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EDITORIAL

Basic Business

That there are good grounds for confidence in the continued prosperity of this country, notwithstanding the croakings of the crape hangers, is indicated in the figures made public this week as to the steel business, the building industry and the banking of the nation. The surprising quarterly report of the United States Steel Corporation, showing income after payment of Federal income and war excess profits taxes of over thirty-five millions, was far in excess of anything that had been anticipated. Perhaps the most interesting thing about the report is that the business done last October when the strike of steel workers was at it height was only nine per cent. less than in the month preceeding the strike. In November business was again on the up grade and in December was back almost to the high figures of July and August. A strike that affects such a fundamental business as the steel industry a matter of only nine per cent. can hardly be reckoned a great success from any standpoint. No wonder that Judge Gary preferred letting the report speak for itself rather than to make any comment on it as he is accustomed to do.

Not less striking than the steel report is the report of the banking resources of the country as showing the substantial basis upon which optimism rests. Comptroller of the Currency Williams in comparing the situation today with that of twenty years ago has presented figures to prove that the banking power of the nation is becoming decentralized. While the East continues to hold the largest proportion of banking resources and while these have increased nearly eight billions of dollars in the period mentioned, it is shown that proportionately the banks of the South and the West have gained far more in relative importance. While the Eastern banks have increased their resources 277 per cent., those of the South have increased 889 per cent. and now have 15 per cent. of the total banking resources of the country instead of only half that amount; and the banks of the Western states have increased 500 per cent. while those of the Middle West have increased 363 per cent.

The Eastern banks still hold 46 per cent. of the banking resources of the whole country, which makes them the controlling influence. That other sections of the country are increasing their relative importance is rather encouraging than occasion for disquietude. The systematic development of every part of the country can only react favorably on the city which will always remain the Metropolis. The centre of a partially-developed territory, however prosperous it may seem, cannot compare in reality with the importance and power of a city that is the chief market place of a nation prosperous to its remotest boundaries.

Readers of the Record and Guide are familiar with the forward condition of the building industry. But it is worth while to call attention to the F. W. Dodge Company statistics in which the contracts awarded during the week ending January 23 are given as \$36,000,000 for the Metropolitan district. That \$31,000,000 of this total is for industrial buildings is only another indication of the way in which general business is booming. When such a demand for manufacturing space exists the tide of prosperity is running in the right direction.

1107—Count 'Em—1107

That all the men in the real estate business are not "land poor" is a fact disclosed by the latest available figures of the income tax returns. In official circles a millionaire is one whose income is \$100,000 per annum or over. There are nearly 7,000 of these much talked about personages in the country and of these fifty-two are classed as real estate brokers. The most fortunate of broker millionaires has an income of a million and a half; five have incomes of half a million, nineteen range between \$150,000 and \$400,000 a year, while twenty-seven manage to get along on an average of \$100,000 each.

But when the figures for New York City are scanned the really interesting fact is developed that there are in this town 1107 men and women down on the income tax rolls as real estate brokers. No census has ever before recorded the exact number. The joint income account of these 1107 brokers is given as \$19,089,655, which figures out an average income of \$17,244.50 for each of them.

Not so bad—with the real estate business just recovering from one of the most disastrous periods in realty history. If 1107 brokers made nearly twenty millions last year, what'll they make in 1920? It will be some money!

Lawyers and the Uptown Movement

One of the interesting results of the scarcity of office space in the down-town district is the news that a group of lawyers has formed a corporation and bought a seven-story building at Liberty and Washington streets to provide offices for its members. The Record and Guide learns that the question of office space has become a critical one for numerous lawyers, some of whom are considering the advisability of making their future headquarters uptown instead of below Fulton street.

The lack of building because of the war furnishes an explanation of this development. While there has been practically no increase in the supply of office space in the down-town district, the demand for space for banking and other financial enterprises has increased greatly, particularly since the armistice. In one down-town office building the many lawyers with offices there are confronted with the necessity of moving or paying three times as much rent as formerly. While disturbed over the situation confronting them, these attorneys as a rule are not finding fault with their land-

lords but frankly express their appreciation of the fact that changed conditions have given to floor space in the down-town office buildings a greatly added value. Some, at least, of these attorneys take the philosophical view that if their present offices are worth more to others than to themselves they have only one problem to solve, namely, finding elsewhere, at less than the new down-town rentals if possible, quarters adapted to their needs.

New buildings in the Forty-second street district, the Record and Guide is informed, are being inspected by not a few of the attorneys who find themselves forced to abandon their old offices downtown. Lawyers interested in this uptown movement point out that some of the advantages which they might lose by no longer being located down-town would be in part compensated for by their proximity to the Bar Association and the many clubs uptown.

Strong Opposition Develops to Municipal Housing Legislation

[Special to the Record and Guide.]

Albany, January 30.

IGOROUS opposition to Senator Dunnigan's bill which would authorize the cities of the State to acquire land and build dwellings thereon to be rented to inhabitants at cost has developed during the past week. The Real Estate Board of New York, which is opposing the measure, is supported by a large contingent of legislators in each house. The prospects are for a bitter fight against the bill.

The opponents of the bill point out that generally it is patterned after a measure introduced in the Assembly last year by the Socialist delegation from New York City. Short shrift was made of this measure. It never reached the hearing stage, because a majority in each house was convinced it represented another phase of Socialistic propaganda. The Dunnigan bill will be attacked on the same score and the expectation is that any attempt to advance it will meet with the most violent opposition of the up-State legislators.

Another argument against the bill is based on the impracticability of the scheme. This argument hinges largely upon the present cost of labor and prices of building materials. The opposition also declares that it is impossible for the cities of the state to build houses and rent them at cost. They declare that it cannot be done without charging a rental in excess, far in excess, of present rents.

Assemblyman Cuvillier this week introduced a bill exempting from taxation real property purchased from the proceeds of a bonus or insurance granted by the United States or New York State for military or naval service and owned by the person receiving such bonus or insurance, the exemption not to exceed \$5,000.

Recommendations made by the public service commission for legislation vesting them with authority to increase rates on local traction lines in excess of the amount fixed by franchise agreements or statute are bearing fruit. The problem of granting relief to the local traction lines is one of the most complex facing the Legislature, because of the scandal that grew out of the charges of the use of money to accellerate the passage of the Carson-Martin bill of last year. To avoid a repetition of this scandal, which had the effect of deferring the enactment of a relief measure for the traction lines, the problem has been approached in a different direction this year. Under a bill introduced by Assemblyman Warren I. Lee provision is made for the appointment of a commission comprising three Assemblymen, three Senators and six other members not in the Legislature to investigate the condition of traction companies of the state and determine whether or not the fare now authorized is sufficient, just and reasonable. An appropriation of \$50,000 is made to cover the cost of the investigation. There is considerable sentiment in the Legislature for the creation of such a commission.

Assemblyman Dimin introduced another rent bill this week. This measure provides that where rent for the use of buildings or parts thereof for dwelling purposes is fixed in May or at any time thereafter such fixed rental shall be the maximum amount of rent per month to be charged for the consecutive months until the following month of May, notwithstanding the provisions of any statute to the contrary.

A bill by Assemblyman Leininger authorizes the assessment by New York City of real property held by the state for barge canal terminal purposes for the benefit derived by said terminal lands by reason of the opening and physical improvement of streets and avenues.

Something in the nature of a surprise was sprung in the Senate late this week when Senator Schackno introduced a bill calling for the repeal of the mortgage tax law. This law is one of the oldest statutory instruments on the books. The advocates of the measure believe that the new State Income Tax will raise sufficient moneys for revenue purposes and will do away with the necessity of the mortgage tax. Influential legislators are opposed to the measure. It is expected that the backers of the bill will vigorously push the fight for its enactment. At the same time a bill providing for the repeal of Article 15 of the Tax Law (Investment Tax) was introduced by Assemblyman Judson. This bill was introduced on the same theory that prompted the submission of the mortgage tax law repeal.

Another effort to grant the cities of the state a larger measure of home rule was made this week by Senator Law, who introduced a concurrent resolution providing for an amendment of the State Constitution which will enable the Legislature to give municipalities broader powers of self government and control of local affairs.

Instant opposition was manifested this week to a plan incorporated in the report of Governor Smith's milk investigating committee which provided for the appropriation by the City of New York of \$200,000 for the equipment of a milk plant and the purchase of the necessary accessories for the handling of 50,000 quarts of milk per day. The plan was proposed as one solution of the milk problem in New York City. The plan is opposed by the very forces who are opposing the Dunnigan municipal housing bill and upon the identical ground-that it savors of Socialism. The suggestion of the Governor's milk committee is regarded as only a step in the direction of municipal control and operation of the milk industry in New York City. One of the subjoined reports in the committee's communication to the Governor advocates municipal ownership of the milk industry, claiming that it partakes of the nature of a public utility.

Elisha Sniffin, Chairman of the Real Estate Board's Banquet Committee, reports that the entire seating capacity of the Banquet Hall of the Hotel Commodore, where the banquet will be held on the evening of Saturday, February 7, has been sold out

Governor Alfred E. Smith will address the board's members and guests. Honorable James W. Gerard, former Ambassador to Germany. Honorable Henry M. Morgenthau, recent Ambassador to Turkey, and City Statistician Edward James Cattell, of Philadelphia, are among the speakers. President Stephen H. Tyng, of the Real Estate Board, will act as toastmaster.

James D. Smith, former mayor of Utica, was nominated by Governor Smith last week for State Tax Commissioner to succeed Chairman Walter H. Knapp. His nomination went to the Senate on Monday night and was immediately referred to the Finance Committee. In the event of his confirmation it is likely Commissioner Michael J. Walsh will be named chairman of the commission.

REAL ESTATE SECTION

Landlord and Tenant Litigation Normal During 1919

Increase of Less Than Two Per Cent. in Summary Proceedings, Despite Popular Belief It Was Unprecedented Year

ESPITE widespread opinion that the amount of landlord and tenant litigation during 1919 had reached an unprecedented volume, examination of the actual situation reveals the fact that the increase in the number of summary proceedings instituted during 1919 amounted to less than two per cent. over 1918, an advance which is practically negligible. The Record and Guide has learned from the office of Aaron J. Levy, President Justice of the Municipal Court of the City of New York that during 1919 there were 107,054 landlord and tenant cases instituted in the Municipal courts in the five boroughs, recording an advance of only 2,185 cases over 1918, the figure for that year being 104,869. In 1916, when conditions were practically normal, and in a year when 21,359 apartments had been added to the city's supply, there were 104,818 cases or only 2,236 cases less than 1919, a year characterized by an unusual dearth of residential building operations. There were only 89 new tenements actually completed in the entire city last year adding only 1,481 apartments to New York's rapidly diminishing supply.

It is interesting to note that there was a marked decline in the number of summary proceedings in Manhattan during 1919 as compared with 1918, a decrease so great that it was almost able to offset the advances in Brooklyn, Bronx and Queens.

There were 53,932 landlord and tenant cases instituted in the Manhattan Municipal courts during 1919 as compared with 66,916 in 1918, 57,593 in 1917, and 71,551 in 1916. Of the 53,932 cases in this borough during the past year only 4,080 cases were brought to trial. The great majority of these were settled in one form or other. Of about 12,000 dispossess proceedings in the Seventh District Court of Manhattan at 5th Avenue and 110th Street there were not more than a dozen evictions. The increases, however, were noted in Brooklyn and in the Bronx- It is in these boroughs that the so-called "leaster" was particularly active. In the Borough of Queens there was an increase and in the Borough of Richmond a decrease in the number of 1919 dispossess cases as compared with those begun in 1918.

The table, reproduced on this page, which indicates the total number of dispossess proceedings in the five boroughs during 1916, 1917, 1918 and 1919, refutes the radical and obviously unfounded contentions that have been made within recent months to the effect that the Courts have been swamped with litigation of this character far beyond precedent. Further analysis of the figures indicate that the 2 per cent. increase in the city is rendered even more negligible by virtue of the fact that every landlord and tenant case brought into court is not necessarily the result of a rent controversy. Refusal to pay rent is only one of the causes of action upon which the landlord institutes proceedings to evict a tenant. There are hundreds of actions brought where a landlord desires to get possession of an apartment because the tenant has defaulted in the payment of his rent; where there have been violations of important covenants in leases; where tenants held over after expirations of leases and where premises have been used for immoral or illegal purposes. If it were possible to ascertain the exact number of apartment so-called "profiteering" cases the probabilities are that the percentage would shrink to below

In 1918 there was a total of 104,869 landlord and tenant

cases which recorded a substantial advance over 1917. This large increase was directly traceable to the famous "no heatno rent" agitation in January and February of that year, which first begun to focus attention of the real estate operators who have since been designated as "leasters" and who have been proven to be largely responsible for most of the present day landlord and tenant trouble. In both Washington Heights and in the Bronx this system had been permitted to flourish for some years previous.

Justice J. R. Davies of the Municipal Court in Harlem, at the dinner of the building Managers and Owners Association of New York several months ago, discussed litigation in his court and emphasized the fact that as far as regular landlords are concerned the men who owned the properties and who are interested in their development had rarely been responsible for the trouble. He said at the time: "Trouble between landlords and tenants has been due to a great extent to so-called 'leasters' and lessees. We had occasions back in 1918 days when the same lessees would be in court continuously. I remember I had one of them twenty or thirty times in January. I went from one court to another and after I got back on the first of April there was our old friend again. We did not have trouble with heating arrangements if the landlord showed that there had been a break-down in the heating apparatus or showed that there was trouble with the coal company. The tenants would be lenient after a discussion between the landlords and the court, but these 'leasters' we had to get after and that brings us down to the present situation and the same old profiteering lessee."

There is every reason to believe that the great bulk of 1919 litigation was instituted by the same type of realty holder. Landlord and Tenant Cases in New York Municipal Courts.

	1916	1917	1918	1919
Manhattan	71,551	57,593	66,916	53,932
Brooklyn	21,495	25,912	21,777	30,574
Bronx	9,536	12,658	13,566	18,688
Queens	1,888	2,931	2,204	3,491
Richmond	343	397	406	369
1	.04,818	99,491	104,869	107,054

The Board of Estimate and Apportionment authorized the widening of Madison avenue from 46th street to 61st street, yesterday, an improvement which has been agitated for the last seven years. Resolutions adopted by the Board call for the change in the roadway and sidewalk widths on the avenue from the north curb line of East 46th street to the south curb line of East 61st street, and for the removal of all street encroachments between these two points. The new roadway width of 54 feet is expected to relieve materially the steadily growing traffic congestion on the thoroughfare.

Action on the proposed change of the roadway and of the casterly sidewalk of Madison avenue, between the northerly curb line of East 34th street and the southerly curb line of East 35th, and for the removal of encroachments on the easterly and westerly sides of Madison avenue, between 34th and 35th streets, was postponed for two weeks.

Banquet of Brooklyn Board of Real Estate Brokers

U. S. Senator Calder Declares That Building Costs Will Go Much Higher, But That Construction Work Will Continue

TEW YORK builders will be confronted this year with the problem of even higher costs of building materials," declared Senator W. M. Calder last Saturday night at the Eleventh Annual Dinner of the Brooklyn Board of Real Estate Brokers. Senator Calder stated that although he believed that in 1920 the cost of building materials would be 35 per cent. higher than during the last year, he was sure that the real estate men and builders would adjust themselves to the higher cost and that the coming year would be the greatest home building period the country had seen for some time past.

Senator Calder said that he was certain that the demand for homes in Brooklyn was no greater than in many other cities throughout the entire country, and that the entire country was facing the same problem.

"One thing," said the Senator, "which would greatly lessen the cost of building would be a decrease in the cost of transportation of building materials."

Speaking of the methods which might be adopted in the hope of giving an added impetus to home building, the Senator referred to the bill which he recently introduced in the Senate. This bill provides that mortgages given to individuals shall be exempt from taxation. "Such a move as this is sure to bring more money into the mortgage market," he declared.

Addresses were also made by State Comptroller Eugene M. Travis, State Senator Henry M. Sage, Borough President Edward Riegelman, Frank Bailey, J. W. Smith of Philadelphia and the Rev. Paul D. Moody. Others at the guest table included Robert H. Wilson, George A. Fleury, James Frank, Lewis H. Losee, Henry S. Acken and Henry B. Davenport.

William Raymond Burling, president of the Board, said:

"Let us not forget that tonight, the 24th of January, is the first anniversary of two momentous occasions in the world's history, when one year ago the Peace Conference adopted the League of Nations project and also one year ago today the 59th Division, composed of Brooklyn's own, baptized in the fire of Bellau Wood and the Argonne, reached the port of New York and home, typifying the end of a job well done.

"In these same three years we have seen many changes in that commodity which furnishes us our livelihood—I refer to real estate. We have seen the change from a dull listless market to one of extreme activity, and yet exceptional as this may seem to the layman, we find that it is based on natural laws, the laws of supply and demand.

"With the increase in wages and the influx to New York City of citizens of the middle and upper classes from other parts of the country, there has been a tremendous increase in the demand for steam-heated apartments and small homes, with the natural result of an appreciable increase in both rental and fee values.

"I hold that every time a real estate broker sells a home to a person who has previously been only a tenant, that he has not only consummated a sale, not only collected a commission, but placed another brick in that wall of good citizenship which will stem the Red tide.

"The Brooklyn Board of Real Estate Brokers has also shown an appreciable growth since 1917. At the time we met here last our membership was 97 members, and it is with considerable pride that I am able to report tonight that under the able leaderhip of my predecessor, William P. Rae, the membership since that time has increased to 117 active members and 79 associate members, making a total of 196."

One of the features of the dinner was a mock trial, Lewis H. Pounds, former Borough President, being tried as a rent profiteer. George Gray impersonated "Kitty McCarthy," the

plaintiff, and David Porter acted as judge. The jury for the trial, picked from the guests, was composed of many promiment men of the borough.

Annual Dinner of the United Realty Owners

OVERNOR ALFRED E. SMITH was the principal speaker at the annual dinner of the United Real Estate Association at the Hotel Astor last Saturday night. Governor Smith discussed the program of his State Reconstruction Commission and urged property owners to support its plan for the reorganization of the State government. He commended the work which President Browne of the United had done for the last seven years at Albany.

