also for the Alco Building Co. the 1-fam. residence 2143 66th st, Mapleton Park, to William E. Henderson.

42D ST.—Realty Trust sold for Artee Realty Corporation the two 2-fam. houses at 1124 and 1128 42d st to Simon Golden.

45TH ST.—Berkshire Realty Co. sold to Joseph J. Schwartz a plot of 102x100 on 45th st, between 7th and 8th avs. Wm. Liss, Inc., were the brokers in the transaction.

46TH ST.—I. Salzberg sold for S. Leiberman to J. Newsbaum the 2-fam. cottage at 1169 46th st, 40x100.

48TH ST, ETC.—Tutino & Cerny report the following dwelling sales: for Patrick H. Dragan to Mrs. Annie Morrisey 647 48th st; for Max Simon resold to Frederick Whitton 625 50th st; for Anthony Huber to Thomas Anderson 650 49th st.

49TH ST.—I. Salzberg sold for N. Meyer to M. Seid a 1-fam. cottage, on a plot 60x100, at 1324 49th st.

49TH ST.—Realty Trust sold for the Artee Realty Corporation a plot at 49th st and 18th av to Oscar Sherman, who has filed plans for the erection of thirty 1-fam. detached frame and stucco dwellings.

55TH ST.—I. Salzberg sold for J. E. Algee to I. Oberstein the 2-fam. dwelling at 1347 55th st, 20x100.

64TH ST, ETC.—Realty Trust sold for the Alco Building Co. two 1-fam. semi-detached brick dwellings at Mapleton Park to present tenants, namely, Lydia Alexander, 2124 84th st, and Leo Feist, 2058 63d st.

66TH ST.—Realty Trust sold for Alco Building Co. the 1-fam. dwelling 2131 66th st, Mapleton Park, to Ernest Bocker, the present tenant; also the 1-fam. dwelling 2138 66th st to William Slonim.

85TH ST, ETC.—Realty Associates sold 2032 85th st, a 2-sty dwelling, on lot 23.8x100, to Emil J. Lustgarten through Leon Luft, broker; 607 Rockaway av, 4-sty store and flat building, 20x100, to Mendel Spinner and Jos. Zaranda through Samuel and Esther Jacobs; 365 Greene av, a 3-sty dwelling, 20x106.7, to Mary Carroll through Mr. Cartwright; 10 lots on the south side of 68th st, between 6th av and Stewarts la, to Edward Edwards through Walter S. Ross, and 334-6 51st st, two 4-sty flats, on lots 20x100.2, to James N. Kenney.

EAST 9TH ST.—Samuel Galitzka and J. Lacov sold from the plans for Isador Berg to Nat Silverman the 2-sty 1-fam. house, on a plot 40x100, on the east side of East 9th st, 240 ft. north of Av K. This is the fourth house sold from plans for Mr. Berg by the same brokers in the past four weeks. They also sold for the Wood, Harmon & Co. to Miller Berg Construction Corporation the southwest corner of East 7th st and Av J, a plot 60x100 ft. The buyers will improve with a 1-fam. house.

EAST 10TH ST.—Samuel Galitzka and J. Lacov sold for Milton Hertz the 2-sty dwelling at 1040 East 10th st.

EAST 12TH ST.—Samuel Galitzka and J. Lacov sold for Treib and Brodsky the 2-sty 2-fam. house with garage on a plot 35x100, 1077 East 12th st, to a client for investment.

EAST 15TH ST, ETC.—R. S. Fisher sold 1460 East 15th st, a dwelling, for Henry P. Feig to M. Behims; also 1725 East 18th st for Mrs. Gill to Mrs. Cortes; 1484 East 15th st for Charles Huntington to Thomas Henry; and 1941-43-45-47 East 16th st for Fred Saunders to Henry P. Feig.

CLINTON AV, ETC.—Bulkley & Horton Co. sold the 4-sty dwelling at 258 Clinton av, 20x100, to William B. Greenman, who will alter into small apartments; also sold dwellings at 556 Putnam av for L. D. Blum and at 128 Willoughby av for the Lawyers Mortgage Co.

FRANKLIN AV.—Charles Partridge sold for the estate of Arthur H. Sellinger to Anna F. Coyle the brick store and apartment building at 666 Franklin av.

LEXINGTON AV, ETC.—Henry P. Cain sold dwellings at 593 Lexington av for Adolph Weil; at 685 Quincy st for Catherine Towart; at 762 Quincy st for Margaret Sahrbeck; 628 Monroe st for Joseph Fein; 2148 Pitkin av for George McKiblin; 541 Quincy st for Dr. D. W. Park; 905A Gates av for James W. Dear; 260 Stuyvesant av for Richard S. Hager; 520A Macon st for Mary McDermott; 141 Stuyvesant av for Joseph Pease; 567 Monroe st for John Oxford; 1070 Halsey st for John F. Garvey; 725 Lexington av for the Titue estate; 570A Monroe st for Mrs. Francis P. Goldthwait; 740 Lexington av for Elizabeth C. Liana, and also 725 Lexington av for a client to Martin Stuckel.

WASHINGTON AV, ETC.—N. J. Occhifinto sold for Vincenzo D'Ambrogio, 655 Washington

av, a 3-sty dwelling and store in front, with rear 3-sty tenement to Gaetano Merone; also sold for Joseph Loesch the two 4-sty brick tenements at 682-84 Washington av to Mauro Di Pierre.

19TH AV.—Master Builders (Inc.) sold to the Nolos Realty Co., builders, at plot 80x100, the southeast corner of 19th av and 80th st.

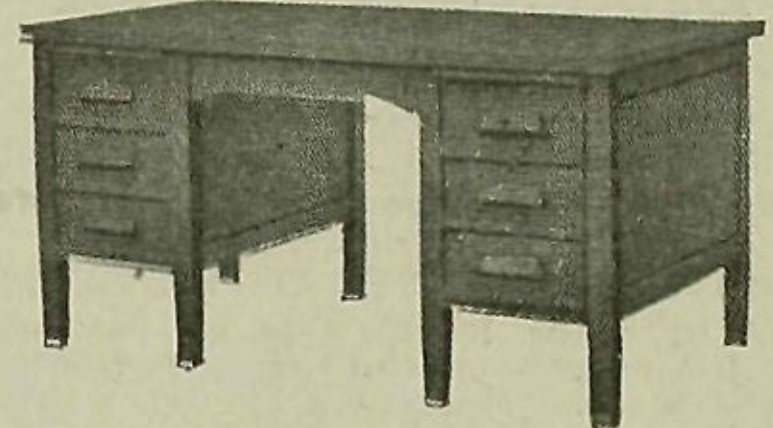
EAST 21ST ST.—Berkshire Realty Co. sold 732 East 21st st, a 4-sty apartment house.

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Bing & Bing, under the title of Farnham Realty Company, have secured a lease covering a period of sixty-three years on the twelve-story apartment house, known as the Wellmore, at the southeast corner of Broadway and 77th street, and calling for a total outlay of \$4,410,000 for the term. The property was rented from Louis Livingston, who has owned the house for several years. The structure stands on a plot fronting 106 feet on the avenue and 160.4 feet on 77th street, and was put up by Bing & Bing about ten years ago. The lease is arranged in three terms of twenty-one years each, the rental calling for \$70,000 per annum.

Old Horse Market Leased.

Van Tassell & Kearney's auction mart at 127 and 129 East 12th street, through to 130 and 132 East 13th street, is shortly to be improved with a candy factory, having been leased by the Kearney estate to the King Philip Chocolates Co., Philip F. Cohen, secretary and treasurer. The property has been leased for fifteen years at an aggregate rental of about \$210,000. The building will be altered by J. O'Dell Whitenack. The cost of the alterations has been placed at \$30,000.

Drake Adds to Holdings.

Charles F. Noyes Co. has leased 122 West 43d street, a 4-story building, 22x100, to Drake's Restaurant for 21 years at an aggregate rental in excess of \$150,000. The property is owned by Teresa F. Follmer who was represented in the negotiations by Bigelow and Wise. This is the fourth building leased by Drake's Restaurant through the Charles F. Noyes Co., and by this additional lease they have secured a plottage of over 9,000 sq. ft. on 42d street, running through to 43d street.

Four Remodeling Projects.

A. V. Amy & Co., and Chas. E. Schuyler, have leased for the Huntington Estate, represented by Wm. B. May & Co., the two houses known as No. 65 Park avenue, southeast corner 38th street, lot 49x80, formerly occupied by the Cornell University Club, which will be altered into apartments of 1, 2 and 3 rooms with bath. The same brokers have leased for Mrs. Y. Tavasanjan, her house at 158 West 72d street, for twenty-one years, to a company which will alter it into stores and apartments; also for the John S. Huyler Estate, represented by Cross & Brown Co., the house at 8 West 72d street, for alteration into small apartment units and for E. A. and W. J. Morgan, the Columbia College leasehold at 18 West 50th street, for a similar project.

Antique Dealers Will Move.

N. A. Berwin & Co. leased to Di Salvo Brothers, antique dealers, 30 and 32 East 50th street, two five-story American basement dwellings, at the southeast corner of Madison avenue, for twenty-one years. The property is assessed at \$285,000. James B. Taylor is the owner of 30 and the U. S. Trust Company and W. V. S. Thorne, trustees, represent the owners of 32. The corner house measures 45x50, while the adjoining building is 30x95, irregular in size. The lessees have been located for many years on Fourth avenue.

\$230,000 Apartment Leases.

W. Ehrenhaus and the E. A. Polak Realty Co., Inc., leased for Tristram Coffin to Henry Zagat the 7-story elevator apartment house, with stores, known as the Ruremont, at 2731 Broadway. The lease is for twenty-one years at an aggregate rental of more than \$230,000.

Option on Seventh Avenue Corner.

Keppler Brothers, Limited, janitors' supplies, now at the southeast corner of 7th avenue and 24th street, have taken a twenty-one-year lease, with an option to purchase within five years for \$175,000 to \$180,000, the buildings at 238 and 240 7th avenue, southwest corner of 24th street. The lease, taken from Philip Moeller and others, involves three 4-story tenements, fronting 49.4 feet on 7th avenue and 105 feet on the street, adjoining the Y. M. C. A. dormitory and opposite the National Cloak and Suit Company's big plant. The lessee will pay a yearly rental of \$8,000 and \$10,000 during the term.

Bank in Big Lease.

The Columbia Bank, now at 507 5th avenue, has leased the large space occupied by the 5th avenue branch of the Guaranty Trust Co., in the Postal Life Building, at 511 5th avenue, southeast corner of 43d street. By this transaction the Columbia Bank will get possession of the store, basement, and first floor, which the Guaranty fitted up at great expense. The lease has about seventeen years to run, and calls for a yearly rental of about \$75,000, bringing the total for the remainder of the term to something like \$1,275,000. Last April the Guaranty Trust turned over this lease and a large sum in cash to Louis Sherry for the Sherry leases covering the buildings at the southwest corner of 5th

avenue, which the trust company will make over into a fine banking and office building, the lower portion of which it will occupy.

Lease with Option Clause.

Central Builders Supply Company, now located at 534 West 30th street, leased the building, 100x98.9, at 536 to 542 West 26th street, between 10th and 11th avenues, for ten years, with option to purchase within two years for \$75,000, from Clara L. Poillion.

AMES & CO. leased the building at 9 East 30th st for the Terminal Realty Co. as follows: basement store to Ned Levin; parlor floor store to the Morton Cloak Corporation; two upper floors to Annie Babian.

JAMES S. ANDERSON & CO. rented the 5-sty house at 249 West 137th st to Mrs. Rosa Monteiro, and apartments in 157 West 123d st to Mrs. Hannah Bonner, W. B. Gibson and Miss Mary Barry.

JAMES S. ANDERSON & CO. rented the store and basement in 136 Prince st to Belsito & Co.; store at 304 West 11th st to Joseph Peroska, and store 2063 7th av to Mr. C. Papadulas.

ALBERT B. ASHFORTH, INC., leased space in the Frances Building, 5th av and 53d st, to Hilda Glettner, William H. Appleton, Dr. Jules S. Nayfack, Max J. Sulzburger, Mme. Simcox; also at 105 West 40th st to the Central News Auto Service; in the Acker, Merrill & Condit Building, 5th av and 35th st, to Riker Co., Inc., Emile J. Galichet, Frank C. Hutchinson, C. A. Browning Co., William T. Plum, The Inlaid Co., Tracey-Parry Co.; the 4th floor of 290 5th av to Paul Kaufman & Son; space in 16 East 23d st, to Frank Schrieber & Jaroslav Doubek, Oscar Golder, and the 6th floor of 142 West 29th st to Benjamin Waldman and Isadore Sacher.

GEORGE A. BOWMAN leased for the estate of Cyrus Clark, from the expiration of the present lease on the property, the premises 1626 Broadway for twenty-one years, to a client who contemplates using part of the said premises for his business and sub-renting the balance.

THE BRETT & GOODE CO. subleased for the Commercial Pen Mfg. Co. the 5th floor of 380 Canal st to Albert I. Behrens, and have arranged an extension of lease for the same tenant with Samuel Rawitser & Co. The same company also leased for the Century Holding Co. office space in 25 West 45th st to the Photoplay Magazine Publishing Co. for a term of years at an aggregate rental of \$25,000.

THE BRETT & GOODE CO. leased for the Spingler and Van Beuren Estates, the 5-sty building 41 and 43 West 14th st, near 5th av, to Samuel Frost for ten years for his electrical appliance business now at 304 Bowery, where he has been located for the past fifteen years.

CUSHMAN & WAKEFIELD, INC., has leased for the Loton H. Slawson Co. the 5th floor at 9 East 45th st to the Industrial Co-operative Committee of the American Hardware Manufacturers Association.

DUFF & BROWN CO. leased for Cushman & Sons 532 West 148th st to H. A. Coles for the Knights of Columbus; 508 West 143d st to Martha Becker, and for Wm. Hobson to the Rivera Co. the 3d loft in 501 West 145th st.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. Victor Cunnock 130 East 37th st, corner Lexington av, a 4-sty private house on a lot 19x49.5 to Mrs. Nathan K. Averill; also leased an apartment at 68 East 86th st for W. Emlen Roosevelt to Charles Stewart Smith; at 122 East 82d st for Lieut. Harry Martin to Ward B. Chamberlain; at 152 West 56th st for Mrs. Edward S. Wyman to Henry Stephenson; at 130 West 57th st to Mrs. F. Disston; at 128 Central Park South for the Hawthorne Apartment Association to Alfred A. Whitman; in the Idaho, 850 7th av, for Charles W. Brooks to Henry A. Rudkin, and have secured an extension of the lease from the owners, the Rockford Realty Co. Douglas L. Elliman & Co. also renewed the following leases in buildings under their management, 122 East 34th st, to Mrs. Sheldon Smith; 126 East 34th st to Mrs. F. Toulmin; 18 East 48th st to Augustus E. Bechstein; and a studio at 130 West 57th st to Irving R. Wiles.

J. ARTHUR FISCHER has leased for Mrs. Jerome A. Peck to "Stathopoulos" the 5-sty building at 68 West 39th st, at an aggregate rental of over \$60,000, for the sale of musical instruments.

GOODWIN & GOODWIN rented for L. Lawrence Weber to N. Brody the 3-sty dwelling at 116 West 120th st.

A. A. HAGEMAN renewed the leases of Charles Stager of north store, 688 6th av; of Nathan Kalman, west store, 59 West 39th st; and Benjamin Annis, the 2d lofts at 626-8 6th av.

HEIL & STERN leased for the Baltimore & Ohio Railroad Co. a large store in the Wilson Building, 1276 Broadway, at 33d st, to the Long Hat Stores, Inc. This will be the 17th store occupied by this hat firm and around Greater New York. They will make extensive alterations and occupy within a month. The lease is for a long term of years at a rental aggregating \$250,000.

