

Real Estate Record and Builders Guide

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E D I T O R I A L

Practical Men to Avert World Chaos

Practical men of affairs greatly outnumber politicians and theorists in the list of names attached to the call for a world conference of representatives of commerce and finance to determine what action is advisable in the various countries for reviving and maintaining international commerce. Although the origin of the movement is not disclosed, it is evident from a perusal of the memorandum accompanying the call that it is American bred, probably in response to the world-wide request of distressed nations that this country take the lead in the readjustment of international credit and trade. The designation of the Chamber of Commerce of the United States, rather than the government, as the body to appoint the delegates to the conference points to this conclusion. In all the other countries to participate in the conference the government is asked to make the appointments. Those who drew up the call quite evidently felt that as the bulk of credit or of loans must necessarily come from America and go to Europe it was essential that all loans or credits should be made on a strictly business rather than a political basis, and that all advances to borrowing countries were only to be made upon the best security available, that, of course, being a first mortgage on government revenues.

For these reasons the Chamber of Commerce, being most broadly representative of American business methods, is the natural body to choose the representatives at the conference of the chief leading nation, while men in sympathy with the governments of borrowing nations can most readily assist in formulating a program which will involve government support in their respective countries.

Next to the memorandum outlining some of the principles on which a basis may be had for rehabilitating the commercial intercourse of the world is the promptness with which the call was issued after the treaty with Germany had become effective, excepting for the participation of this country in the terms. The plan for a conference such as is now asked for must have long been contemplated and preparations for it made some time in advance of the issuance of the formal call. The tenor of the memorandum denotes this and the number of names and their great prominence in the countries represented could not have been obtained overnight. That some such movement was under way was undoubtedly widely known in financial and commercial circles and probably accounts for the apparent indifference among financiers and business men generally to the many proposals for the cure of the disorders in the business world and the palliatives for the reduction of the swelling known as the H. C. of L. They felt that no restricted measure, nor one drawn on philanthropic or altruistic lines, would avail. It must be comprehensive and business-like, such as probably

will be promulgated by the proposed conference.

That the findings and recommendations of the conference will be noteworthy is assured by the character of the men initiating the movement, their high standing being indicated by the signatories from this city, who are: Cleveland H. Dodge, A. Barton Hepburn, Darwin P. Kingsley, Alfred E. Marling, J. P. Morgan, William Fellowes Morgan, Elihu Root, Charles H. Sabin, Jacob H. Schiff, Edwin R. A. Seligman, James A. Stillman, Frank A. Vanderlip and Paul M. Warburg.

Big Business, with its banking connections, is proverbially timid when politics are to the fore. Therefore the call awaited the putting into effect of the treaty. It has been held in abeyance until the political status of Europe was settled. Probably it would have been still further delayed if it was not substantially assured that this country will within a short time join with the Allies and Germany in a formal world peace.

The signatories of the call conclude the memorandum accompanying it with the following words: "The outlook is dark. We desire to reiterate our conviction as to the very grave urgency of these questions in point of time. Every month which passes will aggravate the problem and render its solution increasingly difficult. Critical days for Europe are now imminent and no time must be lost if catastrophes are to be averted."

This is the sane and matured judgment of the leading men in financial and business circles in America and Europe. A crisis in Europe would react disastrously on this country, however rich and prosperous it is. This is, then, another of the many forceful reasons why the Senate and the President, through satisfactory compromise, should act quickly and in accord to accept for this country participation in the treaty and the League of Nations.

Passing of the Old Landmarks

The remodelling of the Holland House into a high-class store and office structure, together with the steady progress on the work which is converting Sherry's for similar use, serve to bring again to public notice the growing number of famous hotels in Manhattan which have fallen victims to the shifting currents of trade and fashion and to the steady northward business expansion of the city.

Old-time New Yorkers have noted with keen regret the demolition of such popular hostleries as the Fifth Avenue Hotel, Gilsey House, Hoffman House, Albe-marle, Victoria, the old Continental, Morton, Sinclair, St. Denis, Windsor, Bristol, Cambridge, Grand Union, Brunswick, the Astor House and the famous Fourth avenue coterie, including the Ashland House and the Everett, all of which fell before the advancing host of office and loft buildings within a comparatively brief period of time, most of them within the last decade. Now the Union Square Hotel alone remains as a soli-

tary reminder of the former glory of these old-time residential, shopping and amusement neighborhoods where a generation ago swarmed the same kaleidoscopic traffic which has since shifted northward beyond Thirty-fourth street.

These famous old caravanseries have been superseded by the newer type of mammoth hotel structure exemplified in the Biltmore, the Commodore and the Pennsylvania, recording new high marks in the hotel development of New York City. Nevertheless, they have passed not so much because they were unable to cope with this kind of competitors as because of the ever-changing character of New York City neighborhoods. Authorities have claimed that the economic existence of the modern hotel does not exceed twenty years. Many of the biggest hotels in this city have long since passed this allotted span and still retain their old-time popularity despite the steady increase in the number of huge modern building embodying all the enterprise and ingenuity of the American hotel builder, with which they have had to compete. The older types of surviving hotels have been, with few exceptions, established in localities that have felt little or no effects of the northward expansion of business. Their longevity will be even more prolonged now that the wisdom of the Zoning Resolution has manifested itself.

The history of New York City's growth shows clearly enough that its hotels have been replaced by buildings of other types not so much because of physical deterioration which operated to reduce their financial usefulness to a limited span of years, but rather by the ever-variable trade movements creating new factors

which have had to be considered in order that the maximum amount of revenue might be derived from the land.

The march of progress has steadily claimed its toll with the northward advance of business. But in the present established hotel, amusement and residential sections even the older types of hostelries have little to fear provided they keep in touch with the trend of the times as far as the operation, maintenance and equipment of their properties are concerned. The Zoning Resolution guarantees them immunity from depressing and oft-time ruinous changes in the character of their neighbors, changes which have brought with them the destruction of so many of our most beloved landmarks and the last remaining physical links which bound present-day New York with the New York of bygone generations.

In this issue the Record and Guide gives a digest of the bills affecting realty introduced in the Legislature of 1920, with the action of the Legislation and Taxation Committee of the Real Estate Board of New York in approval or disapproval of the measures. Installments of this digest, which will be found on Page 820, will form one of the regular weekly features of the Record and Guide as in former years, thus assuring to its readers accurate information respecting the attitude of the Real Estate Board towards pending bills, and supplementing the special telegraphic summary of legislation affecting realty which has in the last few years kept those interested in real estate in constant touch with the situation at Albany.

THE recent decision of the Appellate Division of the Supreme Court sustaining the right of a landlord to remove tenants under the so-called "objectionable" clause in leases follows precedent. The most recent case, the Waitt Construction Company, landlord appellant, vs. Jeanne Loraine, tenant respondent, has caused much comment.

Justice Lehman's opinion reads in part: "The landlord has brought summary proceedings against his tenant on the ground that she holds over and continues in possession of the leased premises without the permission of the landlord after the expiration of her term. The petition alleges that on or about the 21st of April, 1919, the landlord entered into an agreement with the tenant whereby the tenant hired certain premises for the term of October 1, 1919, to September 20, 1920, and * * * that the term for which the premises were hired by said tenant has expired for the reason that paragraphs 14 and 23 of the above mentioned lease provide as follows:

"14th: In the event of the breach of any condition or covenant herein or if the landlord shall at any time deem objectionable or improper or undesirable the conduct of the tenant, or any occupant of the demised premises, the landlord at his option terminate this lease by giving the tenant a written notice of five days of an intention to terminate the same. In the event of such an election and the giving of such notice the term hereof and the right of possession of the tenant hereunder shall expire five days after the giving of such notice.

"23d: It is further agreed that that part of clause 14 which reads, 'Or if the landlord shall at any time deem objectionable or improper or undesirable the conduct of the tenant or any occupant of the demised premises the landlord at his option terminate this lease by giving the tenant a written notice

of five days of an intention to terminate the same,' shall be interpreted to mean that the character of the tenancy is to be decided entirely by the landlord and that it shall not be necessary for the landlord to prove in what way the tenant's conduct shall have been objectionable or improper or undesirable, the same being entirely a matter to be decided by the landlord and upon the landlord's decision to be binding.

"When the case came up for trial the trial justice dismissed the complaint upon the pleadings holding that this particular clause in the lease gave no right to maintain summary proceedings."

This opinion led many landlords to conclude, after advice from attorneys who had read the opinion, and in some cases without such advice, that they could oust tenants on the mere statement that they were undesirable, without offering any proof of that fact.

For the purpose of clarifying the situation the following statement concerning the decision was made at the office of the Appellate Term:

"There seems to have been a wrong construction put upon the opinion of Justice Lehman in the case of Waitt Construction Company vs. Loraine. A careful reading of the opinion does not bear out the statement made in several of the publications that Justice Lehman holds that where a lease contains a clause to the effect that, if the landlord 'deems the tenant undesirable,' all he need do is to give the tenant a notice to vacate the premises. Nowhere in the opinion is any such law laid down, nor can any legitimate inference be drawn to that effect from anything contained therein. In order, however, to correct a widespread and erroneous construction of the opinion Justice Lehman has inserted in the opinion the specific statement that not only must the landlord allege in the petition that he deems the tenant 'undesirable,' but that he must also prove it."

REAL ESTATE SECTION

Legislature Gets Flood of Bills Affecting Real Estate

Promises Are Made for Exemption of Mortgages from State Income Tax and for Investigation of and Control of Landlords and Tenants

(Special to the Record and Guide.)

Albany, January 16.

CRAMPED housing conditions and their effect upon the real estate market are reflected in the flood of bills introduced in the Legislature this week. Bills affecting real estate have been introduced in large number, something entirely new so early in the session and manifestly the result of a demand for an improvement of the conditions which now discourage extensive building or real estate investment.

Of primary importance among the bills is one favored by the New York City Real Estate Board exempting from the State income tax interest on mortgages on real property up to \$40,000. The fundamental purpose of this bill is to encourage building and investment in realty in New York City especially. Without a law of this character, advocates of the measure pointed out, the task of interesting new capital in realty will become a burdensome task.

A second bill providing for a rent commission to investigate and determine complaints in New York City was introduced this week by Assemblyman Ullman. The bill provides for the appointment of a commission of five members to be appointed by the Governor with the advice and consent of the senate. The commission among its other powers would be able to determine the reasonableness of rents charged by owners of dwellings.

Another exemption bill, introduced by Assemblyman (Mrs.) M. L. Smith, is an amendment to the tax law and exempts from the income tax interest upon mortgages upon real property upon which a dwelling house of permanent character is in course of construction, provided that interest upon mortgages on the same lot shall not be exempted from the income tax for more than two successive years.

Assemblyman Dimin introduced a bill providing that real estate in New York City improved for dwelling purposes within four years after the enactment of his bill shall not be subject to any increase in assessed valuation because of such improvement for four years.

Assemblyman McWhinney of Westchester introduced the same bill submitted in the Senate last week providing for the licensing of real estate brokers and salesmen. Another bill of this character was submitted by Senator Dodge providing for the licensing of real estate brokers in cities having a population of 200,000 or more. His bill gives the mayors of such cities the power to issue licenses.

Agreements for occupation of real estate in New York City which do not particularly specify the duration of occupancy shall be deemed to continue until May 1 next, after possession commences, under the terms of a bill introduced by Assemblyman McKee.

Assemblyman Ross has caused to be drafted a measure giving the municipal court of New York City discretionary power to stay the execution of a warrant for eviction for not more than 60 days instead of 20 days as at present upon the payment or deposit of rent at the old rate. His bill applies to houses, rooms or apartments occupied for dwelling purposes whether in a tenement house or not. Another bill of this character fixes the stay at 30 days.

An amendment to the real property law affecting recording of conveyances was introduced by Mr. Pette, providing

that a conveyance shall not be recorded unless there is endorsed thereon the date, liber and page of the conveyance of the immediate grantor.

Two amendments of the real property law introduced by Majority Leader Adler of the Assembly would permit any person during his life time to convey by grant in writing any real estate or personal property to a trustee or trustees of a corporation or society for the purpose of establishing a home for charity or an educational institution, a board of trade, chamber of commerce or other quasi-public organization.

The Davenport Taxation Committee, which for the past year has been investigating taxation, is expected to incorporate a recommendation bearing upon realty tax limitation in its report to the Legislature. This committee is scheduled to meet in New York City on January 29-30 at which time it is expected this matter will be discussed.

Real estate interests in New York City will be interested to learn that the up-State public service commission in its report to the Legislature recommended the enactment of legislation which would permit the commission to increase rates of fares on local trolley lines where it was apparent that operation under a five or six cent. rate resulted in a deficit. Upon a similar recommendation of this character last year the Carson-Martin bill was introduced, but before the merits of such legislation could be discussed a scandal precipitated by Senator George F. Thompson, who charged that he had knowledge that a fund of \$500,000 had been raised to accelerate the passage of the measure, precluded the possibility of sane consideration of the measure. The investigation made of his charges disclosed that he could offer nothing more substantial than hearsay evidence.

The up-State public service commission declared that the public service commissions are to continue they must at least have power to take steps to prevent the destruction of the public utility corporations regulated by them.

In keeping with a recommendation made in Governor Smith's message to the Legislature, Assemblyman Slacer this week introduced a bill vesting in the public service commissions power to suspend increases in gas, electricity and telephone rates until the reasonableness of such rates is determined. At present a public utility corporation furnishing gas, electricity or telephone service may increase its rates upon a notice of 30 days and the public service commissions are without the power to reduce such rates until a decision after investigation is reached.

Governor Smith sent his budget to the Legislature this week. The important features of this budget are:

Requests for appropriations.....	\$141,824,691
Total estimated revenues.....	103,109,484
Total estimated resources.....	122,973,037

The Legislature will endeavor to prune the requests for appropriations by State departments and institutions to something like \$120,000,000 or a figure within the total estimated resources. The Governor's budget indicated that the total available cash balance on July 1 next will be \$19,863,553, which added to total estimated revenue will give the total estimated resources.

Review and Forecast of the Real Estate Auction Market

Success of Big Sales in Last Year Indicate That the Coming Season Will Be Record Breaking

Prominent realty auctioneers have given the Record and Guide the following statements showing the past and future of the auction sales business:

J. CLARENCE DAVIES:

During the year 1918 the auction market for real estate had been almost entirely eliminated. The conditions were such that no one could tell how long the war would last or how much more the Government would have to borrow. For that reason it was felt by those people who had the good of the Government at heart and for patriotic motives that all the money available should be at the disposal of the Government. For that reason no auction sales were held and I did not think it was desirable or patriotic to put any property on auction during the year of 1918.

During the fall, however, a number of auction sales were held. In September the Stern Estate was put up on the Bronx and Pelham Parkway. And every lot was absolutely sold and taken title to at fair prices by the public. This was followed by the Claffin Estate, Sound Realty Company properties, the Van Cortlandt Estate, the Crimmins Estate and the Johnson Estate. The most notable and most successful of these sales was the Van Cortlandt Estate, of which there were about 150 lots on Broadway, opposite Van Cortlandt Park, between 242nd and 256th streets. At this sale every lot was absolutely sold at good prices, the total being \$954,000. Both the public and the owners were well satisfied with the results.

As the auction season drew to a close in November, the results were not so satisfactory—after some of the property disposed of at prices far below the expectations of the owners, and, in fact, cheaper than they had been sold for many years before at private sale. This was to be expected, as such a large amount of lots had been attempted to be marketed at a fair price.

The fundamental conditions in real estate today are absolutely sound. Since 1907 real estate had been absolutely dead—so far as the improvement in values was concerned. In 1914 the war started. From that time on there was little, if any, building; from 1917, when we entered the war, to 1919, practically none at all. The result was, at the end of the war, that the city was five years under-built and the demand greatly exceeded the supply, which is the condition today. In the meantime, the value of every commodity has increased from 100 per cent. to 300 per cent. And this includes everything that is necessary in the erection of a building, so that at the present time it is a fair statement to make that a building today costs 30 per cent. to 40 per cent. more than it would have cost five years ago.

Vacant property can be built upon even at the higher cost of building and made a good investment at the higher cost of building material. It naturally follows that the land should be worth just so much more in proportion. Vacant land is generally the last thing to feel the effect of a rise in the prices of commodities. Vacant land can be bought cheaper today in many cases than it could twelve years ago, in 1907. Vacant land must rise—and will rise—for the next two or three years in the same proportion as all other commodities. And in my opinion this field offers a splendid opportunity for speculation and for investment today.

The inherent conditions are sound. Lots are at the bottom. It is but common sense that they should rise in the same proportion that everything else has risen.

HENRY BRADY:

The results obtained from property sold at public auction are always indicative of the condition of the real estate market. Since 1907 there were daily offerings of properties under foreclosure and ninety-nine out of one hundred of them were

purchased by the plaintiff. In the latter part of 1918 here and there a purchaser other than the plaintiff was the successful bidder and as the months passed, outside buyers became very numerous until towards the end of 1919 it was unusual if there was not competitive bidding on every piece offered.

Just now there are very few properties being offered at foreclosure sales. When the market is such that real estate cannot be sold privately, there is very little chance of it being sold publicly. For the past four or five years executors, trustees and individuals have refrained from offering their property for sale at public auction, which would lead one to believe that the year 1920 will be a banner year for the auction room, as they will now rush to dispose of this property at public auction, which is the first real opportunity they have had in a great many years. Six thousand vacant lots were disposed of at public auction within the past year, which is a wonderful record considering that even today there is not a market for vacant land at private sale.

The real estate auctioneers gauged the buying power very skillfully and only offered a sufficient number of lots that the public could absorb and then stopped, as there were signs of the buying power being exhausted.

It is strange that vacant property cannot be satisfactorily sold at private sale in this market, but let it be properly advertised and thousands of lots can be sold at public auction. My only solution of this is that people are attracted by the advertisements whom a broker trying to negotiate a private sale would never dream of soliciting.

I look forward to a very successful year in the auction room and feel that there will be a great deal of improved property successfully sold.

I. LINCOLN SEIDE:

This active market is largely due to the extraordinary demand for dwellings and the anticipation of the great building movement which will, no doubt, commence in the early spring.

As evidence of this fact, we need only drive along the Concourse where we observe numerous apartment houses now in the course of construction, which is, undoubtedly, due to the great transit facilities afforded by the operation of the new Jerome Avenue line. By way of comparison, lots recently purchased at auction at the Claffin, Bennett, Van Cortlandt and Stern sales will, undoubtedly, be improved in the near future as the transit facilities and the present rental market warrant it.

The outlook for 1920 is exceptionally bright and especially so for unimproved property. We have scheduled for the early spring, several large lot sales and without desiring to appear too optimistic, we wish to state that we look forward to phenomenal success in disposing of these developments. As we have above referred to the large auction sales of lots conducted during the past few months, we wish to call attention to the fact that although some of the prices paid for the lots were at the time considered high, the purchasers in several instances received very substantial profits. It is therefore expected that the voluntary auction market for the coming year will attract some of the old time operators and builders, many of whom have been inactive in recent years but who have again been attracted by the newly created rental values and the prices paid by investors for modern apartment dwellings in desirable sections of both Manhattan and the Bronx.

In conclusion we would say that the opportunities offered during the coming spring, summer and early fall seasons should attract the attention of some of the old estates which own land in any of the five boroughs to advantageously dispose of their holdings.

Review of Real Estate Market for the Current Week

Mid-Town Business Buildings Are Features of Strong Buying Movement Controlled by Both Investors and Operators

BUSINESS was well distributed this week, the demand being even more variable than in previous weeks. Both investors and speculators vied with each other in acquiring desirable income producing properties. The outstanding feature of the week's trading, however, was the buying of mid-town office and loft buildings.

