NEW YORK, FEBRUARY 7, 1920

TABLE OF CONTENTS

SECTION I.

Editorials ........................................... 165
Fifth and Park Avenue, Another Way Streets ........................................... 167
Assessed Value of State's Real Property $12,703,024.301 .................. 168
Commissioner Mac Stsy Shows Ash Removal Difficulties .................. 169
Commission for Appropriation for Brooklyn Ship Canal .................. 170
Real Estate for the Current Week ........................................... 171
Private Sales of the Week ........................................... 171
Statistical Table of the Week ........................................... 181
Labor Problems Before N. Y. State Association of Builders .......... 183
Large Amount of Residential Construction in Prospect ............ 183
Personal and Trade Notes ........................................... 185
Trade and Technical Society Events ........................................... 185
Current Building Operations ........................................... 186
Building Material Markets ........................................... 186
Contemplated Construction ........................................... 188
Plans Filed for New Construction ........................................... 191

SECTION II.

Record of Conveyances, Mortgages, Leases, Auctions, Appraisals, Lis Pendens, Mechanics' Liens, New Buildings and Alterations. ........................................... 191

Indexed in the Advance Index No. 2 of this week and in the Classified Index. Further copies of the classificed advertisements may be purchased from the publishers.

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New of the Largest
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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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 out runs 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
A City’s Health Comes First

The people of New York City have become accustomed to the habit of dissatisfied employees 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.

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.
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.

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

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 5 p.m. 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 significance.

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 shear 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:

<table>
<thead>
<tr>
<th>Hours</th>
<th>Total Per Hour</th>
<th>Average Per Min</th>
</tr>
</thead>
<tbody>
<tr>
<td>9 to 10</td>
<td>1,713</td>
<td>29</td>
</tr>
<tr>
<td>10 to 11</td>
<td>1,635</td>
<td>27</td>
</tr>
<tr>
<td>11 to 12</td>
<td>1,806</td>
<td>30</td>
</tr>
<tr>
<td>12 to 1</td>
<td>1,623</td>
<td>27</td>
</tr>
<tr>
<td>1 to 2</td>
<td>1,388</td>
<td>23</td>
</tr>
<tr>
<td>2 to 3</td>
<td>1,563</td>
<td>26</td>
</tr>
<tr>
<td>3 to 4</td>
<td>1,490</td>
<td>24</td>
</tr>
<tr>
<td>4 to 5</td>
<td>1,563</td>
<td>26</td>
</tr>
<tr>
<td>5 to 6</td>
<td>1,500</td>
<td>25</td>
</tr>
<tr>
<td>6 to 7</td>
<td>1,696</td>
<td>28</td>
</tr>
</tbody>
</table>

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.
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 the increase in the rate being from 3 per cent, to 4 1/2 per cent, this law to include substantially all business corporations, the uniform rate or totally exempted from taxation.

Special franchise assessments of public utility corporations assessed during the year is slightly less than $2,883,831,558, an increase of $74,038,536 over 1918.

Mortgages recorded were 100,848 as compared with 81,455 in the preceding year. The mortgage income tax will amount to approximately $32,000.

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 $2,883,831,558, an increase of $74,038,536 over 1918.

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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. Mac Stay, 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 proved 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 has 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. Williams.

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.

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 Forty-eighth 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 occupancy 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 employees to return to their homes for their noon hour.

Furthermore, Mr. Burton pointed out, with employees' homes nearby, the Seventh avenue district would not be 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, tractions 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 plans 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, largely depend 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 advice 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 favorable 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 decimation," 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.
Brown Makes Sale Record.

A record sale was made in Manhattan real estate on Tuesday by Fred­
erick Brown, president of the Brown Realty Company, a holding company, Mr. Brown when he closed contracts for prop­
ties valued at more than $10,000,000 in the

branch establishments. The United Cigar Stores Company, by acquiring for a long term the property at Broadway and
33rd 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 interests were encouraged 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 opera­
tions in the history of the city. Elias A. Cohen, who has also
been prominently identified with the speculative market in
the down-town district, added the Langdon building at 399
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.


N. A. Berwin & Company have joined the
ranks of real estate firms who have bought
properties for their own occupancy. N. A. Ber­
win & Company have purchased from Frederick
Brown the 5-story business building at 10 East
50th street on a lot 25,000 square feet, 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
two years ago. From the Bronx 49 sales at private contract were reported, as against 47 last week and 31 a year ago.

Brown Realty Company, a holding company, Mr. Brown resold to Richard T. McGonlgal In a cash

deal the 12-story Wyllys building at 92 William
street, near Fifth avenue, containing over 180,000
square feet. The property, which was
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

NEW YORKER REALTY SALES.

The total number of sales reported but not
recorded in Manhattan during the week was 164
as against 174 last week and 138 a year ago.
The number of sales south of 59th street was 67,
although possession may be taken prior to
the major portion of the property.

The number of sales north of 59th street was 97,
and 104 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.

N. A. Berwin & Co. Buy Home.

N. A. Berwin & Company have joined the
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Brown real estate record was established on Tuesday by Fred­
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ties valued at more than $10,000,000 in the aggregate. One of the largest and most im­
portant transactions of the week was the purchase of 471 and 473 Fifth avenue, facing the

northwest corner of Fifth avenue and 12th
street, covering a plot of almost $200,000,
along with an old tenement house at 134 Water street ac­
dquired 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

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One year later he went Into business for him­
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The number of sales south of 59th street was 67,
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Install Mississippi Polished Wire Glass with its silver white wire and surface equal to any plate glass, and save money.

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MISSISSIPPI WIRE GLASS CO.
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220 Fifth Ave., New York City
Pfaltz and Benjamin Benenson the 6-story apartment at the southeast corner of Riverside drive and 39th street, known as the Eschelle. It is arranged for forty-two families, rents for about $3,000,000 and was held at $12,000,000. The buyers announced the purchase to the Peter Stuyvesant apartments at the south corner of Riverside Drive and 89th street through Kettner, Simon & Anchor, attorneys, and recently they bought the 13-story apartment at 607 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 the Morewood Realty Holding Co. to the United Cigar Stores Co. of America, the building now occupied by Saks & Co., covering the block front from Broadway and Sixth avenue, 38th street to 34th street, the plot containing about 24,308 square feet, and being 150 feet on the north side of 33rd street, 70 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 building stands on a lot 8 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 property, 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.

Greenwich Building Sold.

Frederick Brown purchased in an all cash transaction through the Charles F. Noyes Co. the $750,000 Greenwich Building, 200x100, 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 property, 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.

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Straus Plan

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38 Years Without Loss to

Any Investor

in view of this fact and the Impera­

92 to 98 Gold street, tour plots, each containing

about 2,200 square feet, and the corner plot

with pos session May 1. The vacant property

and they will be offered for rental or resale

and 6 story lofts 0 Ferry street, 24x122- 11

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nue, two 5-sty apartments, each 38.6x100.