SEMI-ANNUAL REPORT OF THE LAWYERS MORTGAGE COMPANY

RICHARD M. HURD, President

JULY 1, 1919

The real estate market in New York City has entered upon an upward movement which bids fair to be widespread and long continued. The Lawyers Mortgage Company has withdrawn its foreclosed real estate from sale, thus reversing its policy of taking losses during war times and anticipates higher prices in the sale of these properties. One new development of business has been added, aimed to assist in the solution of the housing shortage in New York, this being the sale of Guaranteed Building and Permanent Loans on new buildings designed to house people of moderate income.

Since the Lawyers Mortgage Company was organized it has guaranteed \$567,502,000 of mortgages, of which \$426,638,000 have been paid in full, leaving now outstanding \$140,864,000. Between Aug. 1, 1914, and Dec. 31, 1918, the Lawyers Mortgage Company paid off \$55,657,000, or nearly 40% of our outstanding guaranteed mortgages during the greatest war in history. A guaranteed mortgage is the only security during war times which neither fluctuates nor shows a loss.

The Gross Earnings and Net Profits of the Company for the first half of recent years are as follows:

EARNINGS			
	1st Half 1919	1st Half 1918	1st Half 1917
Premiums for Guarantees.....	\$318,214	\$335,635	\$343,428
Interest on Mortgages	185,635	142,308	152,800
Fees, etc.....	74,842	49,347	70,883
Gross Earnings.....	\$578,691	\$527,290	\$567,111
EXPENSES			
Operating Expenses, including Taxes.....	\$200,716	\$176,734	\$172,026
Operating Income	\$377,975	\$350,556	\$395,085
Loss on Real Estate.....	47,210	99,179	143,740
Net Earnings.....	\$330,765	\$251,377	\$251,345
ASSETS		LIABILITIES	
N. Y. City Mtges.....	\$6,917,810.56	Capital	\$6,000,000.00
Accd. Int. Receivable.....	242,810.44	Surplus	2,750,000.00
Co.'s Bklyn. Bldg. cost.....	175,000.00	Undivided Profits	412,703.89
Real Estate	1,044,827.74	Mtgs. sold, not del.....	494,507.73
Cash	1,397,787.03	Res. for Preams., etc.....	121,024.15
	\$9,778,235.77		\$9,778,235.77

The Assets and Liabilities of the Company have been verified and the Company's accounts certified as of June 30th, 1919, by the Audit Company of New York.

The Outstanding Guaranteed Mortgages of the Company are divided among the customers of the Company as follows:

48 Savings Banks.....	\$15,113,350
1580 Trustees	34,221,996
4941 Individuals	65,011,730
247 Charitable Institutions	11,984,172
15 Insurance Companies.....	6,743,315
28 Trust Companies	7,789,989
6859	\$140,864,552

On Jan. 1, 1919, the Company had under foreclosure 41 mortgages amounting to \$879,000. The Company now has under foreclosure 29 mortgages amounting to \$751,825, some of which will probably be settled prior to sale. The foreclosed real estate owned by the Company on Jan. 1, 1919, amounted to \$1,203,852, and since then real estate amounting to \$456,295 has been added, making a total of \$1,660,147. From this, during the past six months, the Company has made sales amounting to \$615,320, so that the amount now stands at \$1,044,827. In addition, the Elemco Realty Company and Lawyers Mortgage Company hold title to real estate on which are outstanding \$98,500 of mortgages held by assignees. And for convenience in perfecting title the Elemco Realty Company holds title temporarily to real estate on which are \$112,900 of mortgages held by the Lawyers Mortgage Company. The amount of interest delinquent for more than one month is \$1,518.

Since December 12, 1894, when the Company began business, 18,238 mortgage loans have been made, aggregating, including extensions, \$567,000,000, without loss of a dollar to any of our investors.

BOARD OF DIRECTORS

THEODORE C. CAMP
GUY CARY
WM. M. CRUIKSHANK
EDWARD DE WITT
CECIL C. EVERS
CHARLES S. FAIRCHILD
JULIAN P. FAIRCHILD

ROBT. WALTON GOELET
CHARLES P. HOWLAND
GEORGE A. HURD
RICHARD M. HURD
D. IRVING MEAD
A. HENRY MOSLE

ROBERT L. PIERREPONT
THOS. N. RHINELANDER
SAMUEL RIKER, JR.
HENRY L. STIMSON
CHARLES H. VAN HISE
WILLIAM I. WALTER
BRONSON WINTHROP

This report in pamphlet form mailed on request.

59 Liberty Street, New York.

THE HOUGHTON COMPANY leased for Leopold Haas Estate Corp., the 4-sty dwelling 19 West 95th st to Elizabeth Lawrence.

J. EDGAR LEAYCRAFT & CO. leased for Mrs. Mathilde E. R. Stuyvesant for 21 years the six dwellings on the plot 100x103 on the southwest corner of 2d av and 12th st to Benjamin Menschel; for N. Y. Life Ins. & Trust Co. the store and basement 150 3d av to the Columbia Hardware Co.; in 5 West 39th st the parlor floor store to the Quaker Flower Co.; store in 241 3d av to John F. Birch, and the 4-sty dwelling at 325 West 57th st for Mrs. Ella Burdge to Mrs. Delfina Oliviera.

MICHAEL E. LIPSET leased for the Peoples Realty Co. the store, basement and 1st loft 31-3 West 31st st to M. J. Bernstein & Co. for a term of 5 years at a total rental of \$50,000.

MICHAEL E. LIPSET has leased 10,000 sq. ft. at 37-9 West 28th st to Louis Noschkes; 20,000 sq. ft. at 134-42 West 37th st to Mutual Skirt Co.; 10,000 sq. ft. at 48-54 West 25th st to Quiterite Skirt Co.; 6,000 sq. ft. at 151-5 West 25th st to Harry Rubin; 5,000 sq. ft. at

5 East 17th st, runing through to 6 East 18th st, to S. & G. Leather Goods Co.; 5,000 sq. ft. at 39-41 West 19th st to Louis Rubinstein; 2,500 sq. ft. at 48 West 15th st to Faultless Dress Co.; 2,000 sq. ft. at 1150 Broadway to E. Klein & Co. All of these leases are for a long term of years at an aggregate rental of about

SAMUEL H. MARTIN leased for the Society of the Immaculate Conception the 4-sty dwelling, 140 West 65th st, to D. P. Saltzman.

MOORE & WYCKOFF leased for the Vanderbilt Ave. Realty Corp., Douglas L. Elliman & Co., agents, the store at 399 Madison av to Seeger Refrigerator Co. of St. Paul, Minn., for a long term.

CHARLES F. NOYES CO. leased additional spaced valued at approximately \$100,00 in the aggregate to Zimmerman & Forshay in 170 Broadway, corner of Maiden lane. It is interesting to note that the business of Zimmerman & Forshay, which for several decades was located on Wall st, has gradually increased since the firm moved to Broadway, and this is the second time within the past six months that the tenant was forced to take additional premises to look out for their rapidly increasing business. In the Lorsch Building, 37-39 Maiden lane, the Noyes Company leased offices to Edward S. Rosenthal, and in the Masonic Building, 46 West 24th st, offices to William Gittel-son.

CHARLES F. NOYES CO. leased for the Cable Cafe & Restaurant Co. to the South & Central American Commercial Co., Inc., the four upper floors of 119-121 Pearl st, corner of Hanover, for five years from October 1, at an aggregate rental of approximately \$100,000. Extensive improvements are being made to the premises from plans of Frederick Putnam Platt, including new elevators, indirect lighting and full office equipment. The balance of the building is being equipped by the lessors for restaurant purposes.

CHARLES F. NOYES CO. leased for Countess Josephine Del Drago the 6-sty building at 64-66 Lispenard st for a term of ten years to Samuel Harris at an aggregate rental of about \$60,000; also leased for Ruland & Whiting Benjamin Corporation the store and basement at 58 Fulton st to Jacob Nelson; and at the northeast corner of 50th st and Lexington av two stores in the new building just erected by the Kalfa Realty Co. to Thomas J. McGuire et al.

PEASE & ELLIMAN have leased for the New York Title & Mortgage Co. offices at 135 Broadway to the United States Shipping Board.

PEASE & ELLIMAN have leased, furnished, for Miss Edith T. Martin to Fulton Cutting, of Boston, the 5-sty dwelling at 111 East 79th st; Pease & Elliman also leased offices in 42 West 39th st to the Peoples Playhouse Corporation; apartments in 863 Park av for Beekman F. Ilsley to George J. Gould, Jr.; in 680 Madison av for Mrs. Gertrude Stills to Colonel C. M. Bunker; in 305 Lexington av to Mrs. Luke McNamee; in 40 East 83d st to M. H. Heyman; in 9 West 70th st to Harold C. Meyer and to Mrs. Helen R. Dulles; in 344 West 12d st for Charles Griffith Moses as agent to Dr. D. A. Meret and to M. W. Barton; and in 124 West 72d st for the Park Avenue Operating Co. to Harvey Senior.

PEASE & ELLIMAN leased for 177 Broadway, Inc., the small store at 177 Broadway at an aggregate rental of \$100,000. The lease runs for a term of years and when extensive alterations are completed the space will be occupied as a jewelry store.

PEASE & ELLIMAN leased for William Stursburg to the Randolph Realty Corporation the 3-sty building at 225 East 64th st; also offices in 42 West 39th st to the Rapid Carrier Service Co.; and apartments in 535 Park av to Elizabeth B. Bowen and Dr. Louise P. Clark; in 44 Gramercy Park to Mrs. W. W. Rockhill; in 56 West 58th st to Horace G. Knowles in 1 West 68th st to L. J. Ollesheimer to F. H. Trask; in 322 West 100th st for the Donovan estate to Julius Chein; and in 383 Park av for D. L. Elliman & Co., as agents, to Donaldson Clark.

PEASE & ELLIMAN have leased for the estate of Andrew J. Connick to Mrs. M. Andrews the 5-sty dwelling at 328 West 72d st; offices in 42 West 39th st to Frank Kent and to J. L. Burger; for Julius Tishman & Sons a large apartment in 125 East 72d st to Isaac A. Bach whose house at 9 East 82d st the same brokers recently sold to Sydney A. Williams; and apartments in 115 East 82d st, now being erected by J. E. R. Carpenter, to Mrs. Horace L. Hotchkiss 3d, H. Tenenbaum and Jerome B. Greene.

PEPE & BROTHER rented an apartment at 124 Waverly pl to James A. Stoddard; sublet for Mrs. Geo. T. Lynch, her apartment furnished at 123-125 Waverly pl to W. W. Weed, rented unfurnished for Mrs. Helen Helmer an apartment at 75 West 12th st to Dr. Achille Almerini; for Mrs. L. Arnold her apartment furnished at 17 East 9th st to Captain J. H. Portugal, of Philadelphia; an apartment at 134 West 4th st to Mrs. D. Scott; for Mrs. P. A. Walsh at 258 West 4th st to Mrs. A. Christie.

RICE & HILL leased for a client for a term of years the parlor floor store at 152-4 West 45th st to Jack Mills, Inc., music publishers; also rented for a client the parlor floor store

at 152 West 45th st to the Gabriel Music Publishing Co.; for the National Shirt Shops, Inc., to the Valse Corporation the store and basement at 204 West 48th st.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased two floors in 143 Greene st to Rabinowitz Brothers & Brown; the basement at 334 Broadway to Max Garfunkel for a lunch room, and three floors at 523 Broadway to N. Schoecht & Sons; loft in 8 Greene st to Morris J. Fuchs.

M. ROSENTHAL CO. leased to Goldstein Bros. a loft at 12-16 West 27th st; to A. Bloom at 145-149 West 30th st; to Royal Ribbon Flower Co. at 30 West 36th st; to King Davidson at 32 West 34th st; to Henry Fisher at 135 5th av; to R. Vozi at 102-104 West 38th st; to the Prospect Dress Co. at 19-21 West 24th st; to E. N. Graber at 29 Great Jones st for Daniel Birdsall Co.; for the Cruikshank Co., agents, the 4th and 6th floors at 13 East 30th st to Samuel Dorf; for Carstein Linnekin, agents, space at 3-9 West 29th st to David Stein; to A. Ferguson at 224 5th av; to the Empress Dress Co. floor at 54-62 West 21st st; for the Coe estate at 233 5th av to Berman Raff.

LOUIS SCHRAG leased for the S. K. Bakery & Lunch Co., the store and basement in 344 6th av to R. E. McDonald, Inc., retail shoe dealer.

The SCHULTE CIGAR STORES leased the store at the southwest corner of 78th st and Broadway, fronting 36½ ft in Broadway and 43 ft on 78th st, for a term of 10½ years. Herbert Hecht & Co. represented the Schulte Co., and the owners were represented by Harris & Vaughan, Inc. After extensive alterations, the Schulte Cigar Co. will open up another branch store and offer the balance of the space for rent.

SHAW & CO. leased 17 West 121st st, a 4-sty dwelling, 20x100.11, for the estate of Thomas Smith to Lenora Breniff.

SHAW & CO. leased the 2-sty brick building 123 West 124th st to Kalfaan Brothers, who will conduct a carpet cleaning business.

SLAWSON & HOBBS leased for the Clark estate, Douglas Robinson, Chas. S. Brown as agents, 46 West 74th st, 5-sty dwelling to Mrs. M. B. Laffin for five years.

SPEAR & CO. leased for Ashforth & Co. store, basement and sub basement at 593 Broadway, to Washington Mills; for New York Call Printing Co., 2d floor at 112 4th av, to Paramount Engraving Co.; for Charles F. Noyes Co., 3d floor at 40 West 29th st, to Ethel Hat Co.; for William I. Rosenfeld, 5th loft at 141-5 West 17th st, to Max Greenberg Co.; 4th loft to Harry Bloom; for Sternfeld Bldg. Co., 8th loft at 317-23 East 34th st, to Interstate Shade Cloth Co.; for Harry Gardner, 6th loft at 28-30 West 25th st, to Liff Bros.; for Jacob A. Stein, 2d loft, at 54-8 East 9th st, to Marks Arnheim; for Salvatore Masella, 2d loft at 30 East 28th st, to H. & Z. Blouse Co.

FREDK SOUTHACK & ALWYN BALL, JR., rented for Crescent Realty Co. the 2d floor at 210-12 West 42d st, now in the course of construction, to Wung Tue, who will occupy the premises for the chop suey business. This lease is for a long term of years at an aggregate rental of \$150,000. Other leases are pending for the balance of this building.

FREDK SOUTHACK & ALWYN BALL, JR., leased for the Crescent Realty Co., the entire 3d floor at 210-12 West 42d st, to Joseph Xiques, who will occupy the premises as a billiard room. This lease is for a long term of years; also leased the entire building at 289 Church st, to Morris Golden.

E. TANENBAUM CORP. leased for the Broadway-Thirty-ninth St. Corp. a store and basement at the northeast corner of Broadway and 39th st, 76.6x100, for ten years. Alterations will be made dividing this into several stores. The aggregate amount of the rental is \$500,000.

LUDWIG C. TRAUBE has leased the private dwellings at 1521 Madison av, 129 East 93d st, 1462 Lexington av and 45 Macdougall st.

WM. A. WHITE & SONS leased to Astrup Mather an apartment at 183 West 73d st; to Mildred Mann at 158 Madison av, and to Philip Comstock at 77 Irving pla.

WM. A. WHITE & SONS leased to Jules de Coriolis an office 43 Exchange pl, and in conjunction with Spear & Co. the store, basement and sub-basement at 541 Broadway to Hyman Benowitz.

WM. A. WHITE & SONS leased at 206 West 52d st apartments to T. Douglas Brinkley and Frederick H. Page; at 5 East 54th st to Reba E. Minford; at 77 Irving pl to Jeanette Doty.

WORTHINGTON WHITEHOUSE (INC.) leased the residence 10 East 61st st for Percy R. Pyne, Jr., to William Taylor Middleton. Mr. Pyne acquired this property through the same brokers recently. The same brokers renewed the lease on the Castle House, 24-26 East 46th st, 5-sty building, 40x100, for the Henry Phipps estate to Evelyn Hubbell; and for Stephen H. Tyng in the Belgravia, 1 East 49th st, ground floor space to the H. M. N. Co. for offices.

