

# 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

## 1919-1920

The RECORD AND GUIDE was not among those a year ago having premonitions of a disastrous period to succeed the years of war. This publication continuously and consistently maintained that the American people were sufficiently resourceful and energetic to be able to cope successfully with the undoubtedly serious problems that confronted them after the signatures had been affixed to the armistice.

The sudden and almost violent change from war to peace conditions in itself occasioned disturbance and perplexity. There was a widespread and understandable demand that we get back to a pre-war status with the least delay possible, which resulted in wrenching the machinery of government and confusing business procedure. There were the not-always-temperate pronouncements of the leaders of organized labor that the advancement achieved in wages and in a shorter working day should not be wrested from them. There were the staggering debts of the nation, the almost strangling taxes, the scrapping of capital tied up in war activities, the constantly increasing cost of living, the depletion of man power through war losses and decreased immigration and the overwhelmingly chaotic conditions throughout the world everywhere excepting in this land of liberty and plenty, of freedom from enthralling conventions and of a people in the habit of thinking and acting quickly, intelligently and with broad humanity. To this country the whole stricken world turned with outstretched hands pleading to be relieved from the awful incubus of debt; of unfilled graneries; of devastated, defiled and defertilized fields; of demolished cities; of decimated population; of starvation, sickness, mutilation and the stunting wraith of fear; all thrust upon them through the malevolent design of a nation lacking the balance wheel of a true morality but swayed by the evil purpose of world conquest.

This agonized call of our stricken allies has strained the financial resources of this country to near the breaking point; has drawn heavily and to the detriment of our own people upon our supplies of food, clothing and the other necessities of living and will continue to do so for some time to come. The incoming tide of immigration has been dammed back for an uncertain period while Europe levies upon the remainder of its manhood for the rehabilitation of its cities and towns, its shops and factories, its shipping, its farm buildings and its vineyards.

Accordingly the financial and material resources and the human element in the economic organization of the country have been raised to unwonted values and with the demands still made and to be made upon them there seems little doubt that the inflation of the present time will continue for an indefinite period.

These are some of the most weighty affairs that have made the last year one to try the nerve, and prove it of steel, and test the endurance, and find it unbreakable,

of the American people. There remains yet to be recalled the insidious, secretive and terrifying onslaught of the Reds upon the most cherished ideals of this land. Not even the threat of the scourge of Bolshevism has frightened capital from the continuance of its mission of providing the sinews of commerce and trade; nor has it forced public officials in high places nor judges upon the nation's or the local benches to temper the enforcement of law; nor has it founded a reign of terror by a series of bombing outrages in a land where men and women and even children are unantless; and still less has it given strength to labor unionism or been instrumental in securing public approval for labor's demands when in the policy of boring from within the proponents of revolution have tried to seize upon the organizations of workers for the purpose of fomenting chaos and bringing about universal anarchy. The snake of Bolshevism is not dead, but the forked stick of law and order is binding its hissing head down and will soon choke its life out.

If human beings could have foreseen the occurrences of the last year with which all the world has had to contend and with which this country has been especially concerned (because in addition to its own troubles it has been called upon to rectify world-wide evils), there is a possibility that America would not have acquitted itself with such distinction as may be claimed for it at this time. If the worries through which we have passed had been foreknown trouble would have been borrowed to add to the burdens of each day as it came. It is enough to know that each successive difficulty has been met bravely, and, if not overcome, at least has been so handled as to prevent panic and the collapse of government, of commerce, of finance and of social intercourse on a high plane.

It is undeniable that the year has been difficult, probably the most trying one this nation will ever be called upon to pass through. But the RECORD AND GUIDE presents in the news columns of this issue conclusive proof that in the lines of building and of real estate its confidence, expressed so completely at the beginning of the year, has been vindicated and that America will be equal to coping with a crisis of unprecedented intensity and will emerge triumphantly from the period of doubt, uncertainty and inactivity to enter upon a cycle of unexampled activity and prosperity.

Whatever in the last year has been disadvantageous to general business conditions throughout the country has been particularly disquieting and upsetting to both the building industries and real estate investments. These twin enterprises started the year with the greatest handicaps because of the stagnation which had enwrapped them through the necessary attitude of the government towards them during the war period. But from the lowest ebb ever reached in the building and real estate businesses there has been a recovery that is remarkable and epoch making. Activity in these lines is intense

throughout the country but it is in the vicinity of New York that the greatest improvement has taken place.

Figures given elsewhere in this issue disclose the immensity of the operations in dollars and in other important details that assure to the period covering the closing months of 1919 lasting prominence in the local realty records. This is most noticeable because nowhere else have such huge transactions been carried out, in spite of drawbacks that were greater here than in the other large cities of the country. Money has been harder to get here because there have been and always are so many and such greater demands for it; the labor unsettlement has been more extreme in New York and the cost of materials is at the highest mark. But all these especially heavy handicaps have been overcome by the intense activity, resourcefulness and unyielding perseverance of the men in the local building industries and in the real estate field.

Business has become so broadly extended and of such huge financial proportions that of its own momentum it cannot fail of continuance along generous and highly profitable lines. There are substantial reasons why the future holds forth good promise.

There is now, as there was not at the beginning of the past year, the settled conviction that there will be no large and consequently disquieting changes in the price level of materials nor in wages of labor. It is assured that even if building is carried on at a much more rapid pace than even its present vigorous advancement it will be long before the insistent demands for offices, tenements, factories, individual houses and other structures will be met. Rents that assure proper returns on realty investments are certain and money is becoming attracted in larger amounts to investment in that form long accredited with being, next to government securities, the most satis-

factory and reliable.

The Federal Reserve Bank, which is best qualified to form intelligent opinion, announces that the peak of high prices has been reached. The government proposes reductions in taxes and a reduced national budget. Judge Gary says that the United States Steel Corporation will not advance prices beyond those fixed by the government last spring, although the demand for steel is so great as to tempt independent manufacturers to demand higher prices. Throughout the country there is concerted effort to keep the cost of living from rising. It is the day of money saving sales. It is also the time when the importance of economy and cessation of extravagance is being urged with increasing vigor. Those who felt the need of relaxation from the stern inhibitions of the war period have had their fling and are more apt to listen to the voice of reason.

There are signs that, as during wartime, all hands are prepared to lay aside whatever interferes with concentration of the entire resources and energy of the country upon augmenting production, which is conceded upon all sides to be the most important factor in bringing about a normal state of affairs, but not necessarily upon the pre-war basis as to costs and selling prices. That this movement is extending into the political arena indicates how necessary it is felt to be that the good of all must be considered before benefits to the individual or of any class shall be allowed.

There is every reason, then, to feel that 1920 will see greater activity in business generally and especially in those directions in which the readers of this publication are especially interested. Instead of entering upon the New Year in doubt and entertaining fears there is reason for hopefulness and certainty.

## Real Estate Board Favors Reorganization of State Government

**T**HE Real Estate Board of New York through its Committee on Legislation and Taxation, has made the following report on the work of the Commission on Retrenchment and Reorganization of State Government and so advised Governor Smith and the Commission:

The important features of the plan for this reorganization of the Government of the State proposed by the New York State Reconstruction Commission are as follows:

The number of elective administrative officers to be reduced to two; the Governor and the Comptroller, and the State Comptroller is to be shorn of many of his present functions, and is to act only as an "independent financial auditor."

It is proposed that the jurisdiction now exercised by the Attorney General, the Secretary of State, the State Treasurer, and the State Engineer and Surveyor shall be transferred to new departments to be controlled by the Governor. These innovations would necessarily require amendments to the State Constitution, and in our opinion there is good reason for each such change, except in the case of the Attorney General, who, we feel, should be continued as an independent elective officer, because he is the legal adviser of the Legislature and the Comptroller, and, therefore, should not be an appointee of the Governor, with whom the legislative or the auditing branch of the State Government may have, at times, differences of opinion. The opinions of the Attorney General have a quasi-judicial authority and they should be enunciated without fear or favor. In a controversy between the Executive and any other branch of the State Government, were the Attorney General a subordinate, obviously his position would be embarrassing to say the least of it. We are heartily in accord, however, with the idea of dispensing with the multiplicity of legal staffs that are now employed by the

State. All State Departments should be required to look to the Attorney General, alone, for legal advice and assistance.

A proposed consolidation of all administrative departments, boards, commissions, offices and officers into thirteen departments, with jurisdiction as indicated in the Commission's Report. We feel that this feature of the plan of reorganization of State Government should also be approved. There may be a difference of opinion as to the propriety of lodging in a particular department this, that or the other function, but in the main, the proposed groupings of jurisdictions are logical and workable.

The extension of the term of office of the Governor for four years. This proposal is not approved.

A budget system vesting in the Governor the full responsibility for initiating appropriations. This proposition we feel should be approved. The arguments advanced for it by the Reconstruction Commission appear to be sound and the procedure seems likely to prove efficient.

Nearly six and a half billion feet of lumber were used by the government during the war according to recent figures compiled by R. C. Bryant, Industrial Examiner of the U. S. Forest Service. Of this amount of lumber purchased directly by the various government departments, the army consumption was nearly five and a half billion feet; the navy more than 120 million feet, and during 1918 the consumption of lumber for boat construction by the Emergency Fleet Corporation was nearly eight hundred million feet.

Of the army consumption, about three billion feet were used in structures for cantonments, hospitals, warehouses, etc.

# REAL ESTATE SECTION

## Realty Transactions in 1919 Reached Three Billions

Enormous Buying Movement Followed Armistice and Culminated in Record-Breaking Operations at Close of Year

**N**OTWITHSTANDING deterrent influences that ordinarily would have effectually prevented any pronounced movement in real estate the aggregate volume of business in 1919 marks the period as one of the most important in the history of the city. Conservative estimates indicate that from \$2,500,000,000 to \$3,000,000,000 worth of property within the city limits changed hands during the past twelve months. The buying movement, beginning soon after the armistice in November, 1918, gained momentum slowly, and it was not until March and April of 1919 that the long anticipated real estate revival began to manifest itself in the attraction of speculative capital to improved properties.

The outstanding feature of the year was the unprecedented activity of the professional trader who was the first to realize that property in New York City could be bought for less than its present day construction cost. The factor, with the almost prohibitive prices of building material, the unreliability of labor and its steadily mounting costs, and with the natural expansion of the greatest city in America has been directly responsible for the creation of a situation where demand for space of every description is greatly in excess of supply.

Next to the activity of the operator came the remarkable buying movement directed by business firms and institutions towards the acquisition of permanent homes, a condition directly brought about by the shortage of space in their respective localities. There were other important developments that further emphasized the broadening tendencies of the market, practically all of which, however, may be directly traced to the housing shortage and the decline of building, or in other words, the inadequacy of construction to keep pace with increased demands. New York City to-day cannot provide a sufficient number of offices for its business men, factories for its industries, or living quarters for its wage earners. Under these circumstances, it is not surprising to find in the business of the year a number of notable purchases upon which the leading builders of the city expect to capitalize the steadily increasing demand for space of every description.

The ever increasing rentals in apartment houses has effectually solved for the time being and perhaps permanently the problem of the old private house, a type of property which had become a drug on the market as a result of the growing popularity of the apartment. Hundreds of private houses in all parts of the city have passed into the hands of former tenants.

The same situation has also brought about one of the most successful auction years in history. The investing public absorbed more than 12,000 lots for a total of more than \$15,000,000. Although Manhattan and Brooklyn properties held a leading position in the auction field during the year an unusual amount of interest centered upon unimproved holdings in the Bronx, Queens, Westchester, Long Island, New Jersey and the entire Metropolitan district.

In the wake of the great speculative movement came the slow but steady return of investment capital into real estate. As soon as the combination of circumstances which were directly responsible for the interest of the professional trader was brought to the attention of the investor, it was not long before he realized the splendid income producing possibilities of well located improved New York City real estate.

The activity of the operator during 1919 was amazing, many

of the largest properties in the city passing into the control of this class of purchaser.

Frederick Brown, Robert E. Simon, Max N. Natanson, Elias A. Cohen and others were leaders in the operating field. Mr. Brown bought and resold millions of dollars worth of property in every section of the city, reaching the pinnacle of his endeavor in the purchase for about \$4,500,000 of the Hendrik Hudson apartments, and Annex and the Arena building at 38-40 West 32d street. Mr. Brown also bought the Hotel Majestic held at \$3,000,000, the Crystal Building at 40-46 West 20th street and the 12-story United Cigar stores building, 44 West 18th street in addition to hundreds of other commercial buildings and apartment houses.

Robert E. Simon figured in several of the largest deals of the year, among them the deal whereby he acquired from Vincent Astor the Putnam Building and the Westover Court which he later resold to the Famous Players-Lasky Corporation; also the Fulton Building at Fulton and Nassau streets and others. Elias A. Cohen, after extensive operating on John street and Maiden Lane, set a new record in his activity by buying the United States Express Company building at 2 Rector street.

Max N. Natanson's contribution to the huge deals of the year was the transaction in which he acquired the Columbia Trust Company Building at the northwest corner of Fifth avenue and 34th street to which he will add 9 stories. Mr. Natanson also bought the Ashland Building at 315 Fourth avenue, the Langham apartment house on Central Park West and the 16 story loft building at the northwest corner of Fourth avenue and 29th street among other big transactions.

Harris and Maurice Mandelbaum, Joseph Shenk, Daniel H. Jackson, Fisher and Irving Lewine, S. Morrill Banner, Wm. L. Levy, Norman S. Reisenfeld, Foote & Martin, Harry Aronson, Benjamin Benenson, Isaac Portman, James H. Cruikshank, Michael Kaufman, Daniel B. Freedman, Morris Morgenstern, Joseph G. Abramson and S. Berman are only a few of the men who dominated the speculative buying movement of the year.

Commercial buildings innumerable, in all parts of the city changed hands and were permanently taken out of the market because they will be occupied by business men and institutions. Space limits cannot permit of any orderly array of transactions that will adequately indicate the tremendous volume of business transacted in this field. When firms like the United States Steel Corporation buy the Empire Building, held at \$5,000,000, the Sinclair Oil and Refining Corporation buys the 32-story Liberty Tower, Gimbel Brothers buy their 10-story department store assessed at \$6,630,000, the Union Carbide Company buys No. 30 East 42d street assessed at \$3,000,000 and the Famous Players-Lasky Corporation buys the New York Theatre Building occupying the block front on Broadway from 44th and 45th streets in addition to previously taking over the Putnam Building and Westover Court, the immensity of the buying movement by firms and institutions is indicated.

Mention must be made, however, of the tremendous activity at the lower end of Manhattan Island where such firms and institutions as Norton Lilly & Company, Wilcox, Peck & Hughes, Royal Bank of Canada, Canadian Bank of Commerce, Seaboard National Bank, Munson Steamship Company, Frank

A. Munsey, American Surety Company, Bank of the Manhattan Company, the Bank of America, the International Mercantile Marine, and the White Oil Company took over valuable properties for their own occupancy.

All this activity epitomized the strength of downtown realty in the face of the tremendous uptown movement which began with the opening of the subways in 1904 and which grew to such an extent that it for some time seemed to seriously menace the continued prosperity of the downtown district. In addition to the array of the notable transactions mentioned above no better indication of the stability and permanent strength of the downtown sections can be presented than the deal whereby the Federal Reserve Bank took over an entire block front bounded by Liberty street, Nassau street, Maiden Lane and William street, and the deal whereby the Stock Exchange purchased adjoining property including the Wilkes Building, to meet its increased needs.

The high cost of building materials and labor and other factors tended to restrict the building market but nevertheless a number of important structural operations were undertaken which involved some of the biggest deals of the year affecting both business and residential projects. George Backer plans two building operations along Fifth avenue which will cost in their entirety close to \$15,000,000. He will build a 30-story office, store, apartment and theatre building at the southeast corner of Fifth avenue between 30th and 31st streets for the use of the silk and woolen trades. James T. Lee and Harold S. Ley are building an 18-story loft and office building at 23-31 West 43d street. The Pictorial Review Company is erecting a new structure at the southwest corner of Seventh avenue and 39th street. Edward Margolies bought 309-11 Fifth avenue for a big mercantile project; a syndicate of western bankers acquired 152-8 Broadway and adjoining leasehold property as a site for an office building; Fred F. French Company plans a 16-story office building on the site acquired at the northwest corner of Madison avenue and 41st street and the old Milbank taxpayer at the northwest corner of Madison avenue and 42d street has been leased to the Liggett-Winchester-Ley Realty Corporation for improvement with a 20-story building. This deal will involve in its entirety close to \$10,000,000.

Huge residential projects also figured in the building plans of the year. A syndicate of financiers leased New York Central Railroad property on the west side of Park avenue from 49th to 50th streets on which a 16 story apartment hotel is to be built at a cost of \$4,000,000. Part of this space will be occupied by Sherry's. The D. M. Linnard Company bought the block front on the east side of Park avenue between 51st and 52d streets as the site for a 17-story hotel. Sheriff David H. Knott acquired the Rutgers Presbyterian Church site at the southwest corner of Broadway and 73d street on which he will erect a 14-story hotel. A number of other apartment projects will follow the acquisition of desirable building plots on the west side. In the Bronx 658 lots in the Mace estate were bought from the receivers of the American Real Estate Company by the Mace Estate Building Corporation which has begun the erection of the first group of 658 one family houses. This project will involve in its entirety close to \$6,000,000.

Mention must be made of the notable array of investment transactions. The biggest individual transaction of the year and one of the biggest ever closed in this city was the sale of the City Investing Building at 165 Broadway which passed into the hands of a Russian banker who paid cash above a mortgage of \$5,600,000 for the property. Among the other notable investment deals was the sale whereby the DuPont interests acquired the Hotel Martinique at the reported price of \$5,000,000, the sale of all the downtown property of Robert A. Chesebrough to Henry L. Doherty & Co., who also bought a Battery Place block front upon which they plan another skyscraper operation. The City Investing Company bought from Captain John Jacob Astor, the office building at 52 Broadway.

The amazing amount of business transacted during the year must be regarded with even greater significance in view of

the condition of the mortgage market where improvement has not come as rapidly as might be desired. Real estate men have become reconciled to the high interest rates and the conservative policy adopted by the loaning institutions. The growing popularity of the amortization plan, however, is expected to eventually settle the mortgage question. In the meantime, 6 per cent. continues to be the rate, although some 5½ per cent. and 5 per cent. money has been available for unusually conservative loans. The outstanding feature of the entire mortgage situation of the year was the keen competition which mortgage money suffered from municipal bonds favored by exemption from Federal income taxes, the bonds of our Allies yielding high rates of interest, railroad bonds which depressed in price, but were tempting because of the low prices and new industrial stocks offering high returns. It is gratifying to note, however, in the mortgage business of the year, that the guaranteed mortgage held its own in spite of the acid test that was applied to it during the war period and the reconstruction period which has now set in. The weakness of the mortgage situation, however, is traceable to the fact that trustees of large estates and other heavy investors in mortgages cannot afford longer to keep their investments in this field even at a 6 per cent. rate on account of the heavy income tax and many of these have been driven to invest their money in tax exempt securities in order to get a larger net return. This situation has been largely responsible for the introduction of the Calder-McLaughlin bill in Congress which proposes to exempt from income tax the interest on real estate mortgages up to the value of \$40,000.

It is interesting to note in connection with the possible effect of heavy income taxes upon returns from real estate that some of the largest owners in New York City have been disposing of a number of their properties. John Jacob Astor, Vincent Astor, Trinity Church Corporation and other possessors of long held properties have liquidated a number of valuable income producing properties. Whether the continued pressure of Federal income taxes will result in further selling during 1920 remains a topic of considerable discussion among real estate men.

Other interesting and important developments occurred during the year having a direct effect on the real estate market. The tax record for 1919 Legislature, despite the enactment of the state income tax which is expected to provide a large income for the State, may be regarded as decidedly unsatisfactory. None of the measures specially designed to relieve New York City's taxpayers from their excessive burdens succeeded in passage and even the increased income resulting from the collection of the income taxes is not expected to provide material relief because practically all of these monies will have to be devoted to meet the increased expense of operating various State departments. The Joint Legislative Committee on Taxation succeeded only in obtaining the adoption of this State income tax measure and the amendment of the "Franchise Tax on Manufacturing" to the "Franchise tax on Business Corporation," which yielded an additional income of more than \$5,000,000 a year to the state.

Closing days of the year brought the announcement that the Save New York City Committee had definitely achieved its aim, namely, the removal of the menace of the garment trades from Fifth avenue. As the culmination of efforts extending over a period of years the Committee announced that a group of cloak and suit manufacturers plan the wholesale removal of the needle trades industry from Fifth avenue and the adjacent streets into a new center to be built in the Seventh avenue section. The effect of this announcement has already become apparent in the undertaking of large structural operations in both the Fifth and Seventh avenue sections. The position of the former thoroughfare as the leading shopping district in the United States becomes more secure and real estate men see in the Seventh avenue zone the logical location for another business and industrial community similar to the one which gained for Madison avenue its present prestige.