London to B. Herman 114 and 120 College ave­

west corner of Convent avenue and 151st street,

ing, 30x.30, which was damaged by fire last

one of the tenants lor twenty years ; also bought

17x60, to Henry Oppenheimer, who has been

business. Mr. Cohen's company also sold 184

produced in a field of $120,000, which is

High Water street, a 4-sty building, 17x60, through

Mr. James also bought from the same operator

from Brooklyn is the purchase by a syndicate

from the Clark estate and has since been im­

purchased by the City Investing Co. in 1905

a 60x100 lot, which was acquired on the west

buildings, where the margin of

in the site, and is said to have made an offer

800,000 for the estate of i. S. Dodge the 5-sty

Edson Co., the present tenants, tbrough Geo. R

Co., for occupancy.

the Red Diamond Realty Co. to the Eighth

price of $25,000 and held at $180,000 ; also, from a Mr. Gross, 464 to 470

of 150 ft. The property was acquired by Henry

through A. Levinson the two

rner; also resold through A. Levinson the two

the block front on Broad st, between Pearl and

also resold to Lillian Sechter the 5-sty apartment,

for the Hyde Real Estate Corporation the 7-sty lot

property to the new owner of the property

175x120, to William Sommel. who was

F. Noyes Co. 104 Front street, a 5-sty build­

the 5-sty apartment at 520 West

his company also sold 184

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300,000 calls daily have been added to the abnormal telephone traffic in New York City as a result of the epidemic of influenza and pneumonia.

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8-Story Fireproof—On Lot 50x100

Two apartments of 7 rooms and 3 baths on each floor. Renting for $25.00. Mortgages $18,000. Offered at an attractive price. Brokers protected.

PARK PL.—Frederick Brown bought from Thomas Newell in a 4-sty lease building, 34x77.6 bx. irregular.

PEARL PL.—Dunno Co. sold 295 Pearl st., between Beekman and Perry st., a 5-sty building, 12x80x100, to Hiergesell & Son, for occupancy.

UNIVERSITY PL.—Spear & Co. sold for the University Plaza Corporation the 5-sty building at 12 to 18 University stry and 90 and 94 East 8th st. on a Sailor’s Stag Bridge leasehold. This building was occupied for twenty-six years by Meltz & Co., chemists.

VARICK ST.—Max Marx purchased from Gracie Sanders Montclair 63 Varieties, a 4-story business building, 22x62.3, through Camman, Voorhees & Floyd.

WALKER ST.—Harry Aaronson sold to a Mr. Gentileigh 9 and 10 Walker st., a 7-sty building, 9x106, through Israe1 Cohen.

WARREN ST.—Leiberman Corporation purchased from Eva E. Browning the 3-sty and loft building at Warren st. 23x76, through Geo. K. Read & Co.

WARREN ST.—Dunno Company and Stoddard Hoffman sold the 5-sty building, 2ax100, at 28 Warren st., for the estate of Max Marx. The selling family owned it more than one hundred years.

WARREN ST.—Dunno Co. sold for Dr. William C. Winslow to Max Marx 49 Warren st., a 5-sty loft building, 2x100. The property was originally part of the old church farm.


WEST ST.—A. H. Ball & Co., who recently purchased 33 20-40 West st., through to 58 and 69 Washington st., added to their holdings through the purchase of 41 to 45 West st. through to 46 Washington st., about 75x150, from William D. Kirkland & Co., for the broker. The buyers new control about 25,000 sq. ft. and intend to improve the site.

WEST ST.—W. B. Dean & Co. sold for J. Frederick Kernochan the 5-sty building at 20 and 31 West st. to Sammuel Brodley.

210 ST.—Vogel & Maroon purchased for Joseph & Co. 23 East 20 st, a 3-sty building, 11x63.65.

8TH ST.—The estate of Simon Rubens, represented by Louis W. Osterweis, sold for Theodorus Bailey the 3-sty dwelling at 555 East 8th st, 20x75, through Schumacher & Sons.

11TH ST.—Heinemann Corporation sold 21 East 17th st., a 5-sty loft, 26x80x7, to a client of the H. Forman Co.

17TH ST.—Milward Vess sold for the Klamar Realty Co., Inc., to the Jefre Realty Co., Inc., at 5, for the estate of Charles H. Mossman at 201 West 21st st, 2x80, renting for $16,000 new and held a 5-year option.

20TH ST.—Charles Wynee and Louis L. Bow purchased from Joseph W. Stern and Edward E. Marks the 5-sty building at 22 East 20 st, 26x35x9. Possession of the entire building can be had. Sel Stern was the broker.

23RD ST.—Thomas J. O'Reilly sold for the Emigrant Industrial Savings Bank the 2-4 stys, at 400 and 411 East 22 st, 16x78x7, to A. G. Richter.

25TH ST.—William J. Roome & Co., Inc., sold for the estate of Charles M. Baldwin for the estate of Helen M. Pollak to Solomon Levy 208 East 75th st, a 5-sty dwelling, 35x100.5, for occupancy. The property is directly opposite the block recently purchased by Frank H. Hewitt. It was held at $45,000.

40TH ST.—Pease & Ellman sold 47 East 69th st., a 4-sty dwelling, 25x100.3, through Mrs. W. H. Hersey.

51ST ST.—The Brown, Wheelock Co., Inc. sold for John Quinan the 4-sty dwelling at 12 East 70th st., for $75,000, to a buyer for occupancy.

60TH ST.—Shaw & Hobbs sold for Mrs. L. E. Harrish to Daniel B. Freiman the 4-sty dwelling, 19x102.2, at 22 West 70th st.

65TH ST.—Stephen Calvin Clark purchased from William Wolf's Sons the 4-sty dwelling at 203 East 65th st., a 4-sty building, 2x100, through Pease & Ellman.

70TH ST.—Vasa K. Bracher sold the 4-sty dwelling, 15x100.5, at 130 West 70th st. for the Charles M. Baldwin Co. for the estate of the property since 1884, to Dr. E. L. Rounds.

71ST ST.—Harry Aronson sold to a Mr. Max Marx the 4-sty dwelling, for which plans were recently submitted by Max Marx. The selling family owned it more than one hundred years.

72ND ST.—Pease & Ellman sold 47 East 69th st., a 4-sty dwelling, 25x100.5, through Mrs. W. H. Hersey.

73RD ST.—The Brown, Wheelock Co., Inc. sold for John Quinan the 4-sty dwelling at 12 East 71st st., for $75,000, to a buyer for occupancy.

74TH ST.—Laroy Coventry sold for C. A. Miller 125 West 72nd st, a 4-sty dwelling, 20x100, through William Wolf's Sons.

75TH ST.—G. Walter Campbell sold for the Charles E. Rubensteine estate the 4-sty dwellings at 520-529 East 72nd st. to a real estate operator. The new owner is covering a plot 100x102.2, is assessed at $60,000.

76TH ST.—Pease & Ellman sold for Clarence Charlebois 124 West 72nd st., 2x102.2, to a lawyer for occupancy. The property is on the same block which was recently sold to the residence of Charles Dana Gibson and Sir Edmund Speyer. At present it is occupied by William F. Whitehouse.

78TH ST.—Shaw & Hobbs sold for Ella and Peaslee 10x102.2, at 106 West 73rd st.