Some of Manhattan's most noted business structures passed into new ownership, among them the Marbridge Building, held at \$5,000,000, which was bought by an investor from the trustees of the Martin Estate, which has been disposing of its large holdings in the immediate neighborhood. Investment interest also acquired the Century Building on the same block, at 1 West Thirty-fourth street, and the Mecca Building, at Broadway and Forty-eighth street. Speculative interest continued to center principally upon apartment house properties, although Daniel H. Jackson acquired the Craftsman Building at 5-7 East Thirty-eighth street, and Robert E.

Simon added to his holdings in the Pennsylvania station zone by acquiring the Herald Square Hotel.

It is interesting to note that despite the season of the year builders are interested in the acquisition of desirable construction sites, several transactions of this nature being closed which indicate the beginning of important structural operations in the spring.

The leasing market continued to be limited, a situation easily explained by the prevailing scarcity of space of all kinds in practically all parts of the city. The largest individual lease of the week and one which may take a leading position in the business of the year, involved a total of \$8,000,000 which the Travelers Insurance Company will pay for a 16-story John street structure under the terms of a long term lease. The transaction further strengthened the insurance district in the vicinity of William street from John to Fulton street.

PRIVATE REALTY SALES.

THE total number of sales reported but not recorded in Manhattan this week was 139, as against 122 last week and 35 a year ago.

The number of sales south of 59th street was 63, as compared with 56 last week and 14 a year ago.

The number of sales north of 59th street was 66, as compared with 69 last week and 21 a year ago.

From the Bronx 55 sales at private contract were reported, as against 52 last week and 18 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 84 of this issue.

Marbridge Building Sold.

Morton Stein, attorney, has purchased the Marbridge Building, at the northeast corner of Broadway and 34th street, and occupying all of the block front in Herald Square North to 35th street except the immediate corner. The property is improved with an eleven-story structure, erected in 1906 by the late W. H. R. Martin, president of the Rogers Peet Company.

The site has a frontage of 178.8 feet in Broadway, 150 feet in 34th street and 92 feet in 35th street. The 35th street corner has been owned for many years by the McAleenan estate. When the property was assembled by Mr. Martin a large price was offered for the corner, but Mr. McAleenan said that he would not sell unless he could obtain an equally good corner for his business. The Marbridge Building is reported to yield an annual rental of \$440,000. It carries a first mortgage of \$3,750,000, held by the New York Life Insurance Company. It is assessed at \$4,400,000. The holding price was \$5,000,000. The trustees of the Martin estate, Alfred E. Marling, Robert Thorne and George Leask, recently sold the Martinque Hotel property, at Broadway and 32d street, and also the Martin Building, at Broadway and 31st street.

Jackson Buys Craftsman Building.

Daniel H. Jackson has bought from the Cram Corporation, J. Sergeant Cram, president, the Craftsman Building, at 5-7 East 38th street, and running through and including 6-8 East 39th street, a twelve-story mercantile structure, on plot 37.6x198. The site was formerly covered by the residence of J. Sergeant Cram. The present building was erected by the John Hopper Construction Co. in 1914. It has among its tenants Underwood & Underwood, Globe-Wernicke Co., Aldrich Publishing Co., F. W. Seybel & Co., Jones & Brindisi, E. F. Hodgson Co., Federal Magazine Co. and other prominent concerns. The property was held at about \$1,000,000. The firms of Horace S. Ely & Co. and James Boyd were the brokers in the transaction.

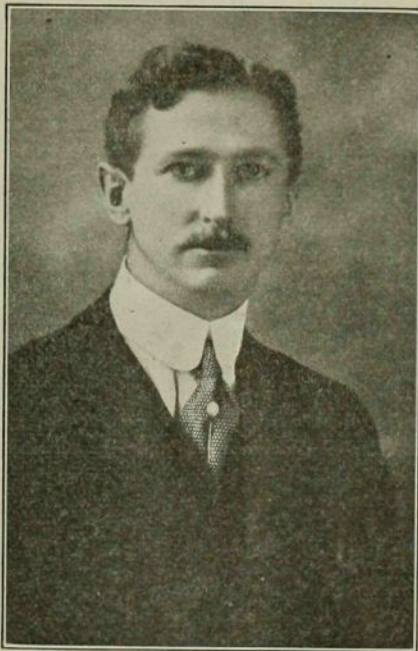
Sale of Century Building.

The Century Building, at 1 West 34th street, which occupies part of the site of the A. T. Stewart mansion, has been sold for about \$1,000,000 by the Equitable Trust Company, as trustee, to a client of Strock & Strock, said to be a clothing manufacturer in the Fifth avenue section. The Century Building was erected fifteen years ago by the late William H. Chesebrough, as president of the Century Realty Company. It occupies a plot 50x111, opposite the Waldorf-Astoria. It adjoins on the east the Columbia Trust Building, upon which ten additional stories are about to be erected, and on the west by the store of McCreery & Co.

B. H. Schupp in Big Deal.

One of the recent realty transactions running into the millions bring prominently to public attention, Baldwin H. Schupp, president of H. L. Moxley & Co. Mr. Schupp negotiated the sale of the sixteen-story modern fireproof office building, 320-24 Broadway, northeast corner of Pearl street, known as the Central Syndicate Building, in which the Citizens' National Bank occupies the ground floor and basements, to the Morgenstern Brothers Syndicate. The deal involved the renewal of the lease with the bank for a long term at a considerable increase in rent.

The property was held by the owners at \$2,-



B. H. SCHUPP.

500,000. The building was built by the Central Syndicate Building Co. in 1896, in order to provide a permanent home for the bank. It houses many important firms in the drygoods and professional line, as well as the Arkwright Club.

Mr. Schupp started his real estate career in the office of John T. Williams, architect and builder, who built and sold many office and loft buildings in the latter part of the last century.

H. L. Moxley was Mr. Williams' business manager, and in 1898 Mr. Moxley and Mr. Schupp embarked in the real estate business, making a specialty of sale management and leasing of business properties.

In 1918, upon Mr. Moxley's retirement from business, Mr. Schupp became the president of H. L. Moxley & Co. In addition to the many properties managed by the concern in New York City, they manage the large and finest office building in Rochester, N. Y., known as the Insurance Building, for the Great American Insurance Co. H. L. Moxley & Co. have been identified with many important sales and leases and number among their clients many prominent and influential corporations and individuals.

Vanderbilt Sale Rumored.

No additional information has become available regarding the reported sale of the Cornelius Vanderbilt mansion at 57th street and Fifth avenue, which has an assessed valuation of \$3,725,000, by Mrs. Alice G. Vanderbilt to a syndicate, which plans to erect a twenty-one-story hotel on the site. Before disposing of the property, however, Mrs. Vanderbilt, to whom her husband's will bequeathed a life interest in the estate, will have to procure a Supreme Court order legalizing the sale. The disposal of the Vanderbilt property, which is a foregone conclusion either now or in the very near future, owing to trade encroachments and increases in taxes, will remove one of the best-known modern landmarks in the city and destroy one of the finest examples of French architecture in America. The structure, which was completed in 1893 from plans by George B. Post & Sons, cost about \$3,000,000. The original Vanderbilt house, built in the eighties on 57th street, was rebuilt and made about three times as large in 1891, but it was not until about 1893 that the work was finally completed, owing to the great amount of time spent on details.

"United" Dinner Next Saturday.

Governor Alfred E. Smith will be the principal guest of honor and speaker at the annual dinner of the United Real Estate Owners' Association to be held in the ball room of the Hotel Astor on Saturday evening, January 24. Arrangements have been completed for the entertainment of at least 1,000 guests. Many phases of both national and local industrial and civic problems will be discussed by prominent speakers. Special attention is also expected to center upon the Hill bill introduced in Congress which seeks to create a Federal Urban Mortgage Bank.

New Branch for Title Company.

In order to provide facilities for its ever increasing Westchester County business and for the convenience of its clients in the lower end of the county, the New York Title and Mortgage Company has opened a branch office at 3 South Third avenue, Mount Vernon, N. Y.

Bid for Women's Hotel.

The Hotel Martha Washington, at 27 to 31 East 29th street, through to 30 East 30th street, is about to figure in the first change of ownership since its erection, nearly twenty years ago. Pease & Elliman announced that they had made an offer of \$800,000 to the Woman's Hotel Company, Arthur Coppel, president, on behalf of an investing client, and that the offer had been accepted by the directors, subject to approval by stockholders at a meeting called for January 26.

The property is under lease until February, 1927, to the Northern Hotel Company, which has operated it for many years as an exclusive women's hotel. The new owner is said to be a well-known investor, who will take the property subject to the existing lease.

Join Bulky & Horton Co.

J. T. Burrill, who for the past 20 years has been connected with Burrill Bros., of the park slope section, has joined the selling organization of Bulky & Horton Co., and will make his headquarters at their Bay Ridge office, 7520 3d avenue.

Robert P. Liptrott, well-known Flatbush broker, has also associated himself with the firm of Bulky & Horton Co., making his headquarters at 1214 Flatbush avenue.

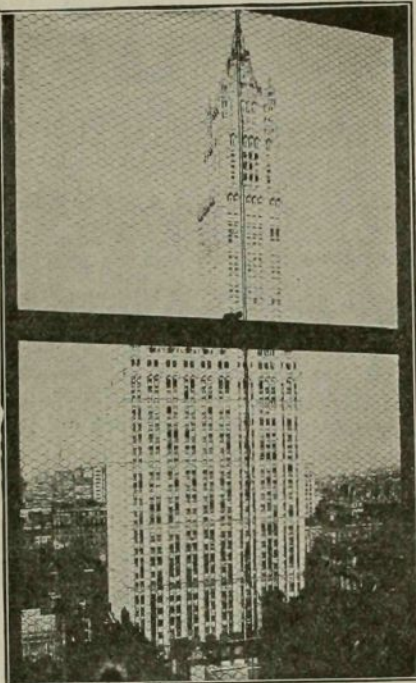
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Drive Corner for Builders.

The plot at the south corner of Riverside drive and 105th street, bought several years ago by William Randolph Hearst as a site for his residence, has been purchased by Paterno Bros., and is to be improved with a thirteen or fourteen-story apartment house. The plot was held at \$200,000 and the entire operation is expected to involve about \$850,000. The buyers plan to have the house ready for occupancy next October. It will have four suites on a floor of four, five and six rooms. Earle & Calhoun and Huberth & Huberth were the brokers in the deal. The Hearst property fronts 80 feet on Riverside drive and 100 feet on 105th street, and is one of the most attractive corners in that vicinity. Title to it is held in the name of the Randolph Realty Company, a holding company for Mr. Hearst.

R. E. Simon Buys Hotel.

Robert E. Simon has completed negotiations for the purchase of the Herald Square Hotel property at 114 to 120 West 34th street, comprising a twelve-story building, 80x100, and an eight-story building, 25x100. Dudley Olcott and other members of the family of the late S. P. Olcott, former president of the Central Trust Company, are the sellers. Possession of the property, which is in the busy Herald square section, opposite Macy's and west of Broadway, is to be obtained within six months. The transaction was negotiated by E. Bass and J. L. Phillips & Co.

Presbyterian Hospital Sells.

Trustees of the Presbyterian Hospital have sold, through Wm. A. White & Sons and the Brown, Wheelock Company, the block square bounded by Avenue A, 67th, 68th and Exterior streets, comprising about forty-two lots. The property was given in 1909 to the hospital by John S. Kennedy, and it was expected at that time that the institution would erect a structure on the site and move from Madison avenue and 70th street. The three blocks to the south, 64th to 68th street, are owned by the Rockefeller Institute, and it is rumored that interests identified with the latter institution are the buyers.

Big Sixth Avenue Deal.

Dwight, Archibald & Perry (Inc.), sold for Vincent Astor to a syndicate represented by Louis and Harry Kovner, the entire block front on the east side of Sixth avenue, between 25th and 26th street, known as 414 to 430 Sixth avenue, and including 53-57 West 25th street and 52-64 West 26th street. This plot is 200 feet on Sixth avenue, 125 feet on 25th street and 127.3 feet on 26th street. The entire property was held at \$1,000,000, and has been owned by the Astor family for generations. The purchasers contemplate extensive alterations to meet the present demand for space along this part of Sixth avenue.

Chicagoans Buy Rector's.

The Mecca Building, better known as Rector's, at Broadway, Seventh avenue and 48th street, has been sold by the Juillard estate, which owned it in fee, to Samuel and Abraham J. Cooper, who control five cafeterias in Chicago. The structure and leasehold brought about \$700,000 and rental for ninety years will amount to about \$9,225,000. The structure, which is to be remodeled, is ten stories high, fronts 114 feet on Broadway, 105 feet on 48th street, and 113 feet on Seventh avenue. It was erected by the Studebaker Automobile Company. Mark Levy and H. B. Nevins, Inc., were the brokers.

\$1,000,000 Home for Hospital.

The Hospital for Deformities and Joint Diseases purchased the following properties adjoining their present holdings, and on the entire plot will construct an eight-story hospital at a cost of \$1,000,000: from Dr. A. A. Himwich, 1913 Madison av, a four-story dwelling; Annie Marks, 1925 Madison avenue, a four-story dwelling; Luella Duysters, 1927 Madison avenue, a four-story dwelling, and from Florence Blasdell, 48 East 124th street, a three-story dwelling. Benjamin Bernstein was the broker in all the transactions.

Dey Street Resale.

The Broadway-John Street Corporation, Elias A. Cohen president, has resold to the Seitz Realty Co., through Rice & Hill, the vacant plot at 5 and 7 Dey street, 52x99, located 100 feet west of Broadway, and comprising the old site of the "Globe." The buyers will begin the erection, as soon as plans can be completed, of a twelve-story office building. This completes the resale of two properties at this point recently acquired by Mr. Cohen from the Searles family, the other involving the sale of 187 Broadway to Hanan & Sons, shoe dealers. The property just sold is opposite the American Telegraph and Telephone Co. skyscraper.

The site was later resold to the T. A. Gillespie Company, Thomas H. Gillespie, president, contracting engineers, now in the Hudson Terminal Building. The new owners plan to erect on the property a twelve-story building, in which they will occupy large space. This sale was arranged by the Brown, Wheelock Company.

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South Church Site Resold.

S. Osgood Pell & Co. have sold the southeast corner of 38th street and Madison avenue which Mr. Heckscher purchased in 1917 from the Reformed Dutch Church. The property measures 98.9 on Madison avenue by 125 on 38th street. There is an interesting history connected with this valuable plot. Some years ago, when the South Church first decided to sell, a sale was entered into with the consent of the Supreme Court to Mandelbaum & Mandelbaum, but the deal was never consummated. Some time later it was sold to Bing & Bing with the understanding that the Church would deliver the property free from restriction against an apartment house, but this the Church was unable to do. After this deal fell through, the Church began litigation to break the Murray Hill restriction, so that a multi-family structure could be erected. A short time later it was purchased by Mr. Heckscher. As a result of this and subsequent litigation, the plot has recently been made available for the purpose of an exclusive apartment hotel. Title to the property is eventually to be taken by a corporation formed for the purpose. It is reported that the sale price was in the neighborhood of \$700,000 and that already negotiations are under way for a resale.

Alwyn Court Resold.

The Grennell Co., which acquired last Saturday the Alwyn Court apartments at the southeast corner of 7th avenue and 58th street, has resold the property to the Winter Realities Co., Benjamin Winter, president. The building is twelve stories high, on a plot 125x100, and was erected about twelve years ago by the Hedden Constr. Co. from plans by Harde & Hhort. It contains two apartments of fourteen rooms and five baths on a floor. The selling company bought the property from the Orea Company, Inc., Frank Hughes, president. Elgar & Feinberg negotiated both transactions.

Brown Resells 36th Street Loft.

Frederick Brown resold to an investing client of Leitner, Brener & Leitner, Inc., the twelve-story fireproof loft building, 50x98.8, at 63 West 36th street, near 6th avenue, valued at \$450,000. The structure has 100 per cent. sprinkler system, and rents for \$44,500. It was acquired by Mr. Brown last November from the 63 West Thirty sixth Street Co., Benjamin Mordecai, president.

Allerton Hotel for Women.

Allerton House Co., J. S. Cushman, president, purchased from Robert E. Simon and others a plot containing about 9,000 square feet of land at 690 to 694 Lexington avenue, southwest corner of 57th street, through William B. May & Co. The company will erect on the site a sev-

enteen-story hotel for women, from plans by A. L. Harmon, architect. The building will contain about 700 rooms and be along the same lines as the Allerton House for Men, at 143 East 39th street. The same company is now building a similar building at the northeast corner of Madison avenue and 55th street.

Deal in Cotton District.

Wright Barclay, Inc., sold for Dr. Harold Barclay, et al, to Cristel & Cristel, 321-23 Broadway, two old buildings with store, on plot 50x100. This property has been in the Barclay family for over three hundred years and in the Barclay name for over two hundred years, and was held at \$250,000. The buildings now erected on the property were originally old private dwellings and about eighty-five years ago were altered into lofts and stores. The two stores have been occupied for the last twenty-three years by John J. Dowd's famous restaurant, well known to the merchants of this section. Plans are now being prepared by George & Edward Blum for a modern six-story store and loft building which will be ready for occupancy about May 1, 1920. It is the intention of the purchasers to make this building a textile building, especially adapted to the requirements of the cotton trade. For a long time it was intimated that the cotton business, which for many years has been located in this section, would move uptown, but this rumor was dispelled in January, 1919, when, after the reorganization of the H. B. Claffin Co., the Claffin Co. purchased the property in Church and Thomas streets,

which for many years they had under lease. This now gives Claffin Co. the entire block front bounded by Thomas and Worth streets, West Broadway and Church street. The next block further east bounded by Thomas and Worth streets, Church and Broadway, in which the property just sold is located, is entirely tenanted at the present time by cotton firms, many of which are making extensive alterations to the property, assuring the permanency of the cotton business in this section, which is now known as the "Cotton Bale." Some of the well known firms established in this block and in the immediate vicinity are: Converse & Co., M. C. D. Borden Sons, A. D. Juillard & Co., Willington Sears & Co., Emery Brown Co., J. Spencer Turner, James F. White & Co., Campbell Co., Minot Hooper Co., Amoskeag Mfr Co., Clarence C. Collins & Co., William Iselin & Co. and others. Wright Barclay, Inc., report that negotiations are well under way with well known cotton firms for the leasing of the stores and some of the upper parts of the proposed building.

Sell Burr Printing House.

The Charles F. Noyes Co. has sold to George H. Chatillon, represented by William H. Klenke, the Burr Printing House property, taking in the entire block on Frankfort street, from Jacob to Cliff streets; also the six-story building adjoining at 14 Jacob street. The Chatillon interests are the owners of four adjoining buildings and through this purchase now own a plot

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of 25,000 square feet, with frontages of 153 feet on Cliff street, 159 feet on Frankfort street and 146 feet on Jacob street. This, the brokers state, is the largest block front south of the Brooklyn Bridge held under one ownership. Fraser, Spier & Meyer were the attorneys for the estate selling the Burr Printing House plot, which in itself contained about 15,000 square feet. It is considered likely that the new owners will improve the plot when leases on the existing buildings expire. Laurence McGuire represented the sellers in the transaction and attended to the financial arrangement.

Sells Teviot and Tinturn.

