

Real Estate Record and Builders Guide

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EDITORIAL

Real Estate Bills at Albany

There will be a hearing at Albany next Wednesday on bills offered at this session of the Legislature intended to bring about less friction between landlords and tenants. This affords real estate men an opportunity to get together with the lawmakers for the framing of measures that will be fair to them as well as satisfactory to those upon whom they are dependent for a satisfactory return on their investments.

Practically everybody interested in real estate in any way, either as an owner, an operator, a broker or agent, and even the "leaster" landlords, if they only realized it, is deeply concerned in the removal of the causes for the storm of criticism which has been directed against them by the rent-payers of the city during the last year or two. It is a matter of record that there were not more than the usual number of landlord and tenant cases before the local courts in 1919. But there certainly has been more denunciation of landlords as "grasping pirates"; a greater outpouring of ill-considered schemes for bringing about utopian relations between landlord and tenant wholly at the expense of the former; and a superabundance of committees, commissions, investigations; political, social and economical agitations, and other activities of a public or private nature, with the introduction of a flood of bills in the legislature to restrict, curb, restrain or render helpless all owners and landlords.

The causes of the increased agitation are well known and generally speaking are not peculiar to the real estate business but common to every transaction involving exchange of money, in its present depreciated state, for a commodity such as floor space when the demand exceeds the supply, as is the fact in regard to shoes, clothing, food and apartments and offices and many other things necessary for the prolongation of a happy and useful existence.

As the Record and Guide has frequently pointed out, the interests of all those having to do with real estate are best served by bringing about cordial relations between the owner or lessor of property and the lessee. A "good" tenant is necessary to the realization of fair returns on real estate investments and the best "good" tenants are the satisfied ones. It is not manifest that a large proportion of the tenants in this city are dissatisfied, even when they are called upon to pay higher rents. The majority of rent payers realize that there is justification for higher rents, as there is for increased prices of many other of the necessities of life. It is when undue advantage is taken of tenants that umbrage is taken and trouble ensues. The proportion of such cases is relatively small and this makes the matter of finding a remedy much easier. It will not be found in a commission to fix "fair" rentals, which is neither an economic nor a constitutional procedure, because these can only be fixed by the law of supply and demand. But it is possible to frame laws which will provide for forms of leases that will obviate many difficulties now arising

between landlord and tenants, and providing for the fulfillment of the provisions of leases when once made.

In the framing of such legislation real estate men can be of great assistance to the legislators at Albany, and it is that they may present their views on the subject that the hearing next Wednesday is to be held. They can also point out the iniquitous character of some of the bills before the Legislature and should be able to prevent their further serious consideration. Some of these measures, if enacted into law, would cause more trouble than has been experienced during the period since the cessation of building due to the war has caused the housing situation to reach its present acute state.

Expert Opinion on How to Get More Mortgage Money

Mr. Walter Stabler, Comptroller of the Metropolitan Life Insurance Company, has set forth in very convincing language the arguments in favor of the exemption from taxation of the income from real estate mortgages up to \$40,000, as provided in bills pending in Congress and in the State Legislature. After referring to the well-known shortage of money for mortgage loans to finance building operations, which has heretofore come largely from individuals and estates, he declares that although there is plenty of money in the country it has been taxed out of the mortgage market into other channels where the chances of profit are greater or the income taxes less or where securities are tax exempt.

"When a gross interest rate of 6 per cent. is reduced by income taxes to a net of 2 to 3 per cent.," says Mr. Stabler, "the non-taxable municipal, or state, or county, or school, or even road bonds paying $4\frac{1}{4}$ to 5 per cent. net are naturally preferred. This has resulted in the entire removal from the real estate mortgage market of untold millions of money, and this process will continue unless the income tax laws are so modified that investors will feel justified in again putting their funds into mortgages.

"And what will bring these vanishing funds back into real estate loans? Manifestly by relieving this best of all investments from income taxes for a period of years long enough to enable us to build what we must and what we cannot get without this relief. We must say to Congress that there is vastly more need for tax exemption on city mortgages for housing of the urban population than there is for exemption of farm loan bonds.

"City dwellers have done their full share in helping to win the war, by service in the ranks and at home; by contributions to every war utility; by subscriptions to Liberty bonds and War Savings Stamps, frequently to the point of embarrassment.

"Many of these people are now obliged to sell their bonds to meet the increased cost of living and great

increases in rents. Congress and the State Legislature should remember this and do what they can to relieve the rental situation by enacting legislation that will make mortgage money more plentiful and thereby greatly aid in increasing housing space."

Mr. Stabler is recognized as a leading authority on mortgage loans; he is not given to exaggeration nor hysteria; his analysis of the mortgage money market and his recommendations for the relief of a situation that affects not only real estate men and builders, but every owner and rent-payer in the city, should receive careful consideration by the national and state legislators. He should be supported in his request to them for favorable action on the bills now before them by every influence that can be brought to bear upon the representatives of the people at Washington and Albany.

Building must not again be interrupted as it was during the war—it would be a national calamity. Mr. Stabler points the way to averting it.

Politics and Strikes

General news from day to day shows how much more acute is becoming the question of what can be done in the United States on the subject of strikes. This fact was emphasized in the recent discussion in Congress

over the measure providing for the return of the railroads to their owners. In its earlier form this measure carried a provision prohibiting strikes, but this phase of the proposed legislation, in response to the demands of organized labor, was stricken out. As passed by both houses, however, provisions were incorporated in the measure, calculated to minimize strikes and to promote arbitration of industrial disputes. Within the last few days the danger of strikes again delaying spring building in the metropolitan district has become more than disquieting.

It is evident that unless business and industry is to continue almost as greatly demoralized in peace as in war some permanent method of dealing with the strike problem must be found. One of the great drawbacks to a proper and lasting solution lies in the disposition of so many of our public men to play politics with the question. Yet, this is one of the national problems so important in its bearing on the public weal as to transcend politics, a fact which the politicians of all parties, and the labor politicians as well, ought to realize.

It may be that the original proposal of an anti-strike clause in the railroad bill was too drastic, but certainly there is some fair middle ground upon which strikers and the victims of strikes can get together with fairness to all.

Readers' Comment on Current Topics

Editor of the Record and Guide:

The editorial in your issue of February 21st voices a homely truth regarding haphazard methods used in dealing with snow removal.

In past years many attempts have been made to cope with the problem by the use of numerous so called snow melters, without success, in consequence of which the powers that be have become averse to any suggestion of disposing of an annoying and expensive element by melting, preferring to stick to the antiquated method of hauling to the rivers, a slow and expensive process giving but little relief at a comparatively high expenditure.

Every device for melting tried out to date, has attempted the impossible feat of accomplishing the result sought by heat directly applied, failing because the very nature of the element attacked resists heat except on the surface. Such attempts are equivalent to a ridiculous effort to excavate rock by chiseling down from the surface.

Why do the farmers welcome a blanket of snow over the lands they cultivate? Because it is a non-conductor preserving the ground against excessive depth of frost which would prevail if it were not for the protection offered by snow.

Another proof of my contention that it cannot be quickly and economically removed by direct action of heat, is evidenced by the exceedingly slow process of melting under the action of the sun; its force does not penetrate below the surface and in consequence 90 per cent. of its heat value is lost. On the other hand a good rainfall removes 50 per cent. more snow than the sun under the same conditions of temperature and in less time.

The dumping of snow into the sewer manholes may be a step towards the solution of the problem, providing there is no re-action by reason of blocking of the sewers.

I am sure that the true solution is in the application of a homeopathic principle (like cures like) to the problem. This, however, can only result in success if applied on an intelligent basis; that is, to use snow itself in its original condition (water), applied in only sufficient quantity to reduce the greatest proportion of snow to water, and the provision of a quick means of disposing of the resulting mixture.

In the past week some proof of my contention was shown

on Fifth avenue, where the water from fire hydrants was used with the consequence that enough water was wasted on one block to have melted the snow from twenty.

That the city of New York is well provided with the element required is beyond question; it remains but to harness the element and provide the necessary devices which can be used in solving the problem with the maximum result and minimum waste.

When the cost of this winter's storm to the business interests of the city is figured, a staggering sum is revealed which if properly applied to the problem would go far towards a solution.

In conclusion I make the positive statement that water and water only will solve the problem of disposing of the snow which paralyzes business, transportation, shipping, deliveries and all other problems for which it is responsible.

PAUL J. PIATTI.

New York, Feb. 25, 1920.

Present indications are that two additional rapid transit tunnels under the East River, both of which are being provided for the extension of the so-called Broadway-Fourth Avenue route of the New York Municipal Railway Corporation system, will be opened for traffic in April. One of these is the tunnel from Whitehall street, Manhattan, to Montague street, Brooklyn, and the other extends from Sixtieth street, Manhattan. The reconstructed Brighton Beach and Culver lines can be routed through the tube from Montague street so as to carry passengers from outlying sections of Brooklyn under Broadway, Manhattan, and as far north in that borough as Sixtieth street.

Practically all of the track work in the Broadway-Fourth avenue tunnel from Sixtieth street, Manhattan, to Queensboro Plaza, Long Island City, has been finished, and will be ready for train service not later than April 15. Cars of the New York Municipal Railway Corporation, which is the legal title of the Brooklyn Transit system, are already in operation under Sixtieth street as far east as Lexington avenue, and as soon as the special track work at Queensboro Plaza is completed under-river service can be instituted.

REAL ESTATE SECTION

Conference on Landlord and Tenant Measures March 3

Realty Interests to Have Opportunity to Discuss All Bids Offered at This Session Affecting Housing and Rentals

(Special to the Record and Guide.)

Albany, February 27, 1920.

THE outstanding features of the week in the Legislature so far as they affect real estate were these:

The introduction of a so-called anti-rent profiteering bill by Senator Black which is backed by the State Conference of Mayors. A favorable report on the Dimin bill which would fix as the maximum for the year the rent agreed upon in May or at the time property for dwelling purposes was taken by the tenant.

The decision of the legislative committee chairmen considering bills affecting housing and rents to thresh out all legislation of this character at a general conference to be held on March 3. The Black bill which was referred to the Senate Judiciary Committee would give every tenant who has no agreement in writing stipulating his term of tenancy a lease for a year. It also provides for a standard form of lease, setting forth the obligations of landlords and tenants and carries an automatic renewal clause by which the term of occupancy is renewed for one year unless either party serves upon the other a notice electing not to extend the term. This bill was prepared by Leo Kenneth Mayer, counsel to Mayor Hylan's Committee on Rent Profiteering.

"This bill will curb the proclivities of the gouging landlord and speculator in the homes of people," the drafters of the bill declared. "It is considered the most effective bill introduced to ameliorate the housing conditions existing in New York City. It has the sanction of Arthur J. W. Hilly, chairman of the Mayor's Committee on Rent Profiteering."

In some quarters the Black bill is looked upon as the most likely of passage of all the so-called rent profiteering bills so far introduced.

The Dimin bill which was favorably reported by the Assembly General Laws Committee specifically provides that where rents for the use of buildings in whole or in part for dwelling purposes is fixed in May or at any time thereafter, such rental shall be the maximum until the following May, notwithstanding the provisions of any statute to the contrary. The prospects are that this bill will pass the Assembly, but what its chances in the Senate will be hinges upon the conference to be held March 3.

The general conference called for this date was tentatively agreed upon at a hearing given the state-wide rent commission bill last week when the real estate interests of New York City united in its opposition to rent commission legislation. Representatives of the Real Estate Board in conference with committee chairman and legislative leaders made this tentative agreement for a conference binding this week and it is expected that from this conference some plan designed to relieve the housing situation in New York City and up-state will evolve. The necessity of such a gathering is evidenced by the divergence of idease embodied in bills aimed at rent profiteering and designed to relieve the housing situation.

Comptroller Craig stoutly opposed the enactment of the Simpson bill, which provides for the publication of all New York City departmental estimates in the City Record by September 20 each year and making other changes in the budget system. The comptroller objected to certain provisions of

the bill which would apparently legalize the "shuffling" of certain funds for salaries increases. He declared that the present system of preparing the budget was sufficiently modernized to meet the requirements of New York City and that the Simpson bill would simply operate to further complicate the work.

Assemblyman Zimmerman this week introduced a bill fixing the rate of interest upon real property mortgage loans at from six to nine per cent. according to the value of the mortgaged indebtedness.

Assemblyman Healey introduced a measure which would prohibit the removal of a monthly tenant in New York City for non-payment of rent unless the landlord or agent proved that on or before May 1 prior to such proceeding notice in writing to the effect that the landlord or agent elects to alter the amount of rent and stating definite terms to be charged, was personally served on the tenant.

The offices of Commissioner of Records of Bronx and New York Counties are abolished under the terms of two bills introduced by Assemblyman Steinberg. The duties of the commissioner are conferred upon the County Clerk, Register and Surrogate of Bronx County and upon the Surrogate of New York County by these bills.

The Lien Law is amended to give a civil engineer or surveyor furnishing labor or materials for a survey, map or plan of property a lien upon such property, according to the provisions of a bill introduced by Senator George L. Thompson.

Senator Boylan has a bill amending the Civil Code which would prohibit summary proceedings to recover possession of real property for non-payment of rent, unless the rent sued for shall be reasonable.

A new section No. 73 is added to the Real Property Law creating mutual estates of husband and wife in the property of the other in lieu of and as a substitute for dower and courtesy by a bill introduced by Assemblyman Jenks.

A really important bill from the standpoint of the present housing situation was introduced by Assemblyman Bly. This measure, adding a new section to the Insurance Law, Section 16a, provides that at least 60 per cent. of surplus moneys and funds of every domestic insurance corporation over and above its capital shall, for five years after this section is enacted, be invested in bonds and mortgages on improved unencumbered real property worth 60 per cent. more than the amount loaned thereon when such mortgages are obtainable. The advantages of a law of this character was emphasized recently at the rent commission bill hearing by representatives of real estate associations.

Assemblyman Leininger put in a bill providing that a person possessed of real property who disappears or absents himself for a continuous period of 25 years shall be presumed to be dead, unless it is affirmatively proved that he was alive during that period, and the lapse of a further period of 10 years after 25 years, shall raise the presumption that such person died without known heirs.

An arbitration commission for the settlement of industrial disputes composed of five members at an annual salary of \$15,000 each is provided by a bill introduced by Assemblyman Evans.

Big Increase in Tax Rates for 1920 in All Boroughs

Comptroller Craig Anticipates Action by Board of Aldermen in Fixing Rates and Gives Reasons for the Larger Amounts

THE tax rate for 1920 will be fixed by the Board of Aldermen on next Wednesday, March 3. In anticipation of this action Comptroller Charles L. Craig has prepared the following statement showing the probable increases in the rates for the five boroughs and the reasons for them:

The tax rate for the year 1920 upon real and personal property for the several boroughs will be as follows: Manhattan, 2.40; Bronx, 2.45; Kings, 2.45; Queens, 2.43; Richmond, 2.55.

This represents an increase over 1919 of eight points in Manhattan and the Bronx; nine points in Brooklyn; six points in Queens, and fourteen points in Richmond. This is due to local causes, including higher County charges in Kings and Richmond. In Richmond assessed valuations have not kept pace with the increased expenditures. In Queens County the increase in the rate is only six points because assessed valuations have increased comparatively rapidly.

In 1913 the City acquired the property necessary for the widening of Seventh avenue and Varick street. Although this was seven years ago, the authorities so deferred the consummation of the proceedings that the cost has never yet been collected. All of this cost is to be met by assessment partly on

boroughs, is as follows: Manhattan, 2.40; Bronx, 2.54; Kings, 2.55; Queens, 2.56; Richmond, 2.55.

In estimating the revenues of the General Fund which are deducted from the total amount of the budget in determining the amount to be raised by taxation, an allowance of \$10,000,000 has been made for the State Income Tax.

While prohibition has deprived the city of excise moneys of nearly an equal amount, the taxpayers have the benefit for this year only of payments into the General Fund of excise taxes received on October first last year amounting to \$6,150,000.

In conformity with the provisions existing in the Charter since consolidation, the State School moneys to the amount of \$5,036,587.16 have been credited to the General Fund for the Reduction of Taxation.

The assessed valuations of real estate for 1920 for the five boroughs amount to \$8,626,121,707. This is an increase over

1913	\$7,006,647,861
1914	8,049,859,912
1915	8,108,760,787
1916	8,207,822,361
1917	8,254,549,000
1918	8,339,638,851
1919	8,428,322,753
1920	8,626,121,707

	Manhattan	Bronx	B'klyn	Queens	Richmond
1910	1.75	1.75	1.81	1.81	1.87
1911	1.72	1.72	1.75	1.73	1.81
1912	1.83	1.83	1.87	1.84	1.92
1913	1.81	1.81	1.85	1.85	1.92
1914	1.78	1.77	1.84	1.80	1.90
1915	1.87	1.94	1.92	1.95	2.24
1916	2.04	2.09	2.08	2.06	2.13
1917	2.02	2.08	2.07	2.09	2.12
1918	2.36	2.40	2.40	2.41	2.46
1919	2.32	2.37	2.36	2.37	2.41
1920*	2.49	2.54	2.55	2.56	2.55

* Including Seventh avenue and other assessments.

property benefited and partly on assessments spread over four of the boroughs and the City at large.

