

Real Estate Record and Builders Guide

Founded March 21, 1868, by CLINTON W. SWEET.

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

Published Every Saturday by THE RECORD AND GUIDE COMPANY

FRANK E. PERLEY, President and Editor; W. D. HADSELL, Vice-President; J. W. FRANK, Secretary-Treasurer.

Entered as second class matter November 8, 1879, at the Post Office at New York, N. Y., under the Act of March 3, 1879.

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119 West 40th Street, New York (Telephone: Bryant 4800).

VOL. CV
NO. 6 (2708)

NEW YORK, FEBRUARY 7, 1920

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The Record and Guide under date of Jan. 3d of this year published a list of 31 real estate transactions during 1919, each involving \$2,500,000 and upward.

The Title Guarantee & Trust Company was called upon by the purchasers to examine and insure all but seven out of the thirty-one.

This certainly indicates the popularity of this Company among those who buy properties of this size.

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EDITORIAL

New Census Figures Soon

The taking of the Federal census for 1920, it is announced, is very nearly completed in New York City and approximate figures may be given out shortly. Work on the Federal census has progressed more rapidly here in the metropolis than in other parts of the United States, and it is quite likely that New York City, which has a habit of being first in so many different ways, will be first, as usual, in the matter of the new census.

It is the estimate of those in charge of the census work that the total population of the United States at the present time will be shown to be above 110,000,000. The last Federal census, taken in 1910, showed the population of the country to have been 91,972,266 at that time. This was an increase of approximately 16,000,000 during the preceding decade.

Agreement is quite general that during the last ten years the ratio of increase has been much greater than during the previous period. Not much surprise will be occasioned, therefore, if the new census shows that the population of New York City now exceeds 6,000,000 by official figures. The census of 1910 gave New York a population of 4,766,883 for the boroughs of Manhattan, Bronx, Brooklyn, Queens and Richmond. If this year's figures prove, as do unofficial figures, that the metropolis has grown into a city of 6,000,000 souls, the ratio of increase here during the past ten years will have been much in excess of the ratio of growth in the United States as a whole.

Enough is known already about the 1920 figures to indicate that the Borough of Manhattan, for all these years the keystone of what is now the City of New York, may have to take second place to the Borough of Brooklyn in the matter of population. Manhattan has been growing right along, of course, but Brooklyn also has been growing more rapidly than the borough on the west side of the East River. The fact that Brooklyn has been making great strides in population is reflected in the number of voters in that borough during the past few years. It may be, when the census figures for 1920 are completed, that Brooklyn will find herself still running second to Manhattan in total population, but all signs indicate that it will not be long before Brooklyn will be first in population among the five boroughs of Greater New York.

A Hint to the Wise

The violent fall in foreign exchange has had one beneficial effect even if in itself it discloses serious international financial conditions. With practical unanimity expert opinion both in this country and in Europe insists on the necessity for ending the orgy of extravagance that swept over the whole world immediately the armistice was signed, and for extraordinary effort for increased production in every line of human endeavor as the remedy for existing conditions. There

are indications that if individuals are not yet convinced of the need of curbing extravagance and for saving instead of spending, forces over which they have no control will gradually exert pressure to bring about a more normal state of affairs in the budgets of those who have been indulging themselves in unwonted luxuries.

The Seventh Federal Reserve District bank, with headquarters in Chicago, in its recent report hints at the nature of the forces which are at work.

"On one side," it says, "there are forays against high prices, society women engineering film propaganda and quasi boycotts against this or that commodity at the prevailing price, or else pledges to refrain from buying until concessions are made. On the other side there is the obstinate fact that demand for commodities outruns any possibility of providing a supply—that production is low in volume because labor is inefficient and because raw materials are available in quantities much below necessary requirements. These factors, combined with a car shortage, motive power famine, inadequate transportation facilities and strike rumor, constitute a total of risk elements against which the average business man dreads to pit his capital."

Crowning all the difficulties, says the report, is the foreign exchange situation, which is declared to be the most unfavorable in its bearings on American business hopes. "The American businessman," the report continues, "realizes that increased production is the only remedy that will right the situation. So far the rank and file of labor, and those directly interested in maintaining the high price level, either have failed to grasp the significance of this idea or are ignoring it."

But they will soon be obliged to take it into account. European nations, hard hit by the war, are at last making strenuous efforts to regain commercial and financial equilibrium. Belgium has been most successful of our allies in recovering from the effects of the war. England has temporarily stopped importing cotton from us and will export its finished products to us at prices which our mills cannot meet in order to equalize the exchange rate, and intends to drastically reduce its inflated currency. France is issuing a loan, part of which will be taken in this country, for the same purpose of equalizing exchange. France, too, may be depended on to scrimp and save in living expenses, as it did after the Franco-Prussian war.

The certain curtailment of our exports to Europe will have the effect of increasing supplies of necessities in this country and consequent reduction in their prices. Already prices of some commodities have been marked down as the result of the failure of the expected export demand to materialize. When Europe does not take our goods merchants will seek trade with South America and our exchange there, which runs against us, will be benefitted.

It has taken over a year for the world to realize that

retrenchment in expenditure and the maximum of production are as necessary in the reconstruction period as during the dark days of war. It is as necessary for us to retrench and save as it is for the less fortunate peoples of Europe, for it is up to us to provide the credits by which the business of the world can be re-established and we cannot do this if we waste the resources which the fortunes of war have given us. Now that this truth seems to have been grasped by the leaders of American thought it is likely that the rank and file of Americans will characteristically put the idea into execution, and that the embarrassments of the moment will give way before the common sense and energetic application to business of a nation that has never yet failed to meet an emergency.

A City's Health Comes First

The people of New York City have become accustomed to the habit of dissatisfied employes taking advantage of emergencies to enforce their demands either for higher wages or shorter hours or both. Despite their eye-opening experience along this line, however, not many level-headed citizens could avoid being shocked by the threat of engineers and firemen to go on strike at the height of the "flu" epidemic and to make the metropolis a city of cold apartment houses, cold hotels and cold office buildings. Fortunately, the energetic efforts of Health Commissioner Copeland resulted in averting the threatened strike, but for this happy outcome no credit is due to the engineers and firemen of the city's big buildings. The only reason why they did not go ahead with a strike which must have proved calamitous to hundreds of thousands of people was that

their demands were granted. It is a point of no consequence in this connection whether their demands were reasonable or unreasonable. The only point of vital public concern is that they showed an absolute disregard for the lives and health of a large portion of the city's population, and at a time when every official and private effort was being made to check a dangerous epidemic.

Commissioner Copeland's prompt action to ward off the danger to the public health which was threatened deserves and has received high commendation. It was grossly unfair that in such a crisis his attention should have had to be diverted from other vital duties until he could ward off the added danger which the strike threatened.

The Record and Guide also regrets that Commissioner Copeland has found it necessary to warn some landlords that they must not undertake to evict tenants suffering from influenza or pneumonia. Any landlord who would resort to such action under these circumstances would deserve and would get severest public condemnation. "In a time of widespread illness," Dr. Copeland rightly says, "it appears the duty of the landlord, even where it involved personal loss, to aid health authorities in their efforts to control the epidemic." This same public-spirited principle applied with equal force to the engineers and firemen who threatened a heat strike, but they preferred to take advantage of a grave situation in order to enforce their demands.

The health of a city of 6,000,000 people is of far greater importance than the wages or hours of engineers and firemen in buildings or the percentage of profit of any landlord of buildings where humans dwell or work.

MANY important matters were considered at the annual meeting of the Bronx Board of Trade, held on Wednesday evening, January 26, at the board room, 137th street and Third avenue.

Among the many propositions were plans for increased activity in the matter of securing an appropriation to build the Bronx Post Office Building on the Government-owned site at 149th street and Mott avenue, the annual dinner of the Bronx Board of Trade, which will be held on Tuesday, March 2, at the Hotel Astor; the Rice Memorial Stadium and Athletic Field, anti-strike provisions in the Railroad Bill, proposed trotting-track in Van Cortlandt Park, increased use of the Bronx Barge Canal Terminal.

The following officers were elected: President, James Brackenbridge; vice president, Frederick A. Wurzbach; members of the board of directors, to serve until January 1, 1923, Olin J. Stephens, Richard W. Lawrence, Herbert A. Knox, Robert J. Moorehead, Martin Walter, Alexander Haring, Rev. William H. Kephart, D.D., Cyrus C. Miller, George S. Ward and August F. Schwartzler.

The annual reports of the officers, the secretary, the treasurer and the various bureaus and standing committees were filed and the contents ordered printed in the Year Book of the Bronx Board of Trade for 1920, which is expected to be ready for distribution in the latter part of February

The United Real Estate Owners Association, at its regular meeting on Monday, at the Hotel Astor, adopted the following resolution:

"Whereas, It is a recognized fact that unconscionable rent profiteering is being indulged in by a few realty owners and

by unscrupulous "leastors" to the great detriment of the majority of realty owners; and

"Whereas, This association fully approved of the Hirsch Anti-Profiteering Committee and co-operated with it as a means of bringing landlords and tenants into harmony over reasonable rent increases; and

"Whereas, There has been introduced at Albany the two following bills, providing for the licensing of "professional leastors" and providing for a State commission to fix maximum rents.

"Be it therefore resolved, That this association goes on record as in favor of the principle of licensing "leastors," as also in favor of a State conciliation commission to bring landlord and tenants together, for suggesting what rents should be charged, with the power of subpoena and production of records and examining under oath, similar to the Hirsch Anti-profiteering Rent Committee, but without the power of enforcing maximum rents."

The 23rd Annual Banquet of the Real Estate Board of New York will be held at the Hotel Commodore tonight.

Governor Alfred E. Smith will come down from Albany to tell the real estate men and their guests something about state affairs. Speaker Thaddeus C. Sweet of the Assembly will also speak. Other speakers include Hon. James W. Gerard, the last ambassador to the late Imperial German Government; Hon. Henry Morgenthau, former Ambassador to Turkey; Frank Hedley, president of the Interborough Rapid Transit Company, and Edward J. Cattell.

President Stephen H. Tyng of the Real Estate Board of New York will act as toastmaster.

REAL ESTATE SECTION

Fifth and Park Avenues Become One-Way Traffic Streets

Vehicles Will Move South on the First and North on the Second from Ten to Five o'Clock, Beginning February 16

IMPORTANT traffic experiments will be given a thirty-day tryout beginning February 16, by the New York City Police Department. On that day, beginning at 10 a. m. and continuing until 5 p. m. daily traffic between Thirty-fourth Street and Fifty-seventh Street will move south only on Fifth avenue and north only on Park Avenue, forming a belt line of "rotary traffic." If it is a success it will be regularly adopted and extended to other congested sections of the city.

Special Deputy Police Commissioner Harriss made this announcement for the control of traffic in the shopping district on Thursday, at a luncheon given by the Uptown Club, at 11 East 45th Street. Commissioner Harriss worked out the details of the new scheme with Inspector O'Brien, who commands the Traffic Division. The two-way traffic on Madison and Sixth Avenues will not be affected by the new rules.

Traffic police stationed in the signal towers now in course of erection on Fifth Avenue at Fifty-seventh, Fiftieth, Forty-second, Thirty-eighth and Thirty-fourth streets, will flash red, yellow or green lights in directing the maze of vehicle and pedestrian traffic.

Reduction of almost 60 per cent. in the time required to traverse Fifth Avenue from Fifty-seventh to Thirty-fourth Street, at the busiest traffic periods of the day, according to Dr. Harriss, is assured with the successful working of the plan.

Regulations under the new system provide briefly as follows:

Signals to be flashed from the towers up and down Fifth Avenue, day and night, are:

Red signal—Traffic shall move on Fifth Avenue, and all cross traffic from the side streets shall stop behind the building lines, or white lines marked on the roadway.

Yellow signal—All traffic on Fifth Avenue, as well as on side streets, shall stop behind the building lines, so as to give clear directions.

Green signal—Traffic from the side streets shall proceed.

The signals will be in operation from 9 a. m. until 12 midnight and will regulate the movement not only of vehicular traffic but also of pedestrians in crossing roadways.

Before 10 a. m. and after 5 p. m. traffic on Fifth and Park Avenue will be both ways, but on Fifth Avenue under control of the men in the towers and at the other street intersections where the semaphores will be maintained. The same signals will be alternately flashed, or as required by any emergency, always having the same signification.

Traffic on Madison Avenue, which bisects the belt line area, and on Sixth Avenue will be maintained as two-way traffic.

Vehicles going north or south on Madison or Sixth Avenue may turn at any available block (according to one-way traffic regulations in force on the cross streets) to reach Fifth or Park Avenue, and the same may be done on leaving either Fifth or Park Avenue, east or west, to reach any point desired.

The floor of the towers will be 12 feet above the roadway, to afford a clear view for their occupants, and the towers will be so provided at the base as to sheer off passing vehicles, thus becoming, in addition to their specific purpose, "isles of safety" for pedestrians crossing the avenue at these points.

By conservative estimates, the police official added, a vehicle under the plan may start from Fifty-seventh Street and

reach Thirty-fourth Street in from seven and a half to ten minutes. At present, at busy hours, this passage requires as long as forty minutes.

He explained that at the Grand Central Station one of the most serious danger spots will be eliminated by using the ramp on Forty-second Street.

The suggestion is made with all the force of an urgent request that every individual operator of a motor car endeavor to observe the new regulations and cooperate with the Police Department, particularly during the first days of the new plan's operation. Chauffeurs and private car owners are requested when using either thoroughfare during the one way hours, to drive along the side from which they intend to turn off, or on the side on which they intend to park their cars. During the one way hours cars may be parked on either side of Fifth or Park avenue, but must be headed south on Fifth avenue and north on Park.

Although the new arrangement is primarily for the control of vehicular traffic, it will be of the utmost importance for pedestrians to acquaint themselves with the meaning of the new signals. The yellow signal will be displayed to warn the approach of fire apparatus. It is hoped eventually to install a system whereby the approach of fire apparatus will be automatically signalled from fire headquarters.

Fifth Avenue traffic congestion has become one of the most serious problems confronting the Police Department. During the day twenty-eight vehicles pass through the focal point at Forty-second Street every minute. The total of cars passing that point in ten hours last June was 15,997, and the number is larger now. Taking their observations over a period of several days six months ago statisticians of the B. F. Goodrich Rubber Company made this hour-by-hour table of traffic here:

Hours.	Total Per Hour.	Average Per Min.
9 to 10.....	1,713	29
10 to 11.....	1,635	27
11 to 12.....	1,806	30
12 to 1.....	1,623	27
1 to 2.....	1,388	23
2 to 3.....	1,563	26
3 to 4.....	1,490	24
4 to 5.....	1,563	26
5 to 6.....	1,500	25
6 to 7.....	1,696	28

These figures were checked by statisticians employed by the Fifth Avenue Association, who found that the average of north and south bound traffic was about the same daily—8,513 vehicles traveled northward and 8,447 southward, including 1,296 motor buses. The avenue at this point is fifty-five feet wide, the average throughout the proposed restricted section, and it is possible for six lines of vehicles to move when traffic is running both ways.

Many new fire hazards are being introduced by the fuel shortage. The most serious of these arises from the large amount of soft coal which is being stored in the basements of dwellings, apartment houses and mercantile buildings and on the premises of factories.

Assessed Value of State's Real Property \$12,703,024,301

Increase in Realty Assessments in Last Five Years Is \$1,500,000,000—Tax Commission Inclines to Relief of Real Estate

(Special to the Record and Guide.)

Albany, February 6.

THE Board of Appeals is given authority to determine appeals from orders, requirements, decisions and determination of the tenement house commissioner and in passing upon such appeals to vary or modify any law, rule or regulation relating to the construction or alteration of tenement houses in New York City under the terms of a bill introduced by Senator Dodge this week. The bill has the sanction of real estate interests in New York City generally.

The report of the State Tax Commission transmitted to the Legislature this week shows that the total assessed valuation of real property in the State is \$12,703,024,301, and personal property, other than bank stock, \$432,653,512, making a total of real and personal property assessment of \$13,135,677,813. The net increase in the assessed valuation of real property over the year 1918 was \$380,873,977. The increase in the real estate assessment in the last five years is approximately \$1,500,000,000. Some of the notable increases are in the counties of Allegany, Clinton, Delaware and Orange. The highest increase was 140 per cent. in the city of Middletown, Orange County, and 158 per cent. in the town of Walton, Delaware County.

In discussing taxation, the commission makes no mention of realty in its report, which indicates a belief on the part of the members that real estate already overburdened should be relieved to the greatest extent possible by the enforcement of other taxes and the creation of new sources of revenue.

The commission urges the enactment of an amendment to Section 352 of the Tax Law so as to make all intangible personal property exempt from taxation and recommends that tangible personal property either be classified and taxed at a uniform rate or totally exempted from taxation.

Among the important amendments to the franchise tax on business corporations passed last year was the extension of this law to include substantially all business corporations, the increase in the rate being from 3 per cent. to 4½ per cent. of the net earnings and the minimum tax of \$10 or one mill per share on corporations not reporting net earnings sufficient to pay at least the minimum tax. The result of these amendments, the report indicates, has been to increase the revenues of the State and localities nearly \$15,000,000 this year. The corporation income tax will amount to approximately \$32,000,000, and the franchise and gross earnings taxes to about \$13,000,000. Of the last two taxes, the State will retain about \$34,000,000 and the localities will be given about \$11,000,000.

The report shows that real estate exempt from taxation is valued at \$2,883,831,558, an increase of \$74,038,536 over 1918. This full value of special franchise assessments of public utility corporations assessed during the year is slightly less than \$659,170,121, all of which has been certified to the localities and entered upon the regular tax rolls, thus reducing taxes upon other real estate.

The mortgage tax bureau of the commission, the report points out, shows a total tax for the fiscal year ending June 30, 1919, of \$2,583,859, an increase of \$830,777 over the preceding year. Mortgages recorded were 100,848 as compared with 81,455 in the preceding year.

What is generally classified in legislative terms as an "old timer" made its appearance this week in the form of a bill introduced by Assemblyman Pette amending the Penal Law by providing that none but attorneys shall draw any instrument relating to the sale or exchange of or placing of any lien or encumbrance upon real property. The prohibition also extends to any instrument relating to the discharge or assignment of such lien or encumbrance or any petition, pleading or other instrument required by the rules and practices of any court of record. Similar legislation has been introduced for several

years and generally died in committee before serious consideration on the floor of the Legislature.

Senator Dunnigan introduced a bill permitting the Comptroller of New York City to suspend or postpone any sale of tax liens at any time not exceeding 48 months from the day specified in the advertisement, instead of 36 months as at present. The bill is now before the Cities Committee.

Occupation agreements in New York City not specifying in writing the duration of occupancy shall provide for yearly tenancy, the rent to be payable monthly, under the terms of a bill submitted this week by Senator Shackno.

In line with the recommendations of the Governor's milk committee for municipal control of a portion of the milk industry in New York City, Senator George F. Thompson, who has introduced more municipal ownership bills than any of his colleagues in the State, this week submitted a bill which would authorize the New York City Board of Estimate and Apportionment to build or purchase and operate a milk pasteurization plant or plants and provide employes for such plants. The milk from these plants is to be distributed by the city health commissioner at a price fixed by the board. The health commissioner is authorized to purchase such supplies of milk as the board may allow. The bill is not dissimilar to provisions embraced in a bill introduced last year by Senator Thompson which provided for municipal ownership of public utilities, milk supply, grain elevators and in townships comprising towns and villages of agricultural implements used by the farmers in the localities. Less radical legislators believe the milk situation in New York City should receive some attention, but are not willing to accept the municipal ownership idea as applied to milk distribution.

All departmental estimates representing requests for appropriations by New York City department heads shall be published in the City Record not later than September 20 of each year in such detail as the Board of Estimate may prescribe, according to the terms of Assemblyman Simpson's bill submitted this week. The bill also provides for hearings on such estimates and requires that the schedules be made as definite and comprehensible.

The Board of Estimate is authorized to provide for the laying out, opening and improving of a public street in Brooklyn to connect Highland Park with the former city water station south of Fulton street near the beginning of Conduit street by a bill introduced by Assemblyman Forbell.

Assemblyman Fearon has a measure adding new section 16-a to the General City Law authorizing any city having existing pension funds entitled to part of excise moneys, to raise annually or appropriate from general funds and pay into such pension funds during 1920-1921-1922 a sum not exceeding the income of such pension funds from excise moneys for the year 1917.

Senator Davenport has introduced a bill authorizing the Governor to appoint an additional tax commissioner for the State for a four year term beginning Jan. 1, 1920. The present State tax commissioners are continued in office until the expiration of their terms. The bill provides that under the quadruple commission not more than two commissioners shall be of the same political faith. The salaries of the commissionerships are increased from \$6,000 to \$8,000.

Assemblyman Dobson presented a bill this week providing that whenever a mortgage or mortgages for indefinite amounts have been recorded without the payment of a tax, and the tax commission after a hearing decides that the failure to pay such tax was due to a misconception as to the nature of the instrument or its taxability, the commission may permit the recording officer to file a statement nunc pro tunc as of the date of recording the mortgage.

Commissioner Mac Stay Shows Ash Removal Difficulties

Strikes, Accidents to Tugs, Ice in Harbor and Lack of Sufficient Workmen Prevent Normal Activity

STREET CLEANING COMMISSIONER ARNOLD B. MACSTAY, replying to the recent letter of the Merchants Association relative to the ash removal situation in the downtown section, points out the various difficulties which have seriously interfered with the city's efforts to give adequate service. His letter reads:

"Permit me to state that since practically the first of the year our dumps on the North River have been blocked with ice so that for days at a time it has been impossible to get a scow in or out. At least four tug boats which we have employed to break up the ice in the slips have been so badly damaged, through breaking of propellers, shafts, etc., that we now find it impossible to charter boats for this work, as the owners are not willing to take the risk to their property.

"Furthermore, for the second time in the last twenty-five years the unloading plant at Riker's Island (the main disposal plant for ashes and rubbish) is shut down on account of the ice. The boat which carries the employees to and from this plant has been unable to reach the landing place on the island, and these men have taken their lives in their hands and walked at least a quarter of a mile on the ice in order to reach the plant.

"On January 22, a harbor strike took place, which still continues. The department is able to secure only a very small part of the service required for the removal of loaded vessels and the return of empties.

"Under these extraordinary conditions the department has been obliged to reserve such scow service as it has for the reception of household wastes. No one regrets more than I do the necessity for taking this step, and the resulting inconvenience and annoyance to the merchants of this city. We can only hope for a speedy settlement of the harbor strike; then, with favorable weather conditions, we will soon be working on a normal basis."

Further discussing the situation with a Record and Guide representative this week, Commissioner Mac Stay declared that a shortage of labor was operating to restrict the activities of his department.

"We are 1,500 men short in the Street Cleaning Department," he said. "The Civil Service List has been entirely exhausted and no new men can be supplied from this source. We have been required to appeal to drivers and others in the department to bring in men. This method has even proven unsatisfactory, because these emergency laborers tire quickly and do not last more than a few days.

"The ice in the North River has been a serious handicap, not only to scows but even to our tugboats, one of which has been sunk and others seriously damaged by ice. Up to very recently we have not been able to move a scow north of 72d street, but, now that this been cleared, conditions should

be materially relieved in a few days."

The Mercantile Association, acting upon complaints of several of its members, wrote to Commissioner Mac Stay asking why the department has curtailed its service for the removal of ashes, and requesting that it be restored.

The letter reads as follows:

"During the two winters last preceding constant and bitter complaints were received by this association from manufacturers and merchants as to their inability to dispose of ashes in the usual way by discharging them upon public scows at the public dumps. Inquiry at that time showed conditions which seemingly justified the interruption of the ordinary service in the way of ash removal through the machinery of your department.

"These conditions no longer exist. The Government has released the tug boats seized by it and a normal number are therefore available for other uses. Obstruction by ice has thus far this season not been more than normal. There has been a general or long continued strike of tug men, although there has been a partial strike during the past week. We are further informed that the number of scows available by the department for ash removal has been substantially increased since last winter. The facilities at the command of the department appear to be adequate to meet the normal and reasonable demands upon it and to provide for the regular removal of ashes, upon which regular removal the operations of many manufacturing establishments depend.

"One recent complaint was to the effect that the complainant was compelled to pay \$6 per load for the transportation of ashes to available dumping places in Long Island City. Another complainant operating a large establishment and producing daily a great quantity of ashes is now compelled to pay \$3.40 per load for the privilege of disposing of his ashes through the operation of private scows. Such excessive cost for ash removal, of course, in the aggregate, imposes an enormous burden of expense upon business houses.

"We are well aware that at times extraordinary conditions arise which make extremely difficult, and sometimes impossible, the wholly regular and perfect performance of the duties of your department, and we are always disposed to make proper and friendly allowance on such occasions. Nevertheless, we feel that the equipment of your department should be of sufficient extent to make irregularity very infrequent and to prevent its recurrence except under extraordinary severe and difficult conditions. If such conditions now exist, we are not aware of them and shall, therefore, esteem it a favor if you will frankly inform us of any obstacles to the performance of your work which justify the imposition upon the business interests of this city of an enormous cost for the private disposal of ashes."

Building Managers' Association Urges Increased Insurance

THE Building Managers' and Owners' Association of New York calls the further attention of its members to an opinion recently expressed by a leading fire insurance broker that the owners of buildings have not generally increased their insurance to offset the increased cost of reproduction, less depreciation. While the subject has been brought up on several occasions by the insurance committee of the association, it is feared that many owners rely upon the companies insuring them, or their insurance agents, to notify them if they are under-insured. The companies themselves make no pretense of keeping their assured advised on such a subject and the committee's observation is that most agents approach their assured on the subject with timidity as if they were soliciting business instead of advisors. This is a great

mistake and one likely to work great harm both to the assured and to the agent.

In order that the building manager may have done his duty, however, it is urged that wherever an owner is known not to have increased his insurance substantially that the manager place the matter before his principal in writing, either in an inter-office letter, if such matters are in the hands of others, or in a direct letter to the owner, which letter should abruptly call attention to his under-insurance and the fact that in case of fire loss he can only collect one-eighth of his loss for every tenth of the value of the building which was insured at the time of the fire; also that the value of the building would be determined not by what it had cost him, or what it was insured for, but what builders would estimate the cost of reproducing the building new at the time of the fire, less depreciation.

Commission for Appropriation for Brooklyn Ship Canal

Asks Legislature to Pass Bill Granting \$882,910 to Purchase Gravesend-Sheepshead Bays Right of Way

THE special commission appointed last year to report on the proposed ship canal connecting Gravesend and Sheepshead bays has recommended to the legislature the appropriation of \$882,910.20 for the purchase of the right of way.

Bills to carry out the recommendations will probably be introduced within a short time and an active campaign begun to pass them this winter.

The commission includes State Engineer Francis M. Williams, Dock Commissioner Murray Hulbert of New York City, and State Superintendent of Public Works Edward S.

The commission urges that a right of way 400 feet wide be acquired to "provide for a channel 250 feet wide and at least 15 feet deep." It suggests that bridges of the bascule type be built over it at convenient points, and estimates that the cost of these would be \$9,500,000; it does not recommend that the State provide the money for the bridges, and it is understood that an effort is being made to persuade Congress to appropriate for them.