Harry K. Savage, of Slawson & Hobbs, sold for the John Alden Realty Corp., the property known as the Teviot and the Tinturn, at 2465 to 2471 Broadway, between 91st and 92d streets, two seven-story elevator apartments having a frontage of 101 feet on Broadway, and the southerly house having a depth of 150 feet and the northerly house 100 feet. The property was held at \$450,000.

Estate Sells on Broadway.

L. Tanenbaum, Strauss & Co. sold for Ranald H. MacDonald, as executor of the estate of Josephine MacDonald, the eleven-story basement and sub-basement building, 718-720 Broadway, on a plot in size 50x137. This building was built by Mr. MacDonald in 1906, and is one of the best buildings of its type in the district. The purchaser is a syndicate headed by F. L. Reis.

Apartment Investment Purchase.

Douglas L. Elliman & Co., in conjunction with M. H. Gaillard, sold the nine-story apartment house at 152 West 58th street, for the Marcaro Corp., Laurence McGuire, president, on a plot 60x100. It has been held at \$425,000, and the rents are over \$50,000. The purchasers are Irving Judas and Joseph Silverson, who have bought the property for investment.

Big Cloak and Suit Project.

H. M. Weill Company sold for William Nelson 213 West 35th street, a six-story warehouse, 24x100; also, for the Lindemann estate, the adjoining three tenements, 66x100, making a total plot of 90x100. The buyer is a large cloak and suit concern, which will erect a sixteen-story loft building. Plans are now being prepared. This property adjoins a contemplated new sixteen-story building which is to be erected on a plot 100x88, controlled by Pennsylvania interests.

Hotel Warrington Sold.

Albert B. Ashforth, Inc., sold for Herman Woog to the Holworthy Chambers Corporation, Frederick L. Lavanburg president, the Hotel Warrington, a twelve-story fireproof structure at 161 and 163 Madison avenue, with an "L" to 28 East 33d street. The avenue property measures 49.4x100 and the 33d street property 16.9x98.9.

Complete Big Warehouse Site.

M. & L. Hess, Inc., sold for the Community West Houston Street Garage, Inc., the plot 585-589 Greenwich street, 300 West Houston street, northeast corner of West Houston street and Greenwich street, of the dimensions 78.5x113, to the Three Ninety-five Hudson Street Corporation. This sale was for all cash and completes the purchase by the Three Ninety-five Hudson Street Corporation of the entire block bounded by Greenwich, Hudson, West Houston and Clarkson streets, acquired through the same broker. The buyers are affiliated with the Western Electric Co. and the New York Telephone Co., and the entire plot will be improved with an eight-story and basement building for the use and occupancy of these two corporations for warehouse and general offices. Improvement of the land and building will involve close to \$3,000,000.

Buyer for Graphic Building.

I. Randolph and Everett Jacobs have sold the eight-story fireproof Graphic Building, at 80-82 4th avenue, size 50x92, to Arthur Greenbaum. The gross rental is \$36,000 and the holding price was \$250,000. Harry B. Cutner was the broker.

Firm Plans Addition.

Wm. A. White & Sons has sold for James M. Brennan to the Powers-Weightman Rosengarten Co. 27-31 Depeyster street, on a plot of approximately 60.3x50.3. The property immediately adjoins the present building of the purchaser and it is their purpose to erect an addition to their building on the newly acquired site.

Sale in "Street Beautiful."

Lawrence Blake & Jewell sold for the Samoth Realty Co. 132 East 19th street, a seven-story apartment house on a plot 30x104 feet. The building has three apartments on each floor, one of the unusual features being that one of the apartments has a studio thirty feet wide. This block is known as the "Street Beautiful" because of the many attractive houses erected

and altered on it in the past five years. The building was erected by Ronald H. MacDonald about eight years ago and brings in an annual rental of nearly \$23,000 a year. L. Rodney Berg represented the sellers.

Hebrew Home Replaces Library.

The old Astor Library Building, at 423 to 439 Lafayette street, near Astor place, has been purchased as a home for the Hebrew Sheltering and Immigrant Aid Society. It is on a site fronting 220.1 feet and having a depth of about 100 feet. Land and building cost the society \$325,000, and it is said that \$75,000 will be spent upon alterations to the building. For several months the Seventy-seventh Division veterans used the building as a clubhouse, but recently moved to 27 West 25th street. The site was bought for \$25,000 in 1848, when construction of the library was begun. John Jacob Astor left \$430,000 to the city to found the library. In 1911 the books were moved to the present library, at 6th avenue and 42d street.

Attorney Buys Hotel.

Walter T. Stern, of the law firm of Coleman, Stern & Ellenwood, purchased as an investment the nine-story hotel, on plot 50x100, at 420 West 116th street, between Amsterdam and Morningside avenues. The house contains 144 rooms and 70 baths, and its sale includes the full equipment and furniture. The property, which has a dining room seating 150 persons, now is being operated as a hotel by the sellers, the 420 West 116th Street Corporation.

The sale was negotiated by Thomas J. O'Reilly on an asking price of \$300,000.

"Staats-Zeitung" Building Sold.

Wm. H. Whiting & Co. sold for the "New Yorker Staats-Zeitung" to Schmoll, Fils & Co., leather and hide merchants, its property on the northeast corner of William and Spruce streets, a six-story fireproof building, known as 182 William street. The property has a frontage of 23.6 on William street, widening in the rear to 48.4. The Spruce street front is 93.9. The late Herman Ridder acquired this parcel in 1907 and extensively remodeled the building to accommodate the needs of the "Staats-Zeitung," which shortly prior to that time had disposed of its old home, immediately north of the Brooklyn Bridge, to the city as part of the site of the new Municipal Building. The building is to be remodeled into an office structure, after which the new owners will occupy several floors as their executive offices and the remaining space will be offered for rent. Wm. H. Whiting & Co. have been appointed agents for the property.

Builders Buy in Lexington Avenue.

Pease & Elliman sold for the estate of James McCabe, also Henry and Simon McCabe, the six four-story dwellings at 943 to 954 Lexington avenue, with a frontage of 100.5 feet in the avenue and 72.6 feet in 69th street, to James C. McGuire Co., builders, which has no immediate plans for its improvement.

Plan Marble Hill Homes.

A. N. Gitterman has sold for the Cathedral Parkway Co. thirty lots at the corner of West 225th street and Adrian avenue, purchased some time ago from the Famous Players Film Co. after the enactment of the zoning law prohibited the carrying out of their studio plans on Marble Hill. The new owner is the Marble Hill Development Corporation, which has had plans prepared for the improvement of the site with twenty-eight semi-detached six-room stucco houses, which with a garage placed on a 25x100 foot lot will be sold for \$10,000. The entire plot is assessed for tax purposes at \$112,500, a trifle under \$4,000 a lot, and was held at \$120,000.

\$900,000 Block for Bing & Bing.

The two-story taxpayers, comprising the block front on the east side of Broadway, between 82d and 83d streets, one of the few available sites for improvement in this section, have been sold to Bing & Bing by the Franklin Building Co., Lewis Cass Ledyard president, which had been holding the property at \$900,000. F. A. Wyckoff, of the Wood-Dolson Co., negotiated the sale, which was for cash. The property comprises about twelve lots and fronts 200 feet on Broadway and 142 feet on each street. The leases all expire next May. The site was assembled by the late N. A. Higgins and has not been sold since 1871. The opposite northeast corner of Broadway and 83d street was purchased by Marcus Loew recently for a theatre.

South of 59th Street.

Manhattan.

BRIDGE ST.—William Pierre Jocklin, of Jocklin & De Florez, resold 31 Bridge st, a 3-story building, 19.10x77, held in the name of the Connelly Investing Corp.

CLIFF ST.—Charles F. Noyes Co. resold for Frederick Brown to the Hoffman La Roche Chemical Works, the 5-story loft, containing 50,000 square feet of space, at 17 and 21 Cliff

st, through to Ryders alley. The plot contains 9,250 square feet, with frontages of 60 feet in Cliff st and 87 feet in Ryders alley.

CORTLANDT ST.—Frederick Brown bought 60 Cortlandt st, a 4-sty building, 22x56, through Julian T. Saxe.

CROSBY ST.—Charles F. Noyes Co. sold for Wayland & Bernard, attorneys, the 6-sty building, 49 Crosby st, to George Bioco & Co., the tenants.

CROSBY ST.—Spotts & Starr resold to E. Ducker for W. J. Mengel 101 and 103 Crosby st, a 7-sty loft, 40x65x irregular.

DELANCEY ST.—The Public National Bank of New York bought for \$190,000 the block front in Delancey st, from Ludlow to Orchard st, on which will be erected a 6-sty building, 87x62, to conform to its present banking building at Delancey and Ludlow sts.

FRONT ST.—Cruikshank Company and Cammann, Voorhees & Floyd sold for the Almy Realty Corporation the two 4-sty buildings 221 and 223 Front st, 33.9x73.4, to Elias Cohen.

LEONARD ST.—Charles F. Noyes Co. sold for the Markham Realty Corp., Clarence W. Eckardt, president, 23 Leonard st, a 6-sty building, 25x92, to A. I. Root Co., who will occupy.

LEONARD ST.—Markham Realty Corp., Clarence W. Eckhardt, president, sold through Harold L. Lewis, 25 and 27 Leonard st, two 6-sty buildings, to Strohmeier & Arpe, importers, who own and occupy the 10-sty building direct in the rear at 139 and 141 Franklin st. The buyers will use the Leonard st buildings for their business.

PEARL ST.—Pease & Elliman sold for Thomas Hall, 27 and 29 Pearl st, 40.10x100x irregular, through to Bridge st, improved with a 6-sty building.

PEARL ST.—James H. Cruikshank purchased from the No. 284 Pearl Street Company, Inc., the 7-sty building at the southeast corner of Pearl and Beekman sts, 53.10 in Beekman st and 40.2 in Pearl st, through Charles E. Moore.

PRINCE ST.—I. Haskell has sold for Meister Builders, Inc., 131 to 135 Prince st, a 7-sty loft building.

THOMAS ST.—Spotts & Starr, Inc., sold for Dr. Allan B. Starr to I. Portman, 56 Thomas st, a 6-sty loft building, 25x100, now occupied by H. B. Claflin & Co., whose lease expires in September, 1920.

WALKER ST.—Elias A. Cohen bought from the Regnal Realty Co. and others the 7-sty loft, 50x88, at 88 and 90 Walker st, leases on which expire next May.

WARREN ST.—Charles F. Noyes Co. sold for the estate of James R. Brevoort 56 and 58 Warren st, two 5-sty buildings, 46x72.

2D ST., ETC.—George G. Hallock, Jr.'s, Sons sold for Caroline Geyer the three houses 78 to 82 East 2d st to the Darchei Naiem Congregation; for the Provident Warehouse Co., Inc., the stable 89 Chrystie st to Jacob Gronowitz, and for the United States Trust Co., trustee, the 3-sty house 196 East 7th st to the Kishineff Sick Benefit Society.

9TH ST.—George G. Hallock, Jr.'s, Sons sold the leasehold at 44 East 9th st for the Crescent Star Realty Co. to Edward Schnur.

10TH ST.—Max N. Natanson sold through J. B. Gordon, 28 East 10th st, a 12-sty loft, 46x92.

12TH ST.—Spear & Co. sold for the Bank for Savings, the 4-sty building, 35.4x40.3, at 28 and 30 East 12th st, to the Burden Realty Corp.

17TH ST.—M. M. Hayward & Co. and Charles Lutz sold for Sarah Hayward, the 5-sty dwelling at 243 East 17th st.

19TH ST.—Leon S. Altmayer sold for Fannie K. Schiedelin Crosby et al the 4-sty building 116 East 19th st, 25x92.

20TH ST.—Louis Schrag sold for Mary Shutenberg the 4-sty tenement 224 West 20th st, 25x89.

22D ST.—Dwight, Archibald & Perry, Inc., sold for Mary Riordan the 4-sty dwelling 164 West 22d st, 18.6x85.6.

23D ST.—Max N. Natanson sold to Julius Tishman & Son 30 East 23d st, a 12-sty loft, 25x100, through Manning & Trunk.

25TH ST.—Estate of Samuel Frank sold to Joseph Loria the 3-sty warehouse, 44x100, at 138 and 140 East 25th st to Mortimer I. Harris, and the 3-sty building at 30 Lexington av.

29TH ST.—Horace S. Ely & Co. and Tucker, Speyers & Co. sold for Augustus N. Hand, trustee of the Coles estate, 2 East 29th st, a 4-sty building, 20.6x98.9, to the Flinn Realty Corp., who are the owners of the Law Building at 259 5th av. abutting. The company now owns an L around the southeast corners of these thoroughfares.

31ST ST.—Louis Shrag and John A. Steinmetz sold for A. F. Ferris 112 West 31st st, a 4-sty building, 22x100, to Benjamin Rutchik, who recently purchased 114, adjoining.

37TH ST.—Mrs. Robert Winthrop bought from the estate of Mary E. Brown through the Brown, Wheelock Co., Inc., the 4-sty dwelling, 41x95x irregular, at 36 East 37th st.

37TH ST.—William Sittenham purchased from Mrs. Alice Clarkson, of Tivoli, N. Y., the 4-sty building, 21.6x98.9, at 58 West 37th st. Mr.

Sittenham owns the fee of several properties in this block and also controls several leaseholds.

42D ST.—Joseph F. Feist & Co. sold 422 West 42d st, a 3-sty building, 25x98.9, for Joseph Patten.

50TH ST.—Adolph De Mau purchased from Leonie Bois, 232 East 50th st, a 4-sty dwelling, 20x100, through W. S. & A. S. Katzenstein and Samuel Schack, attorneys.

56TH ST.—George V. McNally sold for Louis H. Dos Passos and others, the 4-sty dwelling, 20x100, at 18 East 56th st.

93D ST.—William S. Baker sold for the 3157 Broadway Corp., Morris M. Fichter, president, to the Riger Realty Co., Ellis Riger, president, 316 West 93d st, a 6-sty apartment, 50x143.2.

99TH ST.—M. M. Hayward & Co. sold for the Weisgreen Realty Co., the 5-sty apartment 260 West 99th st.

99TH ST.—Isidore Zimmer and Samuel Reznick bought from Irving Judis and Joseph Silverson, the 8-sty apartment, 50x100, at 309 West 99th st, through Michael V. Rosenberg.

99TH ST.—Irving Judis and Joseph Silverson bought through Nassoit & Lanning from the S. Levy Realty Co., the 8-sty apartment, 75x100, at 317 West 99th st. The buyers purchased 309 West 99th st a few days ago.

102D ST.—George A. Hampton & Son sold for the Graham Beach Realty Co., the 5-sty flat, 151 West 102d st, 25x100.

103D ST.—Louis Israelson bought from C. H. C. Beakes 205 to 209 West 103d st, a 6-sty apartment, 80x100.11, through George Schwegler and L. F. Hall.

104TH ST.—Louis Schlechter has bought from Leslie R. Palmer, 115 West 104th st, a 6-sty apartment, 88x100.

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58TH ST.—Meister Builders, Inc., purchased from the Jacob New Realty Corporation the two 7-sty apartments, 75x100, at 358 and 360 West 58th st, through H. Carrol.

AV. B.—Morris Wolff sold for the Schnitzler estate, the two 4-sty flats at 206-208 av B.

BROADWAY.—M. C. D. Borden Sons, who have occupied the lower part of the 5-sty loft building at 329 and 331 Broadway, southwest corner of Worth st, 42x100, for nearly ten years, have purchased the property from Gertrude O. Ulman and others through Wright Barclay, Inc., and intend to occupy the entire structure.

BROADWAY.—Frederick Brown resold to Caleff Brothers, the 5-sty loft building, 50x100, at the southwest corner of Broadway and Howard st, through I. I. Levin.

WEST BROADWAY.—Daniel Birdsall & Co., Inc., sold for the United States Trust Co., as trustee for the P. Roberts estate, to the Frui- sen Realty Co., 276 West Broadway.

WEST BROADWAY.—Daniel Birdsall & Co., Inc., sold 270 West Broadway, a 2-sty building, 19.11x63, to Frederick Friessen, for the estate of Sarah Hadley.

2D AV.—Henry Hof sold for the Anthony Avenue Realty Co., Inc., the 5-sty apartment, 24.8x80, at 769 2d av.

North of 59th Street.

MANHATTAN ST.—Harvey Bloomer bought through Slawson & Hobbs the Edgar apartments, a 6-sty elevator building, 109-111 Manhattan st, 75x100. Alterations are now being made on the building. Mr. Bloomer has appointed Slawson & Hobbs as managers of the property, and will hold for investment.

61ST ST.—Frederick Brown bought through Worthington Whitehouse 39 East 61st st, a 5-sty apartment, 19.9x100.5.

61ST ST.—James H. Cruikshank purchased from Fannie M. Keppel 413 East 61st st, a 5-sty flat, 20x96, through Harry Sugarman.

62D ST.—Leon S. Altmayer sold for K. Grass the 4-sty dwelling 221 East 62d st, 16x62.10.

73D ST.—Louis P. Dowdney sold for the Coleman estate the 4-sty dwelling 167 West 73d st.

73D ST.—Brown-Wheelock Co. sold for the Clark estate 31 West 73d st, a 4-sty dwelling, 21x102.2, to Stanleigh P. Freedman; tenant.

76TH ST.—Pease & Eliman sold for Charles Sidenburg, the 4-sty dwelling, 21x100, at 43 West 76th st.

80TH ST.—Everett M. Seixas Co. sold for Theresa S. Appel, 127 West 80th st, a 4-sty dwelling, 21x102.

84TH ST.—Harry A. Olsen, of Frederick Zittel & Sons, sold for I. Freidus to D. Silverman the 5-sty apartment, 25x100, at 208 West 84th st.

86TH ST.—Welling & Koelble, Inc., sold for James Garfield Moses, executor of estate of J. Heiman, 134 West 86th st, a 5-sty dwelling, 20x102.2, to Ennis & Sinnott.

89TH ST.—The 5-sty building, 25x100.8, at 218 East 89th st, has been sold by Lena Levy through Wilber C. Goodale.

92D ST.—William B. May & Co. sold for the Coastwise Warehouses, Inc., 23 East 92d st, a 4-sty dwelling, 20x100.

AV A.—O'Reilly & Dahn sold for Ida Duad to Frieda Wasserman, 1634 and 1630 av A, north-east corner of 86th st, two 4-sty tenements, each 20x75.

AMSTERDAM AV, ETC.—B. Harris sold for I. Freidus to Joseph Shenk, 2125 Amsterdam av, a 6-sty apartment, 53x100, also for Charles Kimmelman to Joseph Shenk, 560 West 192d st, a 5-sty apartment, 75x100.

AUDUBON AV.—L. J. Phillips & Co. sold for Caroline H. Takamine, the southwest corner of Audubon av and 173d st, a 4-sty dwelling, 17x 50.

BROADWAY.—Moore, Schutte & Co. sold for the Garnet Hall Realty Co., the northwest corner of Broadway and 141st st, a 6-sty apartment, 100x100.

BROADWAY.—Huston estate sold to Harris and Maurice Mandelbaum, the 10-sty apartment at the southwest corner of Broadway and 170th st, 103x148, through Charles P. Huston & Co.

BROADWAY.—John Alden Realty Corp., re-sold the two 7-sty apartments, 2465 to 2471 Broadway, 101x150x irregular, through Harry K. Savage, of Slawson & Hobbs. The selling company acquired the property about two weeks ago in exchange for the John Alden apartment at 44 West 10th st.

BROADWAY.—Carl Mildner sold to Edward H. Burger the 6-sty apartment, 140.11x100, at 3117 to 3131 Broadway.