The total amount of the Seventh avenue assessment to be collected with the taxes for 1920 is \$7,708,828.51. This assessment is the equivalent of the amount that would be raised by nine points in the tax rate. Adding the Seventh avenue assessment, and in the case of Brooklyn, other borough assessments, the payment of which have been deferred, the total amount of the tax rate and the assessments to be collected with the tax for 1920 upon real property for the several

1919 of \$197,798,954, which is very moderate in view of the high rents prevailing. The personal property assessments for the entire City amount to \$296,506,185, which is a decrease of about \$66,000,000 as compared with 1919.

Comptroller Craig also made the following statement: "The increase in the tax rate is very much less than various false prophets and calamity howlers have been predicting, and on the basis of which many of them have been attempting to justify the high rents exacted from their tenants. There is no relation whatever between the comparatively low tax rate of 1920 and the very high rents that are now being enforced throughout the City.

"On an apartment house assessed at \$100,000 eight points increase in the tax rate means \$80 per year.

"On an apartment house assessed at \$1,000,000 the increase in the tax rate would be about \$800 per year. If this is spread over eighty apartments it would mean \$10 per year, or less than a dollar a month for each apartment."

Comptroller Craig announced at the traction hearing that there was hope of a slight decrease from the tax rate as estimated above.

Successful Evening Auction Sale of Brooklyn Realty

BEFORE one of the largest crowds ever assembled in the Brooklyn Real Estate Exchange, Fred B. Snow, for the Jere Johnson, Jr., Company, sold at auction last Tuesday night twenty-five parcels of improved Brooklyn real estate for a total of \$135,600. At 8 o'clock every seat in the Exchange was taken and at 8.15 the crowd had grown to such an extent that many people were unable to enter the room. The bidders were principally home seekers and although a few operators figured as purchasers, the residential properties were nearly all taken over by flat and private house tenants.

The following results were obtained: 50, 52 Cumberland street, sold to Joseph Schwartz for \$3,150 each; 42 Cumberland street, sold to Louis A. Lauei for \$3,175; 46, 48 Cumberland street, sold to George C. Whitney for \$3,000; 44 Cumberland street, sold to T. S. Sheen for \$3,200; 97 St. Felix street,

to the Reno Realty Company for \$7,200; 472 Waverly avenue, to H. Crystall for \$7,750; 161, 163 Dean street, to A. Fuchs for \$7,600 each; 233 Duffield street, to the Reno Realty Company for \$7,550; 55 Johnson street, to M. Quinn for \$6,200; 63 Johnson street, to E. M. Cucker for \$7,600; 389 and 391 Gates avenue, was sold to Usher Krell for \$7,750; 815 and 817 Quincy street was sold to Joseph Verdi for \$8,300; 1686 and 1688 Fulton street, were sold to James Monahan for \$4,275 and \$7,150 respectively; 196 Melrose street, to Jacob Reeis for \$4,650.

Other properties included in the sale were sold as follows: 57 Stanwix street to John Smith for \$6,750; 56 Stanwix street, to N. Keller for \$7,600; 69 and 71 Ellery street, to Joseph Murray for \$6,300; 119 Powers street, to Joseph Schwartz for \$3,600; 184, 186 Ainslie street, to R. Curico for \$5,050 and \$4,100 respectively, and 188 Ainslie street, to P. Schlaefler for \$2,900.

Review of Real Estate Market for the Current Week

Keen Speculative and Investment Is Centered Principally Upon Smaller Types of Income-Producing Properties

TRADING concerned itself chiefly with more moderate types of improved properties this week, both speculators and investors vying with each other in the acquisition of properties of this kind in practically all parts of the city. The sensational downtown skyscraper transaction which has been such a prominent feature of the market within recent months has not appeared lately with such regularity, probably because the available number of properties on the market of this description have been reduced to a minimum. Capital seeking investment in real estate, however, is concerning itself with improved income producing residential and business properties, especially in those instances where leases expire at an early date.

The business of this week, which included transactions affecting great numbers of small residential properties in all boroughs, involved also with several important transactions forecasting big structural operations. Among them are the transactions whereby R. H. Macy & Co. added to the site for their proposed annex and a deal in which a well-known

firm of west side builders acquired an apartment house site on West Seventy-first street.

Professional trading, of course, continued to be an important element in the business. Elias A. Cohen made his eleventh purchase on Fulton street by purchasing the property at 114 to 116 Fulton street. Other costly properties which passed into the possession of operators included loft and office buildings at 244 Fifth avenue and 87 Fifth avenue, a nine-story school at 646 Park avenue and a valuable loft property at 55 Warren street.

An interesting transaction of the week involved a big apartment house at the southwest corner of Broadway and 146th street, which was bought by a syndicate of tenants of the building, who plan to own and maintain it on a co-operative basis. This tendency on the part of tenants to organize for the purpose of taking over properties which they occupy, has developed into one of the most interesting phases of the local real estate situation, and students of housing conditions are watching with keen interest the outcome of such co-operative experiments.

PRIVATE REALTY SALES.

THE total number of sales reported but not recorded in Manhattan this week was 138, as against 146 last week and 93 a year ago.

The number of sales south of 59th street was 39, as compared with 43 last week and 26 a year ago.

The number of sales north of 59th street was 98, as compared with 103 last week and 67 a year ago.

From the Bronx 34 sales at private contract were reported as against 36 last week and 58 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 285.

G. R. Davis Buys "Verona."

G. Richard Davis, the builder, has purchased from Benjamin Winter through Robert C. Knapp of Douglas L. Elliman & Company the ten-story fireproof apartment house at 32-34 East 64th street. The building is considered one of the best constructed apartment houses on Madison avenue, and was awarded first prize for the most beautiful exterior of any apartment house built in the city. It occupies a plot 132.6x100.5, and included in the sale is a private house at 34 East 64th street which was purchased to protect the light. It has an annual rental of about \$120,000 and was held at \$1,150,000.

Tenants Acquire "Mecklenburg."

Tenants in the Mecklenburg, a six-story elevator apartment at 3551 to 3559 Broadway, southwest corner of 146th street, have formed a corporation and purchased from the Stars & Stripes Realty Company, Charles Galewski, president, the building at that address. Charles S. Nissen, head of the syndicate, has agreed to pay Mr. Galewski a profit for his contract, which does not expire until April. Then the newly formed corporation will take title from Simon Sichel and Carl Rosenberger, who contracted to sell to Mr. Galewski about two weeks ago. Robert J. Fox, a tenant in the building and an attorney, is the legal advisor of the buyers, and Charles A. DuBois, also a tenant, negotiated the deal. There are twenty-seven apartments and seven stores, and so far more than half the tenants have joined the syndicate, with the probability that before title is taken others will come in. The building returns a gross rental of about \$36,000. Mr. DuBois said that it is anticipated through an advance of about 20 per cent. the tenants' syndicate will be enabled to reduce the mortgage by about \$5,000 a year, obtain a 6 per cent. return on their equity and a dividend varying with the cost of maintenance. Fifteen of the present leases expire next October and twelve the following year.

Eleventh Purchase on Fulton Street.

The Broadway-John Street Corporation, Elias A. Cohen, president, has bought its eleventh building in Fulton street within the last year with the purchase of the six-story loft at 114 and 116 Fulton street, adjoining the southwest corner of Dutch street, from the 114 and 116 Fulton Street Corporation. The building, which is under lease until next May, occupies a plot

51x82. It will be converted into high grade offices by the buyer, who now owns a frontage of 460 feet in this street, and reports negotiations in progress for the acquisition of other properties for improvement with a sixteen-story office building. Joseph P. Day negotiated the transaction.

"Thorley" Buys Building.

Charles Thorley, florist, who must vacate his "House of Flowers" at the northwest corner of 5th avenue and 46th street about May 1, has purchased the former home of John D. Wing, a five-story dwelling at 16 West 49th street which he will alter to house his business for a time at least. The property is 25x100 feet, and is still used as a dwelling. Mr. Thorley bought the late residence of Mrs. Russell Sage, at 604 5th avenue, last month through Michael Dreicer for \$441,000. It is likely that in the course of time he will establish a permanent "House of Flowers" on the one time Sage property when certain existing restrictions are removed.

E. E. Smathers, owner of Thorley's "House of Flowers," reacquired possession of the property from the Tiffin Products, Inc., which took it over last June for twenty-one years at an annual rental of \$50,000. Through Brett & Goode Mr. Smathers took back the lease at a considerable profit to the lessees. Brown-Wheelock Company, Inc., represented the Tiffin Products, Inc. George Gascoigne, agent for Mr. Smathers, announced that negotiations are on for leasing the property, together with 1 West 46th street, at a rental of \$75,000. Brett & Goode, who are also acting as brokers, declined to divulge the identity of the interests seeking the property. Mr. Gascoigne also stated that Mr. Smathers was considering the advisability of improving the site with a modern store and office building. The lease held by Thorley does not expire until next May.

New West Side Apartment.

Earle & Calhoun sold for No. 220 West Seventy-first Street Company to Joseph and Anthony A. Paterno the three dwellings, 54x100, at 216 to 220 West 71st street, for improvement with a nine-story apartment house containing suites of three and four rooms. Almost directly opposite Anthony A. Paterno is erecting a similar structure, 50 per cent. of which is already leased from the plans.

Macy Adds to Site.

R. H. Macy & Company have made another important addition to the site of the proposed annex to their department store in the purchase from M. L. & C. Ernst of the six-story Karpfen Building and six-story Hotel Atlas at 155 to 159 West 34th street, and two five-story tenements at 154 and 156 West 35th street, occupying a plot about 56x200. Several years ago the Macy firm acquired 149 and 153 West 34th street and 146 to 152 West 35th street, and subsequently filed plans for a seventeen-story annex, but delayed construction work to acquire additional land. The present Macy store is ten stories high and covers a plot 405.2 feet on 34th street, 179.6 feet on Broadway and 380 feet on 35th street. With the latest acquisitions the frontages on 34th and 35th streets are increased to 530.2 feet and 505 feet, respectively.

Jewelers Purchase Corner.

Abel Brothers, jewelers, purchased from the Broadway-John Street Corporation, Elias A. Cohen, president, 16 and 18 Maiden lane, corner of Liberty place, which was partially destroyed by fire some time since. The buyers are now located in the property to be taken over by the Lawyers Mortgage Company for its new home. It is understood that Abel Brothers will alter the existing building, adding another story. A. H. Mathews was the broker.

Estate Sells in Warren Street.

Max Marx and Mose Goodman purchased from the estate of Joseph Hammersly the five-story loft at 55 Warren street, through to 55 Murray street, 25x175. The property was held at \$40,000 and is at present occupied by the Columbia Graphophone Company, which will remove to its new building at 5th avenue and 34th street as soon as alterations are completed. These comprise the raising of the present structure to a height of nine stories. The Columbia Graphophone Company will remain as tenants of the lower portion of the building.

\$450,000 Fifth Avenue Sale.

The estate of Andrew J. Connick sold to Harris and Maurice Mandelbaum and Fisher and Irving I. Lewine, operators, the eleven-story store and office building at 244 5th avenue, corner of 28th street. It was built about eighteen years ago and occupies a plot 34.1x100, and had been held at \$450,000. The majority of the leases expire in May, 1921. John R. and Oscar L. Foley and William S. Baker negotiated the transaction. Last December the Mandelbaum Syndicate purchased and resold the ten-story Bancroft Building at 3 and 5 West 29th street, adjoining the Marble Collegiate Reform Church at the northwest corner of 5th avenue.

Resale of the "Peter Stuyvesant."

The Peter Stuyvesant, a thirteen-story apartment house at the southeast corner of Riverside drive and 98th street, valued at about \$1,100,000, has been resold by the Freidst Realty Company, composed of the firm of Freidman & Distillator, who recently acquired the property from the Fleischmann family. The structure stands on a plot 101.4x108.6, and contains fifty suites. It was erected by Lee Fleischmann. The Freidst Realty Company also acquired lately the thirteen-story apartment at 650 West End avenue and the six-story structure known as La Rochelle at the south corner of Riverside drive and 149th street.

Park Avenue School Sold.

J. C. & M. G. Mayer have purchased from the Charlton School through William A. White & Sons the nine-story fireproof building at 646 Park avenue, on the west side of the avenue between 66th and 67th streets, on a plot 40x80. The building was erected about ten years ago for the Charlton School and occupied by it. It is now used by the Lincoln School. Negotiations are now pending for a resale of the premises to a prominent physician, who intends using it as a private sanitarium. It adjoins the big apartment house at 640 Park avenue, recently purchased and resold by the Messrs. Mayer.

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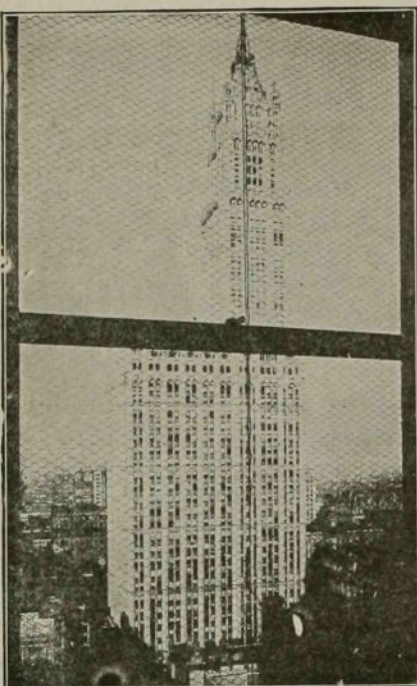
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Brown Buys \$500,000 Lofts.

Frederick Brown, operator, purchased from Clara J. Keech, of Tuxedo Park, N. J., the eleven-story loft building, with stores, at 87 and 89 5th avenue, between 16th and 17th streets, valued at \$500,000. The building occupies a plot 56 by 116 by irregular, and had been owned by the seller since April, 1915. Leases on the store and basement and four lofts expire in May, 1921. William C. Walker's Sons were the brokers.

Van Dyck Studios in Deal.

Peter F. Cogley sold for the Lincoln Trust Company and Herman L. R. Edgar, trustees of the estate of Edith Wharton, the Van Dyck Studio Building, a six-story structure, 100.5x100, at 939 to 947 8th avenue; also the four-story apartment 302 West 56th street. The property forms the southwest corner of these thoroughfares. The Parisian restaurant occupies the major portion of the ground floor. About 90 per cent. of the leases for the studio suites expire next October. The property was held at \$460,000.

Healy Buys Corner.

The five-story building at 75 and 77 Cortlandt street, southwest corner of Washington street, which was reported last week as being sold to a syndicate of lawyers for conversion into offices for lawyers, has been purchased by John J. Healy, proprietor of Healy's cafe at Broadway and 145th street. The buyer is president of the Heaton Realty Corporation, and according to Samuel J. Tankoos, broker, took title to the Cortlandt street corner from Joseph Weinstock. The structure comprises about 1,500 square feet of ground space, and the upper floors will be leased to law firms and to a steamship company. The ground floor will be leased to a mercantile concern.

Big Brooklyn Purchase.

David G. Legget, owner of the Temple Bar Building, in Brooklyn, has purchased the Williamsburgh Trust Company Building at 301 Fulton street, between Myrtle avenue and Willoughby street. The property was purchased from the Metropolitan Trust Company, which has been liquidating for the Williamsburgh Trust Company. It involves a large structure for office purposes of which the Truly Warner Hat Company has the ground floor.

Salvation Army Adds to Holdings.

Salvation Army purchased 143 to 147 Ashland place, Brooklyn, three three-story dwellings, 45.3x77.10, abutting the Hanson Place M. E. Church and in the same block with the Brooklyn Academy of Music. The buildings are to be demolished at some future date and a large structure erected on the site. One of the houses is to be used as a temporary quarters for officers of the organization. The property is diagonally opposite the Flatbush avenue depot of the Long Island Railroad.

Manhattan.

South of 59th Street.

CANAL ST.—Charles F. Noyes Co. has sold 338-40 Canal street, the 8-sty building on plot 50x50 for Robert K. Hass and others to the Phoenix Commercial Co. Extensive alterations will be made and a large portion of the premises occupied by the purchasers.

CENTER ST.—George Schlegel sold the 6-story building at 138-40 Center street, size 43x106x irregular, to a client represented by Kenneth C. Newman, attorney; the seller was represented by Miehlmg & Kayser. Spear & Co. have been appointed managing agent of the property by the purchaser.

CENTER ST.—Louis Carreau sold for Mary E. Hastings the property at 218 Centre st.