Charges of rent profiteering reached their height during the year in various investigations conducted by State, City and

## Transactions Involving \$2,500,000 and Upwards During 1919

Buyer	Property	Cost	Notes
Federal Reserve Bank.....	Nassau, William, Liberty, Maiden la..	\$15,000,000	(with bldg.)...Building site completed.
Liggett-Winchester Syndi- cate .....	Madison av. sec. 42d st. (lease).....	9,000,000	(with bldg.)...Plan office building.
Gregori Benenson .....	City Investing Building.....	8,000,000	.....Buyer is tenant.
D. M. Linnard Co.....	Park av. e. s. 51st to 52d.....	7,500,000	(with bldg.)...Hotel Project.
George Backer .....	5th av. e. s. 30th to 31st.....	7,500,000	(with bldg.)...Loft project.
George Backer .....	5th av. s. w. c. 57th (lease).....	7,500,000	(with bldg.)...Theatre, etc., project.
Gimbel Brothers .....	their present store.....	7,000,000	.....
Garment Center Co.....	two 7th av. sites.....	7,000,000	(with bldg.)...For needle trades center.
Mace Est. Bldg. Co.....	658 Mace Estate lots.....	6,000,000	(with bldg.)...Plan 658 dwellings.
Dupont Syndicate .....	Park av. w. s. 49th to 50th (lease)...	6,000,000	(with bldg.)...“Sherry” hotel project.
Henry L. Doherty & Co.....	Downtown Chesebrough holdings... Empire Building .....	6,000,000	.....
U. S. Steel Corp.....	Putnam Building .....	5,000,000	.....Buyer will occupy.
Famous Players-Lasky Corp.....	Hotel Martinique .....	5,000,000	.....
Dupont Syndicate .....	2 Rector st.....	5,000,000	.....
Elias A. Cohen.....	Madison av. s. w. c. 43d.....	5,000,000	(with bldg.)...Plan church building.
5th Church, Christ Scientist.....	Broadway s. e. c. 77th (lease).....	4,410,000	.....63-year lease.
Bing & Bing.....	Albemarle Building .....	4,000,000	.....Buyer is tenant.
Emery-Beers Co.....	5th av. n. w. c. 34th st.....	3,700,000	(with bldg.)...Will add nine stores.
Max N. Natanson.....	15th, 16th sts., 9th to 11th avs.....	3,300,000	.....Buyer was lessee.
National Biscuit Co.....	New York Theatre Building.....	3,250,000	.....
Famous Players-Lasky Corp.....	23-31 West 43d st.....	3,100,000	(with bldg.)...Loft project.
James T. Lee, et al.....	5th av. n. c. 72d st.....	3,000,000	(with bldg.)...Apartment project.
Fred F. French Co.....	52 Broadway .....	3,000,000	.....
City Investing Co.....	1 Broadway .....	3,000,000	.....Buyer will occupy.
International Merc. Marine.....	Hotel Majestic .....	3,000,000	.....
Frederick Brown .....	5th av. n. e. c. 57th (lease).....	2,700,000	.....
741 Fifth Ave. Corp.....	35 Nassau st.....	2,500,000	.....Buyer is adjoining owner.
National Bank of Commerce.....	55 Liberty st.....	2,500,000	.....Buyer will occupy.
Sinclair Oil Co.....	Madison av. n. w. c. 41st st.....	2,500,000	(with bldg.)...Office building planned.
Fred F. French Co.....	67-73 Wall st.....	2,500,000	(with bldg.)...Office building planned.
Munson Steamship Line.....			

There were, in addition, 29 deals closed involving between \$2,000,000 and \$2,500,000 each.

Civic bodies, which resulted finally in the adoption at a special session of the Legislature of four measures designed to relieve the situation. It became patent, however, early in the year that the present shortage of space in this city could not be relieved by the passage of legislation and that as long as the supply exceeded the demand there would continue to be an upward movement of rents. The various investigations into the charges of rent profiteering revealed that the great bulk of property owners were not profiteering, but that the most of the trouble was caused by a group of irresponsible “leasters” who were able to capitalize the existing situation. The Board of Aldermen in an effort to reach this class of property holder passed several weeks ago a licensing measure which is expected to materially decrease the amount of vicious practices for which these “leasters” have been responsible.

Enactment of the Prohibition law placed several thousands of stores on the market which in normal times might have resulted in serious losses to realty owners. In view of the existing shortage of space, however, practically all of these locations in the more centrally located neighborhoods have been absorbed. The future of former saloon properties in quieter residential sections and in the outlying districts still remains in doubt.

Rapid transit construction work which in the past has been so closely allied with real estate development progressed steadily during 1919. The work advanced materially in the face of mounting costs and other deterrents.

A total of 85.13 miles of track was completed and placed in service during the year. Indications now are that 51 additional miles of track will be completed and open for traffic during 1920. Most of this increased mileage will be on lines of the Interborough Rapid Transit Company and will be available for passenger traffic by mid-summer unless labor troubles become more acute and force suspension of construction work. This means that the total city-owned trackage of the two transit systems, which was 164.99 miles one year ago and is 200.12 miles today, will be increased to 251.21 miles at the end of 1920. The boroughs of Brooklyn and Queens will receive the benefits of the new increased transit facilities, although the Borough of Bronx is expected to see the open-

ing of some new extensions about July 15.

Despite the remarkable record of 1919 it is being freely predicted that 1920 will witness even a greater market. Property is fully rented in practically all sections of the city and real estate is bringing to the owner the greatest returns in the history of the city. There does not seem to be any indication that the building program for 1920, no matter how extensive, will affect the available amount of space seriously enough to effect a reduction in rents. As long as this condition exists, speculative and investment capital must continue to flow into real estate which in its present status will offer a better return than any other form of investment. The prediction is made that the market for 1920 will continue substantially along the same lines, only on a much broader scale. As long as New York City continues to be the richest and most progressive city in America, the Nation's financial, industrial and commercial centre, the intrinsic value of its real estate will not suffer. It is expected, however, that one of the outstanding features of the 1920 market will be the unusual interest in vacant land because the real relief from the housing shortage can only come from the erection of additional buildings. Shrewd market observers claim that there will be a boom in lots next year equally as spectacular as the activity in improved properties in 1919. The well being of the real estate market during 1920 may be considerably dependent upon the adjustment of mortgage conditions. Considerable interest is expected to focus upon the Calder-McLaughlin bill now pending in Congress, which has already been mentioned, and upon the plan of the Advisory Council of Real Estate interests which will demand of the Legislature of Albany limitation of taxation on real property to 60 per cent. of the total annual tax levy.

There is no indication that the Real Estate Board of New York will urge upon the Legislature the adoption of a tax limitation law, similar to the one which was vetoed last year by Mayor Hylan after it had been passed during the closing hours of the legislative session. The Board will urge, however, simplification of City and State governmental agencies. It has approved almost in its entirety the report of the State Commission on Reorganization and Retrenchment.

# Equity in Real Estate Holdings Should Be Conservative

## Injudicious Spreading Out of Operations on Limited Capital Has Wrecked Many Realtors, Says Robert E. Simon

By ROBERT E. SIMON

**T**HE activities of the professional real estate dealers during the year 1919 has been most pyrotechnical and interesting. In the days gone by we had three classes to deal with: the operator, the broker and the investor. Today, owing to conditions of the market, there is a seething pot in which all of these classes have become so mixed and interlocked, that it is difficult at times to separate them.

The operators are divided into three classes: first, the trader, or sometimes called the speculator. He is something like the floor trader in the stock exchange; he signs innumerable contracts, in the aggregate far beyond his means to complete with the knowledge that long before the day of taking title arrives he will have disposed of most, if not all, of his contracts. In order to be sure of accomplishing this, he has been, as a rule, more interested in the terms of the purchase than in the price. A small amount of cash, a satisfactory first and second mortgage made it almost a certainty that some one would offer him a profit, if for no other reason than that the property must be worth something more than had been paid for it; in other words, purchasing on the judgment of the speculator. The amount of profit taken is in no degree a measure of the risk entailed; in many cases the speculator has made little more than the broker who re-sells the property. This activity has added materially to the life of the market.

The second class is the operator who only enters into contracts for as much as he can surely complete, whether or not he disposes of his contract before the day of taking title, and he, while looking to terms, as well as the speculator, has in mind, however, the ultimate income of the property, even though in the course of time there should be a recession from these present high rents, and he is prepared to take title and hold the property if he is unable to dispose of it.

The third class are operators who, because of their reputation as keen judges of real estate values, have been able, in addition to their own resources, been able to command through syndicates and corporations a large amount of capital, and owing to the excessive profit taxes, do not find it profitable to dispose of their properties at this time, and have therefore, for the time being, become investors. Many of the brokers have joined hands with some of the speculators and operators and have taken share interests in the properties which they have sold, and find it very difficult to draw the line between the strict brokerage business and that of an operator.

To the class of speculator and operator who make real estate their sole business, have been added a very large number of merchants and professional men who have entered the field, encouraged by the profits which they have seen made. Up to the present time the increase in prices has been absolutely justified. For the past seven or eight years the real estate business has been exceedingly dull and property values had been going downward. When the turn in conditions, after the signing of the armistice, began, buildings were sold for less than the cost of production when labor and building material were at their lowest, and the rents paid were not sufficient to show an adequate return upon a fair valuation of the properties, was possible therefore to sell and re-sell these several times, each re-sale at a profit, and to increase rents from time to time without paying prices beyond what they rightfully ought to be. The memory of most people is very short and the tenants and the public in general forget the merry time they enjoyed at the expense of the landlords of this city, when real estate was a losing proposition, and when because of general conditions and over supply, the landlord was at the mercy of the tenant. They forget the days of three to six months rent free, moving expenses

paid, free buses to the nearest subway stations, etc., and many of the tenants who were ruthless in their demands upon the landlord in those days are complaining most bitterly now that they are being required to pay an adequate rent.

The trend of values in real estate has been in rents and values from abnormally low to normal, while the expenses of management and maintenance have been going from normal to abnormal. If an audit were made of the books of the large real estate owning corporations it would show that during the period preceding the war there was a continuous writing down of values in order to show some return on the capital, and that at the present time, with rentals as they are, bitter as the complaint may be, the average building throughout the greater city is not returning more on the original cost of production than is returned to capital invested in other forms of business and enterprise. In making this statement I do not refer to the net income received in many cases on an equity based on a very small margin. The man who derives a large return on an equity behind a first, second and sometimes a third mortgage, is taking a risk which warrants the return, but because such a so-called investor is able to get a large return on his risky form of investment by jeopardizing his equity in placing it behind so large an indebtedness, is no reason why this should be taken as the basis of return on real estate owned as it should be, preferably free and clear, if it is an investment, or at least subject to a moderate first mortgage, a safe percentage on the actual value of the property. One need but look over the foreclosure proceedings of the past years to see a vast wreckage of capital and an army of individuals who lost their savings because they tried to own a number of buildings with the same amount of money which should have been placed in one. In this respect real estate is no different than the stock market. The investor who pays for his securities, who chooses them wisely and places them in his vault, need not be concerned with the ups and downs of the daily quotations, but the man who desires to spread his fortune out thin, and to gamble on a margin, while his profits at times may seem large, must ultimately take the chance of seeing them all wiped out in some unexpected panic or recession.

We are undoubtedly on a new level of prices. Real estate purchased on a basis of a fair valuation for land and cost of construction is bound to be a safe permanent investment. While rents may some day come down, it will be some time before that can occur, as it is mainly a question of production. Those who build at present prices of material cannot afford to rent at less than the present scale of rentals, and it will take a number of years before material and labor, if ever, can come down far enough to make a substantial reduction in the cost of building.

State corporation taxes yielded \$5,000,000 more during the last fiscal year than the year before. The total, according to a statement made public by Controller Travis was approximately \$33,500,000, a record sum. More than 40,000 business organizations contributed to the total, against 32,000 during 1918, and collections were made at a cost of six-tenths of 1 per cent.

The so-called franchise tax returned \$13,551,523—a gain of \$1,061,941. Of this amount \$3,029,631 came from insurance premiums, against \$2,005,366 in 1918. Trust companies, contributed \$2,911,474, or \$132,801 more than last year. Earnings from lighting, power, water, etc., netted \$1,184,017, against \$1,095,087. Transportation receipts showed a falling off of \$2,442,471, against \$2,699,429, as did savings banks, \$1,337,960, against \$1,455,433. Of the total realized the state will retain about \$27,000,000, the rest being prorated among the various counties.



# Review of Real Estate Market for the Current Week

## Business Is Rather Limited With Interest Centering Upon Downtown Business Buildings and Uptown Apartment Houses

THE closing days of the year brought with them a slight decline in the volume of trading, business concerning itself chiefly with small income producing properties of various types. Several business men acquired valuable downtown properties to insure permanent location in their respective neighborhoods. Hanan & Brother, shoe retailers, bought the property at 187 Broadway, and Samuel Kaplan, jeweler, a tenant in 64-68 Fulton street, acquired the fee to that property.

Professional activity was a prominent feature of the business, Frederick Brown especially contributing a number of important transactions. Mr. Brown, who achieved such distinction during the year as probably the most active operator in the field, closed the biggest year of his career by buying more high class income producing apartment houses on the west side. Speculative interest also centered upon one of the Benjamin N. Duke properties, the Sarsfield apartment

house at Broadway and 123d street, and upon other properties of a similar character in other parts of the city. Bing & Bing added to their holdings the 9-story apartment house at 58 Central Park West and the 12-story office building at 39 Cortlandt street.

Two important building projects were also featured in the business of the week. The Paternos acquired a valuable Drive corner at 148th street on which they will erect a high grade multi-family structure. A row of dwellings in West 38th street between 7th and 8th avenues was sold and the site will be utilized for the construction of a commercial building to house more firms in the needle trades.

Despite the rather limited amount of trading, rumors were current that another notable group of transactions would shortly be announced which will usher in the business of 1920 in a befitting way.

### PRIVATE REALTY SALES.

THE total number of sales reported but not recorded in Manhattan this week was 134 as against 142 last week and 39 a year ago. The number of sales south of 59th street was 48 as compared with 68 last week and 18 a year ago.

The number of sales north of 59th street was 86 as compared with 74 last week and 16 a year ago.

From the Bronx 68 sales at private contract were reported as against 60 last week and 16 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 20 of this issue.

#### Hanan Buys 187 Broadway.

Hanan & Son, shoe merchants, figured in a \$500,000 real estate transaction when they bought 187 Broadway from the Broadway-John Street Corporation, Elias A. Cohen, president. Hanan & Son are being forced out of their present offices by the erection of the new telephone building on the block above. The property was formerly owned by Edward F. Searles, who sold it to the Broadway-John Street Corporation recently. The property forms an L around the Waterman Building at the southwest corner of Broadway and Dey street and consists of a 4-story building on Broadway, 25.6x100, and on Dey street a vacant parcel measuring 52.8x91.2. The property is opposite the new American Telegraph and Telephone Building. The site is one of the most attractive in the section. The Broadway end was assessed at \$395,000 and the Dey street plot at \$375,000. Clark T. Chambers was the broker in the deal.

#### Buy Duke Realty.

The Sarsfield, a 10-story fireproof apartment house, at the southwest corner of Broadway and 143d street, has been sold by the Durham Realty Company, representing Benjamin N. Duke, which has been holding the property at \$750,000. The new owner is the Broadway and Thirtieth Street Corporation, representing clients of Louis B. Brodsky, attorney, which has recently made a number of important purchases, including the 11-story Martin Building at Broadway and 31st street and Sixth avenue. The Sarsfield stands on a plot 100x125 and contains accommodations for eighty-eight families and five stores, returning an annual rental of about \$80,000. Horace S. Ely & Co. were the brokers in the deal.

#### Massachusetts Firm Buys Here.

Fred'k Southack & Alwyn Ball, Jr., sold through Innes & Center, representing owners, the property at 103 Franklin st to Channing Smith, proprietor of the Valley Woolen Mill, Cherry Valley and Worcester, Mass., is to be used as selling headquarters for the products of the mills controlled by Mr. Smith. This business was established by the Smith family in 1865, and is one of the prominent woolen businesses in central Massachusetts. The products manufactured are shirting flannels, overcoating and suitings, the leading line of which is the celebrated Cherry Valley Flannel. These goods have been on the market since 1892.

#### Woodmere Bought by Brown.

Frederick Brown has bought the Woodmere, a 10-story fireproof apartment house at the northeast corner of Broadway and 141st street, and the 3-story business building adjoining on Broadway from Walter, Alfred and Harry Mack

through Slawson & Hobbs. The property shows a gross annual rental of \$70,000 and was held at \$650,000. The corner measures 100x100 and the inside parcel 20x70. Byrne & Bowman resold for Frederick Brown to the Weichmann-Harte Realty Company, Victor Weichmann, president, the 12-story loft, 30x92, at 12 West 17th street. In part payment was given a large plot of lots at Bayswater, Far Rockaway. This is the second 12-story loft bought by Mr. Weichmann from Mr. Brown through the same brokers, in the other being 9 West 20th street, which has since been resold.

#### Builders Buy in Drive.

Paterno Brothers, Inc., Joseph Paterno, president, purchased from the Bavarian Realty Company, Charles Rosenthal, president, the north corner of Riverside Drive and 147th street, 80x100, through the Duff & Brown Company. The buyers expect to improve the plot with a twelve-story building, with six suites on a floor, of three and four rooms each. Work will be started immediately so that the building will be ready next October. The same interests are building a thirteen-story apartment at the northeast corner of West End avenue and 103d street and recently completed a building at the south corner of the drive and 146th street.

#### Fourth Street Loft Resold.

Charles Galewski resold to Joseph Kitchenthal and Robert A. MacKeon the eight-story loft at 19 to 19 West 4th street, northwest corner of Mercer street, 17x96. The rent is \$15,000 and the property was held at \$400,000. Mr. Galewski purchased it last week from the New York Life Insurance and Trust Company. L. Tannebaum Strauss & Co. were the brokers.

#### \$200,000 Loft for Garment Trade.

Charles & Charles, Inc., Charles M. Bernstein, president, bought from Charles C. Bull, as executor of the Adelaide Harris estate, the three dwellings, on a plot 50x100 feet, at 262 to 266 West 38th street. The buyers are having plans prepared for a ten-story loft to be erected on the plot for the cloak and suit industry, the estimated cost of which is \$200,000. The building will be ready for occupancy about May 1. M. & L. Hess were the brokers in the transaction.

#### Brown Resells Heights Row.

Through four separate deals Frederick Brown has disposed of the row of seven five-story apartments, each on plot 40x100, on the north side of 134th street, between Broadway and Amsterdam avenue, which he recently acquired from the Kick estate. To Max Blumenstein through Carl Kaufman, Mr. Brown sold 505 and 509; to Nathan Aronson he sold 507; through Jacob Goldberg he sold to J. Gold the house at 511, and the adjoining apartment at 513 he sold through J. S. Maxwell to Henry J. Kampner.

#### Monroe-Taylor Building Sold by Cable.

The estate of J. Monroe Taylor, Joseph P. Day trustee, sold to Bing & Bing the Monroe-Taylor Building, a twelve-story structure at 39 to 41 Cortlandt street, 51.6x127x58.2, containing about 6,700 square feet of space, through L. J. Phillips & Co. It has been owned by the selling estate since 1887 when it erected the building. The transaction was closed by wireless messages and cablegrams with Mr. Day, who has just returned from Europe. Cross & Brown sold for the Taylor estate to Bing & Bing, Georgian Court, a nine-story apartment, 100x125, at 58 Central Park West, southwest

corner of 66th street. It is understood the purchasers will convert the present large apartments into smaller suites. The property is assessed at \$525,000.

#### Tenant Buys on Fulton Street.

Duross Company and Axel E. Olsen resold for Irving Judis a nine-story loft building at 64 to 68 Fulton street to Samuel Kaplan, jeweller, a tenant. The buyer will make alterations to the building for the trade and hold the property for investment.

#### Building Project Near Library.

Wm. A. White & Sons sold for Jared G. Baldwin 8 East 41st street, a four-story dwelling, 20.10x100, located 140 feet east of 5th avenue, for improvement with an eight-story business building.

#### Washington Arms Purchased.

Barton Chapin and Nehring Brothers sold the Washington Arms apartments, a six-story structure at 416 Fort Hamilton avenue, southeast corner of 179th street, for the Halton Realty Company. It contains fifty-eight apartments and rents for about \$36,500 a year.

#### Ashton Court Is Sold.

The Ashton Holding Company, Charles Newmark, president, purchased through Henry L. Dinel the nine-story Terrace Court apartment house at 202 to 208 Riverside Drive, southeast corner of 93d street. The building, 118x145, is arranged in nine and ten room suites that yield a total yearly rental of \$75,000. It was acquired from the Terrace Court Company, Henry J. McCormick, president.

#### Operators Acquire Village Site.

Harris and Maurice Mandelbaum and Fisher and Irving I. Lewine were purchased from the Roberts Land Company the five three-story dwellings at the southwest corner of West 4th and 11th streets, covering a plot of 6,300 square feet and fronting 84 feet on 4th street and 75 feet on 11th street. C. Reynolds Gibbons was the broker. It is understood that negotiations are pending for a resale of the site to a builder for an apartment improvement.

#### Max Marx in Two Deals.

Max Marx bought through Weschler & Kohn, attorneys, from the estate of William H. Chesebrough the two five-story store and loft buildings at 117 and 118 West street, on plot 48 1/2 x 72, near Cortlandt street which the late Mr. Chesebrough bought for \$125,000 in 1906 and which has remained in the possession of his family since. Mr. Marx also purchased through the same attorneys the five-story store and loft building at 154 Chambers street, 23x78.