The report says: "Jamaica Bay is one of the most suitable points for the development of the New York side of the Port of New York. It has a vast extent of water and upland undeveloped to such an extent that only a well prepared plan is needed to inaugurate a perfect physical development.

Plan for Model Tenements on West Side for Garment Workers

THE Save New York Committee, having achieved its purpose to remove the cloak and suit factories from the Fifth avenue shopping district to the Seventh avenue zone, is considering a follow-up movement to provide housing facilities for the workers in this industry. Although no official announcement has come from the offices of the committee, J. H. Burton, its chairman, discussed the possibilities on the plan on Monday.

The suggested plan is to utilize the district west of the new Seventh avenue lofts, running from Ninth avenue to the North river and between, approximately, Twenty-eighth and Fortieth streets. This is largely undeveloped territory, occupied for the most part by run-down three and four story tenements which have outlived their usefulness. It is within walking distance of the new factories, and occupation of this district by garment workers, in addition to reducing rental prices, would further bring down living expenses through elimination of car-fare and permitting employes to return to their homes for their noon hour.

Furthermore, Mr. Burton pointed out, with employes' homes nearby, the Seventh avenue district would not be

Brooklyn has already grown out to Jamaica Bay, and on the New York Bay side shipping is utilizing more and more of the Bay Ridge shore. * * * Communication may be had with other points in the harbor, chiefly by rail, by lighter, and by dray.

"There is at all times of the year an open waterway between the Upper Bay and Jamaica Bay through the Narrows, the Lower Bay and Rockaway Inlet, and when the Federal Government shall have improved the channel through Rockaway Inlet to Jamaica Bay, this line of communication will offer a deeper water than is contemplated for the waterway connecting Gravesend and Jamaica Bay. Furthermore, it has been contended that this existing route is safe enough for harbor craft.

"The board is of the opinion that, while the outside passage may perhaps be safe during most of the summer season, a part of the spring and fall and a few days in the winter, it is far from being safe at all times of the year, for all but the larger craft.

"The board believes that a scheme of operation patterned after that of the Harlem River should be adopted for the bridges to span the proposed waterway and believes that a plan can be formed which will offer no unreasonable inconvenience to any kind of traffic day or night."

blighted by the throng of workers blocking the sidewalks at noon, a condition which has grown to be a nuisance on Fifth and Madison avenues.

Failing to decide upon the lower west side location for working people's tenements, the Save New York Committee may plan building on sites in Long Island City. Even here traction congestion on the Bronx subway would be relieved through the removal of thousands of garment workers to Long Island City and the utilization of the Queensborough subway and its proposed extension to Times Square in addition to the plan now being agitated for a Thirty-fourth street "belt line" connecting with the Grand Central-Times Square shuttle line. If the plan is carried out, and it will require millions of dollars, housing facilities would be provided for between 80,000 and 100,000 people.

Franklin Simon, who was present at the time Mr. Burton pointed out the many advantages of the plan, is understood to be also deeply interested in it. Its success will, however, be largely dependent upon the interest which men of great wealth take in the necessity for providing more and better quarters for the working people.

Serious Shortage of Bituminous Coal in New York City

The bituminous coal situation in this city is so serious that it may precipitate one of the worst crisis in the history of New York according to statements made on Thursday at a conference called by Public Service Commissioner Nixon. The crisis has been brought about by the storm. Unless thousands of tons of fuel are rushed to the coal bins of Manhattan complete paralysis of all public utilities service, including light, gas and power plants and the transportation facilities may ensue. As far as the Record and Guide could learn yesterday this situation only affects bituminous coal.

The anthracite coal situation in which most building managers are interested was reported to be practically normal. Following advices of its Coal Committee for some months, members of the Building Managers and Owners' Association of New York have been keeping their coal bins filled and the situation as far as the operation and heating of buildings in the city is concerned, may be viewed in a decidedly fav-

orable aspect.

A great many householders are forced to use soft coal in hard coal stoves and furnaces, requiring careful treatment. The large amount of soot deposited by soft coal is apt to clog the smoke pipes and chimneys and cause forcing of the furnaces, while the fumes and gases from soft coal will have a deteriorating effect upon the mortar in chimneys and thus lead to defective flue fires.

Fire hazards which endanger the homes should be watched with special care, as the mothers and children run the greatest risk. All heating appliances should be installed and operated with constant attention to the unusual risks due to the changes in fuel, as well as to their ordinary dangers. President Wilson says: "Preventable fires are a public dereliction," but a preventable fire in a man's home, endangering the lives of his family, should be regarded as a crime under war-time conditions.

Review of Real Estate Market for the Current Week

Buying of Commercial Buildings by Tenants Is Feature of Business—Frederick Brown Sets New Trading Record

EXCELLENT market conditions prevailed this week, the demand being about equally divided between speculative and investment interests. It is interesting to note in connection with the business of this and previous weeks, the steadily broadening "Own-your-own-home" movement instituted by merchants, professional men and institutions. A number of important transactions were closed during the week epitomizing the prevailing scarcity of space in the downtown district, which is compelling so many tenants to buy properties. A new phase which is developing in this movement is the formation of syndicates of tenants, who are taking over properties. A new corporation acquired the seven-story building at 6-8 West 32d street, which space is to be offered to tenants under a co-operative plan. The seven-story building at 161 Madison street was acquired by a syndicate of tenants now located in a neighboring building. Among other downtown business properties acquired for occupancy were the property at 19 Beaver street taken by a brokerage company and an old tenement house at 134 Water street acquired by a consulting engineer, who will alter the property into an office building. The Kelly-Springfield Tire Company bought a valuable building site at the northeast corner of Seventh avenue and 57th street on which it plans the erection of a seventeen-story structure.

An important feature of the week's business continued to be the acquisition by both the United Cigar Stores Company and the Schulte Realty Company of desirable locations for

branch establishments. The United Cigar Stores Company, by acquiring for a long term the property at Broadway and 33d street now occupied by Saks & Company, contributed to the market one of the largest leasing transactions closed in this city in many years. The rental and taxes for the term will aggregate nearly \$11,000,000. It is understood that the figure to be paid by the cigar company is double that now paid by the present tenants. This transaction is especially significant in view of the fact that it emphasizes the belief in the future of Herald Square as a business center.

Speculative interest in improved properties continued undiminished during the week, Frederick Brown establishing a new record for one day by buying and selling on Tuesday, \$10,000,000 worth of Manhattan property. His operations during the entire week probably reached the \$15,000,000 mark, which is unquestionably a new record for individual operations in the history of the city. Elias A. Cohen, who has also been prominently identified with the speculative market in the downtown district, added the Langdon building at 309 Broadway to his holdings. This property will be rearranged to provide quarters for lawyers who are being crowded out of the financial district.

Among other important deals in which operators figured was the transaction involving the Huntspoint apartment house in the Bronx, which at the time of its construction ten years ago was reputed to be the largest multi-family house in the city.

PRIVATE REALTY SALES.

THE total number of sales reported but not recorded in Manhattan this week was 164 as against 159 last week and 63 a year ago.

The number of sales south of 59th street was 67, as compared with 59 last week and 20 a year ago.

The number of sales north of 59th street was 97, as compared with 100 last week and 43 a year ago.

From the Bronx 49 sales at private contract were reported, as against 47 last week and 31 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 181.

Brown Makes Sale Record.

A record for one day's trading in Manhattan real estate was established on Tuesday by Frederick Brown when he closed contracts for properties valued at more than \$10,000,000 in the aggregate. One of the largest and most important in the series of transactions was the purchase of 471 and 473 Fifth avenue, facing the Public Library, and with an "L" running through to 4 and 6 East Forty-first street, measuring 52.5 feet on Fifth avenue, with a depth of 98.4 feet, the entire plot covering approximately 10,000 square feet. The property, which was purchased from the Guardian Holding Company, adjoins the Farmers' Loan and Trust Company Building, and was held at \$1,500,000. In exchange Mr. Brown gave the Cluett Building, an 11-story loft building at 19 to 23 West 18th street, running through to 22 to 28 West 19th street, near Fifth avenue, containing over 180,000 square feet, and fronting 75 feet on 18th street and 90 feet on 19th street, with a depth of 200 feet. During the war the property was occupied by the government as a supply base. It is now fully tenanted, and shows an annual rental of almost \$200,000. It was held at \$1,350,000. Leitner, Brener & Starr were the brokers in the transaction.

Through the Charles F. Noyes Company Mr. Brown resold to Richard T. McGonigal in a cash deal the 12-story Wyllis building at 92 William street, south corner of Platt, covering a plot 32.5x111 and valued at approximately \$1,000,000. Mr. Brown purchased the Wyllis building from the Stokes family a week ago. From the Ellisdale Realty Company, a holding company, Mr. Brown purchased the 18-story loft building at the northeast corner of Fifth avenue and 12th street, containing approximately 350,000 square feet and valued at \$2,000,000. The structure stands on a plot fronting 131.6 feet on the avenue and 150 feet on the street. To the Lord Realty Company Mr. Brown sold the United Cigar Stores building, 44 to 48 West 18th street, running through to 47 to 51 West 17th street, (Continued on page 172)

N. A. Berwin & Co. Buy Home.

N. A. Berwin & Company have joined the ranks of real estate firms who have bought properties for their own occupancy. N. A. Berwin & Company have purchased from Frederick Brown the 5-story business building at 10 East 50th street on a lot 25x100, directly opposite St. Patrick's Cathedral. It is interesting to note in connection with the transaction that the same brokers sold this property to Frederick Brown

to the present location. B. J. Morse, vice-president and secretary of the corporation, became associated with Mr. Berwin in 1901.

Mr. Berwin is a member of the Real Estate Board of New York, serving on their Committee on Ethics and Commissions. He is also interested in the West End Association and is a member of the Committee on Acid Fumes which has been for several years agitating action against the fumes nuisance originating from Jersey City factories and seriously menacing the health of residents on the west side of Manhattan.

Juilliard Sale on Tuesday.

Another important sale of improved Manhattan real estate is scheduled for next Tuesday, February 10, at the Vesey Street Exchange Salesrooms, when Joseph P. Day will offer at absolute executors' sale, the eleven investment properties owned by the estate of Hlen C. Juilliard. They are located at 111 West 51st street; 14, 16 and 18 Leonard street; the block front on the south side of Laight street from Varick street to St. Johns lane; 3, 5 and 7 Vestry street; 85 Leonard street; 27 Downing street and 632-634 Broadway.

Mrs. Juilliard, who died in April, 1916, leaving an estate of about \$3,500,000, provided in her will for the payment of substantial bequests to the St. John's Guild in the City of New York, Lincoln Hospital and Home, Children's Aid Society, American Museum of Natural History, New York Orthopaedic Dispensary and other well-known institutions.

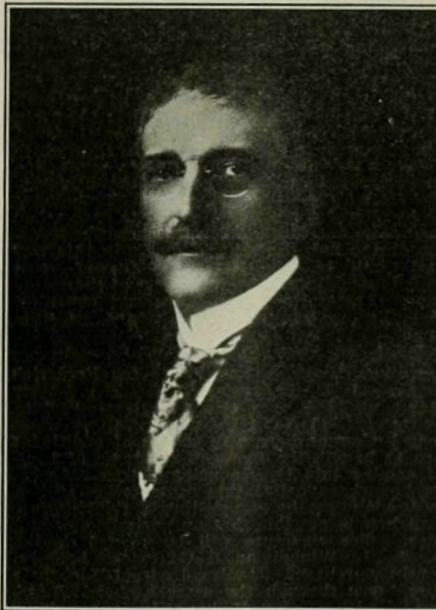
Mr. Day will also sell on Tuesday, at the same place, for the estate of A. D. Juilliard, the 12-story loft building at 32-36 West 18th street, on a plot 75x92. The property is owned free and clear.

Frank A. Seaver.

Frank A. Seaver, real estate broker, who has been actively identified with the development of the Bay Ridge and Dyck Heights sections of Brooklyn, died on Wednesday at the Long Island College Hospital.

Mr. Seaver was 44 years old, a native of Brooklyn and a lifelong resident of the Bay Ridge section. His home was at 219 Ovington avenue. He started in the real estate business in 1898 with an office at 12th avenue and 86th street. Later he established an office in the Bay Ridge section at 6806 3d avenue. He took a prominent part in civic movements for the betterment of Bay Ridge and was active in many of the citizens' organizations of the section. He was also a member of the Crescent Athletic Club and formerly belonged to the Montauk and Marine and Field clubs. He attended St. Phillip's P. E. Church. He was a prominent member of the Brooklyn Board of Real Estate Brokers, acting on many of the committees.

Mr. Seaver is survived by his widow, Mrs. Emmeline Burrill Seaver; and three sons, Burrill, Frank and Warren.



N. A. BERWIN.

last week and now have paid him a profit in order to obtain it for their own use. It was held at \$105,000. Existing leases expire October 1, although possession may be taken prior to that date. Mr. Berwin's organization will occupy the major portion of the property.

N. A. Berwin, president of the corporation, began his career in the real estate business in 1900, with C. E. Harrell at 120 Fifth avenue. One year later he went into business for himself under the firm name of N. A. Berwin & Company at 115 Broadway. Some time thereafter he moved his office to 80 William street and finally came uptown to 56 West 45th street

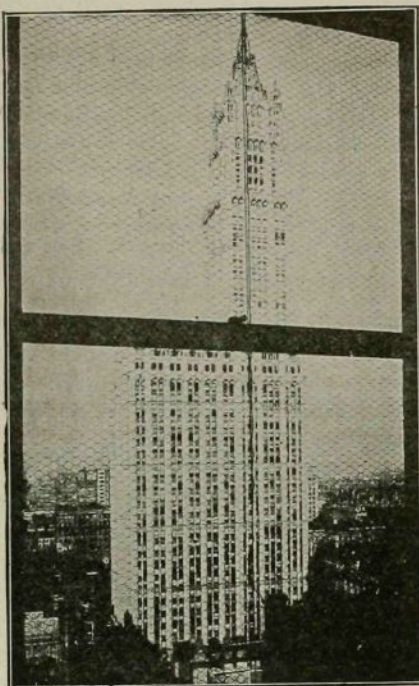
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near Fifth avenue, with a frontage of 78.4 feet and a depth of 184 feet, a 12-story loft and office building, now occupied by the "United" for its executive offices. Harvey B. Newins, Inc., were the brokers. The property was held at \$1,500,000. To the Foundation Company Mr. Brown sold the Beard Building, 120 and 122 Liberty street, through to 125 Cedar street, a 12-story office building, 45 by 112, in which over 80 per cent. of the leases expires May 1. It is understood the buyer will occupy all of the available space. The property was held at \$750,000. Charles F. Noyes Company, Edward J. Hogan and Douglas L. Elliman & Co. were the brokers.

To an investing client of Sharp & Co. Mr. Brown sold the Overdene at the southeast corner of Broadway and 105th street, a 14-story fireproof apartment house, on a plot 71x145x irregular, erected a few years ago and purchased by Mr. Brown a couple of months ago. The Broadway front of the building is occupied by the Chatham and Phoenix National Bank. The property has been held at \$1,100,000. Mr. Brown resold to B. Wasserman & Co., cigar manufacturers, 77 Broadway, a 6-story building, on a lot 25x75, which he purchased a few days ago from the First Baptist Church of Newark. The buyers are the tenants. The property was held at \$110,000, and the sale was made through William C. Walkers Sons.

Langdon Building For Lawyers.

The Langdon Building, a 13-story structure erected about twenty years ago at the northwest corner of Broadway and Duane street as the home offices of the Mutual Reserve Life Insurance Company, was sold to Elias A. Cohen, president of the Broadway-John Street Realty Corporation. The purchase was made from Mary Stewart Brandagee, of Boston, with the view to rearranging the offices to provide quarters for lawyers who are being crowded out of the financial district by the insistent demand from banks and business concerns willing to pay rentals which are prohibitive to lawyers. The property, occupying a plot, 75x122, and held at \$2,000,000, was sold through Horace S. Ely & Co. and Wright Barclay, whose grandfather sold the site to the Langdon family to build their residence opposite the Barclay homestead, which stood at the southwest corner.

Engineer Plans Office Building.

William Barclay Parsons, consulting engineer at 60 Wall street, who was identified with the construction of the city's subway system, has joined the great army of downtown business home buyers. Mr. Parsons will rebuild for his office forces the old tenement at 134 Water street, northeast corner of Pine street, which he purchased for about \$100,000, from the Pine-Water Corporation. The building occupies a plot 24x49.10, and is surrounded by the 7-story Traders' Exchange Building. The Brown-Wheelock Company, Inc., negotiating the sale.

Tenants to Become Owners.

For the purpose of extending the "Own-Your-Home" campaign to commercial housing the United Chain Buildings, Inc., acquired from the Bradkim Realty Company the 17-story Penney Building, 6-8 West 32d street, a plot 50x100, for \$885,000, with a present rent roll of over \$89,500. The purchasing company has set aside the preferred stock which represents the cost of the equity over the existing mortgages which are being amortized. Half of this stock has been subscribed and paid for by the directors of the United Chain Buildings, Inc. The balance is to be offered to the tenants and to such other investors as are interested in co-operative housing near the Save New York Zone. In this way rentals will be equalized, and owners, even though tenants, must share the cost of the maintenance through increased taxes and expenses. The broker in the transaction was A. N. Gitterman.

Brokers Buy in Beaver Street.

Lawrence, Blake & Jewell sold for Frederick Brown to J. D. Sugarman & Co. the 4-story building at 19 Beaver street, with an "L" to New street. This indicates the prevailing trend among brokerage houses in search of additional space to handle the increasing volume of business coming into the financial district. Architects have been called into consultation with a view to planning the remodeling of the building, although it is possible that an entirely new and modern office structure will be erected on the site. L. L. Winkelman & Co., stock brokers, recently purchased 62 Broad street for their future home through the same brokers. Lawrence, Blake & Jewell have been appointed agents for the property.

Sale Near Carnegie Hall.

Kelly-Springfield Tire Company purchased the northeast corner of 7th avenue and 57th street, facing Carnegie Hall, which comprises seven 2-story brick stores and apartments, 100x104. This property was accumulated by the late George Helms, whose heirs recently gave an option to the Kelly-Springfield Company, which recently exercised its privilege. L. J. Phillips & Co. and A. N. Gitterman were the brokers in the deal. The seventeen story building being planned for this property by Edward Necarsulmer, architect, when completed, will be under the management of L. J. Phillips & Co.

Tenants' Syndicate Buys.

The 7-story building at 161 Washington street, next to the 2d Precinct Police Station, changed owners twice in the last week. Norman S. Riesenfeld bought it and resold it through Wm. A. White & Sons to the concerns now located in the Thames Building, at the north corner of Thames and Greenwich streets, which is to be turned into an office building by the new owner. At the suggestion of the real estate brokers the tenants organized and as a syndicate bought the Washington street building from Mr. Riesenfeld. In the syndicate are Calvert Lee Russell, Gustavus C. Emerich, J. Ullrich, Asher L. Wieland and A. J. Hemphill. The Washington street building covers a site 25.1x 93.7.

Hunt's Point Apartment Sold.

Alexander Selkin sold for the Jash-Lap Realty Company, Tobias Lapan and Morris Jashnoff, to Benjamin Benenson and Morris Polsky the Hunt's Point Apartment, a 6-story structure, erected on about thirteen and one-half city lots, in the south side of Southern boulevard, between 163d and Simpson streets, having a frontage of 330 feet. Included in the sale is a plot which has been used for park purposes by the tenants. This will be improved by the new owners with an apartment house. The Hunt's Point was the largest 6-story apartment in the city at the time of its construction by James F. Meehan for the Henry Morgenthau Company about ten years ago. It contains ninety-seven suites and twenty-one stores. The same broker sold the property to the sellers in the present deal. The property was held at \$1,000,000 and has an annual rental of about \$125,000.

Fifth Avenue Re-Sale.

James T. Lee has purchased for investment the property at 471 and 473 Fifth avenue, opposite the Public Library, with an extension to 4 and 6 East 41st street. The property was acquired by Frederick Brown on Tuesday from the Guardian Holding Company. It has been popularly known as the Murphy property, the Murphy family having owned it for many years. It has a frontage of 42.5 feet on the avenue and 41.8 on 41st street, the Fifth avenue plot having a depth of slightly more than 98 feet and the street plot 104 feet. The total assessed value, with the existing buildings, is \$1,100,000, of which \$912,000 is land value. No plans have been announced regarding an improvement of the property.

S. K. Jacobs Buys Hotel Gerard.

The Hotel Gerard, a 12-story fireproof structure at 123 to 129 West 44th street, between Broadway and 6th avenue, valued at \$1,000,000, has been sold by William S. Sussman for Gilbert & Kramer and S. Morrill Banner, who bought it through the same broker last November. The new owner is Samuel K. Jacobs, of Walter Emmerich & Co., the deal being for cash. Prior to the sale to Mr. Jacobs, Mr. Sussman arranged a lease of the premises for the former owners to the Keystone Hotel Company, which also operates the Madison Square Hotel, for a term of twenty-one years at a net gross rental of \$1,700,000. The Gerard stands on a plot 100x100 and was erected in 1894 by William Rankin, for whom Mr. Sussman sold it in November. It was the first hostelry put up in the present hotel district north of 42d street and was operated by John Rankin, a son of the builder.

"Post" Buys In Penn Zone.

The New York "Evening Post" has bought the property at 255 to 265 West 33d street, just east of 8th avenue, and opposite the Pennsylvania station. The property measures 125x100. It is announced that the paper has no immediate plans for improving the site. Its lease on Vesey street has several years to run. The Pennsylvania railroad's large holdings adjoin the site just acquired. Harris, Vought & Co. were the brokers in the deal.

Hanover Building Resold.

The Guardian Holding Company bought from John P. Foster the 8-story Hanover building at 130-132 Pearl street, running through to Water street, between Wall street and Hanover square. It stands on a plot 39x115, was held at \$350,000 and contains about 30,000 square feet. Possession may be had next May. Spotts & Starr, Inc., and I. B. Wakeman were the brokers. Mr. Wakeman sold the property to the seller recently. Negotiations are said to be under way for reselling it to a concern for occupancy.

Club Exercises Option.

The Women's City Club, Mary G. Hay, president, has exercised its option to purchase the house it occupies at 22 Park avenue, northwest corner of 35th street, size 33x100. The sellers are Mrs. Francis C. Huntington, Chas. S. and Lawrence Butler, Wm. A. White & Sons represented the owners.

Investors in \$2,500,000 Deals.

The Friedist Realty Company (Friedman & Distillator) bought through Bernard London and the George Goldblatt Company from Morris

Polsky and Benjamin Benenson the 6-story apartment at the southeast corner of Riverside drive and 149th street, known as the Rochelle. It is arranged for forty-two families, rents for about \$48,000 and was held at \$428,000. The buyers announced the purchase of the Peter Stuyvesant apartments at the south corner of Riverside drive and 98th street through Gettner, Simon & Ascher, attorneys, and recently they bought the 13-story apartment at 650 West End avenue.

\$11,000,000 "United" Lease.

One of the largest leases that has been closed in this city has been consummated by L. J. Phillips & Co., who have leased for the Morewood Realty Holding Co. to the United Cigar Stores Co. of America, the building now occupied by Saks & Co., covering the block front, Broadway and Sixth avenue, 33d street to 34th street, the plot containing about 24,208 square feet, and being 150 feet on the north side of 33d street, 79 feet on the south side of 34th street and about 204 on Broadway and Sixth avenue. The lease is for a long term, which takes effect upon the expiration of the present lease of Saks & Co. and the rental and taxes will aggregate nearly \$11,000,000. The property on which the Saks building stands, was purchased by a syndicate, in which Henry Morgenthau, former Ambassador to Turkey, and the late Hugh J. Grant, ex-Mayor of New York, were largely interested, the company being known as the Herald Square Realty Co. After its acquisition by this syndicate, the present building was erected on the plot and leased to Saks & Co. for a term of twenty-one years. The face of the building is of granite, and while only 8 stories, has the height of an ordinary 11-story building, the ceilings being unusually high.

Since Saks & Co. took possession of the property, great changes have taken place at this point, the Pennsylvania Railroad Terminal having been constructed, the Hudson and Manhattan Tube Terminal built, as well as the Brooklyn Rapid Transit subway and a number of hotels, all of which have centered at this point, making it one of the most accessible in Manhattan. The Saks building was acquired by the Morewood Realty Holding Co., (Herbert Du Puy) in July, 1917, from Mr. Morgenthau and his associates in a deal involving about \$7,000,000, which negotiations were also carried out by L. J. Phillips & Co. The great faith of the owner in the future enhancement of the property has been demonstrated through the present transaction, while he has repeatedly refused to dispose of the property despite very attractive offers which were made. In the ne-

gotiations James C. Ewing, vice-president, represented the Morewood Realty Holding Co., and Edward Wise, president, and James C. Bolger, vice-president, represented the United Cigar Stores Co. of America.

Greenwich Building Sold.

Frederick Brown purchased in an all cash transaction through the Charles F. Noyes Co. the \$750,000 Greenwich Building, 100x100, ten stories, basement and sub-cellar, at the northwest corner of Washington pl and Greene st. The building rents for about \$75,000 per annum and possession of 100,000 sq. ft. of space is available on February 1, 1921. With four elevators, 100 per cent. automatic sprinkler system and built as an office and salesroom prop-

erty, the building is one of the most desirable in the section, and negotiations are now pending through the Charles F. Noyes Co. for a sale of the property to a prominent corporation, which will occupy all the available space, including the ground floor, upon expiration of leases. The New York University now occupies three floors of the building for its law department in connection with its university building adjoining. The property has been placed under the charge of the Charles F. Noyes Co. for management.

Operators Active in Market.

Isidor Zimmer and Samuel Reznick sold to Marco Brothers, coal dealers, the 6-story apartment at the southeast corner of Fort Wash-

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ington avenue and 172d street, 122x99x irregular; also resold through A. Levinson the two 7-sty apartments at 151 to 169 West 140th street, 264x100, to William Sommel, who was represented by Michael V. Rosenberg; also resold to Lawrence L. and Ellis B. Levy, attorneys, through R. B. Zaliels and A. Friedman, the Saranac, a 6-sty apartment at the southwest corner of Convent avenue and 151st street, 87x108x irregular; also resold through Samuel London to B. Herman 114 and 120 College avenue, two 5-sty apartments, each 38.6x100.

E. A. Cohen in Five Deals.

The Broadway-John Street Corporation, Elias A. Cohen president, sold through the Charles F. Noyes Co. 104 Front street, a 5-sty building, 20x80, held at \$60,000, to the Continental Food Products Co., of Boston, which will convert it into offices and occupy for their export business. Mr. Cohen's company also sold 184 Water street, a 4-sty building, 17x60, through Cammann, Voorbees & Floyd, to Jonas Monheimer and Jacob Zenn. Through the same brokers Mr. Cohen resold 11 Burling Slip, northwest corner of Water street, a 4-sty building, 17x60, to Henry Oppenheimer, who has been one of the tenants for twenty years; also bought from Jane C. Powers 16 and 18 Maiden Lane, southwest corner of Liberty place, a 5-sty building, 30x30, which was damaged by fire last week. It will be rebuilt into offices for the jewelry trade. Also resold the 4-sty building at 5 Albany street, 20x75, located within 150 feet of the proposed curb market. The buyer contemplates remodeling the building for occupancy of brokers. Lawrence, Blake & Jewell were the brokers.