DUANE ST.—Charles F. Noyes Co. sold to Daniel P. Morse for the Kiowa Realty Corporation 116 Duane street a 6-story building covering lot 25x116.8. The building was recently modernized and through the same brokers was leased on a net rental basis to the Concord Shoe Co. The property was valued at about \$125,000 and will be held as an investment. Mr. Morse recently sold the adjoining building, 118-20 Duane street, to Lazarus Fried & Sons and has purchased other buildings in the same general neighborhood through the Charles F. Noyes Co.

WASHINGTON ST.—Charles F. Noyes Co. sold the 6-sty office and wareroom building at the southwest corner of Washington and Desbrosses st to Katzenbach & Bullock Co., Inc., for occupancy. This firm has been located at 100 William st since 1905, and does a large business in general chemicals. The seller of the property is Theodore Burt Sayre, a prominent playwright, who has written many of the productions of Chauncey Olcott, Andrew Mack and Fiske O'Hara. The building is now occupied by the Hoffmann-LaRoche Chemical Works, of Basle, Switzerland, which will give up possession on April 15 and move into 19-21 Cliff st, recently purchased through the Charles F. Noyes Co. from Frederick Brown.

12TH ST.—Pepe & Brother sold for Allen Dawson 41 and 43 West 12th street, two 4-story dwellings on lot 26.6x54.6. This is the same property that was formerly owned by the General Butterfield estate, and which was sold at public auction about six years ago.

19TH ST.—Otterburg, Steindler & Houston purchased the 5-sty loft, 28x100, at 55 West 19th st.

19TH ST.—Wm. A. White & Sons sold the 3-sty residence, 20x75, at 143 East 19th st, for C. E. Brockington to Dr. Frederick J. Fox.

20TH ST.—I. Portman purchased from Nicholas Celia the 8-sty loft at 36 and 38 East 20th st, 40x92, through Jules Nehring, Inc.

21ST ST.—E. Sharum bought from Herman Lakner 41 West 21st st, a 7-sty loft, 25x98.9, through John Finck.

21ST ST., ETC.—John Finck sold the 7-sty loft building 41 West 21st st for Herman Lakner. The yearly rental is \$17,000 and selling price \$110,000; also 113 Spring st a 5-sty loft building, 37.6x100, for Richmond Rochester. The new purchasers are to occupy the entire building, and 37 West 19th st a 7-sty loft building for Jacobs & Livingston. The yearly rental is \$21,000 and selling price is reputed to be \$125,000.

23D ST.—Julius Tishman & Sons sold the 12-sty loft building at 30 East 23d st, 25x100. The property was recently acquired by the seller and has been held at \$375,000. All leases on the lofts expire next February. Frederick Fox & Co. were the brokers.

24TH ST.—Julius Tishman & Sons sold through Manning & Trunk to Irving Judis and Joseph Silverman the 11-sty loft at 49 and 51 West 24th st. The property was held at \$375,000 and rents for about \$75,000.

27TH ST.—Henry Brady sold for Anna Anger to Walter T. Murphy 326 West 27th st, a 4-sty tenement, 25x98.9, which will be altered into lofts and occupied by the purchaser.

32D ST.—Cole Brothers Realty Co. bought 112 to 116 East 32d st, three 5-sty flats, 80x100.

North of 59th Street.

60TH ST.—Oscar D. & Herbert V. Dike sold 225 East 60th street, a 4-story building on lot 20x100.5, to a client who will alter the building and occupy it for his own business.

74TH ST.—Wm. A. White & Sons sold for Edward S. Trezevant his 4-sty dwelling at 19 West 74th st, valued at \$45,000, to Herbert Abraham of The Standard Paint Co., for occupancy. This house is opposite the row of American basement houses built by the Clark estates, a number of which have been sold recently.

99TH ST.—Harris & Maurice Mandelbaum and Fisher & Irving I. Lewine purchased from the estate of Caroline Searles the Rosary, a 7-sty apartment at 306 and 308 West 99th st, 60x100. The house was held at \$200,000. M. H. Gailard & Co. were the brokers. The seller purchased the property ten years ago from Henry & Simon Sonn, who erected the house.

114TH ST.—George Comfort sold 612 West 114th st, a 4-sty American basement dwelling, 14x100.11, for Frederick H. Birch to the Theta Xi Association of Columbia, Inc.

114TH ST.—Moses H. Rothstein purchased for Cohen & Alperowitz from John W. Minton the 5-sty apartment at 19 West 114th st.

115TH ST.—Simm Holding Co. sold to Simon Levy the Park Court, a 6-sty apartment, at 403 West 115th st, 65x100, renting for about \$28,000 and held at \$165,000.

115TH ST.—Butler & Baldwin, Inc., sold for Mary A. O'Brien 8 West 115th st, a 5-sty tenement, 25x100, to Anna Reichard.

116TH ST.—Louis Carreau sold for Foot & Martin, the 5-story apartment house at 370 West 116th street.

119TH ST.—Shaw & Co. sold for Edward Goldschmidt 508 East 119th st a 5-fam house, 20x98.9, to the Barney Improvement Corporation.

120TH ST.—C. M. Folsom & Co. sold for Robert Rennert the 3-sty dwelling, 16x100, at 366 West 120th st, to I. Zuckerman.

121ST ST.—Shaw & Co. sold 3 West 121st street, a 4-story dwelling, 20x100.11, for Joseph G. Abramson to G. K. Reaty Co.

122D ST.—Klein Improvement Corporation, Theodore Klein, president, purchased the plot on the south side of 122d street, 100 ft west of 1st avenue, 125x100, from the 2383 1st Avenue Corporation. The purchaser will immediately erect a 1-story building covering the entire plot.

123D ST.—Goodwin & Goodwin sold for Hani Grunberger, to M. F. Geety, the 3-sty dwelling, 16.8x100.11, at 214 West 123d st.

129TH ST.—Baptist Temple, a negro church, has purchased from Charles Fiedler the three 4-sty dwellings at 160 to 164 West 129th st. The buildings, which cover a plot 50x100, will be occupied by the Baptist Temple until funds are provided for a more modern edifice. The church is now located in West 132d st.

133D ST.—Georgia Barrington sold 258 West 133d st, a 3-sty dwelling, 16.8x100.

Bronx.

134TH ST.—The 5-sty flat at 126 West 134th st, 30x100, has been sold, by the estate of Henry Miller through Joseph P. Day.

136TH ST.—Charles A. DuBois sold for Sarah C. Rodenstein through Morris M. Baker, attorney to the W. F. B. Realty Co., the 5-sty flat at 614 and 616 West 136th, 54x100.

139TH ST.—I. Portman sold to Nelleu Brennan through Charles Berlin the Riviera and Hudson, two 5-sty apartments at 624 to 630 West 139th st, 100x100; also sold to the Wians Realty Company 711 to 717 West 180th st, two 5-sty apartments, 100x100; also to a client of Louis Fine 34 and 36 St. Nicholas pl, two 5-sty apartments, 75x100.

141ST ST.—Ryan & Co. sold for George Pickin a 4-sty dwelling, 18x100, at 467 West 141st st, to a Dr. Callman, who resold the property to the tenant.

146TH ST.—Charles M. Rosenthal sold 200 West 146th st, a 6-sty apartment, 40x100, to the Knight Developing and Trading Co., Edward T. Gibbs, president.

147TH ST.—Isadore B. Geller, with B. Dubin, purchased from the Librae Holding Company, Inc., the 5-sty apartment, 50x100, at 510 and 512 West 147th st, renting for \$12,000. Sol Lewine and B. Lusk were the brokers.

179TH ST.—Jules Nehring has sold for Charles A. Miller, 610 West 179th st, a residence, 17x100, to Dr. Alfred L. Malabre.

180TH ST.—Slawson & Hobbs sold for I. Schlessinger & Arkin & Horwitz 501 West 180th street a 5-story new law walkup, 37.6x100, held at \$50,000. Slawson & Hobbs were also the brokers in the sale of 511-13 and 515-17 West 178th street, two 5-story new law walkups sold to I. Portman for Alonzo L. Tuska and held for \$130,000.

180TH ST.—B. Grossman sold to Joseph Shenk the three 5-sty buildings, 200x100, at 865 to 869 West 180th st, northwest corner of Northern av, renting for \$48,000, and held at \$350,000, through B. Harris.

186TH ST.—Charles S. Kohler, Inc., resold for Ennis & Sinnott, Inc., to L. Walter Biting 556-58 West 185th st a 5-sty new law walkup built on a plot 50x80 ft, renting for \$12,500 per annum and held at \$65,000; also resold for Ennis & Sinnott to Erda Realty Co., G. A. Kerker, president, 558 West 184th st a 5-sty new law walkup on plot 37.6x75, renting for \$7,000 per annum and held at \$45,000.

AMSTERDAM AV.—A client of Nathan H. Stone bought 2533 to 2535 and 2537 to 2539 Amsterdam av, two flats, 86.10x100, at the southeast corner of 186th st, through Thomas J. Burke.

AMSTERDAM AV.—The North River Realty Co. has sold 1403 Amsterdam av, northeast corner of 129th st, a 5-sty flat, 20x100.

DECATUR ST.—Otto C. Boden, Jr., purchased from the Krillip Realty Co. two 3-family dwellings, each 25x80, at 3342 Decatur st.

FORD ST.—Meister Builders, Inc., resold to Elsie Bachman 373 and 375 Ford street, two 2-story frame dwellings, through M. Kronenberg.

CLAREMONT PARKWAY.—M. L. & C. Ernst sold to Max Hirsch 447 Claremont Parkway, a 5-sty apartment, 43.5x99.4, with four stores, through Rose Hirsch.

CRESTON AV.—Max and Harris Isaacson bought from the Roseff Building Corporation the building at 2415 Creston av.

MOTT AV.—Wm. H. Mehlich, Inc., obtained for Adolph & Henry Bloch 100x100 in Mott av, near 153d st, which, added to their present holdings, gives them a plot frontage 150 feet in Mott av and 36.5 feet in Sheridan av.

SOUTHERN BLVD.—The Manport Realty Co. bought the 5-sty apartment at 555 Southern Boulevard, 50x115, from the Palher Realty Co. through Spotts & Starr, Inc.

SOUTHERN BLVD.—Leitner, Brener & Leitner sold for the Electra Realty Co. to a client a 6-sty apartment house at 567 Southern Boulevard, on lot 50x121. The property rents for approximately \$10,500.

SOUTHERN BOULEVARD.—Bartels & Waxman sold for Thomas Jackson 1893 Southern Blvd, a 5-sty apartment, 74x138, and for Morton Green the 3-fam flat at 1047 Union av.

TIBBETT AV.—David S. Ball bought a plot in Tibbett av, Fieldston, Riverdale on the Hudson, from the Delafield estate through George Howe.

TINTON AV.—J. Clarence Davies sold for Frank J. Knoesel to Annie Rosenthal 1219 Tinton av, a 2-sty 2-fam house, 20x110.

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TINTON AV.—Leitner, Brener & Leitner sold to a client for Paul M. Herzog 584 Tinton av, a 5-sty apartment house on lot 37.6x100. The property rents for approximately \$7,000. Also for Paul M. Herzog, the southwest corner of 189th and Hoffman sts, a 5-sty apartment house on lot 30x100. The property rents for approximately \$6,000.

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TRINITY AV.—Alexander Selkin sold for Margaret Lovejoy the 3-sty dwelling, 890 Trinity av, 18.8x100.

TRINITY AV.—Schwab & Co. sold for Henry Drucker the 5-sty apartment at 761 Trinity av, 39.10x100.

UNION AV.—Richard Dickson sold for Edward Fluhr, executor, 3-fam. flat, 20x100, at 1079 Union av.

UNION AV.—Kurz & Uren, Inc., and L. J. Greenberger sold for Samuel Strasbourger to Union Chemical Glassware Co. five 6-sty apartments at 888 to 902 Union av, each 37.6x100.

UNIVERSITY AV.—Richard H. Scobie resold for Matilda J. Waters to Joseph J. Lese 1604 University av, a 5½-sty apartment, 76x135.

VALENTINE AV.—Louis E. Kieban sold the 5-sty apartment 2355 Valentine av, 50x100, to Harry Marcus.

VALENTINE AV.—Elmer C. Gates sold for Louis Gates to Joseph Kaplan the 2-fam house at 2226 Valentine av.

VIREO AV.—Kurz & Uren, Inc., sold for George Bellar 4280 and 4282 Vireo av, two 2-family dwellings, 22x90 each, and have resold 4280 to Mrs. Grace Carroll.

VYSE AV.—Adolph Lang sold for Charles Beachler to L. I. Waldman dwelling, 18x100, at 1531 Vyse av.

WALTON AV.—Nehring Brothers sold for Laura F. Leddy to Mrs. John Boyle 599 Walton av, a 3-sty dwelling, 18x100.

WASHINGTON AV.—Shaw & Co., sold for Mr. John D. McBarron and Samuel Webster 1766 Washington av, a 6-sty apartment, 52.6x109.

WEBSTER AV.—Price Bros. purchased from Helen McLasher 1326 Webster av, a 5-sty apartment, 38x100.

WILLIS AV.—James J. Connors sold for Paul H. Kroeger 165 Willis av, northwest corner of 135th st, a 5-sty flat, 26x100, to M. Heller, president of the Anthony Av. Realty Co.

Brooklyn.

BERGEN ST.—Charles Partridge sold for Lillian P. Harrison the two 4-sty apartment houses at 720-722 Bergen st.

HANCOCK ST., ETC.—Bulkeley & Horton Co. sold dwellings at 328 Hancock st for Ella Cummings; also 1232 Dean st for Mrs. A. L. Delatour; 1378a Dean st for Anna F. Pearsall, and also 454 Myrtle av a 3-sty apartment house, 20x80, for S. and J. Reuben.

SOUTH 6TH ST., ETC.—Realty Associates sold 81 South 6th st, corner of Berry st, 3-sty brick store and flats, 20x52 to Bernhard Berkman; also 26 Seigel st and 17 Leonard st, 3-sty frame building, 25x75, used as a Turkish bath, to Mike and Dora Cohen. The broker in the transaction was Julius Small.

BAY RIDGE AV.—Frank A. Seaver & Co. sold three lots on the south side of Bay Ridge av, about 173 ft west of Narrows av, for E. B. Seaver; also plot of three lots on the south side of 83d st, 120 ft east of 11th av, for A. Watson.

BEDFORD AV., ETC.—Realty Associates sold 1018-20-22 Bedford av, three 4-sty apartment houses, 24x100 each, to Max Mayerson. The broker in the transaction was B. Cetron. Also sold 365 Tompkins av, 2½-sty brick and brownstone flats, 19.6x47x80, to Max Zeitz, through Leopold Zirinsky, and 81 South 6th st, corner of Berry st, 3-sty brick store and flats, 20x52, to Bernhard Berkman.

BEDFORD AV.—Meister Builders, Inc. purchased from Samuel Salway three 4-sty flats at 1492-96-1500 Bedford av. These buildings are on a plot 102x97 and were held at \$100,000. J. Goldberg was the broker in this transaction.

OCEAN PARKWAY.—Samuel Galitzka and J. Laco have sold for Isador Burgs, from plans, to Jacob Learner, vice-president of the American Shirt Co., a 2-sty house with garage, on a plot 100x150, at the southeast corner of Ocean Parkway and Av J, Flatbush. The consideration was \$65,000. Construction will start at once and it will be ready for occupancy in August, 1920.

PROSPECT AV.—Harry M. Lewis has sold for Walter Kraslow the irregular plot with a frontage 50 feet on the southwest side of Prospect av, 425 feet southeast from Prospect Park West and directly opposite Fuller pl. The purchaser is preparing plans for the erection of a 2-sty brick detached dwelling with private garage for his own occupancy.

ROGERS AV.—Elgin Construction Co., Louis Jakobson attorney, purchased from Jerome E. Walker the three 3-sty brick dwellings 1073, 1075 and 1079 Rogers av, north of Clarendon rd, for about \$30,000. Schwartz & Jakobson represented the purchaser.

TROY AV., ETC.—Realty Associates sold 32-4 Troy av, 2-sty dwelling, 20x100; also 102 Meserole st, 3-sty brick store and flats, 25x100; also 921-7 Fulton st and 480-2 Waverly av, 4-sty dwellings, store and flats on Fulton st and two 2-sty dwellings, store and flats on Waverly av. The above properties were sold to Irving Warner, Mark Cohen, Julius P. King and Joseph M. Cohen. The broker in the transaction was Frank Krefetz.

3D AV.—Moriarity & Hollahan sold the 4-sty apartment building at 6809-11 3d av on plot 50x100 for Sessa Lambertli.

RECENT LEASES.

New Home for Cammeyer's.

Cammeyer's, shoe dealers, leased for a long term of years, with renewals, the one time residence of Brig.-Gen. Cornelius Vanderbilt, at 677 and 679 5th avenue, between 53d and 54th streets, through Clark T. Chambers. It is reported that the rental for the first term will approximate \$1,500,000. Upon the site will be erected a six-story structure, from designs by Rouse & Goldstone, architects. It will occupy the site, 50x100, and will be one of the new show places on the avenue. Gen. Vanderbilt, for the last few years, has been occupying one of the Vanderbilt "twin homes" in 5th avenue, between 51st and 52d streets.