Mayor Hylan, another speaker, departed from his usual custom of reading from manuscript by delivering an extemporaneous address in which he discussed the local traction situation and various phases of the investigation now under way. Bainbridge Colby strongly criticized the policy of the Federal government in infringing upon States' rights. He directed considerable of his argument against the Prohibition amendment to the Constitution.

Other speakers included Dr. Henry W. Berg, Julius Henry Cohen and Laurence McGuire. Stewart Browne acted as toastmaster. Among the guests of Honor were the James W. Gerard, Senator Wm. M. Calder, Rear Admiral Bradley A. Fiske and Samuel S. Koenig.

Despite the inclement weather the dinner was well attended by 840 property owners and their guests, including 100 women. The interest in the speeches was so well maintained that practically everybody in the banquet hall waited until the last speaker had finished, which was at 11.40 P. M.

Building managers, owners and tenants of building, are urgently appealed to by the New York Telephone Company through the medium of the Record and Guide to make their demands at the present time upon the facilities of that organization as conservative as circumstances will permit. The prevailing epidemic of influenza has made serious inroads upon the working forces of the telephone company, as it has of every other concern having large numbers of employes. It is only fair that the request of the management that the telephone be used only when absolutely necessary shall meet with a hearty response. The operating force is working under a handicap which is not local to the telephone offices but is common to the people of the whole city. Under these abnormal conditions co-operation with the telephone officials, which means economical use of the telephone, will result in betterment of the service for all concerned.

Amendments have been prepared by Martin Bourke for presentation to the legislature to pattern the Torrens law to follow the model of the laws of Massachusetts, Illinois and other states, the Philippine Islands and Hawaii. The proposed changes contain two amendments, which passed the Assembly last year, but did not reach the Senate. The amendments would place the county back of the assurance funds; eliminate title companies from acting in place of the official examiners of title; changes in procedure, and a mortgagee's duplicate certificate of title to be issued to the holder of a registered mortgage.

Under the present Torrens law adopted in 1918 titles are being registered in increasing numbers. The city provided salaried places, beginning January 1, for official examiners of title in the counties of New York, Bronx, Kings and Queens at a salary of \$3,500 a year.

Review of Real Estate Market for the Current Week

Market Stimulated by Purchases of Investment and Speculative Builders Who Acquire Desirable Construction Sites

EALS forecasting important structural operations were featured in the business of the week which continued to develop additional strength. Not in weeks have there been more transactions closed by builders, of both a speculative and investment nature, involving commercial and residential properties. Big office and loft structures are planned for a large site in West 38th street assembling from ten owners; fourteen dwellings in East 75th street will be remodeled into a garden improvement; nine stories will be added to the Columbia Trust Company building which was bought by the Columbia Graphophone Company in a \$3,000,000 deal; a syndicate of lawyers, forced out of their present locations, took over a 7-story Liberty street building for their own use.

Speculative interest centered largely upon apartment houses

although Frederick Brown added to his down-town holdings by acquiring the Wyllys Building at 92 William street and Elias A. Cohen bought business buildings at 62 William street and 106-8 Fulton street. Among the better known residential properties which passed into the ownership of this class of purchaser was the Hotel St. Louis in East 32d street; the Hotel Bonta-Narragansett at Broadway and 94th street; Riverside Drive properties at 148th street and 84th street; and Roxborough at Broadway and 92d street.

In connection with the news of recent weeks, it is interesting to note that there has been no diminution in the interest of operators or investors in realty despite the great amount of restrictive legislation which has been introduced at Albany affecting the ownership and operation of real estate.

Assemble Big Mid-Town Plot.

Assemble Big Mid-Town Plot.

Pease & Elliman have been successful in assembling a plot of 22,500 square feet in the heart of the retail section of this city, between 5th and 6th avenues, with a frontage of 108 feet on West 38th street and 113 feet on West 39th street. This plot consists of ten parcels which have been owned by various owners for many years, and has been purchased by a syndicate which intends to erect a large office and salesroom building. This plot is unique in that it is equally distant from the Pennsylvania and Grand Central terminals and is in the immediate vicinity of most of the large hotels and retail stores, and has favorable transportation facilities, with an elevated railroad station on 6th avenue and the Brooklyn Rapid Transit and Interborough subways within easy reach. The properties comprise the following: 48 West 39th street, held at \$75,000, four-story dwelling, which was sold for Mrs. Henry W. Everitt; 50 West 39th street, four-story dwelling, the home of the artist, DeWitt Lockman, held at \$100,000; 52 West 39th street, for Edward W. Gascoe and Mrs. W. C. Herbert, of Katonah, N. Y. This house has been under lease for a number of years to the Home Bureau and was held at \$100,000. 54 West 39th street and the abutting property 55 West 38th street, for Jackson & Stern. These two houses were remodeled for business some time ago and were purchased through Pease & Elliman about fifteen years ago by the present sellers. 53 West 38th street, for Jackson & Stern. These two houses were purchased through Pease & Elliman about fifteen years ago, held at \$200,000.

This neighborhood has been exceedingly active during the recent few months and the 5th avenue end of the block is improved with the building which was leased by Pease & Elliman for F. V. & J. H. Burton to Lord & Taylor. The new building is to be erected from plans now being prepared by Clinton & Russell, which provide for a twenty-four story fireproof building of the finest type. It is expected that the building which was leased by

East Side Dwelling Improvement.

East Side Dwelling Improvement.

The Seventy-fifth Street Syndicate, Inc., purchased from various owners, through Douglas L. Elliman & Co. and Harris & Vaughan, Inc., fourteen dwellings in the north and south sides of East 75th street, between Lexington and 3d avenues. The properties sold include eight fourstory flats, about 20x100 each, at 157 and 159, for the Ravenswood Company, W. A. Clark, president; 163 for John Burke; 165 for Thomas Callahan; 167 for Mrs. Mary Fitzgerald; 169 for Nathan Brumer; 171 for Mrs. M. Miller, and 173 under option from a Mrs. McCabe. These buildings are in the north side of the street and abut the Church of St. Jean Baptiste and rectory, which occupy most of the block in East 76th street.

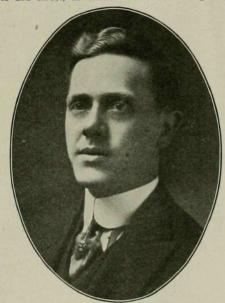
The other properties, in the south side of 75th street, include 176, a four-story garage, 18x 102.2, sold for Patrick Conway; 180, a three-story dwelling, 16x102.2, for Max Benjamin, and four four-story flats, each 18x102.2, at 182 to 190, for B. Kornminsky, Mrs. H. Stern and the Siegerts Realty Company, respectively.

It is the intention of the buyers to remodel the buildings along the lines of the Hewitt Improvement in East 65th and East 66th streets, where twelve houses acquired from the Gerry estate were remodeled and a large garden formed from the twelve real yards.

J. Irving Walsh New Treasurer.

J. Irving Walsh New Ireasurer.

J. Irving Walsh, recently elected treasurer of the Real Estate Board of New York, has just finished his seventeenth year of active association with the New York City real estate market. Mr. Walsh began his real estate career with W. J. Roome & Co. in 1902 and seven years later he became identified with the organization of John H. Dye at 73 West 11th street. In 1911, after the death of Mr. Dye, Mr. Walsh succeeded him in the business. He has always made a specialty of property on the west side of the city from Chambers street to 23d street, in which district he manages a



J. IRVING WALSH.

number of large properties and in which he has negotiated a number of important trans-

number of large properties and in which he has negotiated a number of important transactions.

Mr. Walsh has for a number of years been active in the affairs of the Real Estate Board. He is a member of the Executive Committee of the Board of Governors, and also a member of the Floor Committee, the Records Committee, the Dinner Committee and the Membership Committee. This is his first term as treasurer of the board, having succeeded Alfred V. Amy, who served in 1917, 1918 and 1919.

Mr. Walsh represented nearly 50 per cent. of the property owners and testified as an expert in the proceedings against the city growing out of the 7th avenue extension and the widening of Varick street. He is a strong advocate of the "build now" movement. "In spite of high building costs a person can build cheaper now than he will be able to for several years," he said. "All building costs are going up. A good many of these studios, buildings and private houses that are being turned into apartments are not going to last, as they do not adhere to the building laws.

"It will be the same old story that these new buildings will always fill up more rapidly than the old ones. It will be profitabe to build because of the high rents and because of the movements in real estate. That is, the investors who have been hit hard in Wall Street will no doubt turn to real estate. The building of mercantile buildings is at present profitable and will continue to be so for some time.

PRIVATE REALTY SALES.

THE total number of sales reported but not recorded in Manhattan this week was 159, as against 151 last week and 60 a year ago.

The number of sales south of 59th street was 59, as compared with 68 last week and 14 a year

The number of sales north of 59th street was 100, as compared with 83 last week and 46 a year

ago.
From the Bronx 47 sales at private contract were reported, as against 61 last week and 33 a year ago.
Statistical tables, indicating the number of recorded instruments, will be found on page 147.

\$3,000,000 Columbia Graphophone Purchase.

\$3,000,000 Columbia Graphophone
Purchase.

Max N. Natanson sold through Byrne & Bowman to the Columbia Graphophone Co. the fourstory Columbia Trust Co. Building, at 360-362 5th avenue, northwest corner of 34th street, 61.9 feet on 5th avenue by 100 feet on 34th street. The asking price was \$3,000,000. The Columbia Graphophone Co. acquired the property as a permanent home, having chosen it on account of its splendid location and accessibility at all points. Immediately opposite to the east is Altman's large store, and on the southerly corner the Waldorf-Astoria is located. The Columbia Graphophone Co. will immediately commence the erection of nine additional stories to the present building, and upon the completion of the work will occupy most of the floors as executive offices, etc. McKim, Mead & White are now preparing plans. During the alteration an ornamental bridge will be constructed around the building, and it is intended that the work will be carried on with the minimum of inconvenience not only to the customers of the trust company, but also to the general public.

The original building was designed by McKim, Mead & White and is one of the architectural landmarks of the city. It was originally built with the idea of adding to its height, and so the foundations were made sufficiently strong for the erection of the additional stories. It is estimated that the projected improvement will cost in the neighborhood of \$1,000,000. Mr. Natanson purchased the property from the Columbia Trust Co. on November 25, 1919. It was formerly the site of the residence of the late A. T. Stewart and was occupied for a number of years by Margaret Howard, the well-known modiste. The parcel was purchased in January, 1901, by Charles T. Barney for the Knickerbocker Trust Co. from three different interests—the Butler family, the Clinch family and Bessie T. White, wife of Stanford White. The property then included an additional 40 feet on 5th avenue and an additional 50 feet on 34th street, which land was subsequently sold for othe

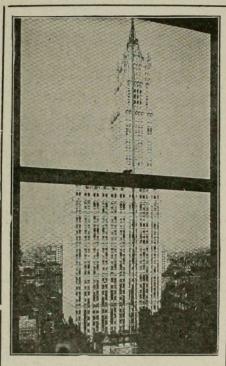
Brown Buys Wyllys Building.
Frederick Brown has purchased through the Charles F. Noyes Company the twelve-story Wyllys Building at 92 William street, south corner of Platt street, valued at nearly \$1,000,000, on plot 32.5x111. The building is considered one of the best in the fire insurance district. It was erected from plans of Howells & Stokes

MONEY TO LOAN

New York City Real Estate

LAWYERS MORTGAGE CO.

RICHARD M. HURD, President Capital and Surplus \$9,000,000 59 Liberty Street, New York 184 Montague Street, Brooklyn



Woolworth Building taken through Polished Wire Glass Window in the Western Union Building, New York City

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Install Mississippi Polished Wire Glass with its silver white wire and surface equal to any plate glass, and save money.

Write for Catalogue and Samples.

MISSISSIPPI WIRE GLASS CO.

Room 1712 220 Fifth Ave., New York City and the front and sides are of granite, Indiana limestone, brick, marble and terra cotta. The entrance halls are finished in white Italian marble and the woodwork throughout the building is quartered oak of cabinet finish. It is interesting to note that, while the average rental in the building is about \$1.50 per sq. ft, the last leases made by the sellers were at the rate of \$4.25 per sq. ft. The property is in the same block with the Royal Insurance Company Building. Opposite from Platt to John street is the fourteen-story Woodbridge Building, covering a plottage of 19,000 sq. ft. It is in this building that the Aetna Life Insurance Company has just leased five floors and a portion of the ground floor through the Noyes Company. Among the prominent insurance tenants that occupy the Wyllys Building are Fidelity & Casualty Company, Sprinkler Leakage Insurance Company, Miller & Maltbie, William F. Moore, London Guarantee & Accident, L. T. Hollister, Max Joseph, Ocean Accident, Royal Exchange Assurance, S. I. Libowski.

Lawyers Buy Building.

To accommodate lawyers who are being forced out of their offices by large space leasing on the part of large corporations, the seven-story office building at 140 Liberty street, the south west corner of Washington street, has been bought by Arthur W. Marcell, Theodore T. Lane and Allen Bragaw, who are forming a stock company, all members of which will be tenants in the building. Each floor will have a director on the corporate board. The structure stands on a plot fronting 21 feet on Liberty street and 57 feet on Washington street. Mr. Marcell said: "We have been looking at various buildings in the downtown district for some time and both the location on Liberty street and the fact that no alterations will have to be made actuated us in our choice. The great demand for office space and the exceedingly high rents in the downtown district have resulted in this cooperative law building plan." The Stebbins Realty and Construction Company, the sellers held the structure at \$150,000. J. V. Graham and Herman C. Sherman were the brokers.

Seabury Building Deal.

Home Insurance Company purchased the Seabury Building, a seven-story structure, 39.1x 18.10, at 59 and 61 Maiden Lane, adjoining the four-story building at 57 and abutting the North River Insurance Building, at 93 to 97 William street, recently reported sold. The Cruikshank Company represented the Home Insurance Company in its purchases of 93 to 97 William street and 57, 59 and 61 Maiden Lane.

Operator in \$1,900,000 Deals.

Operator in \$1,900,000 Deals.

Elias A. Cohen, as president of the BroadwayJohn Street Corporation, purchased two downtown properties, having a combined value of
\$1,900,000. From the National Liberty Fire
Insurance Co. Mr. Cohen's company bought 62
William street, southeast corner of Cedar street,
an eight-story office building, covering a plot
fronting 33 feet on William street and 123 feet
on Cedar street and having a rear line of 43
feet. This structure, which has a foundation
that will allow for the construction of four
additional stories, is reported to have been held
at \$1,100,000. An unusual feature of the transaction is that the buyer is to get immediate
possession, this being one of the very few buildings near the busy financial zone not tied up
under leases. Fred J. Whiton negotiated the
sale.

The often stark Downing Duilding at 100

sale.

The fifteen-story Downing Building, at 106 and 108 Fulton street, forming an "L" around the southeast corner of Dutch street, has also been acquired by the Broadway-John Street Corporation through the Charles F. Noyes Co. The sellers were F. Paul Sorg and Ada Pritchitt, of Ohio. Tenanted chiefly by firms in the jewelry and insurance business, whose leases expire next May, this building covers a plot fronting 50 feet on Fulton street and having a depth of 102 feet, with a 22-foot outlet to Dutch street. It was erected some years ago by John Pettit. The asking price is reported at \$800,000. Mr. Cohen is negotiating the resale of the property through the same broker.

Hotel Deal Closed.

Stockholders of the Women's Hotel Co., owners of the Hotel Martha Washington, at 29 East 29th street, have ratified the sale of the property to the Bell Apartment-Hotel Co., headed by William Johnson, manager of the Hotel Netherland, Great Northern and Navarre of New York and the Hotel Plaza of Chicago. The present lease held by the Northern Hotel Co., George C. Brown president, holds until February 1, 1927. The structure is twelve stories high, and adjoins the northeast corner of Madison avenue and 29th street. It is said the price paid was in the neighborhood of \$1,000,000. Pease & Elliman were the brokers.

Advertising Agency Buys.

The Frank Advertising Agency bought through Pease & Elliman the five-story building at 14-16 Stone street, on a plot 30x60, adjoining the southwest corner of Stone and Broad streets. The Frank Advertising Agency recently purchased the Trinity Church parish house, at the corner of Thames and Church streets, for its own use, from William Kilpatrick, and inside

of a few days' time resold it at a large profit to the New York University as a headquarters for their downtown classes. After this they purchased the property at 14-16 Stone street, and within an hour's time they were also offered by the representative of Pease & Elliman, who closed this sale, an excellent profit for the resale of this property. Real estate is now very active in this section, and some of the property that has been sold is the Merchants' Building, a seven-story office building at 2-4 Stone street, running through to 19-21 Bridge street, which was sold for the Bowling Green Realty Co. to the Broadway-John Street Corporation. No. 11-13 Stone street was sold for Helen T. Hopner to Norman S. Reisenfeld, and 92 Broad street, which was recently sold at auction for Edgar B. Mangan to Gustav Schwab, who now controls a plot 52 feet on Broad street and 58 feet on Stone street. The Frank Advertising Agency expects to make extensive alterations to this building, putting on two additional stories, and the purchase of the property, including alterations, will involve about \$150,000.

Sells Hotel St. Louis.

Frederick Brown resold to Michael Kaufman the Hotel St. Louis, a ten-story apartment hotel at 34 and 36 East 32d street, on a plot 40x98.9, between Madison and Park avenues. The property was held at \$275,000 and is leased for twenty-one years at \$25,000 per year, the lessees to pay all the expenses except interest, taxes and fire insurance. The structure contains 126 rooms. Mr. Brown recently acquired the property. the property.

Buys Bonta-Narragansett.

The Hotel Bonta-Narragansett, at the southeast corner of Broadway and 94th street, has been purchased from the Selma Realty Co. by Frederick Brown. The structure consists of a twelve-story building, with a seven-story annex, and fronts 143 feet on Broadway and 146 feet on 94th street. It is completely furnished as an apartment hotel, and Mr. Brown was influenced in buying it because of the fact that possession was to be had immediately. The property, it is said, cost the buyer about \$1,000,000. William Sinclair was the broker.