BROADWAY.—Phillip Meyerowitz sold the Washington Heights, a 6-sty apartment, 100x 100, at 3828 Broadway, northeast corner 159th st, through Max Rosenfeld.

CATHEDRAL PARKWAY.—The 6-sty flat, 150x75, at 131 Cathedral Parkway has been sold by the Merritt Ferguson Construction Co. to William Landsman, through Byrne & Bowman.

EDGEcombe AV.—Frederick Brown resold to Henry Ziper 206 Edgecombe av, a 3-sty dwelling, 18.8x62, through Charles A. Berlin.

HAMILTON TER.—L. J. Phillips & Co. and Henry M. Fitch sold for Morris Byk 45 Hamilton terrace, a 4-sty dwelling, 19x98.5.

LEXINGTON AV.—Duff & Conger, Inc., sold for the estate of William H. Valiquette a 3-sty dwelling at 1451 Lexington av to Martin J. Kennedy.

LEXINGTON AV.—John J. Cody and George S. Runk sold to the Ming Toy Holding Co., Inc., the 4-sty tenement, 20x67.2, at 1252 Lexington av.

MADISON AV.—Otterbourg, Steindler & Hous-ton, representing A. Barlin, purchased from Abraham Liebman, the 5-sty flat, 1730 Madison av, 25x100.

MADISON AV.—Douglas L. Elliman & Co., Inc., sold for Mrs. L. L. Benedict, of Paris, France, the vacant lot at the northwest corner of Madison av and 70th st, fronting 100.5 and 21 feet respectively, and held at \$75,000. It is the only vacant parcel on the old Lenox Library block, the 5th av end of which contains the Frick mansion. The lot is restricted to residential use.

MADISON AV.—L. & A. Pincus and Morris L. Goldstone sold to the Jaclun Realty Co., Jacob Lunitz, president, the 7-sty apartment, 100x 100, at the southwest corner of Madison av and 88th st.

MADISON AV.—Charles Galewski bought from Forbes & Co. the 6-sty apartment, 100x 100, at 1391 to 1397 Madison av, southeast corner of 97th st, through John Finck.

MADISON AV.—James H. Cruikshank purchased from the Commonwealth Security & Mortgage Co. the 3-sty dwelling 2040 Madison av, 16.5x75, through Harry Sugarman.

MADISON AV.—James H. Chuihkshank resold to John Barth, the 3-sty dwelling, 16.6x75, at 2040 Madison av, through Charles Metzger.

RIVERSIDE DR.—Anthony Campagna, Victor Cerabone, Michael and Armino Campagno purchased from John Brown the north corner of Riverside Drive and 146th st for improvement with a 6-sty apartment, 60x99.11. The seller is one of the oldest operators on the Heights, having owned this corner for 46 years.

ST. NICHOLAS AV.—Ennis & Sinnott purchased from Charles L. Fleming 841 to 847 St. Nicholas av, northwest corner of 152d st, four 3-sty dwellings, 76x100.11, through Ernest T. Bower.

ST. NICHOLAS AV.—Porter & Co. sold for the Irving Savings Institution to Rudolph Steinacher the 3-sty dwelling 16 St. Nicholas pl, 32x100.

ST. NICHOLAS AV, ETC.—E. E. Thomas sold 912 St. Nicholas av, a 3-sty dwelling, for Edward J. O'Shaughnessy; 545 West 165th st, a 5-sty apartment, 39.9x99.11, for Mrs. J. S. Booth; 551 West 159th st, a 3-sty dwelling.

ST. NICHOLAS AV.—Louis Israelson sold the Stratford-Avon, a 6-sty elevator apartment, 100x 100, at the southeast corner of St. Nicholas av and 174th st.

ST. NICHOLAS AV.—S. H. Raphael Co., Inc., sold for the Levy and Jonas estates the 4-sty business buildings on a triangular plot fronting 144.7 in St. Nicholas av, 123.3 in 8th av and 75.8 in West 120th st to a grocery concern for occupancy. The building is a steel frame fire-proof structure. It was built by the present sellers.

VERMILYEA AV.—B. Harris sold for Charles Kimmelman to Joseph Shenk 153 Vermilyea av, a 5-sty apartment, 50x150.

VERMILYEA AV.—Silweis Realty Co. sold through Steinman & Steinman a 5-sty apartment, 50x100, at the northeast corner of Vermilyea av and Academy st.

WEST END AV.—D. M. Gallo sold for Herman Strucke to Dr. G. Tomasulo 712 West End av, a 5-sty flat; also for the Frontenac Realty Co. to the Celsor Realty Co. the two 5-sty houses at 119 and 121 West 104th st and the two 5-sty tenements at 313 and 315 East 39th st for W. Franklyn Brush.

WEST END AV.—The 10-sty Abbotsford apartment house, 102.2x100, at the southwest corner of West End av and 80th st, has been sold by the Crimson Realty Co., M. Rosenthal and Bernard, London, through the Guardian Holding Co., Electus T. Backus, president.

1ST AV.—Mulvihill & Co. sold for Mary Marine the 3-sty loft, 25x100, at 2157 1st av to Charles Greenberg.

2D AV.—Lillian Santzky sold to H. Kirchman, 1928 2d av, a 6-sty apartment house, 40x106.

5TH AV.—Jacob Wiegand bought from Joseph Shenk the two 6-sty apartment houses at 1429 and 1431 5th av, through E. and S. Lee.

7TH AV.—Charles Galewski resold to George W. Stinger, of Philadelphia, the 6-sty apartment, 50x100, at 1858 and 1860 7th av; also the 7-sty apartment, 50x100, at 1854 and 1856 7th av, through Charles Williams.

7TH AV.—J. C. Hough & Co. sold for the Stebbins Realty and Construction Co., D. Sylvan Crakow, president, to Max Schwarz the 7-sty apartment house, 50x100, at 2010 7th av.

9TH AV.—Michael H. Hoffman purchased from the Galco Realty Corporation, through Hall J. How & Co., the 2-sty garage, 100x100, at the southwest corner of 9th av. and 208th st., leased to one tenant.

Bronx.

BECK ST.—Greenbaum estate sold to Ben Posner, through A. Phillips, 886 to 890 Beck st, two 5-sty apartments, 108x100.

JEFFERSON PL.—Max Luria bought from Philip Weinberg 651 Jefferson pl, a 4-sty building, 20x80.

138TH ST.—Steinman & Steinman sold for Beth Senan to Gelden & Wolf two 5-sty apartments, 75x100, at 590 and 594 East 138th st.

144TH ST.—J. Clarence Davies sold for Farmers' Loan & Trust Co., trustee, 408 East 144th st, a 2-sty brick dwelling, 16.8x100.

145TH ST.—Daniel H. Jackson bought from Oscar Kautsky 446 to 450 East 145th st, two 5-sty apartments, 75x100.

180TH ST., ETC.—Max Cohen bought 850 East 180th st, a 5-sty apartment, 70x73; also sold 494 East 167th st, a 6-sty apartment, 42x92; 735 East 160th st, a 6-sty apartment, 49x96; 673 Dawson st, a 6-sty apartment, 26x105, and 595 Tinton av, a 5-sty apartment, 37.6x100.

BROOK AVE.—M. Hayes sold to Charles F. Deshler the 4-sty flat, 25x100, at 1514 Brook av, through Williamson & Bryan.

CEDAR AV., ETC.—Edward Polak, Inc., sold dwellings for William J. Diamond to Rebecca Messinger at 2204 Cedar av; for a Mrs. Cohen to Samuel Watin at 2211 Crotona av, 25x100; for a Mrs. Dunphy to Sam Silverman at 812 East 180th st, 25x100; for Foundation Realty Co. to Nathan M. Finkelstein at 662 East 175th st; for a Mr. Spuia to a Mr. Diorio at 2053 Grand av, 20x100, and for Cecilia Maggiolo to a Mr. Barrangos at 1304 Clay av, 19.6x80.

COLLEGE AV.—J. Clarence Davies sold for Cornelia S. Dean and others 1039 College av, a 3-fam. house, 22x93.

COLLEGE AV.—George Hoffman Construction Co., Inc., sold through Schwab & Co. to a Mr. Cohen the 3-sty dwelling, 20x100, at the northeast corner of College av and 168th st.

DAVIDSON AV.—S. J. Taylor sold for Lillie Rittenberg the residence at the northwest corner of Davidson av and West 184th st, 16.6x80.

FULTON AV.—Manning-Bernhard Realty & Construction Co. sold to Louis Berger three 4-sty apartments at 1705 to 1709 Fulton av, through Nicholas Hodes and Isaac Propp.

GRAND AV.—John Walter sold through Frank J. McRieckard 2321 and 2323 Grand av, 3-family dwellings, 50x100.

HOE AV.—Charles Berlin and Jacob I. Ber- man sold to the Dorman Realty Corp., Ely Mar- tin, president, two 5-sty apartments, 90x120, at 937 to 941 Hoe av.

HOE AV.—Samuel Kronsky sold for the Harco Realty Co. two 5-sty apartments, 84x106, at the northwest corner of Hoe av and Aldus st.

HONEYWELL AV.—Heil & Stern sold to A. Wendorf the 5-sty building at the northeast corner of Honeywell av and 178th st, 63.8x100.

INWOOD AV.—J. Clarence Davies sold for Chester J. Burns, the plot, 53x80, at the south- west corner of Inwood av. and Macombs road.

JACKSON AV.—Alexander Selkin and Samuel Hochstein sold for Ida Brantman the 2-sty dwelling, 19x75, at 903 Jackson av.

JACKSON AV.—J. Clarence Davies sold for Frances S. MacDermott the northwest corner of Jackson av and 156th st, a 5-sty flat, 25x77.

JACKSON AV.—Alexander Selkin and Joseph Sturm sold for the Evans Holding Co., Joshua L. Evans, president, 903 Jackson av, a 2-sty, 2-fam dwelling, 19x75.

KELLY ST.—Maurice Kastriner sold two 5- sty flats, each 38x100, at 878 and 882 Kelly st.

LONGWOOD AV.—Maiden Lane Savings Bank sold to David Freiman the 5-sty flat, 38x 100, at 935 and 937 Longwood av.

MARION AV.—Schwab & Co. sold for the Edel Realty Co. a 6-sty apartment, 50x103, at 2466 Marion av.

MARMION AV.—B. Harris sold for Joseph Shenk 1968 Marmion av, northeast corner Tre- mont av, a 5-sty apartment, 40x115.

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RECENT LEASES.

\$8,000,000 Insurance Lease.

Charles F. Noyes Company has negotiated probably the largest lease ever handled in the insurance district, and one of the largest downtown leases ever negotiated. At an aggregate rental of \$8,000,000, including taxes, ground rent and operation, the Noyes Company has leased for the Underwriters Building Company the sixteen-story Hilliard Building at 51-57 John street, the northeast corner of Dutch street, the Commercial Union addition 4-6 Dutch street, and the adjoining plot at 8-10 Dutch street to the Travelers Insurance Company for twenty-one years. The lease is made subject to all existing leases in the building, many of which have a number of years to run. The buildings leased cover a plot with frontages of 180 feet on Dutch street and 81 feet on John street. Eventually the Travelers will remove from 76 William street, their present location, and occupy the premises just secured. This is the second largest lease made by the Noyes Company during the past few weeks in the same general district, the other lease being the \$3,000,000 Aetna lease for five floors and one-half of the corner floor of the Woodbridge Building, one block east at John and William streets. Mr. Noyes in discussing these two transactions stated that it was his opinion that these two leases will center the heart of the insurance district for all time in the vicinity of William street, from John to Fulton, and that already negotiations are pending by insurance companies for the securing of premises on William street, and one active deal is under negotiation.

Builder Leases West Side Block.

William A. White & Sons and John R. and Oscar L. Foley leased for Henry A. C. Taylor to Thomas L. Cunningham the "Newport," a six-story elevator apartment building, on the south side of 52d street, from Broadway to Seventh avenue. The property fronts 170.11 feet on the street and 40.5 feet on Broadway and Seventh avenue. The term of the lease is for twenty-one years at a rental of more than \$800,000. Mr. Cunningham is president of Cunningham & Foley, Inc., building contractors, who have done a great deal of alteration work in the immediate neighborhood.

Candy Shop Expands.

Mary Elizabeth, whose candy shop and tea room is at the northwest corner of Fifth avenue and 36th street, has found it essential that she should have more room to take care of her rapidly expanding business, and she has therefore leased through Manning & Trunk from Proctor & Co. about 10,000 square feet in 3-5 West 36th street, which adjoin her present quarters. It is planned to connect all this space up with the Fifth avenue shop and to have it ready for occupancy about the first of March. The lease, which is for a term of fifteen years, calls for the payment by Mary Elizabeth of some \$200,000 in rent.

Schulte Co. in Lease.

Henry Shapiro & Co. have leased for the Schulte Cigar Stores Co. to the 218-20 West 34th Street Corporation to two five-story buildings, on lot 33.1½x98.9, at 218-20 West 34th street, for a term of twenty-one years, at an aggregate rental of \$200,000. This property adjoins the altered buildings recently leased to the C. & C. Lunch Co. for a long term. The buildings will be extensively altered into stores and show rooms. Henry Shapiro & Co. have been appointed renting agents.

Harlem Industrial Development.

Shaw & Co. have leased for the estate of Henry A. Cram the entire block between the east side of Fifth avenue and the west side of Madison avenue, from 136th to 137th street, the frontage being 200 feet on each avenue and 385 feet on the streets, making a ground space of 77,000 square feet. The property has been known for some years past as the Olympic Ball Fields. The lease is for a long term, the rental involving over one million dollars. The tenant is Theodore Klein, a builder, who will improve the property with buildings for industrial purposes.

AMES & CO. leased for the estate of William A. Robinson to Isaac Goldberg the three buildings 446-48-50 7th av; also leased in conjunction with J. W. Cushman & Co. the two 4-story buildings at 208-10 West 27th st.

BRETT & GOODE CO. leased the 4th floor in the Art Color Bldg, 209-19 West 38th st, to the Anchor Press and the Premium Press, at a rental of about \$125,000; also in 536 5th av the front half of the 3d floor to Kosiner, Inc., and space on the 3d floor at 211-15 Centre st to the Mutual Talking Machine Co.

CUSHMAN & WAKEFIELD, INC., leased for the Commerce Chamber offices at 48 East 41st st to John H. Van Deventer, and for the Brunswick Realty Co. executive offices in the Commercial Engineers' Building, at 35 West 39th st, to J. Jacques Wolfe.

CHARLES F. NOYES CO. leased for William Cruikshank's Sons the building 14 Fulton st to Charles De Bedts; a floor at 11 Lispenard st to Maisel & Hochberg, and a floor at 45 Lafayette st, for Herman P. Suerken to the Consolidated Ribbon & Carbon Co.

PEASE & ELLIMAN leased furnished for Maitland Dwight of Washington to S. Sloan Colt an apartment in 122 East 76th st, and for W. J. Zimmerman to Edward S. Nauberg an apartment furnished in 9 West 68th st; also for Jane Everett to "Homer," a dressmaker, the parlor floor in 7 East 55th st.

GEO. R. READ & CO. rented for E. H. Ludlow & Co. the entire 5th floor at 82-84 Broad st to Mecke & Co.

WM. A. WHITE & SONS leased at 56-58 Pine st offices to John E. McTernan and J. Myron Murphy; at 28-30 East 12th st, space to Frank Finkelstein; at 161-163 West 125th st, additional space to the Mutual Life Insurance Co.; also at 71 Washington pl, an apartment to Raymond M. Hood.

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ANNUAL REPORT OF THE LAWYERS MORTGAGE COMPANY

RICHARD M. HURD, President

JANUARY 1, 1920

Guaranteed Mortgages have come through the World War with the best record of any security, not a dollar having been lost by their holders. The reason for this is threefold: First, the wide margin of safety in the real estate mortgaged; second, the strength of the guarantee, and third, the fact that mortgages are short-time investments. The sales of guaranteed mortgages for the year 1919, including extensions, amount to \$41,676,849, and the total Guaranteed Mortgages outstanding now amount to \$141,297,960.

EARNINGS

	1919	1918	1917
Premiums for Guarantees.....	\$625,448	\$658,699	\$684,942
Interest on Mortgages.....	379,697	299,162	266,445
Fees, etc.	206,246	89,821	125,920
Gross Earnings	\$1,211,391	\$1,047,682	\$1,077,307

EXPENSES

Expenses, Including Taxes.....	\$445,513	\$369,192	\$341,550
	\$765,878	\$678,490	\$735,757
Loss on Real Estate.....		158,170	215,609
Net Earnings	\$765,878	\$520,320	\$520,148

ASSETS

New York City Mortgages.....	\$6,991,453.68
Accd. Int. Receivable.....	151,701.93
Company's Buildings	212,100.00
Real Estate	702,644.95
Real Estate under Contract...	343,768.00
Cash	1,550,179.59
	\$9,951,848.15

LIABILITIES

Capital	\$6,000,000.00
Surplus	3,000,000.00
Undivided Profits	357,817.71
Mortgages Sold, Not Del.....	469,751.53
Res. for Prems., etc.....	124,278.91
	\$9,951,848.15

The Assets and Liabilities of the Company have been verified and the Company's accounts certified as to December 31, 1919, by The Audit Company of New York.

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

53 Savings Banks	\$16,042,362
1,571 Trustees	33,033,517
5,027 Individuals	66,709,430
229 Charitable Institutions	11,742,856
15 Insurance Companies	6,991,035
33 Trust Companies	6,778,760
	\$141,297,960

During the year the Company has sold \$1,395,723 of foreclosed real estate and has now under contract of sale \$343,768, leaving a balance on hand of \$702,644. The sales of real estate are now showing a profit to the Company.

Since December 12, 1894, when the Company began business, 18,564 mortgage loans have been made, aggregating, including extensions, \$587,000,000, without loss of a dollar to any of our investors.

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LEGISLATIVE BILLS AFFECTING REALTY

Measures Introduced at Albany Approved or Disapproved by Real Estate Board of New York

THE Legislation and Taxation Committee of the Real Estate Board of New York, at its meeting held January 14, 1920, took action on the following bills:

Senate Int. 16, Pr. 16, Lockwood, (Same as Assembly Int. 84, Pr. 84, McWhitney). To amend the Code of Civil Procedure, in relation to summary proceedings to recover the possession of real property.

This measure relates to summary proceedings to recover possession of real property under the so-called "objectionable tenant" clause incorporated lately in apartment leases. The bill was drawn to off-set the effect of a recent decision of the Appellate Term of the First Department, wherein it was held that the landlord was the sole judge of whether or not a tenant was objectionable. The decision has since been amended to hold that whether or not a tenant is objectionable is a matter to be judicially determined, upon appropriate allegation and after due proof. Under these circumstances Mr. Lockwood's measure seems to be redundant.

Senate Int. 18, Pr. 18, Lockwood, (Same as Assembly Int. 86, Pr. 86, McWhitney). To amend the Penal Law, in relation to furnishing water, heat, light, power, elevator or telephone service.

This measure is self-explanatory. The most pernicious feature of this bill is that it leaves landlords at the mercy of implications respecting their duty to furnish heat, light, etc., when all such matters should be the subject of expressed agreements which, to check the ever increasing tide of landlord and tenant litigation should be in writing and signed by the parties thereto.

The bill is also vicious in that it makes the breach of a contract to furnish heat, light, etc., a crime, when the aggrieved party has adequate means of redress by civil action. The substitution of criminal prosecution for the remedy provided by the civil law for the redress of private grievances is a radical departure from sound legal principles which thoughtful lawyers and jurists will hardly approve. The bill is, therefore, disapproved.