McHugh Firm Will Move.

An interesting deal was concluded in the leasing of 3 East 48th street, a five-story structure on lot 25x100, adjoining the Davis Collamore Company property at the corner of 5th avenue and 48th street. The Brett & Goode Company leased for George Gascoigne, who recently purchased the remaining portfolio.

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of the Redfern, Inc., lease on the building, to Joseph P. McHugh & Sons, dealers in furniture and interior decorations, the entire premises for a term of eleven years, with possession March 1. It is understood that the lease is at a rent of \$20,000 per annum net, which represents a substantial increase over what Redfern, Inc., paid Mrs. Ida B. Flower, the owner. Herbert Gulick Company represented Mr. Gascoigne in the sale of the Redfern lease. Joseph P. McHugh & Sons will occupy the entire building for their own business upon their removal from their present location at 7-9 West 42d street. The rental involved aggregates over \$200,000.

Graphophone Company Is Lessee.

Columbia Graphophone Company leased from Partola Manufacturing Company for a long term, the five-story containing approximately 64,000 square feet of floor space at 113-121 West 20th street. The Graphophone Company will make extensive improvements which they expect to have completed about June 1, 1920. The rentals and considerations aggregate \$425,000. S. Osgood Pell & Company were the brokers in the transaction. The buyer, who recently purchased the northwest corner of 5th avenue and 34th street, intends to use the 20th street building for its wholesale business.

China Concern Leases.

Gilman, Collomore & Company, retailers of china and glassware, have taken a long term lease of the seven-story building to be erected by Burton S. Castles at 15 East 56th street on the site of the former Gouverneur Kortright residence. They are now located at 5th avenue and 13th street and expect to get possession of the new building by July 1. The structure will occupy a lot 25x100. The lease is understood to be for a term of twenty-one years and calls for an aggregate net rental of about \$500,000.

Architect Leases Building.

John H. Scheier, architect, has leased the three four-story buildings at 749 and 751 6th avenue, and 102 West 43d street for a term of twenty-one years from March 1, from Mary Fitzsimmons. The property was recently reported leased, but Mr. Scheier gave the original lessees a profit and has assumed the responsibility. He will extensively alter the premises and occupy the upper part. The property fronts 50 feet in the avenue and 22 feet in the street.

Long-Term 34th Street Lease.

Henry Shapiro & Company leased for Harry Silverman and Joseph Meltzer to a client the two four-story buildings at 218-20 West 34th street, on lot 33.1½x98.9, for a term of twenty-one years. The property will be extensively altered into stores, lofts and apartments under the supervision of B. H. & C. N. Whinston, architects. Henry Shapiro & Company have been appointed renting agents of the property.

AMES & CO. leased for John G. Weigold to the Signal Contracting Co. the 3-sty building at 202 East 38th st for a long term of years. The Signal Contracting Co. is to erect a new building on the site for its own occupancy. The building operations will begin March 1.

DUROSS COMPANY leased the 5-sty house 235 West 14th st to Joseph Gilbard; the 3-sty house 148 West 13th st to Leona E. Gillette; the 3-sty house 151 West 13th st to Mrs. Mary McDonald, and the 3-sty house 361 West 12th st to Mrs. C. Mathews.

CRUIKSHANK COMPANY and James Kyle & Sons rented for Harry Aronson, Inc., to Hugh S. Roberts, Inc., the property 151 East 38th st for a term of 21 years. The tenant, who is in the building business, will alter to suit its requirements.

CUSHMAN & WAKEFIELD, Inc., leased for the Lockwood Trade Journal Co. part of the 5th floor in 8-10 East 39th st to the Austinol Chemical Co. The same brokers leased for the National Association Building Corporation offices in 23-31 West 43d st to J. W. Watt & Co.

J. B. ENGLISH leased to W. F. Bell for Wm. Gallagher offices in 727 7th av.

J. ARTHUR FISCHER leased to Carol & Averick a store at 101 West 41st st; to George M. Perry, offices in 101 West 45th st; to Charles Millas, a store at 101 West 45th st; to H. B. Kupferberg, three floors at 236 West 36th st, and to Mrs. Lanier Halton, an apartment in 104 West 40th st.

FISCHER REALTY CO. leased to a client for Theobald Bros. a loft, 25x100, at 2195 3d av for manufacturing of ladies' wear; for Rohrs & Meyer, the store southeast corner 114th st and 3d av to be used for furniture and upholstery business, and for Joseph Adler, corner of 132d st and Amsterdam av.

HEIL & STERN leased in 40-42 West 27th st the 5th floor to Albert Levy, the 9th floor to Louis B. Lieberman and the 10th floor to Meyer Brosnak.

M. & L. HESS, INC., leased for the George H. Warren estate the 6th floor at 907 Broadway to the Littlefield-Sheppard Co., wholesale dealers in floor coverings and phonographs; also, for Corliss, Coon & Co., space on the 3d floor at 928-30 Broadway to Henry H. Leon & Co. for

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use as office and salesroom; the 5th floor at 34-36 West 32d st to Kornhandler & Kane; for J. Sinshemer & Son, the store and basement at 19-23 West 18th st to Benjamin McCabe & Bro., dealers in rugs and carpets; for Agnes H. Poirier, the 4th floor at 29 West 21st st to M. Lichtenberg & Co.; space on the 12th floor at 329-31 4th av to the Merchants' Textile Co., and the 5th floor at 148-56 West 23d st to A. Barsa & Bro.

CHARLES F. NOYES CO. sold for Stuart Cooper, Sarah L. Merrell, et al, to Christian H. Dieckman, for occupancy, 188 Washington st, a 4-sty building on lot 18x45. The property was valued at \$20,000, and the purchasers paid all cash and will hold the property free of mortgage.

PEASE & ELLIMAN leased for the Cortlandt Street Hardware Co. space in 74 Cortlandt st to the Malayan Trading Co. of New Rochelle; also, to John J. Morgan and J. H. McIver & Co., of Savannah, Ga.; to the Guaranty Trust Co., the entire 7th floor at 6 Church st; the entire 5th floor at 123 Liberty st to Lovejoy, Mather, Hough & Stagg; at 198 Broadway, offices to the Marconi International Communication, Ltd.; for the Broadway-John Street Corporation, in 206 Broadway, 3,000 sq. ft. to Geo. W. Willis & Sons, Ltd.; entire 6th floor to the Central Stamping Co. and the front half of the 5th floor to Alfred Benscher & Co..

GEO. R. READ & CO. leased for Otto Grimmer for a long term of years the buildings at 232-234 East 37th st, and an entire floor in the building adjoining, 230 East 37th st, to the Nurses' Outfitting Association for Otto Grimmer.

STEPHEN H. TYNG, JR., & CO. leased offices in 50 Union sq to National Credit Office, Inc., and space to C. A. Anthony Co.; additional offices in 25 Madison av to J. P. Stevens & Co.; in 31 East 17th st, the 1st loft to Nat Stern & Son; at 13 East 17th st, the 4th floor to Leon Schoenfeld and the 6th floor to R. Sperling; offices in 381 4th av to the Louvre Mfg. Co. for a long term; large space at 41 Union sq to Geo. Quackenbush; in 100-2 Worth st, the 4th floor to I. C. Herman & Co. and the 6th floor to Stanton M. Child.

CHARLES B. WALKER leased for Thomas Harper the 1st loft of 206 Lafayette st to Martin R. Kranz; the 2d loft to Robert Gatto, and the top loft to Henry N. Feley, completing the rental of this building; also leased for the estate of Henry Welsh, space in 465 Greenwich st to O'Brien and Co.

REAL ESTATE NOTES.

JAMES E. TAYLOR, formerly of the firm of Du Bois & Taylor, has opened offices in the St. James Building, 1133 Broadway.

HAGGSTROM-CALLEN CO. has been appointed managing agent of the two 5-sty apartment buildings 356-58 West 51st st.

FITZHERBERT HOWELL has opened offices at 67-69 West 131st st where he will conduct a general brokerage business, specializing in colored tenement houses and private dwellings in Harlem.

E. R. ALLEN, formerly connected with the advertising department of the Brooklyn Daily Eagle and the N. Y. Times, has associated himself with the selling organization of Bulkley & Horton Co., making his headquarters at the St. Marks section office, 585 Nostrand av.

JOHN CONSTABLE MOORE, for fourteen years the senior member of the firm of Moore & Wyckoff, which firm was dissolved January 1, will remove his office to 60 East 34th st on March 1 where he will continue his general real estate business, specializing in the management of estates.

M. FRANCIS SNOWBER and R. Telfair Smith announce that the firm of Snowber & Smith will dissolve by mutual consent on March 1. Both Mr. Smith and Mr. Snowber will continue in the real estate and brokerage business on their personal account at the same address, 860 6th av, until May 1, 1920.

THE NEW YORK TITLE & MORTGAGE CO., through President Harry A. Kahler, announced that the business done by the company in January was one of the best month's records in the history of the company. The total sales of mortgages for that month reached about \$2,500,000, demonstrating that the trend of the season seems to be toward conservative investing.

CORROON & DUFFY, who control the Central Fire Office, Inc., American Equitable Association, the Knickerbocker Insurance Co., and a number of marine and fire companies, are the purchasers of the 12-sty Wyllis Building at 92 William st, sold recently by the Charles F. Noyes Co. for Frederick Brown. Upon the expiration of leases the Corroon & Duffy organization will remove their various companies from 80 Maiden la, 63 William st and 56 Pine st to the new building.

LAWRENCE, BLAKE & JEWELL have obtained a building loan of \$350,000 from William Henry Barnum & Co. for the erection of a 12-sty office structure on the plot at 113-15 Broad st, corner of Front st. The plot is practically square and contains over 5,000 feet. Carl Platou, an exporter and importer, is the owner. He is erecting the building to help relieve the acute demand for office space in the district

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

PROPOSAL

NOTICE TO CONTRACTORS.
STATE COMMISSION OF HIGHWAYS,
ALBANY, N. Y.: Sealed proposals will be received by the undersigned at their office, No. 53 Lancaster Street, Albany, N. Y., at 1 o'clock P. M., on Thursday, the 18th day of March, 1920, for the improvement or completion of the following highways: Chautauqua.....(one highway: 5.85) Oneida.....(two highways: 5.38, 5.03) Onondaga.....(one highway: 4.05) Ontario.....(3 highways: 4.65, 1.39, 0.95) Orleans.....(one highway: 4.82) Oswego.....(two highways: 3.30, 3.42) St. Lawrence.(3 highways: 5.86, 13.09, 4.60) Schenectady.....(one highway: 0.50) Washington....(two highways: 7.60, 6.98) Wayne.....(one highway: 3.00) Westchester.....(one highway: 4.13) Wyoming.....(one highway: 3.55) Franklin.....(one highway: 3.10) Seneca.....(one highway: 2.02)

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

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

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south of Wall st. The general contract for the construction has been awarded to the Owners Improvement Co. Shape, Bready & Peterkin are the architects. Work will start at once and it is expected that the building will be ready for occupancy November 1, 1920. The deal involves over \$800,000, including land and building.

MRS. MARY C. THOMPSON is the buyer of the Billings Estate Corporation's realty at the northeast corner of Madison av and 40th st, 34.8x175, sold last week. Mrs. Thompson bought

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the property subject to a mortgage of \$450,000 for five years at 5 per cent. She now owns all of the Madison av frontage from 40th to 41st sts, with the exception of a 4-sty building at 295, title to which is held by the 40 East Forty-first Street Co., Charles M. Warner, president, which owns a 12-sty office structure abutting on 41st st. With the latest acquisition, Mrs. Thompson's holdings include 279 to 293 and 297 Madison av, 175 ft frontage, and a similar frontage on 40th st. Negotiations are reported pending for a lease of the entire property for an important commercial improvement

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LEGISLATIVE BILLS AFFECTING REALTY

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

At the regular weekly meeting of the Legislation and Taxation Committee of the Real Estate Board of New York held Wednesday, February 18, action was taken on the following bills:

Assembly Int. 418, Pr. 439, McWhinney. (Same as Senate Int. 317, Pr. 323, G. L. Thompson.) To amend the Code of Civil Procedure, in relation to limitation of action to redeem from a mortgage.

This bill is to amend Section 379 of the Code of Civil "Limitation of action to redeem from a mortgage." This Section was amended by Chapter 281 of the Laws of 1919 in effect September 1, 1919. The proposed amendment is ambiguous. It is disapproved.

Assembly Int. 496, Pr. 532, Lowm. (Same as Senate Int. 364, Pr. 371, Whitley.) To amend the Code of Civil Procedure, in relation to the entry and docketing of deficiency judgments in actions for the foreclosure of mortgages.

Sentence 1627 adds to sub-division 3 of the section the following: "but the plaintiff must cause the judgment against a defendant for the unsatisfied residue of such defendant to be docketed in the proper clerk's office within sixty days after the sale of the mortgaged property." The bill is approved.

Assembly Int. 438, Pr. 462, Reynaud. (Same as Senate Int. 307, Pr. 313, Lynch.) To amend the Greater New York Charter, in relation to creating the office of Park Commissioner for the Borough of Richmond.

This bill is disapproved. There are no parks on Staten Island. Silver Lake Park is the aqueduct and is not, strictly speaking, a park. The Commissioner of Manhattan can easily take care of Staten Island.

Senate Int. 279, Pr. 283, Kaplan. To amend the State Boards and Commissions Law, establishing a State Fair Trade Commission, defining its powers and duties and making an appropriation therefor.

This is a bill to interfere with and to attempt to regulate every legitimate business in the State and provide for numerous inspectors, commissioners and other employees. It is a curious fact that most of those who set out to cut down the high cost of living do it by increasing the cost of government and by making business more difficult to carry on. All such proposed acts are against natural economic laws and cannot have any successful effect.

Where personal initiative is represented, regulated beyond reason, interfered with by government agencies for political reasons, progress stops, and that community or nation so afflicted becomes no longer a factor in the growth of the world. Of this fact there are hundreds of instances since history began. On the other hand, where personal initiative is allowed its widest expression, subject only to such regulation as would prevent a man from needlessly injuring his neighbor, there results the greatest social, financial and moral progress. Natural laws must prevail, but there are those who are wiser than nature, who say that conditions are all wrong—"The law of supply and demand is a fallacy; there are no natural laws; the individual can do nothing without government supervision." They advocate socialism for both State and municipality, and have already enacted laws, fixing price control, and for the elimination of the middleman and the distributor and the substitution of the State and city in their places. The bill is disapproved.

Senate Int. 385, Pr. 397, Lockwood. To amend the Education Law, relative to medical inspection and health service in the schools of the State.

This bill amends the Education Law and provides for a very elaborate system of medical inspection and health service in all the schools of the State. The doctors who are unable to make a living by ordinary practice are constantly pushing bills providing for their appointment to the Civil Service, either through enlarged boards of health or through employment in the school system. The Real Estate Board of New York has always frowned on the practice of rendering service to one class of citizens that the State is not able and willing to render to all classes of citizens. The bill is disapproved.

Senate Int. 383, Pr. 395, Kaplan. (Same as Assembly Int. 511, Pr. 547, Mrs. Gillette.) Creating a Commission to investigate and report on the proposed Roosevelt memorials, and making an appropriation therefor.

This is apparently an attempt to get through a proposition to give somebody a place. It is not necessary that such a Commission be appointed, and the money would be merely wasted. The bill is disapproved.

Assembly Int. 446, Pr. 473, Gempler. To amend the Tax Law, in relation to assessments of real property on which rents are reserved

or received in cities of over one million population.

This measure proposes to add to the Tax Law a new section providing that leased or rented property shall be assessed at a rate not less than ten times the amount of the rents derived therefrom. The bill also authorizes assessors to examine property owners and "any other person" for the purpose of determining the amount of such rents.

The theory upon which this bill proceeds is that the taxable value of a parcel of real property should be ten times the amount of the gross rents annually derived therefrom, but the measure does not specify whether the basis of the computation shall be the amount of rents received monthly or annually. In this of course, the bill is fatally defective. But there is a more substantial objection to the enactment of the proposition. Doubtless its proponent realizes that if the return from an investment in real property is arbitrarily fixed by law at less than 6 per cent, the effect of such legislation will be to discourage the provision of additional housing facilities. Considering the existing tax rate, the prevailing cost of repairs and other maintenance charges and a fair allowance for depreciation, it is common experience that the net return from a leased building does not average more than 5 per cent upon a valuation equal to ten times the amount of the gross rents annually derived therefrom.

No doubt the effect of the pending measure would be to increase taxes materially upon real property, which would operate to cause increases in rents to correspond. These additional burdens would fall heavily upon the already overburdened shoulders of tenants holding under verbal agreements as monthly tenants or from month to month. The bill is disapproved.

