

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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pany asked us to buy from them a
mortgage of \$450,000 covering prop-
erty in Brooklyn.

The money was needed for important
disbursements at the beginning of
the new year.

We provided the money, the title was
searched and the transaction was closed
on Tuesday, the 2nd of January.

We have a great deal more business
to do just now than we can take care
of with comfort to ourselves, but when
a real need comes, people think of the
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EDITORIAL

Legislative Mill Starts

Once again the eyes of the taxpayers of the metropolis are turned toward Albany. The Legislature of 1920 organized for business on Wednesday, and plans for much important legislation already have been outlined.

It is a little too early to calculate the chances of helpful legislation for the metropolis. The membership of the Senate, a hold-over body, remains practically unchanged from last year. There are many new faces in the Assembly, but the leaders of a year ago are still in control.

Among the early signs of the new session are evidences of political friction between Governor Smith, a Democrat, and the Senate and Assembly, both Republican. But it should be remembered by the officials at Albany that taxpayers include Democrats, Republicans, Prohibitionists and property-owners of other political affiliations. When it comes to matters involving the rights of taxpayers as a class the leaders on both sides should rise above partisanship and enact at least some of the measures which are proposed to relieve property-owners from the crushing burden of taxation they are now carrying.

Year after year the Legislature meets, discusses measures of tax reform and economy, and usually adjourns without accomplishing anything of real benefit to property-owners of the state. The people who pay the taxes are hoping for better luck this year, and they certainly are entitled to have it.

Still a Shortage in Housing

Available figures indicate that not much headway was made during the last year in remedying the housing shortage in this city. The Tenement House Department reports that in 1919 there were actually completed in the five boroughs 89 tenement houses, having an aggregate of 1,481 apartments. Only five of these were built in Manhattan. The department estimates the number of people to each apartment as an average of four, so that provision has actually been made in this form of habitation for only 5,924 persons.

There has been a considerable number of one-family houses built in Brooklyn and Queens, but statistics available do not disclose how many of these have been completed. It is known that owing to strikes and the high costs of materials work was suspended on a large number of these structures after they had been roofed in. The returns of plans filed for brick and frame one-family buildings show, however, that great activity may be expected in the building of houses of this description during the coming season. The official reports of the Building Departments show plans filed during 1919 for 233 brick dwellings in the Bronx; 4,841 brick and frame dwellings in Brooklyn and 19 dwellings in Manhattan. No returns are available at present from

Queens, where there has been considerable activity, or from Richmond. These dwellings will accommodate about 25,000 people if completed. In the Bronx plans for 95 tenements have been filed and in Manhattan for 44 tenements.

One of the most effective movements towards relieving the shortage of living quarters is indicated in the filing of plans for the alteration of tenements and dwellings which amounted in Manhattan alone to over ten million dollars. A large part of this expenditure was for the remodelling of buildings into one and two room apartment houses, affording accommodations for an additional number of people.

A conservative estimate of the amount of money involved in the housing projects which reached the stage of "plans filed" during the last year is that it is proposed to invest about one hundred millions of dollars in this kind of building construction.

How far construction work for 1919 fell behind normal may be judged by the return from the Tenement House Department's report of only 1,481 completed apartments for the year, whereas the normal rate is over ten thousand apartments each year in the whole city.

While the foregoing figures are not complete in some instances, sufficient facts are at hand to indicate that there is little probability of a reduction of rents in the near future because of overproduction of living quarters of any description.

The Measure of a Man

Charles M. Schwab has the happy faculty of being able to stir men's imagination and strengthen their impulses and quicken their activities when doubt and uncertainty becloud the road to success in business. It was Mr. Schwab's enthusiasm and optimism that swept off its feet the convention of five thousand of the leading merchants and manufacturers of the country at Atlantic City just after the armistice became effective, and gave them the encouragement they needed to undertake the tremendous problems of reconstruction that confronted this nation and the whole world a year ago. Mr. Schwab's confidence so forcibly and convincingly expressed at that time that the financial and business fabric could be readjusted to meet new conditions has been substantiated by the progress made during the last year, because the men who listened to him found the reflex of his optimism in their own minds and renewed, under the inspiration of his words, their characteristic American habit of overcoming obstacles however big rather than letting difficulties hamper their achievements.

All the woes that resulted from the German-bred war have not yet been rectified—the sores will suppurate for a long time. Nobody is more conscious of the unrest and the disorder of the present day than

Mr. Schwab. As one of the most successful Captains of Industry and as a sympathetic employer of large numbers of laboring men he is able to obtain a stereoscopic vision of the divergent aspects of the industrial situation held by employers and by employes, so seemingly antagonistic when looked at separately and yet blending into a composite of extraordinary attractiveness when brought into perspective by the lenses of common sense and constructiveness employed by Mr. Schwab.

After declaring that we have, in the past, been great autocrats with reference to labor, Mr. Schwab says: "We must remember that a man is a man as long as he does his duty," and a moment later, "The day has gone by when the mark of riches will stamp a man as great in life. We must live the simple life." Accomplishment for the general good is the measure by which a man will be rated, is the idea Mr. Schwab would impart. At any rate we must have full meed of accomplishment by employer and employe alike. And he does not differentiate between the labor of the hand and that of the mind. "Labor (meaning hand labor) has not had a fair share in the prosperity of the country." But he also says, "It is a great mistake that the initiative of the business man does not get its true

reward." Mr. Schwab believes he, too, is a laborer as well as the lowest paid navy in his works, and it is doubtful if any man in the Homestead mills works harder or for longer hours than he does.

It may seem to some people that these statements are irreconcilable. But not to Mr. Schwab, with his keen appreciation of the fact that what brings to the employe freedom from financial worry, houses him comfortably and assures him necessary recreation and provision for old age results to the advantage of the employer.

Lead the simple life. Eschew folly. Practice economy. And, while not neglecting opportunities for material advancement—because he believes it is better to borrow and go ahead rather than to wait for an opportunity that may never come—Mr. Schwab would above all things have men famed for the achievement of something for the betterment of mankind generally rather than be bruited about as the hoarders of great wealth.

Mr. Schwab has quite a reputation as a money getter. But it may be in the long run rather that he will be famed and esteemed for having in an embittered world kept alive the fires of optimism and for having inspired continued faith in the humanity of man to man.

Reader's Comments on Current Topics

Editor of the Record and Guide.

I was deeply interested in Mr. John J. Pulleyn's article in your Dec. 27 number. It carried the head: "Savings Banks Oppose Exemption of Realty Mortgages," and I read and re-read the article for the purpose of finding how far Mr. Pulleyn was opposed to the exemption of the income from mortgages from taxation under the income tax laws.

I could find nothing in Mr. Pulleyn's own words to justify such a head, except with reference to the bonds of the Land Bank of the State of New York. To all that he had to say about the pending bills in Congress to establish Federal loan banks of one kind and another, for the ostensible purpose of furnishing money for construction purposes, by employment of the national credit, no great exception could be taken.

All these measures, in the minds of most people identified with the financing of building operations, are but efforts to put another small army of office-holders on Uncle Sam's pay-roll. To be at all effective they would have to do business at less than cost or to take dangerous chances at extra-legal rates of interest. Such loan banks would open the doors wide to all sorts of opportunities for graft and deception, against which no effective means of protection could be devised.

It is quite a different thing, however, to oppose the one measure now pending in Congress to free the building industry from the strangle hold the government has put upon it by the income tax law, which is the McLaughlin Bill (H. B. 8080), which Mr. Pulleyn did not mention, directly or indirectly, in his article, and which it is reasonable to assume he would have specified, had he been opposed to it, for he knows all about it.

This bill does not seek a general exemption of mortgages from taxation. It exempts only the income from mortgages in individual ownership, in amount not to exceed \$40,000 in any one case. Small investors who are heads of families were under the income tax law of 1915 given an exemption of \$4,000. So that, having no other income, they were secure in the ownership of mortgages paying 5 per cent. up to \$80,000. There were thousands of such holders in this country up to the time when in 1918 this exemption was cut

down by half, to \$2,000. Above that exempt line the income tax applies, beginning at 4 per cent. and running up to a possible 65 per cent.

The McLaughlin bill would in effect restore the \$4,000 exemption, but only to such as would use their money to help the production of housings by investing it in mortgages and fractional parts of mortgages. It would cost nothing for additional administrative machinery, for new office holders and tax-eaters.

Neither would the government lose anything in the long run from the exemption, but would probably gain by it, because the money that would pour into the mortgage market would so promote new construction that the profits and annual income from it (all taxable) would more than offset the amount of the mortgage exemption. Beside which the new construction would to the extent of its entire cost increase the body of municipal and state taxables.

Beside all which, as Mr. Pulleyn well knows, it is a condition which confronts us in the shortage of all manner of construction, not a mere theory, and the foremost business of the hour for all people having to do with the financing of construction is to meet the demands of that condition (as to this city a serious emergency) without loss of time. The McLaughlin bill will do this quicker, surer and cheaper than any other means yet suggested.

That is why the McLaughlin bill has received the endorsement of every responsible real estate organization which has thus far expressed itself, and of every financial institution engaged in the financing of building operations.

The savings banks will also gain, in great increase of business, by enactment of the McLaughlin bill, and while they are not enthusiastic supporters of the bill have not the heart to seriously oppose it.

JOHN L. PARISH.

January 7, 1920.

Editor of the Record and Guide:

Permit me to express my admiration of your leading article in the last issue (1919-1920). Most of our writers appear obsessed with self-conceit and the desire to disparage their government. You celebrate **ourselves**.

New York, Jan. 8, 1920.

HENRY METCALFE.

REAL ESTATE SECTION

Lockwood Committee Offers Bills Affecting Realty

Provide that Landlords Must Prove Tenants Are "Objectionable" and Exempt Income from Mortgages up to \$40,000 from Taxation.

(Special to the Record and Guide)

Albany, January 9.

INSISTENCE upon initiation of a policy of retrenchment in the expenditure of county and city moneys, particularly in the counties comprising the City of New York, will be one of the chief recommendations of the Davenport legislative committee which has been investigating taxation. The adoption of this policy, the report will point out, constitutes an immediate offset to the burden shifted upon real estate by the growing expenditures of the municipalities of the state. The Davenport committee report will be submitted within the next few weeks.

Among the first batch of legislative bills introduced when the Legislature convened on Wednesday were a series recommended by the Lockwood Joint Committee on Housing. These included:

Providing that where a proceeding is instituted to recover possession of real property by reason of termination of a lease as a result of a provision contained therein giving the landlord the right to terminate the time for occupancy, should he deem the tenant objectionable, said proceeding shall not be maintainable unless the landlord shall establish to the satisfaction of the court that the tenant is objectionable.

Exempting from the state income tax interest on the whole or part of the principal of a mortgage or mortgages upon improved real estate not exceeding \$40,000 in amount.

Making it a misdemeanor for the lessor of any building or part thereof wilfully to fail to furnish water, heat, light,

power, elevator or telephone service when the same are necessary to the proper use of the building, if the furnishing of such service is required by the terms of the lease or contract.

Providing that no tenancy in New York City shall be valid for more than one month unless there is an agreement in writing.

Requiring a landlord to give tenants from month to month and monthly tenants 30 days' notice to quit instead of 20 days as at present. This bill provides this length of notice to all tenants in New York City. The benefit of the law is now limited to occupants of tenement houses.

Giving the New York City municipal court discretionary power to stay the execution of a warrant for eviction for not more than 30 days, instead of not more than 20 days as at present, upon the deposit of rent at the old rate.

Two other bills affecting real estate were included in the first batch of legislation. They follow:

Senator Gibbs.—Licensing real estate brokers and salesmen on and after next October 1 by the Secretary of State.

Senator Schackno.—Creating a rent commission of seven members for New York City. The Mayor is given the power of appointment and the commissioners will receive \$3,000 a year. The commission, under the terms of this bill, is empowered to investigate and determine whether the rent, charges and service and other terms of leases and contracts for the use and occupation of real property are fair and reasonable.

Governor Smith Will Send in Special Message on Housing

(Special to the Record and Guide)

Albany, January 9.

ENACTMENT of a State-wide municipal ownership law. Legislation vesting the public service commissions with power to suspend the enforcement of higher public utility rates until a determination of the cases involving rates is reached.

Equipment of the barge canal with grain elevators and other freight handling facilities in order to bring the transportation efficiency of this water route to maximum.

Repeal of the ratification of the prohibition amendment to the federal constitution by New York State and the submission of a referendum on prohibition to the people at the 1920 election.

Adoption of the pay-as-you-go policy in the construction of state highways and adherence to the policy of building roads of durable type with an eye to diminishing maintenance costs.

Exercise of the greatest economy in the expenditure of state moneys for the next fiscal year.

Vesting in the cities of the state broader powers of home rule or self-government.

Placing the burden of collecting the new state income tax upon the cities of the state which receive 50 per cent of this tax.

Consideration of the various reports of the Governor's

reconstruction commission to be submitted later. These reports will deal with the problems of housing, consolidation of state departments, retrenchment in state expenditures and improvements of the state budget system.

These are the outstanding features of Governor Smith's second message to the Legislature, delivered when that body convened this week for the 1920 session, in which real estate investors and owners will find interest.

More important than any of these recommendations to the real estate interests of New York City is the prospective submission of a realty tax limitation measure similar in some respects to the measures passed last year and vetoed by Mayor Hylan. It is expected that the bill to be introduced at this session will be an amendment of the State Tax Law rather than of the New York City charter, and in the event of its passage no necessity will exist for obtaining the approval of Mayor Hylan. The expectation is that with the passage of such a measure Governor Smith, who has indicated several times that he appreciates the burden New York realty is carrying, will approve it.

Advocating the enactment of municipal ownership legislation, the Governor said:

"Every city in this state, through the Conference of Mayors, has petitioned the Legislature to enact laws empowering

(Continued on page 41)

Sales and Conveyances In Manhattan and Bronx in 1919

Comparison of Figures with Those of Corresponding Period in Previous Year Shows
One Hundred Per Cent Increase.

1918 Week Ending	Manhattan				Bronx		1919						
	Manhattan Total.	Below 59th St.	Above 59th St.	Bronx.	Convey- ances.	Convey- ances.	Week Ending	Manhattan Total.	Below 59th St.	Above 59th St.	Bronx.	Manhattan Convey- ances.	Bronx Convey- ances.
Jan. 5.....	23	7	16	7	123	63	Jan. 4.....	39	18	21	16	171	56
Jan. 12.....	18	5	13	7	109	103	Jan. 11.....	41	16	25	22	143	96
Jan. 19.....	30	15	15	7	134	90	Jan. 18.....	35	14	21	18	139	79
Jan. 26.....	15	7	8	5	97	85	Jan. 25.....	49	14	35	22	97	73
Total	86	34	52	26	463	341	Total	164	62	102	78	550	304
Feb. 2.....	25	12	13	5	104	75	Feb. 1.....	60	14	46	33	134	109
Feb. 9.....	21	7	14	10	130	91	Feb. 8.....	63	20	43	31	186	115
Feb. 16.....	22	7	15	5	91	63	Feb. 15.....	66	27	39	26	92	83
Feb. 23.....	21	6	15	8	93	77	Feb. 22.....	75	24	51	39	132	85
Total	89	32	57	28	418	306	Total	264	85	179	129	544	392
Mar. 2.....	32	18	14	17	138	86	Mar. 1.....	93	26	67	58	131	76
Mar. 9.....	32	12	20	10	160	116	Mar. 8.....	86	30	56	86	192	167
Mar. 16.....	35	17	18	12	95	68	Mar. 15.....	100	31	69	91	155	115
Mar. 23.....	30	13	17	14	104	92	Mar. 22.....	103	29	74	61	154	147
Mar. 30.....	27	12	15	11	136	90	Mar. 29.....	102	28	74	81	150	125
Total	156	72	84	64	633	452	Total	484	144	340	377	782	630
April 6.....	30	14	16	13	156	101	April 5.....	86	22	64	44	205	206
April 13.....	26	9	17	18	110	82	April 12.....	130	51	79	48	199	168
April 20.....	26	13	13	13	151	83	April 19.....	98	32	66	66	180	174
April 27.....	39	14	25	7	147	85	April 26.....	109	26	83	30	139	134
Total	121	50	71	51	564	351	Total	423	131	292	188	723	682
May 4.....	41	18	23	15	159	107	May 3.....	107	33	74	43	170	141
May 11.....	33	11	22	18	141	93	May 10.....	85	23	62	34	273	202
May 18.....	29	10	19	22	122	82	May 17.....	114	42	72	30	183	212
May 25.....	31	13	18	22	120	107	May 24.....	90	22	68	47	196	200
Total	134	52	82	77	542	389	May 31.....	79	24	55	48	152	115
June 1.....	22	10	12	14	122	83	Total	475	144	331	202	974	870
June 8.....	36	13	23	16	139	94	June 7.....	93	37	56	49	264	253
June 15.....	20	5	15	8	97	89	June 14.....	96	33	63	81	231	188
June 22.....	29	15	14	16	127	88	June 21.....	98	23	75	49	240	191
June 29.....	23	14	9	14	104	76	June 28.....	83	27	56	50	153	164
Total	130	57	73	68	589	380	Total	370	120	250	229	888	806
July 6.....	22	8	14	13	130	89	July 5.....	98	39	59	36	171	139
July 13.....	19	5	14	11	103	105	July 12.....	99	35	64	50	278	221
July 20.....	27	8	19	14	106	71	July 19.....	100	36	64	45	258	226
July 27.....	33	11	22	8	95	68	July 26.....	109	44	65	45	200	224
Total	101	32	69	46	434	333	Total	406	154	252	176	907	810
Aug. 3.....	28	12	16	16	111	80	Aug. 2.....	96	36	60	60	190	161
Aug. 10.....	18	6	12	14	133	63	Aug. 9.....	98	36	62	61	288	233
Aug. 17.....	26	13	13	13	88	87	Aug. 16.....	79	30	49	37	222	158
Aug. 24.....	20	8	12	12	126	76	Aug. 23.....	82	32	50	31	192	152
Aug. 31.....	15	7	8	13	85	65	Aug. 30.....	80	27	53	60	133	107
Total	107	46	61	68	543	371	Total	435	161	274	249	1,025	811
Sept. 7.....	20	10	10	14	100	84	Sept. 6.....	82	34	48	53	211	137
Sept. 14.....	16	10	6	14	123	103	Sept. 13.....	95	38	57	44	219	286
Sept. 21.....	17	4	13	12	85	97	Sept. 20.....	81	25	56	31	202	163
Sept. 28.....	17	8	9	16	120	79	Sept. 27.....	150	48	102	53	207	243
Total	70	32	38	56	428	363	Total	408	145	263	181	839	829
Oct. 5.....	20	10	10	13	108	133	Oct. 4.....	120	40	80	58	142	186
Oct. 12.....	12	10	8	7	87	65	Oct. 11.....	116	51	65	58	369	419
Oct. 19.....	18	5	13	9	90	67	Oct. 18.....	128	42	86	60	190	191
Oct. 26.....	24	9	15	10	64	67	Oct. 25.....	130	48	82	61	296	286
Total	80	34	46	39	349	332	Total	494	181	313	237	997	1,082
Nov. 2.....	16	8	8	12	93	97	Nov. 1.....	141	46	95	51	193	395
Nov. 9.....	25	6	19	9	102	77	Nov. 8.....	125	39	86	49	302	297
Nov. 16.....	25	11	14	7	90	75	Nov. 15.....	130	52	78	47	220	203
Nov. 23.....	20	6	14	9	105	54	Nov. 22.....	150	48	102	53	205	295
Nov. 30.....	23	11	12	15	103	46	Nov. 29.....	120	40	80	58	252	392
Total	109	42	67	52	493	349	Total	666	225	441	258	1,172	1,582
Dec. 7.....	36	15	21	13	129	97	Dec. 6.....	125	40	85	60	181	302
Dec. 14.....	50	18	32	14	123	87	Dec. 13.....	130	44	86	71	353	303
Dec. 21.....	43	16	27	10	122	88	Dec. 20.....	180	74	106	68	433	428
Dec. 28.....	38	12	26	17	81	57	Dec. 27.....	142	68	74	60	282	183
Total	167	61	106	54	455	329	Total	577	226	351	259	1,249	1,216
G'd Total..	1,350	544	806	629	5,911	4,296	G'd Total..	5,166	1,778	3,388	2,563	10,650	10,014

Brooklyn Chamber Approves City Reorganization

Adopts Report of Committee on Retrenchment Calling for Commission to Recommend Necessary Legislation.