WHITE-GOODMAN have leased with Horace S. Ely & Co., for a long term, the store and basement at 13-15 West 28th st to Manuel Feldman & Co., dealers in rugs and carpets, recently of the firm of Feldman Armon & Co., of Philadelphia.



Reg. U. S. Pat. Off.

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Rental, \$215,000; Net Income, \$80,000 Year.
Highest Class Fireproof Apartments
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ALEXANDER SELKIN

882 PROSPECT AVENUE

FOR SALE EAST 179th STREET

(Near Belmont Avenue)

4-Story and Basement Apartment House
Lot size, 33x98

Two 5-Room Apartments on Each Floor

Total rental..... \$3,300.00

Expenses \$1,325.00

Price \$25,000.00

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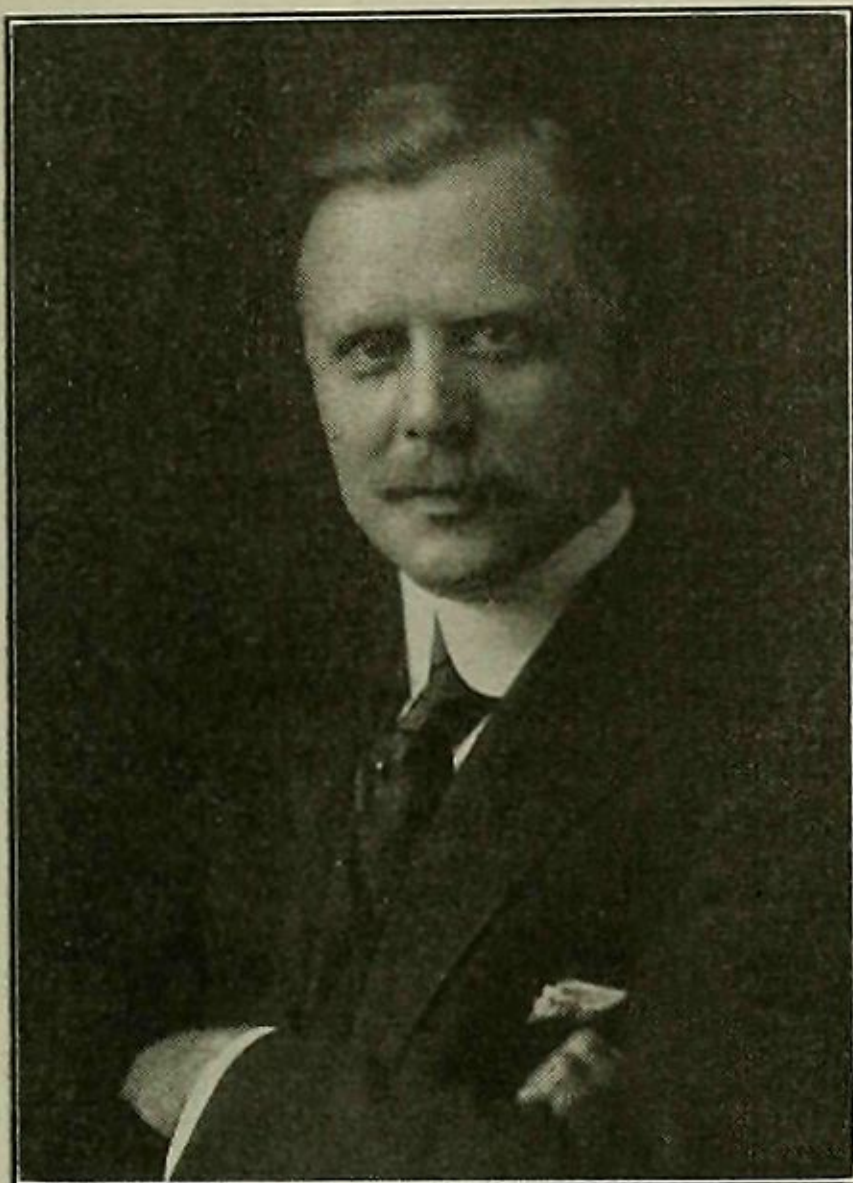
1424 FULTON STREET

AT BROOKLYN AVENUE

BROOKLYN, N. Y.

Morch Resigns Equitable Post.

Thomas Morch, vice-president of the Equitable Office Building Corporation, has resigned his office to accept a vice-presidency of the Fidelity Building Corporation, of Philadelphia. This corporation, a subsidiary of the Fidelity Trust Co., of that city, has plans under way by John T. Windrim, for the erection of a 32-story skyscraper. Mr. Morch, it is said, has been acting in a consulting and advisory capacity for the Philadelphia institution during the past two years on the preparation of plans and the matter of financial returns on the proposed structure.



THOMAS MORCH.

Mr. Morch, who is an active member of the New York Real Estate Board, has the distinction of having successfully coped with one of the greatest tasks ever assigned a renting manager—that of filling with tenants the huge Equitable Building in New York, containing a million and a quarter square feet of rentable area—and now he has an equally difficult undertaking ahead of him.

Plan Big Jamaica Factory.

The J. F. Tapley Company, book manufacturers and binders, for many years at 531-535 West 37th street, have purchased from the Long Island Railroad Co., through Albert B. Ashforth, Inc., the entire block bounded by Union Hall, Washington and Center streets, Jamaica, a plot containing about 75,000 square feet. They will begin to erect at once on this site a three-story brick and stone plant. The foundations will be strong enough to allow the addition of four additional stories, later. The deal, which was for cash, will involve in its entirety, about \$300,000.

REAL ESTATE NOTES.

O. B. POTTER PROPERTIES, INC., has moved its offices to 38 Park Row.

DANIEL J. GLEESON, formerly with the Schwencke Co., of Hempstead, has opened offices at 6909 5th av, Brooklyn, where he will conduct a general real estate and insurance business.

LOUIS L. YEARSLEY, who has just returned from fourteen months' service in France with the A. E. F., is again associated with the firm of E. T. Newman, of Brooklyn, as sales manager.

CASPER R. CALLEN, for a number of years with Samuel H. Martin, having charge of the renting department, has associated himself with Arthur C. Haggstrom at 1974 Broadway, under the firm name of Haggstrom & Callen.

Brokers Attention

Riverside Drive Plot, Vicinity 170th St. Ripe for Immediate Improvement. Size, 200x139x irreg.

BARGAIN AT \$25,000

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

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

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

PROPOSALS.

HIGHWAY WORK.

Albany, N. Y.

OFFICE OF THE STATE COMMISSION OF HIGHWAYS, ALBANY, N. Y.—Sealed proposals will be received by the undersigned at their office, No. 55 Lancaster Street, Albany, N. Y., at one o'clock p. m., on TUESDAY, JULY 29th, 1919, for the improvement of the following highways:

Chautauqua.....(one highway: 4.64)
Jefferson.....(one highway: 6.78)

AND ALSO FOR THE COMPLETION OF THE FOLLOWING HIGHWAYS:

Allegany.....(one highway: 9.07)
Cattaraugus.....(one highway: 6.98)
Cayuga.....(two highways: 3.89, 4.39)
Dutchess.....(two highways: 6.97, 6.78)
Franklin.....(one highway: 1.99)
Jefferson... (3 highways: 4.05, 14.05, 7.76)
Livington.....(one highway: 7.69)
Monroe—

(five highways: 2.92, 7.93, 5.27, 6.33 & 4.55)
Oneida.....(one highway: 5.34)
Onondaga.....(one highway: 3.06)
Orange.....(one highway: 4.03)
Schuylar.....(one highway: 6.03)
Wayne.....(one highway: 2.25)

Maps, plans, specifications and estimates may be seen and proposal forms obtained at the office of the Commission in Albany, N. Y., and also at the office of the division engineers in whose division the roads to be improved, completed and repaired are located. The addresses of the division engineers and the counties of which they are in charge will be furnished upon request.

The especial attention of bidders is called to "GENERAL INFORMATION FOR BIDDERS" on the itemized proposal, specifications and contract agreement.

FRED'K STUART GREENE,
Commissioner.

ROYAL K. FULLER, Secretary.

NOTICE TO CONTRACTORS: Sealed Proposals for Construction, Heating, Sanitary and Electric Work for Service Building and Eight Cottages for Girls' Group, and Industrial Building for Boys' Group, Construction of Underground Tunnel and Conduit, Underground Hot Water and Steam Connections and Distributing Equipment, Underground Sewer and Water Connections and Distributing Equipment, Underground Sewer and Water Connections and underground Electric Service Connections for Girls' Group at Letchworth Village, Thiells, N. Y., will be received by Frank A. Vanderlip, President, Board of Managers of Letchworth Village, 7 Wall Street, New York City, until twelve o'clock noon on Thursday, July 17th, 1919, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of the proposal. The contractors to whom the awards are made shall be required to furnish surety company bonds in the sum of fifty per cent (50%) of the amount of the contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specifications Nos. 3253, 3254, 3255, 3265, 3288, 3289, 3290, 3291, 3257, 3258, 3259, 3260, 3261, 3262, 3263 and 3264. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at Letchworth Village, Thiells, N. Y., at the Office of the Secretary, Franklin B. Kirkbride, 7 Wall Street, New York City, at the New York Office of the Department of Architecture, Room 618 Hall of Records Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of L. P. PILCHER, Capitol, Albany, N. Y., State Architect.
Dated: June 24, 1919.

NOTICE TO CONTRACTORS: Sealed proposals for Engine and Generator—Additional Power House Equipment, Brooklyn State Hospital, Brooklyn, N. Y., will be

received by the State Hospital Commission, Albany, N. Y., until 3 o'clock P. M., on Wednesday, July 23rd, 1919, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of the proposal. The contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of the contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specification No. 3295. The right is reserved to reject any or all bids. Drawings and specifications and blank forms of proposal may be consulted at the Brooklyn State Hospital, Brooklyn, N. Y., at the New York office of the Department of Architecture, Room 618, Hall of Records Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect. L. F. PILCHER, Capitol, Albany, N. Y.
Dated: June 25th, 1919.

WANTS AND OFFERS.

FOR SALE

Record and Guide for 1902 to 1916, well bound, perfect order. Stuart, 8 E. 54th St.

FOR SALE—Fancy Stock Farm and woodland, nearly 500 acres, in the Berkshires; plenty fishing and hunting; ideal situation; millionaire neighbors; prices reasonable. Prospect Farms, Becket, Mass.

WANTED—Maps showing diagram of streets and lots in black and white, Manhattan. Dwight, Archibald & Perry, Inc, 137 W. 23d St. Farr. 5360.

WE WILL PAY twenty cents each for the New York Editions of Record & Guide of May 10 and June 7, 1919. Record and Guide.

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BROOKLYN, NEW YORK

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 July 2 to July 8	1918 July 5 to July 11
Total.....	278	103
Assessed Value.....	\$19,832,050	\$8,305,800
No. with consideration.....	29	11
Consideration.....	\$1,598,315	\$326,050
Assessed Value.....	\$1,394,650	\$617,500
Jan. 1 to July 8 Jan. 1 to July 11		
Total No.....	4,758	3,354
Assessed Value.....	\$271,973,000	\$198,142,680
No. with consideration.....	648	534
Consideration.....	\$25,885,175	\$25,246,563
Assessed Value.....	\$26,940,700	\$26,698,900

Mortgages.

	1919 July 2 to July 8	1918 July 5 to July 11
Total No.....	175	33
Amount.....	\$7,422,295	\$725,650
To Banks & Ins. Cos..	23	3
Amount.....	\$1,790,000	\$24,500
No. at 6%.....	83	13
Amount.....	\$2,879,495	\$227,450
No. at 5½%.....	34	2
Amount.....	\$1,396,550	\$25,500
No. at 5%.....	35	9
Amount.....	\$1,463,000	\$146,000
No. at 4½%.....	1	.....
Amount.....	\$210,000	.....
No. at 4%.....	.....	1
Amount.....	.....	\$1,500
Unusual Rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	22	8
Amount.....	\$1,473,250	\$325,200
Jan. 1 to July 8 Jan. 1 to July 11		
Total No.....	2,420	1,333
Amount.....	\$70,597,897	\$35,505,941
To Banks & Ins. Cos..	424	236
Amount.....	\$27,394,750	\$18,160,543

Mortgage Extensions.

	1919 July 2 to July 8	1918 July 5 to July 11
Total No.....	30	28
Amount.....	\$1,878,500	\$1,281,417
To Banks & Ins. Cos..	11	10
Amount.....	\$1,593,000	\$467,250
Jan. 1 to July 8 Jan. 1 to July 11		
Total No.....	710	700
Amount.....	\$46,814,595	\$50,878,949
To Banks & Ins. Cos..	377	261
Amount.....	\$37,155,050	\$27,838,107

Building Permits.

	1919 July 3 to July 9	1918 July 6 to July 12
New Buildings.....	3	4
Cost.....	\$111,000	\$112,800
Alterations.....	\$384,900	\$167,925
Jan. 1 to July 9 Jan. 1 to July 12		
New Buildings.....	180	109
Cost.....	\$24,267,336	\$6,793,450
Alterations.....	\$11,630,135	\$5,449,467

BRONX.

Conveyances.

	1919 July 2 to July 8	1918 July 5 to July 11
Total No.....	221	105
No. with consideration.....	7	11
Consideration.....	\$119,675	\$38,750
Jan. 1 to July 8 Jan. 1 to July 11		
Total No.....	3,990	2,434
No. with consideration.....	292	323
Consideration.....	\$3,542,121	\$3,085,034

Mortgages.

	1919 July 2 to July 8	1918 July 5 to July 11
Total No.....	138	49
Amount.....	\$730,275	\$437,265
To Bank & Ins. Cos..	.....	1
Amount.....	.....	\$8,000
No. at 6%.....	90	23
Amount.....	\$490,800	\$56,400
No. at 5½%.....	20	5
Amount.....	\$107,150	\$16,990
No. at 5%.....	73	12
Amount.....	\$105,825	\$85,500
No. at 4½%.....	.....	1
Amount.....	.....	\$175
Unusual Rates.....	1	.....
Amount.....	\$7,500	.....
Interest not given.....	4	8
Amount.....	\$19,000	\$278,200

Jan. 1 to July 8

Jan. 1 to July 11

Total No.....	2,075	1,037
Amount.....	\$14,791,617	\$6,330,200
To Banks & Ins. Cos..	107	46
Amount.....	\$1,511,562	\$809,292

Mortgage Extensions.

	1919 July 2 to July 8	1918 July 5 to July 11
Total No.....	10	9
Amount.....	\$82,700	\$82,300
To Banks & Ins. Cos..	1	1
Amount.....	\$6,000	\$30,500
Jan. 1 to July 8 Jan. 1 to July 11		
Total No.....	359	210
Amount.....	\$7,424,085	\$4,238,162
To Banks & Ins. Cos..	122	49
Amount.....	\$3,762,750	\$1,269,750

Building Permits.

	1919 July 2 to July 9	1918 July 4 to July 11
New Buildings.....	26	2
Cost.....	\$398,750	\$22,500
Alterations.....	\$20,300	\$27,090
Jan. 1 to July 9 Jan. 1 to July 11		
New Building.....	272	134
Cost.....	\$8,099,090	\$2,752,550
Alterations.....	\$794,546	\$326,365

BROOKLYN.

Conveyances.

	1919 June 24 to June 30	1918 July 3 to July 10
Total No.....	1,163	668
No. with consideration.....	65	47
Consideration.....	\$435,685	\$307,015
Jan. 1 to June 30 Jan. 1 to July 10		
Total No.....	22,195	11,922
No. with consideration.....	1,193	869
Consideration.....	\$13,566,747	\$6,877,571

Mortgages.

	1919 June 24 to June 30	1918 July 3 to July 10
Total No.....	876	410
Amount.....	\$2,957,331	\$1,202,102
To Banks & Ins. Cos..	76	33
Amount.....	\$397,650	\$138,050
No. at 6%.....	652	269
Amount.....	\$1,996,922	\$579,704
No. at 5½%.....	177	71
Amount.....	\$833,215	\$352,680
No. at 5%.....	21	41
Amount.....	\$65,435	\$161,343
Unusual rates.....	2	3
Amount.....	\$6,200	\$8,300
Interest not given.....	24	26
Amount.....	\$55,559	\$100,075
Jan. 1 to June 30 Jan. 1 to July 10		
Total No.....	15,150	6,824
Amount.....	\$56,530,289	\$23,420,873
To Banks & Ins. Cos..	1,059	739
Amount.....	\$7,211,684	\$3,704,240

Building Permits.