Assembly Int. 508, Pr. 544, Lee. (Same as Senate Int. 386, Pr. 398, Gibbs.) Concurrent Resolution of the Senate and Assembly. Proposing an amendment to Sections twenty-one and twenty-two of Article three and Section nine of Article four of the Constitution, in relation to the establishment of a budget system.

This proposition is well drafted and would carry into effect an important feature of Governor Smith's reconstruction program which has already received the approval of the Real Estate Board. The resolution is approved.

Assembly Int. 509, Pr. 545, Lee. (Same as Senate Int. 387, Pr. 399, Gibbs.) Concurrent Resolution of the Senate and Assembly. Proposing an amendment to Section one of Article four of the Constitution, in relation to the term of office of the Governor.

This is a concurrent resolution proposing a constitutional amendment extending the terms of office of the Governor and Lieutenant Governor to four years.

This proposition is included in Governor Smith's reconstruction program. It is one of the few features of the program in which the Real Estate Board felt that it could not concur. The resolution is disapproved.

Assembly Int. 510, Pr. 546, Lee. (Same as Senate Int. 388, Pr. 400, Gibbs.) Concurrent Resolution of the Senate and Assembly. Proposing amendments to Article five, and Sections eleven, twelve, fourteen and fifteen of Article eight of the Constitution, in relation to State officers and departments, and the visitation, inspection and administration of charitable, correctional and other institutions.

This is a concurrent resolution proposing constitutional amendments to:

1. Eliminate the Secretary of State, Attorney General and State Engineer and Surveyor from the list of elective State officers.
2. Extend the term of office of the Comptroller to four years and reduce his jurisdiction to the functions of auditing and accounting.
3. Create nineteen departments of the State, the head of which, except as otherwise provided by the Constitution, to be appointed by the Governor with the advice and consent of the Senate and to be removable by him in his discretion.
4. Authorize the Legislature at the session following the adoption of the amendments to organize and establish the jurisdiction of the several departments so created.
5. Extend the jurisdiction of the State Board of Charities to include private institutions.
6. Create a Commission on Mental Hygiene.
7. Create a Council of Correction to visit and inspect all institutions for the custody of juveniles charged or convicted of crime as well as institutions for the detention of adults under sentence or awaiting sentence for crime.

The foregoing propositions are comprised within the Governor's reconstruction program, which has in the main been approved by the Real Estate Board of New York except in relation to the elimination of the Attorney General from the list of elective officers. The Real Estate Board feels very strongly that the office of Attorney General, in the interest of good government and impartial, untrammelled exercise of the functions of that office, be continued on the elective list. This feature of the resolution is therefore disapproved.

REAL ESTATE STATISTICS

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

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

MANHATTAN

Conveyances.

	1920		1919	
	Feb. 18 to Feb. 24	Feb. 20 to 26	Feb. 18 to Feb. 24	Feb. 20 to 26
Total No.	355	131	355	131
Assessed Value	\$27,410,700	\$6,571,800	\$27,410,700	\$6,571,800
No. with consideration	36	23	36	23
Consideration	\$2,153,650	\$610,000	\$2,153,650	\$610,000
Assessed Value	\$1,899,800	\$692,000	\$1,899,800	\$692,000

Jan. 1 to Feb. 24 Jan. 1 to Feb. 26

Total No.	2,806	1,073	2,806	1,073
Assessed Value	\$234,743,100	\$76,420,300	\$234,743,100	\$76,420,300
No. with consideration	325	142	325	142
Consideration	\$25,222,550	\$4,569,872	\$25,222,550	\$4,569,872
Assessed Value	\$21,373,100	\$5,093,900	\$21,373,100	\$5,093,900

Mortgages.

	1920		1919	
	Feb. 18 to Feb. 24	Feb. 20 to 26	Feb. 18 to Feb. 24	Feb. 20 to 26
Total No.	191	55	191	55
Amount	\$7,084,826	\$673,366	\$7,084,826	\$673,366
To Banks & Ins. Cos.	26	14	26	14
Amount	\$2,348,500	\$145,800	\$2,348,500	\$145,800
No. at 6%	106	21	106	21
Amount	\$3,079,081	\$271,441	\$3,079,081	\$271,441
No. at 5 1/2%	55	7	55	7
Amount	\$1,688,000	\$83,000	\$1,688,000	\$83,000
No. at 5%	14	15	14	15
Amount	\$1,660,380	\$183,925	\$1,660,380	\$183,925
No. at 4 1/2%	.....	.....	.....	.....
Amount	.....	.....	.....	.....
No. at 4%	.....	.....	.....	.....
Amount	.....	.....	.....	.....
Unusual Rates	1	.....	1	.....
Amount	\$1,000	.....	\$1,000	.....
Interest not given	15	12	15	12
Amount	\$656,365	\$135,000	\$656,365	\$135,000

Jan. 1 to Feb. 24 Jan. 1 to Feb. 26

Total No.	1,772	480	1,772	480
Amount	\$66,055,022	\$8,481,031	\$66,055,022	\$8,481,031
To Banks & Ins. Cos.	240	97	240	97
Amount	\$17,063,900	\$3,647,050	\$17,063,900	\$3,647,050

Mortgage Extensions.

	1920		1919	
	Feb. 18 to Feb. 24	Feb. 20 to 26	Feb. 18 to Feb. 24	Feb. 20 to 26
Total No.	19	17	19	17
Amount	\$1,098,000	\$573,200	\$1,098,000	\$573,200
To Banks & Ins. Cos.	10	11	10	11
Amount	\$790,000	\$433,000	\$790,000	\$433,000

Jan. 1 to Feb. 24 Jan. 1 to Feb. 26

Total No.	354	223	354	223
Amount	\$25,760,024	\$15,486,700	\$25,760,024	\$15,486,700
To Banks & Ins. Cos.	232	130	232	130
Amount	\$22,145,474	\$13,287,450	\$22,145,474	\$13,287,450

Building Permits.

	1920		1919	
	Feb. 19 to Feb. 25	Feb. 21 to 27	Feb. 19 to Feb. 25	Feb. 21 to 27
New Buildings	4	4	4	4
Cost	\$715,000	\$506,000	\$715,000	\$506,000
Alterations	\$551,400	\$236,245	\$551,400	\$236,245

Jan. 1 to Feb. 25 Jan. 1 to Feb. 27

New Buildings	72	28	72	28
Cost	\$23,779,500	\$4,979,250	\$23,779,500	\$4,979,250
Alterations	\$7,006,555	\$1,523,285	\$7,006,555	\$1,523,285

BRONX.

Conveyances.

	1920		1919	
	Feb. 18 to Feb. 24	Feb. 20 to 26	Feb. 18 to Feb. 24	Feb. 20 to 26
Total No.	193	76	193	76
No. with consideration	6	5	6	5
Consideration	\$80,875	\$49,750	\$80,875	\$49,750

Jan. 1 to Feb. 24 Jan. 1 to Feb. 26

Total No.	1,947	728	1,947	728
No. with consideration	280	72	280	72
Consideration	\$2,180,325	\$551,592	\$2,180,325	\$551,592

Mortgages.

	1920		1919	
	Feb. 18 to Feb. 24	Feb. 20 to 26	Feb. 18 to Feb. 24	Feb. 20 to 26
Total No.	136	31	136	31
Amount	\$1,302,841	\$127,754	\$1,302,841	\$127,754
To Bank & Ins. Cos.	6	5	6	5
Amount	\$235,000	\$25,682	\$235,000	\$25,682
No. at 6%	89	14	89	14
Amount	\$724,300	\$38,032	\$724,300	\$38,032
No. at 5 1/2%	30	9	30	9
Amount	\$305,100	\$62,800	\$305,100	\$62,800
No. at 5%	10	2	10	2
Amount	\$43,650	\$13,500	\$43,650	\$13,500
No. at 4 1/2%	.....	.....	.....	.....
Amount	.....	.....	.....	.....
Unusual Rates	1	1	1	1
Amount	\$341	\$272	\$341	\$272
Interest not given	6	5	6	5
Amount	\$229,450	\$13,150	\$229,450	\$13,150

Jan. 1 to Feb. 24 Jan. 1 to Feb. 26

Total No.	1,325	311	1,325	311
Amount	\$10,305,981	\$1,751,311	\$10,305,981	\$1,751,311
To Banks & Ins. Cos.	49	26	49	26
Amount	\$1,116,710	\$431,982	\$1,116,710	\$431,982

Mortgage Extensions.

	1920		1919	
	Feb. 18 to Feb. 24	Feb. 20 to 26	Feb. 18 to Feb. 24	Feb. 20 to 26
Total No.	16	8	16	8
Amount	\$586,700	\$181,650	\$586,700	\$181,650
To Banks & Ins. Cos.	9	.....	9	.....
Amount	\$399,000	.....	\$399,000	.....

Jan. 1 to Feb. 24 Jan. 1 to Feb. 26

Total No.	125	95	125	95
Amount	\$2,600,567	\$2,704,200	\$2,600,567	\$2,704,200
To Banks & Ins. Cos.	45	37	45	37
Amount	\$1,475,000	\$1,370,500	\$1,475,000	\$1,370,500

Building Permits.

	1920		1919	
	Feb. 19 to Feb. 25	Feb. 20 to 26	Feb. 19 to Feb. 25	Feb. 20 to 26
New Buildings	4	5	4	5
Cost	\$100,500	\$136,500	\$100,500	\$136,500
Alterations	\$26,900	\$17,500	\$26,900	\$17,500

Jan. 1 to Feb. 25 Jan. 1 to Feb. 26

New Building	145	28	145	28
Cost	\$3,434,605	\$532,340	\$3,434,605	\$532,340
Alterations	\$151,280	\$84,800	\$151,280	\$84,800

BROOKLYN.

Conveyances.

	1920		1919	
	Feb. 17 to Feb. 24	Feb. 19 to 26	Feb. 17 to Feb. 24	Feb. 19 to 26
Total No.	1133	389	1133	389
No. with consideration	60	18	60	18
Consideration	\$544,314	\$230,395	\$544,314	\$230,395

Jan. 1 to Feb. 24 Jan. 1 to Feb. 26

Total No.	8,893	3,623	8,893	3,623
No. with consideration	397	204	397	204
Consideration	\$4,843,988	\$1,740,479	\$4,843,988	\$1,740,479

Mortgages.

	1920		1919	
	Feb. 17 to Feb. 24	Feb. 19 to 25	Feb. 17 to Feb. 24	Feb. 19 to 25
Total No.	938	267	938	267
Amount	\$3,956,120	\$1,165,339	\$3,956,120	\$1,165,339
To Banks & Ins. Cos.	95	23	95	23
Amount	\$578,600	\$112,435	\$578,600	\$112,435
No. at 6%	811	203	811	203
Amount	\$3,214,670	\$598,859	\$3,214,670	\$598,859
No. at 5 1/2%	96	34	96	34
Amount	\$625,250	\$225,200	\$625,250	\$225,200
No. at 5%	10	9	10	9
Amount	\$52,450	\$96,300	\$52,450	\$96,300
Unusual rates	2	.....	2	.....
Amount	\$6,600	.....	\$6,600	.....
Interest not given	19	21	19	21
Amount	\$57,150	\$244,980	\$57,150	\$244,980

Jan. 1 to Feb. 24 Jan. 1 to Feb. 25

Total No.	7,196	2,173	7,196	2,173
Amount	\$36,253,235	\$8,049,867	\$36,253,235	\$8,049,867
To Banks & Ins. Cos.	672	182	672	182
Amount	\$6,428,650	\$994,335	\$6,428,650	\$994,335

Building Permits.

	1920		1919	
	Feb. 18 to Feb. 25	Feb. 20 to 26	Feb. 18 to Feb. 25	Feb. 20 to 26
New Buildings	72	125	72	125
Cost	\$1,347,075	\$678,000	\$1,347,075	\$678,000
Alterations	\$135,525	\$81,990	\$135,525	\$81,990

Jan. 1 to Feb. 25 Jan. 1 to Feb. 26

New Buildings	661	743	661	743
Cost	\$10,345,965	\$3,742,675	\$10,345,965	\$3,742,675
Alterations	\$1,941,740	\$724,460	\$1,941,740	\$724,460

QUEENS.

Building Permits.

	1920		1919	
	Feb. 18 to Feb. 25	Feb. 20 to 26	Feb. 18 to Feb. 25	Feb. 20 to 26
New Buildings	66	115	66	115
Cost	\$471,950	\$271,980	\$471,950	\$271,980
Alterations	\$133,460	\$50,985	\$133,460	\$50,985

Jan. 1 to Feb. 25 Jan. 1 to Feb. 26

New Buildings	633	405	633	405
Cost	\$4,268,816	\$1,152,395	\$4,268,816	\$1,152,395
Alterations	\$527,015	\$148,009	\$527,015	\$148,009

RICHMOND.

Building Permits.

	1920		1919	
	Feb. 18 to Feb. 25	Feb. 20 to 26	Feb. 18 to Feb. 25	Feb. 20 to 26
New Buildings	5	17	5	17
Cost	\$2,650	\$26,510	\$2,650	\$26,510
Alterations	\$2,900	\$8,345	\$2,900	\$8,345

Jan. 1 to Feb. 25 Jan. 1 to Feb. 26

New Buildings	90	105	90	105
Cost	\$216,043	\$214,933	\$216,043	\$214,933
Alterations	\$13,320	\$24,966	\$13,320	\$24,966

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Conference on Concrete Construction Discusses Housing

Architects, Engineers, Manufacturers and Affiliated Interests Plan Greater Use of Concrete in Meeting Existing Structural Demand

THE National Conference on Concrete Construction, held in the Auditorium Hotel, Chicago, February 17 to 19, was one of the most successful and significant gatherings in the history of the building industry. Approximately five hundred delegates were in attendance at the various sessions of the conference, a number of whom were from Canada. One of the outstanding features of this meeting was the contributions to constructive thought on the national housing problem. The gathering developed into vastly more than a convention devoted to the interests of the concrete industry, and from the opening to the closing sessions the proceedings were pitched on the plane of general welfare of the nation and the construction industry. It was a convention in which relatively little was said about profits, but which brought out numerous points of service, improved quality and that character of self-interest which realizes that the sure way to benefit the individual industry is to broaden the service and improve the products of all industry.

Ernest T. Trigg, president of the National Federation of Construction Industries, opened the conference, and upon being made permanent chairman made a brief address, reviewing the prevailing construction conditions, complimenting the conference on the ideal of service and altruistic effort it proposed to serve.

Hon. William M. Calder, who was scheduled to be the first speaker on the program, was unable to attend, but he sent a message to the conference in which he said:

"I am in accord with the purpose of this conference to bring about a more efficient use of cement, one of the most essential building materials, and I trust that the example of the progressive cement industry may be followed by the

clay products industry, the lumber industry and the tile industry, manufacturers of plumbing goods, elevators, etc., in speedily meeting to consider methods of standardization of their products and possible use of their by-products, for it is chiefly through the more efficient use of building materials and through the standardization of building construction that it may be possible to reduce the cost of building which is otherwise dependent upon freight, fuel and labor rates. It is to be hoped that a more adequate system of long-term credits may soon be devised which will restore to the building industry adequate financial resources."

John Glass, of the Manufacturers' Record, discussed the "Housing Need from the Viewpoint of Industry," and LeRoy K. Sherman, president of the U. S. Housing Corporation, who was unable to attend on account of illness, sent a letter to the convention in which he discussed the housing problem, the question of rents, and set out some of the experiences of the Government in its war housing projects.

Fred W. Lumis, building commissioner of Springfield, Mass., in a paper, "The Status of the Concrete House as Regards Building Codes," made an informing condensation of the building codes of various important cities as they applied to concrete construction.

The high cost of construction, building material prices and the financial situation as it bears on the lack of availability of money for building and construction investments, was discussed by Thomas S. Holden, chief statistician for the F. W. Dodge Company.

Tuesday evening an informal joint dinner was served in the Auditorium Hotel which was attended by delegates from affiliated organizations in convention at Chicago.

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BUILDING SECTION

General Building Strike Threatened by Union Leaders

Workmen To Be Ordered Out Unless Iron League Erectors' Association
Recedes From Its Open Shop Declaration

DESPITE the peace agreement of the latter part of 1919 which was concluded between the Building Trade Employers' Association and the Building Trades' Council, representing more than 100,000 workmen engaged in the various trades identified with the building industry in Greater New York, structural progress is now threatened by another labor crisis that will halt construction on a number of important building operations.

Five strikes are now in force on building projects in New York, the result of the open-shop controversy between the Iron League Erectors' Association, a member of the Building Trade Employers' Association, and the Building Trades' Council, composed of unions in the building trades. Although these strikes have been directed against the Iron League Erectors' Association, which refuses to recognize an agreement to the closed shop made by the Board of Governors of the Building Trades Employers' Association, the chief sufferers have been the employers in other trades whose unions have called sympathetic strikes. They are, however, helpless, as by an agreement with the Building Trades' Council they have acquiesced in the right of sympathetic strikes. In addition to this, where strikes have been called the owners have sided with the Iron League and the open-shop principle.