#### Manhattan.

##### South of 59th Street.

CROSBY ST.—Kleiner & Kleiner purchased from Clara Keech the 7-story loft, 100x100, at 79 to 85 Crosby st.

FRANKLIN ST.—Channing Smith purchased from Edward C. Center and others, represented by Innes & Center, through Frederick Southack & Alwyn Ball, Jr., the 4-story building, 25x100, at 103 Franklin st.

GREENE ST.—Charles F. Noyes Co. sold 158 and 160 Greene st to Yanover & Chadwick for the 131-135 Prince Street Corporation, a 7-story building, about 41x100.

GREENWICH ST.—John P. Peel Co. sold for the Mildon Realty Co. to the Ahl Co., A. H.

# MONEY TO LOAN

on

New York City  
Real Estate

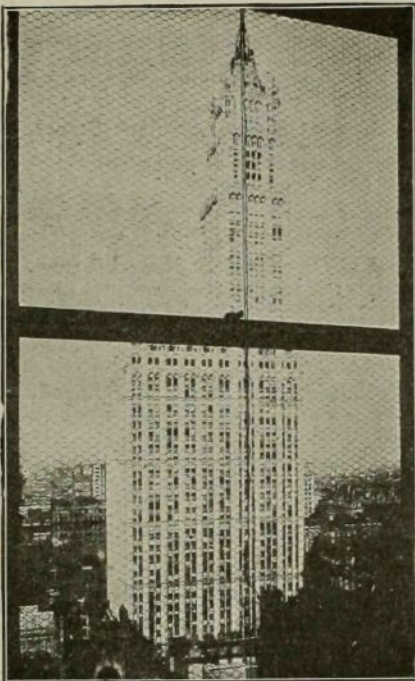
LAWYERS MORTGAGE CO.

RICHARD M. HURD, President

Capital, Surplus and Pr. \$9,000,000

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Levy, president, the 6-sty warehouse building at 547 and 549 Greenwich st, southeast corner of Charlton st, 50x75.

GREENWICH ST.—M. & L. Hess, Inc., sold for Justice Bartow S. Weeks, trustees of the estate of Jacob Weeks, 591 to 595 Greenwich st, 72x102, to the newly formed No. 395 Hudson Street Corporation, which will improve the property in conjunction with the larger plot which the same corporation purchased last week from Trinity.

JEFFERSON ST.—Hyman Sacher purchased from Isadore Montefiore Levy, attorney, 48 Jefferson st, a 3-sty building, 36x26.1.

PEARL ST.—Israel Polack, president of the Polack Company, Inc., tenant, purchased from Mrs. Kate C. Richardson the 5-sty loft, 37x115.11x irreg., at 247 and 249 Pearl st.

PEARL ST.—Charles F. Noyes Co. sold 214 Pearl st and 2 Fletcher st, a 5-sty building, 25x71, to Horatio Craig.

PEARL ST.—Charles F. Noyes Co. sold to Dickson & Son for occupancy 246 Pearl st, a 4-sty building, 20x78, for Elias A. Cohen.

PRINCE ST.—Charles P. Pinto resold to the Griffon Holding Co. the 6-sty loft at 177 Prince st.

SUFFOLK ST.—Henry Brady sold for the Mutual Life Insurance Co. 20 Suffolk st, two 5-sty tenements, 25x100 each.

2D ST.—Daniel L. Korn and Josephine Regnault sold 138-140 East 2d st, 50x100, formerly the Mount Hamorihu Hospital, to the Teachers' Club of the Zionist Organization through C. Friedlander.

11TH ST.—Crist & Herrick sold for H. De Witt Dobbs and Sarah A. Dav the dwelling 240 West 11th st to Charles S. Knight.

18TH ST.—Samuel Barkin sold the 12-sty loft, 52x92, at 6 and 8 West 18th st to the Boston Road Construction Co. through Joseph Gordon.

19TH ST.—Charles Realty Corporation, represented by Hirschman & Roeder, attorneys, sold to an investor the two 7-sty lofts, 50x92, at 30 and 32 West 19th st.

19TH ST.—Marcus L. Osk sold the 3-sty building 130 East 19th st, 17.6x104, to Joseph Sapinskv. The purchaser intends to remodel the building into studio apartments and occupy a portion.

20TH ST.—I. Portman purchased from the Hess estate the 7-sty building, 40x98, at 30 and 32 East 20th st, through M. Nassanowitz & Son.

20TH ST.—Charles Galewski purchased from the estate of Olea Withaus the 8-sty loft at 36 and 38 East 20th st, 40x92, through John H. Leddy.

21ST ST.—Louis Schrag sold for the estate of George T. Jackson the two 5-sty dwellings 143 and 145 West 21st st., 18.5x98.9 each.

22D ST.—Daniel H. Jackson sold to the Guardian Holding Co. the 7-sty loft, 42x97, at 136 and 138 West 22d st.; also 82 and 84 West 12th st, a 6-sty apartment, through Leitner, Brenner & Starr.

24TH ST.—Charles Wynne and Louis H. Low purchased from Edmund Coffin 49 and 51 West 24th st, an 11-sty loft, 45x100, through Dwight, Archibald & Perry.

24TH ST.—Boston Road Construction Co. purchased through Phillin D. Shapiro the 12-sty loft, 50x98.9, at 148 and 150 West 24th st.

26TH ST.—Knox Realty Co. sold for T. Shapoff a 3-sty flat at 545 East 26th st.

28TH ST.—Harry J. Sanders resold 41 and 43 East 28th st to M. L. Schwartz and S. Nathan, who intend to build a 9-sty loft. M. H. Raubitsek was the broker.

30TH ST.—Thomas J. O'Reilly sold for David Zipkin the 9-sty loft at 13 and 14 West 30th st, 56x92, to the H. W. G. Corporation, Henry W. Gennerich, president.

30TH ST.—Lewis H. May Co. sold for the Girard Trust Co., of Philadelphia, Pa., 5 West 30th st, a 5-sty building, 25x100, to Louis Kalmowitz.

31ST ST.—Mulvihill & Co., through John Gordon, sold for the estate of Acton T. Civill the 4-sty building, 20x98.9, at 311 East 31st st to Eva Spier. The property has not been transferred since 1888.

31ST ST.—M. & L. Hess, Inc., sold for David Zipkin 128 and 130 West 31st st, two 5-sty tenements, built 100 ft. deep, 25x136, which will be altered for business purposes.

32D ST.—Marcus L. Osk purchased from Helen A. Booth the 3-sty dwelling at 249 East 32d st, 17.10x98.9, through the Brown, Wheelock Co.

38TH ST.—M. & L. Hess, Inc., sold for Charles C. Bull, executor estate of Adelaide Harris, the three residences at 262 to 266 West 38th st, 50x100, to Charles & Charles, Inc.

40TH ST.—Henry Hof sold for Mrs. K. K. Kenney the 4-sty building at 238 East 40th st., 16.8x98.9.

48TH ST.—Columbia College leasehold 49 West 48th st. has been sold by Charles Dultz to Louis Eliasberg.

49TH ST.—Edward N. Crosby & Co. and the Leonard Morgan Co. sold for Mrs. Mary E. Killen the 4-sty dwelling 49 West 49th st, 16x100.5, a Columbia College leasehold.

56TH ST.—Harris & Vaughan, Inc., sold for Mrs. Margaret A. Huntington the residence at 117 East 56th st, 20x100.5.

57TH ST.—James H. Cruikshank sold to Herman Veh 336 East 57th st, a 3-sty dwelling, 16.8x68, through Leon S. Altmayer.

BROADWAY.—Max N. Nathanson bought from the estate of Phillip Braender the 16-sty building, 80x110, at 693 Broadway, southwest corner of 4th st, known as the Merchants Building. Byrne & Bowman were the brokers.

BOWERY.—J. Finkelstein & Son sold for Mary S. Croxson to Jacob S. Block the 6-sty loft at 231 and 233 Bowery.

WEST BROADWAY.—Cruikshank Co. sold for the McVicker estate the Columbia College leasehold 48 West Broadway to Lindsley P. Baldwin.

2D AV.—Samuel Cowen sold the northwest corner of 2d av and 12th st, a 6-sty apartment, 60x100, for the Rex Holding Co.

7TH AV.—McCotter & Davis sold for Joseph Seeman 112 7th av, a 3-sty building, 18.11x60.

## North of 59th Street.

MANHATTAN ST.—Slawson & Hobbs sold for the Albany Savings Bank, 111 Manhattan st., a 6-sty apartment, 75x100, renting for about \$25,000. The brokers have been appointed agents.

64TH ST.—Brown, Wheelock Co. sold for Norman Johnson 179 East 64th st., a 3-sty dwelling, 15x100.5, to George W. Martin.

64TH ST.—Herman A. Metz purchased 38 West 74th st., a 5-sty dwelling, 25x102.2, through Brown, Wheelock Co.

64TH ST.—Douglas L. Elliman & Co. sold for Dr. J. Dodge Peters to Dr. Cyrus W. Field, the tenant, the 4-sty dwelling, 20x100.5, at 126 East 64th st.

64TH ST., ETC.—Louis Gold, builder, sold from the plans the 5-sty reinforced concrete service station in the south side of West 64th st, near West End av, for the Warren Nash Motor Corporation, a 5-sty building, 125x100, in the north side of West 56th st to Graham Brothers Motor Truck Co., and a 3-sty reinforced concrete building in the north side of West 96th st for Albert Saxe.

65TH ST.—Douglas L. Elliman & Co. sold for the estate of Henry Keim the 3-sty dwelling, 20x100.5, at 132 East 65th st.

65TH ST.—Douglas L. Elliman & Co., Inc., sold for Mrs. Frederick S. Lee to Robert B. Bowler 3-sty dwelling, 20x100.5, at 144 East 65th st., and similar building at 136.

66TH ST.—Ennis & Sinnott bought from John W. O'Connell, through Ludwig Marx, the 6-sty apartment, 33.4x100, at 328 and 330 East 66th st.

68TH ST.—Charles Wynne and Louis H. Low purchased from the Bradley estate the 3-sty garage, 230x100, in the south side of 68th st, 175 ft. west of West End av, completed by the Bradley Contracting Co. in 1916 and leased for twenty-one years to the Black and White Taxicab Co. E. J. Thompson & Co. were the brokers.

69TH ST.—H. C. Senior Co. sold for Harvey I. Underhill the 6-sty apartment 231 West 69th st., 40x100, to Mrs. Margaret Parmelee.

72D ST.—M. H. Troupier sold for the Broadway Savings Institution 40 West 72d st., a 4-sty dwelling, 25x100. The purchaser intends to alter into small suites.

74TH ST.—Howard Seiter Co. sold to Dr. E. E. Gardner the 4-sty dwelling at 120 West 74th st., 22x102.2, for M. S. Orth.

74TH ST.—William S. Anderson Company, Frank Knapp, president, sold for Mrs. Caroline B. Deraismes the 3-sty dwelling, 159 West 74th st., 16.9x100.11.

74TH ST.—Townsend Jones is reported to have sold 140 West 74th st., a 4-sty dwelling, 22x102.2, through Pease & Elliman.

74TH ST.—The Brown, Wheelock Co., Inc., sold for the Clark estate the 5-sty dwelling at 44 West 74th st., 25x102.2, to John F. Degener, tenant.

75TH ST.—Esther Greenberg sold to Max Benjamin the 3-sty dwelling, 16x102.2, at 180 East 75th st.

77TH ST.—Duff & Conger sold to S. Silver, the 4-sty tenement 318 East 77th st, 21.5x100.2.

80TH ST.—Foot & Martin, Inc., resold 181 East 80th st., a 3-sty dwelling, 16.8x100, to Robert B. Bowler.

80TH ST.—Cyrille Carreau, Inc., resold for R. B. Bowler the 3-sty dwelling 181 East 80th st to Isabel H. Schelling.

80TH ST.—Douglas L. Elliman & Co. sold for Mrs. Alice Goldsmith 132 East 80th st, a 3-sty dwelling, 18.6x102.2.

85TH ST.—Pease & Elliman sold for Mrs. Henry Meyers two 3-sty dwellings, 36.2x102.2, at 114 and 116 East 85th st.

86TH ST.—Foot & Martin, Inc., resold through L. J. Phillips & Co. 117 West 86th st., a 4-sty dwelling, 20x100. It is to be altered into small suites.

88TH ST.—Coughlin & Chisby sold 179 West 88th st., a 3-sty dwelling, 16.8x100.8.

87TH ST.—Mrs. Adelaide M. Megeath sold to Irving Judis and Joseph Silverman the 9-sty

apartment, 166 West 87th st, 108x100, through Nassoit & Lanning. These buyers also purchased and resold the 9-sty apartment at the southeast corner of Riverside dr and 93d st, 145x117.4x irreg.

95TH ST.—Nathan H. Stone purchased 137 West 95th st, a 3-sty dwelling, 18x100.8, through Max Gold.

97TH ST.—Silverbridge Realty Co., Inc., purchased the 6-sty apartment, 98.11x187.6x irreg., at the northeast corner of Fort Washington av and 162d st. Arthur Greenbaum, who sold the property to the present seller last September, acquired it in July from the Ararat Realty Co.

102D ST.—Joseph Shenk purchased through Clement H. Smith the 6-sty apartment house, 45.10x100, at 113 and 115 West 102d st.

106TH ST.—Leon S. Aitmayer sold for T. S. Voorhes the 3-sty tenement 119 East 106th st, 16.8x102.2.

107TH ST.—Hermal Holding Co. bought the 9-sty apartment, 50x100.11, at 203 West 107th st from Samuel Barkin through P. Henry.

107TH ST.—Everett M. Seixas Co. and Coughlin & Clisby sold for Dr. Carlos Henriques the 5-sty dwelling at 318 West 107th st., 20x100.11, to Hyman Davis.

107TH ST.—Slawson & Hobbs sold for Mary B. Ladd 304 West 107th st., a 5-sty dwelling, 18x90x100.

108TH ST.—M. Goldin sold for Minnie Russell the 5-sty apartment, 25x100.11, 67 West 108th st to H. M. Gaillard.

109TH ST.—Joseph Petter purchased from the Improved Tenement Co. the 4-sty dwelling 64 East 109th st, 17x101.

111TH ST.—Shaw & Co. resold for Rosa Frucht 113 West 111th st., a 4-sty dwelling, 15x100.

111TH ST.—Charles Wynne and James Cruikshank sold to the Gustave Realty Corporation the 6-sty apartment, 50x100, at 241 and 243 West 111th st, through Simon Fine.

111TH ST.—Morris Florea sold for Peretzfeld & Co. to I. Neiberg 249 West 111th st, a 6-sty apartment, 36x100.11, adjoining 251, a similar building purchased about three weeks ago by the same buyer, who contemplates changing both houses from twelve to twenty-four apartments each.

119TH ST.—George W. Brettell sold to Daniel Maresco 319 East 119th st, a 4-sty flat, 18.3x100.

119TH ST.—Hulbert Peck's Sons sold the 3-sty dwelling 5 West 119th st for the estate of Lizzie Campbell.

121ST ST.—Morris Florea sold for Joseph Burghermer to Joseph Koeningsberg two 4-sty flats, 22x100.11 each, at 67 and 69 East 121st st.

122D ST.—D. H. Scully & Co. sold 136 West 122d st., a 4-sty dwelling, 17.6x100, for the New York Life Insurance Co. to Joseph Braunstein.

122D ST.—Shaw & Co. sold for Mrs. M. G. Daniels to the Klein Realty Co. 103 West 122d st, a 3-sty dwelling, 19x55x100.11.

124TH ST.—Lucky Star Realty Co., J. Hirsh, president, sold 235 to 241 West 124th st, four 5-sty buildings, 100x100.

126TH ST.—Porter & Co. sold for the United States Mortgage & Trust Co. to the Ahl Co., Inc., the 4-sty flat, 247 West 126th st., 25x100.11.

129TH ST.—R. S. Morgan Realty Co. sold 159 and 161 West 129th st, two 3-sty dwellings, 44x100.

131ST ST.—Berkshire Realty Co., Inc., Joseph G. Haft, president, sold 45 and 47 East 131st st, a 6-sty apartment, 50x100, through E. A. Polak, Inc.

133D ST.—Clara J. Walley sold to R. C. Lawson the 3-sty dwellings, 50x90, at 52 to 56 West 133d st.

134TH ST.—Frederick Brown resold to Max Blumenstein through Carl Kaufman 505 and 509 West 134th st, two 5-sty flats, each 39.4x99.11; also to Philip J. Gold, through Jacob Goldberg, 511 West 134th st, and to Henry J. Kapner, through J. S. Maxwell, 513 West 134th st, two similar buildings.

134TH ST.—Frederick Brown sold to Nathan Aaronson 507 West 134th st, a 5-sty flat, 40x100.

135TH ST.—Nail & Parker sold for the Elizabeth Realty Co. to Berry & Ross, Inc., 48 and 50 West 135th st, two 4-sty buildings, lot 35.7x100.

138TH ST.—Equitable Life Assurance Society sold 206 West 138th st., a 3-sty dwelling, 22x99.11.

139TH ST.—Nail & Parker sold for the Equitable Life Assurance Society 238 West 139th st, a 3-sty building, 17x99.11.

139TH ST.—Nail & Parker sold for the Equitable Life Assurance Society 228 West 139th st, a 3-sty building, 17x99.11.

141ST ST.—Stark & Spitzer bought from the Benenson Realty Co. the 6-sty apartment at 610 West 141st st, 135x100, through R. Altman.

141ST ST.—Slawson & Hobbs sold for Walter, Henry and Alfred Mack 561 West 141st st., a 10-sty apartment, 99.11x100, northeast corner of Broadway; also 3470 Broadway, a 3-sty building, 20x70, adjoining

144TH ST.—Pease & Elliman sold for the Sava Realty Co. the two 6-sty apartments, each 87.6x99.11, at 540 and 550 West 144th st.

148TH ST.—Ennis & Sinnott resold 533 West 148th st., a 3-sty dwelling, 16.8x100, occupied by the William L. Marcy Tammany Club. The buyers are John J. Mulcahy and William J. McNulty. William D. Morgan was the broker.

149TH ST.—J. Scott sold for A. Kraus the 6-sty apartment, 75x100, at 452 to 456 West 149th st.

149TH ST.—S. Freidus sold the 6-sty apartment, 50x99.11, at 304 and 306 West 149th st.

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152D ST.—Joseph S. Ward, president of Thomas Ward Coal Co., purchased from H. W. Gennerich 448 to 454 West 152d st., two 5-sty apartments, 100x100, through Edward C. H. Vogler.

163D ST.—The Waunegan Realty Co. sold 552-554 West 163d st., a 5-sty apartment, 44.2x100.

176TH ST.—Philip D. Shapiro sold through Steinman & Steinman to J. Rubin 502 West 176th st, a 5-sty apartment, 44x100.

188TH ST.—Herman Marchat sold 548 West 188th st, a 4-sty dwelling, 16.8x94.10.

AMSTERDAM AV.—Charles E. Dempsey sold for Joseph E. Martine to Louis G. Schlechter the San Samone, a 7-sty apartment, 35x199.10, in the east side of Amsterdam av, 140th to 141st sts.

AMSTERDAM AV.—The 3-sty frame building, 21x100, at 285 Amsterdam av, fronting in Sherman square, figured in the first sale in fifty years yesterday when Daniel B. Freedman acquired it from the Owens estate, through Slawson & Hobbs.

AMSTERDAM AV.—Joseph Shenk bought 1525 Amsterdam av, a 6-sty apartment, 43x100, through B. Halpern.

AUDUBON AV.—A. H. Levy and Charles Berlin resold for the Manport Realty Co. through Morris Berman 171 to 175 Audubon av, southeast corner of 174th st, two 5-sty apartments, 100x95.

BROADWAY.—L. J. Phillips & Co. sold for Laura W. Parsons the 3-sty building, 22x75.11, at 2328 Broadway to Samuel Arnov.

BROADWAY.—L. J. Phillips & Co. sold for the Fortis Realty Co. (Moritz Falkenau and Joseph Hamerslag estates) the 6-sty apartment, 75x99.11, at the southeast corner of Broadway and 149th st.

BROADWAY.—Joseph Shenk sold to Charles Klimmelman, through B. Harris and M. Rosenfeld, the two 6-sty apartments, 200x100, forming the block front in the east side of Broadway, 123d to 124th st.

BROADWAY.—A. H. Levy sold for Edith Bennett to I. Fortman the 6-sty apartment, 100x125, at 3905 Broadway, northeast corner of 103d st; also resold for Michael Kaufman "Trinity Studio," a 5-sty flat, 25x100, at the southeast corner of Broadway and 153d st, the third sale of this property during December.

CENTRAL PARK WEST.—E. Sharum sold to Ida and Dora Modell 410 Central Park West and 2 West 101st st, two 5-sty apartments, 75.8x100.

FORT WASHINGTON AV.—Axelrad Mortgage Co., Peter Axelrad president, sold for Mendel Pressberger the 6-sty apartment at 280 Fort Washington av, southeast corner of 172d st, 106x122x irregular, to Isidor Zimmer and Samuel Resnick through Ribman & Ribman.