	1919 July 1 to July 8	1918 July 5 to July 11
New Buildings.....	89	63
Cost.....	\$1,515,150	\$461,950
Alterations.....	\$101,030	\$136,315
Jan. 1 to July 8 Jan. 1 to July 11		
New Buildings.....	5,118	1,724
Cost.....	\$38,094,450	\$11,869,801
Alterations.....	\$4,274,416	\$2,310,458

QUEENS.

Building Permits.

	1919 July 1 to July 8	1918 July 5 to July 11
New Buildings.....	172	53
Cost.....	\$696,210	\$133,310
Alterations.....	\$56,320	\$26,463
Jan. 1 to July 8 Jan. 1 to July 11		
New Buildings.....	3,915	1,331
Cost.....	\$17,996,435	\$4,301,984
Alterations.....	\$1,327,153	\$798,338

RICHMOND.

Building Permits.

	1919 July 1 to July 8	1918 July 5 to July 11
New Buildings.....	.....	40
Cost.....	.....	\$13,305
Alterations.....	.....	\$8,068
Jan 1 to July 8 Jan. 1 to July 11		
New Buildings.....	559	315
Cost.....	\$682,062	\$727,138
Alterations.....	\$69,371	\$237,896

BUILDING SECTION

No Price Fixing By Material Dealers' Association

Members Say Organization Was Effected to Obtain Credit Information and Other Legitimate Business Purposes

WITHOUT the organizations that have been formed to safeguard the manifold interests of the building industry and which have through their co-operative measures been able to bring about many beneficent results, it is extremely doubtful whether the building situation would be experiencing the prospective return of prosperity that it is today.

As a result of testimony brought out at recent hearings before the Aldermanic Welfare Committee and the Mayor's Committee on Rent Profiteering, the threat is made that the District Attorney may be asked to take further action tending to dissolve the organization known as the Association of Dealers in Masons' Building Materials. Some asserted that through the workings of this association the market price of building materials and supplies have been kept up, that the members of the organization have banded together and have manipulated costs to an extent that selling prices to consumers have been grossly increased to the point of profiteering. They also claimed that some dealers are prohibited from obtaining membership in the organization and are furthermore excluded from doing business with members. The claim was made that the association practically amounts to a trust in which only certain of the elect may obtain admittance, and that the members are profiteers.

The dealers themselves have considerable to say upon this subject. Upon their part, a denial of these unfounded charges is unnecessary. The members of the association are individuals who have for many years enjoyed the confidence and patronage of the building public. They are without exception men of affairs who have been active and diligent in business either as manufacturers or dealers for years, and who from their experience decided that, as their business had many hazardous angles, the only manner in which their best interests could be conserved was by the formulation of an organization that would offer facilities for co-operation and which furthermore would make it possible for members as individuals and firms doing what might be considered a hazardous business to organize for their self-protection against unscrupulous purchasers.

That new members are not wanted in the organization is emphatically denied, but those seeking admittance must meet the requirements of the organization. In this the Association of Dealers in Masons' Building Materials differs in no manner from the procedure of obtaining membership in any other first class organization or club which seeks to uphold the best interests of its business or profession.

It may be interesting here to quote from the Chapter on Membership of the By-laws of the Association:

Section 1.—Individuals over the age of twenty-one years who are dealers in masons' building materials in the City of New York, manufacturers of masons' building material supplies having an office in said city, agents of such manufacturers having an office in said city, commission merchants in masons' building material supplies having an office in said city, officers of corporations and members of firms who are such dealers, manufacturers, agents or commission merchants, shall be eligible to membership in this association.

Within the meaning of this Article a dealer in masons' building materials is a person, corporation or firm, occupying

a yard or yards in the city of New York, in which to receive or store and from which to sell and deliver masons' building materials at retail.

As in the membership clause of any other organization, the right is reserved to reject any applicants when good and sufficient reasons are presented, and in this, the association does not differ.

As to the contention that the organization is for the purpose of making and retaining prices at a regulated level, Wright D. Goss, former president of the association, and president of the Empire Brick & Supply Company, was most emphatic that this was not the case. In discussing the contention of those directing the investigation for the committees, Mr. Goss said to a representative of the Record and Guide:

"We are not an association of profiteers; neither is our organization designed for the purpose of fixing and maintaining certain prices for the materials handled by our members. The paramount reason for the organization was that owing to the hazards of credit commonly encountered in the building business, the dealers in masons' building supplies found it necessary and expedient to form some sort of an organization whereby reputable dealers might co-operate for their common protection against the unscrupulous men of doubtful standing and credit. Otherwise these might possibly be in a position to buy promiscuously, if no brake was put upon their purchasing power. Our losses would be enormous.

"Our organization first of all obtains and disseminates among its membership information as to the credit of those doing or attempting to do business with us. If the reports are satisfactory we sell materials; if the prospective buyer's credit is not satisfactory we do not sell him. That is all. It is by means of this measure for self-protection that we have kept the cost of materials down and practically stabilized. If it were not for the brake put upon promiscuous purchases by our association, and if every dealer acted independently in selling to the trade, the percentage of losses of all of us would be materially greater than it is today, and as a result we would be compelled to individually increase our selling prices to consumers in order to offset the losses entailed by selling to builders of doubtful standing or credit.

"The charge that we are profiteers is unfounded. It is easily proven that through the activities of our organization the prices of materials are lower today than they would be if there was no such association. The only foundation for the claim of price fixing is by the fact that prices for building commodities show a marked similarity among practically all of the dealers who are members of the association. This, however, is practically a direct result of the action of the Federal Government during the emergency of war. Material manufacturers were asked by Government officials both as individuals and as members of an accredited association to exert every possible effort to stabilize the market and to hold prices where they would have a tendency to stimulate building activity after the armistice was signed and restric-

(Continued on page 54)

Telephone Company to Spend \$26,000,000 in New York

Outlay Will Provide Many Improvements to Buildings, Equipment and Personnel to Return Service to Pre-War Efficiency

THE New York Telephone Company is developing an extensive program of reconstruction to restore the telephone service in New York City to the high level of efficiency maintained prior to the world war. In order to accomplish this, the measures proposed will require the expenditure of more than \$26,000,000 for improvements to plant, equipment and personnel.

According to a recent statement of F. H. Bethel, Vice-President of the New York Telephone Company, the contemplated reconstruction program will involve the following outlays during the coming months: \$1,250,000 for new toll board; \$950,000 to complete additions to central office equipment already underway; \$3,250,000 for new buildings and additions to existing structures; \$12,000,000 for new central office installations and additions to existing installations; and \$9,300,000 for station equipment and extensions to outside plant. The total of these projected improvements amounts to \$26,525,000, all of which is to be expended within the boundaries of the Metropolitan district and the major portion will be spent in Greater New York.

It is with the item of \$3,250,000 to be expended for new buildings and additions and alterations to existing structures that this article is chiefly concerned. Already a part of this work has been started and during the past week or so general contracts have been awarded to builders for three important operations that will be immediately commenced. Plans are rapidly being developed by McKenzie, Voorhees & Gmelin, architects for all of the local building projects of the New York Telephone Company, for a number of other new structures and additions to existing buildings that will be given to builders for estimates in the near future, and it is anticipated that contracts for their construction will be placed before the end of the summer months.

All of the building operations of this company are handled by a department especially organized for this work. Its personnel is made up of trained real estate men and experts in building construction, who are able to command the best results in equipment and management of these structures for a highly-specialized business. Although the buildings erected for the exclusive use of the New York Telephone Company vary to some extent in design and plan, according to their size and location, they are uniform in the high type of construction demanded, in their fireproof qualities and in their provisions for the safety and convenience of the employees they house.

The company recently awarded general contracts that total approximately \$2,000,000 for new construction in this city. The Cauldwell-Wingate Company obtained the contract for the seven-story addition to the Bowling Green Exchange in Broad Street. This contract alone involves about \$1,000,000. The project is located at 104 Broad Street, 14 to 16 Water street and extends through to Pearl street. The building as it stands today is nine stories in height, with basement, with ground dimensions of approximately 100x150 feet. When the addition is completed the structure will have a height of sixteen stories, making it one of the largest branch telephone exchanges in the world.

The Cauldwell-Wingate Company also recently obtained the general contract for the construction of a new building for the Borough Park Exchange in Brooklyn. This structure will be located at the southeast corner of Fourteenth avenue and 41st street and will be two stories in height, with basement. It will have dimensions of 100x143 feet. The cost will be approximately \$220,000.

Another building contract recently placed by the company was obtained by H. H. Oddie for the new structure to house the Tremont and Melrose exchanges in the Bronx. This pro-

jects is to occupy the northwest corner of 167th street and Grand View place and will be six stories in height, with basement, on a plot 115x102 feet. The operation will require the expenditure of approximately \$400,000 for building, exclusive of mechanical and electrical equipment.

Probably the largest and most important of the new buildings scheduled and for which the plans are well advanced is the new five-story exchange to be located at 227 to 243 East 30th street, through to 224 to 244 East 31st street. The plot measures approximately 75x100 feet and the cost of construction will be about \$500,000. Improvements are planned to the building now housing the Bay Ridge Exchange in the south side of 51st street, 100 feet west of Fourth avenue Brooklyn. This projects involves the addition of one story to the present three-story structure and will cost about \$17,000. Plans have been prepared for a two-story addition to the existing four-story exchange, 55x94 feet, at 110 to 114 East 58th street at a cost of \$35,000 and it is proposed to add six stories to the Rhinelander Exchange in East 79th street and two stories to the St. Nicholas Exchange in West 175th street. The plans for these projects are now being prepared by McKenzie, Voorhees & Gmelin and will be presented to builders for estimates as soon as they are finished.

No Price Fixing by Material Dealers

(Continued from page 53)

tions as to civil construction lifted. Take the instance of common brick. The Government asked for our costs and as an organization we were in a position to give a schedule of manufacturing costs lower than those submitted by brick manufacturers in any other district in the country. After the Federal expert accountants had gone over these cost sheets we were told there was no evidence of profiteering, and that the price we were quoting was quite reasonable. These prices were based upon the costs of the 1917 manufacturing year. Last year, and again this season, the costs have advanced materially, yet we have not increased in proportion the price of brick to consumers. There is no doubt that owing to the increased demands of labor, both in making brick and in transporting and delivering to jobs, that we would be justified in advancing the price at wholesale to at least \$16.50 a thousand, alongside, but as our membership is and has been determined to make every effort to stimulate building activity, we have sought to keep the price of common brick stabilized at the \$15 level, as it has maintained for some time, until it is impossible for us further to sell at this figure. This does not look like profiteering to us or to any fair minded manufacturer or business man.

"What has occurred in the case of common brick has also transpired in other instances where masons' building supplies are concerned. Some time ago material dealers voluntarily reduced the selling price of Portland cement to consumers in order to stimulate buying activity. That was before the manufacturers announced a reduction to us. We, as dealers, were determined to do our share to help along a situation that from angles was considered almost hopeless. This is not profiteering, and if there had been no organization of dealers willing to co-operate, no such action would have been possible. It is unnecessary here to enumerate further what we have accomplished as an association for the benefit of the building industry in the Metropolitan district. We are organized under the laws of the State of New York. Our charter is sound. We are working for the best interests of our membership and the building trades as an industry, and will continue to do so just as long as we remain in business."

Week's Record Shows Many Building Contracts Awarded

Despite Falling Off in Amount of Construction Being Planned the Local Situation Is Unusually Active

ALTHOUGH the record of proposed new building and engineering construction for the week of June 28 to July 5 inclusive for New York State and New Jersey, north of Trenton, shows a decided falling off when the total is compared with the figure for the week previous, there was a gain in the amount of work in the hands of contractors for estimates that offsets to some extent the reduction in the volume of building being planned. The record of contracts awarded is approximately \$1,000,000 less than the total for the week previous, but this drop is not sufficient to affect the average for the past month or six weeks.

Last week the total of new construction being planned amounted to \$5,943,500 as compared with \$28,702,900 for the week previous. The work out for estimates, however, represents an outlay of \$11,787,590 and shows a gain of approximately \$6,500,000 when compared with the total of the week before. Last week the contracts awarded numbered 237 and were valued at \$18,191,338 as compared with 267 operations representing an expenditure of \$19,140,851 during the week of June 21 to 28 inclusive.

Statistics compiled by the F. W. Dodge Company for the week of June 28 to July 5 show that the 225 buildings reported as being planned were grouped as follows: 1 hotel,

\$11,000; 15 Federal, State and municipal projects, \$1,864,000; 16 stables and garages, \$19,520; 16 factory and industrial buildings, \$526,000; 3 public improvements, \$107,000; 160 residential buildings including apartments and one and two-family dwellings, \$2,486,000; 7 churches, schools and theatres, \$588,000 and 7 store, office, loft and banking buildings, \$142,000.

The 130 operations valued at \$11,787,590 out for estimates were sub-divided as follows: 1 bridge, \$250,000; 18 Federal, State and municipal operations, \$4,347,000; 8 stables and garages, \$106,000; 12 factory and industrial projects, \$1,244,000; 30 public improvements such as street openings, paving, sewer construction and installation of light and water mains, \$1,404,500; 44 residential buildings, including multi-family houses and one and two-family dwellings, \$3,418,000; 8 churches, schools and theatres, \$464,000, and 9 store, office, loft and banking buildings, \$554,090.

The 237 projects for which general contracts were awarded during the week included 1 bridge, \$26,349; 1 hotel, \$25,000; 10 Federal, State and municipal projects, \$3,062,000; 10 stables and garages, \$189,500; 32 factory and industrial buildings, \$1,048,000; 30 public improvements, \$7,604,410; 102 residential operations of various types, \$1,332,500; 25 churches, schools and theatres, \$4,399,079, and 26 store and office buildings, \$504,500.

PERSONAL AND TRADE NOTES.

Henry J. Nurick, architect, announces that he has recently moved his offices from 957 Broadway to more commodious quarters at 772 Broadway, Brooklyn.

Justus D. Doenecke & Son, building contractors, formerly located at 35a Kosciusko street, have moved their offices to 367 Fulton street, Brooklyn.

Star Expansion Bolt Co., 147 Cedar street, announces that it is marketing a spring hammer drill provided with an automatic drill turning mechanism for drilling holes in brick, concrete and stone.

Elliot Reid, formerly assistant to the general manager, has become sales manager of the Westinghouse Lamp Company, New York, and in that capacity will be responsible for the commercial activities of the company in both large and miniature classes of lamps in domestic territory.

Board of Appeals Takes Recess.

Having disposed of all cases filed up to June 20, except a few that had to be laid over for additional information, and having reduced the total number of pending cases, including those filed up to July 2, to 82, the Board of Appeals and the Board of Standards and Appeals took a recess, after the meetings on July 1, and will resume sessions on July 22.

The office of the board will open daily as usual for the receipt of appeals and petitions. These boards, starting the year with 70 cases pending, have received 504 new appeals and petitions and have reopened 51 cases, making a total of 625 cases.

The Board of Appeals held 39 meetings in the six months and the Board of Standards and Appeals 12 meetings, and disposed of 543 cases, leaving 82 cases pending, all of which have been set down for hearing between July 22 and August 5.

In 343 of the 543 cases relief was granted to property owners.

In all cases the action of the board was recorded in the Bulletin on the Tuesday following the meeting, and this action was certified the same day to the administrative officials and to the appellant.

The disposition of the cases was as follows:

SUMMARY.

Cases pending January 1, 1919.....	70
New cases filed up to July 2.....	504
Cases reopened	51
Total	625
Disposed of	543

Cases pending July 2..... 82

DISPOSITION OF CASES.

Withdrawn	47
Dismissed	15
Denied	128
Granted	330
Resolutions amended	9
Permission rescinded	1
Rules adopted	6
Method of Test Prescribed.....	1
Tests	4
Request for Amendment of Rules	
Denied	1
Resolution on legislative bill.....	1
Total	543

Big Apartment Hotel Financed.