Recognition of the iron workers' union is the only question in this controversy, as the members of the association are now paying non-union workmen from \$1.10 to \$1.25 an hour with the union scale at \$1 an hour. The open-shop advocates point as an example to Chicago, where 100 per cent. unionization has been accomplished. Although an agreement for \$1 an hour exists until the summer of 1920, a strike is said to be fomenting now for \$1.50 an hour.

A number of erectors outside of the Iron League complain that they are unable to obtain fabricated material if they employ union workers. As to this, Walter Drew, counsel for the Iron League Erectors' Association, says: "The attitude the companies outside this market are taking is their own affair and in most cases I am not informed or advised upon it." Mr. Drew points out that under present conditions, should the fabricators sell to these erectors, they would many times be forced to abandon old customers to sell to erectors hostile to their policy of open shop.

Alleging that the terms of the recent agreement have been violated by the members of the Iron League Erectors' Association who have stood by their open-shop manifesto, notwithstanding the repeated demands of the union representatives for a closed shop, the Building Trades' Council suggested to the Building Trades Employers' Association that unless this matter is speedily settled or the Iron League Erectors' Association expelled from the organization of employers, a general strike of all workers in the building trades will be called.

Specifically, the erectors' association is charged with failure to abide by the terms of the peace agreement which became effective January 1, 1920, and which provided that only union men should be employed. The Iron League Erectors' Association issued an open-shop declaration at the time the terms of peace were under discussion and the feeling was general that this matter was fully understood.

Action of the Building Trades' Council in forcing the expulsion of the Iron League Erectors' Association will not

solve the present problem, however, as the union organization has already called a strike on jobs on which the steel erectors are employing non-union workmen.

Complicating the situation at this time is the decision of the Building Trades Council to prevent the placing of material around the steel erected by members of the Iron League Erectors' Association with non-union workmen, and this would mean that such building projects now under construction might remain unfinished indefinitely.

The recommendation of the Building Trades' Council was given to the Building Trades Employers' Association at a lengthy meeting of the committees representing both of these organizations. The committee representing the employers was headed by Charles J. Kelly and Robert P. Brindell, president of the Building Trades Council, was chairman of the committee looking after the interests of the union workmen. At the present time there has been no breach between the representatives of employers and the trade unions, and it is anticipated that this matter will be adjusted without open hostility that would be a serious setback to the anticipated building revival next spring.

Up to the present time there has been no change in the strike of the bricklayers. Negotiations are under way looking toward the settlement of this controversy, but the demands of the union cannot be submitted to arbitration unless the workmen return to their jobs.

Nicholas J. Hayes, Commissioner of Water Supply, Gas and Electricity, in urging upon all householders the need for stopping the waste of water, is seeking the active co-operation of every property owner.

"During the winter," he said, "people let their faucets run to prevent freezing of pipes. This would not be so serious if it were done intelligently, but where a small stream would accomplish the purpose, the occupant of the house often has several faucets running full force, and fails to turn off the flow when the severe weather ceases. Early in January the waste of water from this cause was over 50,000,000 gallons per day, which at meter rates would represent some \$7,000 a day waste. Most of this is unnecessary, but the department cannot stop it. The people can if they will."

The Architectural League of New York opened its thirty-fifth annual exhibition in the Fine Arts Building, 215 West Fifty-seventh street, Friday, February 27, to continue until March 14. This exhibition, which was originally scheduled to commence January 30, was unavoidably postponed on account of the disastrous fire that occurred in the Fine Arts Building on the day prior to the formal opening, and it has been only by herculean effort on the part of the committee in charge of this event and the members of the league that an exposition was made possible this year.

The Portland cement industry is showing speedy recovery from the war setback of 1918. Preliminary estimates compiled by the Geological Survey indicate that the production and shipments of Portland cement in 1919 increased 13 and 21 per cent. respectively over those in 1918 and that the stocks decreased 52 per cent., so that at the end of 1919 less than 5,000,000 barrels of Portland cement were in stock at the mills.

Large Projects Planned for New Jersey Coast Resorts

Hotels, Boarding Houses, Theatres and Many Other Structures Included in Anticipated Building Revival

NEW JERSEY coast resorts are anticipating one of the busiest building seasons on record, and unless all current signs fail the active construction will be started on a large number of important operations within the next month or six weeks, weather conditions permitting. Long Branch, Asbury Park, Deal Beach, Bradley Beach, Spring Lake and Atlantic City, all of which have experienced a

well as local professional talent, have been engaged upon the preparation of plans for new construction of this character.

The construction of modern hotels embodying all of the usual resort features will be one of the predominating features of the expected building movement. At Asbury Park a group of capitalists have recently obtained an option on a prominent beach front property that in all probability will be utilized as the site for a large all-year hotel that will be constructed at a cost exceeding \$1,000,000. This hostelry will be known as the Hotel Bradley and will be erected from plans and specifications prepared by Froling & Holler, architects, 150 Nassau street, New York City.

The preliminary plans for this project were outlined by S. Heilner Calvert at the recent annual dinner of the Asbury Park Chamber of Commerce, and the ready response from the one hundred and fifty members and guests present indicated that this operation would be well supported and would be as fully successful from a business standpoint as have the other modern hotel structures that were erected during the past ten years.

According to the tentative plans, the Hotel Bradley will contain four hundred bedrooms, each with private bath, and will have broad verandas, spacious lounges, public and private dining rooms, billiard room, swimming pool and a large number of other features that will make this hotel one of the best equipped along the New Jersey coast. It has been announced that this hotel will be under the direct management of A. A. Schneider, formerly the manager of the Hotel Astor in New York and will cater to the highest class of patronage.

Up to this time only the tentative plans for this project have been developed by the architects, but in discussing the operation with them they said that the preliminary arrangements had been practically concluded and that work upon the working drawings and specifications would be started within a few days, so as to hasten the time when active building operations could be commenced. It is hoped to have this building completed and ready for occupancy early in the spring of 1921.



Froling & Holler, Architects.

PROPOSED HOTEL BRADLEY AT ASBURY PARK.

steadily growing popularity as vacation resorts during the past few years, have now come to the realization that additional hotel facilities, boarding houses, private dwellings and numerous community buildings, such as stores, theatres, etc., are essential to the proper development of these localities. For some time past architects and engineers of New York, as

Brooklyn Realty Brokers Act on Pending Legislation

THE committee on Legislation and Taxation of the Brooklyn Board of Real Estate Brokers opposes the bill in the Legislature, extending from twenty to thirty days the notice a tenant must receive in dispossession cases. The report says: "Twenty days in addition to court delays and adjournments, as usually given, more often results in sixty days' notice than it does in twenty days' notice."

The committee desires more information on the proposed resolution giving the Board of Aldermen power to consolidate and abolish City Departments. The resolution also gives the Board of Estimate power to fix salaries. It abolishes the "Department of Markets," of "Parole Commission" and "Board of Inebriety" and places under the controller the collection of all taxes, assessments and water rates.

The committee is decidedly in sympathy with the report of the Reconstruction Commission in the reorganization of the State Government. The report continues:

"Probably the most important matter referred to your committee was a draft of a bill to amend the real property law and provide for the licensing and regulating of real estate brokers and salesmen.

"It goes far in our opinion toward putting the real estate salesman in the position that the apprentice was a generation ago, when he was bound out to service. We advise careful study of this bill on the part of the members of the

Board and that the bill be given the support of the Board, subject to further study and amendment.

"Your committee has given considerable consideration to six measures introduced by Senator Charles C. Lockwood. At least three of these measures seem to your committee to be open to serious question. One of these is a bill providing for repeal of the law of 1918 and again gives validity to the so-called 'implied leases.' The former law did not work well and we see no reason for its re-enactment. A tenant should either have a written lease from the owner or party controlling any building or else should be considered a tenant, from month to month. We can not see any hardship in such a provision."

Ten cities having an aggregate population of approximately 100,000, have come under the commissioner-manager system of municipal government during the past three months. The largest of these are Muskegon, Mich., with 25,500 population; Lynchburg, Va., with 21,830, and Newport News, Va., with 20,000. The smaller communities adopting this form include West Palm Beach, Sanford and Tallahassee, in Florida; Pittsburg, Cal., and Walters, Okla. There are in the United States more than one hundred and sixty cities now being governed under the commissioner-manager system. Of these more than fifty are cities having a population of 10,000 or more.

Outlook Excellent for Increased Residential Building

Weekly Figures of F. W. Dodge Company Show Improvement in Volume of Construction Planned for Domestic Use

OWING to the prevailing conditions in the building industry it is but natural that the statistics for the past week or so should indicate a slight falling off in the volume of new building and engineering projects in the preliminary stages of activity. The decrease, however, is not great and it is certain that just as soon as weather conditions improve that a corresponding improvement will be noticeable in the totals of projected construction and in new contracts awarded.

According to the figures prepared by the F. W. Dodge Company for the seventh week of 1920, including new building and engineering construction in New York State and New Jersey, north of Trenton, it is shown that during the week of February 14 to 20, inclusive, reports were obtained from architects covering a total of 389 new projects that will involve an outlay of \$16,871,800. During the same period and in the same territory 185 contracts for building and engineering operations representing a total value of \$8,580,700 were awarded.

In the group of contemplated projects residential buildings again lead in both number and valuation with 161 operations

costing approximately \$6,223,500. Proposed business and commercial projects occupied second place in the list with 112 operations valued at \$3,972,500.

Among the 389 operations reported in the early stages of progress there were 112 business and commercial jobs such as stores, offices, lofts, etc., \$3,972,500; 7 educational buildings, \$488,000; 3 hospitals and institutions, \$215,000; 50 factory and industrial projects, \$3,122,000; 2 naval and military buildings, \$125,000; 4 public buildings, \$156,000; 37 public works and public utilities, \$1,133,500; 1 religious project, \$15,000; 161 residential operations including apartments, flats and tenements and one and two family dwellings, \$6,223,500 and 12 social and recreational buildings, \$1,421,300.

The list of 185 operations for which contracts were awarded during the week of February 14 to 20, inclusive, involved 54 business projects, \$1,692,000; 4 educational buildings, \$729,000; 2 hospitals and institutions, \$90,000; 27 factory and industrial buildings, \$2,871,000; 1 structure for the army, \$8,000; 4 public buildings, \$61,000; 13 public works and public utilities, \$796,200; 79 residential operations of various types, \$2,327,000, and 1 social and recreational project, \$6,500.

PERSONAL AND TRADE NOTES.

Benjamin Sackheim, formerly connected with the New York City Fire Department, has formed a partnership with A. Brook, under the firm name of Brook & Sackheim, architects, with offices at 215 Montague street, Brooklyn.

Beverly R. Value, of George W. Rogers & Co., was recently elected president of the General Contractors' Association of New York City. Other officers elected included Frederick L. Cranford, first vice-president; Walter J. Drummond, second vice-president, and C. A. Nicklas, treasurer.

Plant Engineering & Equipment Co., Inc., New York, manufacturer of value steam traps, condensation meters and other power and heating specialties, announces the opening of its twenty-sixth office to care for the increasing demands for its products. M. William Ehrlich, experienced in consulting and contracting engineering, will be the New Jersey manager in charge, with headquarters at Newark, N. J., and a sub-office at Lyndhurst, N. J.

Turner Construction Company, following the announcement at its recent annual dinner that all employees would be insured under the group plan, has just delivered life insurance policies with premiums paid to all employees who have been with the company for one year or more. The amount of insurance is \$500 after continuous employment of one year, plus \$100 for each additional year of employment until a maximum of \$2,000 has been reached. The policy contains a disability clause which provides that the policy becomes payable to the insured in monthly or weekly payments in the event of permanent and total disability before the age of sixty. A visiting nurse service is maintained by the Metropolitan Life Insurance Co., the insuring company, in New York, Boston, Philadelphia and Buffalo. A nurse will call upon request and help carry out the instructions of the attending doctor and render whatever other service is required at the time of the call.

General Fireproofing Co., Youngstown, Ohio, has begun the manufacture of structural steel of a heavier grade than has heretofore been made, thereby entering the production of what is known as "metal

lumber." Output at present consists of steel I-beams rolled and formed in a plant at Massillon, Ohio. The beams are rolled as strip steel and formed cold. After forming they are shipped to the fireproofing company's plant at Youngstown, where they are cut to required sizes and lugs riveted on. Use of metal "timbers" of this kind is growing, replacing wood to a large extent in buildings where it is not desired to use I-beams rolled hot. The cold-rolled beams are lighter than the old fashioned hot rolled structural steel and are more durable than wood. The cold former I-beams are described as being from 4 to 10 inches in depth, perfectly rigid and capable of carrying heavy loads. This production will not result in a new department, but is being handled as a development of established processes.

Architects Appoint Legislative Committee.

The New York State Association of Architects has appointed the following Legislative Committee for the year 1920: Thomas F. Gleason, chairman, Albany; John H. Scheier, New York City (reappointed); Alexander Selkirk, Albany; Robert North, Buffalo; Edward Loth, Troy; Edward S. Gordon, Rochester; Frederick H. Gouge, Ithaca; Gordon Wright, Syracuse; Harry Haskell, Elmira; Carl C. Tallman, Auburn; Harry R. Tiquay, Binghamton; Addison F. Lansing, Watertown. A meeting of the committee has been called for this afternoon at the Albany Club, 102 State street, Albany, to confer with the State Board for the Registration of Architects, for the purpose of discussing the law and its proposed amendment.

Martin Joost.

Martin Joost, vice-president of the Bond & Mortgage Guarantee Company, a director in the Title Guarantee & Trust Company, the Franklin Trust Company, the Home Life Insurance Company, and represented on a number of boards of other financial institutions, died Tuesday night at his residence, 40 Monroe place, of an attack of heart failure. He was 77 years old. Mr. Joost is survived by his wife, Mrs. Frances Joost, and two sons, both married.

Mr. Joost was born in Williamsburgh and started out in life as a clerk in the old Williamsburgh Savings Bank, in which institution he later became an officer. He then left the bank and became a financier and real estate operator. Mr. Joost was a benefactor of the Brooklyn Institute of Arts and Sciences, of which he was a trustee, and had presented several paintings to that institution. He was also a director of the Brooklyn Academy of Music and the Long Island Historical Society. He was a director of the Brooklyn Warehouse

TRADE AND TECHNICAL SOCIETY EVENTS.

National Wholesale Lumber Dealers' Association will hold its annual meeting at Washington, D. C., March 24 and 25.

National Federation of Construction Industries will hold its annual meeting and convention at the Hotel Sherman, Chicago, Ill., March 25 and 26.

National Wholesale Lumber Dealers' Association will hold its annual convention at the New Willard Hotel, Washington, D. C., March 25 and 26.

American Society of Mechanical Engineers.—Monthly meeting the second Tuesday of each month. Calvin W. Rice, secretary, 29 West 39th street.

Associated Manufacturers of Electrical Supplies will hold their annual convention in New York City, March 18. Details and program will be announced later.

Associated Manufacturers of Electrical Supplies will hold their fifth annual meeting at the Waldorf-Astoria Hotel, March 18, at which time officers for the ensuing year will be elected. In the evening the annual banquet of the organization will be held.

American Association of Engineers will hold its sixth annual convention at St. Louis, Mo., May 10-11. Secretary, C. E. Drayer, 63 East Adams street, Chicago, Ill. Programs for the various sessions of this convention are now being prepared and a number of interesting papers will be presented.

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

& Storage Company, the City Real Estate Company, the Franklin Trust Company, the Home Life Insurance Company of New York, the New York Investors Corporation, the Realty Associates and the Union Ferry Company of New York and Brooklyn. He was also a trustee of the Brooklyn Savings Bank, the Franklin Safe Deposit Company and the Title Guarantee & Trust Company. He belonged to the Brooklyn Chamber of Commerce and the Hamilton Club.

MATERIALS AND SUPPLIES

the current levels will occur during the current year but not for at least six months. The scarcity of labor has been responsible for a shortage of logs and this in return has kept the supply at its low ebb.

Structural Steel.—There has been some improvement in buying interest during the past week and some important contracts were booked for fabricated material scheduled for operations in the Metropolitan district. As a general thing, however, deliveries will not be made for some months ahead and it is hoped that

by the time this material is on the jobs that the difficulties between the Iron League Erectors' Association and the union will be settled and the various projects permitted to proceed without further hindrance. Among the contracts for local building operations were included the following: Bethlehem Steel Co., 6,100 tons for six city piers at Staten Island; Bethlehem Fabricators, 400 tons for the addition to the Bowling Green Building, and Hinkle Iron Co., 225 tons for a laboratory building and boiler house for New York University. Fabricated steel

Electrical Supplies.—The demand has dropped to some extent and as the recent inclement weather conditions have caused a temporary stoppage of construction, the local delivery situation is getting caught up. Railway embargoes in the East are responsible for keeping raw materials from the manufacturers and finished products in the warehouses. General shortage is experienced in wiring materials and in a number of auxiliary devices. Prices have recently been advanced upon a number of items including flexible armored conduit, rigid conduit, non-metallic flexible conduit, metal moulding, etc.