LEXINGTON AV.—Ryan & Co. and Harry Levy sold for the Corn Exchange Bank the 4-sty dwelling at 2011 Lexington av, 14.3x77, to William Mulcahy.

MADISON AV.—Stanton Improvement Corporation bought 1340 Madison av., northwest corner of 94th st., a 5-sty apartment, 42.9x100.8. Ronald M. Macdonald is the owner of record.

MADISON AV.—Hudwill Corporation, Hudson P. Rose president, bought 2078 Madison av, a 3-sty dwelling, 16.7x75.

MADISON AV.—Ludwig C. Traube sold for E. A. Manice & Co., the 3-sty building at 1523 Madison av, leased to the Wichita Democratic Club.

MADISON AV.—L. & A. Pincus and Morris L. Goldstone bought from Robert Chesbrough the St. Lawrence, a 7-sty elevator house, 95x100, at the southwest corner of Madison av and 88th st. The brokers were represented by Duff & Conger and E. A. Scott. The seller was represented by Stoddard & Mark and the purchasers by Charles Meyers. It was an all cash transaction over the first mortgage.

MADISON AV.—Simon S. Friedberg resold the 3-sty dwelling 2024 Madison av, 18x80, through Charles Metzger.

MADISON AV.—Guaranty Trust Co. sold the 6-sty apartment, 50x100, northwest corner of Madison av and 95th st.

MORNINGSIDE AV.—J. Anthony Minott sold for the Friedenstein estate 67 Morningside av. East, a 5-sty flat, 34.11x100.

PINEHURST AV.—Willgen Realty Co., S. Ginsberg, president, sold to Louis Lowenfeld the northwest corner of Pinehurst av and 179th st, a 5-sty apartment, 50x100, through Millard Veit.

POST AV.—Manport Realty Co. sold through David Chenkin 71 to 79 Post av, three 5-sty apartment houses, 120x100.5.

RIVERSIDE DR.—Axelrad Mortgage Co., Inc., sold for the Lowell Realty Co., E. A. Levy, president, to the Crausman Realty Co., the 6-sty apartment at 587 Riverside dr, south corner of 136th st, 106x122x irregular.

RIVERSIDE DR.—Charles J. Quinlan, of Wood, Dolson Co., sold for Jennie S. Armstrong 153 Riverside Drive, a 5½-sty residence, 25x100, for \$70,000. The building contains an electric elevator.

RIVERSIDE DR.—Rabold & Parkus sold to Charles Hensle, builder, for Alvin Ohlsen, rep-

resented by Kurz & Uren, the Turrets, a 7-sty apartment, 112x126, at 116 Riverside Drive, south corner 84th st. The property was held at \$400,000 and was sold subject to a first mortgage of \$300,000 and a second mortgage of \$35,000.

RIVERSIDE DR.—The large vacant plot at the south corner of Riverside Drive and 143d st, partly covered by old fire dwellings and containing about 3,000 square feet, has just been sold by the Bandgen estate to Daniel B. Freedman and Alfred Rau. It has a frontage of 162 feet in the drive.

RIVERSIDE DR.—Harris and Maurice Mandelbaum and Fisher and Irving I. Lewine purchased the 10-sty Rhinecliff Court apartments at 788 Riverside Drive, south corner of 156th st. The building fronts 105 ft on the drive and 100 ft in the street and is opposite the Riviera, which covers the block front to the north, 156th to 157th sts. The owner of record is the Wille Construction Co.

ST. NICHOLAS AV.—Hilda Realty Co., Vogel & Schultz, resold the southwest corner of St. Nicholas av and 178th st, a 6-sty apartment, 25.11x100.

ST. NICHOLAS AV.—Max N. Nathanson purchased from the Rivoli Realty Co., the 6-sty apartment at the northwest corner of St. Nicholas av and 150th st, 99x112 irregular, through Hall J. Howe & Co.

ST. NICHOLAS AV.—The 7-sty apartment house, on three lots, at the southwest corner of St. Nicholas av and 150th st, has been sold by M. A. Holman to the Merritt-Ferguson Co., through Hall J. How & Co.

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FREEMAN ST., ETC.—Richard Dickson resold for Charles Silberberg, dwelling at 827 Freeman st.; for Lewis V. Lavelle 2-fam dwelling at 1820 Tapping st.; for Smith Williamson, dwellings at 1519 Silver st. and 337 East 142d st.; for George Hachmann, 3-fam flat at 1162 Forest av., and for Otis & Otis, 2-fam dwelling at 3254 Decatur av.

ROGERS PL.—C. M. J. B. Realty Co. sold to Max Luria the apartment at 900 Rogers pl.

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ROGERS PL.—Newman Grossman sold for Harry Grossman a 3-fam dwelling at 954 Rogers pl.

SUBURBAN PL.—William Wolff's Son and Frederick J. Fuerback, Jr., sold for the Holywood Realty Co. to Joseph Seger the four apartment houses, 808, 812 and 814 Suburban place and 1580 Crotona Park East.

WEST FARMS RD.—Maurice Kastriner sold to the A. Arent Co. 1252 West Farms road, junction of Home st. and Longfellow av., a 5-sty house, 68x100x irregular.

157TH ST.—Henry Levy sold through the R. S. Morgan Realty Co., the 5-sty flat at 280 East 157th st.

169TH ST.—Samuel Cowen sold 885 East 169th st, a 2-family dwelling, to a Mr. Raport.

179TH ST.—David L. Woodall, Jr., sold for Lulu J. Schofield 2-family dwelling at 362 East 179th st; for Lillian E. Bonfils, 1-sty building at 365 East 179th st, and for Norman S. Morgan, 25x115, vacant, in the west side of Tiebout av, about 348 ft south of 184th st.

193D ST.—Clement H. Smith sold to the Benenson Realty Co. three 4-sty apartments, 105x100, at 449 to 457 East 193d st.

ARTHUR AV., ETC.—Frangella Realty Co. sold for Mrs. Michael Geragthy to Andriaune Vespa 2165 and 2167 Arthur av, a 2-family house, 47x92; for Mrs. J. Martin to the Westchester Mattress Co 2150 Crotona av, a 2-family house, 22x80; for the Assets Funding Corp. to Yetta Adler 629 East 183d st. dwelling, 25x100, and for Mrs. Murely to Alphonso Florio 808 East 180th st, a 2-family house, 25x95.

BARNES AV., ETC.—Hugo Wabst sold for George McCauslan dwelling, 50x100, in south side of 222d st, 300 ft east of Barnes av; also for the Queen Co. the northeast corner of 235th st and Verio av, 2-fam dwelling 741 East 218th st.

BASSFORD AV.—Edward N. Crosby & Co. sold for Alfred K. Sherwin 2317 Bassford av., a 2-sty dwelling, 19x46, to Victoria and Mary A. Mancini.

BECK ST., ETC.—Daniel H. Jackson sold through L. H. Solomon 867 Beck st., northwest corner Intervale av.; also 915 Intervale av., adjoining, two 5-sty apartments, 134x100. Jacob Levy was the broker; also sold to Samuel Kotney, 1064 Morris av., a 3-sty dwelling, through Peter Tisch.

BOSTON RD.—Isaac Well bought through J. & L. Ostroff two 5-sty story apartments, 98x 24x about 200, at 1220 to 1226 Boston rd.

BRYANT AV.—Murray & Hill Co. sold for Loftin Corporation the 5-sty apartment 2014 Bryant av, 45x104.

CARTER AV.—Benenson Realty Co. resold 1687 Carter av, a 5-sty flat, 37x100.

CLAY AV.—Joseph Herzog sold for Mr. Ohry to Arthur Herzog the 5-sty apartment at 1210 Clay av., 38x80.

CRESTON AV.—The 173d Street Realty Co., Aaron Miller president, sold the 5-sty apartment, 100x100, southwest corner of Creston av and 179th st, to Louis Silverman through Kurz & Uren and L. J. Greenberger.

CRESTON AV.—Clement H. Smith & Son, Inc., sold to Thomas J. Waters Co. the southeast corner of Creston av and Fordham rd, 50x79x irregular.

CROTONA PARKWAY.—Benenson Realty Co. resold through J. Rubin, the 5-sty apartment at 1890 to 1896 Crotona Parkway, 114x143.

CROTONA PARKWAY.—Benenson Realty Co. sold to C. M. J. B. Realty Co. 1980 Crotona Parkway, an apartment house.

CROTONA PARK EAST.—Joseph Sager and Ely Maran bought four 5-sty buildings at the southwest corner of Crotona Park East and Suburban place from the Highmount Realty Co.

DALY AV.—The Stanton Improvement Corporation bought the 5-sty flat, 51x100, at the southeast corner of Daly av. and 180th st.

FORD ST.—Meister Builders sold 373 and 375 Ford st, two 6-room houses, 25x100.

FORDHAM RD.—Ernest T. Bower sold for Richard H. Scobie 306 Fordham road east, a 3-sty business building, 37.6x irregular.

FOREST AV., ETC.—Edward Polak, Inc., sold for H. Brown to L. Gross 1176 Forest av, a 3-fam. house, 24.2x133; also for a Mr. Block to a Mr. Shafin, 320 East 165th st, a 5-sty flat, and for Edward Polak, Inc., sold for Louis Lese to a Mr. Berkowitz 1242 Fulton av, dwelling, 70.15x129.

FOREST AV.—D. A. Trotta sold for estate of John Blockhaus 1177 Forest av, a 3-sty 3-fam frame dwelling, 20x87.

FULTON AV.—J. J. Lucker & Co. sold for Henrietta Hartung to Joseph Hollinger 1302 to 1306 Fulton av, three dwellings, 54x170.

GRAND AV.—Aldhouse & Co sold for Mary L. Whiting a 2-fam house at 1990 Grand av to James Ludhuff.

GRAND AV.—Joseph S. Ward purchased from Mrs. L. Kruse, through William R. Lowe, 2443 Grand av., a 3-sty dwelling, 50x100.

GRAND BLVD.—Foot & Martin, (Inc.), sold 2,017 Grand Boulevard and Concourse, northwest corner of Bush st, a 3-sty dwelling, 35x100.

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GRAND BLVD.—E. Osborne Smith sold for Edward O. Binzen, the 3-sty dwelling at 2011 Grand Concourse, 50x100, with garage to Dr. Moses Gecker; also five lots at southeast corner of Burnside and Creston avs.

GRAND BLVD.—Richard H. Scobie sold for R. J. Ferns dwelling 2423 Grand blvd and Concourse.

GRANT AV.—J. J. Lucker & Co. sold for Silverstein & Sarotick to Isidore Gordon, dwelling at 1066 Grant av.; for Robert Lauckhardt to Joseph Lippman, dwelling at 1033 Union av., and for Henrietta Hartung to Joseph Hollinger, three dwellings, 54x177, at 1302 to 1306 Fulton av.

HAVEMEYER AV.—Harry Cahn purchased from Charles A. Hall a 2½-sty story frame dwelling at northeast corner Havemeyer and Ellis avs, 102x83, through A. G. Bechmann.

HEATH AV.—Hudwill Corporation, Hudson P. Rose president, purchased 2917 Heath av, a 2-fam frame house.

UNIVERSITY AV.—Charles S. Kohler, Inc., sold through C. V. Smith, Jr., 2512 University av, a 5-sty apartment, 50x103x125.

VALENTINE AV.—Mandelbaum & Lewine sold through William J. Dougherty and Charles Moebus the 6-sty apartment, 60.18x128.78x irregular, at the northeast corner of Valentine av. and 178th st.

VALENTINE AV.—Houghton Co. and McLernon Brothers sold the 4-sty apartment, 2789 Valentine av, 80x42. This house occupies a unique position as it has adjoining it in the rear an abandoned lane 30 feet in width.

WALTON AV.—Duross Co. sold 568 Walton av, a 3-sty dwelling, 20x90, to James L. Van Sant.

WALTON AV.—State Banking Department sold to James L. Van Sant 568 Walton av, a 3-sty dwelling, 20x90 through the Duross Co.

WASHINGTON AV.—Kurz & Uren, Inc., sold for Mrs. A. C. Ayer, six 5-sty apartments 1512 to 1522 Washington av, corner of 171st st, 150x100.

WEBB AV.—William H. Mehlich, Inc., and Frank Houghton sold for Clarence Coddington 2436 Webb av, a 5-sty apartment, 50x100.

WEBB AV.—Houghton Company and William H. Mehlich, (Inc.), sold the 5-sty apartment 50x100, at 2440 Webb av for Alexander Thern.

WEBSTER AV.—Newman Grossman bought 1239 Webster av, a 4-sty tenement, 26x100, from

Celia Rosenheim and immediately resold to Harry Grossman.

WEBSTER AV.—George W. Sasse sold for Adolph Rund the plot 32x150, in Webster av, near Kinderman pl.

WEBSTER AV.—Schwab & Co. sold for William H. Mehlich, Inc., the 5-sty apartment, 1228 Webster av, 42.79x90.

WEBSTER AV.—Shaw & Co. sold to Price Brothers through F. D'Onofrio 1326 Webster av, a 5-sty apartment, 37.3x90.

WEBSTER AV.—Primer Realty Corp., J. Price, president, bought from Helen McL. Lasher 1326 Webster av, a 5-sty apartment, 37.6x100.

WILKINS AV.—Nehring Brothers sold for Robertson & Gammie to Joseph G. Abramson 1340 and 1342 Wilkins av, a 5-sty apartment, 50.6x143.11.

WILKINS AV.—Harry Cahn and Samuel Rubin resold 1462 Wilkins av, a 5-sty apartment, 37.6x100, to Herman Levine through Louis Gittleman.

3D AV.—Isaac Lowenfeld and William Prager purchased 2717 3d av, a 3-sty building, 25x100, through Schwab & Co.

3D AV.—George Goldblatt sold through Otterbourg, Steindler & Houston the 6-sty tenement 4001 to 4003 3d av., 50x125.

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## Brooklyn.

BERKELEY PL.—Cruikshank Co. and Pullman Real Estate Co. sold for Harriet L. Dunant 100 Berkeley pl a 4-sty dwelling, 30x100.

DOWNING ST.—Absol Construction Co. sold through Samuel Kronsky 90 Downing st, a 5-sty flat, 50x150.

GARFIELD PL.—John Pullman Real Estate Co. sold to Anthony Carfone, the 3-sty dwelling at 85 Garfield pl, 20x100.

PARK PL., ETC.—Charles E. Rickerson sold dwellings at 340 Park pl for Alfred E. Mudge to Mrs. Catherine McNeil and at 577 4th st for William Hamlin Childs to Charles Lyons.

SENATOR ST., ETC.—Tutino & Cerny sold for Sigmund Goldberg to a client for occupancy, the 2-sty dwelling at 144 Senator st; also for Antonio Gentile to an investing client, the 3-sty store and apartment building at 7106 5th av.

STERLING PL.—Charles Partridge sold for May E. Dugan, the 2-sty dwelling, 802 Sterling pl; also for Max Blecker, the 4-sty apartment house at 1453 Bedford av, and for Elizabeth Donner, the 3-sty dwelling at 604 Lincoln pl.

STERLING PL., ETC.—Bulkeley & Horton Co. sold the 4-sty dwelling 707 Sterling pl to the Victory Operating Co.; also 476 Lafayette av, a 2-sty dwelling for P. N. Young; the 2-sty dwelling 515 84th st for Dr. E. W. Skelton, and also for the estate of May Gonlan, the 2-sty dwelling 1477 Dean st.

UNION ST.—Harry M. Lewis sold for May V. Nathanson to a client for investment the 2-sty brick and stone dwelling at 1556 Union st, between Albany and Troy avs, on lot 20x 95 ft.

WILLOW PL., ETC.—Meister Builders, Inc., sold 2 Willow pl, the southwest corner of Jorammon st, 2 3/4-sty house; also purchased from Seligman Brothers, 185A-187 8th st, two 3-sty brick houses on a plot 40x100.

WILSON ST.—O. Manard resold 195 Wilson st a 3-sty 2-family dwelling, recently acquired, through B. F. Knowles Co.

7TH ST.—F. C. Sauter sold the 3-sty flat at 358 7th st for Mrs. Catherine Buckley to Edward J. Evans.

EAST 19TH ST., ETC.—Samuel Galitzka & J. Lacov sold for the Webster Building Corp. to a client for occupancy, a new 2-sty 1-family house now in the course of construction, on a plot 33x100, on the west side of East 19th st, 120 ft north of Av. N, Flatbush; also sold for Elsie R. Fraad, to a client for investment, the two 2-family houses, on a plot 50x100, at 1434-1436 East 13th st. The reported price was \$22,500.

BAY 28TH ST.—Clinton Trading Corp. sold to Rosa Semenara the 1-fam frame detached dwelling at 181 Bay 28th st, on a plot 45x96.8. The Parkway Realty Co. was the broker in the transaction.

49TH ST.—I. Salzberg sold for A. Haarbaiter to M. Seid, the 2-fam house at 1520 49th st, on plot 40x100.

55TH ST.—B. J. Storza sold for Malinda Foster to Luis Krauss, the 1-fam cottage on plot 40x100, at 1337 55th st.

57TH ST., ETC.—Bulkeley & Horton Co. sold a row of five 2-sty, 2-family houses, at 157 to 167 57th st, plot 100x100, to D. J. De Guide for investment; also sold dwellings at 331 Hancock st, 20x124, for Mrs. Carrie Edwards; at 289 Clermont av to Kate Lynch for occupancy, and for the estate of Edwin R. Remington, a 3-sty, 6-family house at 419 Clason av, 22x80.

57TH ST.—Tutino & Cerny sold for Grace Kelly, to a client, for occupancy, the 2-sty 2-family frame dwelling, 534 57th st.

60TH ST., ETC.—Tutino & Cerny sold for Mrs. Rose Mendel, to a client for investment, the 3-sty, 6-fam brick apartment dwelling 718 60th st; also for Max Simon, to a client for occupancy, the 2-sty, 2-fam brick dwelling, 315 46th st.

65TH ST.—Realty Trust sold for the Alco Building Co. the 1-fam semi-detached brick dwelling 2113 65th st (Mapleton Parkway) to Juliette Apfelbaum, who owns the adjoining house.

66TH ST.—Realty Trust sold for Alco Building Co., two semi-detached brick dwellings at 2036 66th st to K. Ginsberg, and 2109 65th st to Arthur Apfelbaum, both for occupancy; also for Alco Building Co., a row of fourteen semi-detached brick dwellings on 64th st, between 20th and 21st avs, Mapleton Park, to Elie Gindi.

78TH ST.—Frank H. Malone sold the fifteen lots, a plot 300x 109 on the north side of 78th st, 100 ft west of Ridge blvd, for the estate of Jacob J. Janeway to the Gough-Braun Realty Corp. who will improve at once with a new type of 2-fam semi-detached cottage.

83D ST.—Frank H. Malone sold the detached cottage on plot 80x100, 23 83d st, overlooking the Crescent Grounds and New York Bay, for Amalie Wester to James Treganza for occupancy. The property was held at \$35,000.

BAY RIDGE AV. ETC.—Frank A. Seaver & Co. sold the 2-family brick house 235 Bay Ridge av for F. Geallers; the two 2-family frame houses 9410-12 Fort Hamilton av for Gyer & Heuser; plot 40x100 on the north side of 54th st, 100 ft east of 17th av for H. Davison.

## RECENT LEASES.

### Another Park Avenue Project.

A syndicate, headed by Walter Russell, who has built several co-operative apartment houses on the upper west side, has secured, through Douglas L. Elliman & Co., an option for a lease of sixty-three years of the entire block bounded by Park and Vanderbilt avenues, Forty-eighth and Forty-ninth streets, from the New York Central Railroad Company. Upon the site Fred T. Ley & Co. will erect a sixteen-story modern apartment house with hotel features. The ground floor will contain a large restaurant, which will be operated by a prominent restaurateur, and service from this restaurant will be furnished to all the apartments in the building. The architects, Warren & Wetmore, have been in consultation with Mr. Russell, Fred T. Ley & Co., Inc., and the prospective owners for some months and have produced a design which brings into consideration the difficult problems of the times, such as the servant problem and the service problem.

One of the unique features of the proposition is that the building will not carry any mortgages. It is to be paid for all in cash by the subscribers, who will live in two-thirds of the building and rent the other third, which other third will give an income of about \$270,000 a year. This \$270,000 is more than the running expenses, therefore, the owners will be able to live in their apartments for the interest on their investment, reducing their rent to about one-third of the schedule rental. Work will commence as soon as Mr. Russell completes his group of co-operative owners, which will be within the next thirty days. This operation is directly south of the New Sherry Building and opposite the Hotel Chatham and 270 Park avenue. Occupying, as it does, an entire block, it will have unusual light facilities on four sides, with ample courts. The rent for the first twenty-one years will be approximately \$2,000,000 and the cost of the building \$4,000,000, making a total involved in the operation of \$6,000,000.