Another costly apartment hotel is to be built in New York City. It will be called the Hotel Stratford and will cost at least \$1,700,000. The total valuation of the land and building is placed at \$2,175,000. S. W. Straus & Co. have underwritten a first mortgage 6 per cent. serial bond issue of \$1,400,000 on the property.

The new hotel will be erected at the northwest corner of 74th street and West End avenue. It is directly across the street from the Charles Schwab property, and will face the lawn surrounding the Schwab mansion. The land fronts 100 feet on 74th street by 142 feet on West End avenue.

The new hotel will be fourteen stories in height and will contain about 360 guest rooms and 225 baths besides a spacious public lobby, writing rooms, restaurant and all the other facilities of an exclusive modern hotel. The rooms will be arranged in two, three and four room suites, each suite with its own foyer. Plans are now being prepared by Schwartz and Gross, architects. It is planned to make the hotel a structure of distinctive beauty, and to this end it will be constructed of brown Roman brick with terra cotta and stone trimming.

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.

National Hardware Association and the American Hardware Manufacturers' Association will hold a joint convention at the Marlborough-Blenheim Hotel, Atlantic City, N. J., October 15 to 17, inclusive.

Building Material Dealers' Association of Westchester County has planned to hold its annual outing Tuesday, July 15, at Huckleberry Island, N. Y., which is part of the summer home of the New York Athletic Club. An interesting program of events, including a ball game, has been prepared, which will be followed by a dinner. Secretary Tracy Cowen, care of the Mahlstedt Lumber Co., New Rochelle, N. Y.

Thompson-Starrett Co. Achievements.

The Thompson-Starrett Co., New York, Chicago and Pittsburgh, has published two handsome books illustrative and descriptive of the work which it has done in the past two years, both in the nature of peace and war activities. One of the books, entitled "Building for Victory," carries an article by Col. W. A. Starrett, reprinted from the November, 1918, number of Scribner's Magazine, this article having largely to do with the work of the company in building the town of Nitro, W. Va. Reference also is made to the company's record in building the Army cantonment at Yaphank, Long Island, in 100 days. The \$50,000,000 powder plant and housing project at Nitro, W. Va., was built by the Thompson-Starrett Co., under the direction of D. C. Jackling, acting as director of explosives for the Secretary of War. This plant and town covered a site of 1,900 acres, and upward of 20,000 men were on the payroll. In round figures, it took 35,000 cars to deliver material at the site.

CURRENT BUILDING OPERATIONS

PROBABLY no better evidence of the present state of activity in the building situation in Greater New York is obtainable than the semi-annual statement of the Bureau of Buildings showing the number and valuation of the plans filed for new building operations.

The total amount of money represented by the plans filed with the building bureaus of the five boroughs of New York City for the first six months of 1919 is approximately \$106,000,000, as compared with \$37,562,598 for the same period of last year. Brooklyn leads all other boroughs with a total of \$44,662,500, as compared with approximately \$17,500,000 for the first half of 1918. In Manhattan plans were filed for a total of 182 new building projects representing a valuation of \$24,035,486, and filings for alterations numbered 1,825, with a total estimated cost of \$11,192,156. The total for Manhattan for the first six months of the current year is \$35,227,642, as compared with a total of \$11,939,328 for the first half of 1918. Figures for the months of June, 1919, showed a vast increase over the totals for June, 1918. Last month plans were filed in the department for 426 new building projects to cost approximately \$10,700,286, as compared with 25 plans representing a valuation of \$1,215,000 filed in June a year ago. Alteration projects in June jumped from 225 valued at \$1,038,580 last year to 399, estimated to cost \$2,748,595. The total of new building and alteration projects for June jumped from \$2,253,689 in 1918 to \$13,448,881 in 1919. In the boroughs of the Bronx, Queens and Richmond there were also substantial increases reported by the Bureau of Buildings over the totals for the first six months of last year, and, according to the predictions of the Superintendents of Buildings in these boroughs, there is now every indication of a further increase in the number and valuation of plans filed during the balance of this year, making 1919 one of the busiest on record.

Common Brick.—There was a considerable amount of business in the wholesale market for Hudson River common brick this week with a total of twenty-four loads disposed of and consigned to various points in the Metropolitan district. Brooklyn leads in the demand for common brick and accounted for fifteen of the twenty-four barge loads sold this week. At the present time the market is cleaned out, there being no brick left over. That need not cause any anxiety, however, as there is a sufficient amount of brick now in transit to fill all of the demands of the

coming week, and the yards along the river are ready to ship as rapidly as the demand warrants. Prices are firm at \$15 a thousand, and although increases from this level are being spoken of there is no reason to predict that they will come for some time.

Summary.—Transactions in the North River common brick market for the week ending Friday, July 11, 1919. Condition of market: Demand increased, prices firm and unchanged. Quotations, Hudson Rivers, \$15 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 19; sales, 24. Distribution, Manhattan, 5; Brooklyn, 15; New Jersey points, 3; Yonkers, 1.

Lumber.—The local markets, both wholesale and retail, are evidencing marked firmness and there is every indication of a continuation of this condition for some time to come. The demand for lumber is growing daily, and is becoming more general. Building interests are the most prominent factors at this time, although manufacturing consumers are taking a large amount of lumber for their uses. The suburban districts adjacent to this city all show a continuation of that activity that has marked the past few months, and demand from this source is not expected to fall off to any extent until late next autumn. The whole situation is active, and prices are steadily advancing.

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"....	—	—
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	—
Smooth Buff	42.00 to	—
Rough Gray	45.00 to	—
Smooth Gray	45.00 to	—
Colonials	25.00 to	—

Cement—Delivered at job site, in Manhattan, Bronx, Brooklyn and Queens: Domestic Portland cement, per bbl...**\$3.25** Rebate for bags, 15c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

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

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

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries.....	\$2.25
Bronx deliveries.....	2.50

Hollow Tile—

Exterior—not used in Manhattan; quotations only on specific projects. Interior—Delivered at job site in Manhattan, south of 72d street.

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

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

Lath—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn & Queens.**\$7.00** 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)

Plaster—

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

NUMBER THREE

This advertisement is number three of a series introducing Colonial Paints and Varnishes. Number four will deal with our Vel-Ve-Tar Concrete Floor Paint.

NEVA-LEKE ROOF PAINT—unlike all other paints—contains no oil and cannot dry out. Its elasticity allows for the contraction and expansion of metal roofs without breaking up. It can be applied on wet surfaces, will not crumble or peel. Is unaffected by weather conditions and sheds rain and stops leaks like rubber. It is an absolute preservative and can be used for any purpose whatever where it is desired to keep water out. One gallon covers seventy-five square feet.

Let us send you all the facts about Neva-Leke Roof Paint.

COLONIAL WORKS

NEW YORK OFFICE, WOOLWORTH BUILDING
FACTORY—BROOKLYN, N. Y.

For Old and New Buildings—Call For
NEVA-LEKE ROOF PAINT
The storm-resisting, elastic surfacing. Water-proof ten-year preventative.



MATERIALS AND SUPPLIES

It is said that a serious shortage has developed in some lines, and, according to the number of inquiries current, there is likely to be some difficulty in filling future orders. J. B. Tisdale, representing one of the leading building material and supply firms in Queens, recently stated that according to advices from a number of Western manufacturers of sash, doors and trim, that no more orders will be taken by them for the next three months. Mr. Tisdale further stated that the conditions created by the growing shortage of essential building materials will be a serious setback to progress.

Structural Steel.—Orders from building sources have increased to some extent, but

the volume of buying is not up to that anticipated by the producers. The prospects for a large amount of business from the building industry, especially in the East, have been bright, and according to the number of plans being prepared and the volume of new construction at present being estimated, it would seem as though the steel interests would not be disappointed. The most important single order for fabricated material for building purposes placed in the New York district since the signing of the armistice was that awarded by Irons & Todd, contractors for the new Cunard Steamship Building in lower Broadway, to the American Bridge Co. This award was for approximately

11,000 tons of steel shapes. There has recently been some other awards for new operations in Manhattan with a large amount of work likely to be let during the next week or so. Mill quotations remain unchanged.

Cast Iron Pipe.—The market has been particularly dull during the past week and no business of importance, either from municipal or private sources, has been reported. There has been a large amount of work planned that will require heavy tonnages of this material, but there has been considerable hesitancy in starting these operations. Current New York quotations are, 6-in. and heavier, \$50; 4-in., \$53, and 3-in., \$60.

Linseed Oil.—A sharp advance in the price of linseed oil occurred during the past week, bringing current quotations up to \$1.98 per gallon in lots of five barrels or more and \$2.01 for less than five barrel lots. The upward price trend is caused both by the increased consuming demand and the growing scarcity of flaxseed for the Eastern crushers. Building interests are strong factors in the market at this time, and orders from this source are expected to increase in volume rather than decrease during the coming months.

Window Glass.—At the recent conference of plate and window glass manufacturers held at Atlantic City the producers were confident that the coming months would mark a return of normal business, and the meeting in general was optimistic in temperament. Despite the present light demand for glass the manufacturers are of the opinion that the tide has turned, and that with the increased amount of building that is now active and the prospects for a vast amount in addition to be started during the remainder of the year that the trade will materially improve. The price situation is practically the same as it has been, and no changes in the schedule of discounts is reported.

Wire Nails.—Demand resulting from the recent enlarged volume of building activity noticeable in practically all sections of the United States has firmed up the market considerably, and during the past week an excellent showing has been made. Large buyers of wire nails are making a determined effort to protect themselves and are making sixty-day contracts where possible in anticipation of a sharp increase in price. New York quotations are \$4.10 to \$4.25 base per keg in or out of store.

Cut Nails.—Manufacturers report a considerable increase in demand for cut nails, and in general the prospects of the industry are better than they have been for some time past.

IN THE METROPOLITAN MARKETS

Plaster Blocks—

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

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:
27x28x1 in. \$0.35 each
27x48x 1/4 in. 0.32 each
32x36x 1/4 in. 0.21 each
32x36x 3/8 in. 0.21 each
32x36x 1/2 in. 0.23 1/2 each

Sand—
Delivered at job in
Manhattan \$1.85 to \$2.25 per cu. yd.
Delivered at job in
Bronx 1.85 to 2.25 per cu. yd.

White Sand—
Delivered in Manhattan.... \$4.00 per cu. yd.

Broken Stone—
1 1/2 in., Manhattan delivery. \$3.25 per cu. yd.
Bronx delivery 3.50 per cu. yd.
3/4 in., Manhattan delivery.. 3.25 per cu. yd.
Bronx delivery 3.50 per cu. yd.

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

Structural Steel—
Plain material at tidewater; cents per pound:
Beams & channels up to 14 in. \$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. ... \$47.00 to \$65.00
Hemlock, Pa., f. o. b. N. Y.

Base price, per M. \$41.00 to —
Hemlock, W. Va., base price,

per M 41.00 to —
(To mixed cargo price add freight \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered) .. \$40.00 to \$45.00

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 17.00 to —

Cypress shingles, 6x18, No. 1 Prime 15.00 to —

Quartered oak 135.00 to \$145.00

Plain oak 95.00 to 100.00

Flooring:

White oak, quart'd, select. 99.50 to —

Red oak, quart'd, select... 99.50 to —

Maple No. 1. 69.50 to —

Yellow pine, No. 1, common flat 54.00 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. \$1.98 to —

Less than 5 bbls. 2.01 to —

Turpentine—

Spot in yard, N. Y., per gal. \$1.12 to —

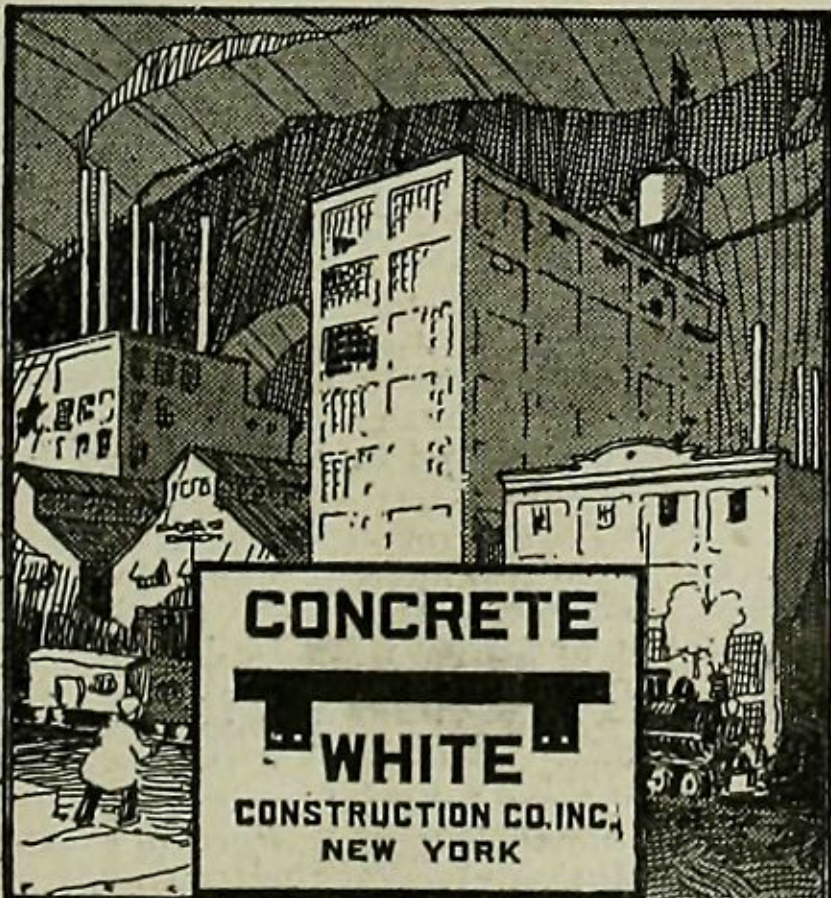
Let WHITE Build It of CONCRETE

A Plant Without Lost Motion

KAYSER GLOVES—you see thousands of people wearing them. Because thousands more want them Julius Kayser & Co. found it necessary to erect a new plant.

It is a plant where there is no lost motion, economically laid out and economically built. That their engineer, Mr. William Higginson, "Let WHITE Build It of CONCRETE" is a tribute to our organization.

If you are faced with the need of increased space in quick time, let us demonstrate how well we are equipped to serve you. If your plans are indefinite, let our engineers with years of broad experience in industrial construction, make suggestions or let them consult with your architect. You won't be under any obligation. Better make an appointment today.



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NEW YORK

ENGINEERS & CONTRACTORS FOR INDUSTRIAL OPERATIONS

Geo. A. Fuller Company

Fireproof Building Construction

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Philadelphia	Chicago
Chattanooga	Detroit
Kansas City	Milwaukee
Montreal, Can.	Atlanta
Winnipeg, Can.	Toronto, Can.



**SPRINKLER
SUPERVISORY SERVICE
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EQUIPMENT**

Installed as a Local System
or for Central Office Service

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SPECIAL BUILDING
SIGNAL SERVICE
AUTOMATIC
FIRE ALARM CO.**

416 Broadway
New York City
FRANKLIN 4188

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

56TH ST.—Samuel Cohen, 32 Union sq, has completed plans for alterations to the 7-sty brick tenement, 50x85 ft, at 342-344 West 56th st for L. & A. M. Pincus, 200 West 54th st, owners and builders. Cost, \$9,000.

71ST ST.—Plans have been prepared privately for a 9-sty brick and limestone apartment, 66x102 ft, at 221-227 West 71st st for the 225 West 71st St. Corp., Anthony Paterno, president, 601 West 115th st, owner and builder. Details will be available later.

188TH ST.—The Wheeler Construction Co., Inc., care of George B. McNally, 7 East 42d st, has bought five lots in the north side of 188th st, 125 ft east of St. Nicholas av, and contemplate the construction of two 5-sty brick apartments, each 63x88 ft. The owner is now ready for bids on materials and sub-contracts.

DWELLINGS.