79TH ST.—Brown, Wheelock Co. and Earl & Calhoun sold to the Edward A. Calhoun 29 West 73rd st., a 4-sty dwelling, 21x100.2, to Louise F. Coombs for occupancy. The house sold by the Clark family recently. It was held at $10,000.

80TH ST.—Douglas L. Ellman and Co., Inc., and Brown, Wheelock Co. sold for the Rev. W. W. Buhle the one-time residence 14 East 74th st, a 5-sty dwelling, 20x102.2, with large extension, to Townsend Howes.

81ST ST.—Joseph G. Abrahamson, representing the Brown Brothers Co. purchased from George W. Grete the 4-sty family and loft at 525 to 506 East 74th st, 75x102.

82ND ST.—Ernest N. Adler sold for Pauline & Co. 124 East 74th st., a 4-sty tenement, 19x102.2; also to the American Glass Novelty Co. 351 78th st, a 4-sty lot, 25x100.

85TH ST.—Bertis & Binnott purchased for Miss Sophia W. 17x100, at 100 West 78th st., through Sharp & Co.

87TH ST.—John J. and Theodore A. Kavanagh purchased for Mrs. Mary D. Denison 64 East 78th st, a 4-sty dwelling, 16x102.2.

100TH ST.—The Leighton Co., and LeRoy Coventry sold to the S. E. Portman for the Ferrister Corporation the 4-sty dwelling, 12x102.2, for occupancy. The building will be occupied by the property.
BERKELEY PL.—John Fullman, Real Estate Co., sold 248 Berkeley pl., a 3-sty dwelling on lot 28x100, for John J. Dempsey to Mrs. Agnes Miller.

HENRY ST., ETC.—Realty Associates sold 233 Henry st. to R. A. Habeuch, for occupancy. The broker was the Channay Real Estate Co.


PARK PL.—Henry Pierson & Co. sold for A. G. Southwirth the 3-sty dwelling, 18x131, at 238 Park pl.

7TH ST.—Meiger Builders, Inc., resold 245 7th st., a 3-sty dwelling, 25x100.

EAST 15TH ST., ETC.—J. D. Ranck sold dwelling at 835 East 15th st. for Henry Bodefield to George Housington; at 830 East 15th st. for M. C. Peterson to Charlotte J. Hoffmire; and for Frank Stark at 1236 East 10th st.; also, for Dr. Paul Kops the 2-sty building at 688 Franklin av.

WESTWOOD REALTY CO.—John Emil Stamer, sold for A. J. Los, the 2-sty building, 179 Gates av., for Mrs. H. E. Himmel, and the apartment house at 12 Underwood st., for Wm. Douglas; 10 lots, southeast corner of 14th av. and 42d st., for Stuart Waldenburg; 90x100, for Frank Stark at 1263 East 10th st.; also, for F. J. Peterson to Charlotte J. Hoffmire, and Frank Stark at 1236 East 10th st.; also, for Dr. Paul Kops the 2-sty building at 688 Franklin av.

INTER-CITY FUEL CO., Inc.

ANTHRACITE COAL BITUMINOUS

DOMESTIC AND STEAM SIZES

SPECIALTY STEAM SIZES

QUALITY—SERVICE—COURTESY

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29TH TO 30TH STREET, EAST RIVER, MANHATTAN

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INDEPENDENT OF ANY OTHER COMPANY

MAIN OFFICE

NO. 15 PARK ROW

NEW YORK CITY
BROTHERS LOUIS GOLD
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Will erect buildings anywhere from 10,000 to 100,000 square feet of manufacturing space for any responsible prospective lessee.

OR
Will build and sell the structure for a small cash consideration, taking a mortgage to be amortized over an agreed period, for the balance. The plan will make it possible for the client to reduce rental overhead to approximately one-half present cost.

RECORD AND GUIDE
February 7, 1920

HARLEM AND COLORED
2257 Seventh Avenue, at 133rd Street
LOUIS GOLD
Phone Main 1365
FACTORY BUILDINGS
and MILL CONSTRUCTION
Anywhere in
GREATER NEW YORK
Phone Main 7050 for Appointment

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. 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 45 feet on South street and a frontage on Whitehall street of 107.6 feet, was recently leased by the United Cigar Stores Co. from Mr. J. Young, the president of the Hanover Lunch Co., for investment. There were eight houses, each 28.8x45.x100 and each containing eight apartments of six rooms and bath. N. Rubenstein was the broker in this transaction, which involved approximately $50,000.

RECORD AND GUIDE
February 7, 1920

BRICK BUILDINGS
of
REINFORCED CONCRETE
and
MILL CONSTRUCTION

RECORD AND GUIDE
February 7, 1920

A. G. THOMPSON CO.
REAL ESTATE BROKERS AND AGENTS
217 BROADWAY
Telephone Barclay 4832

A. G. THOMPSON CO.
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Colored Tenement Property
Specialists in Harlem and Colored Tenement
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New York City
Phone: Murray’s 1010

RECORD AND GUIDE
February 7, 1920

Moses & Moses
HARLEM AND COLORED
409 Lenox Avenue
Telephone Morn. 2191

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RECORD AND GUIDE
February 7, 1920

$700,000 Fifth Avenue Lease.
The Emerson Phonograph Co. has sub-leased from the 100 East Thirty-fourth Street Co., Benjamin Marcus bred., the 4-sty building at 206 6th avenue, extending through to the corner.

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PROPERTIES
ROMAN-CALLMAN COMPANY
BRIDGE PLAZA BUILDING
LONG ISLAND CITY

JAMES E. POE
BUY—SELLS—EXCHANGES
REAL ESTATE
5TH AV., ETC.—Frank A. Seaver
9TH AV., ETC.—J. MacNeil
4TH AV., ETC.—Realty Associates
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HARLEM AND VICINITY

RECORD AND GUIDE
February 7, 1920

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Broadway, 50x122xIrregular. Carstein & Linnek negotiated the lease, which is for twenty years and the annual rental is $9,000. The Ensign Savings Bank leased the property to the present lessee last December through Thomas J. O'Connel.

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. 2574-2576 Broadway, the southwest corner of 82d street, occupying a plot 90x4 on Broadway by 106x114. The building is a 7-story elevator apartment house on the Broadway corner with 24 apartments of eight rooms and two baths on each floor. The DeWitt, adjoining the corner on 82d street, is a 6-story elevator apartment house, containing one apartment on each floor. The annual rental is $6,000, which will be paid during the term of the lease which begins February 7, 1920. They obtain possession of the premises in 1921. They will approximate nearly $1,000,000. Extensive improvements, additions and changes by the Exchange Buffet on the site are in process of being made to the premises by the new landlords when they occupy the premises in the year 1921.

Half of Block for Schulte.