Resell 640 Park Avenue.

Resale has been made by J. C. & M. G. Mayer and Millard Schroeder of the thirteen-story apartment house at 640 Park avenue, northwest corner of 66th street, which they purchased a week ago from the Shafpa Realty Co. The new deal was arranged by Douglas L. Elliman & Co., the purchaser being an investor, who plans to occupy one of the apartments in the house. The structure stands on a plot 80x100 and has a rent roll of about \$140,000. It was erected by the Fullerton-Weaver Construction Co. in 1914. It has one suite on a floor of eighteen rooms and six baths.

Kensington Court Resold.

Kensington Court Resold.

Kensington Court, a six-story elevator apartment house at the northeast corner of Broadway and 151st street, has been sold by the Ranger Realty Co., S. Klar president, to a client of Myron Sulzberger. It occupies a plot 150x100, contains forty-five apartments and six stores that yield more than \$50,000 in rentals, and was held at \$400,000. The seller acquired the property last May from Frederick Brown.

Twenty-fourth Street Loft Sold.

Elias Gussaroff Realty and Construction Company purchased through Samuel Matz from Isaac Schiff the twelve-story loft, 62x100, at 43 to 47 West 24th street, held at \$500,000. Otterbourg, Steindler & Houston, attorneys, represented the purchaser.

Drive Apartment Deals.

Union Chemical Glassware Co. (I. Portman) bought from Samuel Barkin, through Spotts & Starr, the ten-story apartment at the south corner of Riverside Drive and 148th street, 105x95, held at \$600,000 and renting for about \$75,000. Mr. Portman's company sold through Charles Berlin 504 West 172d street, a five-story apartment, 41x95, held at \$60,000; also sold through Spotts & Starr to a Mr. Herskovitz 574 and 576 West 176th street, a five-story apartment, 75x88.

Charles Galewski bought from the Empire Trust Co., as trustee for the Guardian Trust Co., through Slawson & Hobbs, the nine-story apartment, 57.4x79, at 120 Riverside Drive, northeast corner of 84th street, and the twelve-story apartment at 125, adjoining, 74.82x130.9x irregular, renting for about \$95,000 and held at \$800,000.

Ford Building for Tire Company.

Joseph P. Day sold to the Goodyear Tire & Rubber Co. the Ford Motor Co.'s plant, near the Bridge Plaza, Long Island City. The property was held at \$2,000,000. The Ford company established a large plant on tidewater at the head of Newark Bay, on the property of the Newark Factory Sites, where assembling and export business is handled. Shortly after the company decided to sell the government acquired the plant and established the "gas mask" department there. When the armistice was signed the Quartermaster's Department used the building for storage purposes. The purchasing

company owns and occupies a large building 12 and 14 Trinity pl, a 5-sty building, 34.1x40.5x opposite the Ford building, but needed large additional space. The structure just purchased is eight stories high and contains about 500,000 square feet of loft space.

DELANCEY ST.—D. Geissler sold for the estate of Franklin B. Lord to the Nineteenth Ward Realty Co., 266 Delancey st, northeast corner

Aimone Galleries Buy.

Pease & Elliman sold for Mrs. Lawrence Jacob, represented by W. Albert Pease as agent, the property 42-44 East 49th street, 43x100, on the south side of the street, between Madison and Park avenues, consisting of two four-story and basement dwellings, which have been in possession of the seller for a great many years. Teh purchaser is the Aimone Galleries, now located at 257 Madison av, but for many years located at the northeast corner of 45th street and Madison avenue. The buyers are dealers in antiques and objects of art, and were largely influenced in buying this side street property on account of the early erection of a hotel by the DuPont interests on the westerly side of Park avenue, between 48th and 49th streets.

Roxborough Sold Again.

Samul Reznick and Isidor Zimmer acquired from a syndicate composed of Harris and Maurice Mandelbaum, Irving Judis, Joseph Silverson and Fisher and Irving I. Lewine the twelvestory Roxborough apartment house at the northwest corner of Broadway and 92d street, which the sellers bought last October and held at \$1,200,000. The Roxborough contains fifty-seven apartments of six, seven and eight rooms and eight stores and is said to return upward of \$160,000 annually in rents. It covers a plot fronting 107 feet on Broadway and 125 feet on 92d street and was erected in 1911 by Isaac and Henry Mayer, who bought the site the same year from Franklin Pettit. M. V. Rosenberg was the broker in the present transaction. same year from Franklin Pettit. M. V. Rosenberg was the broker in the present transaction.

Manhattan. South of 59th Street.

BARROW ST.—Caudit Traders, Inc, bought from the estates of Allan W. Colcord and Raphael C. Korn the 5-sty apartment at 6 to 10 Barrow st, 57x90, through Axel A. Olsen.

BARCLAY ST.—Robert R. Rainey sold for the estate of Charles E. Rhinelander, 107 to 111 Barclay st and 227 Washington st, northeast corner, 4 and 5-sty buildings, 63.5x75.11x irregular.

CHAMBERS ST.—J. Clarence Davies sold the 5-sty building at 155 Chambers st to Albert Venino.

CHRISTOPHER ST.—Williamson & Bryan sold for the Valentine estate, of Washington, D. C., 171 Christopher st, a 2-sty frame building, 22x 95.3, held by the selling family for fifty years.

GREENWICH ST.—Albert E. Kelly sold for Mary B. W. Booth and Henrietta Wynkoop to James G. Nelson 55 Greenwich st, through to

DELANCEY ST.—D. Geissler sold for the estate of Franklin B. Lord to the Nineteenth Ward Realty Co., 266 Delancey st, northeast corner Columbia st, a 6-sty tenement, 225x100.

Columbia st, a 6-sty tenement, 225x100.

DUANE ST.—William H. English bought from the Central Trust Co. through the Charles F. Noyes Co. 42 Duane st. and 10 and 12 Lafayette st, the southwest corner, a 6-sty building, fronting about 9.1 feet in Duane st and 18 feet in Lafayette st, with an irregular depth, facing the proposed court house site. Mr. English recently acquired 44 and 46 Duane st, adjoining, with a frontage of 33.1 feet. He also owns the Jones Building at 52 to 58 Duane st, southeast corner of Elm st. of Elm st.

FULTON ST.—Wm. A. White & Sons sold for the City Real Estate Co. the 7-sty business building, 25.9x60.7, at 89 Fulton st, one time

known as the Vulcan Buildinfi, to an investor, who intends to alter it into modern offices.

CHRISTOPHER ST.—Williamson & Bryan sold for the Bradford estate the two loft buildings, 64x95.3, at 173 and 175 Christopher st.

CORTLANDT ST.—Charles F. Noyes Co. sold to Max Marx for Bella Moses 70 Cortlandt st, between Greenwich and Washington sts, a 4-sty loft covering lot 23x70, with possession May 1. The property was valued at \$70,000. Weschler & Kohn represented Mr. Marx as attorneys. This is the eighteenth property purchase by Mr. Marx in the same general neighborhood.

GREENE ST.—Meister Builders, Inc., purchased from Yanover & Chadwick the 7-sty loft 158 and 160 Greene st, 42x100.

GREENWICH ST. — Broadway-John Street Corporation, Elias A. Cohen, president, sold to Jacob Barsky 52 and 54 Greenwich st, two 5-sty

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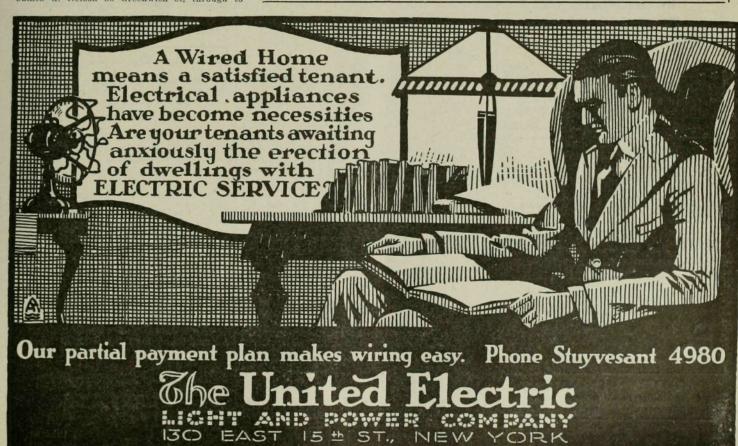
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& Co. were the brokers.

GREENE ST.—Meister Builders, Inc., resold the 7-sty loft buildings at 158 and 160 Greene st.

CROSBY ST.—Charles F. Noyes Co. sold to Ferguson Brothers & Van Damm, for the Lawyers' Mortgage Company, 43 Crosby st, a 5-sty loft building, 25x100.

LAIGHT ST.—Charles Wynne and Louis H. Low sold to the Higginson-Bergen Co. to northeast corner of Laight and varick sts, a 7-sty loft, 25x65, through Geo. R. Read & Co.

LEONARD ST.—Harold L. Lewis sold for Strohmeyer & Arpe to Simon & Mills 25 Leonard st, a 6-sty storage building. The sellers own and occupy 27, adjoining; also the abutting property at 139 Franklin st. This is the third sale of 25 since January 1, through the same broker.

MONROE ST.—Wright Barelow, Inc.

MONROE ST.—Wright Barclay, Inc., sold for the estate of Sackett M. Barclay 299 Monroe st, through to Madison st, two 6-sty factory build-ings, 75x195.

NORTH MOORE ST.—Max Marx resold through the Charles F. Noyes Co. to Wolf & Lowinger, for occupancy, the 7-sty loft, 25x87, at 32 North Moore st, acquired about ten days ago from the estate of Margaret E. Zimmer-

PARK PL.—Max Marx purchased from Edna Scott Tull the southwest corner of Park pl and Greenwich st, two 5-sty lofts, 60x70x irregular, through Cammann, Voorhees & Floyd.

PARK PL.—Lebertan Corporation purchased from the Lichtenstein Realty Co. 79 and 81 Park pl, northwest corner Greenwich st, a 5-sty loft, 42x54, through Charles E. Moore.

PEARL ST.—Moses Goodman and Max Marx bought from Marguerite L. Secor the two 6-sty warehouses, 51x125, at 182 to 186 Pearl st.

PEARL ST.—Estate of Katharina Elias sold to Lorenz Bayer 168 Pearl st, a 5-sty building, 20.7x46.10, southeast corner of Pine st. The seller was represented by Louis W. Osterweis and the purchaser by Kelley & Connelly. Cruikshank & Co. were the brokers.

PIKE ST.—John Finck sold the 5-sty remodeled tenement, 25x100, for a reported price of \$30,000.

PRINCE ST.—Meister Builders, Inc., resold to M. Kleinberg the 7-sty lof at 127 and 129 Prince st, northwest corner of Wooster st, 40x 94.4x81.6x irregular, with an "L" from Wooster st, acquired about a week ago from Sidney E. Millington.

RENWICK ST.—Van Vliet & Place sold for Archille De Pierro the 5-sty tenement 20 Renwick st, 20x55.

WASHINGTON PL.—The 8-sty loft 42x100, at 8 Washington pl, southwest corner of Mercer st, has been bought by Frederick Brown from Wilkinson Brothers. The property was held at \$257,000. A. F. Du Cret & Co. were the

WATER ST.—L. J. Phillips & Co. sold for Norman S. Riesenfeld 26 Water st, a 5-sty building, 28.2x30, near Broad st, to the Marine News, Harwood Palmer, president, who after extensive alterations will occupy a large portion of the premises.

WATER ST.—Wm. A. White & Sons sold for Rupert G. Story 110 Water st, a 5-sty building, 21x40.

WILLIAM ST.—Joseph L. Buttenwieser and David Lippman purchased from the New York Staats-Zeitung 186 William st, a 4-sty store and loft, 31x103, through Alfred J. Kock.

WEST 3D ST.—A client of Nathan H. Stone sold the 8-sty lof building at the southwest corner of West 3d and Wooster sts, 75x75, subject to a first mortgage of \$125,000, held by the Metropolitan Life Insurance Company. It has been owned by the seller since its erection eighteen years ago. The buyer, an operator, is a client of Morrison & Schiff.

13TH ST.—Thomas J. O'Reilly sold for Mrs. F. A. Troughton the 6-sty tenement at 424 and 426 East 13th st, 40.4x100, to the Weisner Realty

th St, ETC.—Duross Co, sold 50 West 15th st, a 4-sty building, 25x103.3; also 273 West 11th st, a 4-sty house, 25x102, for Harvey N. Weed.

19TH ST.—Geo. W. Mercer & Son sold for William Porter Allen the 3-sty dweling, 353 West 19th st, 21.10x64.

19TH ST.—Henry Brady sold to Elias Lampel for William Rankin the 4-sty tenement, 27x103, at 140 West 19th st.

22D ST.—Louis Schrag sold for the William . Brigham estate 54 West 22d st, a 7-sty loft,

23D ST.—Henry Brady sold for John 5. Cavanagh to the Charles Realty Co. the 7-sty loft, 25x100, at 256 West 23d st.

23D ST.—John P. Peel Co. sold to the Milton Realty Co. for the Brookside Realty Co., rep-resented by Jacob Oppenheimer, the 5-sty loft 121 East 23d st. 25x100, held at \$125,000.

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111 West 51st St.

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3, 5 & 7 Vestry St.

Bet. Varick and Hudson Sts., running through to 24-26 & 28 Laight St.

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26TH ST.—Earle & Calhoun sold for the United States Lithograph & Printing Co., 213 to 227 West 26th st, an old 4-sty building, 199.6x88.9, for many years used as the armory for the Ninth Regiment. The buyer will make extensive alterations.

27TH ST.—Lloyd Winthrop Co. sold for the Margaret Strachan Home 103 and 105 West 27th st, two 4-sty dwellings.

27TH ST.—Ames & Co. sold for Catherine Mengel the 5-sty tenement, 25x98.9, at 235 West 27th st, to Harris, Brown and Philip Fishman. 35TH ST.—Crosby & Blemby sold for Edward Gleason 422 West 35th st, 4-sty front and rear tenements, 25x100.

37TH ST.—Spotts & Starr, Inc., sold for W. Mengel to Michael Kaufman 66 West 37th st, 5-sty building, 20x69.11.

38TH ST.—J. Arthur Fischer sold for John Cavanagh the 4-sty dwelling, 211 West 38th st, 23x98.9.

39TH ST.—S. Morril Baner bought from Wald-nar J. Weglener, represented by A. W. Venino, 6 West 39th st, a 4-sty dwelling, with exten-ion, 35x100, one of several occupied by the Va-ation Society. N. A. Berwin & Co. were the

418T ST.—Daniel H. Jackson sold to Morris S. Williams 339 and 341½ East 41st st, three 4-sty tenements, 50x100. The buyer is about to file plans to erect a 10-sty fireproof business building for a Long Island concern, which is to occupy the whole building. O. H. & H. V. Dike were the brokers.

45TH ST.—Peter Gilsey & Co. and Gaines, Van Nostrand & Morrison, Inc., sold 149 East 45th st. a 3-sty building, 20x100, for Johanna C. D. Shortmeier to a Mr. Culver.

48TH ST.—J. B. English sold for the Day Simon Corporation to the Reeland Publishir Co. 326 West 48th st, a 3-sty building, 25x100.

52D ST.—The 4-sty dwelling, 20x100, at 11 West 52d st, has been sold by the Locke estate through the Brown-Wheelock Co.

North of 59th Street.

128TH ST.—Porter & Co. sold for Amalia Berrian to Leonard Weil the 3-sty dwelling at 204 West 128th st, 20x100.

131ST ST.—Frederick Zittell & Sons sold for the Cushman estate to the Progressive Commer-cial Association of America 35 West 131st st, a 6-sty apartment, 50x100.

134TH ST.—The Lebertan Corporation sold to Adolph Weiss 508 West 134th st, a 5-sty apartment, 40x100, held at \$55,000, through Aaron

134TH ST.—Shaw & Co. sold for the estate of Joseph T. Chapman 253 West 134th st, a 3-sty dwelling, 15x50x100.

Weiling, ISSONIOS.

151ST ST.—William Oppenheim sold to Samuel Walper, 400 West 151st st, southwest corner St. Nicholas av, 32x101.

156TH ST.—Lebertan Corporation sold to Louis Gersten 625 West 156th st, an 8-sty apartment, 65x99.11, subject to a ten year mortgage of \$150,000 held by the Metropolitan Life Insurance Co. Francis Fisher was the broker.

ance Co. Francis Fisher was the broker.

171ST ST.—Nehring Brothers sold for Roydl
Realty Corporation to S. Moshkes 656 and 658
West 171st st, a 5-sty apartment, 71.6x95.

179TH ST.—McDowell & McMahon sold for
Maybelle McAdoo the 2-sty dweling, 16x75, at
521 West 179th st to Thomas P. Walls.

180TH ST.—Ennis & Sinnott bought through Nehring Brothers 607 and 609 West 180th st, a 5-sty flat, 50x100, held at \$85,000.

190TH ST.—Benenson Realty Co. bought from Ely Bernays 562 to 566 West 190th st, two 5-sty apartments, 125x90, through Greenfeld & Saffir.

apartments, 125x90, through Greenfeld & Saffir.
212TH ST.—George A. Hampton & Son sold
for Max Levenson to Abraham Zanderer, Inc.,
the two 5-sty araptments, 85x100, at 433 to 439
West 212th st, hold at about \$125,000.

AUDUBON AV.—Max Cohen sold through
Henry J. Krinsky the northeast corner of Audubon av and 170th st, two 6-sty apartment
houses, 120x100, renting for \$35,000, and held at
\$240,000. Mr. Cohen also bought through the
same broker 455 Fort Washington av, a 6-sty
apartment, 90x100, held at \$185,000.

BROADWAY.—Kengington Court, a 6-sty

apartment, 90x100, held at \$180,000.