67TH ST.—Stern & Wolfe, 569 5th av, have completed plans for alterations and additions to the 5-sty brick and limestone residence, 20x77 ft, at 49 East 67th st, for William E. Bruyn, 49 East 67th st, owner. Cost, about \$30,000.

11TH ST.—P. J. Murray, 141 East 40th st, has completed plans for alterations to the 4-sty brick dwelling, 26x57 ft, at 23 East 11th st for Preston Player, 23 East 11th st, owner. Cost, \$6,000.

92D ST.—Samuel Cohen, 32 Union sq, has furnished plans for alterations to the 4-sty brick dwellings, 20x50 ft, at 319 West 92d st for the Excellent Holding Co., owner, care of architect. Cost, \$4,000.

56TH ST.—C. D. Cooley, 38 Park pl, is preparing plans for alterations to the 4-sty brick and stone residence at 70 East 56th st for the 70 East 56th St. Co., Inc., C. F. Rowe, 38 Pine st, owner. Cost, \$20,000.

FACTRIES AND WAREHOUSES.

VARICK ST.—Helmle & Corbett, 190 Montague st, Brooklyn, have been retained to prepare plans for an 8 or 10-sty brick factory, 175x65 ft, to occupy the block front in the east side of Varick st, between Watts and Grand sts, for the Fletcher Castoria Co., 250 West Broadway, owner. Details will be available later.

HALLS AND CLUBS.

44TH ST.—The National Committee, Phi Gamma Delta Fraternity, contemplates the construction of a 4 or 5-sty National Memorial Building, on plot approximately 4x100 ft, at 34-36 West 44th st. Cost, about \$200,000. Name of architect and details of construction will be available later.

HOTELS.

MADISON AV.—A. L. Harmon, 3 West 29th st, has been selected to prepare plans for a 17-sty brick and limestone hotel on plot 75x100 ft, with stores, at the northeast corner of Madison av and 55th st, for the Allerton House Co., 240 West 23d st, owner and builder. Details will be available later.

STORES, OFFICES AND LOFTS.

36TH ST.—Summerfeld & Steckler, 31 Union sq, have completed plans for a 12-sty brick and terra cotta mercantile building, 50x98 ft, at 10-18 West 36th st for the George Backer Construction Co., 11 West 55th st, owner and builder. Cost, \$225,000.

6TH AV.—Samuel Cohen, 32 Union sq, has completed plans for a 4-sty brick rear extension, 20x60 ft, to the loft building at 153 6th av for the estate of R. H. Luthin, 191 Broadway, owner. Cost, \$8,000.

BEAVER ST.—Charles Gillespie, 1123 Broadway, has been selected to prepare plans for a brick and stone office building at 47-49 Beaver st for the Importers and Exporters Insurance Co., 17 South William st, owner. Details will be available later.

STABLES AND GARAGES.

FRONT ST.—Louis A. Sheinert, 192 Bowery, is preparing plans for a 2-sty brick and reinforced concrete garage and stable, 80x140 ft, in the south side of Front st, near Gouverneur st, for owner, to be announced later. Cost, \$45,000.

THEATRES.

DYCKMAN ST.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 2-sty brick moving picture theatre, 100x310 ft, with stores and offices, to occupy the block front in the east side of Dyckman st, from Nagel st to Post av, for owner and builder, to be announced later. Cost, \$300,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

175TH ST.—Carner & Lang, 110 West 34th st, are preparing plans for a 5-sty brick apartment, 95x85 ft, at the southeast corner of 175th st and Topping av for J. Brown, 521 East 149th st, owner, who will soon be ready for estimates on separate contracts. Cost, \$125,000.

UNIVERSITY AV.—Irving Margon, 355 East 149th st, has plans in progress for a 5-sty brick apartment, 87x100 ft, at the southwest corner of University av and 183d st for the Henlee Real Estate Corp., Louis Wolf, president, 1312 Clinton av, owner and builder. Cost, \$100,000.

ANDREWS AV.—Irving Margon, 355 East 149th st, is preparing plans for a 5-sty brick apartment, 87x100 ft, at the southeast corner of Andrews av and 183d st for the Henlee Real Estate Corp., Louis Wolf, president, 1312 Clinton av, owner and builder. Cost, \$100,000.

CRESTON AV.—Charles Kreymborg, Park av and 163d st, has plans in progress for two 6-sty brick apartments, 120x96 ft and 130x96 ft, at the southeast corner of Creston av and 193d st for owner and builder, to be announced later. Total cost, \$260,000.

180TH ST.—Charles Kreymborg, Park av and 163d st, is preparing plans for a 5-sty brick and limestone apartment, 169x95 ft, at the southwest corner of 180th st and University av for owner and builder, to be announced later. Cost, \$190,000.

DWELLINGS.

MUNROE AV.—Anton Pirner, 2069 Westchester av, has completed plans for a 2-sty frame dwelling, 20x35 ft, on the west side of Monroe av, 87 ft north of Sacket av, for E. J. Moberg Co., 1319 Purdy st, owner and builder. Cost, \$4,500.

168TH ST.—B. W. Berger & Son, 121 Bible House, have completed plans for ten 3-sty brick dwellings, 20x60 ft, at the northeast corner 168th st and College av for the Hoffman Co., 1071 Washington av, owner and builder. Cost, \$100,000.

HULL AV.—J. M. Felson, 1133 Broadway, has completed plans for three 2-sty frame dwellings, 21x60 ft, on the west side of Hull av, 41 ft north of 209th st, for Anna Pike, 575 West 176th st, New York, owner and builder. Total cost, \$36,000.

MUNROE AV.—Anton Pirner, 2069 Westchester av, has completed plans for a 2-sty frame dwelling, 21x37 ft, on the west side of Munroe av, 50 ft north of Sacket av, for Edward J. Moberg Co., Inc., Edward J. Moberg, president, 1319 Purdy st, owners. Cost, \$4,500.

CARPENTER AV.—Frank E. Kelly, 390 Douglas st, Brooklyn, has completed plans for a 2-sty frame dwelling, 46x21 ft, on the west side of Carpenter av, 100 ft south of 233d st, for the Niesson Realty Corp., Christina Niesson, president, 560 East 233d st, owner and builder. Cost, \$8,000.

FAIRMOUNT AV.—Anton Pirner, 2069 Westchester av, has plans on file for a 2-sty frame dwelling, 28x52 ft, at the southwest corner of Fairmount and Waterbury avs for Jos. J. Ruckes, Jr., owner, on premises. Cost, \$7,500.

STABLES AND GARAGES.

WESTCHESTER AV.—M. W. Del Gaudio, 1812 Gleason av, has completed plans for a 1-sty brick garage, 50x20 ft, on the south side of Westchester av, 212 ft west of Castle Hill av, for Clara Faithon, owner, on premises. Cost, \$3,000.

153D ST.—Dunnigan & Crumley, 391 East 149th st, has completed plans for a 1-sty brick garage, 50x100 ft, in the south side of 153d st, 100 ft west of Courtlandt av, for Jacob Gebe, 649 Courtlandt av, owner and builder. Cost, \$12,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

EASTERN PARKWAY.—Bly & Hamann, 833 St. Johns pl, have prepared plans for a 4-sty brick apartment, 68x70 ft, at Eastern parkway and Rogers av for P. McTiernan, Ocean av, owner and builder. Cost, \$50,000.

EASTERN PARKWAY.—Shampan & Shampan, 50 Court st, are preparing plans for three 4-sty brick apartments, 60x100 ft, in the north side of Eastern parkway, between Classon and Franklin avs, for Gustav Kellner, 614 Lincoln pl, owner and builder. Total cost, \$250,000.

BLAKE AV.—S. Millman & Son, 1780 Pitkin av, have plans in progress for a 3-sty brick and limestone tenement, 25x70 ft, with stores, at the southwest corner of Blake av and Douglas st for the Lasborn Building Corp., 165 Herzl st, owner and builder. Cost, \$20,000.

TILDEN AV.—W. C. McCarthy, 16 Court st, is preparing plans for a 4-sty brick and limestone apartment, 96x150 ft, with stores, at the corner of Tilden and Flatbush avs for owner and builder, to be announced later. Cost, about \$75,000.

101ST ST.—P. Tillion & Sons, 103 Park av, Manhattan, have completed plans for a 4-sty brick tenement, 40x90 ft, at the southwest corner of 101st st and 4th av for L. J. Salamon, 268 Norman av, owner and builder. Cost, \$40,000.

EASTERN PARKWAY.—Rudolph Norek, 1102 Eastern parkway, contemplates the construction of a 6-sty brick and limestone apartment, 100x150 ft, on the north side of Eastern parkway, between Franklin and Washington avs. Cost, \$250,000. Name of architect and details of construction will be available later.

20TH AV.—Shampan & Shampan, 50 Court st, are preparing plans for a 4-sty brick and limestone apartment, 100x114 ft, at the southeast corner of 20th and Benson avs for owner and builder, to be announced later. Cost, \$150,000.

NEWKIRK AV.—W. T. McCarthy, 16 Court st, is preparing plans for a 4-sty brick apartment on Newkirk av, between East 13th and 14th sts, for the A. E. Realty Corp., A. E. Anixta, president, 212 5th av, Manhattan, owner and builder. Cost, \$55,000.

CHURCHES.

PENNSYLVANIA AV.—E. M. Adelson, 1778 Pitkin av, is preparing plans for a 2-sty brick synagogue, 50x100 ft, on the west side of Pennsylvania av, 50 ft north of Belmont av, for the Congregation Sons of Jacob, Harry Schames, pres., 293 Vermont st, owner. Cost, \$70,000.

DWELLINGS.

WEST 10TH ST.—W. F. Kenworth, 112 East 19th st, Manhattan, has completed plans for fourteen 2½-sty frame dwellings, 16x44 ft, in West 10th st and Av R for the John F. Churlo Corp., Kings Highway and West 11th st, owner and builder. Total cost, \$80,000.

75TH ST.—Plans have been prepared privately for forty 2-sty dwellings, 20x62 ft, at 75th st and 15th av for Rupp Bros., 153 Remsen st, owners and builders.

OCEAN PARKWAY.—P. Caplan, 16 Court st, has plans in progress for two 2-sty brick and stucco dwellings, 26x50 ft, at Ocean parkway and Cortelyou rd for R. Schnitman, East 4th st, owner and builder. Total cost, \$25,000.

AV K.—Froling & Holler, 150 Nassau st, Manhattan, have prepared plans for a 2-sty frame dwelling, 36x22 ft, at the northwest corner of Av K and East 24th st for the Builtwell Homes Co., 1800 Church av, owner and builder. Cost, \$7,500.

WEST ST.—Max Hirsch, 215 Montague st, has completed plans for three 2-sty brick dwellings, 20x62 ft, in the east side of West st, 260 ft south of Av C, for the Prosper Improvement Co., 278 Kosciusko st, owner and builder. Total cost, \$21,000.

77TH ST.—C. H. Wahl, 110 12th st, has prepared plans for eleven 1-sty frame dwellings, 26x48 ft, in the north side of 77th st, 160 ft west of 10th av, for Larsen & Jasper, 4605 5th av, owners and builders. Total cost, \$71,500.

AV K.—F. A. Parker, 44 Court st, has completed plans for a 2½-sty frame dwelling, 25x50 ft, at the southwest corner Av K and East 22d st for the Metropolitan Home Builders, 44 Court st, owners and builders. Cost, \$10,500.

56TH ST.—S. L. Malkind, 1270 54th st, has completed plans for four 2-sty frame dwellings, 25x56 ft, in the south side and north side of 56th st, 140, 180 and 380 ft west of 16th av, for John Connelly, 1527 56th st, owner and builder. Total cost, \$40,000.

EAST 23D ST.—F. A. Norris, 584 East 14th st, has completed plans for five 2½-sty frame dwellings, 22x31 ft, in the east side of East 23d st, 180 ft south of Av I, for the Metropolitan Home Builders, 44 Court st, owners and builders. Total cost, \$35,000.

EAST 35TH ST.—Robt. T. Schaefer, 1526 Flatbush av, has plans in progress for two 2-sty brick dwellings, 20x58 ft, in the east side of East 35th st, 150 ft south of Av L, for Patrick Carey, 1833 East 35th st, owner, who will take bids on general contract July 15. Cost, \$9,000 each.

EAST 48TH ST.—Robert T. Schaefer, 1526 Flatbush av, has plans in progress for a 2½-sty frame dwelling, 20x42 ft, in the east side of East 28th st, 97 ft north of Av O, for Edward Hack, 4820 Av N, Brooklyn, owner and builder. Cost, \$9,000.

AV K.—Froling & Holler, Inc., 150 Nassau st, have completed plans for a 2-sty frame dwelling, 34x22 ft, at the northeast corner of Av K and East 8th st for the Builtwell Homes Corp., 1800 Church av, owner and builder. Cost, \$7,500.

KENMARE PL.—Slee & Bryson, 154 Montague st, have completed plans for two 2½-sty frame dwellings, 42x41 ft, in the east side of Kenmare pl, 300 ft south of Av K, for H. A. & A. M. Buckley Co., Inc., 25 Buckingham rd, owners and builders. Total cost, \$14,000.

STERLING ST.—W. H. Ludwig, 801 Eastern parkway, has completed plans for five 2-sty brick dwellings, 17x40 ft, in the north side of Sterling st, 503 and 420 ft west of Bedford av, for James Weild, 1103 Lincoln pl, owner and builder. Total cost, \$30,000.

EAST 14TH ST.—S. Millman & Son, 26 Court st, have completed plans for a 2-sty frame dwelling, 26x56 ft, in the east side of East 14th st, 440 ft south of Av I, for Burnett Arbintz, 269 Rockaway av, owner. Cost, \$14,500.

CLARENDON RD.—P. Tillion, 103 Park av, has plans in progress for five 2-sty dwellings, with basements, four of which are to measure 20x35 ft and one measuring 26x58 ft, at the corner of Clarendon rd and 34th st for Ivor Iverson, 559 East 34th st, owner and builder. Cost, \$7,000 each.

EAST 2D ST.—Herman A. Weinstein, 32 Court st, have completed plans for five 2-sty brick dwellings, 20x55 ft, with garages, in the east side of East 2d st, 100 ft south of Av F, for the South Side Building Co., 287 Vermont av, Joseph Stromwasser, president, owner and builder. Total cost, \$50,000.

58TH ST.—Koch & Wagner, 32 Court st, have completed plans for a 2½-sty frame dwelling, 24x50 ft, in the north side of 58th st, 150 ft

west of 15th av, for Benjamin Kogan, 29 Boerum pl, owner and builder. Cost, \$10,000.

15TH AV.—M. A. Cantor, 373 Fulton st, has plans in progress for two 2-sty frame dwellings, 30x52 ft, at the southeast corner of 15th av and 51st st for Morris Bienenstock, 1257 47th st, owner and builder. Cost, \$15,000 each.

JOHNSON AV.—Plans have been prepared privately for two 2-sty frame dwellings, 16x35 ft, on Johnson av, 160 - off Broadway, for the Park Lane Realty Co., 10240 Jamaica av, Richmond Hill, L. I., owner and builder. Owner is ready for sub-contracts. Total cost, \$8,000.

80TH ST.—John C. Wandell, 8525 4th av, has completed plans for four 2-sty brick dwellings, 20x60 ft, at the southeast corner of 80th st and 7th av for Domenick-Coenzia, 1332 67th st, owners and builders. Cost, \$36,000.

EAST 10TH ST.—Samuel Millman & Son, 1780 Pitkin av, have completed plans for four 2-sty frame dwellings, 18x40 ft, at the northeast corner of East 10th st and Av N, and at the north side of Av N, 24 ft east of East 10th st, for Samet & Fox, 99 Dumont av, owners and builders. Cost, \$20,000.

EAST 17TH ST.—A. W. Pierce, 26 Court st, has completed plans for two 2-sty frame dwellings, 18x40 ft, on East 17th st, 380 ft north of Av O, for George M. Craigen Co., 637 Mansfield pl, owner and builder. Cost, \$12,000.

PROSPECT PARK WEST.—A. Freeman, 29 West 34th st, has completed plans for a 4-sty

brick dwelling, 24x71 ft, on the north side of Prospect Park West, 49 ft west of Carroll st, for Jerome Lawineg, 9 Prospect Park West, Brooklyn, owner and builder. Cost, \$35,000.