Schulte Cigar Stores Co., leased from Ottinger & Bro. and Is, L. S. & M. S. Kern the 7-story Hotel Calvert property, at the northeast corner of Broadway and 41st street, together with the 3-story building adjoining the property. The property takes in 4540-4560 Broadway, with a frontage of 102 feet on Broadway and 106 feet on 41st street. The buildings adjoin the Hotel Knickerbocker on both Broadway and 41st street, the hotel occupying the property half of the 41st street block. Some of the properties are Park & Tilford, New York Telephone Co., Hill Bros., St. Regis Restaurant. The lease is for a term of twenty-years and the annual rental is $36,000. The Schulte property has been operated by Ottinger & Kern for over twenty years. The Schulte Cigar Stores Co. recently leased the Hotel Wallace & Wade, 275 West 42d street, for twenty-one years. Henry Shapiro & Co. were the brokers in the deal and have been appointed as agents for the Schulte property.

Bronx "United" Rental.

The United Cigar Stores Co. leased for a long term of years from the American Real Estate Co. 204-210 West 119th street, at the northeast corner of Broadway and 119th street and the 2-story building adjoining. This company recently leased for a term of twenty-years the 6-story Pearl, a 6-story building directly north of the site and located at the northeast corner of Longwood and 119th street. Mr. Bronstein & Co., the brokers who negotiated both transactions.

Big Rector Street Rental.

Henry Bradley & Co., representing J. C. Charny Co., have leased to Morris Krim, president of the Hanover Lunch Co., 15 and 17 Rector street and 90 and 92 Greene street, for twenty years at an aggregate rental of $2,000,000. The purchase price will be the office expenses in anticipation of the needs of cubs which will be part of their new exchange.

Big Fourth Avenue Leases.

Two large leases have been closed in the 4th avenue section. The one by William Iselin & Co. for the Western Union building, at the junction of Westchester and Prospect avenues, and directly at the Longwood avenue subway station. The company recently leased for a term of twenty-years a building situated directly north of the site and located at the northeast corner of Longwood and 117th street. The property will be improved for its own use and the remaining part will be occupied by the new owners. The brokers who negotiated both transactions were the Norton & Catts.

$1,000,000 in Broadway Leases.

N. A. Berwin & Co. leased to D. A. Schulte, Inc., the northwest corner of Broadway and 63d street, occupying a plot 50x125 feet, 5x54x117. The lease is for a term of eighteen years at an annual rental of $65,000. Mr. Charles Klein was the broker in the deal. These stores have a frontage of 100 feet on Broadway and are now divided into seven stores. The gross rental of these two leases aggregated more than $1,000,000.

Lease Old-Time Theatre.

The old Weber & Fields Theatre property, at the northwest corner of Broadway and 147th street, has been leased for a long term, with an option of purchase, by the White estate to the American Real Estate Co., for a term of fifty years. The lease is for sixty-three years at $30,000 per annum, and the property has a frontage of 110x5 feet in Broadway and 145x5 feet in 147th street. It is a double block, leaving an irregular northerly line. It adjoins the new census tract, and is a landmark. Mr. Henry J. Dine was the broker.

Browning in $2,000,000 Leases.

Richard E. Browning leased a portion of his property, including a long term of lease being in the neighborhood of $2,000,000. The properties include 535 to 543 West 163d street, leased for a long term of years to the Jay Leasing Co., Inc., MORRIS SCHULTE, 1513 Broadway, leasing to Charles Klein and Benjamin Roth- son for a term of years in West 119th street, 104-114 St. Nicholas avenue and 300-309 West 118th street, known as the Garden Court apartments, also leased 135-139 West 29th 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. The lease was leased 718-722 East 11th street to Benjamin Rechson and Charles Klein.

$2,000,000 Chain Store Leases.

The newly formed National Haberdashers Corporation, which controls well-known retail and chain store specialty shops, reports through its attorneys, Maurice B. & Daniel W. Kline, Inc., that it has closed leases for space in New York and other important cities involving rentals aggregating $2,000,000. In New York City it has leased stores at 117 and 119 West 25th street, a 1-story building, 4 acres 5 Columbus Circle, Broadway and 109th street and 19 and 21 23d avenues. The corporation also reports stores leased in Brooklyn, Newark, and New Jersey. The company occupies one of the apartments in the building.

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on plot 168x160, one of the finest apartment houses
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tects and contractors in planning and handling
all phases of interior telephone installations.

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Barcody 809
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Mr. Lindner, who spent many years in the study
of real estate both at New York University and
the New School for Social Research, was
largely active during the last five years in the
formulation of tax legislation. The present system of
sale tax liens and foreclosure for the purpose of
clearing titles was created largely through his
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WALTER LINDNER

In August, 1888, and gradually rose until 1905,
when he was made a partner in the firm of Dodge.
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### 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. Each following weekly table is a summary from January 1 to date.)

#### MANHATTAN

<table>
<thead>
<tr>
<th>Conveyances.</th>
<th>1920</th>
<th>1919</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Buildings</td>
<td>$37,320,400</td>
<td>$28,885,575</td>
</tr>
<tr>
<td>No. with consideration</td>
<td>38</td>
<td>22</td>
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<tr>
<td>Consideration</td>
<td>$3,655,400</td>
<td>$116,297</td>
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<tr>
<td>Assessed Value</td>
<td>$2,480,000</td>
<td>$638,000</td>
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#### Mortgages

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<tbody>
<tr>
<td>Amount</td>
<td>$84,940,625</td>
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<tr>
<td>To Banks &amp; Ins. Cos.</td>
<td>$3,690,500</td>
</tr>
<tr>
<td>No. at 6%</td>
<td>108</td>
</tr>
<tr>
<td>Amount</td>
<td>$3,460,000</td>
</tr>
<tr>
<td>No. at 7%</td>
<td>54</td>
</tr>
<tr>
<td>Amount</td>
<td>$2,974,610</td>
</tr>
<tr>
<td>No. at 8%</td>
<td>22</td>
</tr>
<tr>
<td>Amount</td>
<td>$1,500,000</td>
</tr>
<tr>
<td>No. at 9%</td>
<td>10</td>
</tr>
<tr>
<td>Amount</td>
<td>$700,000</td>
</tr>
<tr>
<td>Interest not given</td>
<td>17</td>
</tr>
<tr>
<td>Amount</td>
<td>$487,900</td>
</tr>
<tr>
<td>Total No.</td>
<td>588</td>
</tr>
<tr>
<td>Total Amount</td>
<td>$4,493,266</td>
</tr>
<tr>
<td>To Banks &amp; Ins. Cos.</td>
<td>$1,484,450</td>
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#### Mortgage Extensions

<table>
<thead>
<tr>
<th>1920</th>
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<tbody>
<tr>
<td>Amount</td>
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<tr>
<td>To Banks &amp; Ins. Cos.</td>
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<th>Conveyances.</th>
<th>1920</th>
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</tr>
</thead>
<tbody>
<tr>
<td>New Buildings</td>
<td>$1,792,250</td>
<td>$1,371,540</td>
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<tr>
<td>No. with consideration</td>
<td>54</td>
<td>54</td>
</tr>
<tr>
<td>Consideration</td>
<td>$1,792,250</td>
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<td>$3,460,000</td>
<td>$506,540</td>
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<tr>
<td>No. at 7%</td>
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<td>Amount</td>
<td>$2,974,610</td>
<td>$718,297</td>
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<tr>
<td>No. at 8%</td>
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<tr>
<td>Amount</td>
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<td>$534,000</td>
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<tr>
<td>No. at 9%</td>
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<td>Amount</td>
<td>$700,000</td>
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<tr>
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<td>17</td>
</tr>
<tr>
<td>Amount</td>
<td>$487,900</td>
<td>$107,950</td>
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<tr>
<td>Amount</td>
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</tbody>
</table>