THE Brooklyn Chamber of Commerce has approved the report of its committee, of which Victor A. Lersner is chairman, recommending the appointment of a commission on municipal reorganization and retrenchment. The committee reported as follows:

"Since the consolidation of the five boroughs into the Greater City in 1899, there has been a constant and rapid increase in the city's annual expenditures. From an expenditure of approximately \$95,000,000 in 1899, the budget increased to \$156,000,000 in 1909 and to almost \$250,000,000 in 1919—in all, an increase of more than 250 per cent. in twenty years. If this same rate of increase is maintained for the next twenty years, the annual budget of this city will have climbed to the rather startling figures of more than \$500,000,000 in 1940.

"County government has been likewise increasing rapidly. From a budget of \$3,594,649.57 in 1899, it has mounted to \$5,175,796.23 in 1909, and to more than \$7,500,000 for 1919, or an increase of more than 100 per cent. in the twenty years.

"Not only has the annual appropriations of the city for operation increased rapidly during recent years, but the increases in indebtedness for outlays and permanent improvements have been quite as rapid. From a total of \$359,620,986.40 in 1899, and to approximately \$1,250,000,000 in 1919, an increase of more than 300 per cent. in the twenty years.

"Already the debt charge of this city amounts to more than \$75,000,000 annually and constitutes nearly one-third of the total annual expenditure.

"If this rapid increase in the cost of government and growth in indebtedness were confined to the city it might be viewed with some degree of equanimity in the light of the rapidly increasing taxable values in Greater New York. But when it is considered that the cost of state government is increasing just as rapidly, with a state budget exceeding \$95,000,000 for this year and a prospective large increase for 1920; and that federal taxation has increased enormously as a result of the war, with a proposed budget for 1920 exceeding \$5,000,000,000, the time seems appropriate for urging a study of the city charter and local laws and ordinances for the purpose of determining the extent of the waste due to overlapping and

duplication of offices and functions, and to recommend such changes as will assist in keeping expenditures at the lowest point consistent with the proper discharge of public functions and the reasonable extension in municipal activities.

"When it is understood that more than \$127,000,000 of the \$215,000,000 (which is the city's portion of the 1920 budget) will go to meet the payroll of the 85,000 city employes; that nearly \$7,000,000 of the approximately \$9,000,000 county budgets are spent on salaries and wages alone; that 78 per cent. of the county expenditures and nearly 40 per cent. of the city's expenditures are mandatory; i. e., required by legislation from Albany and, in that sense, not voluntary on the city's part; and that in the period of twenty years since consolidation, laws and charter amendments establishing new offices and creating new functions have been added with far too little regard to existing offices and functions; we believe that most citizens will agree that, in the fact of rapidly increasing public expenditures, a comprehensive survey to determine how far the city can go in adopting a policy of retrenchment and economy may well be inaugurated.

"This is not an entirely new suggestion. Surveys have been suggested and tried before. No less than four charter commissions have been appointed to ascertain defects in the city government and to recommend legislation and charter revisions to remedy them. Each of these commissions has failed to accomplish the results, either because of peculiar political conditions or because the commission attempted to secure sweeping and fundamental changes not only in the framework of city government, but also in the general principles embodied in the city charter.

"Your committee, therefore, recommends that the Board of Directors take such steps as are deemed necessary to secure the enactment of legislation providing for the appointment of a commission on municipal reorganization and retrenchment, with power and funds sufficient to make the necessary surveys, to ascertain wherein reorganization of offices and departments will effect economies in the city and county governments within Greater New York, and to prepare such legislation as may be deemed necessary.

Governor Smith Will Send in Special Message on Housing

(Continued from page 39)

municipalities to acquire, own, operate and control their public utilities.

"Transportation, light, heat and power are vital to the life and health of great municipalities. History must have taught the unprejudiced mind that these facilities should be under the control of the people who directly use them. I am strongly in favor of the opinion that we have reached the point where the state might well confer this power upon the municipalities, and I urge upon your Honorable Bodies legislation to bring it about."

Requests for appropriations for the fiscal year of 1919-1920 by state departments, commissions and bureaus aggregate about \$140,000,000. The Governor's demand for the exercise of economy on the part of the Legislature, it is anticipated, will bring the total of appropriations down to approximately \$120,000,000. Requests for new construction will be pared down, it is expected.

As the public service commissions law now stands it is possible for a public utility corporation upon 30 days' notice to increase its rates and the public service commissions are powerless to suspend such rates until after the reasonableness of the new charges has been determined. The Governor strongly urges the Legislature to amend these laws and give the commissions power to suspend these rates in the interval

of determination.

With respect to home rule for cities, the Governor's message declares:

"Each session of the Legislature records the passage of a large number of purely local bills regulating the business and management of municipalities. These bills consume considerable time on the part of the Legislature and the Executive, and they bring to Albany from all parts of the state people interested on both sides of the questions involved. They are in most cases matters of purely local interest which should be settled by some power within the locality itself. Every political platform adopted in this state for as many years back as any one can remember has always contained the promise of a broader and larger measure of local self-government for municipalities; but the temptation to retain control at Albany has never so far been successfully resisted. The municipalities themselves, through their Conferences of Mayors, have at every opportunity petitioned the Legislature for this broader grant of home rule. It may be that, in order to bring this about, the Constitution would have to be amended. If that be so, I urge that whatever can be done by legislation be done and the necessary amendments required to carry forward this principle into force and effect be passed by your Honorable Bodies."

Comparative Building Statistics for 1919 and 1918

Plans For Construction During Last Year Reached High Figures—Greatest Activity in Brooklyn Houses and Apartments.

PLANS filed in the various boroughs during 1919 reflect a decidedly improved situation in the building field. Large increases may be noted in the number of projects filed with the various superintendents of buildings. In Manhattan there was a striking advance in the number of plans filed for new buildings during the twelve months of 1919 as compared with the corresponding period of the previous year. The records of the superintendents of buildings show that 379 new buildings were planned in this borough involving a total of \$72,283,061, as compared with 182 buildings costing \$8,507,000 in 1918, indicating an increase in number of 197 and in cost of \$63,776,061. The biggest individual increase is in office building projects, whereas only eight of these, to cost \$398,500, were projected in 1918.

The acute housing shortage was reflected in large increases in the number of projected residential operations. Manhattan shows a substantial increase, but Brooklyn was even more active. In this borough total number of plans filed for new buildings reached an aggregate of \$68,137,966, as compared with only \$17,858,425 in 1918. Plans involving \$12,156,-

150 were filed for 1,462 one-family brick houses costing less than \$20,000 each, and for 3,379 one-family frame houses costing in the aggregate \$16,601,075.

Considerable interest also centered upon stable and garage projects in Brooklyn, of which a total number of 3,962 were filed, involving a cost of \$7,494,522. The total number of plans filed in Brooklyn for structures of all types was 12,889 as against 2,815 for 1918, indicating an increase in number of 10,074 and an increase in cost of \$10,279,541.

In the Bronx striking advances may also be noted in plan filings, which reached 1,084 in number, costing \$21,006,865, as compared with 206 costing \$3,991,900 in 1918. This indicates an increase in number of 878 and an increased cost of \$18,014,965. The principal increases in this borough affected tenement houses, of which 95 were projected at an estimated cost of \$9,654,000.

In the borough of Queens plan filings for 1919 totaled 8,732, costing \$45,617,214, as compared with 2,228 costing \$6,768,138 the preceding year, indicating an increase in number of 6,504 and a cost of \$38,505,403.

Manhattan				
PLANS FILED FOR NEW BUILDINGS				
January 1 to December 31, Inclusive				
	1918		1919	
	No.	Cost.	No.	Cost.
Dwellings, over \$50,000..	1	\$75,000	17	\$1,882,000
Betw'n \$20,000 and \$50,000..	3	140,000	..	.....
Under \$20,000..	..	.....	2	22,500
Tenements.....	9	1,780,000	44	13,575,000
Hotels.....	1	750,000	14	8,788,000
Stores, lofts, etc. over \$30,000..	10	1,204,000	23	3,185,000
Betw'n \$15,000 and \$30,000..	6	128,000	9	190,000
Under \$15,000..	9	57,450	11	73,800
Office buildings	8	398,500	45	23,269,361
Manufactories and Workshops	7	334,200	38	12,700,500
Schoolhouses.....	..	.....	2	445,000
Churches.....	2	150,000	5	683,000
Public Build'gs Municipal.....	..	.....	1	3,500
Places of Amusement, etc.....	5	720,000	13	1,600,000
Hospitals.....	..	.....	3	730,000
Stables and Garages.....	81	2,526,450	98	4,991,700
Other Structures.....	40	243,400	54	143,700
Totals.....	182	\$8,507,000	379	\$72,283,061
Increase, 1919.....	197	\$63,776,061		

ALTERATIONS IN MANHATTAN.				
January 1 to December 31, Inclusive				
	1918		1919	
	No.	Cost	No.	Cost
Dwellings.....	486	\$2,011,210	1,060	\$7,916,155
Tenements.....	422	1,558,804	609	2,626,265
Hotels.....	81	374,275	99	3,891,075
Stores, lofts, etc.	592	1,399,644	673	3,486,756
Office Buildings.	245	1,282,885	377	11,402,500
Manufactories and workshops	330	854,657	404	2,738,395
Schoolhouses.....	11	55,200	24	335,715
Churches.....	22	85,425	30	143,850
Public Build'gs Municipal.....	16	226,500	16	99,625
Places of amusement, etc.	90	458,270	140	1,057,400
Stables and Garages.....	189	883,780	151	792,575
Totals.....	2,486	\$8,190,650	3,583	\$34,490,311
Increase, 1919.....	1,097	\$26,299,661		

Richmond				
PLANS FILED FOR NEW BUILDINGS.				
January 1 to December 31, Inclusive				
	1918		1919	
	No.	Cost.	No.	Cost.
Total.....	892	\$2,083,650	2,135	\$4,294,399

ALTERATIONS IN RICHMOND.				
January 1 to December 31, Inclusive				
	1918		1919	
	No.	Cost	No.	Cost
Total.....	417	\$453,127	705	\$440,322

Bronx				
PLANS FILED FOR NEW BUILDINGS				
January 1 to December 31, Inclusive				
	1918		1919	
	No.	Cost.	No.	Cost.
Dwell'gs Brick over \$50,000	..	.....	..	.....
Dwell'gs, brick Bet \$50,000 and \$20,000..	1	\$30,000	3	\$125,000
Under \$20,000..	20	104,000	230	1,782,200
Tenem'ts, brick over \$15,000..	22	1,675,000	95	9,654,000
Under \$15,000..	..	.....	..	.....
Tenements frame.....	..	.....	..	.....
Hotels.....	..	.....	..	.....
Stores over \$30,000.....	1	30,000	9	658,000
Stores, between \$30,000 and \$15,000.....	1	15,000	4	78,000
Under \$15,000..	10	51,500	15	84,300
Office Build'gs.	4	176,000	2	17,000
Manufactories and workshops	18	317,500	60	2,116,350
Schoolhouses..	3	560,000	4	128,000
Churches.....	1	12,000	..	1,080,000
Public Build'gs—Municipal..	20	150,000	..	.....
Places of Amuse'nt, etc.	22	180,000	27	2,475,000
Stables and Garages.....	56	581,600	382	1,608,300
Dwell'gs, frame	21	83,900	236	1,325,300
Other Structures.....	6	25,150	8	3,415
Totals.....	206	\$3,991,900	1,084	\$21,006,865
Increase, 1919.....	878	\$18,014,965		

ALTERATIONS IN THE BRONX				
January 1 to December 31, Inclusive				
	1918		1919	
	No.	Cost	No.	Cost
Dwellings, brick	28	\$38,250	48	\$89,100
Dwellings, frame	98	122,865	193	314,280
Ten'm'ts, brick	29	33,475	32	83,800
Ten'm'ts, frame	11	9,300	11	8,200
Hotels.....	1	500	..	.....
Stores.....	14	24,800	30	300,265
Office buildings..	5	21,500	4	18,800
Manufactories and Workshops	37	162,350	74	603,125
Schools.....	4	303,000	2	16,000
Churches.....	6	21,750	9	96,100
Public Buildings	17	55,285	15	222,600
Stables and Garages.....	30	79,175	34	99,300
Miscellaneous.....	1,361	343,170	2,382	526,904
Totals.....	1,641	\$1,215,420	2,804	\$2,376,734
Increase, 1919.....	1,161	\$1,161,314		

Queens				
PLANS FILED FOR NEW BUILDINGS				
January 1 to December 31, Inclusive				
	1918		1919	
	No.	Cost.	No.	Cost.
Total.....	2,228	\$6,768,138	8,732	\$45,617,214
Increase, 1919.....	6,504	\$38,505,403		

ALTERATIONS IN QUEENS.				
January 1 to December 31, Inclusive				
	1918		1919	
	No.	Cost	No.	Cost
Total.....	3,404	\$1,347,365	3,669	\$3,505,403
Increase, 1919.....	265	\$54,067		

Brooklyn				
PLANS FILED FOR NEW BUILDINGS.				
January 1 to December 31, Inclusive				
	1918		1919	
	No.	Cost.	No.	Cost
Dwellings over \$50,000..	..	.....	..	.....
Dwell'g btw \$20,000 & \$50,000	1	\$30,000	7	\$195,000
Dwelling under \$20,000..	260	1,385,377	915	5,637,750
Two fam. Dwellings under \$20,000.....	338	1,880,300	1,462	12,156,150
Tenements over \$20,000.....	20	764,000	92	5,363,000
Tenements under \$20,000.....	5	49,500	201	2,428,000
Stores \$30,000 or more.....	1	60,000	7	475,000
Stores btw \$15,000 & \$30,000.....	..	.....	7	162,000
Stores under \$15,000.....	11	26,000	48	180,450
Stores and two families.....	32	173,100	195	1,599,500
Office Buildings.	4	17,200	11	781,500
Factories and Workshops.....	76	3,765,600	100	4,672,565
Schools.....	3	1,450,000	6	1,590,000
Churches.....	13	376,500	12	433,000
Public Buildings (Municipal).....	6	930,000	4	275,000
Places of Amusement.....	9	757,000	21	1,877,500
Stables and Garages.....	1,310	3,182,560	3,962	7,494,522
Loft and Warehouses.....	21	666,100	17	641,300
Other Structures	84	281,820	158	683,795
Frame Dwellings one family.....	471	1,613,855	3,379	16,601,075
Frame Dwellings two family.....	60	375,800	564	4,571,400
Tenements, fr.....	..	.....	2	20,000
Factories and Workshops, fr.....	1	3,000	..	.....
Other Frame Structures.....	89	70,713	1,719	359,459
Totals.....	2,815	\$17,858,425	12,889	\$68,137,966
Increase, 1919.....	10,074	\$10,279,541		

ALTERATIONS IN BROOKLYN.				
January 1 to December 31, Inclusive				
	1918		1919	
	No.	Cost	No.	Cost
Dwellings.....	383	\$447,640	1,189	\$1,779,760
Tenements.....	229	198,750	560	522,755
Hotels & Boarding Houses.....	6	29,500	22	40,555
Stores.....	104	369,385	317	1,206,060
Offices.....	22	148,970	29	112,280
Manufactories & Workshops..	170	1,134,393	350	1,833,755
Schools.....	27	83,350	27	603,975
Churches.....	5	16,750	16	98,800
Public Buildings	47	183,560	78	194,050
Stables.....	132	256,690	362	631,365
Frame Buildings.	884	838,969	2,051	2,119,039
Totals.....	2,009	\$3,707,957	5,001	\$9,142,394
Increase, 1919.....	3,992	\$5,434,437		

Review of Real Estate Market for the Current Week

Buying Activity Well Diversified in All Sections of City With Several Deals Preliminary to Large Building Operations

THE opening days of 1920 brought forth a group of notable transactions which showed a marked increase in business over the deals consummated during the closing days of last year. The activity followed general lines with buyers displaying an interest in property of practically every type.

Figuring among the important transactions of the week was the purchase of the 12-story structure at Fourth avenue and Thirty-second street by Schwarzenbach, Huber & Company, one of the largest manufacturers of silks in this country. The purchasers heretofore occupied the building for some years as tenants. Several important deals forecasting structural operations were closed, among which was involved the property at 17 to 23 John street, comprising several old four and five-story buildings which occupy a plot of about 10,400 square feet, taken over by the Exchange Buffet Company, which intends to erect a new building on the site, part of which will be for its own occupancy. Another transaction of a similar nature was the purchase by the Gotham National Bank of the four-story building at 307-9 West Fifty-ninth street, giving the bank an additional frontage on Fifty-ninth street of 84 feet upon which they contemplate the erection of a 22-story office building, from plans by Sommerfeld & Steckler, architects, to cost approximately \$2,000,000. The deal whereby the General Education Board acquired for the Lincoln School of Teachers' College

the northeast corner of Fifth avenue and 102d street, will provide a building site for a proposed school for experimental education along lines adapted to the experiences of life. The site will also be utilized in part for playgrounds for the pupils.

A number of apartment houses changed hands this week, numbering among them the Alwyn Court at the corner of Seventh avenue and Fifty-eighth street, originally valued at \$2,000,000; the three four-story apartments at 168, 170 and 172 East Seventy-fourth street, which will provide a costly building site for James C. McQuire & Company, purchasers, who have erected some of the finest apartment houses in New York; and the large corner apartment at Fifth avenue and Ninety-seventh street, which was bought by a syndicate organized by Taylor, Knowles & Hack, attorneys, who will improve the structure with an 11-story fireproof apartment house.

Speculative and investment interest continued to manifest themselves, the two largest transactions closed this week along these lines concerning the 16-story office building at 320-324 Broadway, which was sold by H. L. Moxley & Co., Inc., operators, to a speculator who is negotiating a resale of the property to a prominent investor, and the acquisition by the National Biscuit Company of additional properties at the northwest corner of Ninth avenue and Fifteenth street for investment, thereby extensively increasing its holdings in the same general neighborhood.