Max Marx Acquires Block.

The Charles F. Noyes Co. sold to Max Marx nearly the entire block bounded by Gold, Ferry, Jacob and Frankfort streets. The properties, which are valued at \$1,000,000, include the 5 and 6 story lofts 9 Ferry street, 24x122; 11 and 13 Ferry street, 31x77; 15-19 Ferry street, corner of Jacob street, 50x53; 1-3 Jacob street, 40x65; 5x7 Jacob street, 48x71; the 2 and 4 story buildings at 9-17 Jacob street, 75x113; 92 to 98 Gold street, four plots, each containing about 2,200 square feet, and the corner plot, 100-102 Gold and 49-53 Frankfort street, with frontages of about 47 feet on Gold street and 75 feet on Frankfort street. The entire plot contains approximately 34,000 square feet. The property has been placed in the hands of the Noyes company for management, and extensive improvements will be made to the buildings and they will be offered for rental or resale with possession May 1. The vacant property on Gold and Frankfort streets will immediately be improved.

\$700,000 Apartment Purchase.

The Winter Realities, Inc., Benjamin Winter president, purchased from the City Investing Co. the Sterling and Carlyle, two six-story elevator apartments, covering the entire block front on east side of Columbus avenue, between 85th and 86th streets, being 204.4 feet on Columbus avenue x100 feet in depth on either street. The property was held at \$700,000 and has been owned by the selling company for a number of years. A large proportion of the leases on the stores and apartments expire this year. Nearly the entire block between Columbus avenue and Central Park West, 85th and 86th streets, was purchased by the City Investing Co. in 1905 from the Clark estate and has since been improved with expensive private houses, which adjoin this property. Bernard Smyth & Sons were the brokers.

Large Investment Purchases.

Daniel H. Jackson resold to H. B. James, vice-president of the Central Railroad of New Jersey, the Carlton, located at 157-159 East 81st street, adjoining the corner of Lexington av., a nine-story elevator apartment house. The apartment contains 27 apartments of 6 rooms and 2 baths each, and is fully rented to prominent New York families for about \$40,000 per annum. The property was held at \$300,000. This building was erected by the John P. Slatery Construction Co. about eight years ago. Mr. James also bought from the same operator the Emerson apartments, at 3852 to 3858 10th avenue, near 207th street, two five-story new law apartments, with stores, on plot 110x140x irregular, having accommodations for 72 families and stores. The property is rented at \$26,000 and was held at \$175,000.

Big Brooklyn Deal.

One of the biggest deals recently reported from Brooklyn is the purchase by a syndicate of operators of the Continental Building a 5-sty structure at the corner of Court and Montague streets, and the Phoenix Building, seven stories high, at 16 Court street and 198 Montague street, extending from the Court street corner to the home of the Title Guarantee & Trust Co. The syndicate, which is headed by Frank W. Bradford, is reported to have paid \$800,000 for the properties. The buildings were erected in 1875 and were owned by the Fidelity-Phoenix Insurance Co. and the Continental Insurance Co.

The ground floor of the Continental Building is occupied by Joseph Nichtnauser, haberdasher. The Schulte Cigar Stores Co. occupies the ground floor of the Phoenix Building and holds a lease on the entire structure. The Monroe Clothes Shop occupies the second floor of the Continental Building. The ground floor at 198 Montague street is occupied by the National Liberty Insurance Co. of America. One of the stores in the Phoenix Building is leased for a long term to the Liggett-Riker-Hegeman Co. Louis Gretch negotiated the sale of both buildings.

I. Portman Active Trader.

I. Portman bought through Spotts & Starr, Inc., the northeast corner of Madison avenue and 87th street, a six-story apartment, 50x113; also, from Alice R. Tompkins, through Nasanowitz & Geisler, 711 to 717 West 188th street, two five-story apartment houses, 110x100, containing forty suites, renting for \$28,000 and held at \$180,000; also, from a Mr. Gross, 464 to 470 West 150th street, two five-story apartment houses, each 58.6x100, containing fifty apartments, renting for \$31,000 and held at \$200,000, and from a client of Spotts & Starr, Inc., the southeast corner of 8th avenue and 36th street, a five-story building, 25x100, held at \$125,000.

Broker in Many Deals.

John Finck sold for Oscar B. Thomas to B. Rush Stoddard, president of the West Indies Steamship Co., the 6-sty apartment at 520 West 139th st., 100x100. It has a yearly rental of \$30,000 and was held at \$210,000. The same broker sold for Frank Lugar the Court Rebelle, a 6-sty apartment, 100x100, at 416 to 422 West 122d street; also sold for John T. and Sarah Frances Britton the two 5-sty apartments 121 and 123 West 137th street, held at \$50,000; also resold for Lillian Seeholzer the 5-sty apartment, 40x100, held at \$50,000, at 514 West 134th street; for the Hyde Real Estate Corporation the 7-sty loft 127 and 129 West 24th street, 50x114, held at \$175,000; for Mrs. Margaret Demarest, the 4-sty business building at 32 West Houston street.

South of 59th Street. Manhattan.

BROAD ST.—The southeast corner of Broad and Stone sts., one of the smallest improved parcels in the city, and which gained fame some years ago through holding up a building operation, has been sold by the Brown, Wheelock Co., Inc., for Frederick W. Kroehle for a price between \$25,000 and \$30,000. When the New York Telephone Co. had in mind the improvement of the block front on Broad st, between Pearl and Stone sts, it desired to incorporate this parcel in the site, and is said to have made an offer of \$80,000 to the former owners. This was refused, and the company went ahead and built a 7-sty structure around it. The small parcel contains a 2-sty building and fronts 10.6 ft. on Broad st and 20.3 ft. on Stone st. The new owner of the property is Richard Cohn, tailor, who is being crowded from his quarters in the Produce Exchange.

BROOME ST.—Max Marx purchased from the estate of Maria T. Major 438 Broome st, adjoining the corner of Broadway, the 5-sty loft building, 30x118. Charles F. Noyes Co. represented the purchaser and John C. Moore the seller.

BROOME ST.—Board of Home Missions of the Presbyterian Church and New York Bible Society sold the 5-sty building, 460 Broome st, to Al. Lamport & Bro., cotton goods, through Wm. C. Walker's Sons.

CLIFF ST.—W. E. Dean & Co., sold for John S. Sutphen 68 Cliff st, 25x75, and 305 Pearl st, 25x117, to Samuel Brody.

ORCHARD ST.—The Central Savings Bank sold to a client of Isadore Montefiore Levy 196 Orchard st, a 5-sty building, 25x87.10.

DEY ST.—Max Marx resold 65 to 69 Dey st, two 5-sty buildings, 38x49.6, to M. K. Bowman Edson Co., the present tenants, through Geo. R. Read & Co.

FRANKLIN ST.—Daniel Birdsall & Co., Inc., sold for the estate of J. S. Dodge the 5-sty building 80 Franklin st, 25x100.

FRONT ST.—Geo. R. Read & Co. sold for Elias A. Cohen a 5-sty loft building, 19.10x85, at 100 Front st, between Wall st and Gouverneur lane, to Frame & Co., for occupancy.

GREENE ST., ETC.—Spear & Co. sold the 5-sty building at 80 and 82 Greene st to Mrs. Fannie Fabricant; also the 3-sty and basement building at 204 Bowery, for the Anvic Realty Corporation to J. Greenfield.

HUDSON ST.—Wm. A. White & Sons sold for the Red Diamond Realty Co. to the Eighth Avenue Railroad 231-237 Hudson st and 6-8 Renwick st, forming a plot of 50 ft. on Hudson st and 33.4 ft. on Renwick, and having a depth of 150 ft. The property was acquired by Henry Heide in 1890 for his candy factory, but was never built on.

LIVINGSTON PL.—The firm of Leonard J. Carpenter sold for Lynde Catlin 6 Livingston pl, the former residence of his uncle, Nicholas William Stuyvesant Catlin, together with the abutting property, 320 East 16th st, to the New York Infirmary for Women and Children.

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PARK PL.—Frederick Brown bought from
Thomas Newbold 97 Park pl, a 5-sty building,
34x77.6x irregular.

PEARL ST.—Duross Co. sold 295 Pearl st,
between Beekman and Perry sts, a 5-sty build-
ing, 17.8x99x100, to Hiergesell & Son, for occu-
pancy.

UNIVERSITY PL.—Spear & Co. sold for
the University Place Realty Corporation the 6-
sty building at 13 to 19 University pl and 30 and
34 East 8th st, on a Sailors' Snug Harbor lease-
hold. This building was occupied for twenty-
one years by Merck & Co., chemists.

VARICK ST.—Max Marx purchased from
Grace Sands Montgomery 65 Varick st, a 4-sty
business building, 22x62.3, through Camman,
Voorhees & Floyd.

WALKER ST.—Harry Aronson sold to a Mr.
Gennrich 9 and 13 Walker st, a 7-sty building,
60x106, through Israel Cohen.

WARREN ST.—Lebertan Corporation purchas-
ed from Eva B. Browning the 6-sty store
and loft building 73 Warren st, 25x75, through
Geo. R. Read & Co.

WARREN ST.—Duross Company and Stoddard
Hoffman sold the 5-sty building, 25x100, at 26
Warren st, for the Charles Hoffman estate to
Max Marx. The selling family owned it more
than one hundred years.

WARREN ST.—Duross Co. sold for Dr. Will-
iam C. Winslow to Max Marx 48 Warren st,
a 5-sty loft building, 25x100. The property
was originally part of the old Church farm.

WATER ST.—Cammann, Voorhees & Floyd
and the Charles F. Noyes Company sold for the
C. V. S. Roosevelt estate 197 Water st, a 5-sty
building, 20x85.

WEST ST.—A. H. Bull & Co., who recently
purchased 33 to 40 West st, through to 58 and
60 Washington st, added to their holdings through
the purchase of 41 to 43 West st, through to 62
to 66 Washington st, about 75x180, from William
D. Kilpatrick. Brown-Wheelock Co., Inc., was
the broker. The buyers now control about
25,000 sq. ft. and intend to improve the site.

WEST ST.—W. E. Dean & Co. sold for J.
Frederick Kernochan the 5-sty building at 30
and 31 West st to Samuel Brody.

2D ST.—Vogel & Marion purchased for G.
Joseph & Co. 22 East 2d st, a 3-sty building,
116.9x18.9.

8TH ST.—The estate of Simon Rubens, repre-
sented by Louis W. Osterweis, sold to Celia
Fielder the 3-sty dwelling at 355 East 8th st,
20x75, through Schumacher & Sons.

17TH ST.—Benjamin Menschel sold 21 East
17th st, a 5-sty loft, 25x95x irreg., to a client of
the M. Forman Company.

21ST ST.—Millard Veit resold for the Klars-
mar Realty Co., Inc., to the Joffe Realty Co.,
Inc., S. Kaplan president, the 7-sty loft at 37
West 21st st, 25x98, renting for \$16,000 now
and held at \$90,000.

22D ST.—Charles Wynne and Louis H. Low
purchased from Joseph W. Stern and Edward E.
Marks the 5-sty business building at 32 East
22d st, 26.3x98.9. Possession of the entire build-
ing can be had. Sol Stern was the broker.

22D ST.—Thomas J. O'Reilly sold for the
Emigrant Industrial Savings Bank the two 4-
sty buildings at 409 and 411 East 22d st, 47x
98.9, to A. G. Richter.

23D ST.—William J. Roome & Co., Inc., sold
for the estate of Charlotte B. Wittemore the 5-
sty business building at 123 East 23d st, 28x100,
to J. J. O'Brien & Son. This property has been
in the Whittemore family for nearly a century.

27TH ST.—The Lloyd Winthrop Co. sold for
the Margaret Strachan Home 103 and 105 West
27th st, two 4-sty dwellings. They will be al-
tered for the fur trade.

36TH ST.—Columbia Trust Co., as trustee,
sold the 4-sty altered building, 20x70, at 66
West 36th st, to J. W. Mengel, who has resold
his contract to Michael Kaufman. Both sales
were negotiated by E. H. Ludlow & Co.

36TH ST.—Pease & Elliman sold for Samuel
Sloane the 4-sty dwelling at 141 East 36th st,
20x82. The new owner will occupy.

37TH ST.—Jennie Dorf and Frances L. B.
Dorf have contracted to purchase the two 3-sty
buildings at 222-224 West 37th st, each on lot
18.9x98, between 7th and 8th avs. They plan
the erection of a 10-sty loft building. The
buyers were represented by Lester M. Freed-
man, as attorney.

37TH ST.—Cross & Brown Co. sold to the
Garrett Realty Co. the 4-sty building, 25x98.9,
at 11 West 37th st for Mary L. Hall. The
building is situated between the plotage re-
cently acquired by Franklin Simon & Co. as a
site for a 12-sty loft and the site of a 16-sty
loft building, for which plans were recently
filed by Julius Tishman & Sons.

41ST ST.—Horace S. Ely & Co. sold for
Charles M. Bleeker and another the 6-sty
storage warehouse, 25x98.9, at 312 West 41st st
to the Metropolitan Opera House Co., which has
occupied the property as tenant for a number
of years.

47TH ST.—Royal Scott Gulden sold for the
estate of E. Charles Delage the 5-sty building
62 West 47th st, adjoining the Hotel Patterson,
to Miss Hilda A. Anderson, dressmaker.

North of 59th Street.

HAMILTON PL.—William S. Baker and H. W.
Krumweide, Jr., have sold for the estate of
Tietzen to the Ralph Realty Corporation, Samu-
el Wacht, Jr., president, the 7-sty apartment,
54.3x102.11, at 115 Hamilton pl, through to
Amsterdam av.

MACOMB'S PL.—J. S. Maxwell sold for the
Milblanche Realty Co. to Louis Schlechter the
5-sty apartment at 28 Macomb's pl.

ST. NICHOLAS PL.—Butler & Baldwin sold
to Isaac Portman for the Ferrister Corporation
the 5-sty tenements, each 37.6x100, at 34 and
36 St. Nicholas pl.

61ST ST.—The American basement residence,
19x100, at 125 East 61st st has been sold by
Charles M. Baldwin for the estate of Helen M.
Phelps, represented by the Brown-Wheelock
Co., to Robert Grier Monroe.

61ST ST.—Petter A. Broe sold the 3-sty dwell-
ing, 16.9x100, at 214 East 61st st, through
Pease & Elliman.

61ST ST.—Joseph F. Seitz sold 168 East 61st
st, a 4-sty dwelling, 20x100, for Max Boden-
heimer.

64TH ST.—Samuel H. Martin sold for the es-
tate of Marie Tuchler the 5-sty apartment, 33.4x
100, at 148 West 64th st.

64TH ST.—Samuel H. Martin sold for Adel-
aide H. Mossman the 4-sty dwelling, 33.4x100,
at 142 West 64th st.

65TH ST.—Pease & Elliman sold for H. E.
Holt, the 4-sty dwelling, 138 East 65th st, 20x
100, to Lucien H. Tyng, the present tenant.
The property is directly opposite the block re-
cently improved by Edward S. Hewitt. It was
held at \$45,000.

66TH ST.—Pease & Elliman sold 47 East 66th
st, a 4-sty dwelling, 25x100.5, for Mrs. W. W.
Heroy.

67TH ST.—The Brown, Wheelock Co., Inc.,
sold for John Quinn the 4-sty dwelling at 12
East 67th st, 27x100.8, to a buyer for occu-
pancy.

70TH ST.—Slawson & Hobbs sold for Mrs. I.
E. Henriquez to Daniel B. Freeman the 4-sty
dwelling, 19.5x102.2, at 22 West 70th st.

70TH ST.—Stephen Carlton Clark purchased
from Otto H. Kahn, through the Brown-Whee-
lock Co., the garage, 32.8x95x100.5 at 165 and
167 East 70th st. It was held at \$80,000.

70TH ST.—Vasa K. Bracher sold the 4-sty
dwelling, 18.6x100.5, at 130 West 70th st, for
the Clara M. Williams estate, which owned the
property since 1884, to Dr. E. L. Rounds.

71ST ST.—Harris & Vaughan, Inc., sold for
Mrs. Douglas L. Elliman the 5-sty dwelling at
177 East 71st st, 20x102.2. It will be occupied
by the buyer at the expiration of the present
lease.

72D ST.—Leroy Coventry sold for C. A. Miller
123 West 72d st, a 4-sty dwelling, 20x100.

72D ST.—Joseph G. Abramson sold to Dr.
Theodor Bailey the 4-sty dwelling, 20x101, at
120 East 72d st, through William Wolf's Sons.

72D ST.—G. Walter Campbell sold for the
Charles E. Rhineland estate the six 3-sty
dwellings at 320-330 East 72d st to a real estate
operator. The property, covering a plot 100x
102.2, is assessed at \$60,000.

73D ST.—Pease & Elliman sold for Clarence
E. Chapman the 5-sty dwelling at 125 East 73d
st, 24x102.2, to a lawyer for occupancy. The
property was held at \$125,000. The house ad-
joins the residence of Charles Dana Gibson and
Sir Edgar Speyer. At present it is occupied by
William F. Whitehouse.

73D ST.—Slawson & Hobbs sold for Ella and
Beatrice Hellman a 4-sty dwelling, 19x102.2,
at 106 West 73d st.

73D ST.—Brown, Wheelock Co. and Earl &
Calhoun sold for P. Ambrose Clark 29 West
73d st, a 4-sty dwelling, 21x60x102.2, to Louise
F. Couzzen for occupancy. This is the twelfth
house sold by the Clark family recently. It was
held at \$40,000.

74TH ST.—Douglas L. Elliman & Co., Inc.,
and Brown, Wheelock Co. sold for the Rev. W.
W. Rutherford, now residing in England, his
one-time residence 14 East 74th st, a 5-sty
American basement dwelling, 22x102.2, with
large extension, to Townsend Hornor.

74TH ST.—Joseph G. Abrahamson, represent-
ing several tenants now occupying the premises,
purchased from George W. Grote the 7-sty fac-
tory and loft at 502 to 506 East 74th st, 75x
102.

75TH ST.—Ernest N. Adler sold for Pauline
Pollak to Solomon Levy 208 East 75th st, a
4-sty tenement, 19.7x102.2; also to the American
Glass Novelty Co. 351 78th st, a 4-sty loft,
25x73.

78TH ST.—Ennis & Sinnott purchased from
the estate of E. F. Elgar the 3-sty dwelling,
17x100, at 109 West 78th st, through Sharp
& Co.

78TH ST.—John J. and Theodore A. Kavanagh
sold for Mary S. Denison 64 East 78th st, a
4-sty dwelling, 16x102.2.

78TH ST., ETC.—The Houghton Co. and Le-
roy Coventry sold for the Rosalie Hesselein estate
the 3-sty dwelling at 107 West 78th st, 16.10x
100.8½, to the Merit Realty Co., Marcus L.
Osk president.

Brooklyn.

79TH ST.—Vasa K. Bracher sold for the Robert Louis Stevenson School the 4-sty building, 17x102.2, at 226 West 79th st to Dr. William J. Whitney.

79TH ST.—E. N. Adler sold to Myron S. Falk, Inc., for the Godwin Construction Co., 515 to 529 East 79th st, a vacant plot, 135x102.2, on which the purchaser will erect an apartment house.

81ST ST.—William Wolff's Son sold for Mrs. Mary H. Betts 127 East 81st st, a 3-sty dwelling, 18x102.2.

81ST ST.—J. Irving Walsh sold for the No. 156 West Eighty-first Street Co. to Philip Dunne the 9-sty apartment, 56x100, at 156 and 158 West 81st st, held at \$325,000. Louis J. Bloch, attorney, represented the buyer.

82D ST.—Froman & Taubert sold for Max Greenbaum 123 East 82d st, a 5-sty flat, 30x100, to Hermina Steiner.

83D ST.—Froman & Taubert resold for Emil Ornstein 120 East 83d st, a 5-sty flat, 25x100, between Lexington and Park avs.

84TH ST.—Harry Aronson purchased from the estate of Augustus Walsh 3 East 84th st, a 5-sty flat, 25x102, through William B. May & Co., and a Mr. Reimheimer.

84TH ST., ETC.—Harry Aronson bought from the Augustin Walsh estate the dwelling at 5 East 84th st. W. B. May and H. Rheinheimer were the brokers. Through Marten & Co. Mr. Aronson bought the dwelling at 474 West 142d st from Ella Andrews.

84TH ST.—The 6-sty tenement and store at 229 and 231 East 84th st, 43.4x102.2, has been sold by Max Mennen to a company composed of A. Bloom, J. M. Hauser and S. Rafkin.

88TH ST.—Slawson & Hobbs resold for Daniel B. Freedman 125 West 88th st, a 4-sty dwelling, 19x100, one of the four houses recently purchased by Mr. Freedman.

82D ST.—Litorn Realty Co., Max A. Schlesinger president, sold through Pease & Elliman 130 East 82d st, a 4-sty flat, 25x100.

93D ST.—Froman & Taubert sold for Mrs. H. Rosenblatt 59 East 93d st, a 3-sty dwelling.

93D ST., ETC.—William B. May & Co. sold for Morris Epstein 61 East 93d st, a 3-sty dwelling, and for Albert J. Reed the 3-sty dwelling at 113 East 55th st.

94TH ST.—James H. Cruikshank purchased from William A. Campbell 215 and 217 East 94th st, a 3-sty building, 45x100, through Leon S. Altmayer & Co.

96TH ST.—The Hagerstrom-Callen Co. sold the 4-sty dwelling, 19x100, at 21 West 96th st, for George H. Church.

BERKELEY PL.—John Pullman Real Estate Co. sold 198 Berkeley pl, a 3-sty dwelling on lot 20x100, for John J. Dempsey to Mrs. Agnes Miller.

HENRY ST., ETC.—Realty Associates sold 282 Henry st to R. A. Habouch, for occupancy. The broker was the Chauncey Real Estate Co. Realty Associates also sold 197-199 Prince st to Emil Mayer.

PARK PL.—Henry Pierson & Co. sold for A. G. Southworth the 3-sty dwelling, 18.9x131, at 389 Park pl.

7TH ST.—Meister Builders, Inc., resold 245 7th st, a 3-sty dwelling, 19.3x100.

EAST 15TH ST., ETC.—J. D. Ranck sold dwelling at 865 East 15th st for Henry Redfield to George Houghton; at 885 East 15th st for F. J. Peterson to Charlotte L. Hoffmire, and for Frank Stark at 1263 East 10th st; also, for the Wood Harmon Co., the plot, 50x100, on East 7th st, north of Av K, and for E. Kaplan, 778 Park pl, a 20-fam. apartment house, 50x100.

48TH ST.—Tutino & Cerny sold for Annie Morrissy to a client, for occupancy, the 2-sty 2-fam. dwelling 647 48th st.

57TH ST.—Bulkley & Horton Co. sold dwellings at 259 57th st for Mrs. E. C. Heinze; at 906 Gates av for Mrs. Estelle L. Banford; at 108 Hall st to John Angus, and at 287 Park av for Mrs. A. M. Atley.

79TH ST.—Tutino & Cerny sold for Isaac Gans to a client, for occupancy, the 2-sty 2-fam. dwelling, with garage, 565 79th st.

86TH ST., ETC.—Frank A. Seaver & Co. sold 80 ft. on the north side of 86th st, 170 ft. east of Shore rd, for Stuart Waldenburg; 90x100, south side of 78th st, 160 ft. west of Colonial rd, for Wm. Douglas; 10 lots, southeast corner Narrows av and 79th st, for Herkimer Bank; northwest corner of 14th av and 42d st, four lots, for John H. Heinlein, and six lots, northwest corner of 6th av and 83d st, for F. W. Cooper.

FRANKLIN AV.—Charles Partridge sold for John Kops the 2-sty building at 688 Franklin av to Max Trunz, who will occupy the store.

FRANKLIN AV., ETC.—Charles Partridge sold the apartment house at 672 Franklin av for M. & J. Monday; also the factory at 1237 Atlantic av, and 66 Herkimer pl for Henry Behrens, and the apartment house at 12 Underhill av for Mrs. Mary I Gibbons.

GATES AV.—The 3-sty dwelling at 179 Gates av, on plot 20x93, has been sold by Baffa & Dixon to Katherine D. Sweeney, for occupancy.

HANCOCK ST.—Bulkley & Horton Co. sold the

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3-sty dwelling, 331 Hancock st to Robt. T. McNab, for occupancy, and also 1129 Dean st, for the estate of W. C. Pate to a client, for investment.

AV. I.—Samuel Galitzka & J. Lacov sold for the Wood Harmon Co. to George Fox, 100x150, vacant, at the northwest corner of av I and Ocean Parkway, for improvement with a dwelling to cost about \$50,000.

JEFFERSON AV.—The two 2-sty dwellings at 466 and 468 Jefferson av have been sold by Baffa & Dixon for Annie E. Clark to purchasers who will occupy. Baffa & Dixon also sold the 3-fam. brick apartment at 81 South 8th st to Bertha Nagler and the 3-sty 2-fam. brick dwelling at 874 Driggs av for Sophia Cohen.

JEFFERSON AV.—Realty Associates sold 957-975 and 993 Jefferson av, near Broadway, to John M. Madden. There were eight houses, each 28.6x84.6x100 and each containing eight apartments of six rooms and bath. N. Rubenstein was the broker in this transaction, which involved approximately \$200,000.

AV. L.—Clinton Trading Corp. sold to Ellem Corp. of New York, a plot of about 8¼ lots in Flatbush, 165x110, on the northeast corner of Av. L and Ocean av, fronting 165 feet on Ocean av.

MARCY AV.—Morris Wolf sold 267-271 Marcy av for A. & S. Goldinger; 251 Rutledge st for the estate of George Smith to Joseph Cardinale; 233-235 Penn st for the estate of H. Williams to Joseph Cardinale; 850-852 Driggs av for the Liptrott estate, and 70, 72, 74, 76, 78, 84, 126, 130 and 132½ Heyward st for A. S. Goldinger to various buyers.

NOSTRAND AV.—Burling Realty Co. sold for the estate of Robert Welch, Jr., to a client for improvement the plot, 55.6x100, at 209-213 Nostrand av, improved with two frame buildings.

OCEAN AV.—Meister Builders have purchased the 4-sty apartment house on a plot 50x100 at 975 Ocean av.

OCEAN AV.—Harry M. Lewis sold for a client of F. R. Wright, the 5-sty apartment house known as the "Ansonia," 1021 Ocean av, between Newkirk and Foster avs, on plot 50x100, to a client, for investment.

ST. MARKS AV., ETC.—Bulkeley & Horton Co. sold dwelling at 643 St. Marks av for the New York Trust Co; at 283 Maple st to the Clio Realty Co; at 1246 Dean st for Mrs. C. W. Phinney, and at 252 67th st for Mrs. Linda M. Berginini.

ST. MARK'S AV.—Charles Partridge sold for Annie Weckers, the store and dwelling property at the southwest corner of St Marks av and Bedford av.

ROGERS AV., ETC.—Realty Associates sold 206 Rogers av, a 3-sty store and apartment house to Dora Turk, through M. Bass; also 595-597 Pacific st, two 3-sty dwellings, which the purchaser, Laura E. Walker, intends to remodel; 57 Hancock st, a 3-sty dwelling to Mrs. E. MacDonald, through B. Munson, and 38 Madison st, a 2-sty frame dwelling to Joseph P. Gomes.