IN THE METROPOLITAN MARKETS

Plaster Board—

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

27x48x 1/4 in.	0.37 each
32x36x 1/4 in.	0.28 each
32x36x 3/8 in.	0.29 each
12x36x 1/2 in.	0.33 each

Sand—

Delivered at job in

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

White Sand—

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

Broken Stone—

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

Building Stone—

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

Structural Steel—

Plain material at tidewater; cents per pound:

Beams and channels up to 14 in.	2.72 to 2.82
Beams and channels over 14-in.	2.72 to 2.82
Angles, 3x2 up to 6x8.	2.72 to 2.82
Zees and tees.	2.72 to 2.82
Steel bars	3.10 to —

Lumber—

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

3x4 to 14x14, 10 to 20 ft. \$62.00 to \$80.00

Hemlock, Pa., f. o. b., N. Y., base price, per M. 57.00 to —

Hemlock, W. Va., base price, per M. 57.00 to —

(To mixed cargo price add freight, \$1.50.)

Spruce, Eastern, random cargoes, narrow (delivered). — to —

Wide cargoes — to —

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

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

First and seconds, 1-in. \$68.75 to —

Cypress shingles, 6x18, No. 1 Hearts — to —

Cypress shingles, 6x18, No. 1 Prime — to —

Quartered oak — 210.00 to —

Plain oak — 95.00 to 100.00

Flooring:

White oak, quart'd, select. 190.00 to 220.00

Red oak, quart'd, select. 150.00 to 210.00

Maple No. 1. 135.00 to —

Yellow pine, No. 1, common flat. 100.00 to —

N. C. pine, flooring, Norfolk. 80.00 to —

Window Glass—

Official discounts from manufacturers' lists:

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

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

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

Double strength, A quality. 80%

Double strength, B quality. 82%

Linseed Oil—

City brands, oiled, 5-bbl. lot. \$1.80 to —

Less than 5 bbls. 1.83 to 1.85

Turpentine—

Spot in yard, N. Y., per gal. \$1.97 to \$2.00

prices are fluctuating somewhat.

Roofing and Building Papers.

—Demand continues brisk and there is every evidence of greater requirements during the early spring months. There is an acute scarcity of these materials that might possibly cause some inconvenience to builders in the future unless the supply is materially increased. During the past week prices were again advanced and the new quotations are as follows: Tar paper, 1 ply, \$2.95; 2 ply, \$2.05, and 3 ply, \$2.50. Rubber roofing paper, 1 ply, \$2.90; 2 ply, \$3.50, and 3 ply, \$4.10. Sheathing paper, 25lb roll, \$1.75; 30lb roll, \$2.30.

Cast Iron Pipe.

—The market has strengthened somewhat and manufacturers are somewhat inclined to select their business. There has been a decided improvement in municipal business and substantial orders have recently been booked from gas and water companies. Prices are firm and unchanged with New York quotations as follows: 6 in. and heavier, \$70.30; 4 in., \$73.30, with \$2 additional for class A and gas pipe.

Nails.

—The nail situation has experienced but slight change during the past week and the scarcity is expected to continue until there is a general improvement in the steel situation. At the present writing there is no base price for nails in the New York market and every sale is entirely dependent upon conditions at the time the order is taken. The scarcity in both cut and wire nails is said to be the most conspicuous shortage in the entire hardware market and the prospect of early relief is exceedingly slight.

Linseed Oil.

—The market is dull and no important changes are anticipated. Although there has been but little buying activity, the producers are busy making deliveries on contracts. Prices are somewhat easier than they have been but are likely to increase with an improvement in the demand next spring.

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PLANS FIGURING.

Projects for which bids are being taken by architects or owners.

DWELLINGS.

MANHATTAN.—M. C. Reynolds Co., 28 East 85th st., are figuring the general contract for extensive exterior alterations to the 4-sty brick and stone residence at 162 East 61st st., for Dr. George M. Parker, owner, and desire bids on all sub-contracts immediately.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

WADSWORTH AV.—J. M. Felson, 1133 Broadway, has prepared plans for a 5-sty brick and stone tenement, 100x127 ft., at 250-256 Wadsworth av., for the K. S. G. Realty Co., Morris Saslow, president, 35 Nassau st., owner and builder. Cost, approximately \$225,000.

86TH ST.—J. E. R. Carpenter, 681 5th av., has plans under way for a 14-sty brick and limestone apartment, 76x102 ft., at 120-124 East 86th st., for Blaine Ewing, 681 5th av., owner and builder. Details will be available later.

WASHINGTON SQ.—Samuel Levingson, 405 Lexington av., has plans in progress for alterations to the 4-sty brick residence, 20x100 ft., at 68 Washington sq., into studio apartments for the Bookman estate, 9 East 59th st., owner. Cost, about \$30,000. Architect will soon be ready for estimates on general contract.

DWELLINGS.

58TH ST.—Alfred H. Taylor, 138 West 65th st., has plans under way for extensive exterior and interior alterations to the 5-sty brick and stone residence, 26x62 ft., at 46 West 58th st., for Mrs. David H. McAlpin, 50 East 58th st., owner. Cost, \$25,000. Architects will take estimates on general contract.

HALLS AND CLUBS.

64TH ST.—Walter Haefell, 229 West 42d st., has plans in progress for a 5-sty brick and stone clubhouse, 54x90 ft., at 153-157 West 64th st., for the Society of Professional Automobile Engineers, Broadway and 67th st., owner. Details of construction will be available later.

HOSPITALS.

LEXINGTON AV.—Louis A. Sheinart, 194 Bowery, has plans under way for a 5-sty brick, limestone and terra cotta hospital building, 40x73 ft., at 1322-24 Lexington av., for the Beth David Hospital, 1326 Lexington av., owner. Cost, \$150,000. Architect will take estimates on general contract.

STABLES AND GARAGES.

97TH ST.—Frank E. Vitolo, 56 West 45th st., has completed plans for a 1-sty brick garage, 75x100 ft., at 307-311 East 97th st., for Vincent Valentine, 2163 Creston av., owner and builder. Cost, \$20,000.

MULBERRY ST.—Lorenz F. J. Weiher, 271 West 125th st., has prepared plans for a 1-sty brick and reinforced concrete garage, 93x99 ft., at 249-255 Mulberry st., for Prince & Mulberry Garage Corporation, 299 Broadway, owner. Cost, \$40,000.

54TH ST.—L. M. Rothman, 529 Courtlandt av., has finished plans for a 2-sty brick garage, 50x120 ft., at 415 West 54th st., for Harry Klein, 425 West 54th st., owner. Cost \$25,000.

Bronx.

DWELLINGS.

RADCLIFFE AV.—John H. Friend, 148th st and Alexander av., has completed plans for a 2-sty terra cotta block and stucco dwelling, 20x26 ft., on the west side of Radcliffe av., 175 ft north of Mace av., for Stephen Forgest, 531 East 167th st., owner and builder. Cost, \$4,000.

GAINSBOROUGH AV.—Anton Pirner, 2069 Westchester av., has prepared plans for three 2-sty hollow tile and stucco dwellings, 17x36 ft., at the southwest corner of Gainsborough and Roberts avs., for the Ravos Realty Co., 54 Market st., Poughkeepsie, N. Y., owner and builder. Total cost, \$21,000.

KINGS AV.—Karl F. J. Seufert, 153 East 40th st., has completed plans for a 2-sty brick dwelling, 37x42 ft., at the northwest corner of Kings av and Elizabeth st., for Lloyd White, Minneford av., Brooklyn, owner and builder. Cost, \$8,000.

FIELDSON AV.—Dwight J. Baum, Broadway and 246th st., has prepared plans for a 2½-sty brick and stone residence, 175x35 ft., with garage and outbuildings, on Fieldson av., Riverdale, for Mrs. E. A. Hoffman, owner, care of architect, who will take estimates on general contract and supervise construction. Cost, approximately \$150,000.

FACTORIES AND WAREHOUSES.

WEBSTER AV.—Frank Schefcik, 4168 Park av., has plans under way for a 1-sty brick fac-

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tory building, 100x219 ft., on the west side of Webster av., 150 ft north of 166th st., for the Tremont-Webster Building Co., Grand Concourse and 187th st., owner and builder. Cost, \$70,000.

STORES, OFFICES AND LOFTS.

FORDHAM RD.—Moore & Landsiedel, 148th st and 3d av., have prepared plans for a group of 1-sty brick stores, 111x84 ft., at the southwest corner of Fordham rd and Elm pl., for Lawrence Davies, 237 West 74th st., owner and builder. Cost, \$65,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

PACIFIC ST.—Shampan & Shampan, 50 Court st., have plans in progress for a 6-sty brick, limestone and terra cotta apartment house, 60x107 ft., in the south side of Pacific st., 140 ft east of Brooklyn av., for owner and builder, to be announced later. Cost, about \$150,000.

NEW UTRECHT AV.—McCarthy & Kelly, 16 Court st., have completed plans for a 4-sty brick and stone tenement, 40x70 ft., at 7155 New Utrecht av., for Edward Wiggins, 7002 New Utrecht av., owner and builder. Cost, about \$60,000.

DEAN ST.—Montrose Morris' Sons, 533 Nosstrand av., have prepared plans for alterations to the 4-sty brick and stone residence, 20x46 ft., at 1125 Dean st., into bachelor apartments and office for Dr. W. A. Sprenger, 1252 Pacific st., owner. Cost, \$10,000.

DWELLINGS.

FOSTER AV.—Burke & Olsen, 32 Court st., have completed plans for a 2-sty brick dwelling, 20x40 ft., at 201-205 Foster av., 350 ft north of West 3d st., for Michael DeNichola, 483 Henry st., owner and builder. Cost, \$7,500.

86TH ST.—Kallich & Subkis, 7922 21st av., have prepared plans for four 2-sty brick dwellings, 17x45 ft., at 2314-2320 86th st., for the Eastern Realty Co., Nathan Shustak, president, 136 Bay 23d st., owner and builder. Total cost, \$32,000.

EAST 13TH ST.—Levy & Berger, 395 South 2d st., have finished plans for three 2-sty frame dwellings, 23x48 ft., in the east side of East 13th st., 100 ft south of Av J, for G. Gragnano, 63 Withers st., owner and builder. Total cost, \$30,000.

EASTERN PARKWAY.—Slee & Bryson, 154 Montague st., have prepared plans for six 2-sty brick dwellings, 20x50 ft., at Eastern Parkway and Brooklyn av., for the Hygrade Homes Co., James Aarons, president, 1203 Atlantic av., owner and builder. Total cost, \$90,000.

6TH ST.—F. R. Thieme, 619 81st st., has completed plans for eight 2-sty frame dwellings, 20x60 ft., in the north side of 6th st., 100 ft west of 6th av., for the Senator Holding Co., 501 68th st., owner and builder. Total cost, \$52,000.

AV. M.—H. Silverstein, 783 Jefferson av., has prepared plans for three 2½-sty frame dwellings, 22x36 ft., at the northwest corner of Av M and Mansfield pl., for G. V. McPherson, 1423 East 22d st., owner and builder. Total cost, \$27,000.

RYDER ST.—Burke & Olsen, 32 Court st, have finished plans for two 2-sty frame dwellings, 20x54 ft, in the west side of Ryder st, 100 ft south of Av Q, for G. McKay, 248 East 14th st, Manhattan, owner and builder. Cost, \$11,000 each.

EAST 10TH ST.—R. T. Schaefer, 1526 Flatbush av, has prepared plans for a 2½-sty frame dwelling, 19x44 ft, in the east side of East 10th st, 100 ft south of Av J, for M. Klinghofer, 814 East 5th st, owner and builder. Cost, \$16,000.

EAST 7TH ST.—R. T. Schaefer, 1526 Flatbush av, has completed plans for a 2½-sty frame residence, 22x44 ft, at 1113 East 7th st, 140 ft south of Av J, for Isidore Bergs, 781 Coney Island av, owner and builder. Cost, about \$15,000.

20TH AV.—Harry A. Weinstein, 32 Court st, has finished plans for five 2-sty frame and stucco dwellings, 24x70 ft, at the northwest corner of 20th av and 80th st, for Joseph Abramson, 513 Sheffield av, owner and builder. Total cost, \$80,000.

86TH ST.—Kallich & Subkis, 7922 21st av, have prepared plans for a 2-sty brick dwelling, 18x50 ft, with stores, at the southwest corner of 86th st and Bay 34th st, for the Eastern Realty Co., Nathan Shustak, 136 Bay 23d st, owner and builder. Cost \$10,000.

FACTORIES AND WAREHOUSES.

MESEROLE ST.—P. Tillion & Sons, 103 Park av, Manhattan, have prepared plans for a 4-sty reinforced concrete storage warehouse, 50x100 ft, in the south side of Meserole st, 75 ft east of Manhattan av, for owner to be announced later. Cost, \$60,000. E. E. Seelye, 101 Park av, Manhattan, structural engineer.

LEXINGTON AV.—P. Tillion & Sons, 103 Park av, Manhattan, have completed plans for alterations to the 4-sty brick factory building on the south side of Lexington av, 90 ft east of Grand av, for Valentino & Santora, 125 Baxter st, Manhattan, owners. Cost about \$10,000.

PEARL ST.—Frank S. Parker, 44 Court st, has plans underway for a 6-sty reinforced concrete factory building, 140x50 ft, at the corner of Pearl and Tillary sts, for owner and builder to be announced later. Cost about \$300,000.

SCHOOLS AND COLLEGES.

RIDGE BOULEVARD.—C. B. J. Snyder, Municipal Building, Manhattan, has plans about finished for a 5-sty brick and reinforced concrete public school building, 145x69x143 ft, on Ridge Boulevard, 86th to 87th st, for the Board of Education of the City of New York, 500 Park av, Manhattan, owner. Cost, \$465,000.

STABLES AND GARAGES.

EIGHTH AV.—Plans have been prepared privately for a 1-sty brick garage, 200x90 ft, on the west side of Eighth av, between 44th and 45th sts, for Walter A. Huechel, 424 75th st, owner and builder. Cost, \$40,000.

SHEEPSHEAD BAY ROAD.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has prepared plans for a 1-sty brick garage, 30x40 ft, on Sheepshead Bay road, 190 ft west of First st, for M. Benicke, 1712 45th st, owner and builder. Cost, \$5,000.

CARROLL ST.—Bly & Hamann, 833 St. Johns pl, have finished plans for a 1-sty brick garage, 60x157 ft, in the north side of Carroll st, 175 ft west of Franklin av, for Lowenstein & Loeb, 833 St. Johns pl, owners and builders, who will soon take estimates on separate contracts. Cost, \$20,000.

STERLING PL.—Bly & Hamann, 833 St. Johns pl, have completed plans for a 1-sty brick garage, 50x180 ft, in the north side of Sterling pl, 300 ft west of Classon av, for Lowenstein & Loeb, 833 St. Johns pl, owners and builders. Cost about \$18,000.

WARREN ST.—McCarthy & Kelly, 16 Court st, have plans underway for a 1-sty brick garage, 100x100 ft, in the south side of Warren st, 80 ft west of Fourth av, for the Talbemsar Realty Co., J. Slater, president, 1404 Eastern Parkway, owner and builder. Cost, \$25,000.

CONEY ISLAND AV.—Dunnigan & Crumley, 391 East 149th st, the Bronx, have completed plans for a 1-sty brick garage, 103x171 ft, on the north side of Coney Island av, 103 ft south of Caton pl, for the Estate of John and Madeline Hennot, 44 Court st, owner and builder. Cost, \$30,000.

33D ST.—Philip Caplan, 16 Court st, has started plans for a 1-sty brick garage, 100x100 ft, in 33d st, for M. Friedman, owner and builder, care of architect. Cost, \$35,000.

STORES, OFFICES AND LOFTS.

LIVINGSTON ST.—McCarthy & Kelly, 16 Court st, have plans in progress for a 3-sty brick and stone office building, 20x70 ft, with store, in Livingston st, 105 ft east of Nevins st, for the Safe Construction Co., Shapiro & Goldstein, 125 Bristol st, owner and builder. Cost, \$35,000.

Queens.

BANKS.

ROCKAWAY PARK, L. I.—Morrell Smith, Bank Building, Far Rockaway, L. I., has plans in progress for a 1-sty brick and limestone bank building, 30x80 ft, at Rockaway Park, for the Bank of Manhattan, owner, care of architect. Cost about \$40,000. Architect will soon take estimates on general contract.

DWELLINGS.

ROSEDALE, L. I.—N. C. Mortenson, Rose- dale, has prepared plans for a 2-sty frame dwelling, 18x28 ft, on the west side of Union av, 50 ft north of Grant av, for John E. Menchen, Foster Meadow road, Rosedale, owner. Cost, \$4,000.