PRIVATE REALTY SALES.

THE total number of sales reported but not recorded in Manhattan this week was 125 as against 134 last week and 41 a year ago.

The number of sales south of 59th street was 56 as compared with 48 last week and 16 a year ago.

The number of sales north of 59th street was 69 as compared with 86 last week and 25 a year ago.

From the Bronx 52 sales at private contract were reported as against 68 last week and 22 a year ago.

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

Another Fifth Avenue Apartment.

Pease & Elliman sold for the estate of General Lloyd S. Bryce, represented by Gifford Pinchot and W. Bourke Cockran, the northeast corner of 97th street and 5th avenue, 100 feet on 5th avenue and 200 feet on 97th street, to a syndicate organized by Taylor, Knowles and Hack, attorneys. This property will be improved with an eleven-story fireproof apartment house with two apartments on a floor. The building will have a frontage of 150 feet on 97th street, and a portion of the balance of the property will be arranged as a garden to assure permanent east light to the building. To the north is the low building of the St. Bernard School, one of the finest private schools in the city, which will assure unusual light in the rear of the apartment house.

The building will be designed by J. E. R. Carpenter. The plan calls for a corner apartment of 16 rooms with 5 masters' rooms and 6 servants' rooms, with unusually large entertaining rooms, and an apartment on 97th street, facing south, consisting of 15 rooms with 4 masters' and 5 servants' rooms. The syndicate purchasing this property proposes to offer for sale four of the apartments to parties who will become interested in the enterprise. The rentals will be from \$9,000 to \$15,000 for these apartments.

National Biscuit Company Buys

Brown, Wheelock Company sold for the Baron Astor estate, represented in this country by Charles A. Peabody, president of the Mutual Life Insurance Company, the northwest corner of 9th avenue and 15th street, the eight-story and six-story fireproof buildings covering plot 108.7½ feet on 9th avenue and 275 feet on 15th street, and the three-story garage known as 445 West 14th street, running through to 438-40 West 15th street, on plot 75x206.6. The purchaser is the National Biscuit Company, who, earlier in the year, through the same brokers, purchased the balance of the block from 15th

to 16th street and from 9th to 10th avenues, also the entire square block from 15th to 16th streets, 10th avenue and Marginal street, from the Bradish Johnson estate. All of these properties were under lease to the National Biscuit Company on long term net leases and the company has now found it advisable to become the owner rather than the tenant. The Astor holdings and Bradish Johnson estate holdings purchased earlier in the year were valued at \$2,500,000 and the buildings on the land were erected by the Biscuit Company and are valued at \$7,500,000, making a total investment by the Biscuit Company in this location of about \$10,000,000.

Fifth Avenue School Site.

The northeast corner of 5th avenue and 102d street has been purchased by the General Education Board for the Lincoln School of the Teachers College as a site for a proposed school for experimental education along lines adapted to the experiences of real life. The sellers of the property were Klein & Jackson, and the brokers were William A. White & Son. The plot fronts 100 feet on 5th avenue and 300 feet on 102d street. The school will be erected by the General Education Board and Columbia University, which has for three years conducted a similar experimental school at 646 Park avenue and 56 East 67th street. Besides a modern building the site will be utilized for playgrounds for the pupils.

Exchange Buffet Company Buys.

The sale of an interesting parcel in John street has just been concluded after negotiations extending over a period of more than two years. Through Manning & Trunk, the Exchange Buffet Corporation acquired from the Volkening estate 17 to 23 John street, old four and five-story buildings occupying a plot of about 10,400 square feet. The property was held at about \$675,000. It is the intention of the buying company to erect a new building on the site. The lunch company will occupy part of the ground floor, all the basement and sub-basement in the new structure and will lease the balance of the space. The plot has an interesting history. Between 1800 and 1810 it was the site of the old John Street Theatre, which was located at the rear of the plot and reached by a ten-foot alley, still in existence. In the front of the property there was a refreshment park and lawn, where it was the custom of those attending the performance to obtain refreshments during the intermissions. About five years ago the property was leased to the late William Cockroft, but his death terminated improvements contemplated at that time.

Silk Firm in Big Deal.

Schwarzenbach, Huber & Company, one of the largest manufacturers of silks in this country, purchased the modern twelve-story commercial

structure at the southwest corner of 4th avenue and 37th street. They now occupy quarters in this property under lease and bought it to make them permanent.

The price paid for the realty was said to be \$1,100,000. It comprises a plot \$3.6x116, the later frontage facing the Park Avenue Hotel, the structure, which is principally occupied by silk merchants, being fully rented with a yield of approximately \$100,000 per annum. The sale was negotiated by J. G. White & Company and William J. Hamilton.

Operators Buy 320 Broadway.

H. L. Moxley & Company, Inc., sold for the Central Syndicate Building Company, the sixteen-story office building, 320-24 Broadway, northeast corner of Pearl street, on plot 75x150, held at \$2,500,000 to the Morgenstern Brothers Syndicate. Baldwin H. Schupp, president of H. L. Moxley & Company, negotiated this sale and states that the deal involved the renewal of the lease on the ground floor and basements with the Citizens' National Bank for a long term at a considerable increase in rent. This building was built by the selling company in 1896 for the purpose of providing a permanent home for the bank. It has among its important tenants the Arkwright Club, The Standard Textile Products Company, each occupying two entire floors; the United States Finishing Company and many other bleachery and cotton goods houses, as well as many prominent attorneys and real estate operators active in the present market. H. L. Moxley & Company, who have managed the property for many years, will be retained as the managing agents by the new owners. Negotiations are pending by the same brokers for a resale of the property to a prominent investor.

Acquire Costly Building Site.

Pease & Elliman have sold for Simon Lewald, the three four-story apartments at 168, 170, and 172 East 74th street, occupying a plot 90.2x102.2, on the south side, between Lexington and 3d avenues, to James C. McGuire & Company, who have erected some of the finest apartment buildings in New York. The buyers have no definite plans at the present time for the improvement of this property, which was held at \$130,000. Some of the other occupants in this block are Stowe Phelps, Charles W. Boring, William M. Sloane, Blair S. Williams, Seymour L. Cromwell, Henry A. Alexander and Charles H. Mills.

Alwyn Court Is Sold.

Alwyn Court, at the southeast corner of 7th avenue and 58th street, which is said to have cost the original owners close to \$2,000,000, has been sold by Elgar & Feinberg for the Orea Company, Inc., Frank Hughes, president. The new owner is the Grenell Company, represented by H. B. Davis. The selling company acquired

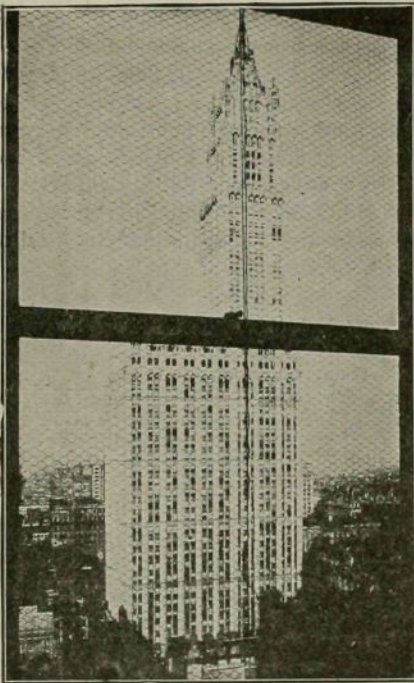
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the property at auction in January, 1918, as plaintiff in foreclosure proceedings. It represents a syndicate of bondholders, which foreclosed the second mortgage.

Alwyn Court is twelve stories high, on a plot 125x100. It was erected about twelve years ago by the Hedden Construction Company from plans by Harde & Short, and for a time held the record for high apartment rentals.

Buys 23d Street Loft Building.

L. J. Phillips & Co., in conjunction with Robert F. Bonsall, sold for the County Holding Company, William Crittenden Adams, president, the modern twelve-story and basement fireproof building 153 to 157 West 23d street, on plot 60x98.9. The building is of heavy construction, capable of carrying 300 pounds to the square feet. The property was held at \$475,000. The purchaser is the Palo Company, S. Schimmel, president, manufacturers and dealers in scientific instruments and chemicals, who have been located for many years on Maiden lane.

Y. W. C. A. Buys Trowmart Inn.

Wm. A. White & Sons sold for Alfred E. Marling, Robert Thorne and George Leask, trustees for W. R. H. Martin, the Trowmart Inn property, being the block front on West 12th street, between Hudson and Greenwich streets. The building is a six-story fireproof structure, containing 258 rooms, and was built some years ago by Mr. Martin for a working girls' home. During the war it was taken by the Government and used as a nurses' home. It has been purchased by the Metropolitan Board of the Young Women's Christian Association and will be opened, after it has been renovated, as a resident home for self-supporting business girls and conducted along the lines of the other dormitory buildings owned by this organization.

Hup Realty Co. Active.

The Hup Realty Company, J. Chr. G. Hupfel president, has purchased from the New York Life Insurance and Trust Company, as trustees for the estate of Noah Norris, and from Thomas K. and Edward Norris, the following parcels: 229 and 235 East 41st street, two four-story factory buildings on plot 100x1000, running through to 226 East 42d street, and the northwest corner of 2d avenue and 41st street, on lot 24.8x80, an old frame dwelling erected prior to Revolutionary days; also the three-story dwelling at 209 East 39th street. The 41st street and 42d street properties will be modernized to meet the present demand in the Grand Central zone for showroom, factory and office purposes. This property has been in the seller's family since 1855. Henry Hof was the broker in the deals.

Lease Knox Building.

Contracts were closed for the leasing of the Knox Building, a ten-story structure at the southwest corner of Fifth avenue and 40th street, for a period of twenty-one years, to the newly organized Fifth Avenue & Fortieth Street Company, composed of Benjamin Mordecai, E. C. and F. G. Potter. The building occupies a commanding site, 33x110 feet, opposite the New York Public Library, and was leased by the Farmers' Loan & Trust Company, as trustee, for the heirs of the Knox estate. The property is generally rented on leases, most of which have about eight years to run, and was acquired by the Potter-Mordecai interests as a proposition for future development.

Bridge Plaza Project.

The Bridge Plaza facing the Long Island City end of the 59th street bridge is to have another large building operation. Roman-Callman Company, in conjunction with James I. Brokaw, sold to the Standard Steel Car Company of Pittsburgh a five-story building, to be used as a service station, containing 150,000 square feet and to be built on a plot of 30,000 square feet, being the block front on South Jane street, from Ely avenue to William street, Long Island City. The building with the land, involving a total outlay of \$500,000, is to be constructed by the sellers, the Midwood Building Corporation, and will be of reinforced concrete construction, containing ramps 16 feet wide from floor to floor, oil and gas tanks with pumps on each floor, large stock rooms and complete machine shop equipment on the top floor.

Sixteen Months Ahead on 14th Street.

Robert M. Kern and Jacob Amron, who recently leased the building at 116 and 118 East 14th street from August Luchow for twenty-one years from May 1, 1921, have sublet, through the Cross & Brown Company, the large westerly store to Nedlog Realty Company for a Golden Shoe Shop. The tenant thus secures this location sixteen months in advance for a similar term of twenty-one years.

Big Seventh Avenue Lease.

John R. and Oscar L. Foley and J. Arthur Fischer leased for the estate of Anna Loughram Daly, deceased, to James F. Ogden, of Altoona, Pa., 462 to 468 7th avenue and 209 and 211 West 35th street, northwest corner, six five-story buildings, on plot 85x100. The lease is for a term of sixty-three years at an aggregate net rental of more than \$2,500,000. Mr. Ogden is the present of the Altoona Music Roll Com-

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pany and plans to erect on the site a sixteen-story mercantile building, a part of which will be used for offices and showrooms for his own companies.

Leases Hotel Ormonde.

The Hotel Ormonde property, at Broadway and 70th street, has been leased by the James Butler syndicate to J. C. La Vin, formerly proprietor of the United States Hotel at Saratoga Springs. Harvey B. Newins negotiated the transaction. The property, which is now being rebuilt, will be renamed the United States Hotel and opened about August, 1920, as a family and transient hostelry. It was leased for twenty-one years at a total rental of \$2,500,000.

Big Bronx Film Structure.

The Jackson Film Studios Corporation, William H. Weissager president, acquired a plot fronting 224 feet on Westchester avenue and 180 feet on Jackson avenue, with an area of 50,000 square feet. The company plans to erect one of the largest and best equipped film studios in this country. The stage proper will be located on the ground floor and will cover approximately 22,000 feet. There will be a smaller stage, and ten companies can work at the same time. There will be an indoor swimming pool, three projecting rooms, fifty dressing rooms, miniature theatre, etc.

\$500,000 Apartment Resale.

Frederick Brown sold to a client of Blandy, Mooney & Shipman, through Worthington Whitehouse, Inc., the nine-story apartment house at 40 East 62d street, on a plot 66.4x100.5, near Madison avenue. The property was held at \$500,000 and returns an annual rental of about \$45,000. Mr. Brown recently acquired the property through Byrne & Bowman.

Georgian Court for Bing & Bing.

The Cross & Brown Company has sold for the Taylor estate to Bing & Bing the twelve-story Georgian Court apartment house, 100x125, at the southwest corner of Central Park West and 66th street, assessed at \$525,000.

To Improve 55th Street Plot.

Edward M. Simmonds has sold for William Astor Chandler to Louis Gold, builder, a plot of seven lots on the north side of 55th st, west of 10th av, through to 56th st, upon which the buyer will build a factory or garage. Mr. Chandler is abroad and was represented by Morris & McVeigh, as attorneys.

The John Alden in Trade.

The ten-story John Alden apartment, at 44 West 10th street, has been sold by Harby, Abrons & Melius, who built the structure in 1917. The buyer, an investor, gave in part payment the Teviot and Tintern, seven-story apartment houses, 100x100, at 2465 to 2471 Broadway, between 91st and 92d streets. Eventually the buyers will improve the Broadway property.

New Firm Sells Fortress Twice.

The newly formed brokerage firm of Spotts & Starr, Inc., sold for Dr. Goldberg to Katz & Auerbach the six-story elevator apartment house known as the Fortress, at the northwest corner of Fort Washington avenue and 169th street, on a plot fronting 97 feet on the avenue and 111 feet on 169th street. The same brokers immediately resold the property to a Mr. Fruchter, of Yonkers, an investor.

The Knickerbocker Building Sold.

The Knickerbocker, an eleven-story apartment at the southeast corner of 5th avenue and 28th street, held at about \$800,000, has been sold by the Farmers' Loan and Trust Company to a syndicate. The structure, 86.10x125, probably will be altered into a commercial structure at the expiration of the present leases. It was one of the first co-operative apartment houses erected in Manhattan. W. Albert Pease, Jr., and M. B. Loewenthal were the brokers.

Plans Service Building.

The Sidney B. Bowman Automobile Company bought through Cross & Brown from Archibald D. Russell the westerly block front on Broadway, between 131st and 132d streets, 200x100, on which the concern will erect a service quarters building, containing 100,000 square feet of space. A building and permanent loan has been arranged through William A. White & Sons to carry out the project. The plans are by Dodge & Harrison, and the building will be erected by the Standard Concrete Steel Company.

Garage for Park & Tilford.

Frank B. Taylor sold for Mrs. Anna Schneider, George Reichard and Mrs. Bertha Herbert 537 to 541 West 43d street, 75x100.5, for improvement with a three-story garage, which will be occupied by Park & Tilford under a long lease. The property adjoins the seven-story candy factory of Park & Tilford, now under construction, running through from 43d to 44th street.

Squares Downtown Holdings.

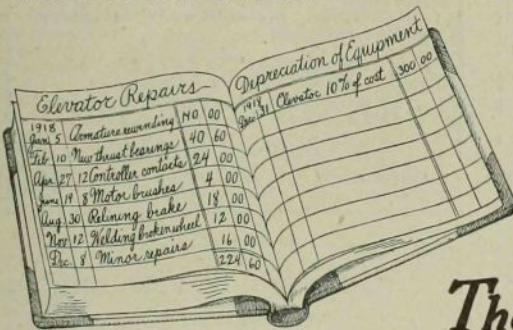
Frederick Brown resold to C. H. & E. S. Goldberg the seven-story loft, 100x125x137x137, at 585 Hudson street, and occupying the block square bounded by Hudson, Bethune, Greenwich and Bank streets, through the Cruikshank Company. The structure contains about 110,000 square feet and will be occupied by the purchasers.

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South of 59th Street.

BLEECKER ST.—Cross & Brown Co. sold the building at 98 and 100 Bleecker st to the Fenmore Realty Co. for Mary B. Brandagee, of Boston.

BEEKMAN ST.—Charles F. Noyes Co. sold for the Samuel Vernon Estate, Inc., to Lasker & Bernstein 23 Beekman st, a 5-sty building, 22x102. The purchasers have also negotiated through the Noyes Co. a cancellation of the store, basement and sub-cellar lease now held by the White-Burbank Paper Co.

CARMINE ST.—George N. Bruno & Co. sold for the Everett Realty Co. 50 Carmine st, a 6-sty tenement, 25x83.

CHARLES ST.—Pepe & Bro. sold for James Coyle 52 Charles st, a 3-sty dwelling, 20x95, to Mrs. Maud Mildred Ginn.

CLIFF ST., ETC.—Broadway-John Street Corporation, Elias A. Cohen, president, bought from the Brooklyn Trust Co. 19 and 21 Cliff st, a 5-sty building, 43x100; also 243 and 245 Pearl st, a 5-sty building, 40x100, through Frederick Zittel & Sons.

CHAMBERS ST.—J. Clarence Davies sold to William J. Lachner 164 Chambers st, a 5-sty loft, 23x80.

DIVISION ST.—Addie Wertheimer sold to Adolph Krasner, through Herman Rinaldo and Sylvan Crakow, the 5-sty building, 26x28x irregular, at 193 Division st, acquired in foreclosure in 1919, for \$12,500.

DUANE ST.—Brown, Wheelock Co. sold for the Tyler estate of St. Louis, Mo., to Stoddard & Mark, attorneys, the 5-sty building, 25.8x75.5, at 70 Duane st.

FRANKFORT ST.—Wm. H. Whiting sold for the New Yorker Staats Zeitung 2-sty building, 14.8x105.3, at 31 Frankfort st.

FRONT ST.—Lewis H. May Co. sold for Paul Grimm to Norman S. Reisenfeld the 3-sty business building, 50x75, at 284 and 286 Front st. The height of the building will be increased by four stories. Negotiations are pending for the resale of the property, as soon as altered, to one tenant.

GREENWICH ST.—Van Vliet & Place sold for John D. Wellenkamp the 4-sty flat at 791 Greenwich st, 34.6x68x65.

GRAND ST.—Elka Jack Realty Co. sold to Harry W. Perlman, through Hiram Rinaldo and S. Mannheim, two 6-sty store and loft buildings, 50x75, at 258 and 260 Grand st.

LEXINGTON AV.—Cruikshank Co. and Albert B. Ashforth, Inc., sold to Ralph Mulligan 437 Lexington av, northeast corner of 44th st, a 4-sty building, 22.5x75.