BROADWAY.—Kensinston Court, a 6-sty apartment, 150x100, at the northeast corner of Broadway and 151st st, has been sold by the Ranger Realty Co., S. Klar, president, through Myron Sulzberger. It contains forty-five apartments and six stores that yield more than \$50,000 in rentals, and was held at \$400,000.

COLUMBUS AV.—Warren F. Johnston resold for Daniel B. Friedman to Foot & Martin the 7-sty Park & Tilford building, at the southwest corner of Columbus av and 72d st, 50x102.

COLUMBUS AV.—Everett M. Seixas Co. sold for Cecil estate three 5-sty apartments at 490 to 494 Columbus av.

COLUMBUS AV.—Warren F. Johnston sold for the estate of Archibald D. Russell to Daniel B. Friedman the 6-sty Park & Tilford Building at the southwest corner of Columbus av and 72d st, fronting 50 feet in the st and 102.2 ft in

EDGECOMBE AV.—Norman Denzer resold for Samuel J. Lehr the 5-sty apartment at 335

Edgecombe av. 90x100 showing rent of \$20,000 and held at \$135,000.

FORT WASHINGTON AV.—A. H. Levy sold through Herman Gottlieb, attorney, the southwest corner of Fort Washington av and 162d st, a 6-sty apartment, 160x140x101x102, renting for \$42,000 and held at \$350,0000.

\$42,000 and held at \$350,0000.

JUMEL PL.—Norman Denzer and James S. Anderson & Co. sold to Moses D. Moss, attorney, the 6-sty apartment, 75x100, known as Jumel Terrace, overlooking Jumel Mansion and the Roger-Morris Park. All leases expire October, 1920. The property was held at \$165,000.

PARK AV.—John J. and Theodore A. Kavanagh sold to Max Greene 1163 and 1165 Park av, two 3-sty dwellings, 36.8½x88.6, for improvement with a residence.

ment with a residence.

PARK AV.—Douglas L. Elliman & Co. sold for the No. 64 Park Avenue Co., H. H. Pease, president, the 5-sty dwelling under construction at 604 Park av, held at \$225,000. The property adjoins the home of Jonathan Bulkley at the northwest corner of 64th st and nearby are the residences of Thomas Howell and Gifford A. Cochran. Cochran.

PARK AV.—Hudwill Corporation, Hudson P. Rose, president, purchased a 4-sty tenement at 1503 Park av, 26.11x35, from the Herman Miller

PINEHURST AV.—Norman Denzer sold for the Alexander Holding Corporation to the L. C. S. Realty Corporation the 5-sty apartment at the northwest corner of Pinehurst av and 180th st,

RIVERSIDE DR.—Nathan H. Stone, of Stone & Schleimer, purchased the Andrew Jackson, a 7-sty apartment at the northeast corner of Riverside dr and 149th st, 102x173, from the M. H. P. Building Co., M. Polsky, president, through Alexander Selkin.

ST. NICHOLAS AV.—Charles Berlin sold for the Manport Realty Co., I. Portman, to Dr. S. J. Littenberg the 6-sty apartment at the north-east corner of St. Nicholas av and 164th st. It is arranged in small suites for seven families on a floor, and was held at \$225,000.

on a floor, and was held at \$225,000.

WADSWORTH AV.—Willard Veit resold for the Wellgens Realty Co., A. Ginsburg, president, to the Amer Realty Co., J. E. Mautner, president, the 6-sty apartment at the southwest corner Wadsworth av and 180th st, 75x10.

WEST END AV.—No. 505 West End Avenue Corporation, Anthony A. Paterno, president, purchased the 4-sty dwelling, 19.4x100, at 509 West End av through Earle & Calhoun. The buyers now control a plot 100x100 which will be improved with a modern apartment house.

WEST END AV.—Leoy Coventry and the Houghton Co. sold for the William H. L. Lee estate the 4½-sty dweling, 20x55, at 830 West End av, between 100th and 101st tss.

5TH AV.—Louis Shore sold for A. G. Davis

5TH AV.—Louis Shore sold for A. G. Davis to the Abell Realty Co. 2121 5th av, a 4-sty dwelling, 16.8x75.

STH AV.—Oscar D. & Herbert V. Dike sold for William J. Overocker, through A. W. Miller & Co., the 5-sty apartment, 25x85, at 2445 8th av, near 126th st.

Bronx.

ELSEMERE PL.—Joseph Shenk bought from Michael Kaufman through B. Harris 915 Elsmere pl, a 5-sty apartment, 104x101, held at \$130,000 and renting for \$21,000.

FOX ST., ETC.—Arthur Weyl & Co. sold to an investor for Meyers Realty Co. two new law apartments at 548 and 552 Fox st, 40x115 each. This property was held at \$85,000. The same brokers also sold the 4-sty brick apartment at 905 Av St. John for S. Finkelstone to a Mr. Mannes and the 5-sty brick apartment at 852 Whitlock av, 39x90, to William Lipkind.

FOX ST.—Arthur Weyl & Co. sold for Meyers Realty Co. 548 and 552 Fox st, two 5-sty apart-ments, 40x115 each.

TIFFANY ST.—Leitner, Brener & Leitner sold r Mindlin Roseman, through Mark Mintz, eight sty apartments, 40x100.4 each, at 952 to 980

135TH ST.—Horace S. Ely & Co. and Samuel Cowen sold the 4-sty flat, 25x100, at 303 East 135th st.

13STH ST.—Norman Denzer sold to Moses D. Moss, attorney, 631 East 138th st, a 5-sty apartment, 37.6x100, adjoining St. Luke's Roman Catholic Church.

148TH ST.—Charles A. Webster sold for Darfeld Realty Co. 230 East 148th st, a 3-sty flat, 16.8x100, to Giuse Scalla.

161ST ST.—Earle & Calhoun sold the 5-sty apartment, held at \$30,000, at 276 East 161st st, 44x66, to the Calco Realty Co, Philip Simpson, president.

166TH ST.—Louis E. Kleban sold through H. Kaufman the 5-sty apartment, 305 East 166th st, northeast corner of College av, 42x100.

162D ST.—Harry Cahn purchased 883 East 162d st, a 5-sty apartment, 45x98, through A. G. Bechman.

173D ST.—Leitner, Brener & Leitner sold for the Trask Building Corporation 909 East 173d st, a 5-sty apartment, 60x80x irregular, renting for \$9,100 and held at \$75,000.

179TH ST, ETC.—John A. Steinmetz sold for D. K. K. Jacobs 1108 East 179th st, 3-sty dwelling, to P. Cagnani; also for Rasac Realty Co. lot in De Lavelle av, near Boston Post rd, to M. Bergen.

BEAUMONT AV.—Lowenfeld & Prager sold to the Victoria Garage, Inc., 2338 to 2344 Beaumont av, two 5-sty flats, each 50x100, through Ernest

BRIGGS AV.—Edward Polak, Inc., sold for Philip Toussant 2966 Briggs av, a 1-fam frame dwelling, 25x110.

BRYANT AV.—Harry Cahn and Samuel Rubin purchased from Mrs. A. Forster the 5-sty apartment at 1416 Bryant av, 50x100, through Harry H. Cohen.

BRYANT AV.—Lawyers' Mortgage Co. sold through Frank Sullivan 1420 Bryant av, a 1-sty taxpayer, 25x100.

CAULDWELL AV.—N. Bendler sold for the Benenson Realty Co. 817 Cauldwell av, an apartment, 50x112x130, renting for \$13,600.

CEDAR AV.—Estate of Salie E. Stone sold through Williamson & Bryan the 2½-sty frame building at 1863 Cedar av.

CHARLOTTE ST.—Meister Builders, Inc., purchased the 5-sty apartment, 80x100, at 1442 Charlotte st.

CLINTON AV, ETC.—Edward Polak, Inc., sold for Sarah Pecker to Philip Halpern 2525 Clinton av, a 2-fam house, 20x99; for William Diamond to a Mr. Dienstman 2213 Cedar av, a stucco dwelling, 27.6x100; for a Miss Macicco to E. Fishenbaun 2046 Prospect av, a 2-fam frame dwelling, 23x120.

GRANT AV.—Pepe & Brother sold to Joseph i Palma the 3-sty dwelling, 25x100, at 1068

INTERVALE AV.—D. A. Trotta sold for Joseph G. Abrahamson 1343 and 1347 Intervale av two 5-sty apartments, 85x121.

INTERVALE AV.—Duff & Brown Co. sold for Martin Ungrich, Inc., through A. Himler, 1369 Intervale av, a 5-sty flat, 50x100.

IRVINE ST.—Samuel Cowen sold for Charles P. Latting 876 Irvine st, corner of Seneca av, a 4-sty flat.

MACLAY AV.—D. A. Trotta sold for Mary Jepson, 2409 Maclay av, 2-sty house, 20x100, MAPES AV.—Murray & Holl Co. sold for Lindo Building Co. the 5-sty apartment 1974 Mapes av, 45x100.

PARK AV.—Hudwill Corporation, Hudson P. Rose, president, purchased six 1-fam fram houses at 4268 and 4270 Park av and 443 to 449 East 178th st from Robert Patterson.

Brooklyn.

BERGEN ST., ETC.—Bulkley & Horton Co. sold dwelling at 1203 Bergen st for William G. Hamilton and at 246 East 26th st for Harry Wolf; also, the 4-sty apartment house at 647 Park pl for De Witt H. Stearn, Gertrude M. Sharp and W. H. Cahn.

PACIFIC ST.—Albert E. Kelly sold for James G. Nelson to Hartman Specht 1459 Pacific st, a 4-sty dwelling on a lot 20x100. The purchaser intends to turn this house into studio apartments of one and two rooms and bath.

REMSEN ST.—Howard C. Pyle & Co. report the sale of the Halsted residence at 93 Remsen st. northwest corner of Henry st. opposite the Church of the Pilgrims, to James M. Heatherton of the Jackbert Realty Co., to be altered and improved according to plans now being prepared by J. Sarsfield Kennedy for Dr. Ralph H. Pomeroy, of Nostrand av and Herkimer st, who will occupy the house when the improvements are completed in the fall. The house was for many years the residence of the late John Fletcher Halsted and the sale was made for Miss Halsted.

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SCHERMERHORN ST.—Realty Associates sold to L. Asimake 142 Schermerhorn st, a 3-sty dwelling, 20x100. Araham Cohen was the broker.

UNION ST.—Charles Partridge sold for Dr. E. H. Saniter the 2½-sty dwelling at 748 Union

3D ST.—John Pullman Real Estate Co. sold 444 3d st, a 4-sty apartment house on lot 20x100 for William C. Boone to an investor.

EAST 9TH ST., ETC.—J. D. Ranck sold dwellings at 1540-1542 East 9th st for the Greenbush Realty Co.; also, for the Planet Building Co., ten 1-fam. houses on East 13th st, south of Av K; for Samuel Kane, at 1043 East 19th st, to Harry Sherwan; for Sadie Weiss, at 928 East 13th st, to Samuel C. Margles.

EAST 22D ST.—Berkshire Realty Co, Joseph G. Haft, president, sold 505 East 22d st, corner Ditmas av, a 4-sty apartment, 40x100, through Adolph Berlin.

EAST 29TH ST.—Clinton Trading Corporation sold to Henry P. Feig the 1-fam. frame detached dwelling at 607 East 29th st, on a plot 30x100. William D. Agneu, Inc., was the broker.

63D ST.—Realty Trust sold for the Alco Building Co. the 1-fam. dwelling 2072 63d st, Mapleton Park, to M. Katz, who will occupy.

67TH ST.—Frank A. Seaver & Co. sold the 16-fam. flat 272 67th st for H. E. Childs to an investor, and also sold two 3-fam. houses at 469-471 Bay Ridge av for Daniel Larocca.

DIVISION AV.—The 2-sty and store property at 157 Division av has been sold through Baffa & Dixon for Joseph Ryan to Abraham Lieben.

at 157 Division av has been sold through Balla Dixon for Joseph Ryan to Abraham Lieben.

FLATBUSH AV.—Frank Sullivan sold for I. Randolph Jacobs the 1-sty taxpayer and garage at 1111 Flatbush av and 2179 Clarendon rd to a tenant. The property was held at \$70,000.

FIATBUSH AV., ETC.—R. S. Fisher, Inc., sold the following properties: 1323-25 Flatbush av, for a client to Nellie H. Vernon; 1245 East 40th st for M. C. O'Brien to C. Vianna: 2 lots in the Lindens for M. Gregory to Edward Brill; corner plot on Av. T and East 14th st for W. Hensen to a client; plot 40x100 on East 19th st, Kingsboro, for A. Speake to M. Shapiro; plot of 7 lots on corner of East 19th st and Av. Q. Kingsboro, for Nellie H. Vernon to a client; plot 40x100 on East 21st st for Elsie M. Kennedy, to H. W. Franklin; plot 60x100 on East 19th st for Harry W. Deming to a client.

FLATBUSH AV.—McInerney-Klinck Realty Co. sold for the William Ulmer Brewery, the 3-sty business and apartment building at 1135 Flatbush av, and for Emanuel Lieberman and Morris Horwitz, the 3-sty business building at 1823 Church av.

GREENE AV.—The Burling Realty Co. sold for W. B. Colson executor, the two 1-fam brick

GREENE AV.—The Burling Realty Co. sold for W. B. Colson, executor, the two 1-fam. brick houses at 31 and 33 Greene av, on lots 20.10x75 each. These houses have been owned by the estate since 1874 and this is the first transfer cince that time. each. These he estate since 187 since that time.

RECENT LEASES.

Big South Street Lease.

Big South Street Lease.

John Bittner, who recently leased the old Eastern Hotel, at 1 South street, corner of Whitehall street, to the United Cigar Stores Co., leased from Walter C. Suydam for twenty-one years, with privilege of renewal, for about \$300,000, the six-story building adjoining, 40.6x 120.2x irregular, at 2 and 3 South street. Mr. Bittner wanted to buy the property, but the owners declined to sell. It is reported the United Cigar Stores Co. intends to add two stories to the old hotel and are negotiating with Mr. Bittner for 2 and 3 South street, so as to remodel the two structures into a modern office building. The alterations probably will cost between \$80,000 and \$100,000.

\$1,000,000 Broadway Lease.

Rice & Hill leased for Col. George R. Fearing, of Newport, R. I., 1662 to 1666 Broadway, running through to and including 792 to 796 7th avenue, a two-story building, midway between 51st and 52d streets, with a frontage on both Broadway and 7th avenue of 66 feet each and a depth of 166 feet through the block. The lease is for a term of twenty-one years from May 1, 1920, with privilege of renewal, and the rental for the first term will approximate close to \$1,000,000. The tenant is the Silver Lunch Co., which plans very extensive improvements to the property.

Leases Edgemere ClubThe Lewis H. May Co. leased for Max N. Natanson the Edgemere Club property, fronting on the Atlantic Ocean, at Edgemere, L. I., to H. Burger for a term of years. The property consists of main building, separate bathing casino, tennis court, cottages and outbuildings. The lease is for a term of years and totaled \$200.000. The property was recently acquired by Mr. Natanson through the same brokers.

Big Bronx Rental.

L. J. Phillips & Co. leased for Hon. Arthur H. Murphy to the United Cigar Stores Co. of America the entire block front on the northerly side of Fordham road, from Webster avenue to

Decatur avenue, with frontages of 79.10 on Webster avenue and 93.10 on Decatur avenue. The property is covered by a two-story and basement building now used for store and office purposes. This property is located in one of the best business sections and fastest growing parts in the Bronx, where there has been a great deal of activity in the last few years, there being several theatre and business buildings under construction in this section on Fordham road at the present time. The lease is for a term of about twenty-five years and the net rental to be paid thereunder, exclusive of taxes, is nearly \$400,000.

AMES & CO. leased for the Greenwich Associates, Inc., the 3d loft at 164 Madison av to Schoen & Newman.

GOODWIN & GOODWIN, in conjunction with Wood Dolson & Co., rented the store at 2455 Broadway to the Epperson Corporation.

F. J. GUILFOYLE & CO. leased for the Dyckman Building Corp. the 12th floor at 508 5th av to the U. S. N. Candy Stores, Inc., for executive offices.

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M. & L. HESS (Inc.) leased the 2d floor at 37 Union Square to China America Trading Co., dealers in Oriental goods; also the store and basement at 61 West 22d st to Schienhous Bros.; the 7th floor at 151-155 West 30th st to Jaffin & Kleinberg; space on the 18th floor at 114 5th av to A. R. Ullman Co. for use as office and salesroom; space on the 6th floor at 134-140 West 29th st to George Freedman; the 12th floor at 151-153 West 19th st to the York Cloak & Suit Co.; the 6th floor at 1418 West 24th st to A. Leipzig, Inc., and space on the 9th floor at 329-331 4th av to S. H. Berlin & Co.

M. & L. HESS (Inc.) leased the entire building at 549-59 West 37th st to N. Hutkoff & Co., dealers in ornamental window and mirror glass; also the store and basement at 127 West 30th st to J. I. Sapinkoff & Co.; the 4th floor at 26 East 22d st to Frederick Warne & Co., publishers; for Simon-Kahn Co. the 3d floor at 37-9 East 21st st to Ladzin & Weinberg, Inc., and the 3d floor at 134 West 31 st to Louis Cohen.

HENRY HOF leased the 3d loft at the northeast corner of 16th st and 3d av to Konstantine Belinsky; also the 4th and 5th lofts in the same building to Di Palma & Figliolia; also the store and basement at 241 East 36th st to the Sen and basement a Sen Extract Co.

HUBERTH & HUBERTH leased to the Hudson Motor Car Co. the store at 1838 Broadway. This gives the Hudson Co. showroom frontage of 84 ft. on Broadway in the American Circle Building, for which they are now paying \$40,000 per annum.

CHARLES F. NOYES CO. leased offices in 160 Broadway and 6 Maiden Lane to Davis J. Cocnca, Leonard B. Browne, Alexander Arnow and Charles A. S. Hatfield, and offices in 170 Broadway to F. R. Phillips & Sons Co., Inc., for a long term of years.

a long term of years.