Senate Int. 19, Pr. 19, Lockwood, (Same as Assembly Int. 8, Pr. 8, Caulfield). To repeal section two hundred and thirty-two of the real property law, relating to certain agreements for the occupation of real estate.

This measure would repeal Sec. 232 of the Real Property Law, as amended by Ch. 303, L. 1918, which provides "an agreement for the occupation of real estate in the City of New York shall create a tenancy from month to month, unless the duration of the occupation shall be specified in writing by the parties thereto or by their lawful agents.

The declared purpose of the amendment of Sec. 303 was to safeguard the interests of tenants against the unfairness of certain landlords. Its enactment was assuredly in the interest of tenants, but at the same time the measure promoted the stability of tenancies and for that reason was highly desirable to landlord and tenant alike.

The result of the repeal of the section will be to prevent the creation of tenancies from month to month by implication, which will be distinctly to the disadvantage of honest and square dealing tenants. The bill is disapproved.

Senate Int. 22, Pr. 22, Gibbs (Same as Assembly Int. 32, Pr. 32, McWhitney). To amend the Real Property Law, in relation to the licensing and regulation of real estate brokers and salesmen.

This measure makes provision for licensing and regulating real estate brokers and salesmen. The bill is approved. It is based upon the tentative bill approved by the Real Estate Board of New York, which it was found necessary to amend to change its provisions respecting the administering authority. The measure approved by the Real Estate Board created two administering boards to carry into effect the substantive provisions of the bill. The pending proposition authorizes and empowers the Secretary of State to do this work and further authorizes him to create a bureau in his office to take over the job, the head of which shall have had at least ten years' experience as a real estate broker.

The exemption clause of the original bill has been amended so as to exempt only public officers and the officers and agents of courts from the necessity of complying with the provisions of the measure, and the fees for licenses, in places outside of New York City have been increased, at the suggestion of upstate realtors.

With the exceptions indicated the Gibbs bill is identical with the measure prepared for and approved by the Real Estate Board of New York and, as a matter of fact, the final draft of the pending measure was prepared by the Special Counsel of the Board after conferences with and at the request of authorized representatives of the New York State Association of Real Estate Board, the Brooklyn Board of Brokers and the Real Estate Board of New York.

Senate Int. 24, Pr. 24, Lockwood. To amend Chapter two hundred and three of the laws of eighteen hundred and eighty-two, re-entitled "An act in relation to summary proceedings to

remove monthly tenants in the Cities of New York and Brooklyn for holding over," by chapter three hundred and fifty-seven of the laws of eighteen hundred and eighty-nine, in relation to notices to tenants.

This measure would amend the law relating to notice to quit by requiring that the notice shall be given thirty days instead of twenty before expiration of the tenants' term. It also makes the law, as amended, apply to tenants from month to month as well as monthly tenants.

These propositions apply only where the tenant is holding over his term, although it is not clear how a tenant from month to month can possibly be a holdover.

Under the present conditions of housing, this measure may be necessary for the protection of tenants against unscrupulous landlords, but it should not have a permanent place in the law unless the tenant be placed under like obligation to give notice of his intention to quit. In its present form the bill is disapproved.

Senate Int. 25, Pr. 25, Lockwood. To amend the New York City Municipal Court Code, in relation to proceedings for eviction of tenants.

This measure would extend the application of the provision authorizing the granting of a stay of a warrant in summary proceedings, for the eviction of a tenant, to all tenancies, instead of tenants of tenement houses as the law now stands, and extends the length of the stay that may be granted from 20 to 30 days. The bill is disapproved as it unnecessarily extends to all tenancies—industrial and mercantile—the provisions of last year's amendment of the Municipal Court Code, which was adopted upon the plea that it was indispensable to a solution of the residential housing problem.

Senate Int. 26, Pr. 26, Schackno. To regulate rents in the City of New York, and

Assembly Int. 51, Pr. 51, Ullman, to create and establish a Rent Commission for the purpose of determining the fair and reasonable rents and charges for dwelling purposes in cities of the first class, and for enforcing such determinations by such commission.

These measures make provision for the creation of Rent Commissions to regulate rents in the City of New York. The bills are disapproved in that the restrictions they would place upon the private ownership of real estate are so radical and vicious as to render the proposition unworkable and unconstitutional. Their enactment would end for all times the construction of additional housing facilities in this city, for reasons plainly to be discovered upon even a cursory perusal of its provisions.

Senate Int. 40, Pr. 40, Kaplan. To amend the Real Property Law, in relation to certain agreements for the occupation of real estate.

This measure would amend Sec. 232 of the Real Property Law to provide that an agreement for the occupation of real property which does not particularly specify the duration of the occupancy shall be deemed to continue until the first day of October next after possession commences under the agreement, and rent thereunder is payable on the usual quarter days for the payment of rent. This bill is disapproved. Its purpose is problematical, unless it be to destroy the opportunity to create a tenancy from month to month by implication and make rents payable quarterly instead of monthly.

Senate Int. 50, Pr. 50, Dodge. To amend the General Business Law in relation to licensing and regulating the business of lessees of real property.

This measure requires that persons engaged in the business of leasing and sub-leasing real property shall take out a license, the annual fee for which shall be \$500, and give a bond of \$10,000 conditioned for the faithful performance of the duties and obligations pertaining to the business so licensed, which may be sued upon by any person aggrieved by the license.

The license must designate the particular piece of property in which the licensee shall deal. The licensee must keep books showing rent paid and received by licensee and the expenses of operating the property for which the license is issued.

The bill relates only to lessees of apartment houses and violations of its provisions are misdemeanors, in addition the Mayor may also impose fines or penalties of from \$25 to \$100 for violations.

This measure would no doubt be held to be unconstitutional if enacted, for it is not only discriminatory but imposes a license fee that in many instances would be confiscatory.

Senate Int. 2, Pr. 2, Fowler. To amend the general construction law, in relation to standard time.

This bill is disapproved. It is believed that the opinion of the people in this city generally is that daylight saving is of great benefit to the community and when the matter of the repeal of the Federal Measure was brought to the attention of organizations it was vigorously opposed. New York City passed an ordinance some months ago providing for daylight saving and at a hearing on the matter it was disapproved by only two or three people. This showed the approval of the people of the City of New York for daylight saving. This repeal should be vigorously opposed.

REAL ESTATE NOTES.

SAMUEL H. MARTIN has been appointed agent for 148 West 65th st by the estate of Marie Tuchler.

HAGGSTROM-CALLEN CO. has been appointed managing agent of the 4-sty building 250 West 70th st.

HAAGSTROM-CALLEN CO. has been appointed managing agent of the 5-sty apartment house at 128 West 63d st.

NEW YORK TITLE & MORTGAGE CO. has made a building loan of \$165,000 to the Uni-ford Constr. Co. for the purpose of erecting a 6-sty apartment house at the northeast corner of University av and Fordham rd. The building is expected to be ready for occupancy in the early summer.

BULKLEY & HORTON CO., having the most successful season in fifty years, distributed bonuses ranging from 10 to 20 per cent. of the yearly salaries of its force, according to the length of time members have been with the company and in appreciation of their close co-operation and services.

WILLES RAY, who for many years was identified with the W. S. Anderson Co., has severed this connection and established his own offices at 970 Lexington av, where he will conduct a general real estate and insurance business. For some time Mr. Ray has been recognized as one of the enterprising young men in the local real estate field and has a large acquaintance with the property interests of the city and vicinity. His recent activities in negotiating several important deals, including the sale of 163 East 72d st and 1258 3d av for the Thomas E. Crimmins estate, 159 West 97th st for Mrs. Caroline B. Deraignes, 203 East 72d st for the Miami Realty Co., and 217 East 72d st for Mrs. Clara B. Ellis, of California, are indicative of success in his new enterprise. He is at present negotiating other transactions involving large interests in commercial and industrial lines, which will be consummated in the near future and be of interest to the realty men of the city. Associated with Mr. Ray will be William F. McConnell, secretary of the New York Board of Trade and Transportation, and Edmond Simpson, formerly with the Hanover National Bank.

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

PROPOSAL.

NOTICE TO CONTRACTORS.
STATE COMMISSION OF HIGHWAYS, ALBANY, N. Y.: Sealed proposals will be received by the undersigned at their office, No. 53 Lancaster Street, Albany, N. Y., at 1 o'clock P. M., on Friday, the 30th day of January, 1920, for the improvement or completion of the following highways:
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Livingston.....(one highway: 3.34)
Niagara.....(one highway: 2.33)
Oneida.....(two highways: 5.38 & 5.03)
Orange.....(two highways: 1.14 & 1.65)
Oswego.....(two highways: 4.65 & 0.65)
St. Lawrence.(two highways: 4.60 & 11.16)
Schoharie.....(one highway: 5.24)
Tioga.....(one highway: 5.50)
Ulster.....(two highways: 0.84 & 3.17)
Warren.....(one highway: 5.13)
Washington.....(one highway: 7.50)
Westchester.....(one highway: 4.13)
Yates.....(one highway: 0.63)

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

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

FRED'K STUART GREENE,
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DEPARTMENTAL MANAGER—Prominent Real Estate firm, specializing in Fifth Avenue section, wants man experienced in handling sales and leases between 30th and 59th Street to take charge of Department on salary and commission basis. Applications treated in strict confidence. Box 634, Record & Guide.

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BROOKLYN, NEW YORK

REAL ESTATE STATISTICS

MANHATTAN Conveyances.

	1920 Jan. 7 to Jan. 12	1919 Jan. 10 to 16
Total No.	328	139
Assessed Value	\$31,837,100	\$5,308,400
No. with consideration	36	17
Consideration	\$1,349,500	\$367,250
Assessed Value	\$1,080,500	\$497,300
Jan. 1 to Jan. 12 Jan. 1 to 16		
Total No.	632	301
Assessed Value	\$62,015,800	\$13,768,500
No. with consideration	76	39
Consideration	\$4,746,500	\$1,478,450
Assessed Value	\$4,031,500	\$1,010,300

Mortgages.

	1920 Jan. 7 to Jan. 12	1919 Jan. 10 to 16
Total No.	225	66
Amount	\$7,871,232	\$757,812
To Banks & Ins. Cos.	26	12
Amount	\$1,629,150	\$401,300
No. at 6%	136	36
Amount	\$4,389,282	\$174,150
No. at 5 1/2%	38	8
Amount	\$1,514,850	\$69,000
No. at 5%	30	9
Amount	\$1,797,150	\$120,600
No. at 4 1/2%	1	.....
Amount	\$12,000	.....
No. at 4%	2	.....
Amount	\$10,000	.....
Unusual Rates	1	.....
Interest not given	17	13
Amount	\$141,450	\$394,062
Jan. 1 to Jan. 12 Jan. 1 to 16		
Total No.	423	147
Amount	\$16,031,965	\$1,893,212
To Banks & Ins. Cos.	50	23
Amount	\$2,608,550	\$704,300

Mortgage Extensions.

	1920 Jan. 7 to Jan. 12	1919 Jan. 10 to 16
Total No.	38	21
Amount	\$1,487,750	\$3,273,000
To Banks & Ins. Cos.	21	14
Amount	\$1,058,250	\$2,932,500
Jan. 1 to Jan. 12 Jan. 1 to 16		
Total No.	71	69
Amount	\$4,970,250	\$6,020,950
To Banks & Ins. Cos.	37	39
Amount	\$4,171,750	\$5,213,450
1919 1918		
Total for year of..	1,388	1,173
Total amt. for yr. of	\$98,396,673	\$75,243,822

Building Permits.

	1920 Jan. 7 to Jan. 12	1919 Jan. 11 to 17
New Buildings	8	1
Cost	\$2,468,200	\$12,000
Alterations	\$308,450	\$67,290
Jan. 1 to Jan. 12 Jan. 1 to 17		
New Buildings	13	5
Cost	\$2,863,200	\$219,250
Alterations	\$1,043,900	\$371,240
1919 1918		
Total for year of..	373	176
Total amt. for yr. of	\$73,564,611	\$8,551,100

BRONX. Conveyances.

	1920 Jan. 7 to Jan. 12	1919 Jan. 10 to 16
Total No.	289	79
No. with consideration	39	9
Consideration	\$142,575	\$51,200
Jan. 1 to Jan. 12 Jan. 1 to 16		
Total No.	557	187
No. with consideration	180	13
Consideration	\$617,675	\$110,400

Mortgages.

	1920 Jan. 7 to Jan. 12	1919 Jan. 10 to 16
Total No.	183	35
Amount	\$1,292,149	\$177,913
To Bank & Ins. Cos.	4	2
Amount	\$55,820	\$59,000
No. at 6%	117	15
Amount	\$723,495	\$47,450
No. at 5 1/2%	36	7
Amount	\$403,050	\$79,600
No. at 5%	18	1
Amount	\$103,012	\$2,000
No. at 4 1/2%	.....	.....
Amount	.....	.....
Unusual Rates	3	2
Amount	\$19,692	\$5,500
Interest not given	9	10
Amount	\$42,900	\$43,363
Jan. 1 to Jan. 12 Jan. 1 to 16		
Total No.	371	73
Amount	\$3,182,560	\$366,386
To Banks & Ins. Cos.	10	6
Amount	\$322,740	\$120,000

Mortgage Extensions.

	1920 Jan. 1 to Jan. 12	1919 Jan. 10 to 16
Total No.	23	9
Amount	\$441,550	\$198,250
To Banks & Ins. Cos.	4	5
Amount	\$183,500	\$112,500
Jan. 7 to Jan. 12 Jan. 1 to 16		
Total No.	26	22
Amount	\$499,550	\$433,250
To Banks & Ins. Cos.	4	7
Amount	\$183,500	\$202,000
1919 1918		
Total for year of..	803	140
Total amt. for yr. of	\$13,266,852	\$6,580,807

Building Permits.

	1920 Jan. 7 to Jan. 12	1919 Jan. 10 to 16
New Buildings	5	3
Cost	\$394,500	\$30,640
Alterations	\$16,300	\$1,510
Jan. 1 to Jan. 12 Jan. 1 to 16		
New Building	76	5
Cost	\$1,177,800	\$35,140
Alterations	\$24,740	\$14,100
1919 1918		
Total for year of..	956	1,810
Total amt. for yr. of	\$20,513,165	\$11,666,249

BROOKLYN. Conveyances.

	1920 Jan. 7 to Jan. 13	1919 Jan. 9 to 15
Total No.	1,455	467
No. with consideration	65	22
Consideration	\$922,524	\$199,325
Jan. 1 to Jan. 13 Jan. 1 to 15		
Total No.	2,496	958
No. with consideration	104	44
Consideration	\$1,279,849	\$367,810
1919 1918		
Total for year of..	56,543	23,525
Total amt. for yr. of	\$32,313,917	\$13,312,796

Mortgages

	1920 Jan. 7 to Jan. 12	1919 Jan. 9 to 15
Total No.	1,134	247
Amount	\$6,591,051	\$1,140,550
To Banks & Ins. Cos.	87	25
Amount	\$1,837,700	\$163,700
No. at 6%	927	179
Amount	\$3,817,451	\$673,386
No. at 5 1/2%	148	28
Amount	\$1,065,550	\$103,250
No. at 5%	29	13
Amount	\$583,050	\$85,836
Unusual rates	3	1
Amount	\$3,000	\$440
Interest not given	27	26
Amount	\$1,122,000	\$77,638
Jan. 1 to Jan. 12 Jan. 1 to 15		
Total No.	1,980	542
Amount	\$10,262,287	\$2,131,401
To Banks & Ins. Cos.	121	52
Amount	\$2,115,950	\$288,000
1919 1918		
Total for year of..	44,292	13,713
Total amt. for yr. of	\$165,378,750	\$45,300,700

Building Permits.

	1920 Jan. 7 to Jan. 12	1919 Jan. 10 to 16
New Buildings	74	67
Cost	\$1,431,450	\$446,387
Alterations	\$293,575	\$182,895
Jan. 1 to Jan. 12 Jan. 1 to 16		
New Buildings	129	199
Cost	\$2,521,230	\$784,725
Alterations	\$552,725	\$239,465
1919 1918		
Total for year of..	9,384	.....
Total amt. for yr. of	\$83,419,289	.....

QUEENS. Building Permits.

	1920 Jan. 7 to Jan. 12	1919 Jan. 10 to 16
New Buildings	106	16
Cost	\$1,022,050	\$119,430
Alterations	\$19,100	\$22,285
Jan. 1 to Jan. 12 Jan. 1 to 16		
New Buildings	228	49
Cost	\$1,458,737	\$174,565
Alterations	\$19,100	\$32,700

RICHMOND. Building Permits.

	1920 Jan. 7 to Jan. 12	1919 Jan. 10 to 16
New Buildings	8	1
Cost	\$42,800	\$99,800
Alterations	.....	\$2,455
Jan. 1 to Jan. 12 Jan. 2 to 16		
New Buildings	23	14
Cost	\$66,780	\$99,800
Alterations	\$1,200	\$2,455

BUILDING SECTION

Two New Office Buildings For the Times Square Section

Addition to the Bush Terminal Building and a Thirty-Story Structure for New Venture of the Proprietor of Claremont Inn

IN the building announcements of the past week the Times Square district assumed a prominent place by virtue of the reports that two large structural projects, involving a total outlay of approximately \$10,000,000, would shortly be commenced. For some time there has been a steadily increasing volume of building activity in this part of the city and in the Grand Central Terminal Zone, immediately adjoining, that has resulted in again drawing attention to the mid-town section of Manhattan as one of the important building centers of the Metropolitan district.

The building fraternity was particularly interested by the announcement that R. A. Gushee, for a number of years proprietor of the Claremont Inn at 126th street and Riverside Drive, had decided to discontinue the operation of this famous resort and had concluded the preliminary arrangements for conducting his restaurant business upon a greatly enlarged scale in the Times Square district. For this purpose Mr. Gushee has just closed negotiations for a one hundred and five year lease of the property at 141 West Forty-second street, running through the block to 138-142 West Forty-third street, upon which he proposes to construct a modern restaurant and office building at an early date. The contemplated structure will cost in the neighborhood of \$2,000,000, exclusive of the value of the leasehold, which is said to be not less than \$5,000,000. George A. Bowman negotiated the deal.

Although Mr. Gushee was not prepared to announce the name of the architect who will prepare the plans for the new building, he announced that it will be as high as the building laws of the city will permit, probably thirty stories. According to the Zoning Resolution a height of 200 feet is permitted in Forty-second street, above which an additional four feet is allowed for every foot of setback from the building line. In Forty-third street the height limit for the main structure will be 120 feet, with setbacks in the same ratio. The projected office building will materially change the skyline of this part of the city and will provide another interesting architectural achievement similar to the Bush Building, immediately opposite.

According to the tentative plans, Mr. Gushee proposes to utilize the basement, ground and second floors of the new building as a cafeteria, in which food of only the best quality will be sold at a minimum cost, through a system of self-service now being used in restaurants and hotels in a number of Western cities. Many novel features heretofore unknown in the East will be installed in order to facilitate quick and efficient service. The floors above those used for restaurant purposed will be planned to lease as offices and show rooms.