#### QUEENS

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<th>Building Permits.</th>
<th>1920</th>
<th>1919</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Buildings</td>
<td>$4,800,250</td>
<td>$5,092,250</td>
</tr>
<tr>
<td>No. with consideration</td>
<td>54</td>
<td>54</td>
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#### RICHMOND

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### RECORD AND GUIDE

February 7, 1920

### CORWITH BROS.

Greenpoint and Long Island City

REAL ESTATE

FACTORY SITES

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Mortgage Loans, Appraisals, Insurance

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The Realty Associates desire to cooperate with brokers in every way possible. We sell property on easy terms, paying full commissions to brokers.

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We have just completed 16 one-family houses and 4 two-family houses on Vista Place, Bay Ridge, and we will have 21-family houses near completion on Sullivan Street, Flatbush.

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Interesting Method of Excavating in Sandy Soil Is Tried
Thompson-Starrett Co. Experiments With New Idea in Building Ambassador Hotel at Atlantic City

Teremendous 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 gasolene. 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.

LUMBER
Timber, Factory Flooring, Boards, Finish Flooring Siding, Roofers, Sash Material, Trim and Moulding Concrete Form Lumber a Specialty
Shipped to All Points in the METROPOLITAN DISTRICT 27,000,000 Feet in Stock for Immediate Shipment By AUTO TRUCK, LIGHTER or RAIL Complete Milling Facilities E. C. SMITH CO., Inc. OAKLAND AND BOX STREETS, H. L. MOORE, Manager of Sales PAIDGE AVENUE AND NEWTOWN CREEK BROOKLYN, N. Y. Greenpoint 198-9
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 which 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. Keefer, 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 cooperated 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 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
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, 35x75 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 wall 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 passageway to the street.

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 new 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, $1,392,000; 2 public buildings, $105,000; 8 public works and public improvements, $7,709,350.71; 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 from 120-122 $55 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. Rossow announces that he has removed his architectural offices from 356 Wooster street to 1412 Herkimer street, Brooklyn.

Mrs. John Wallace Riddle, architect, has been retained by the Women's Roosevelt Memorial Association to prepare the plans for the restoration of an Edgar Roosevelt's birthplace, 25 East 29th street.

James E. Casale, 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.

Wm. S. Warrall, Jr., architect, announces that he has changed his location from the 116-118 street and Convent avenue (in the office, street and Convent avenue) in the office, first floor, 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.


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


Courses in Building Construction.

The College of the City of New York announces the following course in study in building construction designed especially for those interested in building construction. Owners, contractors, and builders, real estate agents, inspectors and foremen. The lectures are given in each particular branch of the work.

Buildings I—Materials. Manufacture, characteristics, tests and inspection of all building materials. Beams and rafters. 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, Tuesdays, Thursdays and Fridays, 7:30 to 10:15 p. m. Course started February 2. Fee, $15.


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 12, 1920. E. L. Powers, 159 Nassau street, New York City, secretary.

American Institute of Architects will hold its annual meeting and its annual 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.

TRADING AND TECHNICAL SOCIETY EVENTS.

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

American Society of Mechanical Engineers.—Monthly meeting the second Tuesday of each month. Calvin W. Rice, secretary.

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

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Building Trades Employers' Association will hold its annual meeting and election of officers Tuesday afternoon, February 17. The nominating committee has prepared the following list of candidates for positions at that time: For president, Ronald Taylor; for first vice-president, Fred B. Tuttle; for secretary, Charles J. Kelly; for treasurer, J. P. Ryan.

Building Officials' Conference will hold its sixth annual meeting in Chicago, Illinois, February 16 to 18, inclusive. Arrangements are being being 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.
T HE 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. The prosperity of the important building trades 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 considerable shortage of 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 delegations 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 such a nature that labor is urgently required to supply the demands for business and housing accommodations.

In Albany, Schenectady, Syracuse, Rochester, Buffalo and Elmira builders are already hampered by the lack of labor and material 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 may 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 announcement 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**

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

**Exterior**—Delivered at job site in Manhattan, north of 125th street.

- 2x12x12 split furring: $10.25 per 1,000 sq. ft.
- 2x12x12 split: $10.25 per 1,000 sq. ft.
- 2x12x12 solid: $10.25 per 1,000 sq. ft.
- 2x12x12 split: $10.25 per 1,000 sq. ft.
- 6x12x12: $247.00 per 1,000 sq. ft.

**Note**—For deliveries outside of 125th street, prices are slightly higher, according to location of work, with varying trucking charges.

**Lath**—Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn, Queens, $20.00 per 1,000 square feet.

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

- Neat Wall Cement, in cloth sacks: $4.10 per bbl.
- Hydrate Finishing, in cloth bags: $20.00 per 1,000
- Rebate for bags, 75c. per bag.
- Rebate for bags, 75c. per bag.

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

- Neat Wall Cement, in cloth bags: $2.50 per 1,000
- Brown Mortar, in cloth bags: $2.50 per 1,000
- Brown Mortar, in cloth bags: $2.50 per 1,000

**Finishing Plaster (50-lb. barrel)**—8.25 per bbl.

**Finishing Plaster (50-lb. barrel)**—8.25 per bbl.

**Plaster Blocks**—

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

**City Hall Will Be Saved**

This beautiful example of American Colonial architecture will be preserved to posterity by the Obelisk Waterproofing Company. The Caffall Process is the means employed. This has protected the Obelisk in Central Park for 30 years past. Buildings and monuments of any nature, of stone, brick, terra cotta or cement, may be treated in the same way to keep out dampness and prevent exfoliation and building salts. Write to us for information.
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 for a continued scarcity for some time to come is felt. 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 advance that has marked the past year or more, and no possibility of relief is felt until some method of getting lumber to this market in sufficient volume to supply the demand is found.

Structural Steel—Scarcity of steel is 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 representatives 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, stating that more than 5,000,000 bushels of flaxseed were harvested in 1919.

IN THE METROPOLITAN MARKETS

Plaster Board—Delivered at job site in Manhattan, broken stone, per cu. ft.

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<td>Brier Hill sandstone</td>
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<td>Buff Wakeman, per cu. ft</td>
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Sand—Delivered at job in

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White Sand—Delivered in Manhattan, per cu. yd.

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Broken Stone—Delivered at job site in Manhattan, broken stone, per cu. ft.

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<tr>
<th>Material</th>
<th>Price</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manhattan</td>
<td>1.25 per cu. yd</td>
<td>Manhattan, N. Y.</td>
</tr>
<tr>
<td>Bronx</td>
<td>1.50 per cu. yd</td>
<td>Manhattan, N. Y.</td>
</tr>
</tbody>
</table>

Building Stone—Delivered at job site in Manhattan, broken stone, per cu. ft.