CHARLES F. NOYES CO. leased for Countess Josephine del Drago the entire four lofts of 411 Broadway to Jacob H. Cohen; the ground floor of 28 White st to John McCann & Co., to whom the same brokers recently sold 30-32 White st, corner of Church, and at 68-70 Grand st, the 2d floor to Samuel Brooks, the 3d floor to Harry Zaifert and Isidor Malina, the 4th floor to Philip Goldstein, and the 5th floor to Solomon, Schwartz & Joseph, Inc.; also leased for Vincent Astor the 4th floor of the Vincent Astor Building, at 302-304 Broadway, for five years to Lawrence Cement Co. at an aggregate rental of approximately \$75,000; a large suite of offices in the Broadway-Maiden Lane Building for five years to Samuel Pitzele & Herman, and for the Lawyers' Title & Trust Co., a large suite of offices on the 10th floor of 160 Broadway to Ittelson & Son and a portion of the 13th floor to Benjamin I. Shiverts.

J. K. MOORS leased the store at 355 West

J. K. MOORS leased the store at 355 West 57th st for the Hum Realty Co. to Lawrence

& Co.

OSCAR D. & HERBERT V. DIKE leased in 64
Grand st the store to Arthur A. Gerling, the 2d
floor to Samuel Soneshein, the 3d floor to State
Leather Noelty Co., the 4th floor to Morris
Siegel & Max Braunstein, the 5th floor to H.
Metzler Co., the 6th floor to Roger & Birenbaum,
the 7th floor to Harry Keshlensky, doing business as Wellmade Slipper Co.; in 60 Grand st
the 1st floor to Rockhill & Victor, the 2d, 3d
and 4th floors to Hans K. Korentzen, the 5th
floor to Hip-Fit Manufacturing Co., Inc., the 6th
floor to the Victor Water Motor Corporation, the
7th floor to Duckett & Adler, Inc., completing
the leasing of both buildings.

PEASE & ELLIMAN leased in 950 Park av

the leasing of both buildings.

PEASE & ELLIMAN leased in 950 Park av the apartment house which J. E. R. Carpenter, the architect, is building at the southwest corner of 82d st for occupancy in the Fall of 1920, a suite of 12 rooms and 4 baths to Amory S. Carhart, Jr., of Boston; also leased apartments in 885 Park av for Charles Mayer to Dr. A. MacCullom, Jr., in 158 West 15th st, to Hugo Glone, to C. Uzzell and to A. F. McCarthy; in 34 West 56th st for George Lawyer to Miss Helen Henry; in 25 West 58th st to Miss Helen White; in 8 East 66th st, for George F. Shrady to Dr. John A. Vietor and others; in 247 West 72d st for Louis P. Dowdney to Mrs. Ella S. M. Bergh; in 126 West 71st st to Miss Elvira Rasmussen and to Mrs. Helen R. Dulles; and in 1 West 70th st a furnished apartment for Mrs. Helen R. Dulles to Morton Rosenberg.

PEASE & ELLIMAN leased furnished for

Helen R. Dulles to Morton Rosenberg.

PEASE & ELLIMAN leased furnished for Mrs. M. D. Bowen her apartment in 955 Park av to George Whitney of J. P. Morgan & Co.; and for Meredith F. Montague his apartment turnished in 55 East 65th st to David Stuart; leased for G. E. Brady to S. Tonsberg the store in 36 West 50th st; apartments as follows: In 875 Park av to R. M. Rogers, in 584 Lexington av to Miss Ethel Carney and Arthur Oppenheimer, in 25 West 58th st to Miss Heliene White and to John L. Nelson; in 22 Bank st to A. J. Hamerton and to W. H. Mitchell, in 158 West 15th st to C. O. Parker and to Miss Helen Hilton, in 260 West 72d st, for Earle & Calboun as agents, to Mrs. E. A. Day; and in 125 West 75th st, for C. C. Reiley to Mrs. Lillian B. Almy; leased for Mrs. A. K. Johnson, who was represented by L. M. Isaacs as attorney, to Mrs. E. A. Smith the 4-sty dwelling at 38 West 54th st.

Classified Advertisements

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

No medium reaching real estate interests affords ewners, 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 Guida.

PROPOSALS.

Sealed proposals will be received by the Board of Education of the Town of Belleville at the office of the Board in the High School Building, corner of Washigton Ave. and Holmes St., Belleville, N. J., on Tuesday, Feb. 17, 1920, at 8.30 P. M., for the furnishing of all necessary labor and materials for the construction of a school building for Public School No. 7 on southeast corner of Joralemon St. and Passaic Ave., Belleville, N. J., in accordance with plans and specifications prepared by Charles Granville Jones, Architect, 280 Broadway, New York City, which plans and specifications may be obtained at the office of the Architect.

Estimates on the General Construction, including Mason Work, Reinforced Concrete, Carpenter Work, Iron and Steel, Paintings, etc., may be in one lump sum for the entire work, or separate estimates on the individual branches or any combination thereof.

for the entire work, or separate estimates on the individual branches or any combination thereof.

Estimates on the following branches of the work, however, must be separate for each branch: 1, Plumbing; 2, Heating and Ventilating; 3, Electrical Work.

Each bid must be accompanied by a certified check, payable to the order of the Board of Education of the Town of Belleville, or bid bond from a surety company, or cash, for ten (10) per cent. of the amount of the bid, to secure the execution of the contract and delivery of a bond satisfactory to the Board of Education in an amount not less than the contract price, if contract is awarded.

The Board of Education reserves the right to reject any or all bids or to waive technicalities.

Plans and specifications must be returned with the bids.

BCARD OF EDUCATION OF THE TOWN OF BELLEVILLE.

DAVID A. CLEARMAN, President.

JAMES J. TURNER, District Clerk.

TREASURY DEPARTMENT, Office of the Supervising Architect, Washington, D. C., January 19, 1920.—Sealed proposals will be received in this office until 3 P. M. February 16, 1920. and then opened, for Extension to Mailing Vestibule and Driveway at the U. S. Post Office and Court House at Hammond, Ind., in accordance with Drawing No. SA-1. 325, and this specification, copies of which may be had at the office of the Custodian or at this office, in the discretion of the Supervising Architect. JAS. A. WETMORE, Acting Supervising Architect.

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WANTED—Building construction superintendent. Apply P. C. DESMOND, 31 Nassau St.

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SPEAR & CO. leased the store and basement in the Trow Building Annex to the Cooper Press; 2d loft at 9-13 Walker st to Morris White for the manufacture of ladies' hand bags; the store and basement at 186-188 Wooster st to the Crescent Folding Box Co.; the 2d floor at 149 Spring st to A. Benerofe, Inc.; the store and basement at 149 Spring st to H. Cohen & Co.; the 2d loft at 201-3 Wooster st to Pittel, Siegel & Solomon; the 3d floor at 126 Bleecker st to Rosenblatt & Geller Bros., the 5th floor to Joseph Rubin & Co.; the store and basement at 128 Bleecker st to Israel W. Elsen, the 4th loft to Abraham Kaplan, the 5th loft to the Wear Well Clothing Co.; the 4th loft at 130

Bleecker st to the J. Nusthal Hat Co.; the 4th loft at 11 Greene st to Max Lichtstrahl; the 2d floor at 125 Greene st to Rothenstein & Gross, the 3d floor to La Mode Hat Frame Co., the 4th floor to Rosenstein Bros.

SAMUEL J. TANKOOS leased to Joseph Levine the easterly store at 123 Liberty st, and the lessee, on April 1, 1920, after completion of alterations, will occupy as a tailoring establishment.

CHARLES B. WALKER leased for Jefferson Levy the 5-sty building at 44 Lispenard st to the Efanef Fur Dyeing Co. and the Columbia Doll & Toy Co.

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LEGISLATIVE BILLS AFFECTING REALTY

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

A Tax meeting of the Legislation and Taxation Committee of the Real Estate Board of New York held Wednesday, January 28, action was taken on the following bills:

Assembly Int. 173, Pr. 173, Jesse. In relation to rent commissions and to regulate renting conditions of rental property and apartments in cities of the first class, constituting chapter seventy-two of the consolidated laws.

This measure would authorize the creations.

tion of rent commissions in cities of the first clars, to investigate and determine rent controversies involving residence properties, including tenement houses.

The commissions are to be empowered to determine the fair and reasonable rental value of such properties and are to have authority to enforce their determi-

The measure utterly abrogates the right of property owners to make leasehold contracts and completely effaces from the statute books the existing law of landlord and tenant, so far as it applies to residence property. No more complete and effective embargo could be laid upon the construction of much needed additional housing facilities than would result from the enactment of this bill. What is needed are laws that will encourage, not discourage, the construction of new residence The measure utterly abrogates the right age, the construction of new residence buildings. This bill would operate to the disadvantage of renters and should be vigorously opposed.

Assembly Int. 212, Pr. 212, Dickstein. To amend chapter two hundred and three of the laws of eighteen hundred and eighty-two, reentitled "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 ninety-nine, in relation to notices to tenants.

This measure would amend the law relating to summary proceedings to remove monthly tenants for holding over by making its provisions apply also to tenants from month to month and increasing from

ing its provisions apply also to tenants from month to month and increasing from twenty to sixty days the period of notice to quit, service of which is prerequisite to an action to regain possession for holding over. The title of the bill is defective because it refers only to monthly tenants when the set itself relates also to tenants. when the act itself relates also to tenants from month to month.

The bill is unfair in that it requires a landlord to give sixty days' notice to quit without imposing upon a tenant the requirement that he shall give a sixty day notice of his intention to quit. These requirements should be reciprocal to be just. The bill is disapproved.

Assembly Int. 194, Pr. 194, Evans. For the relief of the people of the State during milk and other food shortages in times of industrial crises and emergencies, and making an appropriation therefor.

This bill proposes to put the State in business to sell milk, meat, flour, bread and other food necessary in times of industrial disputes crisis or emergency and

dustrial disputes, crisis or emergency, and appropriates the sum of \$1,000,000. The bill is absurd and its execution impos-

The cost of feeding the people of this city every day is about \$7,000,000, and there is no way by which the Governor could make an impression upon the food supply of the city with an appropriation of \$1,000,000 per could be supplyed to the city with an appropriation of \$1,000,000 per could be supplyed. of \$1,000,000, nor could he accomplish any useful purpose with it aside from the wrong principle of putting the State in business. The bill is disapproved.

Assembly Int. 220, Pr. 220, Leininger. To authorize the assessment of real property acquired by the State of New York for barge canal terminal purposes within the city of New York, for benefit derived by said lands by reason of the opening or physical improvement of streets and avenues.

the opening or physical improvement of and avenues.

This bill was drawn by the city of New York and is to authorize the payment of the expense for the acquisition of real property for widening streets leading to barge canal terminals by the State of New York; the idea being that the barge canal proposition is a State one, and the cost locally should not be put upon local property. The bill is approved. Assembly Int. 172, Pr. 172, Jesse. In relation to the exemption from increased assessed valuation of real property improved for dwelling

ation of real property improved for dwelling purposes.

This bill is practically the same as Assemblyman Dimin's bill, Int. 14, Pr. 14. Its obvious purpose is to encourage the building of much-needed housing. It is equally obvious, however, that any such encouragement will not have the slightest influencing the decised applies. influence in achieving the desired result, as the outstanding obstacles in the path of building—viz., excessive cost and lack of mortgage money—are deterrents which

cannot be overcome at present.

At the present time land in New York suitable for moderate priced apartments and homes is generally over-assessed. As the inducement to build contained in this bill is the temporary prohibition of in-creased assessment of over-assessed land, it is evident how inappreciable a factor this tax saving, if any, would be in induc-ing building. For these reasons the bill is disapproved.

is disapproved.

Assembly Int. 174, Pr. 174, McDonald (Same as Senate nlt. 515, Pr. 548, Dunnigan; same as A. Int. 863, Pr. 1814, McDonald, year 1919). Amending Chapter 594, Laws of 1907, by providing that compensation of commission for preserving waters of Bronx River from pollution shall be fixed by New York City Board of Estimate. No obligation shall be incurred by commission for salaries, rent or incidental expenses unless first authorized by Board of Estimate.

This measure would amend the Bronx Parkway Law by requiring that the com-pensation of attaches of the commission shall be fixed by the Board of Estimate and that before an expense or obligation is incurred for the acquisition of any part or parcel of land the assent thereto of the Board of Estimate to the proposition shall

be had.

This bill is approved. Undoubtedly the Board of Estimate should regulate compensation of employes of the Park-way Commission and control the acquisi-tion of real estate for its purposes, but it is probable that the manner in which Section 19 of the Parkway Act is amended, while affecting the purpose of restricting expenditures for the acquisition of real estate, removes the original restriction concerning all other expenditures of the commission, which is desirable and probably was not intended to be repealed.

REAL ESTATE NOTES.

HENRY SHAPIRO & CO. have been appointed

agents of 120 Delancey st.

QUINLAN & LELAND have placed a mortgage for \$110,000 on the 9-sty Hotel Monticello,
at 35-37 West 64th st.

at 35-37 West 64th st.

GEORGE A. BOWMAN sold for the estate of Thomas E. Crimmins the 3-sty business building at 53 Wooster st, 18x75.

JOHN CONSTABLE MOORE announces that he will continue in the real estate and insurance business at 50 East 42d st.

PEASE & ELLIMAN have been appointed by George W. Bond, Jr., managers of the store and apartment property at 582-584 Lexington av.

VASA K. BRACHER has been appointed agent of the property 45 West 68th st, remodeled by George F. Pelham, architect, and owned by Vincent F. Bosco.

SCHINDLER & LIEBLER represented the Parepa Realty Co. in the sale of the four 3-sty dwellings 167 to 173 East 82d st, on plot 76.8x 102.2, to a client of William Wolff's Sons.

AMES & CO. were the brokers in the sale of 118 West 28th st, recently conveyed by the estate of Ichabod T. Williams to C. Sheuer. This has been the first sale of the property since 1884.

WM. H. WHITING & CO. and Ernest Tribel-horn were the brokers in the recently reported sale of the O. B. Potter property at 92, 94 and 96 Bleecker st, southwest corner of Mercer st, consisting of a 10-sty fireproof loft building on plot 72x129. The property was held at \$400,000.

A. M. HAIGH, for the past 14 years associated with the Bond & Mortgage Guarantee Co. (Title Guarantee & Trust Co), is now associated with Lawrence, Blake & Jewell at 115 Broadway. Mr. Haigh's experience with the Bond & Mortgage Guarantee Co. has been in the handling of mortgage loans, and in his new association he is going to handle the negotiations for placing portgages, exclusively. mortgages, exclusively.

REAL ESTATE STATISTICS

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

(Arranged with figures for the corresponding week of 1919. Following each weekly table is a résumé from January 1 to date.)

MAI	NHATTAN		Ja	n. 1 to Jan. 27	Jan. 1 to 29
Con	veyances.		Total No	670 \$5,328,195	\$770.130
	Jan. 21 to Jan. 27	1919 Jan. 23 to 29	To Banks & Ins. Cos	24	10 \$299,000
Total No	979	134			
No with consideration	\$17,525,600 38	\$8,369,300 14 \$307,525	The state of the s	e Extensions. 1920	1919
Assessed Value	\$1,332.125 \$1,229.000	\$307,525 \$453,000	J.	an. 21 to Jan. 27	Jan, 23 to 29
Total No	Jan. 1 to Jan. 27	Jan. 1 to 29	Total No	\$507,800	\$221,000
Total No	1,383	\$27,325,300	o Banks & Ins. Cos	\$337.000	\$139.500
No. with consideration	180	\$2,214,075 \$2,680,800	T T	an I to Ian 27	ian 1 to 20
Assessed Value	\$13,548 000	\$2,680,800	Total No	\$1 281 567	\$970 650
M	ortgages.		Total No	\$565.500	15 \$577 500
	1920	1919			4017,000
	an. 21 to Jan. 27	Jan. 23 to 29	Hullan	ng Permits.	1919
Total No	\$5,427,886			n, 21 to Jan, 27	Jan. 23 to 29
To Banks & Ins. Cos Amount	\$2,190.900	\$634 975 16 \$365,200 15 \$148.675	New Buildings	\$576 600	\$141,000 \$4,500
No. at 6%	\$1,473,996			Ian 1 to Ian 27	lan 1 4 20
No.at 516%	49	\$183,000		102	10
No at 5%	\$553.900	\$183,000 13 \$276,300	Cost	\$1,917.700 \$89.230	\$177.940 \$21,900
No at 11/2%		2210,300		OOKLYN.	Bull hars
Amount	2			veyances.	
Amount Unusual Rates Amount Interest not given Amount	\$14,600		T	1926	1919
Amount	\$10,650	4	Total No No. with consideration Consideration	967	Jan. 22 to 28
Amount	\$712,240	\$27,000	No. with consideration	\$510 775	\$146.130
	jan, 1 to jan, 27			lan 1 to lan. 27	1au 1 to 28
Total No	\$35.745 771 121 \$7 797 950	\$3,370,658	Total No	4,798	1.728
To Banks & Ins. Cos	141	40			
Martin	ze Extensions.		Me	ortgages. 1920	
Mortga	1920	1010	1	an 21 to Jan 27	
Ја	n 91 to Ian 97	Tan 23 to 20	TO ALL NO	758	265
Total No	\$6,969,800	\$2,502,250	Amount To Banks & Ins. Cos Amount	\$3,761,229 70 \$511,000	\$980,081 21
To Banks & Ins. Cos .	\$6 681.250	\$2.321 250	No at b*	\$511,000 620	\$94,500 194
	Jan. 1 to Jan. 27	Ian 1 to 20	Amount	\$2,818,454	\$606,816
Total No	\$13 574 550	130	No. at 51/9%	\$705 005	\$264,800
Amount To Banks & Ins. Cos Amount	107	80	No. at 5%	\$90,900	\$58,415
Amount	\$12,014 500	\$5,495.200	Unusual rates	\$5,500	\$10.40 0
Build	ing Permits.	1919	Amount Unusual rates Amount Interest not given Amount	\$61.150	\$39,650
J:	1920 an, 21 to Jan, 27	Jan. 24 to 30			
New Buildings	25 755 900	\$275,000	Total No	3,878 \$20,420 855	1,060 \$3,819,055
Alterations	\$2,150.270	\$178.215	To Banks & Ins. Cos.	361 \$3,913,000	90 \$449.750
		Jan 1 to 30			6 110,100
New Buildings	23,013,000	\$1,151.050			1919
Alterations	\$3,733,920	\$644,655	Non Buildings	an, 21 to Jan, 27	Jan. 22 to 29
1	BRONX.		New Buildings Cost	\$1,696 200	\$462,250
Cox	veyances.			Jan. 1 to Jan. 27	Jan. 1 to 29
	1920 Jan 21 to Jan 27	Jan, 23 to 29	New H ildings	\$5,307.030	335
Total No	161	109	Cost Alterations	\$1,029,375	335 \$1,527 975 \$421,090
No. with consideration. Consideration	\$162,390	\$58,806	01	UEENS.	
T-4-1 N	Jan 1 to Jan. 27	Jan. 1 to 29	54	ng Permits.	
No. with consideration.	1022 222	369 46		1920 an, 21 to Jan, 27	1919 Ian 22 to 29
Consideration	\$1,117,020	\$235,107	New Buildings	154	71
M	ortgages.		New Buildings Cost	\$862,092 \$52,345	\$261,465 \$14,400
	1920	1919 Ton 22 to 20		Jan. 1 to Jan. 27	7 Jan. 1 to 29
Total No	an, 21 to Jan, 27 102	52	Cost	\$2,632 119	\$455 370
Amount	\$749,715 7		Alterations	\$90,240	\$51,294
Amount	\$72,995 59	\$179,000		CHMOND.	
Amount	\$502,565	\$197,525	Buildi	ng Permita.	1919
No. at 51/2%	\$199,000	\$35 000		1920 in. 21 to Jan 27	Jan. 22 to 29
No. at 5 %	\$16,550	\$53,694	New Buildings Cost	\$90 043	\$17,633
No at 4½%			TRINGIC DICAMESTO		\$2,271
Unusual Rates	\$4,000		New Buildings	Jan. 1 to Jan. 27 55	Jan. 1 to 21
Interest not given	\$27,600	4 4	Cost	\$156,823	\$132,983
Amount	027,000	\$5,000	Altera fons	\$5,410	\$7,501

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BROOKLYN, NEW YORK

Approaching Settlement In the Strike of Bricklayers

Officials of International Union Are Now in New York in Effort to Produce Harmony Between Employers and Workmen

UITE a number of important building operations in New York have been held up on account of the strike of the bricklayers for \$12 a day of eight hous. Practically all work under contract by members of the Building Trades Employers Association has been affected to some extent and the only operations that are able to go ahead are those under the direction of firms and individuals not members of the organization.