MADISON ST.—S. S. Manheimer sold for the Empire State Holding Corporation 118 Madison st, a 5-sty tenement, 24.6x100.

WATER ST.—Wm. H. Whiting & Co. and Cammann, Voorhees & Floyd sold as a site for a new building 124 Water st to W. H. and F. Jordan, Jr., Co., and 126 Water st, for the William De Groot estate. The plot measures 42.2x60.

WEST HOUSTON ST.—A. Blumenthal sold for the Gilbore Realty Co. to the C. L. Investing Co. 65 West Houston st, southwest corner of Wooster st, a 12-sty loft, 50x95. In part payment the buying company gave the 5-sty apartment at 977 Av. St. John, 50.8x110; also 986 Av. St. John, a 5-sty apartment, 50x100.

WILLIAM ST.—Wm. H. Whiting & Co. sold to Moritz Eichner the 4-sty building 184 William st, 25x100.

WILLIAM ST.—Wm. H. Whiting & Co. sold to Samuel Lipschitz the 4-sty building 190 William st, 23.2x111.

12TH ST.—Horace S. Ely & Co. sold for George F. Crane et al. 14 and 16 West 12th st, two 4-sty buildings, 50x127.9x irregular. The First Presbyterian Church of the City of New York is the purchaser of the former, while the latter property has been purchased by the tenant, John Wilkie, who has used and occupied the premises for many years past. No. 14 is now used and occupied by the Civic Club and was formerly the home for many years of the Salmagundi Club.

16TH ST.—Butler & Baldwin sold for the Vanderveer Estates, Inc., the 5-sty apartment at 25 West 16th st, 25x92.

17TH ST., ETC.—Michael Kaufman has sold to Charles Bernstein the 7-sty loft at 110 West 17th st and resold the property to Bluestein & Adler, tobacco merchants. Mr. Kaufman sold to Morris Porsky the 8-sty loft at 30 Great Jones st.

20TH ST.—Meister Builders, Inc., purchased from the estate of Philip Braender a 12-sty left, 50x92, at 7 and 9 East 20th st, through M. Nasanowitz & Son and Jacob Geizer.

20TH ST., ETC.—Stebbins Realty and Construction Co., Inc., J. Malino, president, purchased from William Pierson Hamilton of J. Pierpont Morgan & Co., 17 West 20th st, a 5-sty dwelling, 37x100; also purchased from Lydia B. Froment the 6-sty loft, 25x100, at 53 West 24th st, through Joseph Herzog.

20TH ST.—J. Clarence Davies sold for Irving Judis and Joseph Silverson the 7-sty loft, 25x92.

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24TH ST.—I. Portman resold through Julius Tishman & Son the 11-sty building, 45x98.9, at 49 and 51 West 24th st.

25TH ST.—Isidor H. Kempner and Edward Baer purchased 257 and 259 West 25th st, two 3-sty dwellings, 27x100, through Julius Bachrach, and 143 West 49th st, a 4-sty building, 21.4x104, through J. Romaine Brown Co.

25TH ST.—Julius Bachrach sold for the Equitable Assurance Society and the West Mercer Corporation the two 4-sty buildings, 27x98.9, at 257 and 259 West 25th st.

26TH ST.—Duross Company sold for Joseph Rimold to R. E. and N. Realty Corporation, through M. Rosenthal & Co., the 3-sty house 234 West 26th st, 21.8x98.9.

26TH ST.—Max Natanson sold to the Manport Realty Co. 39 East 26th st, an 11-sty loft, 25x100, for cash over a mortgage of \$110,000, through M. Cohn & Co. and Henry I. Cooper.

29TH ST.—John P. Peel Co. sold for William Nelson, through Ryan & Co., 210 West 29th st, a 3-sty front and rear building, 25x98.9, to the Union Chemical Glassware Co.

29TH ST.—Duross Co. sold for Joseph Personeni to H. W. Gennerich 227 East 29th st and 230 East 13th st, two 5-sty tenements, 25x200.

35TH ST.—Harry N. Kohn sold to Harry Edeleman 245 West 35th st, a 5-sty apartment, 19x98.9.

36TH ST.—Bauer, Milbank & Molloy, Inc., sold for the Clinton Realty Co., T. H. Harris president, the 5-sty loft, 20x100, at 41 West 36th st.

46TH ST.—Bernard J. Foss sold for Louis Greenberg and Samuel Greenberg the 5-sty building 456 West 46th st, 24.2x100.5.

38TH ST.—Arthur Greenbaum resold through Leitner, Brenner & Starr to Weinberg Brothers the 12-sty building at 57 to 61 West 38th st, 55.2x98.9, which the seller held at \$550,000, and acquired about five weeks ago from Gilbert & Kramer, who erected the building. The structure returns an annual rental of about \$80,000.

54TH ST.—Daniel H. Jackson bought from the Guardian Holding Co. 121 West 54th st, a 3-sty building and garage, 25x100, through Leitner, Brenner & Starr.

55TH ST.—Edward M. Simmonds sold for William Astor Chanler to Louis Gold seven lots in the north side of 55th st, 400 ft. west of 10th av, through to 56th st. It is Mr. Gold's intention to improve this site with a modern factory building or garage.

BOWERY.—Brown, Wheelock Co. sold for Henry H. Mann, trustee, the 4-sty building at 22 Bowery, on lot 25x97.8. The purchaser is said to be the Canton Realty Co., owner of the adjoining property, at the northwest corner of Bowery and Pell st. At the expiration of the lease the property is to be improved. The buyer was represented by George Milne.

BOWERY.—Brown, Wheelock Co. and George Milne sold for William H. Sage, trustee, 24 Bowery, a 3-sty building, 25.3x99.6.

WEST BROADWAY.—Charles E. Moore sold for the Manning Bernhard Realty and Construction Co. 366 West Broadway, corner Broome st, a 5-sty loft.

7TH AV.—Louis Schrag sold for A. Bernstein 259 7th av, a 4-sty building, 20x60.

11TH AVE.—Joseph P. Day sold for the Anheuser-Busch Brewing Association 410 11th av, southeast corner 35th st, a 4-sty loft, 24.8x100, to H. W. Mills, Inc., a plastering concern, who will occupy. Mr. Day has now disposed of, either by lease or by sale, the entire list of the Anheuser-Busch properties in New York and Brooklyn, which were put upon the market a few months ago on account of prohibition laws.

North of 59th Street.

HAMILTON PL.—Charles Galewski resold to the Plottsmouth Realty Co. the 6-sty apartment, 84x108, at 51 Hamilton pl, northeast corner of 139th st, through Albert Rosenthal.

62D ST.—Worthington Whitehouse, Inc., and Sidney D. Ripley sold for Frederick Brown 40 East 62d st, a 9-sty apartment, 66.4x100.5.

65TH ST.—Douglas L. Elliman & Co. resold for the Hewitt Syndicate 161 East 65th st, a 4-sty American dwelling, 18.6x100.5, which will be delivered fully altered and ready for occupancy, to Arthur W. Rossiter, banker.

71ST ST.—Lawyers Mortgage Co. sold to A. Miller 311 to 315 East 71st st, three 5-sty tenements, 25x102.2 each.

73D ST.—Everett M. Seixas Co. sold for Julia B. Merrill 273 West 73d st, a 4-sty dwelling, 18x102.2, to Ray Solinsky.

74TH ST.—Brown Wheelock Co., Inc., sold for the Clark estate 28 West 74th st, a 5-sty dwelling, 25x102.3, to J. C. Cobb, tenant.

77TH ST.—Pierre Jockin sold for Wm. S. Gordon, of Monte Carlo, Monaco, the 4-sty dwelling, 18x102.27, at 104 West 77th st, to Samuel Kilpatrick.

79TH ST.—Charles Schimmer sold to Harry Schlesinger 220 East 79th st, a 3-sty dwelling, 20x102.2.

81ST ST.—Harris & Vaughn, Inc., sold for Mary P. Moran 164 East 81st st, a 3-sty dwell-

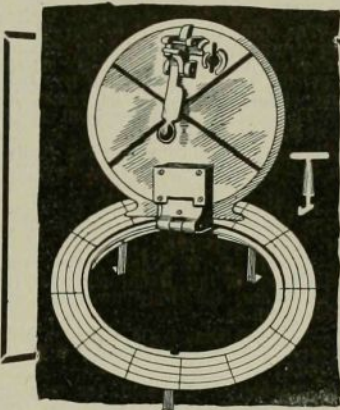
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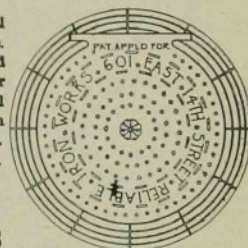
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ing, 20x104.4, and immediately resold the property. The same broker also sold for Mrs. Catherine Faldey the adjoining similar house at 166, 20.3x104.4.

85TH ST.—Frederick J. Feuerbach sold for Charles Rosenberg the 4-sty flat at 348 East 85th st, 25x100.

86TH ST.—Welling & Koelble, Inc., sold 160 West 86th st, a 5-sty dwelling, 17x106.10, for Mrs. E. L. Mahan, widow of Admiral Mahan.

87TH ST.—John Luckner sold the two 5-sty flats at 207 and 209 East 87th st, 48x102, to William Frankie.

87TH ST.—Pease & Elliman sold for J. G. Flammer to Dr. Horace M. Grossman for occupancy the 3-sty dwelling, 20x100, at 124 West 87th st.

89TH ST.—Colegate Court, a 6-sty apartment building, 40x100.8, at 408 and 410 East 89th st, has been sold by Ada Kuhn to J. Desmond through John Copek.

90TH ST.—Daniel Casey, Jr., sold through J. Carl Becker the 5-sty apartment 121 West 90th st, 22.6x100.8.

91ST ST.—The Old Guard, New York's famous military company, commanded by Colonel Edward H. Snyder, purchased the 5-sty dwelling, 25x100, at 309 West 91st st, from Dr. Bennett. It cost \$60,000 and will be remodeled for \$10,000. The organization's present headquarters are at 229 West 51st st.

92D ST.—Slawson & Hobbs resold for Daniel B. Freedman 314 West 92d st, a 5-sty dwelling, 20x121.

94TH ST.—Henrietta J. Bruno sold for Clara V. Sheppard 53 West 94th st, a 4-sty dwelling, 20x100, to Dr. Otto I. Metzger.

96TH ST.—Edward C. H. Vogler, Inc., sold for Jonas Koch to Irving Bachrach and Ira Rosenstock, operators, the 4-sty dwelling, 20x100, at 60 West 96th st.

105TH ST.—L. J. Phillips & Co. sold for Mrs. Betty S. Greene 315 West 105th st, a 5-sty dwelling, 21x100.11.

112TH ST.—Porter & Co. sold for Ida B. Stuart to the Lawmor Improvement Co. the 5-sty flat, 19x100, at 17 East 112th st.

112TH ST.—Harris & Maurice Mandelbaum and Fisher & Irvine I. Lewine have purchased the 8-sty apartment house known as Camplyn at 521 West 112th st, measuring 75x83x125x irregular. The seller is Lyon Decamp, of Fultonville, N. Y. They have also purchased 523 West 112th st, adjoining, 75x100, an 8-sty elevator apartment, known as the Wenonah, from Alexander Eakin. The properties were held at \$700,000. The Charles P. L. Huston Co. was the broker. The houses had not been sold for ten years.

113TH ST.—Joseph Shenk sold to Henry Acker through Leitner, Brenner & Leiter the 8-sty apartment house at 536 West 113th st, 75x100.

112TH ST.—Slawson & Hobbs sold for John J. Kennedy the 8-sty apartment 508 West 112th st, 50x100.

114TH ST.—Lloyd Winthrop Co., Inc., sold for Otto Horwitz and Caroline Wiener 312 and 314 West 114th st, a 6-sty apartment, 50x100.

114TH ST.—Sager & Shapiro sold to Rosen & Kahn 98 to 106 East 114th st, two 6-sty flats, 80x100, through Meyer Davidoff.

115TH ST.—Frederick Brown sold the Cragmoor, a 6-sty apartment at 419 West 115th st, 66.8x100.

119TH ST.—George W. Brettell sold for Alcaldo Realty Co. to Thomas Collino the 5-sty flat, 20x85, at 503 East 119th st.

121ST ST.—Goodwin & Goodwin resold the 3-sty dwelling, 21x100.11, at 102 West 121st st to S. Sakowitz.

121ST ST.—Edward H. Burger resold the 5-sty apartment 72 East 121st st, 25x100.11.

121ST ST.—Henry S. Kirschner sold for Etta Blanchard the 5-sty flat, 18x100, at 236 West 121st st.

121ST ST.—D. H. Scully & Co. sold to Henry Davis for the East River Savings Institution the two 5-sty flats, 25x100 each, at 108 and 110 East 121st st. They were held at \$40,000 and rent for \$6,300.

121ST ST.—G. F. Salzman sold for the Manning-Bernhard Realty & Construction Co. 57 East 121st st, a 3-sty dwelling, to Anna Binin.

122D ST.—Barnett & Co. sold for the Emigrant Industrial Savings Bank 122 West 122d st, a 4-sty dwelling, 18x100.

123D ST.—Rafters estate sold the 5-sty building, 37.6x100, at 424 and 426 East 123d st.

124TH ST.—Fischer Realty Co. sold for Rose Klein to Bernhard Renzy the 5-sty tenement, 28x100, at 47 East 124th st.

126TH ST.—Ahl Realty Co., A. H. Levy president, resold through the John P. Peel Co. to Sidney B. Miller an investor, the 4-sty flat at 247 West 126th st, 25x100.

129TH ST.—John J. Tully purchased 251 to 259 West 129th st, a 6-sty apartment, 76x100, through Alexander Selkin, David Mintz and R. M. F. Buge.

130TH ST.—Michael Retzker and Herman B. Selvin, representing a syndicate, purchased

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from Sonn Bros. 408 to 420 West 130th st, two 6-sty apartments, 28.9x100, with a reported rent roll of \$100,000.

132D ST. ETC.—John H. Pierce, for Mrs. Isabelle K. Harlan, 133 West 132d st, a 3-sty dwelling, 18x100, to Mrs. Charles Pedro for occupancy; also resold for Mrs. Fannie L. Wood 131 West 132d st, a 3-sty dwelling, 18x100, and for Mrs. Freda Tompkins 316 West 138th st, a 3-sty dwelling, 17x100.

144TH ST.—Alexander Selkin and David Mintz resold 423 West 144 st, a 4-sty dwelling, 19x100.

144TH ST.—Verand Zinsky bought from David Harris the two 5-sty apartments, 150x100, at 517 to 523 West 144th st.

144TH ST.—Alexander Selkin and David Mintz sold 417 West 144th st, a 4-sty dwelling, 19x100.

151ST ST.—Abraham Zauderer, Inc., sold to Louis Meyersfeld two 5-sty flats at 441 and 443 West 151st st through Samuel Wacht, Jr.

159TH ST.—Charles S. Kohler resold for Ennis & Sinnott, Inc., 514 and 516 West 159th st, 5-sty apartment, 41.8x99.11.

160TH ST.—The Benenson Realty Co. resold the 6-sty apartment house at 638 to 644 West 160th st, 100x100, through Nehring Brothers.

162D ST.—Charles Galewski purchased from Simon Schloss the 5-sty apartment, 80x100, at 539 and 541 West 162d st, through Walter Fox.

163D ST.—Joseph G. Abramson purchased from the Procaus Realty Co. 535 to 541 West 163d st, two 5-sty houses, 155x100, through B. Harris.

163D ST.—Charles Galeski purchased from Joseph Schenck the 5-sty apartment, 80x100, at 535 and 537 West 162d st, through Slawson & Hobbs.

163D ST.—Joseph G. Abramson purchased from the Aelred Realty Corporation the 5-sty apartment 452 West 163d st, southeast corner of Amsterdam av, 45x100, through William B. May & Co. and J. S. Maxwell.

164TH ST.—Nehring Brothers sold for Anna Gottlieb to the Evelyn Realty Corporation, Edwin Bendheim, David H. Van Damm and Ferguson Brothers 540 to 560 West 164th st, two 6-sty apartments, covering the block front, excepting the corners, between Broadway and St. Nicholas av, 265x100.11.

170TH ST.—Charles Kimmelman bought through Max Blau the two 6-sty houses at 101 Audubon av and 515 West 170th st, 120x100; also from A. Tuchman the 6-sty apartment at 645 West 160th st, 150x100; also sold to the Greenberg Realty Co. 524 West 173d st, 37.6x100.

176TH ST.—Manport Realty Co. purchased from Walter Bitting the 5-sty apartment, 75x90,

at 574 and 576 West 176th st, through M. Nasonowitz & Son and Jacob Geisler.

176TH ST.—Philip D. Shapiro sold 502 and 504 West 176th st, a 5-sty flat, 44x99.11.

177TH ST.—Morris Ropstein resold for Isaac Portman the 5-sty apartment, 70x89, at 655 West 177th st.

178TH ST.—Peter Axelrod sold for Isidor Zimmer and Samuel Rennick 592 to 596 West 178th st, a 5-sty flat, 75x100, to William Shaffer and Herman Wolf.

178TH ST.—Nehring Co., Jules Nehring president, sold for Mrs. E. A. Cook 655 West 178th st, a dwelling, 12.6x100.

181ST ST.—N. A. Berwin & Co. and Slawson & Hobbs sold for the Atlantic Realty Co., Charles M. Bleeker president, the three 5-sty apartments 554 to 558 West 181st st, each 41.8x120, a combined plot 125x120.

182D ST.—Dora Kahn sold to D. Gutkin 612 and 614 West 182d st, a 5-sty flat, 50x100, through J. Jelot.

182D ST.—Joseph Shenk sold to Moore Brothers 525 West 182d st, northeast corner Audubon av, a 5-sty flat, 70x80, through Sol Lewine.

184TH ST.—S. H. Raphael Co., Inc., resold for Col. Augustus Smith to a client of S. Douglas Wetmore, attorney, 550 and 552 West 184th st, southwest corner of Audubon av, two 6-sty apartments, 75x100.

186TH ST.—Morgenstern Brothers Syndicate sold through M. Nathan and Stanley Wolfson the two 5-sty apartments at 547 to 555 West 186th st, northwest corner of Audubon av, 175x115.

190TH ST.—Greenfeld & Safr sold for Eli Bernays the two 5-sty apartments, 124x90, at 562 to 566 West 190th st.

212TH ST.—Frederick Brown sold to Max Levinson 433 to 439 West 212th st, two 5-sty apartments, 85x100.

AMSTERDAM AV.—Louis Schlecter bought 965 and 967 Amsterdam av, a 6-sty apartment, 50x100, from Jaeger Brothers, Inc., and resold it to Joseph Shenk.

AMSTERDAM AV.—Slawson & Hobbs resold for Daniel B. Freedman and Alfred M. Rau 204 Amsterdam av, 20x65, now being improved with a 3-sty building.

AMSTERDAM AV.—Joseph Shenk purchased for George Finkelstein 964 Amsterdam av, a 6-sty walk-up apartment, 51x100.

AUDUBON AV.—William Cannon sold for the Adelsea Realty Co. 431 Audubon av, a 5-sty apartment, 90x95.