### Big Insurance Leases.

Three large insurance companies, with assets aggregating about \$175,000,000, are the contracting principals in a lease negotiated by the Charles F. Noyes Company with the Phelps Stokes estate for five floors of the Woodbridge Building, William, John and Platt streets. This space, totaling 75,000 square feet, in addition to all the ground floor space on the John street side of the building, was taken under a twenty-one-year lease by the Aetna Life Insurance Company, the Aetna Casualty & Surety Company and the Automobile Insurance Company of Hartford. The leasing companies now occupy scattered space in the Woodbridge Building, the Wyllys Building and other neighborhood structures. The space which they have just leased is tenanted by the Hartford Fire Insurance Company, Maiden Lane Branch of the Metropolitan Bank, the Norwich Union Insurance Agency and Howard & Cain, Inc.

### "Nevada" Is Sub-Leased.

Walter J. Salmon subleased from the Nevada Realty Company, Clarke G. Dailey, president, the Nevada apartment, a seven-story structure, occupying the trapezoid plot bounded by Broadway, Amsterdam avenue, 69th and 70th streets, measures 225.8x138x200.10x35.8 feet, about seven lots. Albert W. Pease was the broker. The lease is for thirteen years, from February 1, with two twenty-one year renewals. The building faces Sherman square, and is located adjacent to the principal transit lines. The Curtiss Securities Company, Curtiss James, president, is the owner of the fee. The original lease was executed about eight years ago when the Alliance Realty Company sold the property to the Curtiss Company.

### \$500,000 Store Lease.

White-Goodwin and Louis F. Sommer leased the store at the northeast corner of 51st street and Broadway for a long term of years at an aggregate rental of \$500,000 to Marks Arnheim, Inc., retail clothiers. This building is diagonally opposite the new Capital Theatre and was originally occupied for many years by the Healy Carriage Company. It was recently leased to the Van Dam Company for a long term of years, who, in turn, leased the entire store floor to the Wira Realty Company. Extensive alterations have been made to the entire property. The Roseland, a Philadelphia syndicate, leased the entire second floor for dancing purposes and are making alterations. After extensive alterations to the corner store, the Arnheim concern will take possession about February 2, 1920.

### Plan Park Avenue Alteration.

Pease & Elliman leased 957 Park avenue, southeast corner of 82d street, for W. Emlen Roosevelt to Senior & Allan for twenty-one years at an aggregate rental of \$300,000. It will be converted into four-room apartments and managed by Pease & Elliman.



**REAL ESTATE NOTES.**

**WILLIAM W. JONES**, formerly with Carstein & Linniken, is now associated with the real estate office of Samuel J. Tankoos.

**AMERICAN TRUST CO.**, which commenced business less than a year ago, on January 27, 1919, reports that its deposits are now more than \$10,000,000.

**WILLIAM CONSTABLE** and **Kenneth L. Fleming, Jr.**, have formed the firm of Constable & Fleming, with offices at 71 Broadway, to conduct a general brokerage business.

**WILLIAM A. COKELEY** announces his retirement as chief of the real estate division of the Department of Finance, City of New York, to resume his work in the real estate field as appraiser and expert.

**CHARLES S. KOHLER (INC.)** placed through the Lawyers Mortgage Co. a first mortgage of \$45,000 on 209 Wadsworth av.; and through the New York Title Co. a first mortgage of \$6,000 on 122 Manhattan av.

**ALBERT FRANK & CO.**, advertising agents, located at 26 Beaver st. since 1910, purchased the 4-story building at 14 Stone st. Pease & Elliman and Wm. A. White & Sons were associated as brokers. The new owners intend to remodel the present structure by adding two floors and installing a marble front.

**S. OSGOOD PELL & CO.**, represented by John Otto, vice-president, were the brokers in the \$3,000,000 merger of twelve warehouses recently reported. The same brokers also secured for the new concern leases of twenty-one years on each warehouse taken over. Samuel Weil is the owner of several of the buildings. The Messrs. Oatman, of the Mercantile Warehouse Co., will continue their broom corn business.

**PEASE & ELLIMAN** deny the recent rumors and statements which have been appearing that they have sold their property 340 Madison av., between 43d and 44th sts., to either the Fifth Church of Christ, Scientist, or the Madison Offices, Inc. The property has not been sold and is not offered for sale at any price. Pease & Elliman expect to occupy their building for many years to come on account of the very desirable location.

**New Board of Appeals Secretary.**

James A. McMahon has been appointed secretary of the Board of Standards and Appeals and Board of Appeals to succeed William Wirt Mills. Mr. McMahon, who assumed his new duties yesterday, was formerly an examiner in the office of the President of the Board of Aldermen. Mr. Mills has become Deputy Commissioner of Plant and Structure, a new position created in the 1920 Budget. He will have charge of all the municipally operated ferries. Mr. Mills, who is vice-president of the Staten Island Civic League, has been for many years actively interested in civic and real estate matters in the Borough of Richmond. He was city editor and chief editorial writer of the Evening Mail from 1900 to 1915 when he became chief examiner in the office of Commissioner of Accounts Leonard M. Walstein. It was while he held this position that he organized the fight against the location of the garbage plant on Staten Island. His opposition to this project against the wishes of the Mitchel administration became so strong that he was requested to resign, which he did. Mr. Mills became secretary of the Board of Appeals in March, 1918. He was a member of the District Board of the City of New York during the entire period under which the draft law operated.

**Joseph P. Day in New Home.**

Coinciding with the twenty-fifth anniversary of his engaging in the real estate business Joseph P. Day on Monday moved his executive offices from 31 Nassau street, where he has been for the past twenty years, to the building he has erected at 67 Liberty street, for the exclusive use of his growing business. The building, which is five stories, with basement and subbasement, has a facade of limestone and adjoins the Chamber of Commerce. It is opposite the Guaranty Trust Building. John H. Scheler, architect, designed the new building. In planning the distribution of the various departments throughout the building Mr. Day has arranged his own personal office on the ground floor, where he will be readily accessible to his clients.

Mr. Day, following his unusually successful season, has distributed bonuses ranging from ten to twenty-five per cent of their yearly salaries among his employees, in appreciation of their co-operation.

**Queensboro Dinner on January 17.**

Stabilization of business will be the keynote of the ninth annual dinner of the Chamber of Commerce of Queens, to be held on Saturday evening, January 17, at the Hotel Commodore. Senator George E. Chamberlain, of Oregon, former governor of that state, chairman of the Senate committee on military affairs during the war, will be the guest of honor and principal speaker. His subject will be post-war problems and the stabilization of business. Sher-

man Rogers will talk on "The Industrial Crisis."

The dinner committee consists of George H. Willcockson, chairman; Arthur C. Hartich, Philip Brewster, Harry L. Dayton, John M. Demarest, John I. Dogherty, E. W. Hawley, Burt Jay Humphrey, Richard S. Newcombe, John H. Penchoen, F. A. Rowley, Maynard Spear, E. J. Tarof and William T. Yale.

**Auctioneers Elect Officers.**

James L. Wells was elected president of the Real Estate Auctioneers' Association for the year 1920 at the annual meeting of the association held last week. William F. Redmond was elected vice president and Henry Brady, secretary. The Executive Committee will consist of Joseph P. Day, Samuel Goldsticker, Bryan L. Kennelly, L. J. Phillips, J. Clarence Davies and Henry Brady. A committee of three was appointed "to take such legal action or otherwise to further an agreement so that the real estate and all other interests of the city shall not be endangered by the stoppage, disintegration or dissolution of the transit systems."

**New Real Estate Firm.**

Louis Starr, member of the real estate firm of Leitner, Brenner & Starr, Inc., has become associated with Ralph L. Spotts, under the corporate name of Spotts & Starr. They will conduct a general real estate brokerage, insurance and management business, with offices at 50 East 42d street. Nathan Wilson, also formerly with Leitner, Brenner & Starr, has become associated with the new firm.

**Deal Obtains Court Sanction.**

Justice Samuel Greenbaum of the Supreme Court has granted permission for the sale by the Fifth Church of Christ Scientist to the Madison Offices, Inc., of the property at the southwest corner of Madison avenue and 43d

street, and the construction thereon of a modern office building, wherein the church is to have a ninety-nine-year lease of quarters at \$1 a year. It provides for the sale of the property to the Madison Offices, Inc., under contract with that corporation and the W. J. Taylor Company, for \$1,136,365, \$100,000 to be paid in cash and the balance by short-term mortgage. Within one year the members are to purchase, or to bring about the purchase, of \$2,000,000 in bonds, secured by the corporation's mortgage on the property, thus providing funds with which to assure the completion of the proposed office building, which will be erected at a cost of \$3,500,000. The Madison Offices, Inc., will, it is understood, be virtually a holding corporation for the Fifth Church.

**Raised \$10,500 for Actors' Fund.**

Bryan L. Kennelly, as Chairman of the Real Estate Division of the Actors' National Memorial Day Drive, reports that his division raised about \$10,500. Among the principal subscribers were Daniel Guggenheim, William A. White & Sons, Pease & Elliman, J. Clarence Davies, Horace S. Ely & Co., George R. Read, A. A. Hegeman, Cornelius G. Kolff, Wood, Dolson & Co., Frederick Zittel & Sons, R. J. Caldwell, Frederick A. Fox, Goodwin & Goodwin and Bryan L. Kennelly.

**Commend Fire Protection Bureau.**

After John H. Scheier, consulting architect of the Real Estate Owners' Protective Association, called attention, at a recent meeting, to the high standard of efficiency attained by the Bureau of Fire Prevention of which Dr. William F. Doyle is the chief, the association adopted a resolution expressing their warm commendation of Dr. Doyle's administration. Copies of the resolution were submitted to Mayor Hylan and to Dr. Doyle.

**Classified Advertisements**

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

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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		1918-1919	
	Dec. 23 to 29	Dec. 27 to Jan. 2	Dec. 23 to 29	Dec. 27 to Jan. 2
Total No.	232	152		
Assessed Value	\$15,881,400	\$8,372,200		
No. with consideration	33	14		
Consideration	\$1,811,000	\$730,600		
Assessed Value	\$1,593,600	\$279,000		
Jan. 1 to Dec. 29 Jan. 1 to Jan. 2				
Total No.	10,640	19		
Assessed Value	\$686,529,800	\$841,500		
No. with consideration	1,721	2		
Consideration	\$64,073,837	\$507,000		
Assessed Value	\$62,658,450	\$7,000		

#### Mortgages.

	1919		1918-1919	
	Dec. 23 to 29	Dec. 27 to Jan. 2	Dec. 23 to 29	Dec. 27 to Jan. 2
Total No.	130	49		
Amount	\$3,898,440	\$1,488,080		
To Banks & Ins. Cos.	26	15		
Amount	\$528,550	\$974,500		
No. at 6%	59	17		
Amount	\$1,670,290	\$240,100		
No. at 5 1/4%	27	8		
Amount	\$661,300	\$46,900		
No. at 5%	29	12		
Amount	\$994,750	\$188,580		
No. at 4 1/4%	1			
Amount	\$15,000			
No. at 4%	1			
Amount	\$11,500			
Unusual Rates	1			
Amount	\$209,100			
Interest not given	12	12		
Amount	\$336,500	\$1,012,500		
Jan. 1 to Dec. 29 Jan. 1 to Jan. 2				
Total No.	6,156	9		
Amount	\$175,465,597	\$68,100		
To Banks & Ins. Cos.	997	2		
Amount	\$57,114,750	\$7,500		

#### Mortgage Extensions.

	1919		1918-1919	
	Dec. 23 to 29	Dec. 27 to Jan. 2	Dec. 23 to 29	Dec. 27 to Jan. 2
Total No.	28	19		
Amount	\$4,272,210	\$1,446,500		
To Banks & Ins. Cos.	16	12		
Amount	\$3,783,500	\$1,274,500		
Jan. 1 to Dec. 29 Jan. 1 to Jan. 2				
Total No.	1,371	2		
Amount	\$97,479,673	\$800,000		
To Banks & Ins. Cos.	752	2		
Amount	\$77,749,943	\$800,000		

#### Building Permits.

	1919		1918-1919	
	Dec. 23 to 29	Dec. 28 to Jan. 3	Dec. 23 to 29	Dec. 27 to Jan. 3
New Buildings	6	3		
Cost	\$8,750,000	\$43,400		
Alterations	\$479,050	\$129,700		
Jan. 1 to Dec. 29 Jan. 1 to Jan. 3				
New Buildings	373	1		
Cost	\$73,564,611	\$4,500		
Alterations	\$33,851,845	\$104,250		

#### BRONX. Conveyances.

	1919		1918-1919	
	Dec. 23 to 29	Dec. 27 to Jan. 2	Dec. 23 to 29	Dec. 27 to Jan. 2
Total No.	175	44		
No. with consideration	18	8		
Consideration	\$151,770	\$51,100		
Jan. 1 to Dec. 29 Jan. 1 to Jan. 2				
Total No.	10,137	12		
No. with consideration	826	2		
Consideration	\$9,169,599	\$23,200		

#### Mortgages.

	1919		1918-1919	
	Dec. 23 to 29	Dec. 27 to Jan. 2	Dec. 23 to 29	Dec. 27 to Jan. 2
Total No.	172	10		
Amount	\$640,954	\$39,400		
To Bank & Ins. Cos.	5	2		
Amount	\$58,000	\$22,750		
No. at 6%	100	7		
Amount	\$363,996	\$17,150		
No. at 5 1/4%	19	1		
Amount	\$152,450	\$2,250		
No. at 5%	11	1		
Amount	\$54,523	\$500		
No. at 4 1/4%				
Amount				
Unusual Rates	30			
Amount	\$29,585			
Interest not given	12	1		
Amount	\$40,400	\$19,500		
Jan. 1 to Dec. 29 Jan. 1 to Jan. 2				
Total No.	6,232	4		
Amount	\$40,784,804	\$24,800		
To Banks & Ins. Cos.	257	1		
Amount	\$3,751,132	\$19,500		

#### Mortgage Extensions.

	1919		1918-1919	
	Dec. 23 to 29	Dec. 27 to Jan. 2	Dec. 23 to 29	Dec. 27 to Jan. 2
Total No.	5	7		
Amount	\$84,000	\$183,000		
To Banks & Ins. Cos.	1	2		
Amount	\$15,500	\$12,000		
Jan. 1 to Dec. 29 Jan. 1 to Jan. 2				
Total No.	800	2		
Amount	\$13,208,852	\$11,500		
To Banks & Ins. Cos.	231			
Amount	\$6,859,300			

#### Building Permits.

	1919		1918-1919	
	Dec. 23 to 29	Dec. 26 to Jan. 2	Dec. 23 to 29	Dec. 26 to Jan. 2
New Buildings	8	2		
Cost	\$175,700	\$8,000		
Alterations	\$24,500	\$550		
Jan. 1 to Dec. 29 Jan. 1 to Jan. 2				
New Building	956	1		
Cost	\$20,513,165	\$4,000		
Alterations	\$1,910,371			

#### BROOKLYN. Conveyances.

	1919		1918-1919	
	Dec. 23 to 29	Dec. 26 to 31	Dec. 23 to 29	Dec. 26 to 31
Total No.	1102	348		
No. with consideration	61	29		
Consideration	\$719,410	\$178,677		
Jan. 1 to Dec. 30 Jan. 1 to Dec. 31				
Total No.	56,229	23,525		
No. with consideration	2,967	1,609		
Consideration	\$31,868,192	\$13,312,796		

#### Mortgages.

	1919		1918-1919	
	Dec. 23 to 30	Dec. 26 to 31	Dec. 23 to 30	Dec. 26 to 31
Total No.	939	206		
Amount	\$4,000,174	\$737,236		
To Banks & Ins. Cos.	121	25		
Amount	\$1,018,055	\$141,350		
No. at 6%	760	156		
Amount	\$2,779,411	\$510,301		
No. at 5 1/4%	149	27		
Amount	\$1,111,700	\$151,850		
No. at 5%	17	4		
Amount	\$76,350	\$24,700		
Unusual rates	2	1		
Amount	\$9,500	\$2,000		
Interest not given	11	18		
Amount	\$23,213	\$48,385		
Jan. 1 to Dec. 30 Jan. 1 to Dec. 31				
Total No.	44,034	13,714		
Amount	\$164,290,078	\$45,300,700		
To Banks & Ins. Cos.	3,718	1,297		
Amount	\$25,107,433	\$7,360,022		

#### Building Permits.

	1919		1918-1919	
	Dec. 23 to 30	Dec. 27 to 31	Dec. 23 to 30	Dec. 27 to 31
New Buildings	112	20		
Cost	\$1,281,520	\$121,700		
Alterations	\$257,825	\$47,350		
Jan. 1 to Dec. 30 Jan. 1 to Dec. 31				
New Buildings	9,376	2,866		
Cost	\$83,327,289	\$17,638,821		
Alterations	\$9,592,181	\$4,002,228		

#### QUERNS. Building Permits.

	1919		1918-1919	
	Dec. 23 to 30	Dec. 27 to Jan. 2	Dec. 23 to 30	Dec. 27 to Jan. 2
New Buildings	146	59		
Cost	\$1,021,059	\$104,250		
Alterations	\$104,395	\$5,592		
Jan. 1 to Dec. 30 Jan. 1 to 2				
New Buildings	8,463	13		
Cost	\$44,310,007	\$29,600		
Alterations	\$3,334,438	\$10		

#### RICHMOND. Building Permits.

	1919		1918	
	Dec. 23 to 30	Dec. 27 to 31	Dec. 23 to 30	Dec. 27 to 31
New Buildings	12	3		
Cost	\$34,400	\$525		
Alterations	\$9,070	\$12,500		
Jan. 1 to Dec. 30 Jan. 1 to Dec. 31				
New Buildings	1,884	722		
Cost	\$3,906,168	\$1,838,277		
Alterations	\$311,678	\$459,276		

# BUILDING SECTION

## Building Record of 1919 Surpasses All Previous Years

Notwithstanding Slow Start the Period Passes Into History As One of Unusual Structural Activity

**A** YEAR opening with grave doubts and misgivings as to the general economic developments to follow, and for which the building outlook gave promise of anything but prosperity, has now closed with a record that justifies the prophecies of the most optimistic of those who forecast the possibilities and probabilities of the first year after the signing of the armistice. Throughout the country the building industry has manifested a praiseworthy stability and ability to readjust itself to new conditions. It is probable that the progressive improvement in structural activity during the last twelve months will continue during the coming year with increasing strength now that many retardant factors have been eliminated.

There have been so many features of outstanding prominence during the period in review that it is a difficult problem to critically analyze it and divide it into its logical stages of development. But it is undeniable that marked progress has been made, that present conditions are favorable and that steady growth and improvement during 1920 are almost inevitable.

When the conditions in the industry as they existed at the cessation of hostilities are compared with those at the close of 1919 it is possible to measure the accomplishment of the past twelve months. When the armistice was signed the building industry, formerly considered one of the bulwarks of the national industrial economic fabric, was to all intents and purposes a minus quantity. Private construction had fallen off to a point where it was almost negligible. The World War seriously curtailed this type of activity and from the summer of 1914 there had been a gradual reduction in the volume of building. The only phase of activity that moved to any extent was a sporadic industrial progress resultant from the large munition orders placed in the United States by European belligerents. By the time this country entered the conflict, building for private needs had practically ceased and the number of important active operations was small indeed. At this time the Federal Government practically commandeered the building industry by means of its immense contracts for the construction of cantonments, base hospitals, flying fields, barracks, training camps, additions to navy yards and forts, and the hundreds of other structural projects that were hurriedly required for the maintenance of a greater military establishment than the United States had ever contemplated in the past. By the time the armistice was signed, however, a large percentage of this construction had been completed and the remainder was subsequently abandoned, so that during the period between the armistice and the beginning of 1919 the industry was substantially without work.

During the latter part of the war private building operations were prevented by Federal restrictions imposed to conserve men and materials for the needs of the army. During this period building projects that were absolutely essential to the conduct of the war or the health and safety of the people were the only types of work permitted and many jobs were forced into abeyance that otherwise might have gone ahead and which would have afforded some measure of relief to the stagnated industry.

Meanwhile there had been a steadily growing demand for buildings of every type and description. This demand centered chiefly upon the supply of housing for the rapidly in-

creasing population and was very pronounced in the thickly populated urban centers and in industrial districts in which were located some of the largest Government plants and firms having contracts for the supply of war munitions under direct Government contracts. The demand for other structures, for manufacturing and commercial facilities, community buildings of various kinds, etc., was also keenly felt but there were neither men nor materials immediately available and the building industry was so thoroughly demoralized that no definite plans could be formulated for the supply of the urgent building requirements.

This marks the condition of the building industry at the commencement of 1919, but when it is compared with the peaceful and flourishing condition that maintains at present, the comparison makes possible the prediction that 1920 will be one of the brilliant spots in building history.

Tangible evidence of the extent of the 1919 building movement is possible through the figures of the F. W. Dodge Company which show that during the year just closed a total of \$529,900,000 was involved in contracts awarded for new building and engineering projects in New York State and New Jersey, north of Trenton, as compared with \$256,979,000 for the same territory in 1918. The average annual amount of contracts awarded for the same territory during the five years previous to 1919 was \$234,595,000. Building commitments for 1919 in Greater New York amounted to \$269,767,000, and of this total \$149,453,000 was for residential construction.

Centered about New York City, in what is commonly termed the Metropolitan district, the progress of the past year is most evident. It is within the bounds of this territory that a large percentage of the most important building operations of the country are located. At the same time there has been a consistent growth of activity in small projects that has marked the year as one of unusual achievement.