<table>
<thead>
<tr>
<th>Material</th>
<th>Price</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manhattan</td>
<td>1.25 per cu. yd</td>
<td>Manhattan, N. Y.</td>
</tr>
<tr>
<td>Bronx</td>
<td>1.50 per cu. yd</td>
<td>Manhattan, N. Y.</td>
</tr>
</tbody>
</table>

Lumber—Whole sale prices, New York:

<table>
<thead>
<tr>
<th>Material</th>
<th>Price</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yellow pine, merchantable</td>
<td>905, f. o. b. N. Y.</td>
<td></td>
</tr>
</tbody>
</table>

Wood and Channels:

<table>
<thead>
<tr>
<th>Material</th>
<th>Price</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manhattan</td>
<td>2.72 to 2.82</td>
<td>Manhattan, N. Y.</td>
</tr>
<tr>
<td>Bronx</td>
<td>2.72 to 2.82</td>
<td>Manhattan, N. Y.</td>
</tr>
</tbody>
</table>

Steel bars:

<table>
<thead>
<tr>
<th>Material</th>
<th>Price</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manhattan</td>
<td>3.10</td>
<td>Manhattan, N. Y.</td>
</tr>
</tbody>
</table>

Linseed Oil—City brands, oil, s-bbl. lot.

<table>
<thead>
<tr>
<th>Material</th>
<th>Price</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manhattan</td>
<td>1.80 to 1.81</td>
<td>Manhattan, N. Y.</td>
</tr>
</tbody>
</table>

Turpentine—Spit in yard, N. Y., per gal.

<table>
<thead>
<tr>
<th>Material</th>
<th>Price</th>
<th>Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manhattan</td>
<td>1.50 to 1.54</td>
<td>Manhattan, N. Y.</td>
</tr>
</tbody>
</table>

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Manhattan.
APARTMENTS, PLATS AND TENEMENTS.
LEXINGTON AV.—B. W. Berger & Son, 121 Bible House, have completed plans for alterations to two 2-sty brick and stone tenements, 40x51 ft, at 1063-65 Lexington av, for Harry C. Rayner, 228 Broadway, owner. Total cost, $30,000.

DwELLINGS.
620 ST.—Litchfield & Rogers, 477 5th av, have prepared plans for alterations to the 4-sty brick and stone residence, 10x63 ft, at 104 East 62st st, for Eletics D. Litchfield, 477 5th av, owner. Cost, $25,000. General contract will be awarded without competition.

Bronx.
DwELLINGS.
LELAND AV.—E. Ebellin, 2400 Westchester av, has plans under way for five 25-sty frame dwellings, 35x60 ft, with 1-sty garages, on the north side of Leland av, 106 ft south of Guelin st, for Henry Nurnberger, 724 Poplar st, owner and builder. Total cost, $40,000.

218TH ST.—Robert Gleam, 333 East 151st st, has prepared plans for a 2-sty hollow tile and stucco dwelling, 25x42 ft, in the north side of 218th st, 250 ft east of Barns av, for Michael A. Verini, 255 East 14th st, owner and builder. Cost, $30,000.

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, 90 ft west of Harper av, for Otto Johnson, 218 Prospect av, owner and builder. Cost, about $8,000.

FIELDIATON AV.—Dwight J. Baum, 240th st, and Broadway, Riverdale, has plans under way for a 25-sty brick and stone residence, 35x15 ft, on Fieldston av, for Mrs. E. A. Hoffman, owner, care of architect. Cost, $150,000.

WEBB AV.—Summerfield & Steckler, 51 Eton sq, have prepared plans for a 2-sty brick dwelling, 40x28 ft, at the northeast corner of Webb av and 154th st, for Mrs. E. Smith, 229 Tremont av, owner. Cost, $8,000.

FIELDROP AV.—Bates & How, 35 West 38th st, have plans in progress for a 2-sty residence in Fieldston road for Frank S. Rollins, 14 Wall st, owner. Cost, about $5,000. Architect will take estimates on general contract.

Brooklyn.
APARTMENTS, PLATS AND TENEMENTS.
ERMHAUL AV.—E. M. Savigana, 6905 14th av, has prepared plans for a 4-sty brick tenement, 40x75 ft, at the southwest corner of Mermaid av and West 13th st, for Marie C. Parello, 202 West 15th st, owner and builder. Cost, about $45,000.

CHURCHES.
FIRST ST.—Robert J. Bailey, 477 7th av, Manhattan, has completed plans for a 3-sty brick and stone addition to church in the north side of First st, 122 ft east of Perry st, for the Church of Our Lady of Consolation, 127 North First st, owner. Cost, $50,000. 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, 38x48 ft, in West 15th st and Av T, for owner and builder to be announced later. Total cost, $20,000.

LINDEN ST.—Wm. C. Winters, 165 Van Sicklen av, has plans in progress for fourteen 2-sty brick dwellings in the north side of Linden st, 200 ft east of Prospect av, for the B. H. Investors Co., 2425 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, 38x48 ft, at the northwest corner of Fort Hamilton av, 51st to 52nd st, for the Linden Heights Building Corp., owner and builder, on premises. Total cost, $90,000.

PRESSIDENT ST.—J. Sarsfield Kennedy, 157 Nonsen av, has plans in progress for two 4-sty brick and stone residences, 30x40 ft and 30x30 ft in President st, near Franklin, owner, care of architect. Architect will take estimates on general contract about February 15.

AV. K.—Hugo Taussig, 246th st, Manhattan, has completed plans for a 2-sty brick residence, 35x50 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, $25,000.

Queens.
DwELLINGS.
BEETHURST, L. J.—George Grotz, 188 Montague st, Brooklyn, has completed plans for a 21/2-sty frame dwelling, 18x34 ft, in 354 av, between 15th and 16th av, 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. J. Jeffrey, Jr., Butler Building, Jamaica, L. I., has prepared plans for four 2½-sty frame dwellings, 10x10 ft, at Atlantic and Woodhaven ave, for the Woodhaven Estates Co., F. W. Scott, 336 Fulton st, Jamaica, owner and builder. Total cost, $6,000.

WOODHAVEN, L. I.—George E. Crane, 8711 114th st, Richmond Hill, L. I., has completed plans for five 2½-sty brick dwellings, 25x35 ft, on the south side of Manhattan av. 174 ft west of Van Brunt pl, for Albert Schneider, 9 East Jackson av, Corona, owner and builder. Cost, $8,900.

GLENDALE, L. I.—Morris Perstein, 149 Fulton av, Middle Village, L. I., has completed plans for a 2½-sty brick dwelling, 20x35 ft, on the east side of Ridgewood av, 356 ft south of Railroad av, for George Kemm, 26 Olinstead pl, Bayside, owner and builder. Cost, $3,500.

EDGEMERE, L. I.—Philip Caplan, 16 Court st, Brooklyn, has prepared plans for two 2½-sty frame dwellings, 15x45 ft, on the east side of Beach 41st st, 100 ft south of the Boulevard, for Louis Fegnant, 45 54th st, Corona, L. I., owner and builder. Total cost, $17,000.