BROADWAY.—Charles Wynne and Louis H. Low resold the 6-sty apartment, 150x90, at the southwest corner of Broadway and 169th st to Joseph Bender & Co., through Simon Sindband and J. Rosenthal.

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RECENT LEASES.

ALBERT B. ASHFORTH, INC., has leased apartments in 15 West 67th st to Louis F. Berkfield, Karl Breneman; in 27 West 67th st, to Mrs. Kate S. Seward; in 39 West 67th st, to C. C. and M. F. Fowler, Alfred Cheney Johnston, Paul Abeles; in 152 West 58th st, to Morris Metcalf, Sidney W. Hughes, Raymond W. Bayliss; in 6 East 30th st, to Thomas G. Hayes, Dr. Louis L. Draper, James S. Maher; in 467 4th av, an apartment to Samuel Stone, James F. Williams, Miss Lillian Keller; in 469 4th av, an apartment to William H. Hermann, Miss R. Dain, Joseph Martin, Harry Lumpkin, Joseph Schweiter.

BAUER, MILBANK & MOLLOY leased the 8th floor at 45-51 Lispenard st to the Ciner Manufacturing Co. This building was recently purchased by Alfred M. Rau. After alterations are made it will be entirely occupied by manufacturing jewelers and known as the "Jewelers' Craft Building." The same firm leased the rear half of the 5th floor at 135-139 West 17th st to Lipson & Adelson, manufacturers of the "Peggy Paige" dresses.

GEORGE A. BOWMAN leased for the Union Park Realty Co., Inc., the store and basement at 40 East 14th st, forming an "L" at 125 University pl, to Joseph Goldsmith, men's clothing. The lease is for a period of years and covers a rental of approximately \$100,000. The same broker, in conjunction with Spear & Co., leased the 3d floor of this building to Cohen & Jacobs.

HENRY BRADY has leased for a term of ten years 234 West 27th st, a 5-sty tenement, at an aggregate rental of \$60,000; also 204 West 26th st, for the same terms, at an aggregate rental of \$50,000. Both buildings will be converted from tenements into lofts.

M. J. BELMONT leased 8th loft in 36-38 West 20th st to S. Ruchman for Fise Realty Co.; top floor in 13 West 31st st to Star Dress Co.; space in 102 East 29th st to Central Embroidery; loft in 928-930 Broadway to Kaplon & Lipshitz; to Rothep Dress Co., 3d floor in 40-42 West 27th st; to H. L. Plate, 7th floor in 158-160 Greene st; to Eswen Dress Co., loft in 256 5th av; space in 38 West 33d st to Aaron Alper; loft in 13-15 West 24th st to Harvard Waist & Dress Co.; to Cohen & Fichtelberg, 9th loft in 36 West 20th st; for S. Tull, 5th floor in 38 West 18th st, through to 41 West 17th st to Bernard Herman; loft in 137-139 West 25th st to Gotham Waist Co.; space in 27 West 24th st to J. Frank; space in 56 West 24th st to Kaplow Brothers; 1st loft in 28-30 West 25th st to Miller & Finkel, and loft in 19-21 West 24th st to Baum & Katz.

CUSHMAN & WAKEFIELD, INC., leased for the National Association Building Corporation a large suite of offices in their new building, 23-31 West 43d st, to T. C. Thornley & Co., Inc., and for the Brunswick Realty Co., executive offices at 239 4th av to the Outing Publishing Co.; also leased for S. Osgood Pell & Co., agents, the entire 10th floor in 51 West 44th st to the Harry Porter Co. for a long term of years, and for the Rowan Realty Co., executive offices in 516 5th av to E. A. Browning.

DUROSS COMPANY leased for L. Tannbaum Strauss Co., agents, the store and basement 17-19 Walker st to the Rathbun & Bird Co. for a term of years; also the 2d loft at 48 Warren st to Pritchard Constance Co.

J. ARTHUR FISCHER leased to Vincent Veratti the 4-sty building at 234 West 36th st for a term of nine years. He will utilize the same in conjunction with his business of dyer at 236 West 36th st. Also leased to Anthony Spienza the store at 101 West 45th st, northwest corner of 6th av, for a barber shop, and leased to Mrs. M. Coverdale an apartment in 104 West 40th st.

HIRSCH & FRIEDMAN leased the 5th floor in 18 East 16th st to Bruckner & Brill and space in 122-124 East 25th st to Jerome J. Stark.

HENRY HOF leased in conjunction with Stephen H. Tyng, Jr., & Co. for the Hillman Co. the garage now in the course of construction at 237-245 East 41st st, running through to 230 East 42d st, comprising 12,500 sq. ft., to the Pyrene Manufacturing Co. for a long term, to be used for their own occupancy.

HUBERTH & HUBERTH have leased the following private dwellings for the Veronica Realty Corporation: 325 West 58th st, to Mrs. Mary Sheehy; 327 West 58th st, to Alphonse M. Besner; 329 West 58th st, to Herman Bullo; 331 West 58th st, to Miss Faith Wright; 333 West 58th st, to Mrs. Lucy Compain; 335 West 58th st, to William Wilson, and 339 West 58th st, to Max Keller.

MANHEIMER BROTHERS leased for the United Shirt Shops for a period of twenty-one years to Max Sulken the building 119 West 33d st. This is one of the group of buildings on this street recently purchased by Robert E. Simon. The new lessee proposes to make extensive alterations and to occupy the store floor for his own business. The same brokers also leased for the R. S. & L. Realty Co. the store and basement in the loft building 110-112 West 26th st to Herman April, jobber of furs and skins.

SAMUEL H. MARTIN has leased for Susie Scott Hall the 4-sty dwelling at 110 West 64th st to Carlos Mendez for a term of years.

CHARLES F. NOYES CO. leased for Daniel P. Morse 50 Lispenard st to David Bickerton, George J. Bickerton and Edward G. Regan, composing the firm of Bickerton & Co., for a long term of years from May 1, at an aggregate rental of \$65,000, and for Fredk. Stearns & Co. 108 John st has been sub-leased to the Albany Chemical Co., and an extension of the lease secured from the McMann estate at an aggregate rental of approximately \$50,000.

PEASE & ELLIMAN leased, furnished, for George Paddleford to H. O. Havemeyer the 5-sty dwelling at 32 West 74th st; also, for the Guaranty Trust Co., represented by its agent, the Brown Wheelock Co., offices in its new building at the southwest corner of 44th st and 5th av, to Godley & Sedgwick, architects; Pease & Elliman have also the following leases of furnished apartments: In 138 East 36th st, for Francis M. Hayes to Harry Lewis; in 123 East 69th st, for Martin Steintal to Jerome Brush;

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in 105 East 53d st, for J. H. Bradford to Mrs. Samuel Bettle; in 21 West 58th st, for Mrs. A. Prescott to Mr. Alfred D. Stillman; in the "Dorilton," at the northeast corner of 71st st and Broadway, for Harry Kanter to Olaf H. Lamm; in 58 Central Park West, for the estate of Elmira Greer to J. R. Williston; in 90 Morningside av, for Mrs. Mary E. Blair to Joseph C. Tipton; in 102 West 74th st, for Miss Annie R. Whitney to Louis Hano, and in 63 Riverside Drive, for Carlos Salzedo to Louis R. Adams.

GEO. R. READ & CO. rented for Carstein & Linneken the entire 2d floor in 13-21 Park Row to the Yourovetta Home & Foreign Trade Co. for a term of years; also, for Wm. A. White & Sons, half of the 3d floor of 56-58 Pine st to M. Argueso & Co.

RICE & HILL leased for a term of years for the Silver Lunch Stores Co. the northerly store at 315 Broadway to G. Contegni and A. Bale-dini at a rental approximating \$50,000; also, the 2d loft at 315 Broadway to the Enterprise Press at an aggregate rental of approximately \$30,000.

SHAW & CO. leased for the Klein Improvement Corporation 4 and 6 East 135th st, 50x 99.11, for a term of ten years. The tenants are Pesetsky Bros. & Moloshok, who will conduct an automobile and motor truck repair shop and salesroom on the premises. This building is nearly reaching completion on a plot sold to the present owner by Shaw & Co.

WM. A. WHITE & SONS leased to Van Camp Products the building at 11 Vestry st; to Bertram T. Stokes, three floors at 325 Greenwich st; to Alfred H. Smith Co. the store and basement and first loft at 304-308 Hudson st; to Charles A. Anderson & Co., the 9th floor at 395 Broadway, and to John J. Lawless, space at 6 Cedar st.

REAL ESTATE NOTES.

WALTER C. WYCKOFF announces that he will continue in the real estate and insurance business at 403 Madison av.

MANHEIMER BROTHERS have been appointed agents of 110-112 West 26th st, 714 Broadway and 773-775 East 155th st.

J. ARTHUR FISCHER has been appointed agent for the property 630 6th av and 68 West 37th st and for the property 257 6th av.

GEORGE W. BROWN, with George W. Mercer & Son for eighteen years, has been admitted to the firm as a general partner.

FELLOWS & M'LOUGHLIN, real estate brokers, have moved their offices to 1089 Rogers av, Brooklyn. They were formerly at 1420 New-kirk av.

BAUER, MILBANK & MOLLOY were the brokers in the sale to Charles Wynne and Louis H. Low of the 6-sty elevator apartment house at the northeast corner of Madison av and 124th st, which was held at \$75,000.

BULKLEY & HORTON CO., one of the oldest real estate firms in Brooklyn, has opened its third branch, at 1214 Flatbush av. The other branches are at 585 Nostrand av and 7520 3d av, the main office being at 414 Myrtle av.

NEW YORK ASSOCIATION FOR IMPROVING THE CONDITION OF THE POOR bought from St. George's Church the 3-sty building, 23.9x92, at 505 East 16th st, now used as a trade school, for \$16,000. The deed was recorded Wednesday.

J. ARTHUR FISCHER has been appointed agent for the management of the property at the northwest corner of 7th av and 35th st, known as Nos. 462-4-6-8 7th av and Nos. 209-211 West 35th st, recently leased through him for 63 years.

BRACON GOLDSTONE, for fourteen years connected with the Department of Taxes and Assessments of the City of New York, recently resigned to enter the real estate department of the United Cigar Stores Co. of America, 44 West 18th st.

Classified Advertisements

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

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

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

WANTS AND OFFERS

WANTED—That repair job by ALLEN G. CATHCART, Mason and Plasterer, 576 Monroe St., Brooklyn. Phone Decatur 6211.

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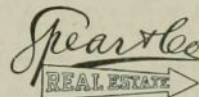
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BROOKLYN, NEW YORK

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 1919. Following each weekly table is a resumé from January 1 to date.)

MANHATTAN Conveyances.

	1919—1920 Dec. 30 to Jan. 6	1919 Jan. 3 to 9
Total No.	480	143
Assessed Value	\$49,305,600	\$7,618,600
No. with consideration	57	20
Consideration	\$4,652,250	\$604,200
Assessed Value	\$4,125,300	\$506,000
	Jan. 1 to Jan. 6	Jan. 1 to 9
Total No.	304	162
Assessed Value	\$30,178,730	\$8,460,100
No. with consideration	40	22
Consideration	\$3,397,000	\$1,111,200
Assessed Value	\$2,951,000	\$513,000
	1919	1918

Total for year of..	10,816	5,960
Total amt. for yr. of	\$687,785,050	\$341,586,380

Mortgages.

	1919—1920 Dec. 30 to Jan. 6	1919 Jan. 3 to 9
Total No.	303	72
Amount	\$11,510,538	\$1,267,300
To Banks & Ins. Cos.	37	9
Amount	\$2,060,400	\$295,500
No. at 6%	166	20
Amount	\$4,674,860	\$224,700
No. at 5 1/4%	57	10
Amount	\$3,910,533	\$247,200
No. at 5%	46	11
Amount	\$1,994,400	\$491,000
No. at 4 1/2%	3	2
Amount	\$15,000	\$37,000
No. at 4%	1	.....
Amount	\$1,033	.....
Unusual Rates	2	.....
Amount	\$54,000	.....
Interest not given	28	28
Amount	\$870,712	\$267,400
	Jan. 1 to Jan. 6	Jan. 1 to 9
Total No.	198	51
Amount	\$8,160,733	\$1,135,400
To Banks & Ins. Cos.	24	11
Amount	\$979,400	\$303,000
	1919	1918

Total for year of..	6,261	2,387
Total amt. for yr. of	\$178,815,402	\$54,559,039

Mortgage Extensions.

	1919—1920 Dec. 30 to Jan. 6	1919 Jan. 3 to 9
Total No.	50	29
Amount	\$4,399,500	\$1,301,450
To Banks & Ins. Cos.	25	13
Amount	\$3,803,000	\$1,006,450
	Jan. 1 to Jan. 6	Jan. 1 to 9
Total No.	33	48
Amount	\$3,482,500	\$2,747,950
To Banks & Ins. Cos.	16	25
Amount	\$3,113,500	\$2,280,950

Building Permits.

	1920 Jan. 2 to Jan. 6	1919 Jan. 4 to 10
New Buildings	5	3
Cost	\$395,000	\$202,750
Alterations	\$735,950	\$199,700
	Jan. 1 to Jan. 6	Jan. 1 to 10
New Buildings	5	4
Cost	\$395,000	\$207,250
Alterations	\$735,450	\$303,950

BRONX. Conveyances.

	1919—1920 Dec. 30 to Jan. 6	1919 Jan. 3 to 9
Total No.	384	96
No. with consideration	23	2
Consideration	\$1,945,070	\$36,000
	Jan. 1 to Jan. 6	Jan. 1 to 9
Total No.	268	108
No. with consideration	141	4
Consideration	\$475,100	\$59,200
	1919	1918

Total for year of..	10,521	4,399
Total amt. for yr. of	\$11,114,669	\$4,868,084

Mortgages.

	1919—1920 Dec. 30 to Jan. 6	1919 Jan. 3 to 9
Total No.	269	34
Amount	\$2,364,461	\$163,673
To Bank & Ins. Cos.	6	3
Amount	\$266,920	\$41,500
No. at 6%	191	17
Amount	\$1,331,225	\$79,750
No. at 5 1/4%	48	5
Amount	\$536,750	\$37,500
No. at 5%	15	5
Amount	\$150,000	\$27,500

Unusual Rates	3	2
Amount	\$290,286	\$4,623
Interest not given	12	4
Amount	\$56,200	\$16,100

	1919—1920 Jan. 1 to Jan. 6	1919 Jan. 1 to 9
Total No.	188	38
Amount	\$1,890,411	\$188,473
To Banks & Ins. Cos.	6	4
Amount	\$266,920	\$61,000
	1919	1918

Total for year of..	6,313	1,810
Total amt. for yr. of	\$41,258,854	\$11,666,249

Mortgage Extensions.

	1919—1920 Dec. 30 to Jan. 6	1919 Jan. 3 to 9
Total No.	13	11
Amount	\$127,500	\$223,500
To Banks & Ins. Cos.	1	2
Amount	\$28,000	\$89,500
	Jan. 1 to Jan. 6	Jan. 1 to 9
Total No.	3	13
Amount	\$58,000	\$235,500
To Banks & Ins. Cos.	.....	.....
Amount	.....	\$89,500

Building Permits.

	1920 Jan. 1 to Jan. 6	1919 Jan. 3 to 9
New Buildings	71	5
Cost	\$783,300	\$1,000
Alterations	\$8,440	\$12,600
	Jan. 1 to Jan. 6	Jan. 1 to 9
New Building	71	2
Cost	\$783,300	\$4,502
Alterations	\$8,440	\$12,600

BROOKLYN. Conveyances.

	1919—1920 Dec. 31 to Jan. 6	1919 Jan. 2 to 8
Total No.	1,355	491
No. with consideration	61	22
Consideration	\$803,050	\$168,485
	Jan. 1 to Jan. 6	Jan. 1 to 8
Total No.	1,041	491
No. with consideration	39	22
Consideration	\$357,325	\$168,485

Mortgages.

	1919—1920 Dec. 31 to Jan. 6	1919 Jan. 2 to 8
Total No.	1,104	295
Amount	\$4,759,908	\$990,851
To Banks & Ins. Cos.	79	27
Amount	\$511,650	\$124,300
No. at 6%	903	205
Amount	\$3,622,738	\$656,551
No. at 5 1/4%	162	52
Amount	\$1,005,920	\$199,700
No. at 5%	20	16
Amount	\$76,700	\$51,800
Unusual rates	2	2
Amount	\$9,000	\$1,500
Interest not given	17	20
Amount	\$45,550	\$31,300
	Jan. 1 to Jan. 6	Jan. 1 to 8
Total No.	846	295
Amount	\$3,671,236	\$990,851
To Banks & Ins. Cos.	34	27
Amount	\$278,250	\$124,300

Building Permits.

	1919—1920 Dec. 31 to Jan. 6	1919 Jan. 2 to 9
New Buildings	63	132
Cost	\$1,181,780	\$338,338
Alterations	\$286,300	\$56,570
	Jan. 1 to Jan. 6	Jan. 1 to 9
New Buildings	55	132
Cost	\$1,089,780	\$338,338
Alterations	\$259,150	\$56,570

QUEENS. Building Permits.

	1919—1920 Dec. 31 to Jan. 6	1919 Jan. 3 to 9
New Buildings	126	20
Cost	\$463,687	\$25,535
Alterations	\$15,460	\$10,505
	Jan. 1 to Jan. 6	Jan. 1 to 9
New Buildings	122	33
Cost	\$436,687	\$55,135
Alterations	.....	\$10,555

RICHMOND. Building Permits.

	1920 Jan. 1 to Jan. 6	1919 Jan. 2 to 9
New Buildings	24	.....
Cost	\$48,680	.....
Alterations	\$11,655	.....
	Jan. 1 to Dec. 30	Jan. 2 to 9
New Buildings	16	.....
Cost	\$40,000	.....
Alterations	\$10,000	.....

BUILDING SECTION

Two New Buildings For Grand Central Terminal Zone

At Madison Avenue and 41st and 42nd Street Corners Will Be Occupied by Office Structures to Cost Ten Million Dollars.

UNLESS the present plans miscarry there is every likelihood of a greater volume of building activity in the Grand Central Terminal Zone during 1920 than has been apparent for some years past. At the present time working drawings are being prepared for two very important structural projects that together will involve an investment of approximately \$10,000,000. There are other operations pending that will undoubtedly mature during the current year that will give to the district some of the largest individual building operations in the Metropolitan district.

Announcement was made this week that the Liggett-Winchester-Ley Company, of which Fred T. Ley is president, had concluded negotiations for a long term lease of the Millbank property at the northeast corner of Madison avenue and 42d street, upon which would be constructed a modern store and office building. Albert B. Ashforth, Inc., brokers, negotiated the deal, and will act as managing agents of the new building.