4TH AV., ETC.—Frank A. Seaver & Co. sold the 4-sty apartment house at 5520 4th av for Griot and Fischer to an investor; also the 3-sty brick store building 4115 Fort Hamilton av for Ethel Norton to an investor and 239 Senator st, 6-fam flat, for R. F. Simonson to an investor; to clients for occupancy, the 2-sty, 2-fam house 231 60th st for Mary Wise, and the 2-sty, 2-fam house 317 Senator st for Mrs. R. Parker.

5TH AV.—John Pullman Real Estate Co sold 400 and 402 5th av northwest corner of 7th st, a 4-sty brick loft and business building on plot 50x100 for the Duhme Estate to a client for business purposes. It was assessed at \$50,000.

5TH AV.—Tutino & Cerny resold for David Kaplan to a client for investment the 4-sty apartments 4501 5th av.

5TH AV., ETC.—Walter S. Ross and C. C. Gretsinger sold for George L. Scourbuttes, the business building at 6822 5th av; also sold for Ginesberg Brothers, 7321 5th av, and for Mary J. Young, the dwelling at 261 78th st.

5TH AV.—John Pullman Real Estate Co. sold 213 and 215 5th av, two 3-sty brick stores and tenements, for the Tunnison estate to S. E. Gall.

RECENT LEASES.

\$1,100,000 South Street Lease.

Rice & Hill leased for the United Cigar Stores Co. the entire ground floor and basement of the Eastern Hotel, on the corner of Whitehall and South streets, to the Hanover Lunch Co. for a term of twenty-one years from February 1, 1920. The United Cigar Stores Co. retained the immediate corner store for its own business. The rental to be paid by the tenant for the period will approximate \$1,100,000. This entire building, which has a frontage of 43 feet on South street and a frontage on Whitehall street of 107.6 feet, was recently leased by the United Cigar Stores Co. from John Bitner, and the entire building is to be altered into a modern office building by the lessees at a cost of about \$125,000. It is interesting to know that Mr. Krim, the president of the Hanover Lunch

Co., was actuated in taking this space at what is considered a record rent by the fact that this building faces the South ferry terminals of the 2d, 3d, 6th and 9th avenue elevated, the Municipal ferry to South Brooklyn, the ferry to Staten Island and the South ferry terminal of the 4th avenue and Broadway subways, making it one of the busiest transfer sections in the city.

\$700,000 Fifth Avenue Lease.

The Emerson Phonograph Co. has sub-leased from the 160 East Thirty-fourth Street Co., Benjamin Menschel president, the 4-sty building at 206 5th avenue, extending through to

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Broadway, 80x112x irregular. Carstein & Linnekin negotiated the lease, which is for twenty-one years at a total rental of about \$700,000. The Emigrant Savings Bank leased the property to the present lessor last December through Thomas J. O'Reilly.

More Big "United" Leases.

Rice & Hill have leased for the Pullman Holding Co., represented by the Loton H. Slawson Co., to the United Cigar Stores Co., 2273-2279 Broadway, on the southwest corner of 82d street, occupying a plot 90.4 on Broadway by 157 on 82d street. The plot consists of a 7-sty elevator apartment house on the Broadway corner, known as the Saxony, containing nineteen apartments of eight rooms and two baths on each floor, and five stores. The DeWitt, adjoining the corner on 82d street, is a 6-sty elevator apartment house, containing one apartment of nine rooms and three baths on each floor. The lease is for a period of twenty-one years and the rental to be paid during the term will approximate nearly \$1,000,000. Extensive improvements of a substantial nature will be made to the premises by the new landlords when they obtain possession of the premises in 1921.

Half of Block for Schulte.

Schulte Cigar Stores Co. leased from Ottinger & Bro. and I. S. & M. S. Korn the 7-sty Hotel Calvert property, at the northeast corner of Broadway and 41st street, together with the 3-sty building adjoining. The property takes in 1450-1460 Broadway, with a frontage of 102 feet on Broadway by 114 feet on 41st street, and adjoins the Hotel Knickerbocker on both Broadway and 41st st, the hotel occupying the northerly half of the block. Some of the store tenants are Park & Tilford, New York Telephone Co., Brill Bros., St. Regis Restaurant. The lease is for a term of twenty-one years. The property has been owned by Ottinger & Korn for over twenty years. The Schulte Cigar Stores Co. recently leased the Hotel Walllick property, at Broadway and 43d street, for twenty-one years. Henry Shapiro & Co. were the brokers in the deal and have been appointed renting agents.

Bronx "United" Rental.

The United Cigar Stores Co. leased for a long term of years from the American Real Estate Co. three large stores located in the Ohnson Building, at the junction of Westchester and Prospect avenues, and directly at the Longwood avenue subway station. This same company recently leased for a term of twenty-one years the large 1-sty taxpayer directly opposite and located at the northeast corner of Longwood and Westchester avenues. Porter & Co. were the brokers who negotiated both transactions.

Big Rector Street Rental.

Henry Brady leased for Patrick McCarthy to Morris Krim, president of the Hanover Lunch Co., 15 and 17 Rector street and 90 and 92 Greenwich street, forming the southwest corner, for twenty years at an aggregate rental of \$400,000. The buildings will be altered for office purposes in anticipation of the needs of curb brokers, who will wish to be near their new exchange.

Big Fourth Avenue Leases.

Two large leases have been closed in the 4th avenue section. The one by William Iselin & Co., on the store, basement and four lofts in the building 353-61 4th avenue, southwest corner of 26th street, aggregates over \$1,000,000 and is for a term of years. The other, to Ernest and Herman Levy, manufacturers of ribbons, is close to \$1,000,000 and is also for a term of years, for the store, basement and three lofts in 343-351 4th avenue, which is the south half of the same block. The most interesting part of both of these leases is the fact that they are not to begin until February 1, 1923, which is the expiration of the leases of the present tenants, and shows the confidence that exists in the future of this business district.

\$36,000 a Year for Store.

Martin & Martin, Ltd., the London saddlery concern, now in southeast corner of 5th avenue and 33d street, have leased the store and basement of 618 5th avenue from Dobbs & Co. The lease is for a term of eighteen years at an annual rental of \$36,000. Royal Scott Gulden was the broker in the deal.

\$1,000,000 in Broadway Leases.

N. A. Berwin & Co. leased to D. A. Schulte, Inc., the northwest corner of Broadway and 99th street, owned by the Stillgebauer estate. The plot is 100x118 and is improved with a 7-sty apartment house, 50x100; a 1-sty taxpayer on Broadway and a private dwelling on the street. The lease is for a term of twenty-one years. They have also leased for Joseph M. Fishel to D. A. Schulte, Inc., the entire store front in the Edwin apartment house, at the northeast corner of Broadway and 147th street.

These stores have a frontage of 100 feet on Broadway and are now divided into seven stores. This lease is also for a term of twenty-one years. The gross rental of these two leases aggregates more than \$1,000,000.

Lease Old-Time Theatre.

The old Weber & Fields Theatre property, at the northwest corner of Broadway and 29th street, has been leased for a long term, with an option of purchase, by the White estate to the Lavanne Realty Co., William Guthman president. The lease is for sixty-three years at \$30,000 per annum. The property has a frontage of 110.9 feet in Broadway and 140.5 feet in 29th street, with a westerly line of 98.9 feet, and leaving an irregular northerly line. It adjoins Daly's Theatre, another landmark of the former theatrical center. Henry L. Dinell was the broker.

Browning in \$2,000,000 Leases.

Edward W. Browning leased seventeen more of his properties, the gross rentals being in the neighborhood of \$2,000,000. The properties include 536 to 546 West 163d street, leased for a long term of years to the Jay Leasing Co., Inc., Morris Schlachter president. Mr. Browning leased to Charles Klein and Benjamin Rechson for a long term 204-210 West 119th street, 164-174 St. Nicholas avenue and 205-209 West 118th street, known as the Garden Court apartments; also leased 135-139 West 20th street to Katz Bros. Leather Goods Co. for a term of years, and No. 141, adjoining, to the same company for a term after the present lease expires. Mr. Browning also leased 718-722 East 11th street to Benjamin Rechson and Charles Klein.

\$2,000,000 Chain Store Leases.

The newly formed National Haberdasheries Corporation, which controls well-known retail chain store specialty shops, reports through its attorneys, Maurice B. & Daniel W. Blumenthal, that it has closed leases for space in New York and other important cities involving rentals aggregating more than \$2,000,000. In New York City it has leased stores at 117 and 119 West 33d street, 5th avenue and 42d street, 4 and 5 Columbus Circle, Broadway and 160th street and 19 and 21 2d avenue. The corporation also reports store leases in Brooklyn, Newark and Perth Amboy, N. J.; Bridgeport, Conn.; Johnstown, Pa.; Altoona, Pa.; Pittsburgh, Lancaster, Pa.; Norfolk, Va.; Albany, N. Y.; Buffalo, N. Y.; Rochester, N. Y.; Syracuse, N. Y.; Springfield, Mass.; Birmingham, Ala., and Harrisburg, Pa.

REAL ESTATE NOTES.

MAXIMILIAN WINSTON has moved his office from 505 5th av to 200 West 72d st.

PEASE & ELLIMAN have been appointed managers of the apartment house at 711-713 Lexington av.

GEO. R. READ & CO., with White-Goodman, were the brokers in the sale of 73 Warrent st for Eva B. Browning to the Lebertan Corporation.

CHARLES P. PERIN, an engineering expert, is the buyer of the 12-sty apartment house at 640 Park av, northwest corner of 66th st, which was sold last week by Douglas L. Elliman & Co. The buyer will probably occupy one of the apartments in the building.

NEW YORK TITLE & MORTGAGE CO. has taken a loan of \$270,000 on the Cowperthwait Furniture Co.'s building, at 782 and 786 6th av, which was recently sold at auction for \$503,000. It is reported that it is the intention of the New York Title & Mortgage Co. to issue certificates guaranteed as to principal and interest netting 5½ per cent. on this mortgage.

A. F. MORIARTY & E. J. HOLLAHAN, for several years associated with Frank A. Seaver & Co., of Bay Ridge, have formed a partnership, under the name of Moriarty & Hollahan, and will conduct a general real estate brokerage and management business at 6819 3d av, Brooklyn. They have sold the 3-fam. flat at 446 Bay Ridge av for D. Lutjen to a client for investment.

ANNOUNCEMENT is made that the twelve-story Jeweler's Court Building, 51-53 Maiden la, the last stand of the manufacturing jewelers, is to be converted into offices. The second floor of the building has been leased to the Northwestern National Insurance Co. for a term of years. The company is now located at 60 Maiden la, which is part of the Federal Reserve Bank site. Charles B. Van Valen, Inc., negotiated the lease as agents for the building.

CHARLES F. NOYES CO. was the broker who rented the ground floor of 474½-476 Broadway, through to 38 Crosby st, for the Exchange Buffet Corporation to Jacob R. Gold & Co., hosiery dealers. The aggregate rental is about \$60,000. The same brokers leased the store and basement to th Exchange Buffet for 21 years, and this company will make extensive improvements and occupy a part of the ground floor for its cigar department and the basement for its business. About \$75,000 will be spent in equipment and changes by the Exchange Buffet Corporation.

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NEW YORK**LEGISLATIVE BILLS AFFECTING REALTY**Measures Introduced at Albany Approved or
Disapproved by Real Estate Board of New York

At the regular weekly meeting of the Legislation and Taxation Committee of the Real Estate Board of New York, held on Wednesday last, action was taken on the following bills:

Senate Int. 209, Pr. 211, Dunnigan. To amend the Greater New York Charter, in relation to sales of tax liens.

This bill authorizes the Comptroller under special circumstances to postpone the sale of tax liens for 48 months instead of 36 months. In many cases such a postponement is in the interest of the city and the owners of the property. It is a permissive measure and is approved.

Assembly Int. 331, Pr. 343, Simpson. To amend the Greater New York Charter, in relation to the annual city budget.

This bill would amend the Greater New York Charter in regard to the City Budget, and is designed to make hearings on the City Budget public, and to make the tentative printed budget clearer to the average taxpayer. Such a procedure would make for intelligent study of the City Budget and should help toward economy. The bill is a good one and is approved.

Senate Int. 164, Pr. 166, Shackno. To amend the Judiciary Law, in relation to salaries of attendants of the County Court of the County of the Bronx.

This is mandatory legislation affecting salaries to be paid out of the City Budget. Aside from the merits of the salary question, legislation at Albany forcing salary payments on the City of New York is wrong in principle. The Board of Estimate should determine such matters. The bill is disapproved.

Senate Int. 173, Pr. 175, Dodge. To amend the Greater New York Charter, in relation to salaries of the officers and members of the uniformed police force of such city.

This bill is mandatory, providing for an increase in the pay of the police force of New York City. The Real Estate Board of New York is on record before the Board of Estimate approving reasonable remuneration for members of the police force. The Real Estate Board has in principle always opposed mandatory legislation of this character, believing that the Board of Estimate should fix the salaries of city employees. The bill is disapproved.

Senate Int. 174, Pr. 176, Dodge. To amend the Greater New York Charter, in relation to salaries of officers and members of the uniformed force of the Fire Department of such city.

This bill, like Senate Int. 173, provides for a mandatory increase in the salaries of the uniformed force of the Fire Department. The Real Estate Board of New York is on record before the Board of Estimate approving reasonable remuneration for members of the Fire Department. The Real Estate Board has in principle always opposed mandatory legislation of this character, believing that the Board of Estimate should fix the salaries of city employees. The bill is improperly drawn and really decreases certain salaries. It is disapproved.

Senate Int. 259, Dodge. Amending Sections 718-d, 719, Greater New York Charter, relative to orders, requirements, decisions and determinations of Tenement House Commissioner; to the construction, alteration of or the making of structural changes in tenement houses; and authorizing the Board of Appeals to determine appeals from such orders, etc., and, in passing on such appeals, to vary or modify any law, rule or regulation relating to construction or alteration in tenement houses.

This bill was introduced at the request of the Real Estate Board of New York.

It proposes to confer upon the Board of Appeals authority to review orders and determinations of the Tenement House Commissioner, with power, in the disposition of such appeals, to vary or modify provisions of the Tenement House Law to the same purpose and extent as the Board is now empowered to vary the Labor Law, the Building Code, and the fire prevention provisions of the Charter and the Code of Ordinances. It frequently happens that a construction in a tenement house somewhat different from that required by the Tenement House Law might be equally as good for all practical purposes, but the Tenement House Commissioner is unable to permit such a deviation from the construction required by law. In view of the good results which have flowed from the exercise of the amelioratory jurisdiction of the Board of Appeals in cases relating to the construction and alteration of all other classes of buildings, it would seem that the extension of the Board's jurisdiction to tenement houses would be helpful, particularly in the solution of many problems of the existing housing situation.

In this connection it should be noted that whereas the Tenement House Commissioner is not required to have had technical training or practical experience in the construction of buildings, at least three members of the Board of Appeals are required to possess such qualifications, and a fourth member, the Chief of the uniformed force of the New York Fire Department, contributes to insure that the decision of the Board, and particularly any variation or

modification it may permit in a public safety law or ordinance, shall be sound and conservative. The bill should have general co-operation of public officers and civic organizations.

Senate Int. 233, Pr. 235, G. F. Thompson. To authorize the Board of Estimate and Apportionment of the City of New York to build or purchase and thereafter to operate milk pasteurization plant or plants and provide employees therefor.

This bill is designed to put the City of New York in the milk business. In the opinion of the Committee the entire agitation about milk is the result of propaganda pure and simple, and that the bill is bad, and the whole theory of the city going into the milk business is pernicious. It is doubtful whether such legislation would be constitutional, as the sale of milk is not a "city purpose." The bill is disapproved.

Change Firm Name.

The firm name of Harris & Vaughan, Inc., has been changed to Harris, Vought & Co., Inc. The officers are Duncan G. Harris, president and treasurer; Douglas Vought, vice-president and secretary; Raymond P. Roberts, assistant treasurer, and James W. Bulmer, assistant secretary.

Walter Lindner.

Walter Lindner, solicitor for the Title Guarantee and Trust Company, who died on Friday, January 30, at his home, 924 West End avenue, was recognized as one of the leading authorities on real estate titles and taxation in the United States. Mr. Lindner had been ill for about seven weeks.

He was born in Germany, September 17, 1865, the son of Isador and Esther Freyer Lindner. He came here with his family when quite young and was educated in the public schools and the City College, and later took up law at the New York University Law School, where he received his degree of LL.B. in 1885, being the valedictorian of his class. He entered the law department of the Title Guarantee & Trust Company



WALTER LINDNER.

in August, 1889, and gradually rose until 1905, when he was made solicitor for the company. He retained that position until his death.

Mr. Lindner, who spent many years in the study of taxation, had been particularly active during the last five years in the formulation of tax legislation. The present system of selling tax liens and foreclosure for the purpose of clearing title was created largely through his efforts.

Mr. Lindner was for many years Chairman of the Law Committee of the Advisory Council of Real Estate Interests and in that capacity regularly attended all sessions of the State Legislature, appearing for and against practically all important real estate measures. He was not content with specializing in the study of taxation, but was deeply interested in practically every phase of real estate law. He lectured on real estate both at New York University and at the West Side Y. M. C. A. He was co-author of Hardy & Lindner's text book on Real Estate and Insurance.

Mr. Lindner was secretary of the Court House Board during Mayor Mitchell's administration and continued until this body was legislated out of existence. He was a member of the Bar Association and a director of the Hospital of Deformities and Joint Diseases.

Funeral services were held last Sunday at the Funeral Church and were conducted by the Rev. Dr. Nathan Krass. They were attended by members of the law and other departments of the Title Guarantee & Trust Company, by men high in real estate circles and many others prominent in public life. Interment was at the Mt. Zion Cemetery, Maspeth, L. I. Mr. Lindner is survived by his widow, Mrs. Minnie Bachman Lindner, one son and five daughters.

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.)

MANHATTAN

Conveyances.

	1920	1919
	Jan. 28 to Feb. 2	Jan. 30 to Feb. 5
Total No.	382	186
Assessed Value	\$37,526,400	\$28,885,100
No. with consideration	38	22
Consideration	\$2,858,600	\$416,797
Assessed Value	\$2,485,000	\$483,000
Jan. 1 to Feb. 2 Jan. 1 to Feb. 5		
Total No.	1,765	718
Assessed Value	\$156,129,200	\$56,210,400
No. with consideration	218	89
Consideration	\$18,940,300	\$2,630,872
Assessed Value	\$16,033,000	\$3,163,800

Mortgages.

	1920	1919
	Jan. 28 to Feb. 2	Jan. 30 to Feb. 5
Total No.	190	96
Amount	\$8,847,525	\$1,371,540
To Banks & Ins. Cos.	25	14
Amount	\$3,686,500	\$442,250
No. at 6%	108	40
Amount	\$3,466,125	\$596,540
No. at 5 1/4%	43	8
Amount	\$2,974,500	\$71,250
No. at 5%	22	36
Amount	\$1,530,000	\$538,300
No. at 4 1/2%	.....	.....
Amount	.....	.....
No. at 4%	.....	1
Amount	.....	\$7,500
Unusual Rates	.....	.....
Amount	.....	.....
Interest not given	17	11
Amount	\$876,900	\$157,950
Jan. 1 to Feb. 2 Jan. 1 to Feb. 5		
Total No.	1,087	316
Amount	\$44,593,295	\$4,742,198
To Banks & Ins. Cos.	146	60
Amount	\$11,484,450	\$1,792,250

Mortgage Extensions.

	1920	1919
	Jan. 28 to Feb. 2	Jan. 30 to Feb. 5
Total No.	27	24
Amount	\$3,699,000	\$1,590,750
To Banks & Ins. Cos.	12	5
Amount	\$2,839,000	\$1,305,000
Jan. 1 to Feb. 2 Jan. 1 to Feb. 5		
Total No.	201	154
Amount	\$17,273,550	\$11,233,950
To Banks & Ins. Cos.	119	85
Amount	\$14,853,500	\$9,798,200

Building Permits.

	1920	1919
	Jan. 28 to Feb. 3	Jan. 31 to Feb. 6
New Buildings	7	3
Cost	\$5,915,000	\$1,572,000
Alterations	\$1,101,425	\$152,500
Jan. 1 to Feb. 3 Jan. 1 to Feb. 6		
New Buildings	49	16
Cost	\$14,964,000	\$2,723,050
Alterations	\$4,835,345	\$797,155

BRONX.

Conveyances.

	1920	1919
	Jan. 28 to Feb. 2	Jan. 30 to Feb. 5
Total No.	200	115
No. with consideration	21	7
Consideration	\$211,525	\$64,425
Jan. 1 to Feb. 2 Jan. 1 to Feb. 5		
Total No.	1222	484
No. with consideration	243	53
Consideration	\$1,328,545	\$299,532

Mortgages.

	1920	1919
	Jan. 28 to Feb. 2	Jan. 30 to Feb. 5
Total No.	145	56
Amount	\$881,250	\$431,415
To Bank & Ins. Cos.	6	3
Amount	\$38,300	\$22,000
No. at 6%	91	33
Amount	\$547,850	\$214,750
No. at 5 1/4%	34	4
Amount	\$214,100	\$24,750
No. at 5%	11	5
Amount	\$74,700	\$63,465
No. at 4 1/2%	.....	.....
Amount	.....	.....
Unusual Rates	1	1
Amount	\$4,000	\$61,000
Interest not given	8	13
Amount	\$40,600	\$67,450

Jan. 1 to Feb. 2 Jan. 1 to Feb. 5

Total No.	815	208
Amount	\$6,209,445	\$1,201,545
To Banks & Ins. Cos.	30	13
Amount	\$597,510	\$321,000

Mortgage Extensions.

	1920	1919
	Jan. 28 to Feb. 2	Jan. 30 to Feb. 5
Total No.	3	13
Amount	\$30,800	\$535,750
To Banks & Ins. Cos.	6	3
Amount	\$111,000	\$324,000
Jan. 1 to Feb. 2 Jan. 1 to Feb. 5		
Total No.	71	56
Amount	\$1,312,367	\$1,506,400
To Banks & Ins. Cos.	23	18
Amount	\$676,500	\$901,500

Building Permits.

	1920	1919
	Jan. 27 to Feb. 3	Jan. 30 to Feb. 5
New Buildings	12	3
Cost	\$772,655	\$19,500
Alterations	\$4,600	\$5,000
Jan. 1 to Feb. 3 Jan. 1 to Feb. 5		
New Building	114	13
Cost	\$2,690,355	\$297,440
Alterations	\$93,830	\$26,900

BROOKLYN.

Conveyances.

	1920	1919
	Jan. 28 to Feb. 3	Jan. 29 to Feb. 4
Total No.	1,276	579
No. with consideration	44	29
Consideration	\$830,625	\$339,199
Jan. 1 to Feb. 3 Jan. 1 to Feb. 4		
Total No.	6,074	2,307
No. with consideration	263	117
Consideration	\$3,453,474	\$1,011,434

Mortgages.

	1920	1919
	Jan. 28 to Feb. 3	Jan. 22 to Feb. 4
Total No.	1,057	325
Amount	\$5,162,325	\$1,073,858
To Banks & Ins. Cos.	74	26
Amount	\$896,250	\$137,250
No. at 6%	853	223
Amount	\$3,610,385	\$691,158
No. at 5 1/4%	165	60
Amount	\$813,150	\$247,250
No. at 5%	18	18
Amount	\$149,650	\$50,525
Unusual rates	4	3
Amount	\$8,590	\$12,500
Interest not given	17	21
Amount	\$580,550	\$72,425
Jan. 1 to Feb. 3 Jan. 1 to Feb. 4		
Total No.	4,935	1,385
Amount	\$25,583,180	\$4,892,913
To Banks & Ins. Cos.	435	116
Amount	\$4,809,250	\$587,000

Building Permits.

	1920	1919
	Jan. 28 to Feb. 3	Jan. 30 to Feb. 5
New Buildings	70	41
Cost	\$1,924,400	\$350,800
Alterations	\$435,275	\$28,700
Jan. 1 to Feb. 3 Jan. 1 to Feb. 5		
New Buildings	397	376
Cost	\$7,231,430	\$1,878,775
Alterations	\$1,464,650	\$449,790

QUEENS.

Building Permits.

	1920	1919
	Jan. 28 to Feb. 3	Jan. 30 to Feb. 5
New Buildings	31	8
Cost	\$469,975	\$63,500
Alterations	\$29,310	\$20,961
Jan. 1 to Feb. 3 Jan. 1 to Feb. 5		
New Buildings	450	133
Cost	\$3,102,094	\$518,870
Alterations	\$119,550	\$72,255

RICHMOND.

Building Permits.

	1920	1919
	Jan. 28 to Feb. 3	Jan. 30 to Feb. 5
New Buildings	11	13
Cost	\$28,270	\$10,865
Alterations	\$3,550	\$3,765
Jan. 1 to Feb. 3 Jan. 1 to Feb. 5		
New Buildings	66	48
Cost	\$185,093	\$143,848
Alterations	\$8,960	\$11,266

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BROOKLYN, NEW YORK

Interesting Method of Excavating in Sandy Soil Is Tried

Thompson-Starrett Co. Experiments With New Idea in Building Ambassador Hotel at Atlantic City

TREMENDOUS importance is attached in building and construction circles to an innovation that has been introduced by the Thompson-Starrett Company in connection with an operation now being completed in Atlantic City, N. J. As a result of the new process the contract will be completed thirty to sixty days earlier than otherwise, and, it is said, there will be no settling of the foundations.

It is said that the experiment in Atlantic City has been so successful that it will completely revolutionize construction methods where excavation is done in a pure sand soil. The improvement on which the new idea has been carried out so successfully is a 400-room addition to the Ambassador Hotel, one of the units of the Ambassador Hotels System, which is also building a \$10,000,000 hotel in New York City and a \$4,000,000 hotel in Los Angeles, both of which are to be called the Ambassador.

The new process consists of making holes in the sand 1 and 1½ inches in diameter and about 18 feet deep. Well-points are then sunk in these holes, and the water is pumped out at a point far below the surface. On the Atlantic City job, where the experiment has been tried out, 800 well-points are in use. The tip of each point is covered with a screen of 60 meshes to the square inch, so that no sand is sucked up as a result of the pumping process. Thus, in making excavations for the caissons, the work is being done continually in dry sand. No boxing is necessary. The work can thus progress much more rapidly, and when the job is completed there will be no settling.

A similar process of operation has been used heretofore in digging tunnels, sewers and similar classes of excavations,

but the Ambassador job is the first one where the method ever has been introduced in building work of this nature. An indication of the value of the well-point is shown by the fact that one of the large Atlantic City hotels has recently spent \$100,000 in repairing damages due to the settlement of the foundations.

The Thompson-Starrett Company announces that in building the new \$8,000,000 Ritz-Carlton Hotel in Atlantic City, which will be erected on a site adjoining the Ambassador, the well-point process will be taken advantage of, and it is expected that the job will be shortened by sixty days. The new section of the Ambassador will be ready for occupancy by July 1, so that the management will be able to get the cream of the summer season's business for their enlarged room space, much of which would have been lost under the former methods of construction.