81ST ST.—J. S. Kennedy, 157 Remsen st, has completed plans for a 2-sty frame dwelling, 20x52 ft, at the northwest corner of 81st st and Colonial rd for Senior & Allen, Inc., 505 5th av, Manhattan, owners and builders. Cost, \$8,000.

EAST 18TH ST.—A. W. Pierce, 26 Court st, has completed plans for two 2-sty frame dwellings, 18x40 ft, in the east side of East 18th st, 80 ft north of Av O, for George M. Craigen Co., 637 Mansfield pl, Brooklyn, owner and builder. Cost, \$12,000.

EAST 9TH ST.—Robert T. Schaefer, 1426 Flatbush av, has completed plans for a 2½-sty frame dwelling, 26x42 ft, with garage, in the west side of East 9th st, 380 ft south of Av I, for Wm. Bordfeld, 2821 Av N, owner and builder. Cost, \$10,000.

15TH AV.—DeRose & Cavaleira, 345 East 149th st, the Bronx, will prepare plans for eight 2-sty frame dwellings, 20x60 ft, on 15th av, between 76th and 77th sts, for owner and builder, to be announced later. Total cost, \$56,000.

CARROLL ST.—Arend & Towner, 105 West 40th st, Manhattan, have completed plans for a 4-sty brick and limestone residence, 34x67 ft, in the south side of Carroll st, 226 ft east of 8th av, for John W. McDonald, 10 Cedar av, Allenhurst, N. J., owner. Cost, about \$40,000. Archi-

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jects will soon be ready for estimates on general contract.

45TH ST.—A. Farber, 1746 Pitkin av, has completed plans for a 2-sty brick dwelling, 18x46 ft, in the south side of 45th st, 260 ft east of 16th av, for Louis Farber, 1715 Park pl, owner and builder.

18TH AV.—S. L. Malkind, 1230 54th st, has completed plans for six 2-sty frame dwellings, 21x48 ft, at the southwest corner of 18th av and 49th st for the Midboro Realty Corp., 1466 49th st, owner and builder. Total cost, \$48,000.

48TH ST.—A. Farber, 1746 Pitkin av, has prepared plans for a 2½-sty frame and stucco residence, 30x60 ft, in the north side of 48th st, 140 ft east of 15th av, for Morris Katz, 4314 14th av, owner and builder. Cost, \$20,000.

DOUGLAS ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for twelve 2-sty brick dwellings, 20x55 ft, in the west side of Douglas st, between Blake and Dumont avs, for the Lasborne Bldg. Corp., 165 Herzl st, owner and builder. Cost, \$9,000 each.

FOSTER AV.—Bly & Hamann, 833 St. Johns pl, have completed plans for four 2½-sty frame dwellings, 20x46 ft, on the north side of Foster av, 342 ft east of Ocean parkway, for M. B. Smith & Son, Inc., 141 East 43d st, Brooklyn, owners and builders. Cost, \$9,000 each.

AV J.—Robert T. Schaefer, 1526 Flatbush av, is preparing plans for a 2½-sty brick and frame residence, 28x59 ft, at the southeast corner of Av J and East 22d st for Morris Gordon, owner, care of architect. Cost, \$35,000.

HALLS AND CLUBS.

RICHARDS ST.—John F. Jackson, 1328 Broadway, Manhattan, will prepare plans for a 4-sty brick and limestone association building, 65x100 ft, at the corner of Richards and Sullivan sts for the Brooklyn Seamen Branch Y. M. C. A., 55 Hanson pl, owner. Details will be available later.

STABLES AND GARAGES.

4TH AV.—W. T. McCarthy, 16 Court st, is preparing plans for a 1-sty brick garage, 100x125 ft, at the northwest corner of 4th av and 65th st for J. B. Camerella, 215 Montague st, owner and builder. Cost, \$30,000.

GREENE AV.—Cohn Bros., 361 Stone av, are preparing plans for a 1-sty brick garage, 80x100 ft, on the north side of Greene av, 100 ft east of Patchen av, for N. Gallin, 175 Middleton st, owner and builder. Cost, \$18,000.

31ST ST.—S. Millman & Son, 26 Court st, have prepared plans for a 1-sty brick garage, 150x100 ft, in the south side of 31st st, 150 ft east of 3d av, for the B. A. Realty Corp., 1527

COOK ST.—T. Goldstone, 50 Graham av, has completed plans for a 1-sty brick garage, 75x100 ft, in the north side of Cook st, 148 ft west of Bushwick av, for M. Shidlusky, 1813 Broadway, Manhattan, owner and builder. Cost, \$15,000.

RICHARDSON ST.—Frank Laspia, 525 Grand st, has completed plans for a 1-sty brick garage, 50x100 ft, in the north side of Richardson st, 100 ft east of Lorimer st, for B. Stafano Bros., 715 Lorimer st, owners and builders. Cost, \$25,000.

STORES, OFFICES AND LOFTS.

FLATBUSH AV.—Slee & Bryson, 154 Montague st, are preparing plans for a 2-sty brick and terra cotta store and office building, 90x102 ft, at the northwest corner of Flatbush and Church avs, for the Midwood Associates, 805 Flatbush av, owners and buildings. Cost, \$20,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—R. G. Smart, 175 Yaphank st, has completed plans for a 3-sty brick apartment, 28x70 ft, in the west side of 17th av, 107 ft west of Grand av, for John Kohout, 575 Grand av, owner and builder. Cost, \$12,000.

LONG ISLAND CITY.—C. W. Hewitt, 613 Academy st, has completed plans for a 4-sty brick tenement, 25x70 ft, with stores, at the northwest corner of Hamilton st and Webster av for V. D. Carlo, 16 Sherman st, owner and builder. Cost, \$17,000.

DWELLINGS.

JAMAICA, L. I.—L. Dananher, 328 Fulton st, has completed plans for a 2-sty brick dwelling, 18x55 ft, with stores, on the south side of Hillside av, 120 ft west of Flushing av, for R. Steiner, Flushing av near Hillside av, owner.

LONG ISLAND CITY.—J. M. Baker, 9 Jackson av, has completed plans for alterations and additions to the residence on the south side of Freeman av, 45 ft east of Radde st, for Caroline Munder, owner on premises. Cost, \$7,500.

KEW GARDENS, L. I.—W. S. Worrall, Bridge Plaza, Long Island City, has plans in progress for a 2-sty frame dwelling, 32x25 ft, and garage in Beverley rd for John Zallner, Sea-tucket, L. I., owner. Cost, \$8,000.

FLUSHING, L. I.—Slee & Bryson, 154 Montague st, Brooklyn, have finished plans for a 2½-sty frame dwelling, 38x27 ft, in the east side of 20th st, 200 ft north of State st, for C. C. Dillmeier, 94 Franklin pl, Flushing, owner. Cost, \$8,000.

WOODHAVEN, L. I.—Geo. E. Crane, 615 Stoothoff av, Richmond Hill, has prepared plans for a 2-sty frame dwelling, 19x30 ft, at the southeast corner of Bigelow pl and Ridgewood av for M. Zummo, 12 Syosset st, Woodhaven, owner and builder.

RICHMOND HILL, L. I.—D. E. Crane, 615 Stoothoff av, has completed plans for two 2-sty frame dwellings, 16x38 ft, in the east side of Church st, 352 ft North Ridgewood av, for J. Willenken, 1594 St. Marks av, Brooklyn, owner.

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WOODHAVEN, L. I.—G. E. Crane, 615 Stoothoff av, Richmond Hill, has prepared plans for four 2-sty frame dwellings, 16x38 ft, on the east side of Woodland av, 300 ft south of Fulton st, for A. J. Cobb, 1822 Woodhaven av, owner and builder. Total cost, \$12,000.

ARVERNE, L. I.—Philip Caplan, 16 Court st, Brooklyn, has completed plans for a 2-sty brick dwelling, 20x52 ft, on the east side of Alexander av, 100 ft south of Larkin st, for Hartenstein & Silverman, 16 eBach 74th st, Arverne, owners and builders. Cost, \$16,000.

RICHMOND HILL, L. I.—Henry E. Haugaard, Richmond Hill, has completed plans for four 2-sty frame dwellings, 16x36 ft, in the west side of Walnut st, 160 ft north of Metropolis av, for the Church St. Realty Co., Richmond Hill, owner and builder. Cost, \$13,000.

HOLLIS, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 30x28 ft, on the west side of Court blvd, 100 ft north of Buckingham pl, for Charles Meyer, Edgemere, owner and builder. Cost, \$5,000.

MALBA, L. I.—Harold E. Padden, 280 Madison av, Manhattan, has completed plans for a 2½-sty frame dwelling, 38x32 ft, on the east side of 4th av, 650 ft north of the Boulevard, for the Malba Estates Co., 217 Broadway, Manhattan, owner and builder. Cost, \$12,500.

GLENDALE, L. I.—Louis Berger & Co., 1652 Myrtle av, Ridgewood, L. I., have plans in progress for two 2-sty brick dwellings, 20x28 ft, with garages, in the north side of Monroe st, 275 ft east of Prospect av, for B. Klee, 12 Kossuth pl, Brooklyn, owner and builder. Total cost, \$20,000.

LAURELTON, L. I.—Trowbridge & Ackerman, 25 West 44th st, Manhattan, have plans completed for six 2-sty brick dwellings, 50x36 ft and 36x36 ft, on the west side of Central av, 96 ft south and 206 ft south of Edgewood st and at the southwest corner of Central av and Edgewater st, Laurelton, for the Hathron Home Corp., 50 Pine st, Manhattan, owner and builder. Total cost, \$53,000.

QUEENS, L. I.—Walter B. Wills, 1181 Myrtle av, Brooklyn, has completed plans for two 2-sty frame dwellings, 18x36 ft, on Washington av, Queens, L. I., for owner, care of architect. Cost, \$4,000 each.

QUEENS, L. I.—J. L. Tilack, 150 Nassau st, Manhattan, has completed plans for a 2½-sty frame dwelling, 34x26 ft, in the south side of Orange st, 160 ft east of Jackson av, Queens, for R. J. O'Reilly, Orange st, Queens, owner. Cost, \$8,000.

JAMAICA, L. I.—H. T. Jeffrey, Jamaica, is contemplating the construction of twenty-one 2-sty frame dwellings, 26x40 ft, in the Everett Park section of Jamaica for N. A. Rosenbaum, Ben Garvin, Jamaica, owner and builder. Total cost, \$13,000.

WOODHAVEN, L. I.—Edward Jackson, Herri-man av, Jamaica, has completed plans for three 2-sty frame dwellings, 16x36 ft, on the west side of Woodhaven av, 88 ft north of Dalrymple av, Woodhaven, for A. Basile, 22 82d st, Woodhaven; owner and builder. Cost, \$9,000.

WOODHAVEN, L. I.—Plans have been prepared privately for ten 2-sty frame dwellings, 16x36 ft, on the west side of South Benedict av, 107 ft north of Dalrymple av, Woodhaven, for the Clemdruck Construction Co., 3940 Jerome av, Woodhaven, owner and builder. Cost, \$35,000.

JAMAICA, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 20x38 ft, on the west side of Kaplan av, 100 ft north of Pette av, Jamaica, for Henry Russell & Storms, 11 Harriman av, Jamaica, owners and builders. Cost, \$5,000.

COLLEGE POINT, L. I.—August J. Weber, 610 7th st, Colege Point, has completed plans for a 2-sty frame dwelling, 34x30 ft, at the southwest corner of 5th st and 1st av for Theo. C. Knots, 534 17th st, Colege Point, owner and builder. Cost, \$4,000.

ROSEDALE, L. I.—Plans have been prepared privately for a 2½-sty brick dwelling, 20x32 ft, on the south side of Hampton rd, 347 ft east of Clifton rd, for John W. Eklund, Rosedale, owner and builder. Cost, \$4,000.

WOODHAVEN, L. I.—Louis Schillinger, 167 Van Sieten av, Brooklyn, has completed plans for two 2-sty frame and stucco dwellings, 20x55 ft, at the northeast corner of Bedford av and Woodhaven st, Woodhaven, L. I., for Joseph Steffons, corner of Enfield st and Glenmore av, Brooklyn, owner and builder. Cost, \$9,000 each.

ELMHURST, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 20x ft, in the east side of Gleane st, 324 ft north of Britton av, Elmhurst, for Fred Hoffman, Parcel st, Elmhurst, owner and builder. Cost, \$6,000.

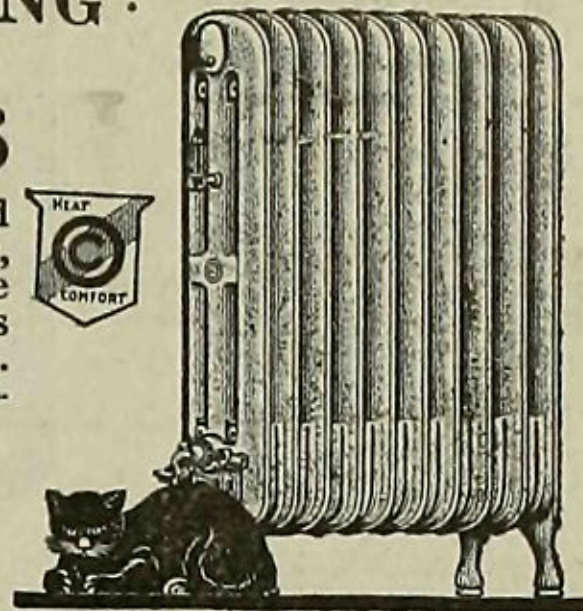
JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for two 2-sty frame dwellings, 27x30 ft, in the west side of Alsop st, 194 ft north of Oceanview av, Jamaica, for T. A. Thompson, Atfield av, Dunton, L. I., owner and builder. Cost, \$14,000.

QUEENS, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for a 2-sty frame dwelling, 24x25 ft, on the east side of Hollis Court blvd, 40 ft north of Douglas pl, for Harry Wade, Beech st, Richmond Hill, owner and builder. Cost, \$11,000.

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JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for three 2½-sty frame dwellings, 16x40 ft, at the northeast corner of Victoria av and Colfax pl, Jamaica, for T. A. Thompson, Atfield av, Dunton, L. I., owner and builder. Cost, \$21,000.

FACTORIES AND WAREHOUSES.

JAMAICA, L. I.—James S. Wright, 88 North Columbus av, Freeport, L. I., contemplates the construction of a 7 or 9-sty reinforced concrete factory, 300x400 ft, on Union Hall st, east Center st and South Washington av, to cost approximately \$1,000,000. Name of architect and details of construction will be available later.

HOTELS.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, is preparing plans for a 5-sty brick apartment hotel in the north side of Fulton st, near Jamaica station, for the Essenem Realty Corp., Benjamin Marvin, pres., Fulton st, Jamaica, owner and builder. Cost, \$300,000.

SCHOOLS AND COLLEGES.

FLUSHING, L. I.—C. B. J. Snyder, Municipal Building, Manhattan, is preparing plans for a 3-sty brick and stucco parental school and alterations to existing buildings in Jamaica Rd, Flushing, for the Board of Education of the City of New York. Cost, approximately \$300,000.

STABLES AND GARAGES.

OZONE PARK, L. I.—W. C. Winters, 106 Van Sicken av, Bklyn, has completed plans for a 1-sty brick garage, 25x50 ft, on the east side of Walker av, 70 ft north of 103d st, for Patrick Boccio, 679 Liberty av, Bklyn, owner and builder. Cost, \$3,000.

STORES, OFFICES AND LOFTS.

JAMAICA, L. I.—W. H. Spaulding, 34 Bergen av, has completed plans for interior alterations and extensions to the 4-sty brick store building in the north side of Fulton st, 54 ft east of Union av, for the Plant Realty Co, 381 Fulton st, Jamaica, owner and builder. Cost, \$45,000.

THEATRES.