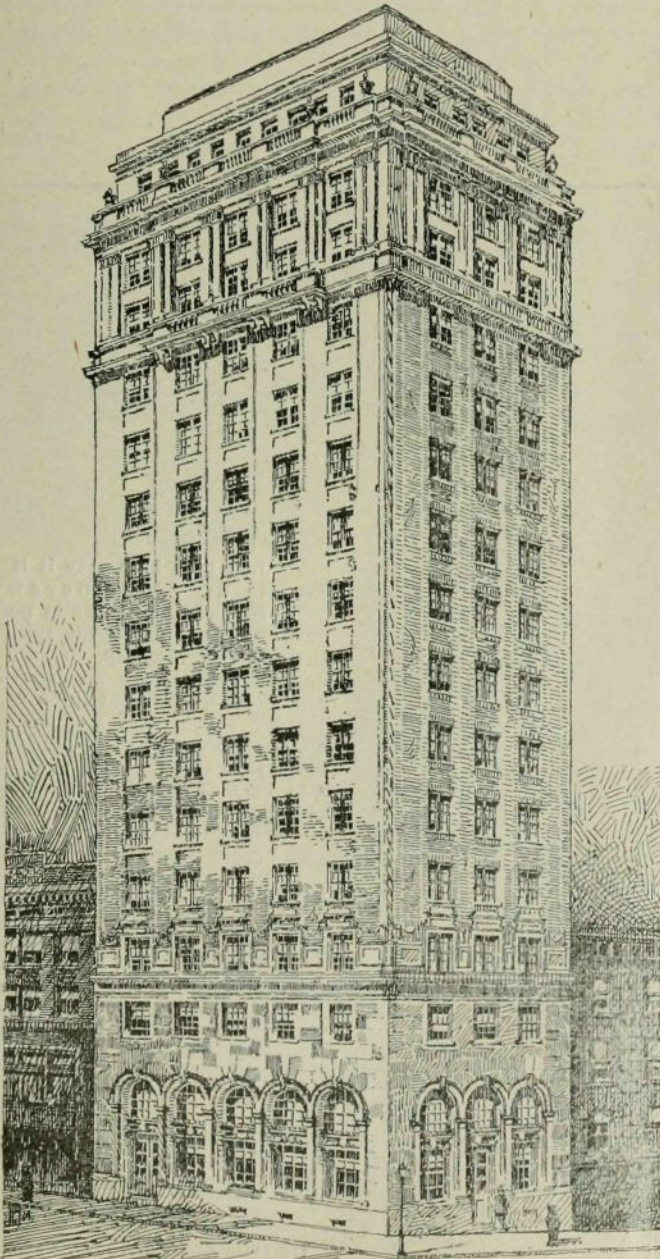
Carrere & Hastings, architects, 52 Vanderbilt avenue, have been commissioned to prepare the plans and specifications for this operation which will cost upward of \$4,000,000 for construction alone. Fred T. Ley & Company will be the builders.

In discussing this important project with a representative of the Record and Guide this week, Mr. Ley stated that it was planned to commence active construction about May 1. The tentative plans call for a building twenty-two to twenty-four stories in height, with facades of granite and limestone, designed so as to harmonize architecturally with other strictly modern structures in this locality. Every possible safety device and convenience for the tenants will be installed in an effort to make the building a model of construction of this type.

In close proximity to this project, at the northwest corner of Madison avenue and 41st street, the Fred. F. French Company plans to commence the construction of a sixteen-story store and office building, several stories of which this firm intends to occupy as offices. This structure will have a Madison avenue frontage of 50 feet and will extend back 75 feet in 41st street. Plans for this building are now being prepared by the Fred F. French Company and it is anticipated that active operations will be started within a few weeks. The tentative plans provide for banking facilities on the first floor and basement and a trust company is now negotiating for this space for a branch office.

The facades of the French building will be probably of marble or limestone to the height of the third floor, above which face brick and architectural terra cotta will be employed. Mr. French recently stated that this operation will involve an outlay of approximately \$2,500,000 and that work would be started as soon as possible so that the building would be completed and ready for occupancy early next autumn.

Mayor Hylan announced on Tuesday that he had named A. J. W. Hilly, a lawyer of 302 Broadway, chairman of the Mayor's Committee on Rent Profiteering, to succeed Nathan Hirsch, who resigned when the mayor failed to give the committee an appropriation of \$30,000 to carry on its work during 1920. At the same time the mayor created a new committee, but named two of those who have served since its inception. These are Peter J. Brady and Edward L. Hannah, both labor leaders. The new members are Mrs. Oliver Harriman, of 830 Park avenue, and Albert Sokolski, a real estate dealer at 220 Broadway. The members of the committee replaced by the two latter appointees are Henry Bloch, attorney, and Rev. A. Ray Petty, pastor of the Judson Memorial Church.



PROPOSED BUILDING AT MADISON AVE. AND 41ST ST.

Walk-out of Bricklayers Tie Up Some Local Buildings

Unauthorized Strike for Higher Wages Before Arbitrator Renders Decision. Not a Serious Set-Back to the Industry

DESPITE the optimistic attitude on the part of the building fraternity that the agreement recently arrived at between the Building Trades Employers' Association and the Building Trades Council regarding wage rates, hours of labor and general working conditions during 1920 would eliminate labor disturbances in Greater New York and Long Island, the new year has opened with a discussion amounting dangerously near to an open breach between the labor interests and the Iron League Erectors over the question of an open shop, and an unauthorized strike of a number of bricklayers who insist upon an immediate increase of wages without waiting for the decision of the arbitrator selected to adjust this matter.

Although the open shop fight has to date affected but one operation, the office building addition at the corner of Madison avenue and Twenty-fourth street, for the Metropolitan Life Insurance Company, it is feared that other projects where non-union steel erectors are working might possibly become involved unless some immediate action is taken to adjust this problem.

The determination of the Building Trades Council to enforce the closed shop, or union principle, will mean an open fight with the Iron League Erectors, who are prepared to stand firmly by their open shop declaration against the closed shop agreement.

Robert P. Brindell, president of the Building Trades Council, stated that action against other active building operations in this city upon which non-union structural steel workers are now employed, would be taken immediately. He stated that at the present time there were not more than six buildings in course of construction on which non-union ironworkers were employed, but it is understood, however, that all of them will be halted if necessary to enforce the closed shop, as demanded.

As far as the walkout of the bricklayers is concerned the Building Trades Employers' Association is not seriously agitated. It was stated at the headquarters of this association Thursday afternoon that the strike affected but a relatively small number of bricklayers, comprising largely a group of impatient men who quit work without the sanction of their proper authorities in order to enforce their demands for higher wages without waiting for the decision of the arbitration board appointed to adjust this matter. The strike, or walk-out, is not general and was wholly unauthorized, and up to the present time only a few jobs are affected, and these not seriously.

Unusual Features in New Apartment

Replicas of the famous hanging gardens of the palaces of ancient Babylon will be among the distinctive features of a fifteen-story apartment house to be built at 145 West 55th street. These elaborate gardens are planned for the very top of the structure, while at the various set-backs the same decorative scheme will be carried out. Thus occupants of the building will have real front yards of plant life and greenery. This will be the first time that any building in New York has been planned with the view of utilizing the set-backs in such an artistic manner. Another unusual feature of this improvement will be a tile swimming pool which will be restricted to the use of the tenants and their guests. On the main floor and facing a terrace arranged as a sunken garden will be the restaurant. There also will be facilities for serving meals in the apartments.

Construction work on the apartment building, which will be known as Holbrook Hall, will begin at once. The site was purchased from the Barney Estate for \$195,000 and the

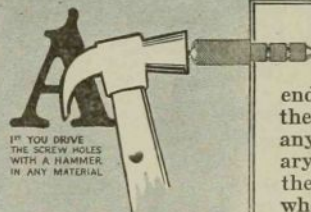
building plans call for 280 rooms with servant accommodations. The architectural design of the entire facade will be of the Italian Renaissance type. The first three floors will be faced with white stone while the apartment are arranged in suites of three rooms, consisting of living room, chamber, servant's pantry and bath. The land and building represent a valuation of \$1,238,000, on which S. W. Strauss & Co. have undrawn an amortized first mortgage 6 per cent. serial bond issue of \$850,000. The borrowing corporation is the 110 West 55th Street, Inc.

In connection with the financing of the operation the owners and contractors, Fred T. Ley & Co., have estimated the annual earnings at more than \$210,000, or an average of a little more than \$60 per room per month, which is considered a conservative estimate for the district in which the structure will be built.

It is believed that this operation marks the beginning of considerable renewed activity in the section immediately south of Central Park where there is a heavy demand for apartment house accommodations.

Before the war new building operations in this section were active, and during the last year there has been a great amount of alterations, particularly in West 57th street. The completion of the B. R. T. subway through the district at 57th street and 7th avenue has given the section superior transportation facilities.

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142 Main St., Waterbury, Conn.

Housing and Business Projects Grow in Number and Value

Figures of F. W. Dodge Company Show Important Increase in These Types of Construction in Metropolitan District

REPORTS of new building projects in New York State and New Jersey, north of Trenton, during the closing days of 1919, failed to indicate any material decrease in the volume of planning that has marked the past month or so. During the period from December 27 to December 31 inclusive reports of newly projected building and engineering operations in this territory numbered 255 and were valued at \$18,178,800, according to the F. W. Dodge Company. At the same time contracts for construction were awarded for a total of 160 projects representing an outlay of \$5,842,500.

Among the projects for which plans were announced as in progress were included 48 business and commercial structures, such as stores, offices, lofts, commercial garages, etc., \$1,443,000; 14 educational buildings, \$1,381,000; 3 hospitals and institutions \$1,025,000; 28 industrial operations, including factories, shops, warehouses, storage buildings, etc., \$966,500; 1 structure for the U. S. Navy, \$4,500; 2 public buildings, \$6,000; 11 public works and public utilities, including roads, sidewalks, sewers, bridges, culverts, etc., \$350,800; 4 religious and memorial buildings, \$103,000; 137 residential operations,

including apartments, flats and tenements and one and two-family dwellings, \$11,585,000; and 7 social and recreational projects, \$1,314,000.

The list of 160 operations for which contracts were awarded during the same period included 23 business and commercial structures of various types, \$962,500; 3 educational buildings, \$906,000; 22 factory and other industrial projects, \$808,500; 1 building for the U. S. Army, \$4,500; 4 public structures, \$46,800; 15 public works and public improvements, \$948,200; 2 religious and memorial projects, \$8,000; 86 residential operations of different types, \$2,123,000, and 2 social and recreational buildings, \$35,000.

Residential construction continues to be the most active type of building at this time in both number of projects and total valuation. Recently, however, there has been a marked increase in the number of business and commercial projects and also in the factory and industrial building activity throughout the local territory. The vast amount of planning activity that marked the end of 1919 indicates a forthcoming building season of unusual proportions and prosperity.

PERSONAL AND TRADE NOTES.

Trenton Potteries Co. announces the appointment of George E. Hoffman as sales manager of the company.

Charles Brady severed his connection with the Bureau of Buildings on December 31, 1919, and has re-entered the building construction business with the Brady-Butler Company, with offices at 18 West 34th street.

Thomas M. Kellogg was recently appointed manager of the New York office of the Haynes Selling Company, Philadelphia, marketers of Haynes modulating valves and Hoffman specialties. Mr. Kellogg is an engineer of note and is well equipped through training and experience to manage this important post. Formerly he was associated with the W. G. Cornell Company as New York assistant manager of the water supply and irrigation department. During the war Mr. Kellogg has a varied experience, first on the Mexican border, later with the 27th Division at Spartanburg, S. C., and finally in France, where he was commissioned captain, engineer corps.

Co-operative Apartment for Park Ave.

Douglas Elliman & Company have obtained for a group of co-operative owners headed by Walter Russell, an option for a lease of a total of sixty-three years on an entire block, bounded by Park and Vanderbilt avenues and 48th and 49th streets, from the New York Central Railroad Company.

Fred T. Ley & Company, Inc., will erect upon this property 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, whether they are of three rooms and two baths or nine rooms and three baths.

The architects, Warren & Wetmore, have been in consultation with Mr. Russell, Fred T. Ley & Company, Inc., and the prospective owners for some months and have procured a design which brings into consideration the difficult problem of the times, such as the servant problem and the service problem. It is their opinion that the designer of a modern apartment must give double the attention to these problems than he has ever done before.

The modern apartment must have every facility for full housekeeping, and yet it

must be absolutely independent of the servant problem. What has come to be known as the double service system has been evolved to perfection in this building. Double service means that a family may fall back upon the service of the building outside of his apartment, or supplement his own household service by the facilities which the building itself offers. The restaurant and hotel service provides this so far as food is concerned, and the hourly maid service system provides it so far as household service is concerned. It means a staff of maids, valets and butlers are on hand to be called at any time, for any purpose, from making beds to serving at a formal tea, for which services they are paid by the hour. This makes it possible to cut one's staff of servants or dispense with a fixed retinue all together if one desires.

Instead of having eight and ten servants' rooms, three or four answer the purpose in the double service system. Special attention has been given to domestic labor saving devices to simplify cleaning. Kitchen walls are tiled to the ceilings, and steel cabinets with steel porcelain shelves are used in place of wood. Every attention is given to the details of household economy in so far as labor devices are concerned. The refrigeration is electric; the iceman will not knock at the door. Store rooms sufficiently large to contain fifteen or twenty trunks are provided for every apartment, within the apartment. One of the special features of this building is the fact that it will not have any mortgage. 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, at which time the names of the owners will be made public and not until then. This new 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.

Douglas Elliman & Company will manage this building for the group of subscribers under an executive committee of three elected by the directorate.

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.

Ameriann Road Builders' Association is perfecting the plans for the forthcoming Seventeenth Annual Convention, Tenth American Good Roads Congress and the Eleventh Good Roads Show that is scheduled to be held in the First Regiment Armory, Louisville, Ky., February 9 to 12, 1920. E. L. Powers, 150 Nassau street, New York City, secretary.

New York State Builders' Supply Association will hold its 1920 convention at the Hotel Arlington, Binghamton, N. Y., Thursday and Friday, January 15-16. According to Secretary T. E. Wright, the forthcoming convention promises to be the most important and interesting that the association has ever held. Local dealers are planning a supplementary program that will involve a number of unusual features.

Gotham Bank Will Build.

The Gotham National Bank has bought from the Jones estate, the four-story building at 307-9 West 59th street, 64 feet west of Columbus Circle. This plot covers 54x100.5 and adjoins the 30-foot plot to the east recently taken by the Gotham National Bank under a ground lease from Mrs. Louise Rutherford, for twenty-one years with privileges of renewals for 21-year terms. The purchase of the Jones estate plot gives the Gotham National Bank a combined frontage of 84 feet on 59th street upon which will be erected a twenty-two-story office building connected with and having an entrance through the present bank buildings on Broadway and Columbus Circle. The amount involved will be about \$2,000,000. Huberth & Huberth were the brokers who negotiated both transactions. Sommerfeld & Steckler, architects, have been commissioned to prepare plans for this project.

CURRENT BUILDING OPERATIONS

ALTHOUGH the recent agreement between representatives of employers and workmen in the building trades of Greater New York was thought to have stabilized the labor situation for 1920, the new year has started with an unauthorized strike by a number of bricklayers who are too impatient to wait for arbitration and a somewhat cloudy atmosphere engendered by the disagreement with the Iron League Erectors over the question of an open shop.

When new important structural projects are considered, the new year seems to have commenced in an auspicious manner. Announcement early this week that Carrere & Hastings were preparing the plans for a twenty-two-story store and loft building to cost approximately \$4,000,000 at the corner of 42d street and Madison avenue, coupled with the recent report that the Fred. F. French Company was soon to start the erection of a sixteen-story store and office building one block further south indicates that the Grand Central Terminal Zone will be one of the busy districts of the city during the coming year.

The local building situation generally is most promising. Architects, engineers, contractors and material dealers are all making active preparations for one of the busiest building seasons in history. The only factor that will operate against this will be a shortage of materials of construction amounting to a famine. At the present time, the production end of the building material industry is considerably behind in its orders and it is impossible to predict what will happen by the time the industry gets fully under way next spring. One thing is certain and that is that production of essential commodities will have to be materially increased if the industry is selling at \$23 a thousand, wholesale in now outlined.

For the past week or two there has been a steadily advancing price trend in the building material markets and dealers are of the opinion that the movement has not as yet reached its limit. Brick today is selling at \$23 a thousand, wholesale in cargo lots; lath at \$20 a thousand, and almost impossible to obtain even at that figure. Limes, plaster and other commodities are mounting in cost and yet there is no appreciable decrease in the demand. Builders are generally willing to stand whatever prices are quoted so long as they can be assured of deliveries when

wanted and this condition will become more noticeable as the demand grows in volume with the coming spring. It is now certain that high material prices will be no bar to building progress particularly in this section and that owners will go ahead with their projected operations despite inflated material prices.

Common Brick—The local wholesale market for Hudson River common brick passed through a very quiet week with no arrivals and but three barge loads disposed of, all of which were consigned to points in Manhattan. Although the price obtained for these loads was \$23 a thou-

sand, the ruling quotation for the barges remaining unsold is \$25 a thousand and there are some folks who are of the opinion that this level will hold for but a comparatively short period. There is a fair demand for brick for winter building operations but recent bad weather has made it difficult to deliver. The outlook at present is for a tremendously busy spring season in all lines of structural activity and both manufacturers and dealers will be pushed to the limit of their capacities to supply the demand. Along the river, conditions are exceptionally quiet. Work has not stopped in all of the yards with the

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, handling, plus 15 per cent.

Hudson River, best grades \$23.00 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 \$3.50
 Bronx deliveries 3.50

Hollow Tile—

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

Interior—Delivered at job site in Manhattan, south of 125th street.
 2x12x12 split furring \$92.70 per 1,000 sq. ft.
 3x12x12 148.30 per 1,000 sq. ft.
 4x12x12 166.80 per 1,000 sq. ft.
 6x12x12 240.90 per 1,000 sq. ft.

Note—For deliveries north of 125th 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, \$20.00 per 1,000

Lime—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:
 Finishing Lime (Standard in 300-lb. barrel) \$4.00 per bbl.
 Common Lime (Standard 300-lb. barrel) 3.80 per bbl.
 Hydrate Finishing, in cloth bags 27.00 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 \$22.20 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) 3.80 per bbl.
 Finishing Plaster (320-lb barrel) 4.75 per bbl.

Plaster Blocks—

2-in. (solid) per sq. ft. \$0.13
 3-in. (hollow), per sq. ft. 0.14



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MATERIALS AND SUPPLIES

exception of burning the remaining green brick of the past season and as the river is practically ice-bound, there is no prospect of brick coming into the market for some months to come. Manufacturers are now making their preliminary preparations for the coming season and are considerably bothered by the prospects of labor scarcity and greatly advanced wages.

Summary—Transactions in the North River common brick market for the week ending Friday, January 9, 1920; Condition of market: Demand light, prices higher and firm at the new level. Quotations: Hudson River, \$25 a thousand to dealers

in cargo lots alongside dock. Number of cargoes arrived, 0; sales, 3. Distribution: Manhattan, 3.

Structural Steel—The disagreement between the Iron League Erectors and the Building Trades Council over the question of an open shop is to some extent beclouding the local situation but there is every indication that some settlement will be reached before very long that will eliminate further difficulty on this score. The amount of newly projected construction of steel skeleton buildings in this city indicates a most active season for the steel industry. Local contractors are swamped

with orders and contracts and the mills turning out fabricated material for building purposes are booked for some time ahead. As a general thing it is practically impossible to arrange for the delivery of shapes in less than six weeks to four months and as the spring approaches if is anticipated that deliveries will be further delayed by the rush of new business. Prices are advancing and probably will increase further in the near future.