KREW GARDENS, L. I.—Kenwick, Ashwall & Tucker, 8 West 40th st, Manhattan, have prepared plans for three 2½-sty frame dwellings, 25x35 ft, in the west side of Beverley rd, 125 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, 18x20 ft, in the west side of 44th st, 260 ft west of Hough pl, for Louis A. Michaelis, Beach 44th st, Edgemere, L. I., owner and builder. Total cost, $8,000.

ARVERNE, L. I.—J. P. Powers, Arverne, L. I., has completed plans for two 2½-sty frame dwellings, 16x32 ft, on the east side of Sumnerfield av, 250 ft north of the L. I. R. R. tracks, for Thomas Lyne. 194th Park av, Arverne, L. I., owner and builder. Cost, $5,000.

WOODHAVEN, L. I.—George E. Crane, 6115 Stoofthof av, Richmond Hill, L. I., has completed plans for five 2½-sty frame dwellings, 15x28 ft, at the northwest corner of Atlantic and Oceanview avs, for the Kw Gardens Construction Co., 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, 10x15 ft, on the east side of Rollington av, 1050 ft south of the Boulevard, for the South Atlantic, 10 East 14th st, Manhattan, owner and builder. Cost, $6,000.

SPRINGFIELD, L. I.—R. Johnson, Lenox av. Springfield, has completed plans for a 2½-sty frame dwelling, 19x27 ft, on the east side of Lenox av, 180 ft north of the Merrick road, for Jane McMorris, 100 Jamaica av, Middle Village, owner and builder. Cost, $3,500.

CORONA, L. I.—C. L. Varrire, 150 Corona av, has completed plans for a 2-sty frame dwelling, 26x45 ft, in the south side of Ferguson st, 225 ft west of the J. F. O. Burbun, Flushing, owner and builder. Cost, $6,000.

ELMICHURST, L. I.—Wm. E. Helm, 238 13th st, College Point, L. I., has completed plans for a 2½-sty frame dwelling, 24x31 ft, at the southeast corner of Columbia Boulevard and Bay 4th st, for W. Ewing GInsburg av, Corona, L. I., owner and builder. Cost, $12,000.

PLUSHING, L. I.—L. A. Richardson, 100 Aury st, Plushing, has completed plans for a 2½-sty frame dwelling, 20x39 ft, with store in the west side of 223 av, 90 ft north of Sanford av, for Estelle Cavanaugh, 511 Sanford av, owner and builder. Cost, $7,500.

WOODHAVEN, L. I.—George E. Crane, 615 Stoofthof av, Richmond Hill, L. I., has completed plans for four 2½-sty frame dwellings, 10x20 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, $12,500.

WOODHAVEN, L. I.—George E. Crane, 615 Stoofthof av, Richmond Hill, has completed plans for thirteen 2-sty frame dwellings, 16x19 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, $9,000.

KREW GARDENS, L. I.—The Kew Gardens Construction Co., 56 Wall st, Manhattan, has completed plans for a 2½-sty frame dwelling, 25x28 ft, in the south side of Pembroke pl, 71 ft west of Kew Gardens road, for Willheminna A. Weisbauer, 8/25 99th st, Woodhaven, owner. Cost, $10,000.

Recently the owners of the Hudson Building, a seventeen story structure at 32 Broadway, examined estimates on the cost of making the change from private plant operation of the building to Edison Service.

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(n) Louis A. Ship- nard, 120 Beekman.

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(n) John D. McDonald, 294 Broadway.

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8x10.25, slag rf, 2 families; $17,000; (o) D. & M.

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180TH ST, n s, .TOO w Andrews av, 2-sty bk

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180TH ST, n s, .TOO w Andrews av, 2-sty bk

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February 7, 1920
SPRINGFIELD.—Mills av, s w, 300 e Farmers av, 1-sty fr dwg, 28x34, shingle rf, 1 family, gas, steam heat; $3,500; (a & b) Edw. Jackson, 300 E. 57th St, Manhattan (420).

WINFIELD HEIGHTS.—Vandergrift st, s w, 170 w Fisk av, 1-sty fr dwg, 22x30, shingle rf, 1 family, hot air heat; $12,000; (b) John R. Cameron, 83 Carter, Elmhurst; (a) Chas. Herrlinger, Jr., 203 Weimar, Elmhurst (350).

53 Carter, Elmhurst; (a) Chas. Herrlinger, Jr., 203 Weimar, Elmhurst (300).

February 7, 1920

SPRINGFIELD.—Springfield rd, s w, 2 Merck, 1-sty bk garage & show room, 60x120; $25,000; (b) William P. Jones, Springield, L. I.; (a) owner, pref, 135 Benson, Brooklyn (400).

WOODHAVEN.—55th st, w w, 82 g 75 av, fr garage; $450; (a) Mrs. J. A. Neithaler, prem (451).

WOODHAVEN.—55th st, w w, 242 n Atlantic av, fr garage; $75; (a) E. E. Britton, prem (410).

STORES, OFFICES AND LOFTS.

ARVERNE.—Storm ave, s e c Boulevard, 1-sty fr stores, 92x44, slag rf; $12,500; (a) Weinstein & Rosen, 41 Chrystie st, N. Y.; (b) Howard & Howard, O'Kane Bldg, Far Rockaway (400).

L. I. CITY.—Orton st, w w, 75 s Nott av, metal office, H. 440, Concrete Steel Co., 24 New Y. City (421).

L. I. CITY.—Steinway av, w s, 165 s Graham av, L. I. City (422).

EDGEMERE.—Bch 41st st, w s, 486 s Boulevard, metal garage; $1,400; Concrete Steel Co., 42 New Y. City (423).

MISCELLANEOUS.

CORONA.—Ditmars av, s s, swc 55th, bk garage; $8,000; (a) Trus­

Hesse, 18 E. & 67 34th st, Brooklyn; (a) Bloch & Co., 628 Manhattan av, Brooklyn (370).

b) Frank Stahl, 688 New Dorp la (56).

Frank Stahl, 688 New Dorp la (56).

NEW BRIGHTON.—Allen st, n s, 300 e Clove rd, 2-sty fr dwg, 22x26, shingle rf; $10,000; (a & b) Competent Home Bldg Co., (40).

WOODHAVEN.—Atlantic av, s w, 100 w Hop­

kington av, 2-sty fr dwg, 16x40, shingle rf, 1 family, gas; $150,000; (a) Interstate Land & Building Co., 44 Wall, Manhattan (399).

HAVERSTOCK.—Avon st, w s, 386 W 40th st, Manhattan (399).

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193

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Manhattan.

BROAD ST, 62, remove wall, stairs, new front, ext, butteries, roof beams, stairs, elevator, & new office; $7,000; (o) Louis A. Winkelmann, 44 Broad st, Manhattan (217).

COLUMBIA ST, 280-300, remove partitions, new stores, fronts in 3-sty bk str & tnt.; $3,000; (o) Al. L. Kehoe & Co., 150 Grand; (a) Philip Bardez, 220 Grand (267).