Another important building operation in this neighborhood was brought out by the announcement that the Thompson-Starrett Company had obtained from the Bush interests a general contract calling for the construction of a nine-story fireproof office and show-room building to adjoin the structure of a similar size and character in Forty-first street, that was built some months ago as a part of the handsome Gothic Tower building in Forty-second street. The facilities provided by the Bush Exposition Building for the display of merchandise of out-of-town manufactures, and

the office and club features that were provided in this structure for non-resident buyers, created a strong demand for similarly equipped space. In order to accommodate those seeking identity with these interests, Helmlé & Corbett, architects and engineers, 190 Montague street, Brooklyn, were commissioned to prepare plans and specifications.

These working plans are now being prepared and the work of demolishing the old buildings on the site is under way. The new structure will occupy a frontage of 50 feet in Forty-first street and will have a depth of 100 feet. The construction will be of reinforced concrete, with facades of buff face brick to harmonize with the adjoining structure, of which it will become an integral part. In its facilities for the advantageous display of merchandise and service features that have made the present building such a popular industrial headquarters, the new addition will be a duplicate.

Contract for West Side Apartment

Announcement was made this week that the Fred F. French Company, 299 Madison avenue, had been retained as designers and builders of the high class multi-family dwelling to be erected at a cost of \$350,000 in the north side of 75th street midway between West End avenue and Broadway. The operation will occupy two plots, aggregating 59 feet 6 inches by 100 feet, recently purchased by 275 West 75th Street, Inc., Stewart Hemingway, treasurer, and Charles L. Adams, treasurer, owner of the proposed structure.

One of the properties, known as 245-247 75th street, 40x100 feet, was owned for thirty-five years by Stephen G. and Belden Roach. The adjoining plot, 249 West 75th street, 19 feet, 6 inches by 100 feet, was held by Stewart Hemingway, who recently acquired it from Sally A. Lloyd.

The projected apartment house will be planned to provide suites of one, two and three rooms, each with private bath. In these units large combination dining and living rooms will be special features. Complete kitchens will be provided in the three-room suites and in the one and two-room units efficiently equipped kitchenettes will be installed.

In selecting the design for this operation the architects have decided upon a modified English Tudor style, with facades of dark red face brick, with half timber over stucco, beneath the eaves of the long slanting roofs. The Fred F. French Company was the first to adopt this style of architecture to New York apartment houses. The general design is a fortunate and pleasing contrast to the usual urban multi-family structure. From its adoption by New York apartment house owners it has met with popular favor.

The Federal expenditures during the last fiscal year were the greatest for any year in the history of the country. The grand total of all disbursements for the year was \$34,841,386,515. This sum included \$16,000,000,000, spent for the retirement of certificates of indebtedness and bonds. Such expenditures are not actual outlay but are in the nature of a "standoff." For instance, the Government borrowed the money one month on certificates and paid it back the next month.

Bricklayers' Strike for \$12 Day Upsets Building Program

Work on Many Jobs at a Standstill Pending Settlement of the Wage Question—
Open Shop Difficulty Still in Dispute

PRACTICALLY the entire building industry of the city, along with a large number of architects, engineers and property owners who plan to improve their holdings in the near future, are vitally concerned by the walkout of the bricklayers in order to enforce their demands for an immediate increase in wages.

Although negotiations underway at the close of 1920 forecast an early and amicable settlement of the dispute between the mason builders and the bricklayers, and preliminary arrangements were underway to arbitrate the question of wage increase, the bricklayers, without the sanction of their governing body, took the initiative into their own hands and left their jobs immediately after the commencement of the new year. At the present time the work of bricklaying has ceased upon a number of important building projects in Manhattan and Brooklyn and hundreds of men are idle who might otherwise be at work pending arbitration.

Speculative building and operations generally in the outlying districts of the city have not as yet been affected by the walkout of the bricklayers, as the employers in these instances are not, as a rule, members of either the Mason Builders' Association or the Building Trades Employers' Association. On the other hand, the majority of the important building projects now under construction in Manhattan, the Bronx and Brooklyn are in the hands of contractors who are governed by the rules of these organizations and they are vitally affected by the walkout.

Mason builders without exception consider the present demand of the bricklayers for a wage rate of \$12 per day of eight hours to be altogether out of proportion to the rates now being paid to workmen in other trades affiliated with the industry, and are prepared to stand solidly against any such wage rate being paid. The employers are willing and

have been for some time to make a reasonable concession to the bricklayers. The employers fully realize that owing to extremely cold weather, rain or snow, and other conditions beyond their control, bricklayers are not able to work the same number of days during the year that other trades can, and therefore agree to a somewhat higher rate. They offer \$9.50 per day for eight hours of labor, with overtime in the ratio that other trades obtain.

Just before the close of 1919 the bricklayers agreed to submit their case to an arbitrator and abide by his decision. The entire question was to be gone over and the wage determined upon some figure between the amount previously paid and the \$10 a day at that time demanded by the workmen. Since then, however, radical and impatient workmen have been responsible for a further demand upon the employers which they say positively will not be considered.

Thursday afternoon, Frank E. Conover, of the Mason Builders' Association, stated that although the situation was far from pleasant at this time, and furthermore that a number of building operations were being held up on account of the walkout, the negotiations now pending would in all likelihood clear the atmosphere within a short time. It is understood that the employers and representatives of the bricklayers will shortly get together in conference regarding increased wages, and it is hoped that the original plans calling for the submission of facts from both parties will speedily be carried out.

During the past week there has been practically no change in the dispute between the Building Trades Council and the Iron League Erectors' Association over the question of open shop. Both sides are holding firmly to their original declarations and it now appears as though this affair might be drawn out for some time to come.

Annual Meeting of the Building Managers and Owners Association

THE annual meeting of the Building Managers and Owners Association of New York held at the Advertising Club, Tuesday evening, January 13, with president Charles B. Best in the chair. After the usual informal dinner the meeting was called to order and the regular business of the meeting proceeded. Reports of officers, standing and special committees, covering their activities for the past year were read and approved. These reports all showed in a conclusive manner that the organization was in a flourishing condition, with increasing membership and that considerable excellent work had been accomplished during the year despite the many difficult problems that presented themselves during the period. Scarcity of workers, advancing costs of materials and supplies and other factors all contributed their share in making the past year one of doubt but in practically every instance the problems were solved to the mutual benefit of the members of the organization.

The report of the nominating committee presented for reelection the names of those officers who for the past year so conscientiously and ably guided the affairs of the association, and, upon a unanimous vote the secretary was ordered to cast one ballot proclaiming their election.

President Best then addressed the meeting and thanked the officers and members for their co-operation and assistance during the past year and forecasted a brilliant future for the association if all of its members would continue their lively interest and co-operation in its activities.

After the regular business of the meeting was brought to a close R. L. Browne, representing the Metal and Thermit Corporation, gave a most interesting talk upon the subject of thermit welding. This address was illustrated by lantern slides and moving pictures, showing the various phases of operation in making a thermit weld and the application of this

process to the speedy repair of industrial and marine equipment. Mr. Browne described in detail the workings of the process and told how it would save time and expense to building managers in making quick repairs to heavy castings, machinery, etc. At the conclusion of the address he demonstrated the process by making a thermit weld for the assembled members of the association.

Transit Construction Commissioner John H. Delaney has called a hearing, to be held at his offices, No. 49 Lafayette street, January 20, at 2:30 p. m., at which consideration will be given to petitions and proposals for readjusting, redistributing or diverting rapid transit passenger traffic in the central section of Manhattan. These proposals are several in number, and include suggestions for the construction of a moving platform under 42d street, Manhattan; extension of Queensboro subway west to Eighth avenue, under 42d street; a change in the route of the Queensboro subway through 41st street instead of 42d street, west of Park avenue; a subway loop through 42d street and 34th street and certain north and south avenues, and a proposal for a local service connection between the East and West Side subways.

Last May the "franchise tax on manufacturing" was changed to "franchise tax on business corporations." From this class, the state actually received \$20,049,059, against \$14,801,119 collected during the previous fiscal year. In his forthcoming report to the Legislature the Comptroller will recommend the need for amending the law in order that all franchise tax liabilities be determined prior to the granting of decree by the state in relation to the merger, dissolution or withdrawal of such class of corporations.

First Week of 1920 Produces Much New Construction

F. W. Dodge Company Figures Indicate a Continued Growth in Both Number and Value of Local Building Operations

REPORTS of new building and engineering construction being planned by architects and engineers for locations in New York State and New Jersey, north of Trenton, for the week of January 2 to 9 inclusive, indicate that the new year has begun in an auspicious manner and that the predictions of the latter part of 1919 regarding building activity during the year to come would most likely be borne out. According to figures prepared by the F. W. Dodge Company, covering projected construction in this territory, a total of \$23,248,000 will be expended upon work for which plans are now being prepared. During the same week the total of contracts awarded for new construction amounted to \$11,721,000.

There was a total of 422 new operations being planned last week which were grouped as follows: 115 business and commercial buildings, \$4,664,500; 8 educational projects, \$1,030,000; 3 hospitals and institutions, \$73,000; 49 factory and industrial buildings of various types, \$3,187,500; 1 structure for the U. S. Navy, \$32,500; 1 public building, \$12,000; 18 public works and

public utilities, \$2,691,000; 4 religious and memorial projects, \$145,000; 212 residential operations such as apartments, flats and tenements and one and two family dwellings, \$9,972,500, and 11 social and recreational buildings, \$1,440,000.

Among the 269 projects for which contracts were awarded during the week of January 2 to 9 inclusive were included 63 business and commercial buildings such as office and loft buildings, stores, commercial garages, etc., \$2,153,500; 4 educational projects \$1,027,000; 3 hospitals and institutions, \$183,900; 27 industrial buildings of various types, \$2,866,100; 3 military and naval projects, \$1,021,500; 1 public building, \$45,000; 13 public works and public utilities of different kinds, \$1,149,900; 3 religious and memorial projects, \$118,000; 149 residential operations including apartments, flats and tenements and one and two family dwellings, \$2,926,000, and 3 social and recreational projects, \$231,000.

According to the present rate of planning activity by architects and engineers in this territory the current year will undoubtedly pass in both number and value of operations the high record established during 1919.

PERSONAL AND TRADE NOTES.

William Emerson, a prominent New York architect, recently accepted the directorship of the Department of Architecture at the Massachusetts Institute of Technology.

George W. Backoff, George Elwood Jones and J. Frederick Cook announce the formation of a co-partnership for the general practice of architecture under the firm name of Backoff, Jones & Cook, with offices in the Union Building, 9-15 Clinton street, Newark, N. J.

Frederick Law Olmsted received a medal from the American Society of Landscape Architects at its recent annual meeting at the Architectural League, 215 West 57th street. The award was in recognition of his services in city planning. Mr. Law was also re-elected president of the society for the ensuing year.

Scott & Prescott, architects, William O. Prescott, R.A., and David Cairns Scott, R.A., have announced their removal to a larger studio at 34 East 23d street. During the war Scott & Prescott were architects for the Army Hospital for shell-shock patients, the Soldiers' and Sailors' Club of New York, the recreation building for the Navy Aviation Camp at Montauk Point, L. I., and the Navy Post Office. They are now working on several business buildings, factories, apartments, etc.

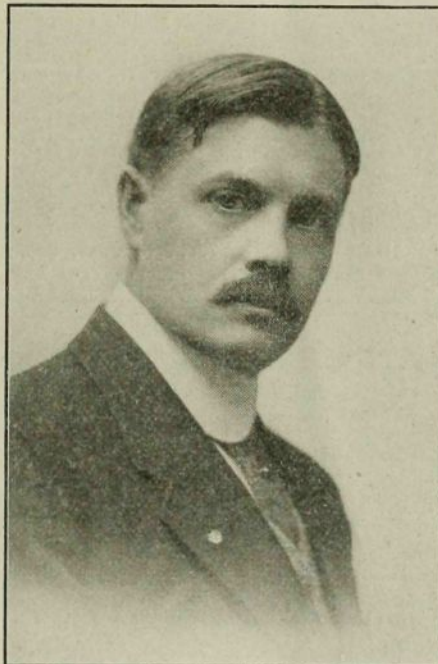
Architects Ask Housing Investigation.

In view of the continued shortage of housing accommodations throughout the country President Wilson's Industrial Conference has been asked to make a thorough investigation of the situation. Declaring that in New York City alone more than 30,000 new dwelling places are immediately required, the American Institute of Architects has called attention to the crisis in a letter to all members of Congress. The Institute says in part:

"The causes for this condition are no doubt many and various. They relate to the war, to the cost of buildings, to wages, rents, land and building speculations, and, incidentally, to the whole fabric of our industrial system. The house and home are an indissoluble part of the national fabric. They cannot be isolated and studied as detached symptoms. They must be considered as a part of the whole problem, and we believe the Government of the United States should at once take steps toward making a complete and impartial investigation into the problem of adequate shelter for its increasing population."

L. F. Pilcher Again State Architect.

By a unanimous vote, Professor Lewis F. Pilcher, of Brooklyn, was confirmed as State Architect for a term of five years. For a number of years Professor Pilcher has occupied this important post and his work in the department has been of such high efficiency that Gov. Smith considered no other man for the position. During his term of office. Mr. Pilcher saw to completion of a number of important tasks, among which included the reconstruction work on the State Capitol and had exclusive direction of all of the big building projects undertaken by the State during the past ten years. During his tenure of



LEWIS F. PILCHER.

office, the New York State Department of Architects has developed into one of the largest and most important architectural bureaus of the country.

After the nomination, Democratic Senate Leader James J. Walker asked for unanimous consent for the immediate confirmation of Professor Pilcher. He said:

"May I just say that the great work of building the hospitals and prisons of the State of New York was started and has progressed to the absolute satisfaction of those charged with the responsibility,

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.

American 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 13, 1920. E. L. Powers, 150 Nassau street, New York City, secretary.

throughout the State, and to the satisfaction of the people of the State generally, and it is the opinion of those who have the responsibility that this work could not have continued as well without Professor Pilcher's experience as it certainly will with it."

Republican Senate Leader Henry Walters followed with these remarks:

"I can but echo the sentiments of the Senator from the Twelfth. It would have been a pity had the Governor not reappointed Professor Pilcher, our architect, at this time. It is true that we have great construction work under way and plans for more construction to follow, and it is a pleasure and a privilege to testify at this time to the competency and the ability and the efficient way in which Professor Pilcher has conducted the affairs of his department. I am very pleased to join in confirming his nomination.

Prizes Offered to Architects.

The New York State Reconstruction Commission has made a proposal to cooperate with the Joint Legislative Committee to conduct an architectural competition for the best solution of a block of typical old-law tenement houses. Prizes amounting to \$6,000 for the successful competitors are proposed and \$6,000 is already subscribed. Of this amount Alfred E. Marling, one of the commissioners, has subscribed \$2,500, Vincent Astor, \$2,500, and the New York Foundation, \$1,000. This is a practical and liberal proposition that will undoubtedly interest a number of leading architects of the city.

CURRENT BUILDING OPERATIONS

BUILDING interests of this city have been gratified by the announcements during the week of a substantial number of large contracts awarded for new building construction and the projects placed under contract are but a relatively small proportion of the work already planned, that will be released in the near future. Among the important operations for which contracts were let were the store, office and loft building on Seventh avenue, for the Amaron Building Co., G. Richard Davis & Co., general contractor; a ten-story office building in Liberty Alley for the Lawyers Title & Trust Co., G. B. Beaumont Co., builder; a twenty-two story office building at 67-73 Wall street, for the Munson Steamship Line for which the Geo. A. Fuller Company obtained the contract and the high-class elevator apartment in West 75th street to be designed and constructed by the Fred F. French Company. These are only a part of the new work contracted for and according to the volume of construction now figuring the coming weeks will produce an even larger list of projects placed under contract.

The strike of the bricklayers for increased wages has stopped this branch of work upon some of the important building operations in Manhattan but there has been no cessation of activity in the outlying districts of the city and in the suburbs other than that resulting from the excessively cold weather of the past week or so. For the most part builders are now busy finishing up existing contracts and making active preparations to handle the greatly increased volume of construction that will be released early next spring.

Construction work in New Jersey has recently been tied up to a considerable extent by the strike of the yard men and drivers in the building materials and supply lines. This strike commenced shortly after the beginning of the new year and according to late accounts it is likely to continue for some time yet.

Local dealers in building materials and supplies report an excellent volume of new business, with inquiries for early spring deliveries forecasting an amount of

business that will seriously tax the facilities of dealers and manufacturers. There is already some difficulty in obtaining adequate supplies of some commodities and the outlook is for a continued shortage with increased prices. The price situation is very firm and likely to remain so for many months.

Common Brick—As a combined result of the exceedingly cold weather and the walk-out of a number of bricklayers on some of the large Manhattan building operations the past week was rather a quiet period in the wholesale market for Hudson River common brick. There is

considerable inquiry for future deliveries and the outlook for the coming months is good provided sufficient brick is available. Prices took another jump this week going to \$25 a thousand wholesale, to dealers, alongside dock. Notwithstanding the large amount of ice in the river three barges arrived from Haverstraw during the week. All of these barges had been ice-bound and had to be broken out by tugs and it required the work of four tugs to convoy the tow to the city. This in itself was a costly process and if continued will unquestionably be responsible for further price increases. One of 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 \$25.00 to _____
 Hudson River, "off loads" _____ to _____
 Raritan _____ No quotation
 Second-hand brick, per load of 1,500 delivered17.00 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 35.00 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 800-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 \$22.30 per ton
 Lath Mortar, in cloth bags.. 16.00 per ton
 Brown Mortar, in cloth bags. 16.00 per ton
 Finishing Plaster, in cloth bags 25.00 per ton
 Rebate for returned bags, 15c. per bag.
 Finishing Plaster (250-lb. barrel) 3.50 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



CITY HALL

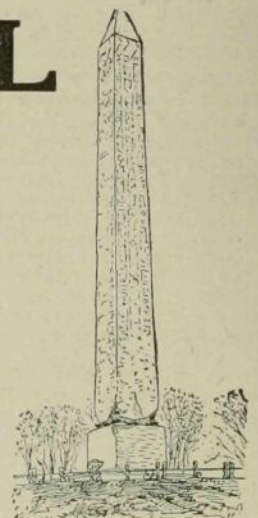
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MATERIALS AND SUPPLIES

State Island brick yards also sent a barge-load of brick to Manhattan this week which was immediately disposed of.

Summary—Transactions in the North River common brick market for the week ending Friday, January 16, 1920. Condition of market: Demand steady; prices advanced and firm at the new level. Quotations: Hudson Rivers, \$25 a thousand to dealers in cargo lots, alongside dock. Number of cargoes arrived, 3; sales, 4. Distribution: Manhattan, 1; Brooklyn, 1; Astoria, 1; New Jersey, 1.

Face Brick—Dealers have experienced fairly busy times during the past month

or so and are generally confident that the coming spring will witness a new high mark in the volume of business booked. Their problem at present is chiefly confined to production and with manufacturing costs steadily advancing and some scarcity of labor it is practically a certainty that face brick prices will be materially increased as the coming building season advances.

Structural Steel—Fabricating mills report a growing shortage of steel that will undoubtedly affect both deliveries and prices in the near future. Locally there has been considerable new business book-

ed by contractors for large building projects and the operations now being planned forecast a substantial increase in the volume of tonnage that will be required to supply the fabricated steel demand of the Metropolitan district. The award last week of contracts for several tall office and loft buildings in Manhattan will call for a large total tonnage of fabricated material. Figures for this steel are now being taken and it is likely that contracts will be placed within the next week or ten days.

Linseed Oil—The market is dull with buying light and inquiries negligible. Prices range from \$1.79 to \$1.81 per gallon for lots of five barrels or more and \$1.81 to \$1.84 per gallon in less than five-barrel lots.