Lumber—There has been considerable activity in both wholesale and retail lumber markets during the past week and prices are generally firm and with a continuing advancing trend. Demand from building sources, while somewhat lighter than it was a few weeks ago, is still in excess of the supply and mills are falling behind in their orders for sash and trim. There is a marked increase in the volume of orders coming from manufacturing consumers and prospects from this source are excellent. Dealers are planning ahead for the tremendous increase in business that is sure to come next spring as a result of the vast amount of small house construction that is now in preliminary stages and according to all reports from speculative building interests in the Metropolitan district they will go ahead with their contemplated operations despite advancing construction costs as long as there is an active market for moderate priced one and two-family dwellings in both the city and suburbs.

Plaster Blocks—The demand is fair, but the market is practically marking time pending the commencement of the spring building season. Dealers are looking forward to times of unusual activity during this year and are of the opinion that the demand will be greater than ever before. Prices have advanced to some extent during the past few weeks and are very likely to be further increased as the demand strengthens. According to the present trend, however, prices will be a secondary consideration with the immediate delivery of materials the prime essential of every order.

Wood Lath—The market is exceedingly firm with demand considerably heavier than the available supply and prices soaring to an extent that dealers are beginning to hesitate for sometime before making a quotation. The producing situation is steadily growing worse with manufacturers constantly falling behind with their orders and only making contracts with prices based upon the market at time of delivery which is in the majority of cases unspecified.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:			
27x28x1 in.	.....	\$0.85	each
27x48x 1/4 in.	.....	0.32	each
32x36x 1/4 in.	.....	0.21	each
32x36x 3/8 in.	.....	0.24	each
32x36x 1/2 in.	.....	0.30	each

Sand—

Delivered at job in		
Manhattan	.....	\$1.90 to — per cu. yd.
Delivered at job in		
Bronx	.....	1.90 to — 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—

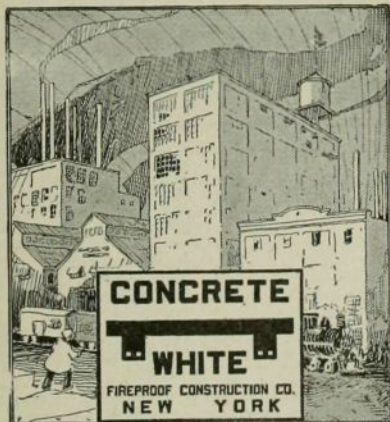
City brands, oiled, 5-bbl. lots. \$2.12 to —

Less than 5 bbls. 2.15 to —

Turpentine—

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APARTMENTS, FLATS AND TENEMENTS.

74TH ST.—B. Robert Swartzburg, 103 Park av, has plans in progress for alterations to the 4-sty brick building, 22x60 ft, at 120 West 74th st into bachelor apartments and studios for owner, to be announced later. Cost, \$12,500.

RIVERSIDE DR.—Paterno Brothers, Inc., 601 West 115th st, recently purchased a plot, 80x100 ft, at the corner of Riverside dr and 147th st upon which they will construct a 12-sty brick, limestone and terra cotta apartment, housing seventy-two families. Details will be available later.

148TH ST.—Springsteen & Goldhammer, 32 Union sq, have plans in progress for a 6-sty brick and limestone apartment house, 50x100 ft, in the north side of 148th st, 150 ft east of Amsterdam av, for Isadore Williams, 103 West 116th st, owner and builder.

FACTORIES AND WAREHOUSES.

SULLIVAN ST.—Schwartz & Gross, 347 5th av, have started preliminary plans for alterations and additions to the 3-sty brick factory and bakery at 82 Sullivan st for the New York Pie Baking Co., on premises. Details will be announced later.

STABLES AND GARAGES.

55TH ST.—Frank S. Parker, 44 Court st, Brooklyn, is preparing plans for a 5-sty reinforced concrete garage, 75x100x100x100 ft, in 55th st, through to 56th st, west of 10th av, for Louis Gold, 44 Court st, Brooklyn, owner and builder.

JUMEL PL.—Frank J. Schefcik, 4168 Park av, has completed plans for a 2-sty brick and reinforced concrete garage, 151x153 ft, at 51 Jumel pl for John Brown, 614 West 146th st, owner. Cost, \$60,000.

43D ST.—M. C. Weinburger, 154 Nassau st, has completed plans for a 2-sty brick and concrete garage and service station, 75x100 ft, at 537-541 West 43d st for Park & Tilford, 529 West 42d st, owners, who will award general contract. Cost, \$60,000.

STORES, OFFICES AND LOFTS.

BROADWAY.—Robert T. Lyons, 52 Vanderbilt av, has prepared plans for alterations to the 2-sty brick and stone store building, 106x125 ft, at the northwest corner of Broadway and 49th st for Archibald Russell, owner, and Brill Brothers, clothiers, lessees, 44 East 14th st. Cost, about \$10,000.

TRINITY PL.—Starrett & Van Vleck, 8 West 40th st, are preparing plans for the brick and stone office building to be located at 78-86 Trinity pl for the New York Curb Market, 25 Broad st, owner. Details of construction will not be available for some time. Architects will take estimates.

18TH ST.—Charles C. May, 15 East 40th st, has completed plans for alterations to the 5-sty brick and stone loft building, 25x60 ft, at 168 East 18th st for the Fuel Engineering Co., Wm. S. Gould, president, 106 East 19th st, owner and builder. Cost, \$10,000.

5TH AV.—M. Joseph Harrison, 63 Park Row, is preparing plans for alterations to the 10-sty brick and limestone hotel, 100x150 ft, at the southwest corner of 5th av and 30th st into a loft and office building for a syndicate headed by Harry Fischel, 51 Chambers st, owner.

BROADWAY.—J. Fisher, 25 Av A, has completed plans for alterations to the brick store and loft building at 595 Broadway for Ginsberg Brothers, 25 Orchard st, owners, who will take estimates on general contract. Cost, about \$35,000.

5TH AV.—G. A. & H. Boehm, 7 West 42d st, have nearly finished plans for a 10-sty brick and limestone store and office building, 60x80 ft, at 587 5th av for Peck & Peck, 586 5th av, owners. Architects will soon be ready for estimates on separate contracts.

33D ST.—Samuel Levingson, 405 Lexington av, has plans in progress for a 3-sty brick and stone store and office building, 25x100 ft, at 131 West 33d st for owner, to be announced later. Cost, about \$65,000. Architect will take bids on general contract about January 15.

BROADWAY.—Seymour & Schoenwald, 70 East 45th st, have been retained to prepare plans for alterations to the 4-sty brick and stone store and office building, 25x100 ft, with extension, 52x91 ft, at 187 Broadway for Hanan & Sons, Front st, Brooklyn, owners. Architects will take estimates on general contract when plans are completed.

5TH AV.—Sommerfeld & Steckler, 31 Union sq, have been selected to prepare plans for a 16-sty brick, limestone and terra cotta store and loft building, 200x165 ft, on the east side of 5th av, 30th to 31st sts, for George Backer, 11 West 55th st, owner and builder. Cost, about \$4,000,000.

45TH ST.—Moore & Landsiedel, 148th st and 3d av, have plans under way for a 12-sty brick, limestone and terra cotta loft and store building, 50x100 ft, at 35-39 West 45th st for the

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Emerson Building Co., 103 Park av, owner and builder. Cost, \$375,000. Robert E. Moss, 126 Liberty st, engineer.

Bronx.**APARTMENTS, FLATS AND TENEMENTS.**

178TH ST.—Springsteen & Goldhammer, 32 Union sq, are preparing plans for a 5-sty brick limestone and brick terra cotta apartment, 85x100 ft, in the west side of 178th st, near Anthony av for the Lester Construction Co., 189 East 115th st, owner, who will soon be ready for bids on separate contracts. Cost, \$150,000.

DWELLINGS.

CARPENTER AV.—Dunnigan & Crumley, 391 East 149th st, have completed plans for a 2-sty frame dwelling, 20x52 ft, with garage, on the west side of Carpenter av, 162 ft north of 234th st, for James McKenzie, 140 West 103d st, owner and builder. Cost, \$6,000.

HAIGHT AV.—Samuel Cohen, 32 Union sq, has completed plans for two 2-sty frame dwellings, 21x46 ft, on the south side of Haight av, 300 ft east of Pierce av, for Zeritsky & Zisser, 946 Hoe av, owner and builders. Total cost, \$15,000.

STABLES AND GARAGES.

WEBSTER AV.—George B. Crosier, 223d st and White Plains av, has completed plans for a 1-sty brick garage, 75x98 ft, on the west side of Webster av, 151 ft north of 195th st, for Silvia Maresca, 2677 8th av, owner. Cost, \$35,000.

STORES, OFFICES AND LOFTS.

CANAL PL.—Plans have been prepared privately for a 2-sty brick storage and loft building, 45x110x49x110 ft, in the west side of Canal pl, 30 ft south of 141st st, for the Haiss Realty Co., care of George Haiss Mfg. Co., 141st st and Rider av, owner. Cost, about \$25,000.

137TH ST.—Albert E. Davis, 258 East 138th st, is preparing plans for a 1-sty brick and concrete business building, 100x125 ft, in East 137th st, between 3d and Alexander avs, for owner and builder, to be announced later. Cost, about \$30,000.

Brooklyn.**APARTMENTS, FLATS AND TENEMENTS.**

EASTERN PKWAY.—Shampan & Shampan, 50 Court st, have plans nearing completion for two 5-sty brick and limestone apartments, 142x130 ft, on the north side of Eastern pkway, 145 ft east of Albany av, for the Lincoln Place Realty Co., owner and builder, care of architect. Cost, \$250,000.

5TH AV.—M. Schwartz, 309 Broadway, Manhattan, has completed plans for a 3-sty brick tenement, with store, on the west side of 5th av, 80 ft north of 7th st, for I. Sohn, 394 5th av, owner and builder. Cost, \$5,000.

DWELLINGS.

EAST 3D ST.—S. Gardstein, 1154 47th st, has completed plans for three 2-sty frame dwellings, 23x53 ft, in the east side of East 3d st, 600 ft south of Av I, for the Carpenter Construction Co., 762 Rockaway av, owner and builder. Total cost, \$45,000.

OCEAN PL.—George H. Suess, 1131 Gravesend av, has prepared plans for a 2-sty frame dwelling, 23x30 ft, on the west side of Ocean pl, 47 ft north of Owl court, for S. Simon, 3625 Surf av, owner and builder. Cost, \$5,000.

DE KALB AV.—M. Klein, 116 Grove st, has completed plans for alterations and extensions to the 3-sty brick store and dwelling on the north side of DeKalb av, 99 ft west of Nosstrand av, for B. Beckenstein, 597 DeKalb av, owner and builder. Cost, \$4,000.

AUTUMN AV.—Chas. Infanger & Son, 2634 Atlantic av, have prepared plans for a 3-sty brick store and residence, 27x48 ft, at the northeast corner of Autumn and Atlantic avs for Hans Ludemann, 1154 Liberty av, owner and builder.

EAST 15TH ST.—Helmle & Corbett, 190 Montague st, have completed plans for a 2½-sty brick dwelling, 27x55 ft, with garage, in the east side of East 15th st, 50 ft north of Av D, for F. J. Helmle, 120 Westminster rd, owner, who will soon call for bids on general contract. Cost, \$8,000.

BEACH 46TH ST.—H. J. Nurick, 772 Broadway, has completed plans for a 2½-sty frame dwelling, 20x45 ft, on the south side of Beach 46th st, 260 ft west of Surf av, for A. DeLisser, 2929 West 35th st, Brooklyn, owner and builder. Cost, \$9,000.

82D ST.—W. C. Winters, 106 Van Siclen av, 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.

OCEAN PKWAY.—Phil Caplan, 16 Court st, has plans in progress for six 2-sty dwellings, 20x45 ft, at the north side of Ocean pkway, bet Avs O and P, for Chesterfield Bldg. Co., Inc., M. Goldstein, 88 Division st, Manhattan, owner and builder. Cost, \$8,000 each.

75TH ST.—P. Caplan, 16 Court st, has completed plans for a 2-sty brick dwelling, 25x52 ft, in the north side of 75th st, 140 ft west of 19th av, for J. Loscalzo, 1855 75th st, Manhattan, owner and builder. Cost, \$15,000.

73D ST.—Morris Rothstein, 197 Snediker av, has completed plans for a 3-sty frame dwelling, 24x69 ft, at the southeast corner of 73d st

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and 19th av for I. Diamond, Woodhaven, L. I., owner and builder. Cost, \$45,000.

BROOKLYN AV.—A. W. Pierce, 27 Court st, Brooklyn, has completed plans for a brick dwelling, 20x32 ft, on the east side of Brooklyn av, 291 ft north of Church av, for N. J. Moriarty, 53 East 31st st, Brooklyn, owner and builder. Cost, \$5,500.

EAST 12TH ST.—E. M. Adelson, 1778 Pitkin av, has completed plans for three 2-sty dwellings, 19x55 ft, in the west side of East 12th st, 605 ft south of Av N, for R. I. & K. Bldg. Construction Co., Inc., 402 Watkins st, Brooklyn, owner and builder. Total cost, \$24,000.

75TH ST.—Philip Caplan, 16 Court st, Brooklyn, has plans in progress for a 2½-sty brick dwelling, 25x52 ft, on the north side of 75th st, 140 ft west of 19th av, for D. Loscalzo, owner and builder, on premises. Cost, \$15,000.

EAST 17TH ST.—G. I. Prowler, 1958 Homecrest av, Brooklyn, has completed plans for a 2-sty frame dwelling, 17x52 ft, in the west side of East 17th st, 140 ft south of Av R, for the Dickens Development Co., 2006 East 15th st, owner and builder. Cost, \$7,500.

81ST ST.—DeRose & Cavaliere, 370 East 149th st, the Bronx, have prepared plans for two 3-sty brick dwellings, 22x60 ft, at the northwest corner of 81st st and 17th av for Charles F. Falco, owner, care of architects. Total cost, \$30,000. Architects are ready for bids on general contract.

FACTORIES AND WAREHOUSES.

STAGG ST.—P. Steigman, 690 Broadway, has prepared plans for a 1-sty brick warehouse, 25 x100 ft, in the south side of Stagg st, 100 ft west of Graham av, for A. Husid, 841 Bedford av, owner and builder. Cost, \$10,000.

ATLANTIC AV.—Montrose Morris Sons, 533 Nostrand av, are preparing plans for alterations to the 2-sty brick and concrete factory, 20x58 ft, on Atlantic av, between Nostrand and New York avs, for Marco Bros., owners, on premises. Cost, \$10,000.

STARR ST.—Adolph Goldberg, 354 State st, is preparing plans for alterations to the 2-sty brick factory, 25x100 ft, 27 Starr st for Joseph Genovese, 27 Starr st, owner, who will soon take estimates on general contract. Cost, \$12,000.

PACIFIC ST.—F. A. Rooke, 15 East 40th st, Manhattan, has prepared plans for an addition to the 2-sty brick artificial ice plant, 122x95 ft, in the south side of Pacific st, 80 ft west of Carlton av, for the Lincoln Hygeia Ice Co., Ralph Horton, president, 95 William st, Manhattan, owner and builder. Cost, \$100,000.

16TH AV.—J. C. Wandell Co., 8525 4th av, is preparing plans for a 1-sty brick shop and office, 146x35 ft, on the west side of 16th av, 100 ft south of Cropsey av, for Louis Peterson, 1360 East 70th st, owner and builder. Cost, \$11,500.

STABLES AND GARAGES.

LINCOLN PL.—Bly & Hamman, 833 St. Johns pl, have completed plans for a 1-sty brick garage, 45x124 ft, in the north side of Lincoln pl, 185 ft east of Rogers av, for E. Beatty, 669 Park pl, owner and builder. Cost, \$15,000.

MOULTRIE ST.—P. Tillion & Sons, 101 Park av, have completed plans for a 1-sty brick garage, 50x100 ft, in the west side of Moultrie st, 170 ft north of Norman av, for T. J. McManus & Son, Inc., 29 Moultrie st, owners and builders. Cost, \$7,000.

54TH ST.—G. E. Streban, 112 West 42d st, Manhattan, has prepared plans for a 1-sty brick garage, 101x100 ft, at the southwest corner of 54th st and Fort Hamilton av for C. Iba, 80 72d st, owner. Cost, \$15,000. Architect will soon be ready for bids on general contract.

EAST 7TH ST.—C. M. Spindler, 215 Montague st, has finished plans for five 1-sty brick attached garages, 20x30 ft, at the southeast corner of East 7th st and Foster av for the Ascuney Realty Co., 1721 Av J, owner and builder. Total cost, \$5,000.

18TH AV.—M. A. Cantor, 373 Fulton st, has prepared plans for six 1-sty brick attached garages, 18x18 ft, in the west side of 18th av, 25 ft north of 79th st, for the B. A. Realty Co., 44 Court st, owner and builder. Total cost, \$6,000.

DEBEVOISE PL.—F. V. Lasplia, 525 Grand st, has completed plans for a 1-sty brick garage, 54x100 ft, in the east side of Debevoise pl, 67 ft north of DeKalb av, for A. Zappa, 20 Debevoise pl, owner and builder. Cost, \$16,000.

65TH ST.—F. McKenna, Jr., 275 Fenimore st, Brooklyn, has prepared plans for a 1-sty brick garage, 70x100 ft, in the north side of 65th st, 100 ft east of 7th av, for M. J. O'Hara, 557 3d st, owner and builder. Cost, \$15,000.

Queens.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, Flushing, has completed plans for a 2½-sty frame dwelling at the northwest corner of Central av and Ash st, Flushing, for Gustave W. Meyer, 100 Wilson av, Flushing, owner and builder. Cost, \$14,000.

FLUSHING, L. I.—Plans have been prepared privately for a 2½-sty frame residence, 25x36 ft, in the east side of 26th st, 380 ft north of Broadway, for Madsen & Wistoft, Beverly rd,



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Douglaston Manor, L. I., owners and builders. Cost, \$11,000.

RIDGEWOOD, L. I.—Plans have been prepared privately for a 2-sty brick garage and residence, 41x39 ft, in the east side of Decatur st, 301 ft south of Myrtle av, Ridgewood, for Wm. F. Neuback, 2332 Myrtle av, Ridgewood, L. I., owner and builder. Cost, \$8,500.

EDGEMERE, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 24x26 ft, in the west side of Beach 44th st, 244 ft north of Hantz pl, for Mrs. Mary C. Whitlock, Beach 44th st, Edgemere, L. I., owner and builder.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has prepared plans for a 2½-sty frame dwelling, 16x38 ft, in the south side of Nostrand pl, 275 ft west of Vine st, for F. W. Scutt Co., 336 Fulton st, Jamaica, owner and builder. Cost, \$6,000.

EDGEMERE, L. I.—Plans have been prepared privately for ten 1-sty frame dwellings, 18x32 ft, in the east side of Beach 28th st, northeast corner of Bay av, for J. A. Johnson, Rockaway Beach, L. I., owner and builder. Total cost, \$23,000.