Why not stop burning up the existing buildings, if there are not enough to go around and more cannot be built under existing conditions? Thousands of homes are burned each month, most of them through carelessness. If housing is so important, if homes are so hard to find, why not be careful with those that we have. Apply fire prevention methods. Be careful about matches, smoking, lighting and heating apparatus and gasoline. Clear out the rubbish, inspect the flues, watch the shingle roofs. Conservation is the order of the day, and if the shortage of dwellings will cause householders to be careful about the fire hazards of their homes one criminal cause of that shortage will be greatly reduced.

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BUILDING SECTION

Labor Problems Before N. Y. State Association of Builders

Tendency of Trade Unions to Break Agreements Discussed at Length at Annual Convention in Syracuse This Week

(Special to the Record and Guide).

Syracuse, February 5.

APPROXIMATELY 100 delegates were present at the 24th Annual Convention of the New York State Association of Builders in the Onondaga Hotel, Wednesday and Thursday of this week. Although the attendance was lighter than anticipated when the first session was called to order, many additional delegates and members arrived during the day. Practically every section of New York State was represented in the gathering of builders, sub-contractors and other lines affiliated with the building industry of the State, and with very few exceptions all were most optimistic in regard to the outlook for an especially active and prosperous building season to come.

T. H. McHale, president of the Syracuse Builders' Exchange, which acted as convention host, with a few remarks, turned the meeting over to Frederick T. Young, of New York, president of the New York State Association, who then called the first session to order.

Owing to the unavoidable absence of Mayor Farmer on account of pressure of municipal affairs, the address of welcome was delivered by **Hon. Walter Nicholson**, commissioner of Public Works of Syracuse, who described effectively the rapid growth of his city as an industrial, business and social center, the vast amount of public and private building construction that was scheduled for the next year or so and the important part in the growth and development of the city that was the result of the efforts of the local building fraternity and finally, in a most gracious manner, extended the freedom of the city to the visiting delegates and members of the association.

Following this address Edward A. Keeler, secretary and treasurer of the association, called the roll and read the minutes of the last annual convention, which was held in Albany in February, 1919. President Young then delivered his annual report, in which he graphically traced the history of the past year, noting especially the great promise of the early months of 1919, when all conditions seemed so favorable for one of the most active and prosperous periods in the history of the State association. He followed, however, with the statement that unforeseen labor shortage, disputes about wages, scarcity of building commodities of many kinds and other deterrent factors had reversed conditions to a great extent, and that although the industry was still optimistic and the feeling quite general that the anticipated era of prosperity was only postponed, that the year had been an unusually difficult one for the building fraternity as a whole, and that really all should be extremely thankful that conditions were no worse than they have been. President Young heartily thanked the officers and members of various standing committees, who had so faithfully co-operated with him to make the past year one of success to the organization, and expressed his best wishes for the continued growth and prosperity of the New York State Association of Builders.

The yearly reports of the secretary and treasurer were then read and these showed the organization to be in a flourishing condition with a considerable increase in membership both individually and through local exchanges, and the report of the finances showed a healthy balance remaining to

undertake greatly enlarged efforts during the ensuing year. Annual reports of officers and standing committees followed after which C. G. Norman, of New York, reporting for Fred G. Webber, who was unable to attend the convention, gave an interesting account of the organization of the National Building Trades Employers Association, read sections of the proposed constitution and by-laws and outlined forcibly the benefits to be accrued through supporting an organization of this character. Mr. Norman cited the fact that whenever it became necessary to discuss wage rates, working conditions and other important matters with organized labor, their strong National officials were always on hand to see that their best interests were conserved. Up to the present time the builders had to handle their sides of these controversies through committees of their local organizations and he pointed out effectively that one of the most vital needs of the building industry of the United States today was to have a powerful national organization, with capable, broad-minded and efficient executives and organizers, who would be constantly on the lookout for ways and means to maintain the industry as one of the leading economic factors of the nation.

The reports of the delegates on wages and general working conditions developed some very interesting discussions. For the past year and at the present time, the question of wages, hours of labor, and other points which have frequently been causes for disputes and serious loss of time and money to the building interests are matters of vital importance to all employers of labor in the building field. Schedules were furnished by the secretary showing the wage scales for all trades affiliated with building in various parts of the States and also the demands now being made for increase of these rates. Considerable astonishment was expressed at the wide variance at rates being paid for the same class of work in neighboring localities, and one of the important phases of the discussion centered upon an effort to determine if possible a logical and sound reason for these differences.

Mr. Norman explained in detail the agreement reached last December between the Building Trades Employers Association representing approximately forty trades and the newly formed Building Trades Council, and he also told the delegates that the bricklayers were not included in this agreement and were at present on a strike in New York City. Mr. Norman pointed out that a very large part of the labor unrest in the Metropolitan district was due to independent builders not affiliated with the organization and the speculators who were willing to pay almost any advance in order to get their structures completed and then pass on the additional cost to the purchaser of the building. He cited one enlightening example of a speculative builder who started his work paying bricklayers at the established rate of \$8.50 per day. After the walls were up to the second story the bricklayers struck and demanded \$9 a day, which they obtained. Somewhat later they again walked out with the demand for \$10 a day, and the builder in order to carry on his work, had to pay it. Just before this building was up to the roof tier the bricklayers again demanded an increase, this time for \$12 a day, and it was necessary to pay this outrageous wage in order that the work might be finished and the owner save his equity in the

project. This was not a hypothetical case but one which was confirmed by the visiting officials of the International union.

In the discussion, it was brought out that continual breaking of contracts by labor unions in all parts of the state was one of the most important problems the convention had to deal with, and it was the concensus of opinion that unless the workmen can be made to realize the necessity of abiding by their agreements there is no reason for making them, and builders may then be forced into the open shop. Others who took active part in the discussion on the labor situation were President F. T. Young, C. A. Daniels of Newburgh, Lewis Harding of New York, S. J. Smith of Albany, J. O'Dell Whitenack of New York, G. C. Schierer of Buffalo, and J. D. Taylor.

The second session of the convention was called to order after the luncheon recess and consisted entirely of routine business. The nominating committee reported the names of the following to be balloted for later: E. K. Fenno, Syracuse, for president; C. W. Luther, Rochester, first vice-president; S. A. Smith, Albany, second vice-president; J. O'Dell Whitenack, New York City, third vice-president; Edward A. Keeler, Albany, secretary and Lewis Harding, New York City, chairman of the executive committee. Upon motion which was unanimously carried, the secretary was authorized to cost one ballot electing these officers for 1920 but their installation was deferred upon vote to the closing session of the convention Thursday afternoon.

Wednesday evening at 8 o'clock, the Syracuse Builders Exchange acted as host at the banquet given for the visiting delegates and members of the New York State Association of Builders. Hon. J. Henry Walters, leader in the State Senate, acted as toastmaster of the evening and in his opening remarks paid a high compliment to the builders represented for their untiring efforts throughout the war and during the difficult period of reconstruction and explained how necessary it was in these times for every red blooded American to stand firmly for the highest of American ideals, particularly at this time when Bolshevism, Socialism, I. W. W.ism and other "isms" were so rampant and which were having such an insidious influence on public thought and action.

The toastmaster then introduced Arthur W. Loasby of Syracuse, who recently resigned as president of the First

Trust and Deposit Company of that city in order to go to New York where his services were drafted by a prominent trust company of the Metropolis. Mr. Loasby chose as his topic, "Commodity Values and Cost Inflation," and gave some State upon the recent action of Governor Smith in reappointing Professor Pilcher to the important post of State Architect for a new term of five years and also to the State Senate for its prompt action in confirmation of this appointment. Upon a unanimous vote it was ordered that this resolution be spread upon the minutes of the 24th Convention of the New York State Association of Builders, and further, that copies of the same be forwarded to Governor Smith, the Senate and to Professor Pilcher. Thursday morning at 10 o'clock the convention reconvened for the third business session and also listened to the annual report of the counsel relative to various matters of legislation and other important problems that came up during the year. The report of the executive committee followed, after which the new officers elected at a preceding session were formally installed, each of whom made brief addresses.

The remainder of this session was devoted to various matters of new business, many of which were acted upon immediately and the balance were referred to the executive committee.

Harold J. Hichman, who was recently appointed Assistant State Architect, was a guest at the afternoon session and banquet as the personal representative of State Architect Lewis F. Pilcher. During the afternoon session the delegation from Albany offered a resolution expressing the appreciation and extreme satisfaction of the building trades of New York very interesting data supplementing his reasons for the present economic situation. Burr N. Johnson, T. H. McHale and George W. Driscoll also delivered addresses.

At 1 p. m. the association assembled for the annual luncheon which was also held at the Onondaga Hotel, and at 3.30 p. m. the 24th Annual Convention of the New York State Association of Builders was formally adjourned.

Delegates to the convention from the Building Trades Employers Association and the Mechanics and Traders Exchange of New York City were C. G. Norman, Lewis Harding, Nathaniel B. Webb, Frederick B. Tuttle, Frank E. Conover, William T. Ritch, Frederick T. Young, R. C. Whiting, J. O'Dell Whitenack and Harry G. French.

Work Soon to Start on Fifth Avenue Structure for Textile Interests

NOTABLE among the group of new structures planned for the Fifth avenue section is the sixteen story Textile Building, which will be erected on the block front on the east side of Fifth avenue, from 30th to 31st street, by George Backer. Most of the contracts have been awarded, and Mr. Backer stated yesterday that he hopes the building will be ready for occupancy by December 1, next. This operation will involve the outlay of more than \$5,000,000, not including the value of the land.

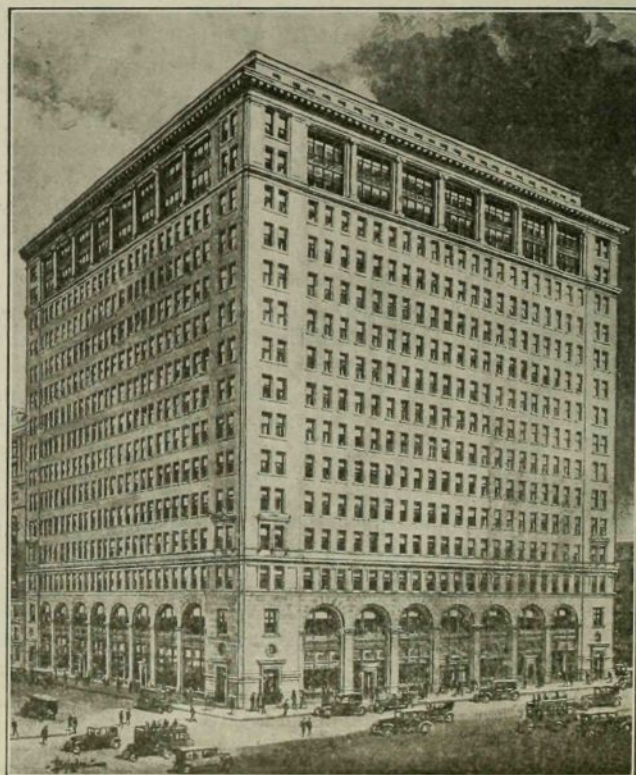
The plot has a frontage of 197.6 feet in Fifth avenue, 200 feet in Thirty-first street and about 164.4 feet in Thirtieth street. One of the features of the structure will be a large interior court, 33x75 feet in size, which will be placed in the middle of the building, facing east.

Sommerfeld & Steckler, the architects, have prepared designs which call for a facade having stone for the first three stories, after which face brick will be used, the terra cotta to the roof. A pent house has been provided. This will have a set back of twenty-five feet and will be surrounded by a walk that wide. Just what disposition will be made of the pent house is still undetermined. There has been some talk of turning it into a club.

Ten elevators will be installed, six of which will be for passengers, two combination passenger and freight and the remaining two for freight. The latter four elevators start from a loading platform, which will be located at the eastern end of the Thirtieth street side of the building. A four foot passageway to the street will separate the passengers from the merchandise.

The main entrance to the building will be in the avenue frontage, in the centre of the structure. The ground floor

space has been divided so that the entrances to the various units will be located at the corners.



Large Amount of Residential Construction In Prospect

Weekly Figures of F. W. Dodge Company Show Decided Increase in Planning for Apartments and Private Dwellings

ALTHOUGH the building figures for the week of January 24 to 30 inclusive show a falling off when compared with the unusually high totals for the week previous, a large amount of new building and engineering construction is assured by the announcements of the past week. According to the F. W. Dodge Company, architects and engineers in New York State and New Jersey, north of Trenton reported plans in progress for 263 new structural projects that will involve a total of \$21,963,000. During the same period and in the same territory contracts were awarded for 126 buildings and engineering operations that will cost approximately \$11,230,550.

Among the 263 projects for which plans were being prepared during the week of January 24 to 30 inclusive were 53 business and commercial buildings such as offices, lofts, stores, commercial garages, etc. \$4,540,000; 9 educational projects, \$1,995,000; 2 hospitals and institutions, \$68,000; 32 factory and industrial buildings, \$4,924,000; 1 structure for the U. S. Army, \$25,000; 7 public buildings, \$50,000; 29 public works and public utilities, \$1,347,000; 5 religious and memorial buildings, \$171,000; 115 residential operations, including apartments, flats

and tenements and one and two family dwellings, \$8,338,000, and 10 social and recreational buildings, \$505,000.

These figures indicate a steady improvement in the number and value of residential operations to be undertaken throughout the remainder of the current year and according to the work already underway plus that proposed it is evident that some relief will be afforded to seekers of living accommodations in the Metropolitan district.

The list of 126 operations, for which contracts were awarded during the week of January 24 to 30 inclusive is grouped as follows: 21 business and commercial operations, \$1,041,000; 2 educational projects, \$225,000; 3 hospitals and institutions, \$65,000; 16 factory and industrial buildings, \$1,192,000; 2 public buildings, \$105,000; 8 public works and public improvements, \$5,709,350.71; residential operations, including multi-family houses and one and two-family dwellings, \$2,825,500, and 3 social and recreational buildings, \$67,400.

Recently it has been quite apparent that a large increase in industrial and commercial construction will come with the revival of structural activity next spring but residential building will be the most important factor of all.

PERSONAL AND TRADE NOTES.

Cass Gilbert was recently elected president of the National Institute of Arts and Letters.

Patten-Brown Company, electrical engineers, announce the removal of their business to 353-355 Canal street, corner of Wooster street.

George Lawrence & Co., masons and general contractors, have moved from 9 Pleasant place to 1412 Herkimer street, Brooklyn.

Alfred C. Bossom announces that he has removed his architectural offices from 366 5th avenue to the top floor of 680 5th avenue.

Wm. S. Worrall, Jr., architect, announces that he has moved his office from the Queensborough Building to 132 4th street, corner of Jackson avenue, Long Island City, L. I.

Mrs. John Wallace Riddle, architect, has been retained by the Women's Roosevelt Memorial Association to prepare the plans for the restoration of Theodore Roosevelt's birthplace, 28 East 20th street.

James E. Casale, architect, announces the removal of his office from 569 Fifth avenue, to temporary offices at 128 East 28th street. After May 1, Mr. Casale will be permanently located at 73 East 52d street.

Walter E. Truesdale, industrial engineer, formerly associated with J. H. Wallace at 5 Beekman street, has opened offices in the same building for the independent practice of his profession.

Herbert Spielman, architect, formerly a member of the firm of Samuel Hannaford & Sons, Cincinnati, Ohio, announces that he has withdrawn from this organization and is now engaged in individual practice of his profession, with offices in the Mercantile Library Building, Cincinnati. Catalogues, samples and price lists of building materials and supplies are desired.

Murphy Varnish Company begins the new year with a new president, John J. Nicholson, and with a new vice-president and member of the Board of Directors, Charles J. Roh. Franklin Murphy, Jr., retires from the presidency and becomes the chairman of the Executive Committee. Governor Murphy remains chairman of the Board of Directors.

Courses in Building Construction.

The College of the City of New York announces a special course of study in building construction designed especially for those interested in building construction, architects, architects' assistants, owners, contractors and builders, real estate agents, inspectors and foremen. The lectures are given by experts in each particular branch of the work.

Buildings I—Materials. Manufacture, characteristics, tests and inspection of all building materials. Study of the best methods of handling and inspecting materials from the time of delivery to final placing in the structure. Lectures and laboratory work.

Sixteen weeks, four hours a week. Mondays and Wednesdays, 7:30 to 9:30 p. m. Course started February 2. Fee, \$15.

Buildings II—Elements of Construction. Survey and staking out of site. Test borings, bearing power of soils. Plans and plan reading. Foundations. Concrete, plain and reinforced in erection. Brick and masonry. Lumber construction, temporary and permanent. Roofs and roofing materials. Waterproofing and fireproofing. Interior finish. Heating, ventilation and illumination. Plumbing and drainage. Plans and specifications. New York City Building Code.

Sixteen weeks, three hours a week. Thursdays, 7:30 to 10:15 p. m. Course started February 2. Fee, \$15.

Building III—Advanced Topics. Topics covering problems arising in the erection of a building. Computation and design practice. Economics in design and erection. Stresses and strains. Properties of rolled shapes. Forces and moments (Graphic method). Resiliency of materials. Natural and artificial foundations, footings, grillages. Design of masonry and concrete walls, retaining walls, columns, bearing plates, beams and girders. Floors, stairways and elevators. Roofs and roof trusses.

Sixteen weeks, six hours a week. Tuesdays and Fridays, 7:30 to 10:15 p. m. Course started February 2. Fee, \$25.

A student may register for all three courses (though not pursuing them at the same time) for \$45.

Register at the Main Building of the College of the City of New York (140th street and Convent avenue) in the office, room 226, any day or evening except Saturday afternoons and evenings. All courses began February 2.

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.

American Institute of Architects will hold its quarterly meeting at the Robert Treat Hotel, Newark, N. J., March 5-6. Three business sessions will be held the first day, and the regular dinner the second day. The representatives of the National organization will be entertained by the local chapter. Secretary Hugh Roberts is now arranging the program. The housing crisis will be one of the subjects discussed.

Building Trades Employers' Association will hold its annual meeting and election of officers Tuesday afternoon, February 17. The nominating committee has prepared the following ticket to be voted on at that time: 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.

CURRENT BUILDING OPERATIONS

THE blizzard of this week effectually stopped practically all active building operations in the metropolitan district and it will undoubtedly be some days before the conditions will permit the resumption of work on many of the important jobs that are not yet under roof. Planning activity by architects and engineers in this territory indicates a tremendous volume of new construction to be brought out early this spring, and unless there is a continued shortage of labor and materials that will hinder the building program the forthcoming season will be one of the busiest on record.

At the annual convention of the New York State Association of Builders, held at Syracuse this week, practically all of the delegates had some complaint to make regarding the scarcity of materials in their localities and the outlook for a continuation of the high material prices and construction costs that have marked the past year and more. Throughout the State there is a vast amount of new building and engineering construction projected at the present time and from all accounts a fair percentage will proceed at the existing high level of construction costs, as the operations for the most part are of a type that are urgently required to supply the demands for business and housing accommodations.

In some sections the labor scarcity is acute, and just as soon as the weather conditions permit building to go ahead the condition is likely to be more apparent. In Albany, Schenectady, Syracuse, Rochester, Buffalo and Elmira builders are already hampered by the lack of labor, and more particularly in the common grades. In Newburgh the situation is not so pronounced, and reports from that city indicate a sufficient supply for all demands. The closing of the shipyards for the winter months has released a large number of carpenters for building work, and common labor, while not abundant, is sufficient for the moment.

Owing to the weather conditions the building markets in this territory have experienced a rather quiet week. Orders have generally been light, but, as there is a vast amount of new construction being planned, it will be but a short time before this branch of the business takes on renewed life. Prices for the most part have remained stationary. The only change of consequence was the announce-

ment this week by the National Fireproofing Co. of increases in the prices of hollow tile blocks. These changes are noted in the material price table on this page.

Common Brick.—The local wholesale market for Hudson River common brick has been practically inactive this week on account of the combined influence of the weather and the continued strike of the bricklayers. There is quite some new inquiry coming in that is indicative of busy times a few months hence, but things are expected to be dull for the next three or four weeks.

BUILDING COMMODITY PRICES

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

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

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

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

Hudson River, best grades \$25.00 to —
Hudson River, "off loads" .. to —
Raritan .. No quotation
Second-hand brick, per load
of 3,000 delivered .. \$45.00 to —

Face Brick—Delivered on job in New York:

Rough Red .. \$37.00 to —
Smooth Red .. 37.00 to —
Rough Buff .. 42.00 to —
Smooth Buff .. 42.00 to —
Rough Gray .. 45.00 to —
Smooth Gray .. 45.00 to —
Colonials .. 25.00 to —

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

Gravel—Delivered at job site in Manhattan and Bronx:

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

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

Grit—Delivered at job site in Manhattan and Bronx:

Manhattan deliveries .. \$3.50
Bronx deliveries .. 3.50

Summary.—Transactions in the North River common brick market for the week ending Friday, February 6, 1920. Condition of market: Demand very slow; prices unchanged. Quotations: Hudson Rivers, \$24 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, none; sales, none. At the present time there are seven barge loads of brick covered in this market pending sale.

Lumber.—Weather conditions have slowed down activity to some extent and the strike of the yard men and drivers has prevented deliveries where orders

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 .. \$103.20 per 1,000 sq. ft.
3x12x12 .. \$165.10 per 1,000 sq. ft.
4x12x12 .. \$185.70 per 1,000 sq. ft.
6x12x12 .. \$247.60 per 1,000 sq. ft.

Note—For deliveries north of 125th street, Manhattan, and in Brooklyn, Bronx and Queens, prices job site are slightly higher, according to location of work, which varies trucking charges.

Lath—

Eastern Spruce delivered at job site in Manhattan, Bronx Brooklyn & Queens, \$20.00 per 1,000

Lime—

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

Finishing Lime (Standard in 300-lb. barrel) .. \$4.00 per bbl.
Common Lime (Standard 300-lb. barrel) .. 3.80 per bbl.
Hydrate Finishing, in cloth bags .. 27.00 per ton
Rebate for bags 20c per bag.

Plaster—

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

Neat Wall Cement, in cloth bags .. \$23.50 per ton
Lath Mortar, in cloth bags .. 16.50 per ton
Brown Mortar, in cloth bags .. 16.50 per ton
Finishing Plaster, in cloth bags .. 25.00 per ton
Rebate for returned bags, 15c. per bag.
Finishing Plaster (250-lb. barrel) .. \$4.10 per bbl.
Finishing Plaster (320-lb. barrel) .. 5.20 per bbl.

Plaster Blocks—

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



CITY HALL

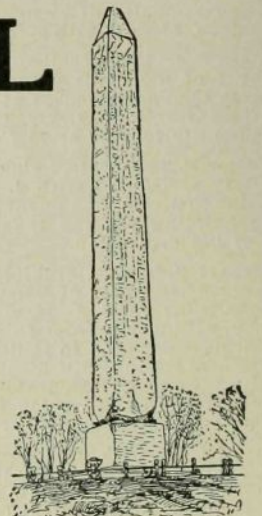
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MATERIALS AND SUPPLIES

have been taken. There would be a tremendous volume of business in prospect if proper assurance could be had that adequate supplies of lumber would be available for all demands, but at present both wholesalers and retailers are swamped with orders and their stocks are exceedingly low. The car shortage is blamed for the inability to restock and the outlook is for a continued scarcity for some time to come. As the price of lumber products largely hinges upon the available supply, there is no prospect of a decrease from the existing high levels of

lumber prices. As a matter of fact, the market is today indicating the same trend toward further price advances that has marked the past year or more, and no possibility of relief is in sight until some method of getting lumber to this market in sufficient volume to supply the demand is found.

Structural Steel.—Scarcity of steel in practically all forms is being felt more and more by consumers. The majority of the leading mills are sold up completely for months ahead, many as far as July, and orders for the third and fourth

quarter are also heavy. The representative of a large sheet steel mill in Buffalo stated this week that his firm was booked solid for about six months ahead and that all orders were now being taken without mention of price or date of delivery and with no guarantee against recession of prices. The fabricated situation is in practically the same shape and it is now feared that a number of large building projects in various parts of the country will be seriously delayed waiting for structural steel. During the past week or so local bookings for fabricated material have been light, but there are many large building operations now in the final stages of planning, and these will undoubtedly be sent out for estimates within a relatively short time.

Linseed Oil.—Demand for this material is extremely light and the market generally is very dull, with prices unchanged from the levels announced one week ago. It has recently been reported that the majority of the mills in the United States are expected to run on South American seed. This is interesting, especially in view of the report of the Canadian Bureau of Statistics to the effect that more than 5,000,000 bushels of flaxseed were harvested in 1919.

Nails.—This week there seemed to be a slight improvement in the nail situation, but the supply is far below the demand and manufacturers are not likely to catch up with their orders for many months to come. The stocks of the local jobbers are almost nil and consumers are forced to go from dealer to dealer in order to obtain even a small part of their requirements. The present scarcity of both cut and wire nails is by far the most conspicuous feature of the entire hardware situation and relief is remote, according to individuals who are best able to judge. The American Steel & Wire Co. continues to maintain its base price on wire nails at \$3.25 per keg, but this producer is not in a position to fill anything but a fractional part of the demand at the present time.

Window Glass.—The scarcity of this commodity is acute, and as the demand from building sources and manufacturers as well is sure to increase materially with the coming spring, some unusual market conditions are anticipated. Word coming from the producing centers indicates that manufacturers of both plate and window glass are tied up with orders for many months ahead, and under these circumstances further price advances are very probable.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:	
27x48x 1/4 in.....	0.37 each
32x36x 1/4 in.....	0.28 each
32x36x 3/8 in.....	0.29 each
12x36x 1/2 in.....	0.33 each

Sand—

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

White Sand—

Delivered in Manhattan..\$4.50 per cu. yd.

Broken Stone—

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

Building Stone—

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

Structural Steel—

Plain material at tidewater; cents per pound:	
Beams and channels up to 14 in.	2.72 to 2.82
Beams and channels over 14-in.....	2.72 to 2.82
Angles, 3x2 up to 6x8.....	2.72 to 2.82
Zees and tees.....	2.72 to 2.82
Steel bars	3.10 to

Lumber—

Wholesale prices, New York:	
Yellow pine, merchantable 1905, f. o. b., N. Y.:	

3x4 to 14x14, 10 to 20 ft....	\$47.00 to \$65.00
Hemlock, Pa., f. o. b., N. Y., base price, per M.....	— to —

Hemlock, W. Va., base price, per M.....	— to —
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(To mixed cargo price add freight, \$1.50.)
Spruce, Eastern, random cargoes, narrow (delivered)..\$55.00 to —

Wide cargoes	55.00 to
Add \$1.00 per M. for each inch in width over 12 inches. Add \$1.00 per M. for every two foot over 20 ft. in length. Add \$1.00 per M. for dressing.	

Cypress Lumber (by car, f. o. b., N. Y.):

First and seconds, 1-in. .	\$68.75 to
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Cypress shingles, 6x18, No. 1 Hearts

1 Hearts	17.00 to
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Cypress shingles, 6x18, No. 1 Prime

1 Prime	15.00 to
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Quartered oak

Quartered oak	210.00 to
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Plain oak

Plain oak	95.00 to 100.00
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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

flat	70.00 to
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N. C. pine, flooring, Norfolk

N. C. pine, flooring, Norfolk	65.00 to
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Window Glass—

Official discounts from manufacturers' lists:

Single strength, A quality, first three brackets

Single strength, A quality, first three brackets	79%
--	-----

B grade, single strength, first three brackets

B grade, single strength, first three brackets	79%
--	-----

Grades A and B, larger than the first three brackets, single thick.....