Cast Iron Pipe—There has been but little buying activity of late but prospects are generally encouraging. The recently increased prices are accepted without comment by the trade who practically all realize that advanced raw material and manufacturing costs have made the new price essential. Quotations are as follows: 6 in., 8 in. and heavier, \$67.30; 4 in., \$70.30; with \$2 a ton additional for Class A and gas pipe.

Window Glass—There is a scarcity in this material that is daily growing more acute and dealers are put to considerable difficulty in filling orders. At the same time the demand for both plate and window glass is strong and steady and likely to increase in force just as soon as the small house builders resumed activity next spring. There is also a heavy call for glass from manufacturers that is depleting the available supply. All prices are subject to the amount of stock in the hands of dealers.

Portland Cement—Production of this material has recently increased and the mills are now practically back to the normal rate of output, but the demand is considerably greater than the supply and no reserve stocks are being stored. As long as labor costs continue to advance there is likely to be an upward trend of building commodity prices and cement is no exception.

Lumber—The local situation is unchanged. Demand continues strong from both building sources and manufacturing consumers, with prices generally secondary to preferential delivery. Stocks are almost without exception low and badly broken and wholesalers and retailers are not optimistic as regards the possibilities of obtaining adequate supplies for some time to come.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:	
27x48x 1/4 in.	0.37 each
32x36x 1/4 in.	0.28 each
32x36x 3/8 in.	0.29 each
32x36x 1/2 in.	0.33 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.	\$2.90 to
Beams and channels over 14 in.	2.90 to
Angles, 3x2 up to 6x8	2.90 to
Zees and tees	2.90 to
Steel bars	3.10 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.	\$63.75 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%

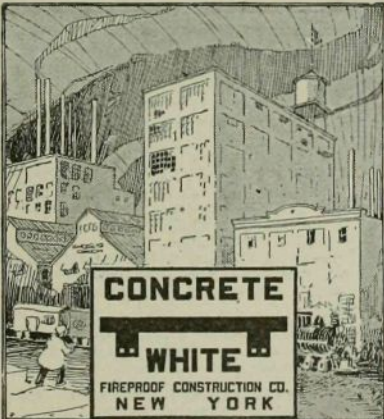
Linseed Oil—

City brands, oiled, 5-bbl. lot	\$1.79 to \$1.81
Less than 5 bbls.	1.81 to 1.84

Turpentine—

Spot in yard, N. Y., per gal..\$1.80 to \$1.85

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APARTMENTS, FLATS AND TENEMENTS.

97TH ST.—J. E. R. Carpenter, 681 5th av, has preliminary plans in progress for an 11-sty brick, limestone and terra cotta apartment, 100x200 ft, in the north side of 97th st, 100 ft east of 5th av, for a syndicate now forming and represented by Taylor, Knowles & Hack, 165 Broadway. Details of construction will be available later. Owner will award separate contracts.

RIVERSIDE DRIVE.—George F. Pelham, 200 West 72d st, has plans in progress for a 6-sty brick and stone apartment, 60x100 ft, at the northeast corner of Riverside dr and 146th st, for Anthony Campagna, 680 West End av, owner and builder. Details will be announced later.

MADISON AV.—Schwartz & Gross, 347 5th av, are preparing plans for a 15-sty brick, limestone and terra cotta apartment, with stores and restaurant, 80x60 ft, at 527-31 Madison av, for the Waitt Operating Co., 2 West 45th st, owner. Cost about \$800,000.

75TH ST.—George F. Pelham, 200 West 72d st, has plans in progress for a 9-sty brick, limestone and terra cotta apartment, 60x100 ft, in the south side of 75th st, between Broadway and West End av, for Anthony Campagna, 680 West End av, owner and builder.

STABLES AND GARAGES.

17TH ST.—George McCabe, 96 5th av, has prepared plans for a 2-sty brick garage, 75x92 ft, at 447-451 West 17th st, for the Mildron Realty Co., 362 West 23d st, owner, Cost, \$25,000. Architect will take estimates on general contract.

STORES, OFFICES AND LOFTS.

37TH ST.—Walter M. Mason, 425 7th av, has completed plans for a 16-sty brick, stone and terra cotta store and manufacturing building, 98x275 ft, at 207-219 West 37th st and 500 to 512 7th av, for the Garment Center Realty, Inc., 425 7th av, owner. Cost, \$3,000,000. Architect will soon be ready for estimates on separate contracts.

59TH ST.—Sommerfeld & Steckler, 31 Union sq, have been selected to prepare plans for a 22-sty brick, limestone and terra cotta bank and office building, 84x100 ft, at 303 West 59th st, for the Gotham National Bank, 1819 Broadway, owner. Cost, \$2,000,000. Kenneth Murchison, 101 Park av, supervising architect.

Bronx.

DWELLINGS.

ALLERTON AV.—Chas. Kreymborg, 369 E 163d st, has completed plans for three 2-sty brick residences, 22x40 ft, with 1-sty garages, 10x20 ft, at the northwest corner of Allerton and Cruger avs for the Mace Estate Building Corp., Benj. Sault, president, 830 Westchester av, owner and builder. Cost \$27,000.

ARNOW AV.—Chas. Kreymborg, 369 E 163d st, has completed plans for three 1 and 2-sty brick residences, 22x40 ft, with garages, 10x20 ft, at the southwest corner of Arnow and Conger avs for the Mace Estate Bldg. Corp., Benj. Sault, president, 830 Westchester av, owner and builder. Cost \$27,000.

ARNOW AV.—Chas. Kreymborg, 369 E 163d st, has completed plans for six 2-sty brick residences, 22x40 ft, with 1-sty garages, 10x20 ft, on the south side from Holland to Wallace avs, for the Mace Estate Bldg. Corp., Benj. Sault, president, 830 Westchester av, owner and builder. Cost \$54,000.

ARNOW AV.—Chas. Kreymborg, 369 E 163d st, has completed plans for six 2-sty brick dwellings, 22x40 ft, with garages, 10x20 ft, on Arnow av, from Cruger to Holland avs, for the Mace Estate Bldg. Corp., Benj. Sault, president, 830 Westchester av, owner and builder. Cost \$54,000.

184TH ST.—Plans have been prepared privately for a 2-sty brick dwelling, 22x37 ft, at the southeast corner of 184th st, and Washington av, for Edw. J. Byrne, 436 E 158th st, owner and builder. Cost \$5,000.

BAINBRIDGE AV.—Plans have been prepared privately for three 2-sty brick dwellings, 25x62 ft, on the east side of Bainbridge av, 127 ft south of 196th st, for Adam Ciocarone, 2659 Bainbridge av, owner and builder. Cost \$21,000.

CAMBRELLING AV.—Harry T. Howell, 3d av and 149th st, has prepared plans for alterations to the 3-sty frame dwelling with stores, at the southwest corner of Cambrelling av and Fordham rd, for H. & G. Stricker, 3050 3d av, owners and builders. Cost \$7,000.

CROTONA PARK NORTH.—M. A. Cantor, 373 Fulton st, Brooklyn, has completed plans for two 2-sty brick dwellings, 20x52 ft, on the north side of Crotona Park North, 70 ft east of Marion av, for Weinrub Brothers, 611 6th av, owners and builders. Total cost \$28,000.

FACTORIES AND WAREHOUSES.

AUSTIN PL.—Edwin Wilbur, 507 5th av, has prepared plans for a 1-sty brick factory build-

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ing, 74x59 ft, in the west side of Austin pl, 174 ft north of 144th st, for Abraham Lichman, 940 E 174th st, owner and builder. Cost \$8,000.

WESTCHESTER AV.—Plans are being prepared privately for a 1 and 2-sty brick and reinforced concrete film studio, 224x180 ft, at the corner of Westchester and Jackson avs, for the Jackson Film Studio Corpn, W. H. Weissager, president, 1421 Broadway, owner and builder. Cost approximately \$500,000.

SCHOOLS AND COLLEGES.

LEGGETT AV.—C. B. J. Snyder, Municipal Bldg., has prepared plans for a 4-sty brick, limestone and terra cotta public school building, 230x280 ft, containing 49 classrooms, on Leggett av, Southern Blvd to Fox st, for the Board of Education of the City of New York, 500 Park av, owner. Cost \$650,000.

STABLES AND GARAGES.

163D ST.—J. M. Felson, 1133 Broadway, has prepared plans for a 1-sty brick garage, 100x160 ft, in the north side of 163d st, 180 ft east of Washington av, for the 163d Street Garage, Max Rothbart, president, 1411 Grand Concourse, owner and builder. Cost \$50,000.

PROSPECT AV.—Samuel Rosenblum, 51 Chambers st, has completed plans for a 3-sty brick and reinforced concrete garage, 75x90 ft, on the east side of Prospect av, 78 ft south of 169th st, for the Rosewater Realty Co., 51 Chambers st, owner and builder. Cost, \$85,000.

STORES, OFFICES AND LOFTS.

176TH ST.—Edward J. Brown, 889 East 175th st, has completed plans for a 1-sty brick store building, 36x70 ft, at the southeast corner of 176th st and Mohegan av, for Charles E. Brown, 889 East 175th st, owner and builder. Cost \$8,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

SCHENECTADY AV.—Cohn Brothers, 361 Stone av, are preparing plans for three 4-sty brick and limestone apartments, 75x90 ft, on Schenectady av, Union and President sts, for the Cortelyou Improvement Co., 1127 Eastern Parkway, owner and builder. Total cost \$270,000.

3D ST.—Shampan & Shampan, 50 Court st, have been retained to prepare plans for a 6-sty brick, limestone and terra cotta apartment, 90x90 ft, in the north side of 3d av, corner of 9th av, for owner and builder, to be announced later.

27TH ST.—Morris Rothstein, 197 Snediker av, has completed plans for two 3-sty brick flats, 20x62 ft, in the north side of West 27th st, 290 ft from Mermaid av, for A. Berford, 756 Saratoga av, owner and builder. Total cost \$36,000.

CHURCHES.

ARLINGTON AV.—E. M. Adelson, 1778 Pitkin av, has completed plans for a 2-sty brick and stone synagogue, 50x85 ft, seating 800, at the southwest corner of Arlington av and Bradford st, for the Congregation Bikur Cholum, Fulton st and Shepherd av, owner. Cost approximately \$100,000. Architect will soon call for bids on general contract.

67TH ST.—Maurice Courtland, 47 West 34th st, Manhattan, has started revised plans for a 1½-sty brick and stone synagogue, 40x80 ft, in 67th st, between 19th and 20th avs, for owner to be announced later. Cost about \$50,000. Architect will take estimates on general contract.

DWELLINGS.

23D AV.—Lubroth & Lubroth, 44 Court st, have prepared plans for four 2-sty frame dwellings, 26x55 ft, on the west side of 23d av, 100 ft north of Benson av, for the Eastern Constr. Co., 148 Bay 22d st, owner and builder. Total cost \$48,000.

CROSBY AV.—W. C. Winters, 106 Van Sicklen av, has completed plans for a 2½-sty frame dwelling, 20x40 ft, on the north side of Crosby av, 485 ft east of Vermont st, for J. Rathong, 43 Crosby av, owner and builder. Cost \$5,000.

EAST 37TH ST.—S. Millman & Son, 26 Court st, have completed plans for four 2-sty frame dwellings, 20x55 ft, in the east side of East 37th st, 260 ft south of Linden av, for Bernstein & Hyman, 350 Hegeman av, owners and builders. Total cost \$48,000.

17TH AV.—George J. Cavaliere, 370 East 149th st, the Bronx, has finished plans for a 3-sty brick dwelling and shop, 25x68 ft, on the west side of 17th av, 25 ft north of 81st st, for G. Falco, 154 Mott st, Manhattan, owner and builder. Cost \$15,000.

WEST 29TH ST.—Burke & Olsen, 32 Court st, have completed plans for a 3-sty frame dwelling, 20x62 ft, with garage, in the west side of West 29th st, 425 ft south of Mermaid av, for A. D. Esposito, 2954 West 25th st, owner and builder. Cost \$5,000.

EAST 14TH ST.—D. A. Lucas, 98 3d st, has completed plans for two 2-sty frame dwellings, 13x51 ft, in the west side of East 14th st, 100 ft south of Av R, for the Rosiello Cement Block Constr. Co., 1969 East 17th st, owner and builder. Total cost \$10,000.

EAST 23D ST.—R. T. Schaefer, 1526 Flatbush av, has prepared plans for a 2½-sty frame dwelling, 24x39 ft, in the west side of East 23d

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st, 200 ft north of Av K, for W. Bordfield, 2801 Av N, owner and builder. Cost \$8,500.

* AMHERST AV.—E. M. Adelson, 1778 Pitkin av, has completed plans for two 2-sty frame dwellings, 26x44 ft, on the west side of Amherst av, 350 ft east of Esplanade st, for Glotzer & Freedman, 78 West End av, Brooklyn, owners and builders. Total cost \$40,000.

83D ST.—George E. Crane, 114th st, near Jamaica av, Richmond Hill, L. I., has finished plans for ten 2-sty frame dwellings, 16x38 ft, in the north side of 83d st, 100 ft west of 21st av, for the Dirigo Realty Co., D. J. Comisky, Freeport, L. I., owner and builder. Total cost \$60,000.

76TH ST.—J. A. Boyle, 367 Fulton st, has prepared plans for four 2-sty frame dwellings, 16x42 ft, in the south side of 76th st, 210 ft west of Colonial rd, for the Kingshaven Realty Co., 7623 Narrows av, owner and builder. Total cost \$24,000.

CANAL AV.—Samuel Millman & Son, 26 Court st, have prepared plans for one hundred 1-sty frame and stucco dwellings, 18x35 ft, on the south side of Canal av, from West 32d st to West 33d st, for the Howard Investing Co., care of architects, owners and builders. Total cost, \$180,000.

BLAKE AV.—E. M. Adelson, 1778 Pitkin av, has completed plans for a group of 3-sty brick dwellings, 20x100 ft, total, with stores, at the northwest corner of Blake and Stone avs, for B. Boberoff, Inc., 641 Stone av, owner and builder. Total cost, \$20,000.

BAY 49TH ST.—F. V. Laspia, 525 Grand st, has finished plans for a 2-sty brick dwelling, 20x45 ft, at the northeast corner of Bay 49th st and Harway av, for C. Castanza, 5 East 3d st, Manhattan, owner and builder. Cost, \$6,000.

STILLWELL AV.—J. J. Galizia, 2930 West 19th st, has prepared plans for a 1-sty brick dwelling, 20x54 ft, on the east side of Stillwell av, 60 ft north of Av Z, for S. Longo, 2727 West 15th st, owner and builder. Cost \$4,500.

EAST 48TH ST.—Samuel Millman & Son, 26 Court st, have completed plans for two 2-sty frame dwellings, 16x40 ft, in the west side of East 48th st, 180 ft south of Snyder av, for S. Smirnoff, 704 Cleveland st, owner and builder. Cost \$8,000 each.

FACTORIES AND WAREHOUSES.

LAWRENCE ST.—Wm. Higginson, 18 East 41st st, Manhattan, has plans in progress for a 5-sty reinforced concrete factory building, 75x140 ft, with additional 1-sty reinforced concrete building, 125x25 ft; 2-sty garage, 44x65 ft, and 1-sty boiler house, 25x50 ft, in Lawrence st, Johnson to Jay st, for the American Safety Razor Corporation, 303 Jay st, owner. Architect will soon take estimates on general contract.

HOMES AND ASYLUMS.

DUMONT AV.—Edward M. Adelson, 1778 Pitkin av, has plans under way for a 3½-sty brick, stone and reinforced concrete orphan asylum, 60x100 ft, on Dumont av, between Elton and Linwood sts, for the Jewish Orphan Asylum, Dr. P. J. Polinsky, president, owner. Cost, \$115,000.

STABLES AND GARAGES.

BEDFORD AV.—Cohn Brothers, 361 Stone av, have prepared plans for a 2-sty brick garage and store room, 100x100 ft, on the west side of Bedford av, 250 ft north of Park av, for the Skalberg Realty Co., 714 Broadway, owner and builder. Cost about \$25,000.

JUNIUS ST.—Samuel Millman & Son, 26 Court st, has finished plans for a 1-sty brick garage, 100x150 ft, in the west side of Junius st, 100 ft north of Blake av, for A. Kantor, 511 Crown st, owner, who will soon call for bids on separate contracts. Cost about \$35,000.

ATLANTIC AV.—W. C. Winters, 106 Van Sicklen av, has completed plans for a 1-sty brick garage, 50x90 ft, on the south side of Atlantic av, 50 ft east of Barbey st, for F. Richards, 160 Jamaica av, owner and builder. Cost \$14,500.

FLUSHING AV.—Louis Allmendinger, 20 Palmetto st, has completed plans for a 2-sty brick garage, 125x217 ft, on the north side of Flushing av, 299 ft east of Bushwick av, for Kersch & Herfel, Inc., 244 Scholes st, owner, who will soon call for bids on general contract. Cost \$25,000.

21ST ST.—S. Millman & Son, 26 Court st, have completed plans for a 1-sty brick garage, 80x100 ft, at the southwest corner of West 21st st and Neptune av, for the Square Lumber Co., Neptune av and 20th st, owner and builder. Cost \$18,000.

STORES, OFFICES AND LOFTS.

SIEGEL ST.—H. J. Nurick, 772 Broadway, has prepared plans for a 1-sty brick store building, 25x100 ft, in the north side of Siegel st, 100 ft east of Manhattan av, for A. Goodman, 799 Siegel st, owner and builder. Cost, \$8,000.

THEATRES.

ST. MARKS AV.—R. T. Short, 370 Macon st, has completed plans for a 1-sty brick garage, 105x126 ft, on the south side of St. Marks av, 160 ft east of Classon av, for the Levine Realty & Mortgage Corporation, 215 Montague st, owner and builder. Cost, \$35,000.

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KINGS HIGHWAY.—R. Thomas Short, 370 Macon st, has plans in progress for a 1-sty brick, limestone and terra cotta theatre, 100x200 ft, on Kings Highway, near Coney Island av, for A. A. Schwartz, 815 Flatbush av, owner and builder.

Queens.

DWELLINGS.

ARVERNE, L. I.—J. P. Powers, 220 Larkin st, Arverne, has completed plans for twelve 2-sty frame dwellings, 19x38 ft, on the east side of Ammerman av, 370 ft south of Larkin st, for the Gold Theatre Corp., Arverne, owner and builder. Cost \$36,000.

ARVERNE, L. I.—J. H. Cornell, Far Rockaway, L. I., has completed plans for two 2-sty frame dwellings, 31x42 ft, on the west side of Beach 56th st, 100 ft south of the Boulevard, for G. Starks, Arverne, owner and builder. Cost \$8,000.

KEW GARDENS, L. I.—Renwick, Aspinwall & Tucker, 8 West 40th st, Manhattan, have completed plans for a 2½-sty residence, 44x25 ft, with garage, on the east side of Abingdon rd, southeast corner of Richmond Hill av, for Mrs. Mary L. Laird, 2 East 38th st, Manhattan, owner and builder. Cost \$15,000.

COLLEGE POINT, L. I.—Gross & Kleinberger, Bible House, Manhattan, have completed plans for a 2-sty frame dwelling, 20x32 ft, on the west side of College pl, 54 ft south of 9th av, for Chas. Werber, Bible House, Manhattan, owner and builder. Cost \$5,000.

HOLLIS COURT, L. I.—Plans have been prepared privately for five 2-sty frame dwellings, 23x24 ft, on the north side of Marlborough pl, 140 ft west of Hollis Court Boulevard and the east side of Hollis Boulevard, 186 ft north of Douglas pl, for Land Estates, Inc., 203 Montague st, Brooklyn, owners and builders. Cost \$30,000.