LONG ISLAND CITY.—Thomas W. Lamb, 644 8th av, Manhattan, has plans in progress for a 3-sty brick theatre, 101x192 ft, seating approximately 3,000, with stores at the northwest corner of Steinway and Grand avenues, for Michael Glynn and James H. Ward, Alhambra Theatre Bldg, Halsey st, Bklyn, owners. Cost, \$200,000.

Richmond.

DWELLINGS.

DONGAN HILLS, S. I.—Alexander MacKintosh, Bible House, N. Y. City, has completed plans for a 2½-sty brick residence, 27x61 ft, at Dongan Hills, for B. D. Blythe, owner. Cost, \$20,000.

Nassau.

DWELLINGS.

FLORAL PARK, L. I.—Plans have been prepared privately for two 2½-sty dwellings, 20x30 ft, in the west side of Tyson av, 100 ft north of Bryant av, for the Holding Corp., 2595 Bedford av, Bklyn, owner and builder. Total cost, \$8,000.

HOSPITALS.

MINEOLA, L. I.—Lord & Hewlet, 343 5th av, have been selected to prepare plan for additional buildings and alterations to the existing buildings for the Nassau Hospital, at Mineola, L. I., owner. Cost, about \$300,000. Details will be available later.

Westchester.

DWELLINGS.

PORTCHESTER, N. Y.—D. H. Ponty, Liberty sq, Portchester, has sketches for a 2½-sty hollow tile and stucco dwelling, 30x30 ft, on Colonial Heights, Portchester, N. Y., for Charles O. Trederick, Portchester, owner. Cost, \$9,000.

YONKERS, N. Y.—K. D. Baum, 246th st and Waldo av, New York City, has plans in progress for a 2½-sty hollow tile and stucco dwelling at Bayley av and Belvedere drive, Yonkers, for Albert C. Jordan, 432 Park Hill av, Yonkers, owner.

LARCHMONT, N. Y.—Charles T. Oakley, 80 Main st, Mamaroneck, N. Y., has plans in progress for a 2½-sty frame and stucco cottage, 24x38 ft, at Larchmont Centre, Larchmont, N. Y., for owner, care of architect. Cost, \$9,000.

LARCHMONT, N. Y.—Granville W. Dexter, Palisade, N. J., has plans in progress for a 2½-sty hollow tile and stucco dwelling, 28x36 ft, in Parkside, Westchester County, Larchmont, N. Y., for O. F. Andrews, owner, care of architect. Architect is taking bids on general contract.

PELHAM, N. Y.—Charles Lupprian, 180 Main st, New Rochelle, has started plans for a 2½-sty frame residence, 40x30 ft, on the south side of Corona av, near the Blvd, for Captain Spires, U. S. A., Pelham, N. Y., owner. Cost, \$15,000.

NEW ROCHELLE, N. Y.—Gustav Kilthau, 5 Locust av, is preparing sketches for a 2½-sty brick and frame dwelling, 28x28 ft, on Webster Ridge, for owner to be announced later. Cost, about \$8,000.

New Jersey.

APARTMENTS, FLATS AND TENEMENTS.

MONTCLAIR, N. J.—M. J. Nadel, Union Bldg, Newark, has plans in progress for a 2-sty frame apartment, 39x70 ft, on Watchung av, near Montclair av, for Gross & Gross, 800 Broad st, Newark, owners, who are ready for estimates on separate contract. Cost, \$15,000.

JERSEY CITY, N. J.—W. A. Tilton, 76 Montgomery st, has completed plans for a 4-sty brick apartment, 64x105 ft, at 278 Magnolia av, for James Billington, 2614 Boulevard, owner and builder. Cost, \$40,000.

NEWARK, N. J.—W. E. Lehman, 738 Broad st, has completed plans for a 4-sty brick and terra cotta bachelor apartment, 31x66 ft, at 13 Orchard st, for the Orchard Improvement Co., M. Kresner, pres., 800 Broad st, owner and builder. Cost, \$20,000.

NEWARK, N. J.—R. Bottelli, 207 Market st, is preparing plans for a 7-sty brick and limestone apartment, 150x100 ft, on Johnson av, near Clinton av, for the Sharff Construction Co., owner and builder, care of architect. Cost, \$400,000.

NEWARK, N. J.—E. V. Warren, Essex Building, has completed plans for two 2½-sty frame flats, 24x60 ft, at 259 and 261 Avon av, for George Snyder, 737 South 12th st, owner and builder. Cost, \$12,000 each.

Paterson, N. J.—W. T. Fanning, Colt Bldg, is preparing plans for a 3-sty brick store and apartment, 25x55 ft, at 84 Park av, for Wm. Klatte, 83 Park av, owner.

DWELLINGS.

NEWARK, N. J.—Neil Convery, Union Building, Newark, has plans in progress for a 2½-sty frame dwelling, 24x30 ft, at Helen pl, near Sanford av, Newark, for Edward Delaney, owner, care of architect, who will take bids on sub-contracts. Cost, \$5,000.

NEWARK, N. J.—William Fitzsimmons, 207 Market st, Newark, has plans for ten 2½-sty frame dwellings, 22x26 ft, at Lyons and Lehigh avs and Bergen st, Newark, for Heywood M. Penn, 287 Penn av, Newark, owner and builder. Cost, from \$7,000 to \$8,000.

ENGLEWOOD, N. J.—R. C. Hunter & Brother, 501 Fifth av, and 312 Mt. Prospect av, Newark, has prepared plans for a 2½-sty frame and stucco dwelling, 22x35 ft, at Englewood, N. J., for Charles E. Smith, 1814 Weeks av, Manhattan, owner.

HACKENSACK, N. J.—Wm. J. Fitzsimons, 207 Market st, Newark, has plans in progress for a frame and shingle 2½-sty residence, 46x33 ft, to be erected on a plot 75x200 ft, including a 1-sty frame garage, on Prospect av, corner Golf pl, Hackensack, for Myron W. Robinson, 1134 Broadway, Manhattan, and 307 Prospect av, Hackensack, N. J., owner. Architect will take bids on general contract. Cost, \$20,000.

NEWARK, N. J.—Frederick G. Nobbe, 142 Market st, Newark, has plans in progress for a 2½-sty frame and shingle dwelling, 32x38 ft, to be constructed on a plot 75x100 ft, on Renner av, near Hunterdon st, Newark, for Jos. Bockofner, care of architect. Cost, \$9,000.

BLOOMFIELD, N. J.—Fred. L. Pierson, 160 Bloomfield av, Bloomfield, has completed plans for two 2½-sty frame dwellings, 22x42 ft, on Bloomfield av, near Orange st, for Roswell C. Woodruff, 215 Newark av, Bloomfield, owner. Masonry will be done by owner, who is ready for bids. Cost, \$8,000 each.

GREAT NOTCH, N. J.—H. M. Fisher, 483 Bloomfield av, Montclair, has plans in progress for a 2-sty frame dwelling, 31x25, with an extension 12x12 ft, at Great Notch, N. J., for J. E. Naogoli, 85 Harrison st, East Orange, N. J., owner. Architect will take bids on separate contracts at once. Cost, from \$10,000 to \$12,000.

HILTONIA, N. J.—W. J. Fitzsimons, 207 Market st, Newark, has completed plans for five 2½-sty frame dwellings, 20x28 ft, at Hiltonia, N. J., for Newark & Essex Land & Improvement Co., care of Feibleman & Co., 738 Broad st, Newark, owners. Cost, \$4,000 each.

SOUTH ORANGE, N. J.—Wm. J. Fitzsimons, 207 Market st, Newark, has plans in progress for a 2½-sty frame dwelling, 46x33 ft, to be erected on plot 79x125 ft, at the corner of Grove st and Turrell av, South Orange, for Frank Hill, 31 Clinton st, Newark, owner. Architect will take bids about July 1. Cost, \$15,000.

SOUTH ORANGE, N. J.—R. C. Klemm, Union Bldg., Newark, has completed plans for a 2½-sty frame dwelling, 35x37 ft, on Summer av, near Prospect st, South Orange, for William H. Chapman, 229 Mulberry st, Newark, N. J., owner, who is ready for bids on separate contracts. Cost, \$10,000.

NEWARK, N. J.—E. V. Warren, 31 Clinton st, Newark, has completed plans for two 2½-sty frame dwellings, 26x23 ft each, at the northeast corner of Bergen st and Hansbury av, Newark, for Mrs. Rebovva Herman, care of Herman & Co., 73 Bank st, Newark, owner and builder. Cost, \$6,000 each.

MAPLEWOOD, N. J.—Strombach & Mertens, 1091 Clinton av, Irvington, N. J., has completed plans for a 2½-sty brick dwelling, 34x28 ft, at 52 Park av, Maplewood, for W. C. Wolff, 193 Clinton st, Newark, owner and builder. Masonry done by owner, who is taking bids. Cost, \$7,000.

STABLES AND GARAGES.

NEWARK, N. J.—E. V. Warren, Essex Bldg, Newark, has been retained to prepare plans for an automobile showroom and garage in Broad st, near Central av, for the Franklin Motor Car Co., 35 Halsey st, Newark, owner. Details of construction will be available later.

FACTORIES AND WAREHOUSES.

PATERSON, N. J.—Joseph DeRose, 119 Ellison st, is preparing preliminary plans for a 2-sty brick silk mill, 57x200 ft, in Godwin st for Charles Salzberg, 468 East 12th st, Paterson, owner.

PATERSON, N. J.—Wm. T. Fanning, Colt Bldg., has plans in progress for a 4-sty brick silk mill, 48x70 ft, at Paterson, N. J., for the Atlas Silk Hosiery Co., 152 Railroad av, owner. Architect will soon be ready for estimates on separate contract.

KINGSLAND, N. J.—Thomas F. Bowe, East Rutherford, N. J., is preparing preliminary sketches for a group of three mill buildings, 40x600 ft each, at Kingsland, N. J., for the Bridgman-Smith Co., paper box manufacturers, 487 Kent av, Brooklyn, owner. Cost, about \$300,000. Details will be available later.

THEATRES.

NEWARK, N. J.—Thomas W. Lamb, 644 8th av, Manhattan, has completed plans for a 1-sty and balcony brick moving picture theatre, 142x150 ft, seating approximately 1,500 at 907-915 Broad st, for Max Spiegel, 1579 Broadway, Manhattan, owner. Cost, about \$150,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Wheeler Const. Co., 7 East 42d st, has the contract for a 5-sty brick apartment, 62x100 ft, in the north side of 188th st, east of St. Nicholas av, for owner, care of Schwartz & Gross, architects, 345 5th av.

LAURELTON, L. I.—T. C. Desmond Co., 31 Nassau st, Manhattan, has the general contract for three apartment houses, ten one-family dwellings and five stores at Laurelton, L. I., for the Hathron Homes Corp., 50 Pine st, Manhattan, from plans by Trowbridge & Ackerman, 25 West 44th st, Manhattan, architects. Cost, approximately \$200,000.

MANHATTAN.—Griswold Construction Co., 101 Park av, has the general contract for alterations to the 3 and 4-sty dwellings, at 33 and 35 and 109 to 113 East 10th st, into apartments, for St. Marks P. E. Church, 234 East 10th st, owner, from plans by Elwood Williams, 505 5th av, architect. Total cost, \$50,000.

DWELLINGS.

NEW ROCHELLE, N. Y.—H. L. Williamson, 499 Willis av, New York City, has the general contract for a 2½-sty frame dwelling, 26x42 ft, at Wyuah and Webster avs for Wm. Bryan, owner, care of J. W. Kirst, 46 Herriot st, Yonkers, N. Y., architect. Cost, \$11,000.

ST. ALBANS, L. I.—H. B. Scutt, Fulton st, near Washington av, Jamaica, L. I., has the general contract for ten 2½-sty frame dwellings, 26x40 ft, at St. Albans, L. I., for Edwin H. Brown, owner, from plans by H. T. Jeffrey, Jr., Butler Bldg, Jamaica, L. I., architect. Total cost, \$80,000.

PLANDOME, L. I.—Nelson Strong, Main st, Sayville, L. I., has the general contract for a 2½-sty frame residence, 65x28 ft, and 1-sty frame garage, 20x20 ft, at Plandome, L. I., for Ernest Strong, owner, from plans by F. G. Lipert, 5 Beekman st, Manhattan, architect.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Gregorio & Co., 860 East 228th st, have the general contract for a 2-sty brick warehouse, 43x67 ft, at 401-403 Canal st for Arthur Lobo, 1133 Broadway, owner, from plans by J. M. Felson, 1133 Broadway, architect. Cost, \$30,000.

NEWARK, N. J.—Fred Kilgus, 13 South 6th st, Newark, has the general contract for a 1-sty brick and reinforced concrete cooperage shop, 100x200 ft, in Lockwood st for the Atlas Refinery, on premises, owner, from plans by Alfred Peter, 828 Broad st, architect. Cost, \$30,000.

BROOKLYN.—Peter Guthy, 926 Broadway, has the general contract for alterations and additions to the 2 and 3-sty factory buildings at Gerry and Wallabout sts, for the Hylow Varnish Co., Marcy av, owner, from plans by Henry Holder, 242 Franklin av, architect. Cost, \$60,000.

WEST HOBOKEN, N. J.—The Austin Co., 217 Broadway, Manhattan, has the general contract for an 11-sty brick and concrete factory, 100x120 ft, on Highpoint av, near Summit av, for the Palisade Garage Realty Co., owner, from privately prepared plans. Cost, \$50,000.

MANHATTAN.—W. L. Crow Construction Co., 103 Park av, has the general contract for a 7-sty brick cottage building, 25x190 ft, at 119 Fulton st, through to 56 Ann st, for Henry Allen, 138 William st, owner, from plans by Montgomery & Riggs, 105 West 40th st, architects.

MONTCLAIR, N. J.—American Concrete Steel Co., Essex Bldg, has the general contract for a 6-sty reinforced concrete and brick veneer storage warehouse, 50x90 ft, at 641 Bloomfield av, for the Estate of E. E. Leach, on premises, from privately prepared plans.

ELIZABETH, N. J.—Turner Construction Co., 244 Madison av, has the general contract for a

3 and 4-sty reinforced concrete foundry building, 176x252 ft, at Elizabeth, N. J., for the Singer Manufacturing Co., owner, from privately prepared plans.

LONG ISLAND CITY.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 3-sty reinforced concrete factory containing approximately 50,000 square feet, occupying the block front on Harris av near Queensboro Bridge, for the Wappler Electric Co., 173 East 87th st, Manhattan, from plans by Walter Kidde, 140 Cedar st, Manhattan, architect and engineer.

BROOKLYN, N. Y.—W. L. and G. H. O'Shea, 29 Broadway, Manhattan, have the general contract for a 7-sty factory building at 37 to 39 Waverly av, for Rockwood & Co., from privately prepared plans. Cost, about \$100,000.

BROOKLYN.—John Auer & Sons, 648 Lexington av, has the general contract for alterations and extensions to the 3-sty factory in the south side of Van Buren st, 70 ft west of Stuyvesant av, for Ernest Kresse, 324 Van Buren st, owner, from plans by Louis Allmendinger, 20 Palmetto st, architect. Cost, \$7,000.

STABLES AND GARAGES.

LOCUST VALLEY, L. I.—Central Building Co., Worcester, Mass., has the general contract for a 1½-sty frame garage, 25x100 ft, at Locust Valley, L. I., for Myron C. Taylor, 120 Bway, Manhattan, owner, from plans by Richardson, Barott & Richardson, 8 Beacon st, Boston, Mass., architects.

STORES, OFFICES AND LOFTS.

MANHATTAN.—George A. Fuller Co., 175 5th av, has the general contract for a 12-sty brick, limestone and terra cotta office building, on plot 99x25 ft, at 38 to 46 Beaver st, through to 8 South William st, for the Kerr Steamship Co., 17 Battery pl, owner, from plans by Warren and Whetmore, 16 East 47th st, architects.

MANHATTAN.—B. Goldman, 101 Lafayette st, has the general contract for alterations and additions to the 6-sty brick and stone office building, 36x73 ft, at 54 to 56 Stone st, through to 87-89 Pearl st, for Chubb & Son, 5 South William st, owners, from plans by Arthur C. Jackson, 501 Fifth av, architect. Cost, about \$75,000.

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