Grades A and B, larger than the first three brackets, single thick.....	78%
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Double strength, A quality.....

Double strength, A quality.....	80%
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Double strength, B quality.....

Double strength, B quality.....	81%
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Linseed Oil—

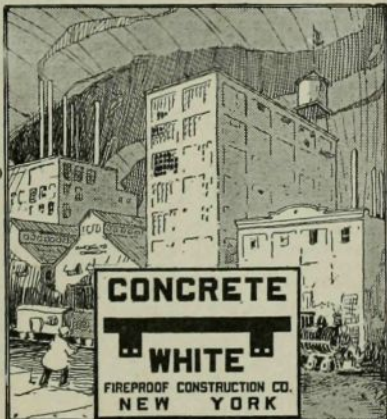
City brands, oiled, 5-bbl. lot.\$1.79 to \$1.81

Less than 5 bbls..... 1.81 to 1.84

Turpentine—

Spot in yard, N. Y., per gal..\$1.95 to \$1.99

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CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
LEXINGTON AV.—B. W. Berger & Son, 121 Bible House, have completed plans for alterations to two 5-sty brick and stone tenements, 40x81 ft, at 1063-65 Lexington av, for Harry C. Kayser, 258 Broadway, owner. Total cost, \$30,000.

DWELLINGS.

62D ST.—Litchfield & Rogers, 477 5th av, have prepared plans for alterations to the 4-sty brick and stone residence, 16x53 ft, at 159 East 62d st, for Electus D. Litchfield, 477 5th av, owner. Cost, \$25,000. General contract will be awarded without competition.

Bronx.

DWELLINGS.

LELAND AV.—B. Ebeling, 2400 Westchester av, has plans under way for five 2½-sty frame dwellings, 18x40 ft, with 1-sty garages, on the north side of Leland av, 108 ft south of Guelein st, for Henry Nurenberg, 2534 Poplar st, owner and builder. Total cost, \$40,000.

218TH ST.—Robert Glenn, 358 East 151st st, has prepared plans for a 2-sty hollow tile and stucco dwelling, 25x42 ft, in the north side of 218th st, 205 ft west of Barnes av, for Michael A. Verini, 295 East 149th st, owner and builder. Cost, \$6,000.

LIGHT ST.—Plans have been prepared privately for a 2-sty hollow tile and stucco dwelling, 22x30 ft, in the north side of Light st, 99 ft west of Harper av, for Otto Johnson, 2181 Prospect av, owner and builder. Cost, about \$6,000.

* FIELDSTON AV.—Dwight J. Baum, 246th st and Broadway, Riverdale, has plans under way for a 2½-sty brick and stone residence, 35x175 ft, on Fieldston av, for Mrs. E. A. Hoffman, owner, care of architect. Cost, \$150,000.

WEBB AV.—Summerfeld & Steckler, 31 Union sq, have completed plans for a 2-sty brick dwelling, 40x28 ft, at the northeast corner of Webb av and 195th st, for Ross E. Smith, 220 Tremont av, owner. Cost, \$8,000.

FIELDSTON ROAD.—Bates & How, 35 West 39th st, have plans in progress for a 2½-sty residence in Fieldston road for Frank S. Rollins, 14 Wall st, owner. Cost \$25,000. Architects will take estimates on general contract.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.
MERMAID AV.—E. M. Savignano, 6005 14th av, has prepared plans for a 3-sty brick tenement, 40x73 ft, at the southwest corner of Mermaid av and West 15th st, for Marie C. Farella, 2902 West 15th st, owner and builder. Cost, about \$45,000.

CHURCHES.

FIRST ST.—Robert J. Relley, 477 Fifth av, Manhattan, has completed plans for a 3-sty brick and stone addition to church in the north side of First st, 142 ft east of Berry st, for the Church of Our Lady of Consolation, 127 North First st, owner. Cost, \$60,000. Architect will soon take bids on general contract.

DWELLINGS.

W. 15TH ST.—Dominick Salvati, 369 Fulton st, has started sketches for five 2-sty frame dwellings, 19x48 ft, in West 15th st and Av T, for owner and builder to be announced later. Total cost, \$30,000.

LINDEN ST.—Wm. C. Winters, 105 Van Sicken av, has plans in progress for fourteen 2-sty brick dwellings in the north side of Linden st, 300 ft east of Prospect av, for the S. & H. Investors Co., 2429 Myrtle av, owner and builder. Cost, \$8,000 each.

FORT HAMILTON AV.—Dominick Salvati, 369 Fulton st, will prepare plans for nine 2-sty frame dwellings, 20x60 ft, at the northwest corner of Fort Hamilton av, 51st to 52d st, for the Linden Heights Building Corp., owner and builder, on premises. Total cost, \$90,000.

PRESIDENT ST.—J. Sarsfield Kennedy, 157 Remsen st, has plans in progress for two 3-sty brick and stone residences, 30x80 ft and 50x80 ft in President st, for Samuel Rottenburg, owner, care of architect. Architect will take estimates on general contract about February 15.

AV. K.—Hugo Taussig, 507 Fifth av, Manhattan, has prepared plans for a 3-sty brick residence, 57x45 ft, at the northeast corner of Av. K and East 21st st, for Joseph H. Herbst, 20 West 37th st, Manhattan, owner and builder. Cost \$35,000.

Queens.

DWELLINGS.

BEECHURST, L. I.—George Grotz, 188 Montague st, Brooklyn, has completed plans for a 2½-sty frame dwelling, 18x34 ft, in 32d st, between 15th and 16th avs, for P. Grotz, 17th st and 8th av, Whitestone, L. I., owner and builder. Cost, \$7,000.

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WOODHAVEN, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, L. I., has prepared plans for four 2½-sty frame dwellings, 16x40 ft, at Atlantic and Woodhaven avs, for the Woodhaven Estates Co., F. W. Scutt, 336 Fulton st, Jamaica, owner and builder. Total cost, \$30,000.

WOODHAVEN, L. I.—George E. Crane, 8711 114th st, Richmond Hill, L. I., has completed plans for a 2-sty brick dwelling, 19x47 ft, with store, at the southwest corner of Thrall av and Fulton st, for the Gascoyne Realty Co., 1264 Jamaica av, Woodhaven, L. I., owner and builder. Cost, \$10,000.

ELMHURST, L. I.—C. L. Varrone, 166 Corona av, Corona, has finished plans for two 2-sty frame dwellings, 20x30 ft, on the south side of Maurice av, 173 ft west of Van Loon pl, for Albert Schraeder, 9 East Jackson av, Corona, owner and builder. Cost, \$8,000.

GLENDALE, L. I.—Morris Perlstein, 149 Fulton av, Middle Village, L. I., has completed plans for a 2-sty brick dwelling, 20x55 ft, on the east side of Ridgewood av, 303 ft south of Railroad av, for George Kempf, 26 Olmstead pl, Glendale, owner and builder. Cost, \$8,000.

EDGEMERE, L. I.—Philip Caplan, 16 Court st, Brooklyn, has prepared plans for two 2-sty frame dwellings, 18x41 ft, in the east side of Beach 41st st, 100 ft south of the Boulevard, for M. Shapiro, Beach 55th st, Rockaway Beach, owner and builder. Cost, \$10,000.

ELMHURST, L. I.—Wm. S. Worrall, 132 4th st, Long Island City, has completed plans for thirteen 2-sty frame dwellings, 25x45 ft, at the northeast corner of Britton av and Forley st, for Louis Peggant, 45 54th st, Corona, L. I., owner and builder. Total cost, \$117,000.

KEW GARDENS, L. I.—Renwick, Aspinwall & Tucker, 8 West 40th st, Manhattan, have prepared plans for three 2½-sty frame dwellings, 29x33 ft, in the west side of Beverly rd, 122 ft south of Park la, for the Kew Gardens Construction Co., 56 Wall st, Manhattan, owner and builder. Cost, \$8,000 each.

EDGEMERE, L. I.—Plans have been prepared privately for four 1-sty frame dwellings, 18x32 ft, in the east side of Beach 44th st, 360 ft west of Hough pl, for Louis A. Michaels, Beach 44th st, Edgemere, L. I., owner and builder. Total cost, \$9,000.

ARVERNE, L. I.—J. P. Powers, Arverne, L. I., has completed plans for two 2-sty frame dwellings, 16x32 ft, on the east side of Summerfield av, 250 ft north of the L. I. R. R. tracks, for Thomas Lynch, 19 South Park av, Arverne, L. I., owner and builder. Cost \$5,000 each.

WOODHAVEN, L. I.—George E. Crane, 6115 Stoothoff av, Richmond Hill, has completed plans for five 2-sty frame dwellings, 16x38 ft, at the northwest corner of Atlantic and Oceanview avs, for the Gascoyne Realty Co., 1264 Jamaica av, Woodhaven, owner and builder. Total cost, \$22,500.

ARVERNE, L. I.—J. P. Powers, 220 Larkin st, Arverne, has prepared plans for three 1-sty frame dwellings, 18x32 ft, on the east side of Remington av, 1036 ft south of the Boulevard for the Bruns Realty Co., 10 East 14th st, Manhattan, owner and builder. Cost, \$65,000.

SPRINGFIELD, L. I.—R. Johnson, Lenox av, Springfield, has finished plans for a 2½-sty frame dwelling, 19x27 ft, on the east side of Lenox av, 740 ft north of Merrick road, for Jane McMorris, 100 Shelton av, Jamaica, owner and builder. Cost \$4,500.

CORONA, L. I.—C. L. Varrone, 166 Corona av, has completed plans for a 2-sty frame dwelling, 20x45 ft, in the south side of Ferguson st, 325 ft east of 51st st, for N. F. Osblum, Ferguson st, Corona, owner and builder. Cost \$6,500.

ELMHURST, L. I.—Wm. E. Helm, 238 13th st, College Point, L. I., has completed plans for a 2½-sty frame dwelling, 24x41 ft, at the southeast corner of Columbia Boulevard and Bay 4th st, for Harry Ginsburg, 70 East Jackson av, Corona, L. I., owner and builder. Cost, \$12,000.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, Flushing, has completed plans for a 2½-sty frame dwelling, 20x40 ft, with store in the west side of 22d st, 93 ft north of Sanford av, for Estelle Cavanaugh, 590 Sanford av, owner and builder. Cost, \$7,000.

WOODHAVEN, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, has completed plans for four 2-sty frame dwellings, 18x52 ft, on the west side of Oceanview av, 80 ft north of Atlantic av, for the Gascoyne Realty Co., 1264 Jamaica av, Woodhaven, L. I., owner and builder. Total cost, \$28,000.

WOODHAVEN, L. I.—George E. Crane, 615 Stoothoff av, Richmond Hill, has prepared plans for thirteen 2-sty frame dwellings, 18x38 ft, on the east and west sides of Oceanview av, 167 and 100 ft north of Atlantic av, for the Gascoyne Realty Co., 1264 Jamaica av, Woodhaven, L. I., owner and builder. Total cost, \$66,000.

KEW GARDENS, L. I.—The Kew Gardens Construction Co., 56 Wall st, Manhattan, has completed plans for a 2½-sty frame dwelling, 39x28 ft, in the south side of Pembroke pl, 71 ft west of Kew Gardens road, for Wilhelmina A. Weisbauer, 8925 98th st, Woodhaven, owner. Cost, \$10,000.

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KEW GARDENS, L. I.—Renwick, Aspinwall & Tucker, 8 West 40th st, Manhattan, has prepared plans for a 2½-sty frame dwelling, 51x24 ft, at the southwest corner of Park lane and Beverly road, for the Kew Gardens Construction Co., 56 Wall st, Manhattan, owner and builder. Cost, \$9,500.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—H. S. Karp, 87 Sunwick st, Long Island City, has completed plans for a 4-sty brick factory building, 170x55 ft, at the northeast corner of Wilbur av and Van Alst av, for the Long Island Loft Corporation, 87 Sunwick st, owner and builder. Cost, \$90,000.

STABLES AND GARAGES.

MIDDLE VILLAGE, L. I.—Henry Bruckner, 2547 Myrtle av, Ridgewood, has completed plans for a 1-sty brick garage, 70x100 ft, on the north side of Metropolitan av, 633 ft west of LaForge st, for Isidore Grotzeit, 9 Wayne st, Middle Village, L. I., owner and builder. Cost, \$20,000.

Westchester.

DWELLINGS.

PHILLIPS MANOR, N. Y.—Robert B. Swartburg, 103 Park av, Manhattan, has plans in progress for a 2½-sty hollow tile and stucco residence, 44x54 ft, including a 1-sty hollow tile garage, at Phillips Manor, N. Y., for W. L. Perkins, owner, care of architect. Details will be available later.

FACTORIES AND WAREHOUSES.

MT. VERNON, N. Y.—A. G. C. Fletcher, 103 Park av, Manhattan, has plans in progress for a 2-sty brick warehouse, 50x60 ft, on 13th av, for Dawson Brothers, owners. Architect will soon call for estimates on general contract from a selected list of bidders.

Nassau.

DWELLINGS.

ROSLYN, L. I.—J. Sarsfield Kennedy, 157 Remsen st, Brooklyn, has plans underway for alterations and general remodeling to the 2½-sty residence at Roslyn for George V. Brower, owner. Architect will take estimates.

New Jersey.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Rudolph Kruger, 335 Camden st, Newark, has completed plans for three 3-sty frame flats, 22x53 ft, at 336 to 342 Peshine av, for the Peshine Construction Co., 16 Barclay st, Newark, owner and builder. Cost, \$11,000.

NEWARK, N. J.—Rudolph Kruger, 335 Camden st, Newark, has prepared plans for a 2-sty frame flat, 82x25 ft, with stores, at 346 Peshine av, for the Peshine Construction Co., 1666 Barclay st, Newark, owner and builder. Cost, \$15,000.

DWELLINGS.

RIDGEWOOD, N. J.—Lewis & Rogers, Wilsey Building, Ridgewood, have prepared plans for three 2½-sty frame dwellings, 20x30 ft, at Ridgewood, for Frank M. Stevens, 262 West Ridgewood av, owner and builder. Cost, \$10,000 each.

SUMMIT, N. J.—I. B. Ellis, 1328 Broadway, Manhattan, has plans in progress for a 2½-sty frame residence, 32x49 ft, at Summit, N. J., for Mrs. W. L. Waring, owner, care of architect. Cost, \$25,000. Architect will take estimates on general contract.

NEWARK, N. J.—Plans have been prepared privately for twenty 2½-sty frame dwellings in Runyon st, Belmont and Hillside avs, for the Runyon Construction Co., 354 South st, Newark, owner and builder.

DWELLINGS.

ELIZABETH, N. J.—King & Campbell, 103 Park av, Manhattan, are preparing plans for a 2½-sty frame residence, 26x34 ft, at Elizabeth, N. J., for Major N. H. Eggleston, owner, care of architects. Cost, \$16,000.

SOUTH ORANGE, N. J.—King & Campbell, 103 Park av, Manhattan, have started sketches for a 2½-sty brick and frame residence at South Orange, N. J., for W. F. Baird, owner, care of architects. Cost, \$20,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Plans have been prepared privately for a brick and concrete factory building in Runyon st, Hillside and Belmont avs, for the Independent Lamp and Wire Co., 1733 Broadway, Manhattan, owner. Owner will take bids on general contract about February 26.

JERSEY CITY, N. J.—Francisco & Jacobus, 511 Fifth av, Manhattan, have plans under way for a 4-sty reinforced concrete factory building in 15th and 16th, Cole and Monmouth sts, Jersey City, for the Continental Can Co., 5166 West 43d st, Manhattan, owner. Cost, \$750,000.

DOVER, N. J.—J. J. Vreeland, 16 Warren st, Dover, has plans in progress for a 2-sty reinforced concrete storage warehouse, 60x125 ft, in Warren st, for John F. Shupe & Co., 16 North Morris st, Dover, owners. Cost, \$30,000. Architect will take estimates on general contract.

SOUTH RIVER, N. J.—Goss, Bryce & Johnson, 55 Liberty st, Manhattan, have plans in progress for a 1-sty brick power house, 55x95 ft, at South River, for the Borough of South River, Board of Public Works, owner. Cost, \$125,000.

NEWARK, N. J.—Frank Grad, 245 Springfield av, Newark, has plans under way for a 4-sty brick factory, 67x90 ft, in the north side of Runyon st, near Elizabeth av, for the G. J.

Lowres Co., 344 Mulberry st, Newark, owner. Cost, \$60,000. Architect will soon call for estimates.

HALLS AND CLUBS.

BLOOMFIELD, N. J.—The Community Club House Committee, Charles A. Hungerford, chairman, Bloomfield, has purchased property in Broad st, and contemplates the construction of a brick and stone club house to cost approximately \$300,000. Name of architect and details of construction will be available later.

HOTELS.

LAKEWOOD, N. J.—Emery Roth, 119 West 40th st, Manhattan, has plans in process for alterations and addition to the 3-sty terra cotta block and stucco hotel at Forest av and 6th st, Lakewood, for P. Reisberger, Lakewood, owner. Cost, about \$50,000. Architect will take bids about February 20.

CONTRACTS AWARDED.

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

DWELLINGS.

MANHATTAN.—J. G. Deisler Co., Inc., 105 West 40th st, has the general contract for extensive alterations to the 4-sty brick and stone residence, 25x60 ft, at 22 East 64th st, for Mrs. Florence A. Alker, 21 East 66th st, owner, from plans by Harry Allen Jacobs, 320 Fifth av, architect. Cost, \$35,000.

BROOKLYN.—Carucci & Wolpert, 186 Remsen st, have the general contract for a 2½-sty brick residence, 61x28 ft, with garage on the south side of Amherst av, south of Oriental Boulevard, Manhattan Beach, for Aaron Friedman, 15-17 West 26th st, Manhattan, owner, from plans by Bloch & Hesse, 18 East 41st st, Manhattan, architects.

GREAT NECK, L. I.—Frederick Williams, Great Neck, L. I., has the general contract for alterations to the 2½-sty residence at Great Neck road and Wooley lane for J. Charles Andrews, 242 Madison av, Manhattan, owner, from plans by John Muller, 15 West 38th st, Manhattan, architect. Cost, \$18,000.

WOODMERE, L. I.—A. H. Wicks & Son, Cedarhurst, L. I., have the general contract for a 2½-sty frame and stucco residence, 46x50 ft, at Woodmere, for Gorson Heyman, Lafayette pl, Woodmere, owner, from plans by A. T. Ketcham, Cedarhurst av, Cedarhurst, architect. Cost, \$20,000.

WESTBURY, L. I.—H. H. Vought Construction Co., 70 East 45th st, Manhattan, have the general contract for alterations to the 2½-sty residence at Westbury, L. I., for Henry T. Fleitmann, 356 Fourth av, Manhattan, owner, from plans by T. Markor Robertson, 331 Madison av, Manhattan, architect.

RYE, N. Y.—H. H. Vought Construction Co., 70 East 45th st, Manhattan, have the general contract for a 2½-sty frame cottage and garage at Rye, N. Y., for Edgar R. Bloxham, 70 East 45th st, Manhattan, owner, from plans prepared privately. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—American Concrete Steel Co., 31 Clinton st, Newark, has the general contract for a 8-sty reinforced concrete factory building, 172x164x60 ft, at Warren and Hackett sts, for C. E. Curtis, owner, from privately prepared plans. Cost, \$400,000.

SAG HARBOR, L. I.—Barney-Ahlers Construction Co., 110 West 40th st, Manhattan, has the general contract for a 4-sty brick factory building, 23x76 ft, at Sag Harbor, L. I., for Joseph Fahys Co., owner, on premises, from privately prepared plans. Cost, \$40,000.

BROOKLYN.—Daniel Ryan, 201 18th st, has the general contract for a 1-sty brick shop, 80x126 ft, in the east side of Henry st, 170 ft south of Bryant st, for the Todd Shipyards Corporation, Van Brunt and Beard sts, owners.

BALTIMORE, MD.—W. L. & G. H. O'Shea, 29 Broadway, Manhattan, have the general contract for a 3-sty brick factory building, 75x200 ft, in Frederick st, Baltimore, Md., for the A. H. Kuhleman Co., Baltimore, owner, from privately prepared plans. Cost, approximately \$100,000.

MUNICIPAL.

BROOKLYN.—George F. Driscoll, 548 Union st, has the general contract for a 3-sty brick and stone court house for children, 76x52 ft, at 109-115 Schermerhorn st, for the City of New York, Borough of Brooklyn, owner. Plans were prepared by W. C. Bannister, 67 Wall st, Manhattan, architect. Cost, \$90,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Caldwell-Wingate Co., 381 Fourth av, has the general contract for alterations and additions to the 3-sty brick store and office building, 60x125 ft, at 17-25 John st, for owner, care of Frederick Putnam Platt, 1123 Broadway, architect.

MANHATTAN.—Barney-Ahlers Construction Co., 110 West 40th st, has the general contract for a 6-sty brick and stone store, showroom and office building, 41x98 ft, at 41-43 East 28th st, for L. W. Schwartz Co., Inc., 110 West 40th st, owner, from privately prepared plans. Cost, \$80,000.

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LEXINGTON AV, 1322-4, 6-sty bk hospital, 40x73, cement rf; \$150,000; (o) Beth David Hospital, 1326 Lexington av; (a) Louis A. Sheinart, 194 Bowery (31).

FACTORIES AND WAREHOUSES.
36TH ST, 229-39 W, 12-sty bk store & factory, 115x98, slag rf; \$750,000; (o) 334-36 Broome St. Realty Co., 6-10 E 32d; (a) Schwartz & Gross, 347 5th av (33).

STABLES AND GARAGES.
5TH AV, Madison av, 36th & 37th st, 1-sty bk pub garage, 385x199, plastic slate rf; \$150,000; (o) Theo. Klein Const. Co., 652 W 185th; (a) Chas. B. Meyers, Union sq W (32).

STORES, OFFICES & LOFTS.
22D ST, 121-5 E, 23d st, 122-6 E, 3-sty bk post office, 75x197, slag rf; \$40,000; (o) Patros Realty Co., 816 5 av; (a) John T. Dunn, 510 1 av (35).

43D ST, 9-17 E, Madison av, 338-44, 21-sty bk office bldg, 200x179x145, slag rf; \$4,000,000; (o) Madison Av Offices, Inc., 7 E 42d; (a) A. D. Pickering & Starrett & Van Vleck, 8 W 40th (34).

44TH ST, 331 to 337 W, 8-sty bk print bldg, 100x100, slag rf; \$400,000; (o) The 48th St. Co., 241 W 43d; (a) Gronenberg & Leuchtag, 303 5th av (36).

45TH ST, 35-9 W, 12-sty mercantile bldg, 50x100, slag rf; \$425,000; (o) Emerson Bldg Co., 103 Park av; (a) Moore & Landsiedel, 148th & 3d av (37).

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
163D ST E, n e c Teller av, 5-sty bk tnt, 157x83, plastic slate rf; \$200,000; (o) Niewenhou Bros., Inc., Seibrand H. Niewenhou, 369 E 163d, Pres; (a) Erb & Henkel, 369 E 163d (45).

172D ST, s e c Grand Concourse, 6-sty br tnt, 120.5x90.6, slag rf; \$250,000; (o) Absar Realty Co., Abraham Weisman, pres., 2133 Daly av. (a) Chas Kreymborg, 309 Kingsbridge road (52).

DWELLINGS.

BARKLEY AV, s w c Dean av, 2-1-sty fr bungalows, 18x15, asphalt paper rf; \$1,000; (o) Paul J. Schmitz, 1999 Bryant av; (a) Anton Pirner, 2069 Westchester av (46).

GRAND AV, e s, 104.21 s 190th st, five 2-sty br dwgs & garages, 20x60, plastic slate rf; \$90,000; (o) Samar Realty Co., Lillian R. Miller, 309 Bway, pres.; (a) Springstein & Goldhammer, 32 Union sq (47).

GROSVENOR AV, w s, 342 n Delafield av, 1½-sty fr dwg, 36x26, shingle rf; \$9,655; (o) Richard F. Bach, 415 W. 118 st; (a) E. & V. C. Salomonsky, 368 Lexington av (51).

HOLLAND AV, e s, 168.88 n Astor av, 2-sty fr dwg, 19x32, asphalt shingle rf; \$3,000; (o) Andrew J. Swanson, 1116 Swinton st; (a) John Brandt, 271 W 125th (48).

COLLEGES AND SCHOOLS.

180TH ST, n s, 300 w Andrews av, 2-sty bk school, 120.8x56.4, slag rf; \$250,000; (o) N. Y. University, E. E. Brown, on prem, chancellor; (a) Crow, Lewis & Wickerhoefler, 200 5 av (53).

FACTORIES AND WAREHOUSES.

BROOK AV, e s, 328.4 s 167th, 6-sty bk factory, 49.4x118.5, concrete rf; \$75,000; (o) Standard Litho Co., J. Schwarzler, 1100 Brook av, Pres.; (a) S. J. Kessler, 529 Courtlandt av (54).

3D AV, e s, 92.4 s 170th, 3-sty bk factory, 88x90, tar & gravel rf; \$65,000; (o) Heintz & Seigel, 3582 3 av; (a) Adolph G. Koenig, 405 Lexington av (50).

STABLES AND GARAGES.

BUCHANAN PL, n s, 50.9 w Grand av, 1-sty t. c. garage, 31x20, plastic slate rf; \$500; (o) Samuel Brender, 2251 Grand av; (a) Wm. Shary, 369 E 207th (44).

WHITLOCK AV, n w c 156th st, 1-sty br garage, 185x100, slag rf; \$30,000; (o) Le Bash Garage Co., Jacob Bashim, 30 E 42d st, pres.; (a) S. N. Karasteyanoff & Sommerfeld & , Inthat Union sq (49).

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.
20TH ST, w s, 20 s 67th, 3-sty fr tnt, 35.2x53, gravel rf, 3 families; \$15,000; (o) J. Clinbok, 1761 61st; (a) W. J. Conway, 400 Union (1047).

NEPTUNE AV, n s, 20 w 23d, 3-sty bk tnt, 20x62, gravel rf, 3 families; \$2,000; (o) C. Martino, Sea Gate; (a) M. Perlstein, Middle Village (946).

DWELLINGS.

AMHERST ST, w s, 380 s Oriental blvd, 2½-sty fr dwg, 49x27, shingle rf, 1 family; \$25,000; (o) A. Freedman, 15 W 26th, Manhattan; (a) Bloch & Hesse, 18 E 41st, Manhattan (1067).

CROWN ST, s s, 380 e Brooklyn av, 2-2-sty bk dwgs, 20x40, slag rf, 1 family; \$24,000; (o) J. F. Rowe, 728 Eastern pkway; (a) E. M. Adelsohn, 1778 Pitkin av (1170).

RYDER AV, w s, 100 n Av Q, 2-sty fr dwg, 20.6x54.6, shingle rf, 2 families; \$11,000; (o) G. McKay, 248 E 14th, Manhattan; (a) Burke & Olsen, 32 Court (1092).

6TH ST, n s, 100 w 6th av, 8 3-sty fr dwgs, 19.3x60, slag rf, 2-fam; \$52,000; (o) Senator Holding Co, 501 68th; (a) F R Threame, 619 81st (1196).