At the present time negotiations are underway that are hoped will result in a settlement of the existing difficulty. The Mason Builders Association maintain that their position of refusing to arbitrate until the men return to work is the only possible one as the bricklayers walked out after having agreed late last year to submit their demands to arbitration before an umpire and abide by his decision. Despite this agreement they refused to go to work January 2 and demanded \$12 per day which was even more than they had originally

Some of the officials of the International Bricklayers' Union have come East within the past week or so and they are making a determined effort to bring the matter to a head. These officers have met with a number of the local unions and have urged that the men return to their jobs in order to facilitate the arbitration of their claims. It is now likely that the men on strike will favorably consider the advice of their International officials and in this event the employers will immediately arrange for the selection of an umpire and the arbitration of the points in dispute.

During the past week or so there has developed a further feeling of unrest in building circles caused by the fact that the laborers plan to strike in the near future for a rate of \$7 per day. The laborers were not included in the agreement between the Building Trades Employers Association and the Building Trades Council that was consumated in the latter part of 1919. For some time there has been a growing scarcity of common labor for building operations in the Metropolitan district and employers have been more than willing to pay advances above the scale in order to keep their jobs going. The labor scarcity is now acute. Many of the workmen formerly employed by the building industry as common labor have drifted into other lines where the scale of wages was higher. Some have entered the skilled trades and as there has been practically no influx from European ports, the the previous source of supply for substantially all of the common labor in structural work, the supply has decreased and there have been no new sources opened.

Contracts for Buildings in Japan

The Japanese contract of the George A. Fuller Co., New York, for the construction of buildings in Tokio, is for about \$5,000,000 and includes only two buildings to be erected in Tokio; a 7-story office building about 160 x 160 ft. for the Japan Oil Co., and a 7-story office building about 160 x 290 ft. for the Japan Steamship Co. The engineers being sent to carry out the contract sailed from San Francisco January 30, and according to the George A. Fuller Co., plans now under consideration cannot be completed until these engineers have gone over the ground and reported. Although the company has other construction projects in view in Japan and China, at the present time there is no certainty of any other work being done.

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BUILDING SECTION

Fire Destroys Architectural League Exhibition

Fire in Fine Arts Building in 57th Street Quickly Spreads, Damaging Valuable Paintings and Other Works of Art

WNING to a disastrous fire that broke out in the Vanderbilt Gallery of the Fine Arts Building, 215
West 57th street, Friday morning, the Architectural League of New York has been forced to indefinitely postpone the opening of its thirty-fifth annual exhibition. At the present writing the exact damage to the building and its contents, including practically all of the works of art, furniture, hangings, etc., that were to have been included in the exhibition has not been determined and it will require

VIEW OF DECORATIONS FOR LEAGUE EXHIBITION.

some time to completely survey the loss sustained by the Architectural League and its exhibitors. The exhibition was to have been opened with the usual league reception and private view this afternoon and the annual banquet of the Architectural League at which the medals for architecture, danscape architecture, painting and sculpture were to have been awarded was also postponed for the present.

The 1920 exhibition would have marked another step in the progress of organized collaboration of the building arts and

crafts and would have interested not only the architect, the sculptor and the rural painter, whose works were to be displayed, but also everyone having home-building and home-furnishing projects in mind.

Unlike most exhibitions of this character the destroyed league exhibition was not the result of the perfunctory labor of salaried officers and business promoters, but of the organized accomplishment of pure good will and unfeigned enthusiasm for fine things on the part of many of America's well-known architects, painters and decorators.

For some time past it has been realized that there is a distinct advantage to everyone concerned if the architects and the craftsmen who execute their beautiful conceptions cooperate to the fullest extent. To this end the familiar Fine Arts Galleries had been transformed into a wonderful and novel setting designed by Howard Greenley as a background for the exhibits of architecture, sculpture and painting. Alcoves were formed and each space thus provided had been assigned to a prominent architect in which to create a livable room, as beautiful and as fitting as his creative vision, fulfilled by the expertness of craftsmen and material manufacturers can make it. These rooms were complete in every detail, containing artistic furniture, fabrics and tapestries; ornamental plaster, carved wood and stone, lighting fixtures and all of the accessories as they would be installed in a room to make it habitable and inviting. They were, however, in no sense glorified salesrooms, where purchases were to be solicited.

In addition to the decorative features presented in the upper galleries, there was a display of useful and practical apparatus and materials in the room under the Vanderbilt Gallery. Everything from the foundation to the roof of a building was to be shown in this display thus making the thirty-fifth exhibition of utilitarian as well as of artistic value.

The Architectural League has demonstrated more forcefully than ever before ts conception of what constitutes architectural progress and its members are to be congratulated and supported in their diligent and comprehensive effort to give an exhibition which is universal in its interest. Many would have gone to see this exhibition who would not be attracted by the ordnary academic affair.

The four committees responsible for the exhibition have worked under the leadership of the following chairmen; Howard Greenley, Committee on Architecture; A. Sterling Calder, Committee on Sculpture; Arthur Crisp, Committee on Decoration, and Russell F. Whitehead, Committee on Catalogue.

The committees which worked so diligently in order to make this exhibition a success immediately upon the outbreak of the fire were called into session to make every effort to hold the exhibition in the near future. It is hoped that some part of the work exhibited will be salvaged and that duplicates of other may be obtained. Announcement of the plans for this event will be made as soon as possible.

Value of Gas Heating for Homes and Business Buildings

New and Improved Appliances for Steam and Hot Water Plants Obviate Necessity for Use of Coal

REQUENTLY a house owner or tenant makes the mistake in considering the heating of his premises by gas, of taking into consideration only the present high price of coal and the uncertainty of the coal supply during the immediate months. No greater error could be made. Gas heating is not a makeshift, nor to be so considered. Neither should it be thought of entirely as an auxiliary means of heating. Gas heating may be used in the latter way in certain circumstances and conditions, but the use of gas for heating homes, offices, stores and factories should be adopted on its merits as a fuel. The price of coal, and the shortage or abundance of that fuel, is only one element to be considered. There are scores of other reasons to lead you to adopt a fuel that has every advantage over coal and none of its disadvantages, says "Gas Logic."

During the last few years gas heating has made remarkable strides in New York City. At one time the popular heater of the cylinder type was very extensively used, and it is still widely used. Then came the heaters of the "reflector" type, more ornate in appearance. In thousands of cases these took the place of other kinds of fuel—coal, wood and oil. The radiator heaters were contemporaneous with those of the "reflector" pattern. These three types of heaters were used with tubing, but later the much more reliable and satisfactory connections by means of a permanent gas pipe attachment were adopted and are now much in vogue.

The development of gas heating has now brought into use the castiron gas and gas steam radiators, such as have heretofore been used for steam and hot water heating. In fact, there are now radiators much in use, where both steam and gas may be used. This permits the use of gas where the steam heat has failed, a not infrequent complaint.

It is only within a few years that the gas companies of this city have been installing the most recent and approved type of boilers in the cellars of private homes, by which those entire houses are provided with heat. Old coal burning furnaces and boilers have been discarded in all these cases, and the appearance of the cellars has been greatly improved by the removal of coal and ash piles and the heaps of kindling wood.

These gas boilers have a thermostat attached, which regulates the heat automatically. The device is set to operate at the degree of heat desired, and when that degree is reached, the gas is automatically shut off, and it remains off, until it is again automatically turned on by the thermostat when the temperature falls below the householder's heat requirements. Thus entirely without human thought or attention, the boiler performs its work.

It was during the winter of 1917-1918 that this city was in the throes of zero-and below zero-weather for many days. Coal was not to be had, and thousands of families suf-The gas companies in Manhattan and the Bronx were called upon suddenly to supply a volume of gas unheard of in the history of gas-making throughout the world. Gas companies all over the country had to discontinue the sale of gas heaters. The scarcity of coal and oil limited the manufacture of gas. Here in Manhattan and the Bronx, the companies replenished their supply of gas heaters, furnished them to those who needed them and delivered a phenomenal amount of gas to use through them. It was found that many buildings, both business and apartment, were not properly equipped with gas pipes. Since then many property owners-having taken the lesson to heart-have installed gas-piping, and have adopted gas exclusively for heating. It does not do to buy gas heating appliances promiscuously. A "low price" often means a cheap and unreliable appliance. The best heaters are selected and are the convected and radiant types. Convected heat is heat taken up by air passing over heated

surfaces; radiant heat is heat thrown off from a hot surface to another surface somewhat cooler than the heat itself, without heating the air between.

In all gas heaters there is a combination of the two forms of heat, and the value of the heater is determined by the amount of radiant heat in excess of the convected heat. Radiant heat acts like the rays of the sun and warms the floor, furniture, occupants of the room or whatever the rays of heat strike. For this reason radiant heat is more valuable than convected heat, as convected heat rises to the top of

When gas is used for heating, the heat is always available. No fire has to be made and watched. No coal need be stored and carried. The instant the gas is lighted that moment you get the desired warmth. Individual rooms may be heated to certain temperatures, unused or unoccupied rooms need not be heated. There is no ash or coal dust to be distributed air is not contaminated by dust particles containing germs. throughout the house, to soil furnishings and clothing. The air is not contaminated by gas particles containing germs. The gas has a good ventilating effect and consumes the impurities in the air. When a boiler in the cellar furnishes the heat, the gas-fired system possesses every advantage of convenience, comfort and temperature control.

Coal burning appliances deteriorate rapidly. The fire box and combustion chamber crack easily in hot-air systems. This destroys drafts and permits smoke and products of combustion to enter airducts to the rooms being heated. In hot-water and steam systems, there is also faster deterioration than is found in the case of gas-burning boilers.

A technical survey or study of the premises to be heated should be made. There are many things to be considered. In cold weather, for instance, there is a continued loss of heat from the room to the surrounding colder air. Heat must be furnished to replace that loss. The quantity of that loss per hour depends on many things, such as the construction of the buildings, the temperature to be maintained, ventilation, exposure and outside temperature.

Frank Hedley, president of the Interboro Rapid Transit Company, announces that all the unused real estate in New York City held by the company, valued at several million dollars, would be sold at public auction to the highest bidder by Joseph P. Day in April.

Among the more important properties listed to be sold are 156-158 East 42nd street, a three-story fireproof store and office building with foundations for two additional stories.

Also in Manhattan, 150 lots on the east side of Broadway, between 218th street and the Harlem Ship Canal, taking in three and one-half blocks of Broadway property at this point. Then in the Bronx most of the west side of Broadway from 238th to 242d streets, comprising about eighty-nine lots; also the tract of about 7.8 acres, having approximately 800 feet frontage in Baychester avenue at and near White Plains road, and additional frontage in additional streets and avenues; also four lots in City Island.

Also in Manhattan, the square block bounded by 147th and 149th streets, Lenox avenue and Exeter street.

In Long Island City a block front on the north side of Fourth street, from Jackson to Vernon avenue, and improved with apartment and store buildings.

Also in Long Island City, the twelve and a half lots with old buildings at the northwest corner of Fourth street and West avenue, through to Fifth street, subject to a forty-five-foot wide sub-surface easement, for the Queensboro Tunnel; the valuable industrial waterfrontage on the south side of Eighth street, Long Island City, 100 feet west of West avenue and consisting of about sixteen upland lots.

Millions of Dollars Involved in Newly Projected Building

Figures of F. W. Dodge Company for Third Week of January Show Vast Improvement in Volume of Building and Engineering Construction

A LTHOUGH the strike of the bricklayers and the recent inclement weather have materially retarded building progress in the Metropolitan district for the past two weeks there has been a tremendous improvement in both the number and value of new operations planned and also in the amount of work placed under contract. According to the figures prepared by the F. W. Dodge Company, including projected building and engineering construction in New York State and New Jersey, north of Trenton, there were, during the week of January 17 to 23, inclusive, a total of 330 projects reported as being planned by architects and engineers, that will involve an expenditure of \$20,955,700. During the same period contracts were placed for 184 new structural projects that will require an outlay of \$36,336,600.

The statistics indicate a vast growth in the number and value of commercial, industrial and residential operations throughout the territory and indicate that provided materials and supplies are available the current year will pass into history as the most active since these records were compiled.

The list of 330 contemplated operations includes 71 business and commercial buildings such as stores, offices, lofts, garages, etc., \$4,087,500; 9 educational buildings, \$1,270,000; 4 hospitals and institutions, \$175,000; 67 industrial operations including factories, warehouses, shops, etc., \$9,691,500; 6 public buildings, \$84,500; 11 public works and public utilities, \$309,700; 4 religious and memorial buildings, \$150,000; 148 residential operations including apartments, flats and tenements and one and two-family dwellings, \$3,722,500 and 10 social and recreational buildings, \$1,465,000.

The group of 184 projects for which contracts were awarded during the week of January 17 to 23, inclusive, is sub-divided as follows: 23 business and commercial projects, \$1,109,500; 5 educational buildings, \$518,000; 3 hospitals and institutions, \$144,000; 43 factory and industrial buildings, \$31,091,900; 1 public building, \$90,000; 16 public works and public utilities, \$912,700; 1 religious project, \$35,000; 88 residential operations of various types, \$2,277,500 and 4 social and recreational projects, \$158,000.

PERSONAL AND TRADE NOTES.

Charles R. Smith, formerly office manager for D. Everett Waid, architect, and Foster Gunnison, recently in the United States Navy, have joined the organization of Cox & Nostrand, manufacturers of lighting fixtures, 335 Adams street, Brook-

New York State Association of Builders will hold its twenty-fourth annual convention at Syracuse, N. Y., Wednesday and Thursday, February 4 and 5, with head-quarters at the Onondaga Hotel. Edward A. Keeler, 425 Orange street, Albany, N. Y., secretary. The following members of the Building Trades Employers' Association of New York have reserved accommodations as delegates: C. G. Norman, Lewis Harding, Nathaniel Webb, Fred B. Tuttle, Frank E. Conover, William T. Ritch, Frederick R. Usher, Frederick T. Youngs, Mr. Whiting, J. O'Dell Whitenack and Harry G. French.

Important Addition to Plant.

The Kewanee Boiler Co. has recently acquired ten acres of land west of its old plant at Kewanee, Ill., and has let contracts to the Lackawanna Bridge Co. for buildings to cover about 3.3 acres for additions to boiler plant and foundry. Most of the buildings will be 80 feet wide and the total area will equal a building about 80x1,750 feet. The buildings will be mostly steel and glass and will require in found numbers 1,500 tons of steel.

When the company moved to its present location, in 1900, it then acquired about five acres of land, and with the securing of ten acres the total area belonging to the company will be approximately thirty acres. The buildings are to be erected at once and the contractors have indicated they will be ready for occupacny by the middle of the summer. These additions will add approximately 50 per cent. to the capacity of the present boiler shop and will give room for the employment of more than 300 additional men. This improvement will make the plant investment thirteen times greater than it was twenty years ago, when the company moved to its present location.

The company has also recently acquired the property, 100x100 feet, at the corner of Washington and Green streets, Chicago, and this spring will begin work on a four-story office building with basement. Upon the completion of the building the Chicago office, now located at Washington and Market streets, will be moved to the new location.

William T. Ritch, Inc., in New Offices.

William T. Ritch, president of William T. Ritch, Inc., who has devoted many years to the study of all forms of insurance pertaining to the building industry, announces the removal of his offices on February 2 from the eleventh floor of the Builders' Exchange, 34 West 33d street, to the twelfth floor of the Loring Building, 29 West 34th street. In addition to contract liability, workmen's compensation and other forms of building insurance, Mr. Ritch handles a general line including fire, life, plate glass, steam boiler, tourists', burglary and automobile paymasters' hold-up.