CHRYSTIE ST, 61-63, remove partitions, 1st floor, 11-sty bk str; $1,500; (a) Al. L. Kehoe & Co., 150 Grand; (o) Geo. & Saml. Holober, 130 11 av; (a) Philip Bardes, 230 Grand (268).

CENTER ST, n s, 200 W 21st, 2-sty fr exts, 12x21, new porches & new partitions; $3,000; (a) Karl F. J. & Karl H. Mageek, 147 Bway, Manhattan (269).

CORTLAND ST, e s, 125 N E 63d st, ext & int alt to 2-sty dwg; $500; (o) Jos. W. Chapman, 26 Washington sq (33).

ETNA ST, n s, 100 W Chestnut, int alt to 2-sty dwg; $500; (o) M. Kitz, 250 N E 23d st; (o & a) R. Laskey, 233 E 22d, Manhattan; (a) M. Millman & Son, 1780 Pitkin av (1172).

FULTON ST, s e, c e pm, ext & int alt to 2-sty str! & dwg; $1,000; (o) Voss & Laurentius, 63 DeKalb av (1176).

GRAND ST, s e, c e Bedford av, ext to 2-sty & dwg; $600; (a) Chas. Volz, 371 Fulton, Bklyn (268).

HALSEY ST, n s, 334 e Throop av, ext to 3-sty str & dwg; $600; (a) J. Halsey, 302 Halsey st.

ROOSEVELT ST, e s, 71-75 n 7 av, ext & int alt to 2-sty str & dwg; $1,200; (o) C. L. Calhoun, 16 E 34d, Manhattan (1156).

HICKS ST, e s, 100 s Harrison, int alt & 6-sty bk tnt; $600; (a) W. Morgan, 227 Van Buren st, Greenpoint.

MONTAGUE ST, s e, 50 Clinton, int alt to 3-sty offices; $25,000; (o) Home Inv. Co., 172 Montague (1164).

PACIFIC ST, s e, 250 s Smith, int alt to 4-3ty str & dwg; $1,500; (o) A. Reiser, 961 Eric av (1175).

ROSE STREET, e e, 20 & 30 Sutter av, ext alt to 2-sty str; $2,500; (o) G. Hoffstein, 1398 Pitkin av (1143).

QUINCY ST, e s, 250 w Tompkins av, ext alt to 3-sty str & dwg; $2,500; (a) Chas. Faarele, 181 n 8th; (a) F. V. Laspia, 525 11 av (1208).

STAGG ST, n w, Bogart st, int alt to 3-sty str & dwg; $500; (o) A. C. Campise, 114 Boydstoun st, Union City.

UNION ST, s e, 142 w 3rd, ext alt to 3-sty str & dwg; $500; (o) W. Wharton, 459 5 av (1157).

W 30th ST, e e, 20, ext alt to 3-sty & dwg; $2,500; (o) J. A. McDonald, 1630 Surf av (945).

W 15th ST, w s, 106.3 n s 9th, ext alt to 3-sty str & dwg; $1,000; (o) W. J. Simnick, 155 Bway; (a) John H. Knubel, 305 W 43d (244).

W 25th ST, n s, 235 W 18th, remove wall, stairs, new front, ext, butteries, roof beams, stairs, elevator, & new office; $7,000; (o) Louis A. Winkelmann, 44 Broad st, Manhattan (217).

2nd AV, s e, 245 W, remove wall, stairs, new front, partitions, 1st floor, 6-sty bk tnt; $3,000; (o) ext J. W. Simnick, 155 Bway; (a) John H. Knubel, 305 W 43d (244).

March 12, 1920

BROADWAY, s w c e Marcy av, ext & int alt to 2-sty dwg; $2,000; (o) H. J. Clark, 187 Kasp; (o) R. Laskey, 233 E 22d, Manhattan; (a) M. Millman & Son, 1780 Pitkin av (1172).

DEKalB av, n s, 242 w Marcy av, ext & int alt to 3-sty dwg; $1,000; (o) M. Bunin, 69 Grand; (a) Max. J. Hochberg, 117 W 26th; (a) John H. Knubel, 305 W 43d (244).

DRAKE av, n s, 216 s 9th, ext & int alt to 2-sty & dwg; $1,000; (o) C. Campise, 114 Boydstoun st, Union City.

FULTON ST, s w c e Nostrand av, ext & int alt to 3-sty & dwg; $1,000; (o) Premier Bldg. & Impy. Co., 14 Hamilton av; (a) Burke & 622 E 30th, Manhattan.

GALWAY av, n s, 2,53 w Sheffield av, extension to 3-sty factory; $3,500; (o) A. Brown, 44 Grand, Manhattan; (o) S. Leitman, 1641 53d; (a) M. Millman & Son, 26 Court (1208).

LED AV, s w c e Marcy av, ext & int alt to 3-sty str & dwg; $5,000; (o) J. A. McDonald, 1630 Surf av (945).

MANHATTAN av, w s, 75 s Jane, ext int & pl in 3-sty factory, & int alt to 3-sty & int; $10,000; (o) Valentine & Sontin, 125 Baxter, Manhattan; (a) C. Bauer, Jr., 728 Manhattan av (999).

MYRTLE AV, n w c e Hunmid, elevator in 6-sty loft & str bldg; $1,000; (o) Wolm, 628 Grand av; (a) Bly & Hamman, 855 St Johns pl (910).

NORMAN AV, s w, 47 w Eckford, int alt & pl in 3-sty str & int; $500; (o) C. Campise, 114 Boydstoun st, Union City.

PITKIN AV, n w c e Stone, ext & int alt to 2-sty & dwg; $2,500; (o) E. R. Prere, 1137 5 av (980).

SCHENCK AV, s w c e Blake, int alt & pl in 3-sty str & int; $2,500; (a) J. A. McDonald, 1630 Surf av (945).

SUMMER AV, s w, 61.9 n Madison, int alt & plumbing in 3-sty str & int; $5,000; (o) A. Brook, 215 Magnes; (a) Sutter AV, 231 21st; (a) A. Brook, 215 Magnes (1357).

W 12th ST, w s, 58 n 9th, ext alt to 3-sty factory; $500; (a) V. De Gumaro, 231 21st; (a) A. Job, 1688 Pitkin av; (a) A. Brook, 215 Magnes.

W 14th ST, w s, 65 n Bergen, ext alt to 2-sty dwg; $1,000; (o) R. J. Dlafon, 214 Fulton; (a) W. Wharton, 459 5 av (1157).

W 15th ST, w s, 60 n Union, ext alt to 3-sty str & dwg; $500; (o) W. Wharton, 459 5 av (1157).

W 25th ST, w s, 39 n Union, ext alt to 3-sty str & dwg; $500; (a) A. Brook, 215 Magnes (1357).

W 26th ST, w s, 49 n Union, ext alt to 3-sty str & dwg; $500; (a) A. Brook, 215 Magnes (1357).

W 30th ST, w s, 49 n Union, ext alt to 2-sty factory; $500; (o) J. A. McDonald, 1630 Surf av (945).

February 7, 1920

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