E 10TH ST, e s, 100 s Av J, 2½-sty fr dwg, 19x44, shingle rf, 1 family; \$8,000; (o) M. Klinghofer, 814 E 5th, Manhattan; (a) R. T. Schaefer, 1526 Flatbush av (961).

E 10TH ST, e s, 130 s Av J, 2½-sty fr dwg, 19x44, shingle rf, 1 family; \$8,000; (o & a) as above (962).

E 13TH ST, e s, 100 n Av I, 2-2-sty bk dwgs, 20x57, slag rf, 2 families; \$34,000; (o) Millstein Bldg. Corp., 733 Sackman; (a) M. L. Reiser, 1613 Pitkin av (1107).

16TH ST, s s, 243 e 11 av, 4-3-sty bk dwgs, 20x57, slag rf, 2 families; \$32,000; (o) Wm. Calder, 1648 11th; (a) Carlson & Wiseman, 226 Henry (1138).

W 16TH ST, w s, 220 s Av Y, 3-sty bk dwg, 20x62, gravel rf, 2 families; \$12,000; (o) C. Revolo, 2326 W 16th; (a) F. V. Laspia, 525 Grand (1149).

E 23D ST, w s, 330 s Av K, 2½-sty fr dwg, 18x40, shingle rf, 1-fam; \$8,500; (o) D. & M. Realty Co., 230 Grant; (a) R T Schaefer, 1526 Flatbush av (1002).

BAY 31ST ST, n s, 100 e Benson av, 2-2-sty fr dwgs, 20x44, shingle rf, 1 family; \$17,000; (o) L. Simon, 35 Bay 32d; (a) A. Farber, 1746 Pitkin av (1035).

BELMONT AV, s s, 60 w Grant av, 1-sty bk dwg, 20x35, rubberoid rf, 1 family; \$3,000; (o) J. Molasso, 388 Sheridan av; (a) C. H. Pfaff, 673 Eldert la (1105).

BAY 49TH ST, w s, 2-sty fr dwg, 17x40, gravel rf, 2 families; \$6,000; (o) Guercia, 86 Bay 49th; (a) F. V. Laspia, 525 Grand (952).

61ST ST, n s, 540 w 15 av, 2-sty bk dwg, 20x55, gravel rf, 2 families; \$10,000; (a) L. Bellero, 6005 14 av; (a) F. Savignano, 6005 14 av (1153).

66TH ST, n s, 100 e 5 av, 10-2-sty bk dwgs, 20x56, gravel rf, 2 families; \$110,000; (o) I. Stulman, 828 Lafayette av; (a) P. Caplan, 16 Court (1101).

AV M, n s, 40 w E 26th, 2½-sty fr dwg, 22x49, shingle rf, 1 family; \$8,000; (o) E. Catanzaro, 2521 Av M; (A) J. Catanzaro, 2521 Av M (1021).

SUMNER AV, n w c Kosciusko st, 1-sty bk garage, 42x20, slag rf; \$1,600; (o) A. Brodsky, 184 Sumner av; (A) Bly & Hamman, 838 St. Johns pl (1032).

WEST END AV, e s, 280 s Oriental blvd, 2½-sty fr dwg, 49x27, shingle rf, 1 family; \$25,000; (o) H. Glozer, 15 W 26th, Manhattan; (a) Bloch & Hesse, 18 E 41st, Manhattan (1132).

5TH AV, n e c 66th, 2-sty bk dwg, 20x56, gravel rf, 2 families; \$10,000; (o) I. Stulman, 828 Lafayette av; (a) P. Caplan, 16 Court (1099).

5TH AV, e s, 28 n 66th, 5-2-sty bk dwgs, 20x56, gravel rf, 2 families; \$50,000; (o & a) as above (1100).

FACTORIES AND WAREHOUSES.

EMERSON PL, w s, 90 s Park av, 6-sty bk factory, 75x100, gravel rf; \$150,000; (o) Rigney & Co., 348 Park av; (a) Helmle & Corbett, 190 Montague (1004).

GRAND AV, s e c Dean st, 6-sty bk factory, 100x100, slag rf; \$175,000; (o) Sumner Devlpt Co, 245 Penimore; (a) B W Dorfman, 26 Court (1200).

GREENPOINT AV, s w c West, 2-sty bk warehouse, 444.3x153.7, gravel rf; \$150,000; (o) American Mfg. Co., Noble & West; (a) W. Higginson, 18 E 41st, Manhattan (965).

2D AV, n w c 51st, 3-sty bk factory, 200x300, slag rf; \$900,000; (o) Bemis Bros. Bag Co., St. Louis, Mo.; (a) Lockwood, Green & Co., 101 Park av, Manhattan (1084).

STABLES AND GARAGES.

BRISTOL ST, e s, 180 n Sutter av, 1-sty bk garage, 25x30, gravel rf; \$25,000; (o) C. Quinlan, 157 Bristol; (a) Cohn Bros., 361 Stone av (1008).

CARROLL ST, n s, 175 w Franklin av, 1-sty bk garage, 60x157.11, slag rf; \$20,000; (o) Lowenstein & Loeb, 833 St. Johns pl; (a) Bly & Hamman, 833 St. Johns pl (1125).

CROWN ST, s s, 380 e Brooklyn av, 2-1-sty bk garages, 17x18, slag rf; \$2,000; (o) J. F. Rowe, 728 Eastern pkway; (a) E. M. Adelsohn, 1778 Pitkin av (1169).



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WORKS, MANHATTAN, N. Y.

FULTON ST, s s, 25 e Vermont av, 1-sty bk
garage, 58.6x100, slag rf; \$15,000; (o) A. Mar-
noft, 310 S 4th; (a) Kunzi & Wallant, 394
Graham av (943).

GRANT PL, w s, 391.1 n Etna, 1-sty bk
garage, 29x20, shingle rf; \$1,200; (o) J. Bau-
mann, 159 Linwood; (a) S. Millman & Son,
1780 Pitkin av (1171).

LINWOOD ST, e s, 202.9 s Atlantic av, 1-sty
bk garage, 50x20, gravel rf; \$2,000; (o) F.
Carrilla, 329 Linwood; (a) E. H. Tatje, 155
Weldon (1089).

PROSPECT ST, n s, 77.7 w Adams st, 1-sty
bk garage, 27.5x99, gravel rf; \$6,000; (o) M.
Russo, 26 Middagh; (a) P. Gherardi, 239
Naiary (999).

E 13TH ST, e s, 100 n Av I, 1-sty concrete
garage, 17x20, shingle rf; \$500; (o) Millstein
Bldg. Corp., 733 Sackman; (a) M. L. Reiser,
1613 Pitkin av (1108).

ATLANTIC AV, s s, 40 e Rochester av, 1-sty
bk stable, 60x28, slag rf; \$6,000; (o) Supreme
Ice Cream Co., 817 Flushing av; (a) Koch &
Wagner, 32 Court (1041).

ATLANTIC AV, n s, 241.2 e Schenectady av,
1-sty bk garage, 106x99.1, tin rf; \$18,000; (o)
Eiland Const Co, 2002 Douglas; (a) S Millman
& Son, 26 Court (1207).

DE KALB AV, s s, 230.4 w Central av, 1-sty
bk garage, 125x100, gravel rf; \$32,000; (o) M.
Caplan, 296 Marcy av; (a) C. Goodman, 1399
St. Johns pl (1123).

LEXINGTON AV, n s, 104.1 w Franklin av,
1-sty bk garage, 100x80, gravel rf; \$25,000; (o)
Lind Left Realty Corp., 1592 Eastern Pkway;
(a) Cohn Bros., 361 Stone av (1007).

MYRTLE AV, s w c Suydam, 1-sty bk garge,
88.3x44.1, slag rf; \$8,000; (o) A. Larper, 943
Willoughby av; (a) W. B. Wells, Inc., 1181
Myrtle av (979).

NEWKIRK AV, n w c Marlborough rd, 1-sty
bk garage, 72.4x119.5, slag rf; \$20,000; (o)
Chessbad Realty Co., Inc., 1199 Eastern pkway;
(o) Dunnigan & Crumley, Bronx (1127).

ROCKAWAY AV, e s, 200 s Deehan av, 1-sty
fr stable, 32x28, slag rf; \$5,000; (o) Rubel
Bros, Inc, Glenmore av & Junius; (a) E M
Adelsohn, 1778 Pitkin av (1191).

OCEAN PKWAY, n e c Av I, 1-sty bk ga-
rage, 21x21, tile rf; \$2,000; (o) G. Fox, 101 5
av, Manhattan; (a) Selig & Finkelstein, 26
Court (1106).

STORES, OFFICES & LOFTS.

POWELL ST, n w c New Lots av, 1-sty bk
str, 20x27.5, gravel rf; \$2,500; (o) S. Wolstoff,
113 New Lots av; (a) M. Rothstein, 197 Sne-
deker av (1074).

HEGEMAN AV, sec Georgia av, 1-sty bk str,
32x20, gravel rf; \$3,000; (o) S. Schwarz, 492
Hegeman av; (a) S. Millman & Son, 1780 Pit-
kin av (984).

STILLWELL AV, e s, 260 n Neptune av, 3-sty
bk str & dwg, 20x40, gravel rf, 2-fam; \$10,000;
(o) G. Beneduce, 15 Mermald; (a) F. Schulze,
258 Kings Hwy (1006).

STORES AND DWELLINGS.

BAY 46TH ST, e s, 130 s Bath av, 2-sty str
& dwg, 20x52, gravel rf, 2 families; \$7,000; (o)
A. Raziano, 195 Scholes; (a) F. V. Laspia, 525
Grand (1150).

BRIGHTON BEACH AV, n w c E 3d, 2-sty
bk str & dwg, 20x65, gravel rf, 2 families; \$9,-
000; (o) J. Palestrina, 2960 Warehouse av;
(a) J. J. Galizia, 2930 W 19th (1151).

MISCELLANEOUS.

BERGEN ST, s s, 177.4 e Hopkinson av, 2-sty
bk shop, 40x100, slag rf; \$30,000; (o) Wm.
Friedman, 250 Stone av; (a) E. M. Adelsohn,
1778 Pitkin av (1167).

BEARD ST, n s, 128.4 e Dwight, 1-sty bk
restaurant, 50x95, specification rf; \$7,000; (o)
W. Weinstein, 42 Beard; (a) C. A. Kiehle, 188
Montague (1144).

REMSEN ST, n e c Rutland rd, 1-sty bk kiln,
10x52.2, metal rf; \$18,600; (o) Boston Develop-
ment & Sanitary Co., Boston, Mass; (a) H. R.
Moger, Plumfield, N J (938).

W 32D ST, n w c Sea pl, 1-sty fr locker
rooms, 20x47.8, gravel rf; \$2,500; (o) J. Pal-
meri, 150 Ocean pkway; (a) S. Millman & Sons,
1780 Pitkin av (1065).

FOSTER AV, s s, 109.6 e Ocean pkway, 1-sty
bk shop, 54.8x78.9, gravel rf; \$10,000; (o) E.
Haedrich, 618 Av N; (a) L. Allmendinger, 20
Palmetto (1081).

SURF AV, n s, 19 e Stillwell av, 1-sty fr
exhibition hall, 85.11x146.10, slag rf; \$10,000;
(o) Nassau Elec. R. Co., 85 Clinton; (a)
Selig & Finkelstein, 26 Court (1098).

VAN SENDEREN AV, e s, 150 s Belmont av,
1-sty bk shop, 44x95, slag rf; \$10,000; (o) Kop-
Spear Devlpt. Co., 330 Utica av; (a) E. M.
Adelsohn, 1778 Pitkin av (1165).

VAN SENDEREN AV, e s, 100 s Belmont av,
1-sty bk shop, 44x95, slag rf; \$10,000; (o & a)
as above (1166).

DWELLINGS.

COLLEGE POINT.—25th st, w s, 102 s 3 av,
2-sty fr dwg, 22x29, shingle rf, 1 family, gas;
\$4,500; (o) Richard F. Guest, 1260 3 av, Col-
lege Point; (a) Harry T. Morris, 710 10th, Col-
lege Point (369).

DOUGLAS MANOR.—Hollywood av, s e c
Shore rd, 2-sty bk dwg, 58x30, shingle rf, 1
family, elec, steam heat; \$15,000; (o) A. L.
Dunn, 215 East Manhattan; (a) Adolph P.

ELMHURST.—19th st, w s, 300 s Albermarle
ter, 2½-sty fr dwg, 19x44, shingle rf, 1 family,
gas, steam heat; \$7,000; (o) Chas. W. Bye,
Woodside av, Elmhurst; (a) C. J. Stidolph, 15
Ivy, Elmhurst (433).

FAR ROCKAWAY.—Sea Girt av, s w c Beach
2d, 1-sty fr dwg, 22x24, shingle rf, 1 family,
gas; \$4,000; (o) Wm. R. MacLean, Far Rock-
away; (a) F. D. Livermore, Far Rockaway
(430).

FAR ROCKAWAY.—Beach 2d st, s w c Sea
Girt av, 2-2-sty fr dwgs, 25x28, shingle rf, 1
family, gas; \$12,000; (o) Wm. R. MacLean,
Beach 2d st, Far Rockaway; (a) F. D. Liver-
more, Far Rockaway (431-32).

FAR ROCKAWAY.—South st, n s, n w c Rue
De St. Felix, 2-3-sty fr dwgs, 38x61, slag rf, 1
family, elec, steam heat; \$40,000; (o) Ella Mar-
cus, Neilson av, Far Rockaway; (a) Howard &
Howard, 2177 Mott av, Far Rockaway (367-368).

FLUSHING.—Central av, e s, 40 s Hawthorne,
2-2-sty fr dwgs, 22x34, shingle rf, 1 family, gas,
steam heat; \$10,000; (o) J. F. Keely, 12 Elm,
Flushing; (a) H. T. Jeffrey, Jr., Butler Build-
ing, Jamaica (380-381).

FLUSHING.—Parsons av, w s, 50 n Hyacinth
pl, 2½-sty fr dwg, 24x32, shingle rf, 1 family,
gas, steam heat; \$8,000; (o) Geo. P. Martin, 56
Baxter, Elmhurst; (a) H. T. Jeffrey, Jr., Butler
Building, Jamaica (379).

FLUSHING.—Jackson av, n e c Flushing pl,
2-sty fr dwg, 35x30, shingle rf, 1 family, gas,
steam heat; \$8,000; (o) McCreery Estates Co.,
440 Bway, Flushing; (a) F. Johnson, 46 Pros-
pect av, Flushing (365).

FLUSHING.—Jackson av, n s, 155 w Boerum
av, 2½-sty fr dwg, 40x26, shingle rf, 1 family,
gas, steam heat; \$9,500; (o) McCreery Estates
Co., 440 Bway, Flushing; (a) F. Johnson, 46
Prospect av, Flushing (366).

HOLLIS.—Cherokee av, e s, 770 s Chichester
av, 2-sty fr dwg, 24x25, shingle rf, 1 family, gas,
steam heat; \$7,800; (o) Harry Wade, Beech st,
Richmond Hill; (a) H. T. Jeffrey, Jr., Butler
Building, Jamaica (377).

HOWARD BEACH.—Elkhorn st, nec Remsen
st, 2-sty fr dwg, 20x80, str & dwg, slag rf,
2-fam, gas; \$10,000; (o) J. H. Steinger, Howard
Beach; (a) M. B. Smith, 10702 110th, Rich-
mond Hill (383).

HOWARD BEACH.—Camp Place, s s, 20 e
Elkhorn st, 2-sty fr dwg, 20x50, shingle rf,
1-fam, gas, steam heat, str & dwg; \$7,000; (o)
E. J. Flanagan, Howard Beach; (a) M. B. Smith,
10702 110th, Richmond Hill (382).

JAMAICA.—Judd av, e s, 312 s Shelton av,
2-sty fr dwg, 16x38, shingle rf, 1 family, gas,
steam heat; \$7,500; (o) N. Rosenblum, 357 Ful-
ton, Jamaica; (a) H. T. Jeffrey, Jr., Butler
Building, Jamaica (378).

KEW GARDENS.—Audley st, s s, 65 e
Abingdon rd, 2½-sty bk dwg, 37x32, shingle rf,
1 family, elec, steam heat; \$14,000; (o) Albert
Williams, care archt; (a) William E. Haug-
gaard, 185 Madison av, Manhattan (404).

KEW GARDENS.—Beverly rd, s s, 90 e
Richmond Hill av, 2½-sty bk dwg, 37x42, shingle
rf, 1 family, elec, steam heat; \$18,000; (o)
Mrs. Ella Marcus, care arch; (a) Wm E.
Hauggaard, 185 Madison av, Manhattan (403).

OZONE PARK.—Chester av, e s, 225 s Liberty
av, 2-sty fr dwg, 16x38, shingle rf, 1 family, gas,
steam heat; \$4,500; (o) John T. Sheppard, 1246
98 st, Ozone Park; (a) W. Spaulding, Bergen
av, Jamaica (406).

RICHMOND HILL.—110th st, w s, 100 n
Brandon av, 2-2½-sty fr dwgs, 18x45, shingle
rf, 1 family, gas, steam heat; \$9,000; (o)
Joanna M. Lankcher, 8779 115th, Richmond
Hill; (a) Morris Perlstein, 49 Fulton av, Mid-
dle Village (389).

RICHMOND HILL.—Church st, w s, 220 n
Kimbil av, 2-sty fr dwg, 16x40, shingle rf,
1-fam, gas, steam heat; \$5,000; (o) A. A.
Adams, Beaufort & Curtis avs, Morris Park;
(a) D. Stage, Walnut st, Glen Morris (388).

RICHMOND HILL.—Birch st, w s, 104 n Ja-
maica av, 2-sty fr dwg, 16x36, shingle rf, 1 fam-
ily, gas, steam heat; \$5,000; (o & a) James W.
Whitley, 10315 115th, Richmond Hill (362).

ROCKAWAY BEACH.—Right of Way pl, e s,
100 n Boulevard, 1-sty fr dwg, 18x35, shingle
rf, 1 family, gas; \$1,200; 2 bldgs; (o) Mar-
guerite Mahoney, 568 55th, Bklyn; (a) P. Cap-
lan, 16 Court, Bklyn (398).

ROCKAWAY BEACH.—Sea Girt av, n s, 40 e
Beach 3d, 2-1-sty fr dwgs, 20x45, shingle rf, 1
family, gas; \$5,000; (o) A. W. Nissen, 1224
Herkimer, Bklyn (427).

ROCKAWAY PARK.—Beach 117th st, e s, 110
n Washington av, 8-2-sty fr dwgs, 20x22, shingle
rf, 1 family, gas; \$8,000; (o) Brunner & Straus,
Beach 116th, Rockaway Park; (a) J. B. Smith,
Rockaway Beach (371-72-73-74).

ST. ALBANS.—Glenham st, w s, 80 n Tre-
mont, 3-2½-sty fr dwgs, 30x22, shingle rf, 1
family, elec, steam heat; \$19,500; (o) Dellano-
Smith Co., Inc., 437 5 av, Manhattan; (a)
William E. Moran, 15 W 38th, Manhattan
(394-95-96).

ST. ALBANS.—Granville av, n s, 320 w York
pl, 2½-sty fr dwg, 28x30, shingle rf, 1 family,
gas, steam heat; \$5,500; (o) Fred C. Tatje, St.
Marks av, St. Albans; (a) F. J. Kirchoff, 1275
Putnam av, Bklyn (448).

SPRINGFIELD.—Williamson av, e s, 100 n
Howard st, 2-sty fr dwg, 24x26, shingle rf, 1
family, gas, steam heat; \$4,000; (o) James
Kehe, 197 St Anns av, Bronx, N Y; (a) Edw.

SPRINGFIELD.—Mills av, n s, 300 e Farmers av, 1½-sty fr dwg, 28x34, shingle rf, 1 family, gas, steam heat; \$3,500; (o & a) Edw. Jackson, Herriman av, Jamaica (417).

WINFIELD HEIGHTS.—Vandergrif st, s s, 170 w Fisk av, 1-sty fr dwg, 22x30, shingle rf, 1 family, gas; \$2,000; (o) John P. Cannauth, 53 Carter, Elmhurst; (a) Chas. Herrlinger, Jr., 203 Weimar, Elmhurst (390).

WOODHAVEN.—Chichester av, s e c Hudson, 4-2-sty fr dwgs, 16x36, shingle rf, 1 family, gas, hot air heat; \$16,000; (o) Herman Schroeder, 791 Carroll, Bklyn; (a) Louis Berger Co., 1696 Myrtle av, Ridgewood (438-39-40-41).

WOODHAVEN.—Chichester av, s w c Hall-fax, 5-2-sty fr dwgs, 16x36, shingle rf, 1 family, gas, hot air heat; \$20,000; (o) Herman Schroeder, 791 Carroll, Bklyn; (a) Louis Berger, 1696 Myrtle av, Ridgewood (442-43-44-45-46).

WOODHAVEN.—Atlantic av, s s, 100 w Hop-kington av, 2-2½-sty fr dwgs, 16x40, shingle rf, 1 family, gas, steam heat; \$14,000; (o) Wood-haven Estates Co., 336 Fulton, Jamaica; (a) H. T. Jeffrey, Jr., Butler Building, Jamaica (375-76).

WOODHAVEN JUNCTION.—104th st, w s, bet 94th to 95th av, 4-sty coner, 185x45, gravel rf, steam heat; \$200,000; (o) Merit Hosiery Co., 67 34th st, Brooklyn; (a) Bloch & Hesse, 18 E. 41st st, N Y (420).

FACTORIES AND WAREHOUSES.

L. I. CITY.—14th st, n s, 79 w Governor pl, 3-sty bk & concrete factory, 100x110, slag rf, steam heat; \$150,000; (o) Interstate Land Holding Co., 44 Wall, Manhattan; (a) Jacob J. Gloster, 44 Court, Bklyn (405).

L. I. CITY.—Newtown Creek, e s, 1500 n Greenpoint av, 5-sty coner factory, 75x136, slag rf; \$150,000; (o) The Van Iderstine Co., L. I. City; (a) S. L. Reily, Chicago, Ill (421).

STABLES AND GARAGES.

BELLE HARBOR.—Beh 133d st, w s, 60 s Cronston av, metal garage; \$500; (o) Dr. F. R. Weske, prem (386).

CORONA.—Ditmars av, s s, swc 55th, bk garage, 44x95, slag rf, steam heat; \$10,000; (o) C. Simenelli, 28 Conselyea av, Bklyn; (a) Gustave Erda, 628 Manhattan av, Bklyn (370).

DOUGLAS MANOR.—Hollywood av, s e c Shore rd, 2-sty bk garage & dwg, 31x23, shingle rf, 1 family, elec, steam heat; \$2,500; (o) A. L. Daniells, 315 4 av, Manhattan; (a) A. P. Wohlpart, 2 W 45th, Manhattan (402).

DUNTON.—Nebraska av, e s, 325 n Liberty av, fr garage; \$350; (o) Geo. Drinkwater, prem (384).

DUNTON.—Minnesota av, w s, 225 s Liberty av, fr garage; \$164; (o) Ernest David, prem (408).

EDGEWATER.—Beh 41st st, w s, 486 s Boulevard, fr garage; \$350; (o) Morris Wisoff, prem (387).

FLUSHING.—35th st, e s, 176 s Mitchell av, fr garage; \$700; (o) August M. Ryan, 96 Main, Flushing (414).

FLUSHING.—Douglas st, s s, 220 w Highland av, fr garage; \$700; (o) Mary A. Gassner, prem (415).

HOWARD BEACH.—Depot sq, n w c Egan av, cement blk garage; \$800; (o) B. L. Carberry, prem (392).

JAMAICA.—Fulton st, n s, 114 e 168th, metal garage; \$1,350; (o) F. J. Weber, 462 Fulton, Jamaica (452).

JAMAICA.—Putney rd, s s, 120 e Kingston rd, 3 fr garages; \$1,500; (o) C. Henry, prem (410-411-412).

JAMAICA.—Minnesota av, w s, 170 n Wyoming av, metal garage; \$165; (o) Ernest David, prem (423).

KEW GARDENS.—Kew Gardens rd, s s, c Mowbray pl, fr garage; \$400; (o) H. G. Wesley, 231 W 39th, Manhattan (391).

L. I. CITY.—Steinway av, w s, 165 s Graham av, 1-sty bk garage, 75x90, slag rf, steam heat; \$35,000; (o) Adam Bayer, 641 Jamaica av, L. I. City; (a) Val Schiller, 391 10 av, L. I. City (450).

MASPETH.—Martin st, n s, 150 e Nurge, 1-sty fr garage, 25x20; \$1,200; (o) Jos. Lorentz, Jr., 683 Fresh Pond rd, Ridgewood (397).

RICHMOND HILL.—Briggs av, 1444, fr garage; \$175; (o) C. A. Francis, prem (393).

RICHMOND HILL.—Emerson st, s e c Waterbury av, fr garage; \$240; (o) G. Kornfeld, prem (435).

RICHMOND HILL.—Birch st, w s, 104 n Jamaica av, fr garage; \$200; (o) Jas. W. Whitley, prem (363).

RICHMOND HILL.—118th st, w s, 275 s Fulton, metal garage; \$212; (a) Chas. Heidell, prem (424).

RICHMOND HILL.—Church st, w s, 420 n Metropolitan av, metal garage; \$160; (o) Mrs. A. P. Dulfer, prem (425).

RIDGEWOOD.—Seneca av, 1016, bk garage; \$500; (o) G. Hoehn, prem (364).

SO. OZONE PARK.—Helen av, nwc Pressberger av, concrete blk garage; \$250; (o) E. Schaeffer, prem (385).

SPRINGFIELD.—Springfield rd, s w c Merrick rd, 1-sty bk garage & show room, 60x120; \$25,000; (o) William B. Jones, Springfield, L. I.; (a) Benj. Dreisler, 153 Remsen, Bklyn (400).

WOODHAVEN.—95th st, w s, 83 n 95 av, fr garage; \$450; (o) Mrs. J. A. Noethiger, prem (451).

WOODHAVEN.—85th st, w s, 242 n Atlantic av, fr garage; \$175; (o) A. E. Britton, prem (418).

WOODHAVEN.—85th st, w s, 204 n Atlantic av, fr garage; \$175; (o) M. E. Skelon, prem (419).

WOODHAVEN.—Bigelow av, w s, 60 n Atlantic av, metal garage; \$300; (o) T. H. Johnson, prem (413).

STORES, OFFICES AND LOFTS.

ARVERNE.—Storm av, s e c Boulevard, 1-sty fr stores, 92x44, slag rf; \$12,500; (o) Weinstein & Rosen, 47 Chrystie st, N Y; (a) Howard & Howard, O'Kane Bldg, Far Rockaway (409).

L. I. CITY.—Orton st, w s, 75 s Nott av, metal office; \$1,400; Concrete Steel Co., 42 Bway, N Y City (422).

STORES AND DWELLINGS.

JAMAICA.—Merrick rd, s e c Siney av, 1-sty bk str & dwg, 25x101, slag rf, 1 family, gas; \$8,000; (o) Thomas Morgan, 87 Merrick rd, Jamaica; (a) Robert Kurz, 324 Fulton, Jamaica (429).

MISCELLANEOUS.

CORONA HEIGHTS.—Cambridge av, s s, 195 w Martense, fr shed; \$300; (o) Frank Carvarusso, prem (437).