In Manhattan it is natural that there should have been some delay in commencing building operations because these are individually larger in both size and cost than those common to other parts of the district. Consequently they required more time for financing, planning and the perfection of other preliminaries. The first really important job to be started after the building revival was the handsome structure for the Pictorial Review at the corner of Seventh avenue and 39th street, costing upward of \$3,000,000 and for which the G. B. Beaumont Company is the contractor. This building is now nearing completion and will be ready for occupancy early in 1920. Rapidly following the start of this project other important structures were announced to the local building trades and these announcements followed so closely that at the present time the list of large operations underway is noteworthy. When the work now being planned is added to the list of projects under way the showing is formidable.

Dominating the building schedule for 1920 are such projects as the new home for the Federal Reserve Bank, the addition to the Western Union Building, the Cunard Building, and many others of similar importance. At the same time the program of prospective work includes numerous high class office and loft buildings in the mid-town section, to say nothing of the private residence development on the Upper East Side, the palatial apartments on Fifth and Park avenues and the Upper West Side, memorials such as Victory Hall in

Pershing Square and the 106th Infantry Post, American Legion, in Brooklyn, etc. Along with this vast group of monumental projects there is a great variety of miscellaneous construction involving schools, clubs, hospitals, social centers, etc., and a lengthy list of alteration jobs that when considered as a unit will involve the outlay of many millions of dollars during the coming year.

In the Bronx the building situation as a whole has been somewhat backward, but during the latter part of the year there was a decidedly marked movement toward the resumption of speculative activity in the West Bronx, along the line of the Jerome avenue subway and the Grand Concourse. There is an insistent demand for living accommodations in modern apartment houses located in this section of the city, and it is this type of building that is now most active. The rentals obtained in the Bronx are higher than ever before and it has been this fact, coupled with the active selling market for improved real estate, that has been responsible for the increased speculative building movement. In this borough there has also been a fair amount of industrial building and also some construction of one and two-family dwellings, but operations of the latter classifications have not as yet come into the prominence they enjoyed prior to the outbreak of the war.

When considering the building outlook for the Bronx the greatest hope for the coming year is based upon the anticipated increase in apartment house construction. Plans for a large number of operations of this type are now being prepared by architects and it appears as if the new year would witness a large amount of housing activity in this borough that will again bring the section into prominence as one of the leading building centers of the entire city.

At the commencement of 1919 Brooklyn obtained an early start upon the other boroughs in the matter of revival of building interest. The housing scarcity had been particularly severe in this section and as property values were relatively low builders were quick to grasp their opportunity to readily dispose of all new buildings produced at excellent prices. This condition was responsible for the construction of a great number of one and two-family dwellings in the Bay Ridge, Coney Island, East New York and Flatbush sections, that as the year progressed developed into one of the most remarkable features of the local building revival. That movement is now at its maximum and from all existing indications will maintain its present rate of intensity throughout the coming year. The demand for small dwellings in Brooklyn is as keen today as it was ten months ago and speculative builders are perfecting their plans for a banner season.

In Brooklyn the builders of apartment and tenement houses were somewhat slower to realize their opportunities, and it was well along toward the middle of the year before these interests became really active factors in the building situation of the borough. At present, however, they are making up for lost time and the plans in preparation indicate a tremendous increase in multi-family house construction in Flatbush and the Park Slope, Brownsville, Bay Ridge, Eastern Parkway and Bushwick sections. The primary reason for the revival of interest in this phase of activity is the fact that rentals, instead of being stabilized at the present high levels, will undoubtedly mount considerably higher during 1920 and apartment house builders are making determined efforts to complete their projects in order to take advantage of these conditions.

Another phase of Brooklyn building worthy of comment is the construction of commercial garages. Never before in the history of the borough has there been a time when so many large garage operations were underway simultaneously, nor has there been a period when architects had orders ahead for such a vast volume of projected garage work. The development of the borough along industrial lines, coupled with the fact that business firms, manufacturers, etc., are changing their delivery systems in favor of the more speedy and economical automobile trucks, is wholly responsible for this movement, and the garages now underway are only a small

percentage of those to be erected during the coming twelve months.

Brooklyn also has been extremely active in the construction of other types of building projects. The borough has experienced a consistent growth in almost every line and evidences a desire to keep abreast of the times through its plans for the early construction of schools, churches, clubs, store and office buildings, community and welfare projects and all other types of structures that help to create a complete modern civic unit.

The tremendous increase in the volume of construction in Queens during 1919 is the natural result of the operation of the new lines of transit connecting the borough with Manhattan, Brooklyn and the Bronx, at a single fare. These new facilities have at least made Queens an integral part of New York City and have caused an unprecedented demand for factory and home sites. The enormous industrial growth and development that has taken place during the year has added materially to the demand for homes for the employes of these new plants. Approximately one hundred industrial establishments have located in the borough during 1919 and there is no indication that the influx of new industrial life has begun to recede.

Although 1919 shows the greatest building movement on record in the history of Queens Borough, these new structures have largely been factory buildings and detached homes. The borough needs today more than any other one type of building, the construction of thousands of tenements and apartment houses to accommodate not only those who are attracted by the new transit facilities, but employes of the factories within the borough. It was recently calculated that \$100,000,000 could be reasonably expended upon the construction of multi-family buildings during the next few years without causing a recession in the demand for living quarters or without establishing an overbuilt condition. According to the plans now being prepared for building operations scheduled for a start early in 1920 the progress of Queens in regard to the provision of homes for the workers in its population will be one of the noteworthy features of the new year.

One of the factors that to a great extent affected the building industry in the local territory during the past year was the numerous difficulties encountered in the labor situation. Early in the year adequate labor to supply the demands of the industry was not to be had and employers were forced to pay a premium in many instances. As the military forces were demobilized many men were released to the trades they formerly worked in and although there was a sufficient number available there was considerable unrest accompanied by demands for shorter hours and increased wages. During the past year employers in substantially every trade affiliated with the building industry had to contend with strikes or lockouts of varying duration, and these were largely responsible for the retarded building progress. Carpenters, bricklayers, painters, plasterers and other trades were out on strike at different times during the year and in a number of instances created such an intolerable condition at a time when concerted effort to revive building activity was being made that employers were forced into the position of acceding to their demands in order to complete the projects under construction. Meanwhile the Building Trades Employers Association and the Building Trades Council were in almost constant negotiations having for an object the adoption of an agreement including all trades connected with the industry and providing for a wage rate and hours of labor that would be satisfactory to all concerned. Early in November it was announced that agreement had been reached and this instrument was subsequently signed by representatives of both sides. Through this agreement it is anticipated that the building industry of Greater New York and Long Island will be able to work in complete harmony and accord at least throughout 1920 and possibly longer. The bricklayers are the only trade not represented in this agreement and negotiations are now underway that will provide an equitable basis for these workers during the coming year.

# Building Industry Making Preparations for Active Year

## Architects and Engineers Busy on Plans for Important Projects To Be Started Early in 1920

**D**URING the past three weeks the average total of new building and engineering construction projects scheduled for the territory including all of New York State and New Jersey, north of Trenton, has amounted to approximately \$38,000,000 which indicates very definitely that the coming year will be one of the most active from a building standpoint in the history of the industry. According to figures prepared by the F. W. Dodge Company, reports of new projects announced in this territory during the week of December 20 to 26, inclusive, amounted to a total of \$38,780,100. In the week previous the newly reported operations involved an expenditure of \$47,832,500 and for the seven days prior the total amounted to \$30,758,700.

There has also been a steady and consistent increase in the number and value of the building and engineering projects placed under contract with 146 operations, representing an outlay of \$15,384,865, reported to the trade during the week of December 20 to 26, inclusive. One of the outstanding facts in connection with these figures is the marked increase shown in the construction of business and commercial projects within the territory. In this branch of construction more than \$10,000,000 of the entire total for the past week was for projects

of this character. Numerically new operations having for their object the provision of additional housing accommodations leads the list with 123 jobs involving an expenditure of \$3,045,500.

The 274 operations for which plans were reported as in progress during the week of December 20 to 26, inclusive, included 63 business and commercial buildings, \$19,916,000; 8 educational projects, \$718,000; 5 hospitals and institutions, \$180,500; 37 factory and industrial buildings, \$11,249,000; 1 project for the army, \$150,000; 5 public buildings, \$80,900; 14 public works and public utilities, \$1,384,200; 3 religious and memorial buildings, \$100,000; 123 residential operations such as apartments, flats and tenements and one and two-family dwellings, \$3,045,500 and 15 social and recreational projects, \$1,956,000.

The list of 146 operations for which contracts were placed may be sub-divided as follows: 32 business and commercial buildings, including stores, offices, lofts, commercial garages, etc., \$10,868,500; 2 hospitals and institutions, \$111,000; 27 factory and industrial projects, \$2,718,000; 2 public buildings, \$10,900; 15 public works and public improvements, \$597,465; 1 religious project, \$85,000; 64 residential buildings of various types, \$933,000 and 3 social and recreational projects, \$61,000.

### PERSONAL AND TRADE NOTES.

**Frank E. Walls**, architect, has been chosen by the Building Committee of the City Club of New York to advise on the planning of the \$1,000,000 clubhouse that is contemplated for an early start.

**Reading Iron Company** announces that it has acquired the plant of the E. & G. Brooke Iron Company at Birdsboro, Pa. The acquisition of this important property adds materially to the already extensive manufacturing equipment of the Reading Iron Company. Through this addition to its manufacturing facilities the skelp capacity is increased 2,800 tons a month, with a corresponding increase in the production of finished wrought iron pipe. The purchase of this plant represents the second step in plant extension which the Reading Iron Company has made since the present executive management took charge a few months ago.

**Walter E. Rosengarten** recently resigned his position as Highway Engineer in the United States Bureau of Public Roads to accept the position of Traffic Engineer with the Asphalt Association and will make his headquarters at 15 Maiden Lane, New York. Captain Robert B. Murdock, who recently returned from military service in France, has been appointed executive engineer with the Asphalt Association. He will directly assist the Secretary of the Association in developing the organization and policy.

#### Important Madison Avenue Project.

Plans were filed with the Bureau of Buildings this week for a sixteen-story store and office building that will soon be started at the northwest corner of Madison avenue and 41st street by the Fred F. French Company, architects, engineers and builders, 299 Madison avenue. This operation will represent the investment of \$2,500,000. The plans call for a building with a frontage of 50 feet on Madison avenue and 75 feet in 41st street. The building has been designed to provide for the accommodation of a trust company on the first and second floors with the upper floors planned for occupancy as offices. The Fred F. French Company will occupy the upper floors as its home office upon the completion of the building.

#### F. H. Kimball, Leading Architect, Dies.

Francis Hatch Kimball, for a number of years one of the leading architects of New York, and identified with the design and construction of a number of the most important buildings in the city, died Christmas Day after a short illness. Mr. Kimball was practically born to the building business. His relatives in New England were all identified with the industry in some form and as a boy Mr. Kimball became extremely interested in construction. His early education was obtained in Kennebunk, Maine, his native town, and in his fourteenth year he began his apprenticeship.

His first employment on leaving home was at Hartford, Conn., where he prepared the working drawings of the Charter Oak Life Insurance Company's building. He also drew the plans for a business block for the Connecticut Mutual Life Insurance Company. This undertaking covered a period of two years, and his work was so thoroughly done that his talents were immediately recognized and the road to success was opened to him. He was employed upon the competition for the State Capitol of Connecticut. Later he was engaged as supervising architect of Trinity College at Hartford.

Coming to New York Mr. Kimball soon found himself. By his genius and ability, his untiring energy and perseverance he readily attained an enviable position in his profession. His last great architectural achievement was in the designing and construction of the new and magnificent skyscraper of the Adams Express Company at 61 Broadway. This is regarded as one of the most beautiful, modern in every detail, office building in the metropolis.

But this is not the only large building that he planned and supervised. He has the Trinity, U. S. Realty, the Empire, the City Investing and other like structures to his credit; also the Trust Company of America, the Seligman and Brunswick buildings. He was also engaged in the completion of the Albany Grand Theatre.

Others of his works have been equally important from both the commercial and the aesthetic viewpoint. Primarily he was an exponent of the Gothic architecture, but has shown marked versatility in adapting other styles, the Montauk Club in Brooklyn being a notable example of Venetian Gothic.

His first work in the metropolis was the remodeling of the old Madison Square

### TRADE AND TECHNICAL SOCIETY EVENTS.

**National Builders' Supply Association** will hold its annual convention at the Hotel Sherman, Chicago, Ill., February 9-10, 1920.

**American Society of Mechanical Engineers.**—Monthly meeting the second Tuesday of each month. Calvin W. Rice, secretary, 29 West 39th street.

**New York State Retail Hardware Association** will hold its annual convention and exhibition at Syracuse, N. Y., February 17 to 20, inclusive. Headquarters will be at the Onondaga Hotel. The exhibition will be in the State Armory in Jefferson street. John B. Foley, 607 City Bank Building, Syracuse, N. Y., secretary.

Theatre. This was done in association with the late Thomas Wisedell. The building of the Casino followed, and in that the firm established a reputation. The Casino stands today one of the best examples of Moorish architecture in this country; there followed the Fifth Avenue and Garrick theatres among other important structures in that field.

In the building of the Fifth Avenue Theatre Mr. Kimball encountered difficulties the surmounting of which provided the basic idea for our modern caisson foundation construction. His method was revolutionary, but its value was readily seen and grasped by others. In the extremity of the case in hand Mr. Kimball thought out a system of cylinders filled with masonry. The cylinders were sunk by hand. It was a slow process, but it not only proved of great value in that particular case, but blazed the way for the modern business structure. The pneumatic caisson, which is the direct offspring of Mr. Kimball's idea, was put to the first practical test in the foundation of the Manhattan Life Building, of which the firm of Kimball & Thompson were the architects. That building was the pioneer in steel construction in New York.

Mr. Kimball is survived by his widow, Mrs. Jennie Kimball, who was Miss Jennie G. Wetherell, of North Falmouth, Mass. He was a member of the Players, City and Lawyers' clubs and the New York Chapter of the American Institute of Architects.

# CURRENT BUILDING OPERATIONS

**O**WING to interruptions by the holidays the local building industry experienced a rather quiet week, but taken as a whole the situation shows great promise for the new year and practically everyone identified with the industry is optimistic. The wonderful showing made during 1919, after a start that looked very doubtful, indicated that the building industry possessed stability to a degree not generally realized and to an extent that even surprised many directly interested.

At the commencement of the new year there is a widespread feeling that the worst part of the reconstruction period has now passed and that from now on conditions will steadily improve. Last year labor disturbances, with strikes, lockouts and disputes as to wages and hours of labor, were responsible for considerable lost time and retarded materially the production of new buildings. The recent agreement, while not an absolute prevention of further difficulties, will certainly be a stabilizing medium and should be considered one of the most important achievements of the past year.

Builders generally agree that whatever construction goes ahead during 1920 must submit to the existing high cost levels as there is no indication of a break at this time. To the contrary, all evidence points to a continuation of the upward trend that so notably marked the year just passed. The high rate of wages now almost universally paid for common labor and the steadily increasing scales demanded in the skilled trades will be a bar to price recessions in every line and as the demand for materials and supplies essential to construction is steadily increasing, while production is yet below normal, there is no possibility of levels dropping for many months to come.

Notwithstanding these conditions the building industry is looking forward to one of the most active seasons in its history. The demand for new buildings of practically every type is unabated. Housing accommodations are as scarce today as they were a year ago and although the speculative builders work to the limit of their capacity throughout this year it is doubtful if even then the demand will be satisfied. Throughout the outlying sections of the city and in the suburbs within easy commuting distance of New York plans are being perfected for a tremendous house building movement to start early next spring. At the present time builders are working steadily upon

the operations commenced last autumn and they are able to sell their buildings, practically before completion, at prices that four or five years ago would have been considered abnormal.

**Common Brick.**—Owing to the holidays there was relatively little activity in the Hudson River wholesale market for common brick last week, but the condition was wholly due to the season and not to a drop in buying interest. The arrivals of the week consisted of two barge loads which were both immediately sold at \$20 a thousand. The brick now available in this port is being held at

\$25 a thousand and there is no doubt but that this figure will be obtained very soon. There is no likelihood of brick coming down the river in any great volume until the opening of the spring season. North of Haverstraw the river is practically frozen solid and the towing companies have refused to send their tugs through so whatever brick does come into the market for the remainder of the winter will be from the Haverstraw district. Manufacturers along the river are now generally occupied with burning the brick made during the past season. Up to the present it has been impossible to

## BUILDING COMMODITY PRICES

**CURRENT prices for building materials and supplies as quoted by leading dealers and jobbers in the city for delivery in New York:**

Note—Price changes are indicated by bold-face type.

**Brick (Wholesale, on Dock, N. Y.), per thousand:**

For delivered prices in Greater New York add cartage, \$1.50, handling, plus 15 per cent.

Hudson River, best grades \$20.00 to ———  
Hudson River, "off loads"..... to ———  
Raritan.....No quotation

Second-hand brick, per load of 1,500 delivered.....17.00 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. \$3.40  
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 waterfront, 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 \$10.50 per 1,000

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

Finishing Lime (Standard in 300-lb. barrel).....	\$3.70 per bbl.
Common Lime (Standard 300-lb. barrel) .....	8.50 per bbl.
Hydrate Finishing, in cloth bags .....	26.50 per ton
Rebate for bags 20c per bag.	

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

Neat Wall Cement, in cloth bags .....	\$22.30 per ton
Lath Mortar, in cloth bags..	16.00 per ton
Brown Mortar, in cloth bags.	16.00 per ton
Finishing Plaster, in cloth bags .....	25.00 per ton
Rebate for returned bags, 15c. per bag.	
Finishing Plaster (250-lb. barrel) .....	8.50 per bbl.
Finishing Plaster (320-lb. barrel) .....	4.85 per bbl.

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



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# MATERIALS AND SUPPLIES

learn just what reserves will be available of market; demand light; prices firm for next spring before new brick is pro- with an advancing tendency. Quotations: duced and shipped. Some producers have Hudson Rivers, \$20 a thousand to dealers their yards fairly well cleaned out but in cargo lots alongside dock. Number of there are others who are carrying overcargoes arrived: 2; sales, 2. Distribut- more brick than they did one year ago: Manhattan, 1; Brooklyn, 1. owing to the difficulty in securing labor **Lumber**.—The market is tightening up to load their barges. For the most part considerably in both wholesale and re- no anxiety is evident on the part of pro- tail divisions of trade chiefly as the supply ducers to supply all of the demands of is not equal to the demand. The increased the building industry until 1920 brick is volume of building construction in the marketed. Metropolitan district, largely concerned

**Summary**.—Transactions in the North small frame dwelling houses, has been River common brick market for the week one of the principal causes of the diffi- ending Friday, January 2, 1920. Condi- culty now experienced in obtaining de-

liveries and there is no anticipation that this situation is likely to be relieved for some time to come. Producers are way behind with their orders to wholesalers and as the demand from manufacturing consumers is growing it is likely that next spring will see considerably higher lumber prices than those maintaining at present.

**Structural Steel**.—Trade conditions are steady and local contractors have just about all of the business booked that they will be able to care for. The building situation throughout this territory is exhibiting signs of great activity for the new year and already the bookings for fabricated material for structural purposes are heavier than they have been for many months. Attention of the building industry is now focused upon the controversy between the Iron League Erectors Association and the Building Trades Council over the question of open shop. The council maintains that the recent agreement provides no loop hole whereby the steel erectors may work non-union men upon building projects in Greater New York and it now appears as though this matter will resolve itself into a conflict that may have an adverse effect upon the building situation as a whole and which will possibly nullify the agreement so recently consummated. Steel prices have advanced to some extent and there is every reason to look for further increases before the close of the winter.

**Electrical Supplies**.—Business has been uniformly good with the demand for electrical apparatus considerably in advance of the available supply. There has been a shortage in some of the steel products because of the fuel scarcity at some of the mills and although this situation is now relieved it will require some time for the producers to catch up with their market. Prices, although firm and practically unchanged, are likely to advance to some extent in the near future owing to the increase in cost of raw materials notably steel, copper, etc.

**Window Glass**.—As a result of the vast improvement in the building situation throughout the country, and particularly the tremendous amount of small house construction along the eastern seaboard, the glass situation is rather precarious. The demand for both plate and window glass has recently grown to vast proportions and as a consequence both manufacturers' reserves and jobbers' stocks are practically depleted. What little glass is available is being sold at constant advancing prices.