For many years Mr. Ritch has been prominently identified with the activities of the building industry in the Metropoli-



WILLIAM T. RITCH.

tan district and numbers among his intimate friends many of the leading and most influential men affiliated with the building trades. The remarkable growth of his business has been the direct result of his personality and his determined effort to be of real service to the industry.

Mr. Ritch has been extremely active in the affairs of the Building Trades Employers' Association and in point of services is one of the oldest members of this organization. In the past he has served

TRADE AND TECHNICAL SOCIETY EVENTS.

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

National Conference on Concrete House Construction will be held in the Auditorium Hotel, Chicago, Ill., February 17, 18 and 19.

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.

Building Trades Employers' Assocation will hold its annual meeting and election of officers Tuesday afternoon, February 17. The nominating committee has prepared the followingticket to be voted on at thattime: For president, Ronald Taylor; for first-vice-president, Fred B. Tuttle; for second vice-president, Albert N. Chambers; for chairman of board of governors, Charles J. Kelly, and for treasurer, J. P. Ryan.

Building Officials' Conference will hold its sixth annual meeting in Chicago, Ill., February 16 to 18, inclusive. Arrangements-are being perfected for holding a joint session with the National Conference on Concrete House Construction. Rudolph P. Miller, Superintendent of Buildings. New York City, chairman of the Building Officials' Conference, has perfected the final details of the meeting and its success is assured.

on the Board of Governors and also upon many of the important committees in charge of its affairs. He is one of the remaining pioneer members of the Mechanics and Traders' Exchange. Mr. Ritch has been fortunate in having

Mr. Ritch has been fortunate in having associated with him a staff always willing to give their utmost in an effort to develop the various phases of his business, and it has been their loyalty and industry that has largely assisted in its growth. The organization of William T. Ritch, Inc., comprises William T. Ritch, president; Stanley Ritch Smith, vice-president; Miss Anna B. Heller, secretary and office manager, and Peter Edrich, treasurer and cashier.

CURRENT BUILDING OPERATIONS

B UILDING operations in New York City has been retarded somewhat during the past week by the strike of the bricklayers, which has tied up a number of important projects. Although negotiations are now under way having for their object the settlement of the difficulty between the workmen and the employers, it is likely that some time will elapse before an agreement is reached and work resumed. Another phase of the bricklayers' strike is the fact that projected buildings are being held in abeyance because owners are not willing to award contracts and then not know just exactly when their structures will be commenced.

The extremely bad weather of the past week or so has been another important factor in reducing the volume of actual building in the Metropolitan district. The condition of the streets has made material hauling almost impossible and there are a number of projects that, while not affected by the strike of the bricklayers, have been forced to suspend work owing

to the lack of materials.

According to the weekly report of the F. W. Dodge Company, there is a tremendous increase in the volume of proposed building and engineering construction in this territory and if labor disturbances are settled and the supply of essential materials and supplies assured, 1920 will be one of the greatest building years in history.

Recently there has been a steady improvement in the amount of speculative construction planned and the building trades are looking forward to a vast quantity of work from this source. In Brooklyn, the Bronx and Queens the most of this type of construction will be centered, but reports from the suburban districts also indicate that the construction of the coming spring and summer will largely concern buildings of the speculative na-

For the most part the local building material and supply markets are quiet, with dealers doing their utmost to obtain supplies essential to the building program as now outlined. There is a decided scarcity in certain lines and information from the sources of supply does not create an optimistic feeling by any means, as at present the demand is far in excess of the production, and when the season opens the demand will increase manifold, while producers will be limited by the factors that have prevented an increased output for some time past.

Prices are generally steady and there are many in the industry who are of the opinion that the top level has been reached in the majority of lines and that for some time prices will be stabilized. There no certainty, however, regarding material prices, as the future will largely depend upon the ability of the manufac-

turers to meet the demand.

Common Brick.—The local wholesale
market for Hudson River common brick has been rather quiet during the week a result of the congested condition of the

streets that has prevented the hauling of brick. Buying was light, with but two barges disposed of, but inquiry current denotes that the coming months for both producers and dealers will bring a brisk demand for brick. The price is holding firmly at \$25 a thousand, and it is the general opinion that the price for this commodity will not go higher and that just as soon as new supplies are available the market will drop to some extent. There are at present about ten covered barge loads of brick in the city pending sale, and the feeling is expressed that the brick remaining unsold in the wholesale mar-

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.

Face Brick—Delivered on job in I York:

Rough Red \$37.00 to —

Smooth Red 37.00 to —

Rough Buff 42.00 to —

Smooth Buff 42.00 to —

Rough Gray 45.00 to —

Smooth Gray 45.00 to —

Colonials 25.00 to — Brick-Delivered on job in New

Cement—Delivered at job site, in Man-hattan, Bronx, Brooklyn and Queens: Domestic Portland cement, per bbl..\$3.40 Rebate for bags, 15c. each.

Gravel—Delivered at job site in Man-hattan and Bronx: 1½-in., Manhattan deliveries, per cu.

yd. \$3.25

Bronx deliveries 3.50

%-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.

6x12x12240.90 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.

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MATERIALS AND SUPPLIES

ket, combined with what the dealers have in their yards, will be sufficient for all building demands until the new supplies are available.

Summary.—Transactions in the North River common brick market for the week ended Friday, January 30, 1920. Condition of market: Demand light; prices firm and unchanged. Quotations: Hudson Rivers, \$25 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, none; sales, 2. Distribution: Manhattan, 1; Brooklyn, 1. Covered, 10.

Lumber.—The strike of the driers and yard men has slowed down activity in

the lumber business to some extent, but it is likely that this difficulty will be settled within a short time. Buying activity in both wholesale and retail markets continue and dealers are experiencing considerable trouble in filling the demands made upon them. In certain lines there is a decided scarcity and the situation is largely the result of the car shortage that has prevented new lumber shipments from reaching the local market. The mills are working to capacity, but, as they are generally loaded with orders for many months ahead, it appears as though the supply will be much

below the demand for some time to come. Lumber prices have steadied somewhat, but there is yet an advancing trend to the market.

Structural Steel.—There has been but slight change in the local situation as it applies to structural steel. Contractors are well booked with contracts, but are experiencing some difficulty in obtaining material from the mills, which are practically sold for months ahead. There are a large number of important building operations being planned by architects and engineers in this section that undoubtedly will be ready for estimates in a short time, but some doubt has been expressed as to whether or not these structures will be able to go ahead owing to the scarcity of various kinds of materials. Prices are somewhat easier than they have been.

whether or not these structures will be able to go ahead owing to the scarcity of various kinds of materials. Prices are somewhat easier than they have been.

Cast Iron Pipe.—The market is quiet, with buying activity light and inquiries infrequent. Recently, however, there has been considerable inquiry from foreign sources and manufacturers are looking to this market for a percentage of their business. During the past week or so some contracts for municipal work have been awarded, but the total tonnage involved is not large. Prices are firm and unchanged.

Linseed Oil.—The market is very dull and there seems to be no buying interest of any description. Dealers have been getting some inquiry, however, that indicates considerable business next spring. Prices are firm, ranging from \$1.77 to \$1.79 per gallon in carload lots.

Nails.—There is a scarcity amounting

Nails.—There is a scarcity amounting almost to a famine in both wire and cut nails and prices are practically anything the dealer is able to get. At present writing there is little prospect of relief in sight and it is likely to be some months before the supply is equal to the demand.

Plaster.—The demand for plastering materials is indicating materials and indicating materials is indicating materials.

Plaster.—The demand for plastering materials is indicating marked signs of improvement owing to the general increase in the number of active building operations throughout the local territory. During the past week a number of price advances were announced. Neat wall cement in cloth bags is up \$1.20 per ton to \$23.50. Both lath and brown mortars have advanced \$0.50 to \$16.50 per ton. Quotations on finishing plaster in 250-lb. barrels are now \$4.10 and for 320-lb. barrels, \$5.20.

Face Brick.—Local dealers are generally satisfied with trade conditions. The demand for this product is steadily improving and a number of manufacturers are booked ahead for some time to come.

THE METROPOLITAN MARKETS Plaster Board— Delivered at job site in Manhattan, Manhattan, 3x4 to 14x14, 10 to 20 ft....\$47.00 to \$65.00 Hemlock, Pa., f. o. b., N. Y., have price per M.

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Delivered at job site in Manhattan,
Bronx, Brooklyn and Queens: 27x48x 1/4 in 0.37 each
32x36x ¼ in 0.28 each
32X36X 1/2 111
\$2x36x ½ 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— 1½-in., Manhattan delivery.\$3.25 per cu. yd. Bronx delivery
Bronx delivery 3.50 per cu. yd. %-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. ft95
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
Beams and channels over 14-in 2.72 to 2.82
Angles, 3x2 up to 6x82.72 to 2.82 Zees and tees
Steel bars 3.10 to —

base price, per M to
Hemlock, W. Va., base price,
per M to
(To mixed cargo price add freight, \$1.00.)
Spruce, Eastern, random car-
goes, narrow (delivered).\$55.00 to -
Wide cargoes 55.00 to Add \$1.00 per M. for each inch in width
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.):
Cypress Lumber (by car, f. o. b., N. Y.): First and seconds, 1-in \$68.75 to
Cypress shingles 6x18 No.
1 Hearts 17.00 to ——
Cypress shingles, 6x18, No.
1 Prime 15.00 to ——
Quartered oak210.00 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, Nor-
folk 65.00 to —

Window Glass— Official discounts from manufacturers'
lists:
Single strength, A quality, first three
brackets
B grade, single strength, first three
brackets79%
Grades A and B, larger than the first
three brackets, single thick 78%
Double strength, A quality80%
Double strength, B quality 32%
Linseed Oil— City brands, oiled, 5-bbl. lot.\$1.79 to \$1.81
Less than 5 bbls 1.81 to 1.84
Less than 5 DDIS 1.81 to 1.34

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BANKS.

EXCHANGE PL.—A. F. Gilbert, 80 Maiden la, has plans in progress for extensive alterations to the 8-sty brick and stone bank and office building, including a 2-sty top addition, at 16 Exchange pl, for the Canadian Bank of Commerce, 16 Exchange pl, owner. Cost, about \$8450.000 merce, \$450,000.

DWELLINGS.

107TH ST.—Wm. A. Gieson, 104 West 42d st, has prepared plans for alterations to the 5-sty brick and stone residence, 22x82 ft, at 322 West 107th st, for the H. & T. Construction Co., 105 West 40th st, owner and builder. Cost, \$12,000.

FACTORIES AND WAREHOUSES.

107TH ST.—D. Wortmann, 114 East 28th st, has prepared plans for a 9-sty reinforced concrete side addition, 50x100 ft, to the storage building at 108-110 West 107th st for the Chelsea Storage Warehouses, Inc., 426 West 26th st, owner. Cost, \$125,000. Architect will take bids on general contract.

STABLES AND GARAGES.

18TH ST.—George McCabe, 96 5th av, has preliminary plans under way for a 2-sty brick garage, 50x100 ft, at 217-219 West 18th st for Leon Dryer, 303 Greenwich st, owner. Cost, 820,000 \$30,000.

53D ST.—Shampan & Shampan, 50 Court st, Brooklyn, have plans in progress for alterations to the 4-sty brick stable at 154-156 East 53d st into a garage for the estate of Amelia Herman, owner, care of architects. Cost, \$15,000.

STORES, OFFICES AND LOFTS.

CEDAR ST.—A. F. Gilbert, 80 Maiden lane, has plans under way for a 7-sty brick and stone office building, 36x54 ft, at 131-133 Cedar st for Rudolph Dunther and Russell Law, Inc., 25 Borad st, owners. Cost, \$175,000... Architect will take estimates on general contract.

take estimates on general contract.

39TH ST.—Clinton & Russell, 32 Liberty st, are preparing plans for a 24-sty brick, stone and reinforced concrete sales and showroom building, 108x113 ft, at 48-54 West 39th st, through to 45-55 West 38th st, for a syndicate care of Pease & Elliman, 340 Madison av, owner. Cost, \$1,000,000. Details of construction will be approprized later. announced later.

announced later.

33D ST.—B. H. and C. N. Whinston, 2 Columbus Circle, have plans in progress for three 5-sty brick and stone loft buildings, 25x90 ft, at 117, 119 and 121 West 33d st, for the 121 West 33d Street Corporation, Jacob Ober, president, care of architects, owner. Total cost, \$140,000. Architects will soon call for estimates on general contract.

WILLIAM ST.—Clinton & Russell, 32 Liberty st, have plans under way for remodeling the 6-sty brick and stone office building, 25x130 ft, at 118 William st, for the Charles F. Noyes Co., 92 William st, owners. Cost, \$50,000.

BROADWAY.—Herman L. Meader, 2 West 33d st, has prepared plans for a 21-sty addition to the office building at 100 Broadway for the American Surety Co., 100 Broadway, owner. Cost, \$1,500,000. Architect will take estimates on general contract.

THEATRES.

EIGHTH AV.—Herbert J. Krapp, 116 East 16th st, has been retained to prepare plans and specifications for a 2-sty brick, limestone and terra cotta theatre, 375x200x150 ft, on Eighth av, between 54th and 55th sts, for Sam and Lee Schubert, 225 West 44th st, owners. Cost, \$500,-000. Details will be available later.

BROADWAY.—Al. H. Woods, 205 West 76th st, has bought the property at the southwest corner of Broadway and 135th st, and contemplates the construction of a theatre for which details will be available later.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

APARTMENTS, FLATS AND TENEMENTS.

OCEAN AV.—Cohn Brothers, 361 Stone av, have completed plans for a 4-sty brick, limestone and terra cotta apartment, 40x75 ft, cn the west side of Ocean av, 150 ft south of Av H, for A. W. J. Pohl, 200 Montague st, owner and builder. Cost, \$50,000.

20TH AV.—W. J. Conway, 400 Union st, has prepared plans for a 3-sty frame flat, 35x63 ft, on 20th av for Joseph Clubeck, 1761 61st st, owner and builder. Cost, \$10,000.

JEROLEMON ST.—Edward A. Klein. 12 East 19th st, Manhattan, has finished preliminary plans for a 12-sty brick, limestone and terra cotta apartment hotel, 62x120 ft, in the east side of Jerolemon st, near Court st, for the Realty Construction Co., P. Glickman, president, 44 Court st, owner. Cost, about \$750,000.

DWELLINGS.

CONEY ISLAND AV.—Samuel Millman & Son, 26 Court st, have prepared plans for ten 2-sty frame dwellings, 17x40 ft, on the west

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side of Coney Island av, 250 ft south of Av S, for Harry Malkin, 1473 East New York av, owner and builder. Total cost, \$70,000.

owner and builder. Total cost, \$70,000.

BALTIC ST.—McCarthy & Kelly, 16 Court st, have completed plans for a 2-sty frame dwelling in the north side of Baltic st, 80 ft west of 4th av, for the L. R. Realty Co., L. Rosenberg, president, 189 Montague st, owner and builder. Cost, \$10,000.

71ST ST.—Carlson & Wiseman, 226 Henry st, have finished plans for a 2-sty brick dwelling, 20x37 ft, at the northwest corner of 71st st and 7th av for the Johnson Construction Co., 511 79th st, owner and builder. Cost, \$8,500.

17TH AV.—Samuel Gardstein, 1154 47th st, as prepared plans for a 2-sty frame dwelling, 30x54 ft, at the southwest corner of 17th av and 43d st for Benjamin Feldman and Z. Edelstein, 4315 14th av, owners and builders. Cost, \$15,000.

BAY 49TH ST.—F. V. Laspia, 50 Grand st. has plans in progress for a 2-sty frame dwelling, 17x48 ft, in the north side of Bay 49th st, 656 ft from Harvey av, for Giuseppi Gucraia, 86 Bay 49th st, owner and builder. Cost, \$7,000.

59TH ST.—L. Savignano, 6005 14th av, has plans under way for alterations and extensions to the 2-sty frame dwelling, 20x55 ft, in the north side of 59th st, 300 ft west of 16th av, for A. E. Raitano, 6324 14th av, owner, who will soon take estimates on general contract.

52D ST.—L. Savignano, 6005 14th av, has plans under way for a 2½-sty brick dwelling, 28x45 ft, at the northeast corner of 52d st and 14th av for Louis Finger, owner, care of architect. Cost, \$35,000. Architect will soon call for bids on general contract.

tect. Cost, \$35,000. Architect will soon call for bids on general contract.

16TH ST.—F. V. Laspia, 525 Grand st, has plans in progress for a 3-sty brick dwelling, 20x62 ft, in the west side of 16th st, 220 ft south of Av Y, for Carlo Ruvolo, 2526 West 16th st, owner and builder. Cost, \$12,000.

OCEAN PARKWAY.—Seelig & Finkelstein, 26 Court st, have plans in progress for three 2-sty frame dwellings, 20x42 ft, at the southwest corner of Ocean parkway and Av U for the Golden Home Corporation, 5 Rivington st, Manhattan, owner and builder. Total cost, \$39,000.

75TH ST.—P. Tillion & Sons, 103 Park av, Manhattan, have plans in progress for ten 2-sty frame and stucco dwellings, 16x37 ft, in the south side of 75th st, 100 ft east of 21st av, for George A. Morrison, 913 Sterling pl, owner and builder. Total cost, \$65,000.

78TH ST.—Slee & Bryson, 154 Montague st, have prepared plans for eight 2-sty frame dwellings, 18x41 ft, in the north side of 78th st, 140 ft west of Ridge rd, for the Gough Erasni Realty Corporation, 155 78th st, owner and builder. Total cost, \$64,000.

75TH ST.—P. Tillion & Sons, 103 Park av, Manhattan have plans in progress for ten 2-sty

builder. Total cost, \$64,000.

75TH ST.—P. Tillion & Sons, 103 Park av, Manhattan, have plans in progress for ten 2-sty frame and stucco dwellings, 18x50 ft, in the north side of 75th st, 200 ft south of 21st av, for George A. Morrison, 913 Sterling pl, owner and builder. Total cost, \$80,000.