KEW GARDENS, L. I.—Renwick Aspinwall & Tucker, 8 West 40th st, Manhattan, have completed plans for a 2½-sty frame dwelling, 21x41 ft, on the west side of Beverly rd, 122 ft south of Park la, for the Kew Gardens Constr. Co., 56 Wall st, Manhattan, owner. Cost \$8,000.

HOLLIS COURT, L. I.—Plans have been prepared privately for five 2-sty frame dwellings, 23x25 ft, on the east side of Hollis Court Boulevard, 153 ft north of Douglas pl and the north side of Marlborough pl, 180 ft west of Hollis Court Boulevard, for the Land Estates, Inc., 203 Montague st, Brooklyn, owner and builder. Cost \$30,000.

ARVERNE, L. I.—J. H. Cornell, Far Rockaway, L. I., has completed plans for two 2-sty frame dwellings, 31x42 ft, on the west side of Beach 55th st, 32 ft north of Ocean av, for G. Starks, Arverne, owner and builder. Cost \$8,000.

HOLLIS, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has completed plans for a 2½-sty frame dwelling, 24x25 ft, at the southeast corner of Buckingham pl and Hollis Court Boulevard, for Harry Wade, Beach st, Richmond, Hill, owner. Cost \$7,000.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, Flushing, has completed plans for a 2½-sty frame dwelling, 22x33 ft, at the southeast corner of Oak av and Quince st, for George S. Welp, 545 South 17th st, Brooklyn, owner and builder. Cost \$8,500.

SPRINGFIELD, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has prepared plans for two 2½-sty frame dwellings, 16x40 ft, in the south side of Roseland av, 275 ft west of Pearl pl, for Mrs. E. C. Killane, Springfield, owner and builder. Cost \$7,000.

RICHMOND HILL, L. I.—H. T. Jeffrey, Jr., Butler Bldg., Jamaica, has completed plans for two 2½-sty frame dwellings, 24x25 ft, at the northeast corner of Myrtle av and Chesnut st, for the Classic Constr. Co., Myrtle av, Richmond Hill, owner and builder. Total cost \$21,000.

ROCKAWAY BEACH, L. I.—Monroe Rosenfeld, 2500 Atlantic av, Far Rockaway, has completed plans for ten 1-sty frame dwellings, 16x37 ft, on the east side of Eldert av, 800 ft south of the Boulevard, for Frank Finkler, 2 Rector st, Manhattan, owner. Total cost \$40,000.

ROCKAWAY BEACH, L. I.—Philip Caplan, 16 Court st, Brooklyn, has prepared plans for five 2-sty frame dwellings, 18x40 ft, on the west side of Ocean av, 350 ft south of Lefferts pl, for M. Resnikof, owner and builder, on premises. Total cost \$20,000.

SPRINGFIELD, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has finished plans for five 1-sty frame dwellings, 17x40 ft, on the south side of Higbie av, east of New York av, for Mrs. E. C. Killane, Springfield, L. I., owner and builder. Total cost \$14,000.

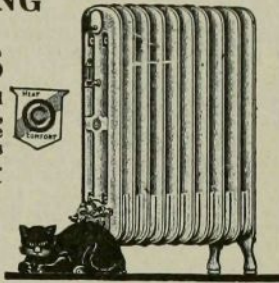
MIDDLE VILLAGE, L. I.—Wm. von Felde, 2188 Metropolitan av, Middle Village, L. I., has completed plans for two 2-sty frame dwellings, 16x39 ft, in the west side of Tremont st, 20 ft south of Juniper Valley rd, for John A. Hoerning, 20 Morton av, Middle Village, L. I., owner and builder. Cost, \$6,000.

FOREST HILLS, L. I.—Bloch & Hesse, 18 East 41st st, Manhattan, have completed plans for a 2½-sty frame residence, 24x36 ft, at the southeast corner of Seminole av and Meteor

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st, for the Cord Meyer Co., Forest Hills, L. I., owner and builder. Cost, about \$15,000.

WOODHAVEN, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, L. I., has prepared plans for two 2-sty frame dwellings, 16x38 ft, on the east side of Woodhaven av, 135 ft south of Atlantic av, for the Woodhaven Estates Co., 236 Fulton st, Jamaica, L. I., owner and builder. Total cost \$15,000.

ARVERNE, L. I.—J. H. Cornell, Far Rockaway, has completed plans for five 2-sty frame dwellings, with stores, at the southwest corner of Boulevard and Beach 44th st, for M. Bergman, Edgemere, L. I., owner and builder. Total cost \$20,000.

ARVERNE, L. I.—J. H. Cornell, Far Rockaway, L. I., has prepared plans for six 2-sty frame dwellings, with stores, at the southwest corner of the Boulevard and Beach 56th st, for G. Starks, Arverne, L. I., owner and builder. Total cost \$20,000.

KEW GARDENS, L. I.—Renwick, Aspinwall & Tucker, 8 West 40th st, Manhattan, have prepared plans for a 2½-sty frame dwelling, 21x49 ft, in the north side of Abington rd, 160 ft west of Lefferts av, for Mrs. Edith M. Ramsey, 159 Rector st, Perth Amboy, N. J., owner and builder. Cost \$10,000.

THEATRES.

JAMAICA, L. I.—Edwin C. Georgi, 4185 Fulton st, Woodhaven, L. I., has plans in progress for a 2-sty brick, limestone and terra cotta theatre, 140x125 ft, with lobby, 100x37 ft, on the south side of Jamaica av, 27 ft from Carlisle st, for the Rialto Theatre, C. E. Hausert, president, Jamaica, owner. Cost about \$200,000.

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DWELLINGS.

EAST NORWICH, L. I.—Vitale, Brinkerhoff & Gieffert, 527 5th av, Manhattan, have prepared plans for a 2½-sty residence at East Norwich, L. I., for A. P. Villa, Brookville, L. I., owner. Details of construction will be available later.

GREAT NECK, L. I.—W. Albert Swasey, 101 Park av, Manhattan, has plans in progress for a 2½-sty hollow tile and stucco residence, 50x60 ft, at Great Neck, L. I., for Henry Tobias, owner, care of architect. Cost \$50,000. Architect will soon call for estimates on general contract.

KENSINGTON, L. I.—Charles M. Hart, 12 East 44th st, Manhattan, has preliminary plans in progress for a 2-sty stone, frame and stucco residence, 75x60 ft, with garage, on Nassau Boulevard, for J. Duncan Dithridge, 240 5th av, Manhattan, owner. Cost about \$20,000. Architect will take estimates on general contract when plans are completed.

GREAT NECK, L. I.—John Muller, 15 West 38th st, Manhattan, has plans nearing completion for extensive alterations to the 2½-sty frame residence at the corner of Great Neck rd and Wooley la, for J. Charles Abdraws, 242 Madison av, Manhattan, owner. Cost about \$18,000. Contract will be awarded without competition.

THEATRES.

GLEN COVE, L. I.—Plans are being prepared privately for a 1-sty brick and limestone theatre, 108x105 ft, in School st, near Glen st, for George J. Bulubasse, 463 Fulton st, Jamaica, L. I., owner. Cost about \$300,000. Plans will be completed by February 1.

Westchester.

DWELLINGS.

YONKERS, N. Y.—Plans have been prepared privately for three 2½-sty frame dwellings, 18x40 ft, at 205, 207 and 209 Roberts av, for Nelson Hoyt, owner and builder, on premises. Cost \$5,000 each.

MOUNT VERNON, N. Y.—Laurence M. Loeb, 52 Vanderbilt av, Manhattan, has completed plans for twenty-six frame, stucco and brick dwellings, about 24x36 ft each, in Corcoran Manor, Mt. Vernon, for the Corcoran Manor Homes Co., 80 Maiden la, Manhattan, owner and builder. Total cost \$520,000.

SCARSDALE, N. Y.—Andrew J. Thomas, 137 East 45th st, Manhattan, has plans in progress for two 2½-sty frame dwellings, 30x40 ft, in Nelson rd, for Ralph R. Ryan, Scarsdale, N. Y., owner and builder. Cost \$10,000 each.

New Jersey.

APARTMENTS, FLATS AND TENEMENTS.

EAST ORANGE, N. J.—E. V. Warren, 31 Clinton st, Newark, has prepared plans for a 4-sty brick, limestone and terra cotta apartment, 70x91 ft, in the east side of Prospect st, near Park av, for Morris Daniel, 69 Mt. Pleasant av, Newark, owner and builder. Cost \$70,000.

CHURCHES.

GARFIELD, N. J.—Henry Garritsen, First National Bank Bldg., Garfield, has plans in progress for a 1½-sty frame and stucco church, 22x60 ft, on Harrison av, for the Italian Presbyterian Church, owner. Cost \$10,000. Architect will take estimates on general contract about February 1.

DWELLINGS.

CLIFTON, N. J.—Joseph DeRose, 119 Ellison st, Paterson, N. J., has plans under way for a 2-sty brick dwelling, 25x48 ft, with stores, at the southwest corner of Van Houton av and Westler st, for Andrew Wacht, 585 Van Houton av, Clifton, owner. Cost \$20,000.

PATERSON, N. J.—Joseph DeRose, 119 Ellison st, Paterson, has plans in progress for four 2-sty frame dwellings, 22x48 ft, at Paterson, for Abraham Marcus, 247 Monroe st, Paterson, owner and builder. Total cost \$32,000.

MAPLEWOOD, N. J.—Charles C. Grant, 15 West 38th st, Manhattan, has plans in progress for a 2½-sty stone and frame residence, 25x68 ft, in North Terrace, Maplewood, for D. L. Webster, Maplewood, N. J., owner. Project includes a garage.

JERSEY CITY, N. J.—Nathan Welitoff, 76 Montgomery st, has plans in progress for two 2-sty brick dwellings, 22x50 ft, at 36 and 38 Bay View av, for Clott Brothers, 346 Randolph av, Jersey City, owners and builders. Total cost \$20,000.

BOGOTA, N. J.—Herman Fritz, News Bldg., Passaic, N. J., has completed plans for a 2½-sty frame dwelling, 22x30 ft, at Bogota, N. J., for Williams Brothers, Bogota, owners and builders. Cost \$6,000.

GLEN ROCK, N. J.—Herman Fritz, News Bldg., Passaic, has finished plans for four 2½-sty frame dwellings, 27x30 ft, at Glen Rock, for Walter Vandenberg, Hackettstown, N. J., owner, who will take bids on general contract. Cost \$8,000 each.

HALLS AND CLUBS.

MAPLEWOOD, N. J.—The Maplewood Field Club, Alfred Owen, president, Louis E. Freeman, chairman building committee, contemplate the construction of a clubhouse, 2½ stories

at Baker and Valley sts, for which name of architect and details of construction will be available later. Cost about \$150,000.

FACTORIES AND WAREHOUSES.

PATERSON, N. J.—Joseph DeRose, 119 Ellison st, Paterson, has completed plans for a 4-sty brick factory building, 56x170 ft, at 4-5 Mill st, for Wm. Wishnack & Son, silks, 258 17th av, Paterson, owners. Cost \$125,000. General contract will soon be awarded without competition.

NEWARK, N. J.—Wm. E. Lehman, 738 Broad st, Newark, has plans about finished for a 3-sty brick wood working mill, 54x135 ft, at the corner of Jelliff av and Rose st, for Clark & Co., 154 Rose st, owners. Cost \$70,000. Architect will soon take estimates on general contract.

VERONA, N. J.—Lockwood, Green & Co., 101 Park av, Manhattan, have plans under way for a 2-sty reinforced concrete factory building, 40x360 ft, at Verona, N. J., for the Eagle Rock Manufacturing Co., Verona, N. J., owner. Architects will be ready for estimates about January 23.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—A. J. Contracting Co., 101 Park av, has the general contract for alterations to the 5-sty brick and stone residence, 25x100 ft, at 10 5th av, into apartments (for Thomas A. Edison, Inc., 10 5th av, owner, from plans by the Architectural Corporation, 18 East 41st st, architect. Cost \$10,000.

BAYONNE, N. J.—W. L. Goeltz Co., Inc., 150 Nassau st, Manhattan, has the general contract for eighteen 3-sty brick apartments at Bayonne, N. J., for the Standard Oil Co., of New Jersey, owner, from privately prepared plans.

DWELLINGS.

MANHATTAN.—Vought Constr. Co., Grand Central Terminal Bldg., has the general contract for a 6½-sty brick and stone residence, 34x100 ft, at 69-71 East 93d st, for Mrs. I. Townsend Burden, owner, from plans by P. J. Murray and Addison Mizner, associated architects, Grand Central Terminal Bldg., architects. Cost \$150,000.

LOCUST VALLEY, L. I.—Mattinecock Constr. Co., Locust Valley, L. I., has the general contract for alterations and additions to the 2½-sty frame residence, 70x30 ft, at Locust Valley, for Anson W. Burchard, Feeks la, owner, from plans by Henry Otis Chapman, 334 5th av, architect.

HUNTINGTON, L. I.—Bunce & Jorgensen, New York av, Huntington, L. I., have the general contract for a 2½-sty brick residence, 38x83 ft, with garage, at Huntington, L. I., for Clarence S. Vernon, owner, care of A. D. J. Shepard, 101 Park av, Manhattan, architect. Cost approximately \$40,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Peter Guthy, 956 Broadway, has the general contract for a 1-sty brick shop, 125x150 ft, at the corner of Flushing and Wyckoff avs, for the Berhinger Sheet Metal Works, 315 East 97th st, Manhattan, owner, from plans by Louis Allmendinger, 20 Palmetto st, architect. Cost, \$50,000.

LONG ISLAND CITY.—Gabler Constr. Co., 402 Hudson st, Manhattan, has the general contract for a 2-sty brick factory building, 100x76 ft, at Washington st and 9th av, L. I. City, for George Anderson, 221 West 17th st, Manhattan, owner, from privately prepared plans.

PASSAIC, N. J.—Fred T. Ley & Co., 19 West 44th st, Manhattan, have the general contract for a 4-sty brick manufacturing building, 100x710 ft, at Passaic, N. J., for the Passaic Cotton Mills, J. Dickenson Armitage, president, owner, from plans by Charles T. Main, 201 Dovenshire st, Boston, Mass., architect and engineer. Cost \$700,000.

BRONX.—Louis Gold, 44 Court st, Brooklyn, has the general contract for a 6-sty reinforced concrete factory building, 200x125 ft, at the corner of Wilow av and 138th st, for the Advance Novelty Candy Manufacturing Co., 511 East 72d st, owner, from plans by Frank S. Parker, 44 Court st, Brooklyn, architect and engineer. Cost \$500,000.

MANHATTAN.—J. H. Taylor Co., 110 West 40th st, has the general contract for a 6-sty brick and stone loft building at 427-429 Greenwich st and 52-54 Vesey st for owner, care of Charles Mayer, 110 West 40th st, architect.

STORES, OFFICES AND LOFTS.

MANHATTAN.—G. B. Beaumont Co., 286 5th av, has the general contract for a 10-sty brick and limestone office building in Liberty alley, rear of 160 Broadway, for the Lawyers Title & Trust Co., 160 Broadway, owner, from plans by Clinton & Russell, 32 Liberty st, architects.

MANHATTAN.—G. Richard Davis & Co., 30 East 42d st, has the general contract for a 16-sty brick and stone store, loft and office building, 140x98 ft, at 469-479 7th av, and 158-164 West 36th st, for the Amaron Building Co.,

owner, 303 5th av, from plans by Buchman & Kahn, 56 West 45th st, architects. Cost \$1,200,000.

BRONX.—Gillies-Campbell Co., 101 Park av, has the general contract for a 2-sty brick and limestone telephone exchange, 100x142 ft, in the north side of Trautman st, 95 ft west of Rowland st, for the New York Telephone Co., 15 Dey st, owner, from plans by McKenzie, Voorhees & Gemlin, 1123 Broadway, architects. Cost \$220,000.

MANHATTAN.—John H. Deeves & Brother, 103 Park av, has the general contract for a 6-sty stone and reinforced concrete office building at 47-49 Beaver st, for the Importers and Exporters Insurance Co., 17 South William st, owner, from plans by Charles Gillespie, 1123 Broadway, architect. Cost \$75,000.

MANHATTAN.—H. Vought Co., Grand Central Terminal Bldg., has the general contract for alterations and a 2-sty addition to the office building at 32 Broadway, for the Americus Realty Corp., 23 Beaver st, owner, from plans by A. C. Janni, 220 West 42d st, architect. Cost about \$500,000.

MANHATTAN.—A. J. Contracting Co., 101 Park av, has the general contract for alterations to the 11-sty brick and stone office building at 16 East 40th st, for the 16 East 40th Street Corp., owner, from plans by Walter Haefeli, 229 West 42d st, architect. Cost about \$30,000.

MANHATTAN.—Geo. A. Fuller Co., 175 5th av, has the general contract for a 22-sty brick and limestone office building at 67-73 Wall st, for the Munson Steamship Co., 82 Beaver st, owner, from plans by Kenneth Murchinson, 101 Park av, architect.

MANHATTAN.—Edward Corning Co., 52 Vanderbilt av, has the general contract for alterations to the store at 452 5th av for the Knox Hat Co., 452 5th av, owner, from plans by C. K. B. Nevin, 6 Beacon st, Boston, Mass., architect. Cost, about \$35,000.

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 the Calendar, Tuesdays, at 3 p. m.
All hearings are held in Room 919, Municipal Building, Manhattan.

BOARD OF APPEALS.

Tuesday, January 20, 1920, at 10 a. m.
Appeals from Administrative Orders.
992-19-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.
993-19-BZ—79-81 Wadsworth avenue, southeast corner 177th street, Manhattan.
994-19-BZ—Northwest corner Queens Boulevard and Union Turnpike, Queens.

BOARD OF APPEALS.

Tuesday, January 20, 1920, at 2 p. m.
Appeals from Administrative Orders.
898-19-A—421-423 East 6th street, Manhattan.
Under Building Zone Resolution.
947-19-BZ—421-423 East 6th street, Manhattan.
996-19-BZ—493-503 East 171st street, The Bronx.
997-19-BZ—725-727 Lincoln place, Brooklyn.
999-19-BZ—353-357 Columbia street, Brooklyn.
1001-19-BZ—East side Southern Boulevard, 200 ft. south of Longwood avenue, The Bronx.
1002-19-BZ—606-612 Bergen street, Brooklyn.
1004-19-BZ—193-207 Broadway, 160-170 Fulton street, 2-18 Dey street, southwest corner Broadway and Fulton street, Manhattan.

BOARD OF STANDARDS AND APPEALS.

Tuesday, January 27, 1920, at 2 p. m.
Petitions for Variations.
1005-19-S—26 East 35rd street, Manhattan.
1-20-S—303-315 Jay street, Brooklyn.
899-19-S—19 West 23d street, Manhattan.
5-20-S—30 West 32d street, Manhattan.
Bakery Cases.
902-19-S—194 Hamilton avenue, Brooklyn.
913-19-S—259 Ninth avenue, Manhattan.
Appliances Submitted for Approval.
473-19-S—Fire Alarm Industrial Signal.
554-19-S—Exit Door Lock.
565-18-S—Synpho Chemical Equipment, for premises 958-964 University avenue, The Bronx. Reopened December 17, 1918.
833-19-S—Pronto Fire Extinguisher.
856-19-S—Acme Fire Alarm.
922-19-S—Pneumercator.

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.)

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