## IN THE METROPOLITAN MARKETS

### Plaster Board—

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

17x28x1 in.	\$0.35	each
17x48x 1/4 in.	0.32	each
12x36x 1/4 in.	0.21	each
12x36x 3/8 in.	0.21	each
12x36x 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. \$4.50 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 and channels up to 14 in.	\$2.72 to —
Beams and 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.	— to —
Hemlock, W. Va., base price, per M.	— to —
(To mixed cargo price add freight, \$1.50.)	
Spruce, Eastern, random cargoes, narrow (delivered)	\$55.00 to —
Wide cargoes	55.00 to —
Add \$1.00 per M. for each inch in width over 12 inches. Add \$1.00 per M. for every two foot over 20 ft. in length. Add \$1.00 per M. for dressing.	
Cypress Lumber (by car, f. o. b., N. Y.):	
First and seconds, 1-in.	\$68.75 to —
Cypress shingles, 6x18, No. 1 Hearts	17.00 to —
Cypress shingles, 6x18, No. 1 Prime	15.00 to —
Quartered oak	210.00 to —
Plain oak	95.00 to 100.00
Flooring:	
White oak, quart'd, select.	190.00 to —
Red oak, quart'd, select.	150.00 to —
Maple No. 1	80.00 to —
Yellow pine, No. 1, common flat	70.00 to —
N. C. pine, flooring, Norfolk	65.00 to —

### Window Glass—

Official discounts from manufacturers' lists:

Single strength, A quality, first three brackets	79%
B grade, single strength, first three brackets	79%
Grades A and B, larger than the first three brackets, single thick.	78%
Double strength, A quality.	80%
Double strength, B quality.	82%

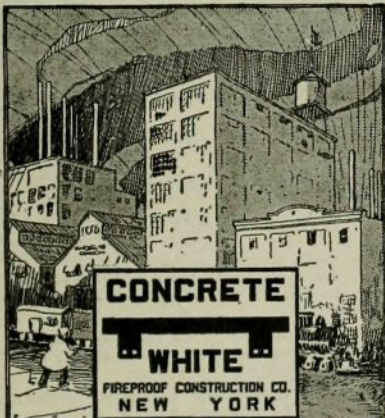
### Linseed Oil—

City brands, oiled, 5-bbl. lots.	\$2.12 to —
Less than 5 bbls.	2.15 to —

### Turpentine—

Spot in yard, N. Y., per gal. 1.68 to \$1.75

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### Important Apartment Project.

Construction work will begin at once on a fifteen-story apartment building to be erected on a plot of ground 60x80 feet on the southeast corner of Madison avenue and 54th street. The main entrance to the building will be on 54th street, the Madison avenue side being devoted entirely to stores. On the upper fourteen floors there will be eighty-four non-house-keeping apartment which can be divided into suites of one, two and three rooms. The rooms will be exceptionally large and will contain all the latest appointments that are in keeping with apartments of the highest class. Apartments will be rented either furnished or unfurnished. There will be a restaurant in the building and guests can obtain service in their apartments.

The land and building represent a valuation of \$1,112,000 on which S. W. Straus & Co. have underwritten a \$750,000 amortized first mortgage 6 per cent serial bond issue. It is estimated that the net annual earnings of the building will be \$115,000.

The new structure is located in one of the most exclusive sections of New York, which includes the residences of John D. Rockefeller, William K. Vanderbilt, Mrs. W. S. Sloane, Mrs. Cornelius Vanderbilt, Cornelius Vanderbilt Jr. and Henry Huntington, and the Union, University, Racquet and Tennis Clubs. The borrowing corporation is the Waitt Operating Co., Inc., of which Weymer H. Waitt is president and controlling stockholder. Mr. Waitt is the owner of several other high-class apartment buildings of this type in New York City.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

MADISON AV.—DeRose & Cavalleri, 370 East 149th st., have prepared plans for alterations to the 5-sty brick and stone tenement, 25x75 feet, at the southeast corner of Madison av and 107th st., for Jacob Stone, 1587 Madison av., owner and builder. Cost \$4,000.

#### STORES, OFFICES AND LOFTS.

JOHN ST.—Plans are being prepared privately for alterations and repairs to the 4-sty brick and stone office building, 60x100 feet, at 36-40 John st., for the Broadway-John Street Corporation, E. A. Cohen, 206 Broadway, owner.

7TH AV.—Walter M. Mason, 525 5th av., has plans under way for six 16-sty brick, limestone and terra cotta manufacturing loft buildings to occupy the entire block front on 7th av., 36th to 37th sts., for the Cloak, Suit and Skirt Manufacturers Protective Association, 220 5th av., owner. Details will be available later.

#### Bronx.

#### FACTORIES AND WAREHOUSES.

138TH ST.—The Advance Novelty Candy Co., 511 East 72d st, has purchased property at the northwest corner of 138th st and Willow av and contemplates the construction of a factory building for which name of architect and details of construction will be available later.

#### STABLES AND GARAGES.

PROSPECT AV.—Samuel Tosenblum, 51 Chambers st, is preparing plans for a 3-sty brick and reinforced concrete garage, 75x100 ft, on Prospect av, to cost approximately \$85,000. Exact location, details of construction and name of owner will be announced later.

WALTON AV.—Robert T. Lyons, 52 Vanderbilt av., has completed plans for a 2-sty brick addition to the present 1-sty brick garage on the west side of Walton av., 75 feet south of 140th st., for Bertram F. Goodman, 808 West End av., owner. Cost about \$20,000.

182D ST.—C. B. Meyers, 1 Union sq., has prepared plans for a 1-sty brick garage, 68x97 feet, at the northwest corner of 182d st and 3d av., for Samuel Well, 194 Franklin st., owner and builder. Cost \$15,000.

#### STORES, OFFICES AND LOFTS.

GRAND CONCOURSE.—Springsteen & Goldhammer, 32 Union sq, have prepared plans for ten 1-sty brick stores, on plot 175x80 ft, on the west side of Grand Concourse, 240 ft south of East 188th st, for the Sunrod Holding Co., 135 Broadway, owner and builder. Cost, \$75,000.

#### Brooklyn.

#### APARTMENTS, FLATS AND TENEMENTS.

EASTERN PKWAY.—Shampan & Shampan, 50 Court st., have completed plans for two 5-sty brick, limestone and terra cotta apartments on a plot 122x130 feet on the east side of Eastern Pkway, 145 feet east of Albany av., for the Lincoln Place Realty Co., owner and builder, care of architects. Cost \$250,000.

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## CHURCHES.

AV R.—McCarthy & Kelly, 16 Court st, have completed plans for a 2-sty brick synagogue, 50 x100 ft, at the corner of Av R and East 17th st for the congregation Shaari Torah, owner, care of architect. Cost, about \$150,000.

## DWELLINGS.

48TH ST.—S. L. Malkind, 1270 54th st, Brooklyn, has completed plans for extension to the 2½-sty dwelling on the south side of 48th st, 220 ft east of 12th av, for M. Medlin, 1469 53d st, Brooklyn, owner and builder. Cost, \$7,000.

WEST 35TH ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has completed plans for six 2½-sty frame dwellings, 18x58 ft, in the east side of West 35th st, 100 ft north of Neptune av, for Chas. Arnio, 5612 7th av, Brooklyn, owner and builder. Cost, \$42,000.

SEAGATE AV.—Morris Perlstein, 49 Fulton av, Middle Village, has completed plans for two 2½-sty frame dwellings, 22x40 ft, on the east side of Seagate av, 40 ft south of Oceanic av, for Chas. Martine, Cypress av, Seagate, owner and builder. Cost \$14,000.

82D ST.—W. C. Winters, 106 Van Siclen av, Brooklyn, has completed plans for four 2-sty brick dwellings, 20x63 ft, at the southeast corner of 82d st and 7th av for J. Krunholz, West Brighton, S. I., owner and builder. Cost, \$34,000.

ROCKAWAY AV.—Cohn Bros., 316 Stone av, Brooklyn, have completed plans for six 3-sty brick stores and residences on the west side of Rockaway av, 329 ft south of Blake av, for I. Levingson, 1172 Eastern pkway, owner and builder. Total cost, \$90,000.

78TH ST.—Burke & Olson, 26 Court st, Brooklyn, have completed plans for twelve 2-sty frame dwellings, 19x62 ft, on the south side of 78th st, 59 ft west of New Utrecht av, for Robt. Morgen Co., Inc., 2219 50th st, Brooklyn, owners and builders. Cost, \$84,000.

MONTGOMERY ST.—Cohn Bros., 361 Stone av, Brooklyn, have completed plans for eight 2-sty brick dwellings, 19x37 ft, in the south side of Montgomery st for the Realty Construction Co., Inc., 44 Court st, owners and builders. Cost, \$104,000.

82D ST.—DeRose & Cavalleri, 370 East 149th st, Manhattan, have completed plans for a 2-sty brick dwelling, 20x62 ft, on the south side of 82d st, 100 ft west of 17th av, for Savoca & Pecoraro, 8019 17th av, owners and builders. Cost, \$10,000.

NURGO ST.—L. Allmendinger, 20 Palmetto st, has completed plans for a 2-sty brick dwelling, 18x55 ft, at the northeast corner of Nurgo and Martin sts for August Bodi, 2175 Flushing av, owner and builder. Cost, \$6,500.

47TH ST.—S. L. Malkind, 1270 54th st, has completed plans for an extension to the present 2½-sty dwelling on the north side of 47th st, 225 ft west of 13th av, for G. Schumer, 1647 49th st, owner. Cost, \$7,000.

83D ST.—J. C. Wandell Co., 8525 4th av, Brooklyn, has plans in progress for seven 2-sty frame dwellings, 20x60 ft, on the north side of 83d st, 100 ft west of 4th av, for John Liverti, 219 33d st, Brooklyn, owner and builder. Cost, \$70,000.

83D ST.—Lubroth & Lubroth, 44 Court st, Brooklyn, have completed plans for a 2-sty frame dwelling, 26x55 ft, in the south side of 83d st, 200 ft east of 19th, for the Eastern Construction Co., 148 Bay 22d st, owner and builder. Cost, \$15,000.

EAST 15TH ST.—Helmle & Corbett, 190 Montague st, have completed plans for a 2½-sty frame dwelling and garage in the east side of East 15th st, 50 ft north of Av H, for F. J. Helmle, 126 Westminster av, Brooklyn, owner and builder. Cost, \$8,000.

EAST 8TH ST.—Cohn Bros., 316 Stone av, Brooklyn, have completed plans for eight 2-sty brick dwellings, 20x63 ft and 20x58 ft, at the southeast corner of East 8th st and Ditmas av, south side of Ditmas av, 25 ft west of East 9th st, and the southwest corner of Ditmas av and East 9th st, for Meltrite Homes, Inc., 624 Howard av, Brooklyn, owner and builder. Total cost, \$104,000.

COLE ST.—Burke & Olsen, 32 Court st., have prepared plans for a 2-sty brick dwelling, 20x70 feet, with garage, in the west side of Cole st., 173 feet from Columbia st., for J. Cavalleri, 26 Cole st., owner and builder. Cost \$7,000.

53D ST.—S. L. Malkind, 1270 54th st., has completed plans for alterations and additions to the 2½-sty residence in the north side of 53d st., 100 feet west of 14th av., for J. Briebart, 5218 14th av., owner and builder. Cost about \$10,000.

18TH AV.—F. Savignano, 6005 14th av, has plans in progress for extensive alterations to the 2½-sty frame residence, 38x53 feet, at the northwest corner of 18th av and 80th st., for J. Rendano, et al, 1774 81st st, owners and builders. Cost about \$12,000.

98TH ST.—L. F. Schillinger, 167 Van Siclen av., has finished plans for a 1-sty frame dwelling, 16x45 feet, at the northwest corner of East 98th st. and Gravesend av., for E. M. Lewis, 9502 Farragut rd., owner and builder. Cost \$7,500.

HOPKINSON AV.—Morris Rothstein, 196 Snediker av., has prepared plans for three 2-

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sty brick dwellings, 20x57 feet, on the east side of Hopkinson av., 220 feet north of Lott av., for W. Bakinsky, 521 Chester st., owner and builder. Total cost \$36,000.

### FACTORIES AND WAREHOUSES.

CONOVER ST.—Seaberg Elevator Co., 207 Douglas st, is preparing plans for a brick warehouse at the northwest corner of Conover st and Hamilton av for the India Wharf Brewing Co., 32 Hamilton av, owner and builder. Cost, \$5,500.

CLASSON AV.—John J. Carroll, 158 Spencer st, has plans in progress for alterations and extensions to the 1-sty brick shop, 50x100 ft, adding additional story, etc., on the west side of Classon av, 100 ft south of Greene av, for Willard E. Tunnison, 296 Greene av, owner and builder. Cost, \$20,000.

GRAND AV.—B. W. Dorfman, 26 Court st, has plans in progress for a 5-sty reinforced concrete factory building, 100x110 feet, at the southeast corner of Grand av, and Dean st., for owner to be announced later. Cost approximately \$150,000.

### HALLS AND CLUBS.

BROADWAY.—The Young Men's Hebrew Association, Harry J. Rosenson, 63 Morton st., president, contemplates the construction of a 4-sty brick, limestone and terra cotta clubhouse, 100x100 feet, at the corner of Broadway and Rodney st., for which name of architect and details of construction will be available later. Cost approximately \$250,000.

### STABLES AND GARAGES.

BEDFORD AV.—S. Millman & Son, 26 Court st., have plans in progress for a 1-sty brick garage, 100x142 feet, at the northwest corner of Bedford av. and Montgomery st., for J. Scholl, 78 Meserole st., owner and builder. Cost \$50,000.

ST. MARKS AV.—Slee & Bryson, 154 Montague st., have completed plans for two 1½-sty brick garages, 20x22 feet, on the south side of St. Marks av., 153 feet west of Brooklyn av., for J. D. H. Schaltz, 215 Montague st., owner and builder. Total cost \$6,000.

ATLANTIC AV.—Cohn Bros., 361 Stone av, have completed plans for a 1-sty brick garage, 100x11 ft, on the south side of Atlantic av, 160 ft east of Rochester av, for the Amblake Realty Corp., 361 Stone av, owner and builder. Cost, \$25,000.

GRAND AV.—Burke & Olsen, 32 Court st, have completed plans for a 1-sty brick garage, 85x100 ft, at the southeast corner of Grand and Berry sts for John Kulbok, 219 Wythe av, owner. Cost, \$22,000.

### STORES, OFFICES AND LOFTS.

SPENCER ST.—John J. Carroll, 158 Spencer st, has plans in progress for alterations to the 2-sty brick and concrete loft building, 40x100 ft, at 192-194 Spencer st for Walter Ryan, 913 Bedford av, owner, who will be ready for bids on general contract about January 10. Cost, \$15,000.

BUTLER ST.—Voss & Lauritzen, 66 DeKalb av, have completed plans for a 2-sty brick and stone office building, 80x100 ft, at the southwest corner of Butler st and 3d av for the Manifold Supplies Co., 188 3d av, owner. Cost, \$60,000. General contract will be awarded without competition.

### MUNICIPAL.

SCHERMERHORN ST.—Wm. P. Bannister, 67 Wall st, Manhattan, has completed plans for a 3-sty brick and limestone children's court house, 52x75 ft, at 109-115 Schermerhorn st for the City of New York, owner. Cost, about \$90,000. Owner will soon advertise for bids on general contract.

### Queens.

#### APARTMENTS, FLATS AND TENEMENTS.

ASTORIA, L. I.—Lockwood Green Co., 101 Park av, Manhattan, has plans under way for a 5-sty brick and limestone apartment, 85x100 ft, at the corner of Woolsey and Van Alst avs for R. H. Mallinson Co., 136 Madison av, Manhattan, owner. Architects will take estimates on general contract about January 15.

#### DWELLINGS.

MALBA, L. I.—H. P. Knowles, 52 Vanderbilt av, Manhattan, has plans in progress for a 2½-sty hollow tile and stucco residence, 50x40 ft, at Malba, L. I., for Neils Benzson, owner, care of architect. Contract will probably be awarded without competition.

HOLLIS, L. I.—Cullner Bldg. Corp., Hollis, L. I., has prepared plans for a 2-sty dwelling, 24x28 ft, at the northeast corner of Prospect st and Palatina av for the Schuylerville-Hollis Realty Co., Schuylerville, N. Y., owner and builder. Cost, \$6,500.

NEPONSIT, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 23x35 ft, in the west side of Beach 146th st, 2,200 ft north of Neponsit av, for P. A. McCauley, 371 Halsey st, Brooklyn, owner and builder. Cost, \$4,500.

FAR ROCKAWAY, L. I.—W. T. Kennedy Co., Beach 82d st, Rockaway Beach, L. I., has finished plans for a 2-sty frame dwelling, 18x32 ft, in the north side of Dearfield rd, 46 ft west of Briar pl, for Charles Segall, 260 Central av, Far Rockaway, owner and builder. Cost, \$7,500.

EVERGREEN, L. I.—F. J. Dassau, 26 Court st, Brooklyn, has prepared plans for three 2-sty

frame dwellings, 16x38 ft, in the east side of Charlotte pl, 300 ft north of Milwood av, for the Dramar Builders, Inc., 525 Nostrand av, Brooklyn, owners and builders. Total cost, \$18,000.

JAMAICA, L. I.—Rockriso & Shirota, 366 5th av, have completed plans for a 2½-sty frame and stucco residence, 46x35 ft, with garage, at Homer Lee av and Dalny rd for Rikichi Ito, owner, care of architect. Cost, \$20,000.

HOWARD BEACH, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 16x36 feet, on the north side of Flynn av., 40 feet east of Channel st., for Augusta W. Behrens, Flynn av., Howard Beach, owner and builder. Cost \$5,000.

### FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Joseph Mitchell, 332 West 24th st, Manhattan, has completed plans for general interior alterations to the 3-sty brick factory on the east side of VanAlst av, 100 ft north of Payntar av, for the American Fibre Seat Co., 54 Commercial st, Brooklyn, owner. Cost, \$4,000.

### Nassau.

#### DWELLINGS.

HEMPSTEAD, L. I.—Edward Hahn, Main st, Hempstead, L. I., has plans in progress for a 2-sty frame dwelling, 40x36 ft, at Hempstead for E. W. Walton, 21 Morton av, owner. Cost, \$10,000.

#### DWELLINGS.

GREAT NECK, L. I.—Carl Johnson, 30 East 42d st., Manhattan, has prepared plans for a 2½-sty frame residence, 25x32 feet, at Great Neck, L. I., for Anna L. Ortquist, 185 Audubon av., Manhattan, owner. Cost \$7,000.

### Suffolk.

#### DWELLINGS.

BELLPORT, L. I.—Frank Wall, 48 South st., Manhattan, has bought a plot 200x450 feet on Rodgers av., Osborne Bluffs, Bellport, and contemplates the construction of a 2½-sty private residence. Name of architect and details of construction will be available later.

BELLPORT, L. I.—George F. Droste, care of Schults Bread Co., 32 Court st, Brooklyn, has bought a plot 150x450 ft, on Rodgers av, Bellport, and contemplates the construction of a 2½-sty private residence. Name of architect and details of construction will be available later.

### Westchester.

#### DWELLINGS.

YONKERS, N. Y.—George Raynor, 15 Warburton av, has completed plans for a 2½-sty frame dwelling, 22x32 ft, at 126 Tuckahoe rd, Nepperhan Heights, for Harry Smith, 81 Winfield av, Yonkers, owner and builder. Cost, \$5,000.

YONKERS, N. Y.—Plans have been prepared for a 2½-sty frame dwelling, 34x26 ft, at 58 Buena Vista av for W. W. Horn, 92 Wickers av, Yonkers, owner and builder. Cost, about \$10,000.

WHITE PLAINS, N. Y.—Carl Johnson, 30 East 42d st., Manhattan, has prepared plans for a 2½-sty frame dwelling, 26x36 feet, at White Plains, N. Y., for H. C. Crowther, 863 Melrose av., the Bronx, owner and builder. Cost \$7,000.

### STABLES AND GARAGES.

YONKERS, N. Y.—Wm. Heapy, 288 Hawthorne st, Yonkers, has plans under way for a 1-sty brick garage, 50x56 ft, at 121 Buena Vista av, for F. W. Blatzeln, 121 Buena Vista av, owner and builder. Cost about \$14,000.

### New Jersey.

#### APARTMENTS, FLATS AND TENEMENTS.

PASSAIC, N. J.—Abram Preiskel, 684 Main av, has completed plans for a 3-sty brick, limestone and terra cotta apartment, 34x90 ft, at the corner of Columbia av and Irving st, for Morris Kuchinky, 171 Hope st, Passaic, owner and builder. Cost \$30,000.

#### CHURCHES.

NORTH BRUNSWICK MANOR, N. J.—Union Church, care of A. Van Pelt, contemplates the construction of a 1-sty brick church seating approximately 300, in Chestnut st for which name of architect and details of construction will be announced later.

#### DWELLINGS.

SOUTH ORANGE, N. J.—Charles L. Steinbrenner, 27 Kingman av, South Orange, has finished plans for a 2½-sty frame and brick veneer residence, 27x32 ft., in the north side of Audley st, near Ridgewood road, for John Petersen, 6 McKinley av, East Orange, N. J., owner and builder. Cost \$10,000.

EAST ORANGE, N. J.—Taylor & Mosley, 40 Wall st, Manhattan, are preparing plans for a 2½-sty hollow tile and stucco residence, 42x30 ft, on Woodlawn av for Edward L. Smalley, Maple av, East Orange, owner. Architects will superintend and take estimates on separate contracts.

MONTCLAIR, N. J.—H. M. Fisher and H. Charles Hammel, 483 Blumfield av, associate architects, have plans nearing completion for a 2½-sty frame residence, 32x40 ft, on Gates av, for P. P. Sharpless, 90 Porter pl, Montclair, owner.

NEW BRUNSWICK, N. J.—Harry C. Bach, Raritan av, Hyland Park, N. J., has prepared plans for a 2-sty frame dwelling, 21x18 ft, in Ward st for Ludwig Kirkpatrick, New Brunswick, owner and builder.