WEST 6TH ST.—James A. Boyle, 367 Fulton st, has completed plans for two 2-sty frame dwellings, 16x37 ft, in the west side of West 6th st, 220 ft south of Av O, for the Hercules Home Co., Thomas H. Sherman, president, 506 20th av, owner and builder. Total cost, \$22,000. UNION ST.—Lubroth & Lubroth, 44 Court st,

UNION ST.—Lubroth & Lubroth, 44 Court st, has plans under way for a 2-sty brick residence, 26x48 ft, at the corner of Union st and Nostrand ay for owner, to be announced later. Cost, \$15,000. Architect will take bids on general

ELMORE PL.—C. Lipshiz, 63 Park Row, Manhattan, has completed plans for a 2½-sty frame dwelling, 18x40 ft, in the west side of Elmore pl, 220 ft north of Av Q, for M. Steinburg, 827 Broadway, Brooklyn, owner and builder. Cost, \$5,000

OCEANIC AV.—W. H. Ludwig, 801 Eastern Parkway, has prepared plans for a 2-sty frame residence, 26x54 ft, on the north side of Oceanic av, 60 ft west of Sea Gate av, for J. Wittner, 3221 Mermadi av, owner and builder. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

SOUTH 2D ST.—Louis Allmendinger, 20 Palmetto st, has completed plans for a 3-sty brick bakery, 56x75 ft, at the southeast corner of South 2d st and Wythe av for Schrupski & Masulovitch, owner, care of architect. Cost, \$25,000. Owners will take estimates on general contract.

DOBBINS ST.—Gustave Erda, 826 Manhattan av, has prepared plans for a 1-sty brick factory building, 90x100 ft, in the east side of Dobbins st, 100 ft south of Meserole st, for R. Dreyer, 826 Manhattan av, owner and builder. Cost, about \$20,000.

Cost, about \$20,000.

LIVONIA AV.—H. A. Weinstein, 32 Court st, has finished plans for a 4-sty brick factory building, 40x96 ft, at the southeast corner of Livonia av and Jerome st for the 85th Street Realty Co., Inc., Harry Rubin, president, 317 Bradford st, owner and builder. Cost, \$40,000.

MESEROLE ST.—P. Tillion & Sons, 103 Park av, have plans under way for a 4-sty reinforced concrete storage warehouse, 50x100 ft, in the south side of Meserole st, 75 ft east of Manhattan av, for owner, to be announced later.

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general contract.

FULTON ST.—Ferdinand Savignano, 6005 14th av, has plans in progress for a 4-sty brick factory, 22x62 ft, in the north side of Fulton st, 100 ft east of Warner st, for the M, & A. Doll Co., 9 Fulton st, owner. Cost, \$12,000.

MYRTLE AV.—Shampan & Shampan, 50 Court st, have prepared plans for a 4-sty addition to the brick laundry building in the north side of Myrtle av, 22 ft east of Marcy av, for the Cascade Steam Laundry, Inc., 835 Myrtle av, owner. Cost, \$150,000. Architects will be ready for bids on genral contract about February 15.

LIBERTY AV.—E. M. Adelsohn, 1778 Pitkin

LIBERTY AV.—E. M. Adelsohn, 1778 Pitkin av, has completed plans for a 2-sty brick shop, 56x90 ft, on the south side of Liberty av, 54 ft east of Elderts lane, for L. Malkin, 1182 Liberty av, owner and builder. Cost, \$40,000.

ATLANTIC AV.—Cohn Brothers, 361 Stone av, have completed plans for four 4-sty brick factories on the south side of Atlantic av, 140 ft east of Sackman st, for the Union Elton Co., 1784 Pitkin av, owner and builder. Total cost,

STABLES AND GARAGES.

BALTIC ST.—Bly & Hamann, 533 St. Johns pl, have plans in progress for a 1-sty brick garage, 72x100 ft, in the north side of Baltic st, 55 ft west of Bond st, for Mike Riley, 427-435 Baltic st, owner and builder. Cost, \$25,000.

DE KALB AV.—Tobias Goldstone, 50 Graham av, has plans under way for a 1-sty brick garage, 100x100 ft, on the south side of DeKalb av, 150 ft east of Irving av, for Modica & Catalbiano, 268 Jefferson av, owners and builders. Cost, \$17,000. av, 150 ft eas biano, 268 J Cost, \$17,000.

53D ST.—A. G. Carlson, 226 Henry st. has completed plans for twenty-two 1-sty brick attached garages, 10x20 ft, in the south side of 53d st, 128 ft west of 12th av, for Levy Borthers Realty Co., 189 Montague st, owners and builders. Total cost, \$16,000.

ers. Total cost, \$16,000.

ORMOND PL.—Frank Schefcik, 4168 Park 2v., the Bronx, has completed plans for a 1-sty brick garage, 75x155 ft, in the west side of Ormond pl. 100 ft south of Putnam av, for Louis Oxfeld, 3536 Stone av, owner and builder. Cost, \$30,000.

CROWN ST.—Bly & Hamann, 833 St. Johns pl, have prepared plans for a 1-sty brick garage and automobile showroom, 120x120 ft, at the southwest corner of Crown st and Bedfor av for David Perlman, 13 Pennsylvania av, owner and builder. Cost, about \$40,000.

Queens.

DWELLINGS.

CORONA, L. I.—A. Marinelli, 15 Jackson av, Corona, has compelted plans for a 2½-sty frame and stucco dwelling, 24x36 ft, at the corner of Bay 5th st and Grant av, for Bernard Kelleher, owner and builder, care of architect. Cost, 88,500

FOREST HILLS, L. I.—Louis S. Adams, 1530 Walnut st, Philadelphia, has started plans for a 2½-sty brick residence at Forest Hills, L. I., for Dr. Thomas Chalmers, owner. Details will be available later.

ARVERNE, L. I.—Plans have been prepared privately for two 2-sty frame dwellings, 24x32 ft, in the east ide of Beach 56th st, 177 ft south of the Boulevard, for Mrs. Jennie Warner, Maple pl, Rockaway Beach, owner and builder. Cost, 88 000

JAMAICA, L. I.—Louis Dannacher, 328 Fulton st, Jamaica, has plans in progress for thirty 2-sty frame dwellings, 24x30 ft, in Hilcrest for P. M. Vincegwra, Springfield, L. I., owner and builder. Total cost, \$240,000.

FLUSHING, L. I.—A. Marinelli, 15 Jackson av, Corona, L. I., has prepared plans for a 2½-sty frame dwelling, 16x26 ft, at 27th st and Av A for H. Leach, 107 West Jackson av, Corona, owner and builder. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—Frank Moos, 896 Eighth av, Manhattan, has started sketches for a 2-sty brick factory building in the south side of 10th st, 150 ft west of East av, for the Empire City Iron Works, 89 Eighth av, Manhattan, owner. Cost, \$20,000.

owner. Cost, \$20,000.

LONG ISLAND CITY, L. I.—John Spreeser, 211 12th st, Long Island City, has plans in progress for a 3-sty brick factory, 50x100 ft, in the east side of Marion st, 160 ft north of Webster av, for Frederick Sonsheimer, 138 Temple st, Long Island City, owner. Cost, \$60,000.

RIDGEWOOD, L. I.—Plans have been prepared privately for a 4-sty reinforced concrete factory building, 200x190 ft, at Ridgewood for L. Mundet & Son, King and Ferry sts, Brooklyn, owners. Cost, approximately \$400,000.

STABLES AND GARAGES.

BAYSIDE, L. I.—Lawrence C. Licht, Cliffside, N. J., has completed plans for a 1-sty brick garage, 49x100 ft, in the east side of Broadway, 200 ft north of Higgins av, for George F. Rohe, 250 East 60th st, Manhattan, owner, who will coon take estimates on genral contract. Cost, \$12,000.

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Westchester.

TONKERS, N. Y.—Plans have been prepared privately for six 2½-sty frame dwellings, 18x33 ft, in Bronx River rd, for Wm. Bradym, Warburton av, Yonkers, owner and builder. Cost, \$15,-000 each.

WHITE PLAINS, N. Y.—Plans have been prepared privately for six 2½-sty frame dwellings, 26x30 ft, at White Plains, N. Y., for the Post Road Construction Co., 144 Main st, White Plains, N. Y., owner and builder. Total cost, \$36,000.

WHITE PLAINS, N. Y.—Plans have been prepared privately for a 2½-sty frame dwelling, 22x40 ft, on Cloverdale av, for E. W. Pietschler, 190 Cloverdale av, owner and builder.

YONKERS, N. Y.—Wm. Heapy, 288 Hawthorne av, has completed plans for a 2½-sty frame and stucco residence, 26x38 ft, at the corner of Baylie and Valentine avs, for Al. Lockwood, 42 Warburton av, Yonkers, owner and builder. Cost, about \$16,000.

NEW ROCHELLE, N. Y.—Charles F. Peck, 7

about \$16,000.

NEW ROCHELLE, N. Y.—Charles F. Peck, 7
East 42d st, Manhattan, has plans in progress for
a 2½-sty hollow tile and brick veneer residence,
24x38 ft, in Premium Point Park, for S. S.
Vansant, owner, care of architect. Architect will
soon call for estimates on general contract.

HARTSDALE, N. Y.—W. S. Philips, 103 Park
av, Manhattan, has plans nearing completion for
a 2½-sty frame and stucco residence, 30x42 ft,
30x42 ft, at Hartsdale, N. Y., for Mrs. A. G.
Hollander, owner, care of architect. Cost, \$25,000. Architect will take estimates on genral
contract.

FACTORIES AND WAREHOUSES.

FACTORIES AND WAREHOUSES.

BRONXVILLE, N. Y.—Bates & How, 35 West 39th st, Manhattan, have been retained to prepare plans for a 1-sty brick power house, 26x30 ft, in Fairfield rd, Bronxville, for the Village Investing Co., Arcade Studios, Bronxville, owner and builder. Cost, \$20,000.

CONTRACTS AWARDED.

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

DWELLINGS.

BROOKLYN, N. Y.—E. G. Vail, Jr., 189 Montague st, has the general contract for a 2½-sty frame and stucco dwelling, 35x42 ft, at the southeast corner of Bay 34th st and Benson ay, for Samuel Preiss, owner, care of John G. Michel, 323 45th st, architect. Cost, \$18,000.

323 45th st, architect. Cost, \$18,000.

EAST ORANGE, N. J.—Thomas G. Smith, 93
Norman st, East Orange, has the general contract for a 2½-sty frame dwelling, 29x30 ft, on North Walnut av, near Rutledge av, for Charles E. Calhoun, 399 North Maple av, owner, from plans by W. E. Garrabrants, 343 Main st, East Orange, architect. Cost, \$10,000.

WOODMERE, L. I.—The Riverdale Construction Co., 1440 Broadway, Manhattan, has the general contract for two hundred and forty 2-sty frame and stucco dwellings, 32x34 ft, at Woodmere, Lynbrook, and Far Rockaway, L. I., for Jacob Newhouse, 1465 Broadway, Manhattan, owner, from plans by A. B. Greene, 41 Union sq, Manhattan, architect. Cost, about \$10,000 each.

FACTORIES AND WAREHOUSES.

Manhattan, architect. Cost, about \$10,000 each.
FACTORIES AND WAREHOUSES.
MANHATTAN.—H. H. Vought Co., 70 East
45th st, has the general contract for a 6-sty
reinforced concrete brewery building, 41x200 ft,
at 501-543 West 39th st, through to 504 West
40th st, for the David Stevenson Brewing Co.,
10th av and 39th st, owner, from plans by Patrick
J. Murray, 141 East 40th st, architect and engineer. Cost, \$90,000.

MANHATTAN.—Gabler Construction Co., 403
Hudson st, has general contract for the reconstruction of the 3-sty brick factory, 75x100
ft, at 305-309 East 43d st, for Conrad Hubert, 56
West 46th st, owner, from plans by Maynicke &
Franke, 25 Madison sq, North, architects. Cost,
\$80,000.

NEWARK. N. J.—Tucker & Liewis, 101 Park

NEWARK, N. J.—Tucker & Lewis, 101 Park av, Manhattan, have the general contract for a 3-sty brick factory building, 100x181 ft and 144x100 ft, in Highland st for Charles W. Oathout, 2 Stratford pl. Newark, owner, from plans by W. E. Lehman, 738 Broad st, Newark, architect and engineer. Cost, \$125,000.

tect and engineer. Cost, \$125,000.

PHILADELPHIA, PA.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 1-sty reinforced concrete furnace house, 121x183 ft, at Philadelphia, for John T. Lewis & Brothers' Co., owner. from privately prepared plans. Cost, about \$74,000.

BROOKLYN, N. Y.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 6-sty and basement reinforced concrete candy factory, 60x100 ft, adjulning the present factory at Washington and Park avs, Brooklyn, for Wallace & Co., owners, on premises. Cost, \$125,000. Plans were prepared privately.

EDGEWATER, N. J.—Turner Construction

EDGEWATER, N. J.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 2-sty reinforced concrete laboratory building, 73x25 ft, with extension, 50x27 ft, at Edgewater, N. J., for the Barrett Co., 17 Battery pl, Manhattan, owner. Plans were prepared privately.

LONG ISLAND CITY, L. I.—Turner C struction Co., 244 Madison av, Manhattan,

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the general contract for a 5-sty reinforced concrete printing and binding building, 480x402x530 ft, at Court st and Thompson av, Long Island City for the Metropolitan Life Insurance Co., 1 Madison av, Manhattan, owner, from plans by D. Everett Waid, architect. Cost, approximately \$1,000,000. mately \$1,000,000.

NEWARK, N. 5.—Irvington Lumber & Door Co., 738 Broad st, Newark, has the general contact for a 3-sty brick wood working mill, 54x 155 ft, at the corner of Jelliff av and Ruse st for Clark & Co., 154 Rose st, owners, from plans by W. E. Lehman, 738 Broad st, architect. Cost, \$70,000.

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STANDARDS AND APPEALS Calendar

HOURS OF MEETING.

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

BOARD OF APPEALS.

Tuesday, February 3, 1920, at 10 a. m.
Appeals from Administrative Orders.
992-19-A-1392-1400 Broadway, Manhattan.
1000-19-A-129 Ash street, Flushing, Queens.
984-19-A-6-10 East 68th street, Manhattan.
29-20-A-742-744 533 street, Brooklyn.
32-20-A-M. S. of West Fordham road and
Cedar avenue, the Bronx.
37-20-A-1153-1161 Webster avenue, n. w. cor.
of 166th street, the Bronx.
38-20-A-N. w. cor. of 182d street and 3d avenue, the Bronx.
40-20-A-121 Hart street, Brooklyn.
42-20-A-Premises bounded by West avenue,
East River, Nott avenue and 8th
street, Long Island City, Queens.
43-20-A-88-96 1st street, Long Island City,
Queens.
43-20-A-88-96 1st street, Brooklyn.
970-19-BZ—502 East 9th street, Brooklyn.
17-20-BZ—419-425 Gravesend avenue, Brooklyn.
17-20-BZ—419-425 Gravesend avenue, Brooklyn.
22-20-BZ—1301-1311 Avenue J, Brooklyn.
22-20-BZ—1301-1311 Avenue J, Brooklyn.
24-20-BZ—47-49 West 63d street, Manhattan.
25-20-BZ—194-196 Washington avenue, Rockaway Beach, Queens.

Pier Cases.
594-19-A-Pier 44, East River, Manhattan.
595-19-A-Pier 54, Cast River, Manhattan.
595-19-A-Pier 44, East River, Manhattan.
877-19-A-Pier 44, East River, Manhattan.

594-19-A—Pier 8, North River, Manhattan.
595-19-A—Pier 44, East River, Manhattan.
480-19-A—Piers 4 and 5, 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.
879-19-A—Pier 15, North River, Manhattan.
882-19-A—Pier 29, North River, Manhattan.
883-19-A—Pier 29, North River, Manhattan.
884-19-A—Pier 30, North River, Manhattan.
884-19-A—Pier 78, North River, Manhattan.
886-19-A—Pier 78, North River, Manhattan.
937-19-A—Pier 29, North River, Manhattan.
948-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 91587-F.)
949-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 91587-F.)
950-19-A—Pier 22-25, East River, Manhattan.
1003-19-A—Pier 28, North River, Manhattan.
31-20-A—Pier 13, East River, foot of Wall street, Manhattan.
BOARD OF APPEALS.
SPECIAL MEETING.
Tuesday, February 3, 1920, at 2 p. m.
Appeals from Administrative Orders.
44-20-A—400 East 67th street, southeast corner Webster avenue and 167th street, the Bronx.
46-20-A—10327 118th street, Queens.
52-20-A—317-329 East 153d street and 310
East 154th street, the Bronx.
Under Building Zone Resolution.
28-20-BZ—211-221 Montgomery st., Brooklyn.
30-20-BZ—6312 Ft. Hamilton ave., Brooklyn.
30-20-BZ—6312 Ft. Hamilton ave., Brooklyn.
31-20-BZ—31-33 Pine street, Manhattan.
35-20-BZ—210-2-2110 Neptune ave., Brooklyn.
36-20-A—133 Pine street, Manhattan.
36-20-A—138 Watkins avenue, Brooklyn.
37-20-BZ—33-339 Madison avenue, Manhattan.
39-20-BZ—33-33-39 Madison avenue, Manhattan.
30-20-BZ—33-33-39 Madison avenue, Manhattan.
30-20-BZ—33-33-39 Madison avenue, Brooklyn.
30-20-BZ—606-612 Bergen street, Brooklyn.
30-21-BZ—606-612 Bergen street, Brooklyn.
30-21-BZ—606-612 Bergen street, Brooklyn.
30-21-BZ—606-612 Bergen street, Brooklyn.
30-11-BZ—606-612 Bergen stre

BOARD OF APPEALS.

Tuesday, February 17, 1920, at 10 a.m.
Under Building Zone Resolution.

861-19-BZ-554 West 174th street, Manhattan.

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