EVERGREEN.—Wyckoff av, s w c Decatur, fr pump house; \$800; (o) Malt Diastase Co., 79 Wall, Manhattan (426).

LONG ISLAND CITY.—Van Alst av & Winthrop av, 2-sty bk gas generator shop, 70x362, slag rf; \$150,000; (o) Astoria Light, Heat & Power Co., 130 E 15th, Manhattan; (a) owner (428).

L. I. CITY.—Review av, s s, 265 e Greenpoint av, metal shed, 60x94; \$8,000; (o) Trucon Steel Co., 100 W 40th, Manhattan (399).

L. I. CITY.—7th av, e s, 109 n Webster av, 1-sty bk auto repair shop, 23x100, slag rf, steam heat; \$7,000; (o) Buchner & Lozynski, 165

Purdy, L. I. City; (a) Val Schiller, 391 10 av, L. I. City (449).

UNION COURSE.—Jamaica av, 1076, fr shed; \$115; (o) Chas. Sieke, prem (434).

Richmond.

DWELLINGS.

CONCORD.—Order av, e s, 200 n Stueben, 1-sty fr dwg, 19x30, shingle rf; \$3,000; (o & b) Gustave Litsche (53).

NEW DORP BEACH.—New Dorp av, w s, 80 n Hett av, 1-sty fr dwg, 14x38, rubberoid rf; \$750; (o) Sarah S. Stahl, 688 New Dorp la; (a) Frank Stahl, 688 New Dorp la (57).

NEW DORP BEACH.—New Dorp la, w s, 40 n Hett av, 1-sty fr dwg, 12x44, rubberoid rf; \$700; (o & b) Frank Stahl, 688 New Dorp la (56).

NORTH BEACH PARK.—1-sty fr dwg, 18x30, rubberoid rf; \$950; (o) Mrs. B. Lesourd, 72 Melrose av, Manhattan; (a) A. Alverson, Midland Beach (54).

NEW BRIGHTON.—Allen st, n s, 300 e Clove rd, 2-sty fr dwg, 22x26, shingle rf; \$19,000; (o & b) Competent Home Bldg. Co. (49).

STABLES AND GARAGES.

NEW DORP BEACH.—New Dorp la, w s, 60 s Finley av, 1-sty fr garage, 34x16, rubberoid rf; \$300; (o & b) Frank Stahl, 688 New Dorp la (55).

WESTERLEIGH.—Livermore av, 297, 1-sty fr garage, 18x18, rubberoid rf; \$150; (o & b) E. C. Prehn (50).

STORES, OFFICES AND LOFTS.

DONGAN HILLS.—N e c Southfield blvd & Midland av, 1-sty fr str, 22x24, shingle rf; \$2,000; (o) C. Stork; (a & b) A. P. Kirkwood (51).

WEST NEW BRIGHTON.—Wellbrook av, e s, 120 n Washington av, 1-sty fr str, 16x20, rubberoid rf; \$120; (o) Giuseppe Emanuel; (a) Ant. Di Mario (52).

MISCELLANEOUS.

DONGAN HILLS.—Southfield blvd, c Buehl av, 1-sty fr shed, 20x100, paper rf; \$300; (o) Dongan Hills Park, Inc., 60 Wall, Manhattan; (b) C. A. Duncker, Dongan Hills (58).

PRINCES BAY.—Princes rd, w s, 80 s Java, 1-sty hen house, 10x20; \$100; (o) B. A. Wendemuth, 346 Princes rd; (b) E. C. Young Co., Randolph, Mass. (48).

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Manhattan.

BROAD ST, 62, remove wall, stairs, new front, ext, buttresses, roof beams, stairs, elev shaft, elev & toilets in 4½-sty bk dwg, restaurant, offices; \$75,000; (o) Louis A. Winkelman, 44 Broad st, Angus K. Nicholson, 44 Broad st; (a) Fred F. French Co., 299 Madison av (256).

BROOME ST, 298-300, remove partitions, new store fronts in two 5-sty bk str & tnts; \$3,000; (o) 298, Morris Shidlovsky, 1333 Bway; 300, est I. Shidlovsky, 601 W 91st; (a) Chas. B. Meyers, 1 Union sq W (247).

CENTER ST, n s, 200 w William, 2-1-sty fr exts, 12x20, 10x21, new porches & new partitions to 2½-sty fr dwg & garage; \$2,500; (o) Chas. McAllister, 86th & Bway; (a) Karl F. J. Seifert, 153 E 40th (34).

CHRISTIE ST, 61-63, remove partitions, stairs, wall, new stairs in 5-sty bk stores & tnt; \$10,000; (o) Williamsburg Land Co., 230 Grand; (a) Philip Bardes, 230 Grand (267).

COLUMBIA ST, 25-33, new 5,000-gal tank on 7-sty bk factory; \$600; (o) R. Hoe & Co., 504-20 Grand st; (a) the Rusling Co., 39 Cortlandt st (253).

ELIZABETH ST, 241, new doors, toilets, shift windows in 3-sty bk tent; \$3,000; (o) Chas. Dunn, 241 Elizabeth; (a) Philip Bardes, 230 Grand (266).

HUDSON ST, 258-60, remove beams, store fronts, partitions, new store front, partitions, ext, piers, girders in 3-sty bk store & dwg; \$3,500; (o) Benj. B. Davis, 252 Hudson st; (a) Chas. B. Meyers, 1 Union sq (285).

LUDLOW ST, 67, remove str fronts, partitions, alter stairs, new str fronts, entrance hall in 6-sty bk str & apt; \$1,500; (o) Louis Weitzner, 67 Ludlow; (a) Al. L. Kehoe & Co., 150 Nassau (281).

MAIDEN LA, 126-8, new add sty, front, columns, girders, remove wall, new stairs, elev in 5-sty bk loft & str; \$50,000; (o) Benj Mitchell, 61 W 30th; (a) David S Lang, 110 W 34th (305).

PEARL ST, 122-4, new mezzanine floor, beams in 1-sty bk garage; \$2,000; (o) Jacob Pitman, 29 Front; (a) Otto Reissmann, 147 4 av (280).

ROOSEVELT ST, 27, new toilets in 6-sty bk dwg; \$500; (o) Jos. Demartini, 206 Sullivan; (a) Paul Demartini, 206 Sullivan (276).

VANDEWATER ST, 24-6, remove piers, rf, new partitions, elev, stairs in 8-sty bk warehouse; \$25,000; (o) Brooklyn Bridge Fish Freezing & Storage Co., Arch 11, Brooklyn Bridge; (a) Carlson & Wiseman, 226 Henry, Bklyn (240).

WASHINGTON SQ, 76 S, remove stairs, change partitions, new plumb, in 3-sty bk restaurant and dwg; \$2,500; (o) Wm. Flattau, 115 University pl; (a) Jos. W. Chapman, 26 Washington sq (290).

WEST ST, 175, remove partitions, new store front, partitions, in 4-sty bk store and hotel; \$9,000; (o) Ratner's Dairy Lunch Co., 138 Delancey st; (a) B. H. & C. N. Whinston, 2 Columbus Circle (291).

WOOSTER ST, 31, new partition, floor, in 4-sty bk lofts; \$2,500; (o) Davis Bros. Realty Corp., 31 Wooster st; (a) Jacob Fisher, 25 Av A (254).

14TH ST, 64 E, remove store fronts, columns, stairs, new beams, columns, store fronts, stairs, dumbwaiter, partitions in 3-sty bk stores & offices; \$5,000; (o) Geo. Ehret, care Schmidt & Donahue, 291 Lenox av; (a) L. E. Denslow, 44 W 18th (260).

14TH ST, 500 W, change partitions, alter toilet, new str fronts in 3-sty bk str & hotel; \$1,200; (o) Geo. & Saml. Hober, 130 11 av; (a) M. Jos. Harrison, World Bldg (269).

15TH ST, 300-4 E, extend pent house on 5-sty bk school; \$500; (o) Hebrew Tech School for Girls, 300 E 15th; (a) J Odell Whitnack, 231 W 18th (301).

18TH ST, 110 W, new walls, elec lift, shift show window in 3-sty bk loft; \$1,500; (o) Edw. Jansen, 110 W 18th; (a) Rouse & Goldstone, 512 5th av (255).

20TH ST, 29 E, new ext, stairs in 4-sty bk str, office & dwg; \$3,500; (o) Harry Pautch, 251 4 av; (a) M. Jos. Harrison, World Bldg (236).

23D ST, 510-12 W, new partitions, stairs, change vestibule, steps, widen door in 5-sty bk office, salesroom & factory; \$5,000; (o) Premier Grand Piano Co., 516 W 23d; (a) Jas. F. Scrimshaw, Arlington, N J (261).

24TH ST, 140 W, remove entrance, new windows, repair walls, metal ceiling in 3-sty bk lofts; \$250; (o) Max J. Hochberg, 117 W 26th; (a) Chas. Volz, 371 Fulton, Bklyn (268).

24TH ST, 425-35 W, new dumbwaiter shaft in 11-sty bk loft bldg; \$200; (o) J J Little & Ives Bldg., prem; (a) Thos J Duff, 407 W 14th (296).

26TH ST, 243 W, remove wall, new toilet, partitions, store fronts, plumb, in 4-sty bk tnt; \$3,000; (o) est J. W. Slimick, 156 Bway; (a) John H. Knubel, 305 W 43d (244).

Bronx.

SIMPSON ST, 1039-41, new toilet, new partitions to 6-sty bk tnt; \$600; (o) Chas. Kling, Decatur av; (a) Bruno W. Berger & Son, 121 Bible House (33).

BATHGATE AV, 2297, 1-sty bk exten, 17.6x7, & new partitions to 2-sty fr str & dwg; \$1,500; (o) Giovanni Salcito, prem; (a) M. W. Del Gaudio, 1812 Gleason av (32).

Brooklyn.

CORTLANDT ST, e s, 92.8 n Sheepshead Bay rd, ext, &c, to 2-sty fr dwg; \$1,200; (o) F. Rocco, 2875 Cortlandt; (a) D. A. Lucas, 98 3d (1038).

ETNA ST, n s, 100.10 w Chestnut, int alts to 2-sty dwg; \$550; (o) M. Katz, 256 New Lots av; (a) S. Millman & Son, 1780 Pitkin av (1172).

FULTON ST, s e c Elm pl, ext & int alt to 4-sty str; \$5,000; (o) J Smith, 474 Fulton; (a) Voss & Lauritzen, 65 DeKalb av (1176).

GARFIELD PL, n s, 80 w 7 av, ext to 2-sty garage; \$2,500; (o) Mawbray Thomson Co., Inc., 123 Garfield pl; (a) J. A. Ellicott, 140 Montague (1076).

GRAND ST, s e c Bedford av, ext alt to 2-sty str & offices; \$2,500; (o) L. S. Rosenson, 317 Grand; (a) L. E. Denslow, 44 W 18th, N Y (967).

HALEY ST, n s, 33.4 e Throop av, ext to 3-sty str & dwg; \$500; (o) J. Halsey, 303 Halsey; (a) same (1163).

HENRY ST, s e c Pineapple, ext to 5-sty factory; \$25,000; (o) H. R. Planten, 93 Henry; (a) C. L. Calham, 16 E 33d, Manhattan (1126).

HICKS ST, e s, 100 s Harrison, int alts & plumbing in 3-sty tnt; \$1,000; (o) L. Gughelmo, 467 Hicks; (a) Burke & Olsen, 32 Court (1091).

MONTAGUE ST, s s, 50 e Clinton, int alts to 3-sty offices; \$25,000; (o) Home Ins. Co., 172 Montague; (a) Helmle & Corbett, 190 Montague (1109).

PACIFIC ST, s s, 250 e Smith, int alts to 4-sty garage; \$60,000; (o) F. Figge, 285 Atlantic av; (a) W. J. Cherry, Grand Central Terminal Bldg., Manhattan (1085).

PENN ST, n s, 210 e Marcy av, ext & int to 3-sty dwg; \$1,200; (o) D. Moses, 208 Hooper; (a) M. Cohn, 189 Grand (988).

PROSPECT PARK S W, s w c Vanderbilt, ext, &c, to 2-sty dwg; \$5,000; (o) M. Goldblatt, 1629 8th av; (a) E. M. Adelson, 1778 Pitkin av (956).

PROSPECT PARK S W, w s, 20 s Vanderbilt st, ext, &c, to 2-sty garage & dwgs; \$50,000; (o) M. Goldblatt, 1629 9th av; (a) E. M. Adelson, 1778 Pitkin av (954).

PROSPECT PARK S W, n w c Reeve pl, ext, &c, to 2-sty garage & dwg; \$5,000; (o & a) as above (955).

QUINCY ST, s s, 250 w Tompkins av, ext & int alt to 3-sty dwg; \$800; (o) S Burnstein, 380 Quincy; (a) J Fein, 211 Snediker av (1210).

STAGG ST, n w c Bogart st, int alt to 3-sty factory; \$2,000; (o) G. Piazza, 207 Johnson av; (a) D. Salvati, 369 Fulton (992).

UNION ST, s s, 142 w 5 av, exterior & int alts to 5-sty str & tnt; \$3,000; (o) L. Ferrara, 49 President; (a) C. P. Cannella, 1163 Herkimer (1122).

S 3D ST, s s, 149.6 e Bedford av, ext & int alt to 3-sty tnt; \$1,500; (o) E. Goldman, 148 S 3d; (a) G. I. Prowler, 1959 Homecrest av (983).

N 6TH ST, s e c Wythe av, extension to 3-sty storage; \$9,000; (o) S Leitman, 1641 53d; (a) E M Adelson, 1778 Pitkin av (1189).

56TH ST, n s, 200 w 15th av, extension to 2½-sty dwg; \$10,000; (o) E Lasner, 1069 56th; (a) S L Malkind, 1270 54th (1203).

NORTH 8TH ST, n s, 150 w Driggs av, exterior & int alts to 3-sty str & tnt; \$600; (o) D. Faarele, 181 N 8th; (a) F. V. Laspia, 525 Grand (1103).

W 28TH ST, w s, 330 n Mermaid av, extension, &c, to 1-sty dwg; \$600; (o) P. Perlow, 2248 W 28th; (a) M. Perlstein, Middle Village (1094).

45TH ST, n s, 140 e 14 av, ext, &c, to 2½-sty dwg; \$500; (o) N. Nathan, 660 Schenck av; (a) M. Hirsch, 215 Montague (1143).

55TH ST, s s, 190 w 2d av, ext alt to 4-sty factory; \$3,000; (o) American Machine & Foundry Co., 142 55th; (a) H. D. Best Co., Flatiron Bldg, N Y (948).

E 94TH ST, n s, 230.6 e Av K, ext to 2-sty dwg; \$2,300; (o) G. Lawrence, 1299 E 94th; (a) H. Rocker, 371 Fulton (1161).

ATLANTIC AV, s s, 45 e Clinton, elevator in 5-sty lofts; \$4,500; (o) Kami Bros., 164 Atlantic av; (a) Otis Elev. Co., 250 11 av, Manhattan (1079).

BATH AV, n e s, 118.8 n w Bay 20th, ext & int alt to 3-sty club house; \$12,000; (o) Knights of Columbus Club, Inc., Cropsey & 18th av; (a) J. A. McDonald, 1630 Surf av (945).

BROADWAY, s w c Marcy av, ext & int alts to 2-sty dwg; \$2,500; (o) H. J. Clark, 187 Keap; (a) L. E. Denslow, 44 W 18th, Manhattan (1037).

DEKALB AV, n s, 423 w Marcy av, ext & int alt to 3-sty dwg; \$1,000; (o) M. Bunin, 69 Grafton; (a) S. Millman & Son, 1780 Pitkin av (985).

DRIGGS AV, w s, 106.3 n S 9th, exterior & int alts to 3-sty tnt; \$500; (o) Z. & S. Land Co., Inc., 293 Division av; (a) T. Goldstone, 50 Graham av (1066).

GLENMORE AV, n s, 52.6 w Linwood st, extension, &c, to 3-sty dwg; \$500; (o) L. Hausman, 733 Glenmore av; (a) Selig & Finkelstein, 26 Court (998).

GRAND AV, w s, 104 s St Marks av, ext & int alt to 3-sty hall & tnt; \$600; (o) D. Picolo, 628 Grand av; (a) Bly & Hamman, 833 St Johns pl (970).

HAMILTON AV, w s, 115 n lmlay; ext, &c, to 3-4-sty str & dwgs; \$12,000; (o) Auditors Bldg. & Impv. Co., 14 Hamilton av; (a) Burke & Olsen, 32 Court (1090).

JAMAICA AV, s s, 26.7 w Sheffield av, extension to 2-sty factory; \$3,500; (o) A. Brown, 44 Jamaica av; (a) S. Millman & Son, 26 Court (1208).

LEE AV, s w c Marcy av, ext & int alts to 5-sty str & tnt; \$5,000; (o) R. Laskey, 233 E Bway, Manhattan; (a) P. Bardes, 230 Grand, Manhattan (1039).

LEXINGTON AV, s s, 90 e Grand av, exterior & int alts to 4-sty factory; \$10,000; (o) Valentino & Santow, 125 Baxter, Manhattan; (a) P. Tillion & Sons, 103 Park av (1020).

MANHATTAN AV, w s, 75 n Java, int alt & pl in 1-sty synagogue; \$750; (o) W. Weingarden, 184 Greenpoint av; (a) C. Bauer, Jr., 788 Manhattan av (950).

MYRTLE AV, n e c Himrod, elevator in 6-sty loft; \$3,000; (o) Second United City Realty Corp., 261 Bway, Manhattan; (a) Otis Elev. Co., 250 11 av, Manhattan (1078).

NORMAN AV, s s, 47 w Eckford, int alt & pl in 3-sty str & tnt; \$500; (o) C. Campise, 114 Norman av; (a) C. Bauer, Jr., 788 Manhattan av (951).

OCEAN AV, w s, 125.1 s Jerome av, exterior & int alts to 2½-sty hotel; \$8,000; (o) V. Guardino, 1054 Myrtle av; (a) M. Hirsch, 215 Montague (1104).

PITKIN AV, n w c Stone av, ext & int alt to 3-sty str & dwg; \$3,000; (o) O Romain, 1784 Pitkin av; (a) L. E. Denslow, 44 W 18th, N Y (1175).

ROCKAWAY AV, s w c East New York av, ext & int alt to 3-sty str & offices; \$2,500; (o) A. Reiser, 1688 Pitkin av; (a) A. Brook, 215 Montague (973).

SCHENCK AV, e s, 100 s Blake av, int alts to 2-sty str & dwg; \$500; (o) I. Sohenen, 284 Williams av; (a) W. A. Lacerenza, 2083 Fulton (1136).

STONE AV, w s, 65.2 n Bergen, exterior & int alts to 2-sty dwg; \$1,000; (o) R. Di Falco, 214 Stone av; (a) W. A. Lacerenza, 2083 Fulton (1137).

SUMNER AV, w s, 61.9 n Madison, int alts & plumbing in 3-sty dwg; \$1,500; (o) M. Polakoff, 184 Kosciusko; (a) A. Brook, 215 Montague (1129).

SURF AV, s e c Stratton walk, exterior & int alts to 2-sty hotel, &c; \$75,000; (o) F. B. Henderson, San Francisco, Cal.; (a) Seelig & Finkelstein, 26 Court (1093).

SUTTER AV, n s, 25 w Hinsdale st, ext & int alt to 2-sty dwg; \$2,500; (o) J. Amster, 749 Sutter av; (a) S. Millman & Son, 1780 Pitkin av (1015).

THATFORD AV, w s, 200 n Riverdale av, exterior & int alts to 2-sty dwg; \$500; (o) A. Kormen, 367 Sackman; (a) M. Rothstein, 197 Snediker av (1073).

THROOP AV, n e c Pulaski, exterior & int alts to 3-sty str & dwg; \$2,500; (o) G. Hoffspeigel, 46 E 21st, Manhattan; (a) A. Brook, 215 Montague (1142).

UNION AV, w s, 34.7 s W 12th, exterior & int alts to 3-sty tnt; \$800; (o) M. Carbone, 337 Union av; (a) F. V. Laspia, 525 Grand (1102).

VANDERBILT AV, w s, 234.10 n Atlantic av, elevator in 10-sty factory; \$80,000; (o) A. Schrader's Son, Inc., 783 Atlantic av; (a) Otis Elev. Co., 250 11th av, N Y (995).

WYTHE AV, s e c Metropolitan av, int alts & plumbing in 3-sty factory; \$1,000; (o) Excelsior Honey Co., 61 Rutgers, Manhattan; (a) G. M. Landsman, Bowery Bank Bldg., Manhattan (1139).

2D AV, n w c 56th, ext alt to 4-sty factory; \$1,000; (o) American Machine & Trading Co., 2d av & 56th; (a) H. D. Best & Co., Flatiron Bldg, N Y (959).

5TH AV, s w c 21st, ext, &c, to 3-sty str & dwg; \$5,000; (o) V. De Gumaro, 231 21st; (a) J. Hartung, 661 5 av (1017).

5TH AV, s e c 15th, exterior & int alts to 3-sty str & dwg; \$5,000; (o) W. Wharton, 459 58th; (a) L. E. Denslow, 44 W 18th, Manhattan (1139).

18TH AV, n w c 80th, exterior & int alts to 2½-sty fr dwg; \$10,000; (o) N. Rondano, 6005 14 av; (a) F. Savignano, 6005 14 av (1154).

Queens.

EDGEMERE.—Beach 44th st, 3, 1-sty fr ext, 23x21, rear dwg, tin rf, int alts; \$2,000; (o) B. B. Badanes, 2 Cannon, Manhattan (160).

ELMHURST.—Alstyn av, s s, 225 w Junction av, 2-sty fr ext, 18x9, side & rear dwg, new rf, int alts; \$1,000; (o) A. P. Hoen, prem (144).

FOREST HILLS.—Queens blvd, s s, 130 w Continental av, 1-sty bk ext, 19x16, front garage, slag rf, int alts; \$2,500; (o) Continental Av Garage Co., Forest Hills; (a) F. B. Colton, Forest Hills (158).

HOWARD BEACH.—Elkhorn st, n e c Remsen, repairs to str & dwg; \$950; (o) J. H. Steininger, prem (151).

JAMAICA.—Locust av, s w c L. I. R. R., 1-sty fr ext, 76x22, rear club house stand, slag rf; \$5,000; (o) Metropolitan Club, 50 Court, Bklyn; (a) Dodge & Morrison, 135 Front, Manhattan (163).

JAMAICA.—Fulton st, s s, 239 w Puntine, 1-sty bk ext, 63x32, front & side dwg, int alts, to provide for str; \$6,000; Egot Constn. Co., Hill-side & Flushing avs, Jamaica; (a) H. T. Jeffrey, Jr., Butler Building, Jamaica (147).

JAMAICA.—Fulton st, 420-422, new str fronts; \$500; (o) Max Gross, prem (148).

JAMAICA.—Fulton av, 345-347, int alt store and dwg; \$800; (o) Wilson & Dunn, prem (135). \$2,600; (o) S. Delzio, 384 Academy, L. I. City;

L. I. CITY.—11th av, e s, 225 n Bway, 2-sty fr ext, 16x21, rear dwg, tin rf, int alts; \$1,800; (o) John Koch, 152 13 av, L. I. City (167).

L. I. CITY.—William st, 157, 1-sty bk ext, 25x38, rear garage; \$500; (o) Julius Lederer, prem (165).

L. I. CITY.—Borden av, s s, 100 w Review av, plumbing in factory; \$500; (o) International Motor Co., prem (142).

L. I. CITY.—Vernon av, w s, 490 n Harris av, 1½-sty bk ext, 33x84, side, factory, slag rf; \$4,000; (o) N. Y. Architectural Terra Cotta Co., prem; (a) C. W. Anstey, same address (137).

OZONE PARK.—Jerome av, n s, 40 e McCormack, int alts to str & storage; \$1,000; (o) Max Marcus, prem (161).

RICHMOND HILL.—Van Wyck av, 757-759, elevator in factory; \$3,400; (o) Shore Instrument Co., 557 W 22d, Manhattan (146).

RIDGEWOOD.—Myrtle av, 1832, int alts in str & dwg; \$1,000; (o) Alex. Reichert, 20 Fox-all, Ridgewood (140).

RIDGEWOOD.—Myrtle av, 1840, new str front; \$1,250; (o) M. Link, prem (101).

ROCKAWAY BEACH.—87th st, e s, 177 s Boulevard, 1-sty added to top of dwg; \$2,500; (o) Ida Levy, prem (159).

ROCKAWAY BEACH.—Hammels av, w s, 371 s Boulevard, repairs to dwg, after fire damage; \$1,500; (o) John Fagan, prem; (a) J. P. Powers, Rockaway Beach (124).

ROCKAWAY BEACH.—Dodge av, e s, 100 s Boulevard, new foundation to dwg; \$1,500; (o) E. Duetch, prem (125).

ROCKAWAY BEACH.—Kane av, n w c Boulevard, new str front on str; \$800; (o) Weiss & Brown, prem (118).

WILLIAMS AV, w s, 147.6 s Glenmore av, pl in 2-sty dwg; \$500 (o) R. Brookman, 170 Williams av; (a) J. Fein, 211 Snediker av (1209).

WILLIAMS AV, w s, 165 s Glenmore av, pl in 2-sty dwg; \$500; (o) M. Lewis, 172 Williams av; (a) J. Fein, 211 Snediker av (1204).

WOODSIDE.—5th st, w s, 225 n Polk av, new foundation to dwg; \$700; (o) J. Newmann, prem (164).

1ST AV, n w c 43d st, ext & int alt to two 2-sty offices; \$800; (o) Bush Terminal Co., ft of 43d; (a) C. Braun, 459 41st (1202).

Richmond.

ELM PARK.—John st, e s, 200 n Ennis, re-build part of 1-sty fr garage; \$300; (o) H. Itzkowitz, 173 John; (b) F. H. Skerrity, box 324, Port Richmond (16).

NEW DORP BEACH.—Neptune av, n s, 280 s e Cedar Grove av, move dwg to new foundation; \$460; (o) Theo. H. Poetz, 108 W 83d, Manhattan; (b) J. C. C. Wolf, 8 Maple, New Dorp Beach (13).

PORT RICHMOND.—Richmond av, e s, 75 n Post av, new str on 2-sty fr dwg; \$3,000; (o) Christana Mahman, 240 Richmond av; (b) Frank B. Sterner & Co., 25 Richmond av (23).

ROSEBANK.—St. Marys av, 12, new ext on 3-sty fr int; \$400; (o & b) John J. Rohrig, 84 Penn av, Rosebank (15).

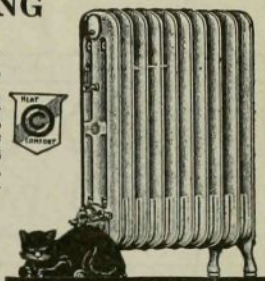
ROSEBANK.—Summer st, w s, 130 s Finger-board rd, remove rf, extend stairs, new rf, room, stucco exterior of 2-sty fr dwg; \$1,400; (o) Mary M. McCann, Rosebank; (b) Wm. S. Lee (—).

ROSEBANK.—Tompkins av, 512, new ext to 1-sty fr dwg & str; \$500; (o & b) John D. Clisa, prem (5).

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