#### DWELLINGS.

RIDGEWOOD, N. J.—R. Lewis, North Broad st., Ridgewood, has plans in progress for three 2½-sty frame dwelling, 20x20 feet, at Ridgewood, for Frank M Stevens, 262 West Ridgewood av., Ridgewood, owner. Cost \$10,000 each.

#### FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Plans have been prepared privately for a 1-sty brick warehouse and garage, 50x100 ft, at N. J. R. R. av and Chestnut av, for the Dooner & Smith Chemical Co., 256 N. J. R. R. av, owner and builder. Cost \$15,000.

JERSEY CITY, N. J.—Plans are being prepared privately for a group of twelve 3 to 6-sty brick and reinforced concrete buildings to occupy the plot bounded by Monmouth and Division sts, 17th to 19th sts, Jersey City for Armour & Co., Chicago, Ill., owners. Total cost approximately \$4,000,000.

NEWARK, N. J.—Plans have been prepared privately for a 1 and 2-sty brick ice house, 112x88 and 70x86 ft, at 9-13 Brill st through to 11-19 Christie st for Christian Feigenspan, 50 Freeman st, Newark, N. J., owner and builder. Cost \$35,000.

VERONA, N. J.—Lockwood, Green & Co., 101 Park av, Manhattan, are preparing plans for a 2-sty reinforced concrete factory building, 40x360 ft, at Verona, N. J., for the Eagle Rock Mfg. Co., 290 Ferry st, Newark, N. J., owner. Architects will take the bids on general contract about Jan. 23.

ELIZABETH, N. J.—R. W. Sailer, 76 Montgomery st, Jersey City, N. J., has plans in progress for a 2-sty brick addition, 50x150 ft, to the artificial ice plant in East Grand st, for the Consumers Ice & Cold Storage Co., 1079 East Grand st, owner. Cost about \$50,000.

NEWARK, N. J.—Lake & Nisensen, Union Building, Newark, have completed plans for a 2-sty brick factory building, 20x35x75 ft, at N. J. R. R. av and Mulberry st, for the General Alloy Co., 288 Halsey st, Newark, owner. Owner will soon call for bids on general contract.

NEWARK, N. J.—Wm. E. Lehman, 738 Broad st, has completed plans for a 3-sty brick factory building, 100x181x144x100 ft at 3-9 Highland av, for Charles W. Oathout, 2 Stratford pl, Newark, owner. Cost \$125,000.

NEWARK, N. J.—Henry Weiler, 40 Komorn st, Newark, has revised plans underway for a 2-sty brick factory building, 125x100 ft, at 13-23 New York av, for John Campbell & Co., 23 New York av, owners. Project includes a new boiler room. Cost about \$50,000.

#### HALLS AND CLUBS.

BAYONE, N. J.—George McCabe, 96 5th av., Manhattan, has been retained to prepare plans and specifications for the 3-sty brick, limestone and terra cotta club house, 125x100 feet, at 669 Av. C, for the Knights of Columbus, Star of the Sea Council, James F. Reilly, president, Bayonne, owner. Cost approximately \$200,000. Details will be announced later.

#### HOTELS.

LAKEWOOD, N. L.—A. F. Cottrell, Kinmouth Building, Asbury Park, N. J., has started preliminary plans for a 5-sty hollow tile, with terra cotta and stucco trim, hotel, containing 75 rooms in 9th st., Lakewood, for owner to be announced later. Cost \$150,000.

#### STABLES AND GARAGES.

NEWARK, N. J.—Plans have been prepared privately for a 1-sty brick and limestone garage, 100x100 ft, at 134 to 140 Mt Prospect av, for Peter Fillippone, corner Mt Prospect and Park avs, Newark, N. J., owner and builder. Cost \$18,000.

PERTH AMBOY, N. J.—J. K. Jensen, 335 Maple st, Perth Amboy, is preparing plans for a 2-sty frame livery stable, 47x99 ft, on New Brunswick av for Liddle & Pheiffer, New Brunswick av, owners. Cost \$15,000.

NEWARK, N. J.—Frederick K. Lemmer, 689 Nye av, Irvington, N. J., has completed plans for a 1-sty concrete block garage addition, 50x100 ft, at 131-135 Schley st, for Gaspar Kirchner, 131 Schley st, owner and builder. Cost about \$8,000.

NEWARK, N. J.—Wm. E. Lehman, 738 Broad st, has finished plans for a 1-sty brick and limestone garage and service station, 58x35 ft, at 978-980 Broad st, for Lewis Hood, 763 Broad st, owner. Cost \$40,000. Project will not be figured for some time.

NEWARK, N. J.—Hyman Rosensohn, 800 Broad st, has plans in progress for a 2-sty brick and reinforced concrete garage 60x125 ft in West st, for Henry Gottlieb, 56 West st, owner. Cost about \$45,000. Architect will take estimates on general contract about January 5, 1920.

#### SCHOOLS AND COLLEGES.

LINDEN, N. J.—Harold T. Brady, 100 Sip av, Jersey City, has plans in progress for a 2-sty brick and limestone public school containing 16 class rooms and auditorium, etc., at Linden, N. J., for the Board of Education, Joseph P.

McDonogh, president, 153 Front st, Manhattan, owner. Cost about \$225,000. Owner will advertise for bids about January 16.

WHARTON, N. J.—J. Vreeland, Jr., 16 West Blackwell st, Dover, N. J., has completed plans for a 2-sty and basement brick and hollow tile high school, 113x125 ft, containing 10 class rooms, gymnasium, auditorium, laboratories, etc., in Roberts st, for the Board of Education of Wharton, N. J., James Walters, Main st, chairman building committee. Cost \$150,000. Owner will advertise for bids about January 10.

BOONTON, N. J.—Wilson Potter, 1 Union Sq, Manhattan, has finished preliminary plans for a 2-sty brick and terra cotta school building, 77x100 ft, containing 11 class rooms in Brick st, for the Board of Education of the town of Boonton, C. J. Carter, president. Cost \$90,000.

PHILLIPSBURG, N. J.—E. H. Wenzlberger, Reader Building, Easton, Pa., has plans in progress for a 2-sty brick and limestone parochial school, 60x80 ft, at Phillipsburg, N. J., for the Slavish Roman Catholic Church, owner. Cost about \$50,000. Architect will take estimates on general contract about February 15, 1920.

LEONARDO, N. J.—Ernest A. Arend, 105 West 40th st., Manhattan, and Kinmouth Building, Asbury Park, N. J., has plans in progress for a 2-sty brick addition to the High School building at Leonardo, N. J., for the Board of Education of the Township of Middletown, James C. Hendrickson, president, owner. Cost about \$60,000. Details will be announced later.

SPRING LAKE, N. J.—Ernest A. Arend, Kinmouth Building, Asbury Park, N. J., has plans under way for a 2-sty brick and terra cotta public school at Spring Lake, N. J., for the Spring Lake Board of Education, Herman Getzinger, president, owner. Cost about \$135,000. Details later.

PORT MONMOUTH, N. J.—Ernest A. Arend, Kinmouth Building, Asbury Park, N. J., has started plans for a 2-sty brick and terra cotta public school building, 45x80 feet, at Port Monmouth, N. J., for the Board of Education of the

Township of Middletown, James C. Hendrickson, president, owner. Cost \$70,000.

BOUND BROOK, N. J.—F. J. Schwartz, Colt Building, Paterson, N. J., has plans under way for a 2-sty brick and local stone parochial school, 48x115 feet, at Bound Brook, N. J., for St. Josephs R. C. Church, owner. Cost \$50,000. Architect will be ready for estimates on general contract about January 15.

MATAWAN, N. J.—John N. Pierson, Raritan Building, Perth Amboy, N. J., has started plans for a 2-sty brick and terra cotta public school building at Matawan, N. J., for the Board of Education of Matawan, owner. Cost about \$60,000. Details will be announced later.

NEWARK, N. J.—J. H. & W. Ely, Firemen's Building, Newark, have prepared plans for a 16-sty brick, limestone and terra cotta office building, 62x99 ft, with extension 29x66 ft, at 776 Broad st, through to 181-185 Market st, for Joseph M. Byrne & Co., 776 Broad st, owners. Cost about \$500,000. Project may not go ahead for some time.

#### THEATRES.

JERSEY CITY, N. J.—E. C. Horn & Son, 1476 Broadway, Manhattan, have plans in progress for a 2-sty brick, limestone and terra cotta theatre, moving picture, 56x204 ft, seating 1,700, at 386-390 Central av, for the Hesper Realty Co., 390 Central av, owner. Architects will soon take bids on general contract.

### CONTRACTS AWARDED.

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

#### APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Northeastern Construction Co., 101 Park av, has the general contract for alterations to the 4-sty brick and stone residence, 21x59 ft, at 42 East 57th st into bachelor apartments and studios for Montague Flagg, Inc., 49 Wall st, from plans by C. F. Rosberg, 111 East 40th st, architect. Cost, \$12,000.

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**MANHATTAN.**—Fred T. Ley Co., 19 West 44th st, has the general contract, and Sloane & Moller, 316 East 65th st, carpenter work, for the 15-sty brick and limestone apartment, 90x100 ft, at 139-145 West 55th st for Walter Russell, owner, from privately prepared plans. Cost, \$560,000.

### CHURCHES.

**BRONX.**—Miller-Reed Co., 103 Park av., has the general contract for a 1-sty brick and stone church and Sunday school building, 38x32 feet, seating 200, in Featherbed la., for the Presbyterian Board of Home Missions, 156 5th av., owner, from plans by James Gamble Rogers, 367 Lexington av., architect.

### DWELLINGS.

**MANHATTAN.**—John Downey, Inc., 410 West 34th st, has the general contract for alterations to the 4-sty brick and stone residence, 25x38 ft, at 140 East 39th st for the 140 East 39th Street Corporation, 2 Wall st, owner. Cost, \$10,000.

**WEST BRIGHTON, S. I.**—H. R. Leonard, 69 Bemant av, West Brighton, has the general contract for a 2-sty frame dwelling, 21x34 ft, for John W Sullivan, care of the Verdon Co., West New Brighton, S. I., owner, from privately prepared plans.

**NEW BRUNSWICK, N. J.**—H. P. Building Co., Highland Park, N. J., has the general contract for a 2-sty frame dwelling, 21x48 ft, in Walton st for J. V. Hubbard, 25 Bayard st, owner, from plans by Alex. Merchant, 363 George st, New Brunswick, architect. Cost, \$7,500.

**PELHAMWOOD, N. Y.**—August Alige, Mt. Vernon, N. Y., has the contract for a 2½-sty frame dwelling, 23x48 feet, at the corner of Highbrook and Harmon avs., Pelhamwood N. Y., for owner, care of Milton See & Son, 15 East 40th st., Manhattan, architects. Cost \$12,000.

### FACTORIES AND WAREHOUSES.

**BROOKLYN.**—F. G. Fearon Co., 280 Madison av, Manhattan, has the general contract for a 1-sty brick ice plant, 100x140 ft, at 37th st and 12th av for the Knickerbocker Ice Co., 1480 Broadway, Manhattan, owner, from plans by W. Mortenson, 209 West 76th st, Manhattan, architect and engineer. Cost, \$50,000.

**PATERSON, N. J.**—Albert Hulzing, Prospect Park, Paterson, has the general contract for a 2-sty reinforced concrete silk mill building on Fairview av and North 10th st for Samuel Wyckoff, 84 North 12th st, Paterson, owner, from privately prepared plans. Cost, \$28,000.

**BROOKLYN.**—J. J. Beatty, 1469 Dean st, has the general contract for a 2-sty brick printing plant, 100x100 ft, at the northwest corner of Irving av and Decatur st for Brockway, Fitzlu & Stewart, owners, from privately prepared plans. Cost, \$45,000.

**PATERSON, N. J.**—Gustav Mirigoff, 81 Tulip st., Passaic, N. J., has the general contract for a 1-sty brick silk mill, 45x200 feet, on 7th av., for the Fulton Silk Co., 56 Warren st., Paterson, owner, from plans by Joseph De Rose, 119 Ellison st., Paterson, architect.

**LONG ISLAND CITY, L. I.**—C. G. Fiegare, 405 Lexington av., Manhattan, has the general contract for rebuilding the 3-sty brick factory on Vernon av., recently destroyed by fire, for the American Balsa Co., owner, on premises, from privately prepared plans. Cost about \$15,000.

### HALLS AND CLUBS.

**NEW ROCHELLE, N. Y.**—Malcolm Johnson, Hillcrest av, New Rochelle, has the general contract for a group of 2-sty frame service buildings, including barn, 42x27 ft, servants' quarters and laundry, 80x27 ft, and garage, 50x22 ft, on North av for the Wykagyl Country Club, New Rochelle, owner, from plans by Phillip J. Rucker, 15 East 40th st, architect. Cost, \$22,000.

### STABLES AND GARAGES.

**GARFIELD, N. J.**—Hegeman & Harris, 33 West 42d st., Manhattan, have the general contract for a 1-sty brick and reinforced concrete garage, 30x50 feet, at Garfield, N. J., for the Hayden Chemical Works, owner, on premises, from plans by Johannes & Hyde, 52 Vanderbilt av., Manhattan, architects. Cost \$10,000.

### SCHOOLS AND COLLEGES.

**NEW ROCHELLE, N. Y.**—Emil Diebtisch, 381 Madison av, Manhattan, has obtained the general contract for a 3-sty brick and limestone grade school, 100x200 ft, on Union av for the Board of Education of New Rochelle, N. Y., Albert W. King, president, owner, from plans by Townsend, Steinle & Haskell, 1328 Broadway, Manhattan, architects.

### Brooklyn Architects Offer Prize.

At the December meeting of the Brooklyn Chapter, American Institute of Architects, plans for the award of a certificate of merit to be awarded to the owners and architects responsible for the best designs in the construction of buildings, whether the operation be an important monumental structure or a store front alteration, were discussed and arrangements were made to award this certificate for work accomplished during 1920 and thereafter.

The proposed certificate of merit is to be

signed by the president and secretary of the Brooklyn Chapter and will bear the chapter seal. The certificate is to be given without prejudice and strictly upon the merits of the design, proportions and general results of composition for a beautiful and pleasing accomplishment toward a City Beautiful.

## STANDARDS AND APPEALS Calendar.

### HOURS OF MEETINGS.

Board of Appeals, Tuesdays, at 10 A. M.  
Board of Standards and Appeals, Tuesdays, 2 P. M. as listed in the Calendar.  
Special meeting as listed in this Calendar.  
Call of Calendar, Tuesdays, at 3 P. M.  
All hearings are held in Room 919, Municipal Building, Manhattan.

### BOARD OF APPEALS.

Tuesday, January 6, 1920, at 10 A. M.  
*Appeals from Administrative Orders.*  
898-19-A—421-423 East 6th street, Manhattan.  
924-19-A—Review Avenue and Thomas street, on northerly side of Newtown Creek, Blissville Queens.  
954-19-A—275 Ellis street, Tottenville, Richmond.  
*Under Building Zone Resolution.*  
935-19-BZ—West side of Berford avenue, from Malbone street to Sullivan street, Brooklyn.

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- 903-19-BZ—245-247 Sumpter street, Brooklyn.
- 938-19-BZ—1127-1137 Bedford avenue, southeast corner Sullivan street, Brooklyn.
- 930-19-BZ—1679-1689 11th avenue, southeast corner 11th avenue and Prospect avenue, Brooklyn.
- 947-19-BZ—421-423 East 6th street, Manhattan.
- 945-19-BZ—1106-1108 Jamaica avenue, Queens.
- 946-19-BZ—50-60 Pennsylvania avenue, Brooklyn.
- 951-19-BZ—1888-1890 Washington avenue, The Bronx.
- 956-19-BZ—11508 89th avenue, Queens.
- 963-19-BZ—143-145 Schermerhorn street, Brooklyn.
- 970-19-BZ—Southwest corner Bedford avenue and Malbone street, Brooklyn.
- 975-19-BZ—Northwest corner Irving avenue and Decatur street, Queens.

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- BOARD OF STANDARDS AND APEALS.**  
*Tuesday, January 6, 1920, at 2 P. M.*  
*Petitions for Variations.*
- 2222-17-S—56-58 Grove street, Manhattan. Reopened October 21, 1918.
  - 863-19-S—12 West 29th street, Manhattan.
  - 873-19-S—311 Broadway, Manhattan.
  - 894-19-S—136-138 West 24th street, Manhattan.
  - 899-19-S—39 West 23d street, Manhattan.
  - 907-19-S—41-43 Elizabeth street, Manhattan.
  - 936-19-S—87 34th street, Brooklyn.
  - 974-19-S—238 Broome street, Manhattan.
- Bakery Cases.*
- 902-19-S—194 Hamilton avenue, Brooklyn.
  - 913-19-S—250 8th avenue, Manhattan.
  - 921-19-S—380-386 Broome street, Manhattan.
  - 990-19-S—42 East 11th street, Manhattan.
  - 987-19-S—4255 Broadway, Manhattan.
- Appliances Submitted for Approval.*
- 473-19-S—Fire Alarm Industrial Signal.
  - 654-19-S—Exit Door Lock.
  - 965-18-S—Sypho Chemical Equipment, for premises 958-964 Universty avenue, The Bronx. Reopened Dec. 17, 1918.
  - 833-19-S—Pronto Fire Extinguisher.
  - 856-19-S—Acme Fire Alarm.
  - 922-19-S—Pneumercator.

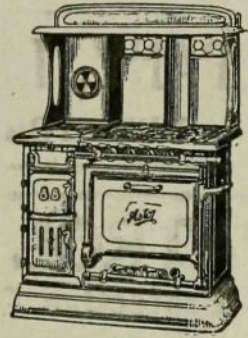
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- BOARD OF APPEALS.**  
*Tuesday, January 13, 1920, at 10 A. M.*  
*Appeals from Administrative Orders.*
- 977-19-A—158 McKinley avenue, Brooklyn.
  - 983-19-A—94 Dupont street, Brooklyn.
  - 984-19-A—6-10 East 68th street, Manhattan.
  - 986-19-A—127 Grattan street, Brooklyn.
  - 988-19-A—73-79 Gerry street, Brooklyn.
  - 989-19-A—463 Liberty avenue, rBrooklyn.
- Building vones Cases.*
- 841-19-BZ—2312-2316 Atlantic avenue, Brooklyn.
  - 858-19-BZ—1520-1528a Fulton street, Brooklyn.
  - 966-19-BZ—427-435 Baltic street, Brooklyn.



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- BOARD OF APPEALS.**  
**SPECIAL MEETING.**  
*Tuesday, January 13, 1920, at 2 P. M.*  
*Appeals from Administrative Orders.*
- 872-19-A—19 6th street, Queens.
  - 350-19-BZ—153-157 Rogers avenue, Brooklyn.
  - 350-19-BZ—153-157 Rogers avenue, Brooklyn.
- Reopened Sept. 30, 1919.
- 861-19-BZ—554 West 174th street, Manhattan.
  - 911-19-BZ—8 Burnside avenue, southwest corner Walton avenue, the Bronx.
  - 949-19-BZ—78-80 Rapalyea street, Brooklyn.
  - 866-19-BZ—798-802 Park avenue, Brooklyn.
- Reopened Dec. 23, 1919.
- 869-19-BZ—495-500 Sterling place, Brooklyn.
- Reopened Dec. 23, 1919.

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- BOARD OF APPEALS.**  
*Tuesday, January 20, 1920, at 10 A. M.*  
*Appeals from Administrative Orders.*
- 992-19-A—1392-1400 Broadway, Manhattan.
  - 992-19-A—165 East 125th street, Manhattan.
- Under Building Zone Resolution.*
- 816-19-BZ—113-1123 Myrtle avenue, Brooklyn.
  - 823-19-BZ—Southeast corner 19th street and 10th avenue, rBrooklyn.
  - 828-19-BZ—1016-1026 Rogers avenue, Brooklyn.
  - 830-19-BZ—564-596 St. Johns place, Brooklyn.
  - 675-19-BZ—325-327 16th street, Brooklyn. Reopened Dec. 10, 1919.

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- BOARD OF APPEALS.**  
*Tuesday, February 3, 1920, at 10 A. M.*  
*Pier Cases.*
- 594-19-A—Pier No. 8, North River, Manhattan.
  - 595-19-A—Pier No. 44, East River, Manhattan.
  - 480-19-A—Piers 4 and 5, North River, Manhattan.
  - 481-19-A—Old Pier 3, North River, Manhattan.
  - 877-19-A—Pier 14, North River, Manhattan.
  - 878-19-A—Pier 15, North River, Manhattan.
  - 879-19-A—Pier 15, North River, Manhattan.
  - 880-19-A—Pier 28, East River, Manhattan.
  - 881-19-A—Pier 1 (Old), North River, Manhattan.
  - 882-19-A—Pier 27, North River, Manhattan.
  - 883-19-A—Pier 29, North River, Manhattan.
  - 884-19-A—Pier 30, North River, Manhattan.
  - 885-19-A—Pier 78, North River, Manhattan.
  - 886-19-A—Pier 42, North River, Manhattan.
  - 937-19-A—Piers 37 and 38, East River, Manhattan.
  - 948-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95587-F.)
  - 949-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95586-F.)

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