EDGEMERE, L. I.—Plans have been prepared privately for three 1-sty frame dwellings, 18x32 ft, in the west side of Beach 40th st, 100 ft south of the Boulevard, for E. P. Zaret, Arverne, L. I., owner and builder. Total cost, \$7,000.

EDGEMERE, L. I.—Plans have been prepared privately for eight 1-sty frame dwellings, 18x32 ft, in the east side of Beach 39th st, 360 ft south of the Boulevard, for L. P. Zaret, Arverne, L. I., owner and builder. Total cost, \$18,500.

EDGEMERE, L. I.—Plans have been prepared privately for four 1-sty frame dwellings, 17x32 ft, in the east side of Beach 29th st, 205 ft north of Bay av, for Ferdinand Rastmuser, 287 Boulevard, Rockaway Beach, L. I., owner and builder. Total cost, \$8,000.

FAR ROCKAWAY, L. I.—Plans were prepared privately for a 2-sty frame dwelling, 26x34 ft, on the south side of Goodwin av, 460 ft east of Horton pl, for I. Spatz, Goodwin av, Far Rockaway, owner and builder. Cost, \$6,000.

EDGEMERE, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 26x30 ft, in the south side of Collier av, 200 ft east of Brier pl, for John Jergensen, 51 White st, Far Rockaway, owner and builder. Cost, \$8,000.

SPRINGFIELD, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has completed plans for three 1½-sty frame dwellings, 17x40 ft, on the north side of Broadway, 25 ft west of Claromont av, the south side of Meyer av, 80 ft east of Prospect st, and the west side of Claromont av, 100 ft north of Broadway, for F. C. Jillane, Springfield, owner and builder. Total cost, \$10,500.

SPRINGFIELD, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has completed plans for a 2½-sty frame dwelling, 22x26 ft, in the south side of Clifford st, 40 ft east of Hudson st, for A. H. Forman, Jh., 44 Court st, Brooklyn, owner and builder. Cost, \$6,500.

SPRINGFIELD, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has completed plans for a 2½-sty frame dwelling, 22x26 ft, in the south side of Schufield st, 40 ft east of Aberdown st, for A. H. Forman, 44 Court st, Brooklyn, owner and builder. Cost, \$6,500.

HOLLIS, L. I.—Amos Robins, 70 Fulton st, Jamaica, has plans in progress for a 2-sty frame dwelling, 20x40 ft, on the south side of Dunton av, 400 ft west of Polo av, for Edith A. Halbert, Central av, Richmond Hill, owner and builder. Cost, \$8,000.

FOREST HILLS, L. I.—W. S. Worrall, Jr., Bridge Plaza, L. I. City, has completed plans for a 2-sty frame dwelling, 30x37 ft, at the northeast corner of Livingston st and Colonial av for Cord Meyer Development Co., Forest Hills, owner and builder. Cost, \$9,000.

HOLLIS, L. I.—Plans have been completed privately for a 2½-sty frame dwelling, 25x25 ft, in the north side of Maple st, 73 ft east of Manor av, for Fannie Kent, Hollis, owner and builder. Cost, \$5,000.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has completed plans for eleven 2½-sty frame dwellings, 32x22 and 23x28 ft, at the southeast corner of Judd av and Willet st, on the east side of Judd av, 275 ft north of Shelton av, and the northeast corner of Shelton and Judd avs, for N. Rosenblum, 317 Fulton st, Jamaica, owner and builder. Total cost, \$96,500.

KEW GARDENS, L. I.—F. G. Lippert, 5 Beekman st, Manhattan, has completed plans for a 2½-sty frame dwelling, 40x36 ft, at Kew Gardens for Arthur J. Wibbauer, owner, care of architect.

QUEENS, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has completed plans for a 2½-sty frame dwelling, 24x25 ft, in the north side of Ascot st, 100 ft west of Katherine st, for Chas. L. McKeown, 106 Madison av, Jamaica, owner and builder. Cost, \$8,500.

QUEENS, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has completed plans for a 2½-sty frame dwelling, 27x28 ft, in the south side of Spruce st, 440 ft east of Jackson av, for J. L. LeBohmer, Queens, owner and builder. Cost, \$7,500.

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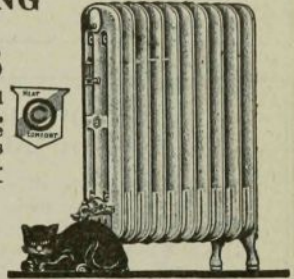
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STORES, OFFICES AND LOFTS.

JAMAICA, L. I.—Plans have been prepared privately for six 1-sty brick stores, 20x50 ft. in the south side of Maple st, 88 ft east of Hill-side av, for the Dickel Construction Co., 73 Dennington av, Woodhaven, L. I., owner and builder. Total cost, \$16,000.

STABLES AND GARAGES.

NEWTOWN, L. I.—George Streben, 112 West 42d st, Manhattan, has completed plans for a 1-sty brick garage, 100x150 ft, at the north-west corner of Union turnpike and Queens blvd for George E. Fletcher, owner, on premises. Cost, \$40,000. Architect will take estimates on general contract about January 26.

Westchester.

DWELLINGS.

NEW ROCHELLE, N. Y.—Moore & Land-siedel, 148th st and 3d av, the Bronx, have completed plans for two 2½-sty frame dwellings, 21x50 ft, at New Rochelle, N. Y., for Wm. L. Phelan, 2045 Ryer av, the Bronx, owner and builder. Total cost, \$14,000.

MT. VERNON, N. Y.—Herman Fritz, News Building, Passaic, N. J., has finished plans for six 2½-sty frame dwellings, 30x40 ft, at Mt. Vernon, N. Y., for the Corcoran Manor Homes Co., 80 Maiden lane, Manhattan, owner and builder. Cost, \$14,000 each.

DWELLINGS.

MT. KISCO, N. Y.—Walker & Gillette, 123 East 37th st, Manhattan, are preparing plans for a 2½-sty residence, garage and farm buildings on McLean av, Mt. Kisco, for Carl Tucker, Sarles av, Mt. Kisco, owner. Olmstead Brothers, Brookline, Mass., landscape architects.

HALLS AND CLUBS.

NEW ROCHELLE, N. Y.—L. L. Barnard, 46 Lawton st, New Rochelle, has started preliminary plans for a 2-sty brick and stone memorial hall, 60x120 ft, containing auditorium, billiard room, lodge rooms, etc., for the city of New Rochelle, Department of Public Works, owner. Cost, about \$80,000. Exact location and further details of construction will be announced later.

SCHOOLS AND COLLEGES.

WHITE PLAINS, N. Y.—Tooker & Marsh, 101 Park av, have plans under way for a 3-sty brick and stone grade school, 60x125 ft, at White Plains, N. Y., for the White Plains Board of Education, owner. Exact location and details of construction will be available later.

New Jersey.

BANKS.

PHILLIPSBURG, N. J.—Wm. M. Michler, Drake Building, Easton, Pa., is preparing plans for a 1-sty brick bank building in Main st for the Phillipsburg Transit Co., owner. Details will be available later.

DWELLINGS.

RIDGEWOOD, N. J.—Alexander Mackintosh, Bible House, Manhattan, is preparing plans for alterations and additions for the 2½-sty frame residence in Paranus rd, Ridgewood, N. J., for L. R. Williams, 30 West Broadway, Manhattan, owner. Cost, \$20,000. Architect will take bids on general contract about March 1.

WEEHAWKEN, N. J.—Plans have been prepared for a 2½-sty hollow tile and stucco dwelling, 28x40 ft, in Cantelle st, for Joseph Lugosch, 21 Bergenline av, Union Hill, N. J., owner. Cost, \$10,000. Contract will be awarded without competition.

ELIZABETH, N. J.—Herman Fritz, News Building, Passaic, N. J., has completed plans for a 2½-sty frame dwelling, 23x24 ft, at Elizabeth, N. J., for E. J. Grasman, 208 Broad st, Elizabeth, owner and builder. Cost, \$6,000.

BAYONNE, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, has prepared plans for a 2½-sty frame dwelling, 33x52 ft, on the Boulevard, near 32d st, for Samuel Schultz, 473 Broadway, Bayonne, owner. Cost, \$12,000.

MAPLEWOOD, N. J.—Coffin & Coffin, 25 West 42d st, Manhattan, have plans started for a 2½-sty frame dwelling, 30x75 ft, on Ridgewood av, Maplewood, for Frederick Nash, Maplewood, owner. Architects will take bids on general contract about February 1.

CLIFTON, N. J.—Herman Fritz, News Building, Passaic, N. J., has prepared plans for three 2½-sty frame dwellings, 22x30 ft, at Clifton, N. J., for James A. Crowley, 113 Sherman st, Passaic, owner and builder. Cost, \$6,000 each.

HALLS AND CLUBS.

PASSAIC, N. J.—John H. Jackson, 1328 Broadway, Manhattan, has been retained to prepare plans and specifications for the association building to be erected at Passaic for the Y. M. C. A., 10 Lexington av, Passaic, owner. Details of construction will be available later.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Plans have been prepared privately for a 8-sty reinforced concrete factory building, containing approximately 13,000 sq. ft. of floor space, in Warren st, near High st, for C. R. Curtis, Robert Treat Hotel, Newark, owner. Cost, about \$400,000. Owner will be ready for estimates on general contract soon.

NEWARK, N. J.—W. Orrin Bartlett, 738 Broad st, Newark, has plans under way for a 1-sty brick factory and power house, 140x240 ft,

on Elizabeth av, near Meeker av, for owner, to be announced later. Architect will soon be ready for estimates on general contract.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Fred T. Ley & Co., 19 West 44th st, has the general contract for a 15-sty brick, limestone and terra cotta apartment, 200 x200 ft, on the west side of Park av, 48th to 49th sts, for a syndicate forming, care of Walter Russell, 1 West 67th st, owner, from plans by Warren & Wetmore, 10 East 46th st, architects. Cost, approximately \$4,000,000.

BANKS.

MANHATTAN AV.—Marc Eidlitz & Son, 30 East 42d st, have the general contract for extensive alterations to the 4-sty brick bank building, 133x74 ft, at 34-42 Trinity pl for the Chase National Bank, owner, from plans by D. Everett Waid, 1 Madison av, architect. Cost, about \$300,000.

DWELLINGS.

NEW ROCHELLE, N. Y.—Joseph Walters, 258 Lockwood av, New Rochelle, has the general contract for a 2½-sty frame and stucco residence, 30x68 ft, on Beechnut drive for S. B. Leonard, Montgomery Circle Building, New Rochelle, owner, from plans by Charles Luppryan, 180 Main st, architect. Cost, \$20,000. Work will not be started until next spring.

BROOKLYN, N. Y.—Rothberg & Levine, 555 New Jersey av, have the general contract for two 2-sty brick dwellings, 20x57 ft, on the west side of New Jersey av, 60 ft north of Livonia av, for B. Slavin, 555 New Jersey av, owner, from plans by Morris Rothstein, 197 Snediker av, architect. Cost, \$8,400 each.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Charles R. Hedden Co., 763 Broad st, has the general contract for a 5-sty brick factory building, 57x230 ft, on 13th av, Norfolk and Richmond sts, for the Arthur Emmerich Co., Inc., 23 East 26th st, Manhattan, owner, from plans by John Van Vlandren, Citizens Trust Building, Paterson, N. J., architect and engineer. Cost, about \$200,000.

NEWARK, N. J.—Salmond Brothers, 526 Elm st, Arlington, N. J., have the general contract for a 1-sty brick shop, 30x90 ft, at 31-33 Tillinghast st for M. H. Donovan & Sons, 857 Springfield av, Irvington, N. J., owners, from privately prepared plans. Cost, \$6,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—L. Sachs, 7 West 30th st, has the general contract for a 5-sty brick loft building, 25x50 ft, at 14-16 West 31st st for F. Rubin, 9 West 30th st, owner, from plans by E. M. Adelsohn, 1778 Pitkin av, Brooklyn, architect. Cost, \$30,000.

MANHATTAN.—M. Rosenberg, 14 West 116th st, has the general contract for alterations to the 5-sty brick and stone store and loft building, 27x98 ft, at 26 West 23d st for the Daby Co., Inc., 239 Broadway, owner, from plans by Harry Hurwitz, Bowery Bank Building, Grand st and Bowery, architect. Project includes addition of one story, mezzanine balcony and general alterations. Cost, \$20,000.

MANHATTAN.—The Whitney Co., 101 Park av, has the general contract for the construction of an additional story and tower to the 16-sty brick and stone office building at 11 Broadway for the Bowling Green Building, from plans by Ludlow & Peabody, 101 Park av, architects. Cost, approximately \$500,000.

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Will Start Needle Trade Buildings.

Work is to commence at once on two twenty-story buildings for the garment trade to be erected by the Garment Center Realty Company, one to take in the block front on the west side of 7th avenue, between 37th and 38th streets, and the other to cover the southwest corner of 37th street and 7th avenue, at an estimated cost \$6,000,000.

The building on the west side of 7th avenue, from 37th to 38th street, will cover a plot 197.6x100x irregular, and will take in the old Hotel Navarre, on the southwest corner of 7th avenue and 38th street. The other building will stand on a plot 98.9 feet on the avenue by 250 feet on 37th street extending through to 36th street, where it will have a frontage of 170 feet. These structures, according to W. M. Mason, the architect, will contain both store and factory accommodations, together with meeting rooms and restaurants, and will be equipped to meet every demand of the garment industry and trade.

To Enlarge Newark Hotel.

Practical doubling of the Robert Treat, Newark's newest hostelry, has been assured through the purchase of the adjacent land for an extension, which it is estimated will cost \$1,000,000. Through Uzal H. McCarter, president of the Fidelity Trust Company, assisted by Feist & Feist as brokers, the hotel company has just concluded negotiations for the purchase of the necessary land from Stephen H. Plum and the A. L. Dennis estate, comprising Nos. 52 and 54 Park place. They comprise a lot 86x175 feet, valued at \$200,000, and were secured for practically the same figure as the hotel plot purchased in 1913, but which has a depth of 342 feet. The tentative plans for the extension, carrying out the details of the hotel, have been prepared by Gilbert & Bettelle.

To Remodel Schuyler Hotel.

George T. Stockham, lessee of the Holland House, which is shortly to be converted into a business building, has leased from the United States Trust Company, as trustee, the 10-story Schuyler Hotel, 75x100, at 57 to 63 West 45th street, at a rental aggregating \$500,000. N. A. Berwin & Co. were the brokers. Mr. Stockham will get possession next March and plans to remodel the Schuyler into an apartment hotel. George Whittelsey represented the lessee.

Bank Property in Long Lease.

Thomas J. O'Reilly has leased for the Emigrant Industrial Savings Bank the five-story business building at 206 5th avenue, running through to 1126 Broadway, on a plot 30x112, for a term of twenty-one years, at an aggregate sum of \$750,000. The tenant is the 160 East 34th Street Company, Benjamin Menschel, president, who proposes to sublease the building separately as store and showrooms or in its entirety. It will be recalled that for many years the old building on this site was occupied by Theodore B. Starr & Sons, jewellers.

Garage Men Add to Holdings.

Joseph P. Day leased for William Mehrbach 152 and 154 East 24th street for twenty-one years at an aggregate rental of \$155,000 to the East Twenty-fourth Street Garage, operated by H. S. Freedman and Frederick Hupper, who will utilize it in connection with their garage adjoining at 156 to 164 and which was also leased by Mr. Day originally to the Reich Garage Company.

- 924-19-A—Review avenue and Thomas street, on northerly side of Newtown Creek, Blissville, Queens.
- 954-19-A—275 Ellis street, Tottenville, Richmond.
- Building Zone 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.
- 967-19-BZ—2128-2136 Bergen street, Brooklyn.
- 968-19-BZ—South side Fordham road, 32.64 ft. east Harlem River Terrace, The Bronx.
- 971-19-BZ—West side Continental avenue, 381 ft. south Metropolitan avenue, Glendale, Queens.
- 980-19-BZ—129 West 165th street, The Bronx.

**BOARD OF APPEALS.
SPECIAL MEETING.**

*Tuesday, January 13, 1920, at 2 P. M.
Appeals from Administrative Orders.*

- 872-19-A—19 Sixth street, Queens.
- 2-20-A—501-503 Sixth avenue, north west corner 30th street, Manhattan.
- 3-20-A—300-302 Madison avenue & 25 East 41st street, north west corner, Manhattan.
- Under Building Zone Resolution.*
- 350-19-BZ—153-157 Rogers avenue, Brooklyn. Reopened September 30, 1919.
- 861-19-BZ—554 West 174th street, Manhattan.
- 911-19-BZ—8 Burnside avenue, southwest corner Walton avenue, The Bronx.
- 941-19-BZ—78-80 Rapalyea street, Brooklyn.
- 866-19-BZ—798-802 Park avenue, Brooklyn. Reopened December 23, 1919.
- 869-19-BZ—494-500 Sterling place, Brooklyn. Reopened December 23, 1919.
- 982-19-BZ—1241 DeKalb avenue, Brooklyn.
- 991-19-BZ—5-9 West 109th street and 12-22 Cathedral Parkway, Manhattan.

BOARD OF APPEALS.

*Tuesday, January 20, 1920, at 10 A. M.
Appeals from Administrative Orders.*

- 922-19-A—1392-1400 Broadway, Manhattan.

- 995-19-A—165 East 125th street, Manhattan.
- 1000-19-A—129 Ash street, Flushing, Queens.
- Under Building Zone Resolution.*
- 816-19-BZ—1113-1123 Myrtle avenue, Brooklyn.
- 823-19-BZ—Southeast corner 19th street and 10th avenue, Brooklyn.
- 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 December 10, 1919.

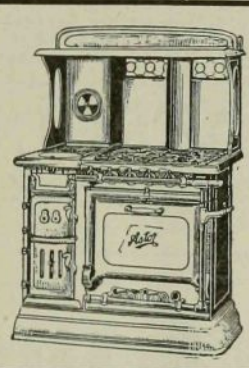
BOARD OF STANDARDS AND APPEALS.

Tuesday, January 27, 1920, at 2 P. M.
1005-19-S—26 East 33d street, Manhattan.
1-20-S—303-315 Jay street, Manhattan.

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.)
- 950-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95585-F.)
- 981-19-A—Piers 22-25, East River, Manhattan.
- 1003-19-A—Pier 28, North River, Manhattan.



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**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 meetings as listed in this Calendar.
Call of Calendar, Tuesdays, at 3 P. M.
All hearings are held in Room 919, Municipal Building, Manhattan.

CALL OF CALENDAR.

The Clerk's Calendar will be called in Room 919, on Tuesday, January 13, 1920, at 3 o'clock. The Clerk's Calendar consists of applications under the Building Zone Resolution and its object is to give interested property owners opportunity to file objections, if any. At this call each case is set for hearing on a definite day.

The next subsequent Call of the Calendar will be on Tuesday, January 20, 1920, at 3 o'clock.

The Clerk's Calendar is not to be confused with the Calendar of cases that have been definitely set for hearing on fixed days.

BOARD OF APPEALS.

*Tuesday, January 13, 1920, at 10 A. M.
Appeals from Administrative Orders.*

- 977-19-A—158 Mc Kinley 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, Brooklyn.

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