FLUSHING HEIGHTS, L. I.—F. Chmelik, 796 Second av, Long Island City, has completed plans for a 2-sty brick dwelling, 20x46 ft, at the northwest corner of Norwood av and 28th st, for Frank Brozak, 315 East 73d st, Manhat- tan, owner and builder. Cost, \$7,000.

LONG ISLAND CITY, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 20x40 ft, in the east side of Lockwood st, 97 ft south of Elm st, for Jacob Haupt, 13 Flushing av, Long Island City, owner. Cost, \$8,000.

JAMAICA, L. I.—Morris Rothstein, 197 Sned- icker av, Brooklyn, has finished plans for fourteen 2-sty frame dwellings, 20x43 ft, on the east side of Maure av, 142 ft north of Hillside av, for the Chester Avenue Building Corporation, 1 Chester av, Brooklyn, owner and builder. Total cost, \$87,000.

FOREST HILLS, L. I.—Kenneth Murchison, 101 Park av, Manhattan, has prepared plans for two 2½-sty brick residences, 29x56 ft, in the north side of Nome st, 175 ft west of Colonial road, for the Cord Meyer Co., Forest Hills, owner and builder. Total cost, \$24,000.

RIDGEWOOD, L. I.—W. C. Winters, 106 Van Sicken av, Brooklyn, has completed plans for ten 2-sty brick dwellings, 20x55 ft, in the north side of Linden st, 417 ft east of Prospect av, for the S. & H. Investors, Inc., 2529 Myrtle av, Brooklyn, owners and builders. Total cost, \$80,000.

EDGE MERE, L. I.—Philip Caplan, 16 Court st, Brooklyn, has prepared plans for six 1-sty frame dwellings, 16x45 ft, in the west side of Beach 36th st, 680 ft north of Sprayview av, for the Mere Corporation, owner, on premises. Cost, \$2,000 each.

FLUSHING, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 33x24 ft, on the south side of Bayside av, 160 ft west of Brewster av, for W. V. Scott & Co., Inc., 176 Chestnut st, Flushing, L. I., owner and builder. Cost, \$10,000.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY, L. I.—Severance & Van Alen, 111 East 40th st, Manhattan, have pre- liminary plans underway for a 2-sty brick and limestone office building on Queensborough Plaza, for the Title Guarantee & Trust Co., 67 Jackson av, Long Island City, owner. Details will be available later.

Richmond.

DWELLINGS.

WEST BRIGHTON, S. I.—Chas. B. Heweker, 11 Cowson av, Tompkinsville, S. I., has completed plans for a 2-sty frame dwelling, 22x28 ft, on Forest av, for Frank Phillips, West Brighton, S. I., owner and builder. Cost, \$5,000.

Nassau.

DWELLINGS.

LOCUST VALLEY, L. I.—Pleasants Penning- ton, 3 East 41st st, Manhattan, has started sketches for a 2½-sty frame residence with garage at Locust Valley, L. I., for Cletus Keat- ing, 27 William st, Manhattan, owner. Details of construction will be available later.

FREEPORT, L. I.—Montrose Morris' Sons, 533 Nostrand av, Brooklyn, have plans in progress

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for a 2½-sty frame dwelling, 36x56 ft., at 483 South Grove st, Freeport, for Aaron Rightmire, Freeport, owner and builder. Cost, \$10,000.

Westchester.

DWELLINGS.

MT. VERNON, N. Y.—L. M. Loeb, Lawton st, New Rochelle, N. Y., has prepared plans for a 2½-sty frame and stucco residence, 35x24 ft., at 48 Oakland st, for the Corcoran Manor Homes Co., 27 Cedar st, Manhattan, owner and builder.

MT. VERNON, N. Y.—Plans have been prepared privately for a 2½-sty stone and frame residence, 40x24 ft, with garage, on Nuber av, for A. Barbarelli, 48 South 4th av, owner and builder. Cost, \$13,000.

NEW ROCHELLE, N. Y.—Gramatan Homes Co., 154 East 1st st, Mt. Vernon, has plans under way for a 2½-sty frame and stucco residence, 38x76 ft, with garage, in Forest Heights, for F. Cohen, owner, care of architects. Architect will have charge of construction. Cost, \$45,000.

YONKERS, N. Y.—Wm. Heapy, 288 Hawthorne av, Yonkers, has plans under way for a 2-sty frame and stucco dwelling, 20x38 ft, at 59 Landscape av, for W. R. Hobson, 37 Carroll st, Yonkers, owner. Cost, \$8,500.

BRONXVILLE, N. Y.—B. Robert Swartburg, 103 Park av, Manhattan, has plans in progress for a 2½-sty hollow tile and stucco residence, 32x46 ft, at Bronxville, for W. D. Reily, owner, care of architect. Cost, \$18,000. Architect will award separate contracts and superintend construction.

New Jersey.

APARTMENTS, FLATS AND TENEMENTS.

WEST NEW YORK, N. J.—Hyman Rosensohn, 800 Broad st, Newark, has plans in progress for seven 4-sty brick and terra cotta apartments, 100x105 ft, on Hudson Boulevard, between 18th and 19th sts, for S. M. Adelman, Inc., 847 Boulevard, East, Weehawken, N. J., owner and builder. Cost \$135,000 each.

BANKS.

TENAFLY, N. J.—Holmes & Winslow, 110 West 40th st, Manhattan, have plans nearing completion for a 1-sty brick and stone bank building, 30x70 ft, at Tenafly, N. J., for the First National Bank, W. H. Noyes, president, owner. Cost, \$40,000. Architects will take estimates on general contract from a selected list of bidders.

NEWARK, N. J.—Holmes & Winslow, 110 West 40th st, Manhattan, have prepared plans for a 1-sty brick, granite and limestone bank building, 50x90 ft, at the southeast corner of Roseville av and Orange st, for the City Trust Co., of Newark, W. H. Peck, president, 122 Roseville av, owner. Cost about \$100,000. Architects will soon call for estimates on general contract.

DWELLINGS.

MONTCLAIR, N. J.—H. M. Fisher and Charles Hammel, Bloomfield av, Montclair, have prepared plans for a 2½-sty frame dwelling, 27x56 ft, in Oxford st, for John A. Nigro, Ridgewood av, Montclair, owner and builder. Cost, \$15,000.

NEWARK, N. J.—Frederick A. Bigelow, Firemen's Building, Newark, has plans in progress for a 2½-sty hollow tile and stucco dwelling, 40x50 ft, at First and Arlington av, for Robert W. Cummings, 368 Mt. Prospect av, Newark, owner.

MONTCLAIR, N. J.—Plans have been prepared privately for two 2½-sty frame dwellings, 28x37 ft, in Aubrey road, for George R. Riley, Sterling Forest, N. J., owner and builder. Cost, \$13,000 each.

MONTCLAIR, N. J.—H. M. Fisher and H. Charles Hammel, 483 Bloomfield av, have completed plans for a 2½-sty frame dwelling, 29x34 ft, on Madison av, for John S. and L. Carson, Walnut st, Montclair, owners and builders. Cost, \$12,000.

MONTCLAIR, N. J.—H. M. Fisher and H. Charles Hammel, 483 Bloomfield av, have prepared plans for a 2½-sty frame dwelling, 24x35 ft, with garage at Montclair for the Montclair Realty Co., Nicholas Boon, president, 22 Spring st, Montclair, owner and builder. Cost, \$12,000.

FACTORIES AND WAREHOUSES.

UNION, N. J.—Scott & Prescott, 34 East 23d st, Manhattan, have plans in progress for six 1, 2 and 3-sty brick and reinforced concrete factory buildings to occupy a plot 350x200 ft on the Hackensack Plank road for the Clifton Textile Co., 128 Hackensack Plank road, owner. Total cost, \$500,000. Architects will soon call for bids on general contract.

NEWARK, N. J.—Plans have been prepared privately for a 2-sty common brick factory, 40x99 ft, at 330-2 Jefferson st, Newark, for James E. Robinson, 274 South st, Newark, owner and builder. Cost, \$20,000.

NEWARK, N. J.—Plans have been prepared privately for a 2-sty brick factory building, 40x99 ft, at 330 Jefferson st, for James E. Robinson, 274 South st, Newark, owner and builder. Cost, \$20,000.

HALLS AND CLUBS.

MONTCLAIR, N. J.—H. P. Knowles, 52 Vanderbilt av, Manhattan, has plans in progress for a 3-sty hollow tile and stucco country club house, 220x50 ft, at Montclair, for the Mont-

clair Golf Club, owner. Cost, \$200,000. Details will be available later.

MUNICIPAL.

ELIZABETH, N. J.—Oakley & Son, 1259 Clinton pl, Elizabeth, have plans under way for a 4-sty brick and granite hall of records, 90x100 ft, on Rahway av, for the County of Union, Board of Chosen Freeholders, Court House, Elizabeth, owner. Cost, about \$800,000. Bids will be advertised.

SCHOOLS AND COLLEGES.

HOBOKEN, N. J.—Charles F. Dieffenbach, 84 Washington st, Hoboken, has plans underway for a 3-sty brick and limestone grade school containing 40 classrooms and auditorium in 9th st, between Garden and Park avs, for the Board of Education of Hoboken, owner. Cost about \$800,000. Owner will probably advertise for bids about March 1.

STABLES AND GARAGES.

NEWARK, N. J.—Plans have been prepared privately for a 1-sty brick garage, 62x75 ft, at the foot of Bessemer st, for the Carnegie Steel Co., owner. Cost about \$9,500. Owner builds.

THEATRES.

ELIZABETH, N. J.—F. W. Wentworth, 140 Market st, Paterson, has plans in progress for a 3-sty brick, limestone and reinforced concrete theatre, 109x220 ft, containing stores on the first floor and offices above, in Broad st, for Zucker & Steiner, 224 Halsey st, Newark, owners. Cost approximately \$200,000.

CONTRACTS AWARDED.

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

DWELLINGS.

MANHATTAN.—R. H. E. Elliott, 28 East 49th st, has the general contract for extensive exterior and interior alterations to the 4-sty brick and stone residence, 20x66 ft, at 119 East 71st st, for Mrs. Willis D. Wood, 447 Park av, owner, from plans by S. Edson Gage, 28 East 49th st, architect. Cost about \$45,000.

MANHATTAN.—Marc Eidlitz Sons, 30 East 42d st, have the general contract for alterations to the 5-sty brick and stone residence at 103 East 10th st, for Thomas W. LeMott, owner, from plans by Walker & Gillette, 128 East 37th st, architects. Details will be available later.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—Grange & Sloan, 527 Fifth av, Manhattan, have the general contract for a 4-sty reinforced concrete factory building, including garage and power house at 15th, 16th, Cole and Monmouth sts, for the Continental Can Co., 516 West 43d st, Manhattan, owner, from plans by Francisco & Jacobus, 511 Fifth av, Manhattan, architects and engineers. Cost, \$750,000.

BROOKLYN, N. Y.—Tidewater Building Co., 16 East 33d st, Manhattan, has the general contract for a 5-sty brick factory extension at the southeast corner of Pineapple and Henry sts, for H. R. Planton, 93 Henry st, owner, from plans by Charles L. Calhoun, 16 East 33d st, Manhattan, architect. Cost, \$25,000.

LONG ISLAND CITY, L. I.—Louis Gold, 44 Court st, Brooklyn, has the general contract for a 3-sty brick and concrete factory, 100x100 ft, in the north side of 14th st, 79 ft west of Governor pl, for the Interstate Land Holding Co., owner, from plans by Jacob J. Gloster, 44 Court st, Brooklyn, architect and engineer. Cost, \$150,000.

PATERSON, N. J.—P. S. Van Kirk Co., 85 Fulton st, Paterson, has the general contract for a 5-sty brick mill building, 73x205 ft, at the corner of 18th st and 9th av, for the Diamond Silk Co., owner, on premises, from privately prepared plans. Cost, \$200,000.

AMSTERDAM, N. Y.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 6-sty reinforced concrete mill building, 300x62 ft, at Amsterdam, N. Y., for Shuttleworth Brothers, owners. Cost, \$400,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—R. H. MacDonald, 29 West 34th st, has the general contract for an 8-sty brick and stone store and loft building, 32x98 ft, at 43 West 57th st, for Marion F. Holmes, owner, from plans by Charles E. Birge, 29 West 34th st, architect. Cost, about \$115,000.

BRONX.—Newenhouse Brothers, 163d st and Park av, have the general contract for extensive alterations to the 3-sty brick office building, 33x100 ft, at the southwest corner of 149th st and Cortlandt av, for owners to be announced later. Plans were prepared by Erb & Henkel, 163d st and Park av, architects. Cost, \$60,000.

NEW ROCHELLE, N. Y.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 2-sty reinforced concrete clearing house, 50x150 ft, at New Rochelle, N. Y., for the R. C. H. Realty Corporation, 82 Beaver st, Manhattan, owner, from plans by George B. Post & Sons, 101 Park av.

MANHATTAN.—George A. Fuller Co., 175 Fifth av, has the general contract for a 12-sty brick and limestone office building, 50x100 ft, at 5-7 Dey st, for the T. A. Gillespie Co., 50 Church st, owner, from plans by Bertram Cunningham, 120 Broadway, architect.

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STORES, OFFICES AND LOFTS.

33D ST, 131 W, 5-sty bk shop, storage, strs & lofts, 25x98, slag rf; \$60,000; (o) Sidem Bldg. Co., 30 E 42d; (a) Sommerfeld & Steckler, 31 Union sq (57).

BROADWAY, 187, 15-sty bk str & offices, 52x 90, vitrified tile rf; \$542,000; (o) T. A. Gillespie Co., 30 Church; (a) Bert. Cunningham, 120 Bway (55).

THEATRES.

WASHINGTON PL, 129-35, 3-sty bk theatre & dance hall, 19x97, slag rf; \$200,000; (o) Margaret R. Huntington, 10 E 58th; (a) Wm. J. Cherry, Grand Central Terminal (58).

MISCELLANEOUS.

84TH ST, 234 E, 4-sty bk dwg & funeral parlors, 25x77, Barret spec. rf; \$25,000; (o) Fredk. W. & Sophie M. Engel, 305 E 83d; (a) Geo. Dress, 116 W 39th (56).

Bronx.

DWELLINGS.

MEAD ST, n s, 47.7 w Unionport rd, 2-sty fr dwg, 28.8x25, 1-sty fr garage, 24.10x20, rubberoid rf; \$8,000; (o) Christian Allard, on prem; (a) Henry Nordheim, 1941 Fowler av (77).

MORRIS PARK AV, s w c Becker av, 2 1/2-sty fr dwg, 18x21 1/2, shingle rf; \$4,000; (o) Frieda E. Kendahl, 2235 Powell av; (a) Geo. W. Kibitz, 800 E 175th (75).

RYER AV, e s, 219.3 n 180th, 2-1-sty hollow tile dwg & garage, 27x55, 22x24, shingle rf; \$15,000; (o) Samuel Berman, 27 W 29th; (a) Lubroth & Lubroth, 44 Court, Bklyn (82).

FACTORIES AND WAREHOUSES.

136TH ST, n s, 231.50 e Alexander av, 2-sty bk factory, 26x100, plastic slate rf; \$10,000; (o) Aug. J. Ludgren, 421 College av; (a) Chas. Schaefer, Jr., 2853 3 av (78).

WEBSTER AV, w s, 149.6 n 166th, 1-sty bk factory, 218.6x100, slag rf; \$60,000; (o) The Tremont Webster Bldg. Co., August F. Schwarzler, 1662 Boston rd, Pres.; (a) J. Schefcik, 4162 Park av (83).

STABLES AND GARAGES.

JESSUP PL, s e c Shakespeare av, 1-sty bk garage, 19.8x18, shingle rf; \$500; (o) Joseph McConnell, on prem; (a) Edw. J. Byrne, 436 E 158th (81).

MANIDA ST, e s, 300 n Lafayette st, 1-sty bk garage, 11.4x19.4, comp shingle rf; \$750; (o) Max Fass, on prem; (a) Wm. Koppe, 935 Intervale av (80).

LEGGETT AV, n w c Whitlock av, 1-sty bk garage, 75x179, slag rf; \$40,000; (o) John Jordis, 772 Dawson; (a) Wm. Koppe, 933 Intervale av (80).

MORRIS PARK AV, s w c Becker av, 1-sty fr garage, 11x17, shingle rf; \$300; (o) Frieda Ekendahl, 2235 Powell av; (a) Geo. W. Kibitz, 800 E 175th (76).

WEBSTER AV, e s, 25 s 204th, 1-sty bk garage, 100x100, tar & felt rf; \$25,000; (o) Mary T. Grace, 2550 Grand av; (a) Dunnigan & Crumby, 391 E 149th (84).

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.
NEPTUNE AV, 3301, n w c W 33d, 3-sty bk tnt, 20x80, tar rf, 5-fam; \$21,000; (o) Chas Martino, Cypress av, Sea Gate; (a) Morris Perlstein, 49 Fulton av, Middle Village, L I (1501).

DWELLINGS.

EAST 10TH ST, 721-3, e s, 170 s Foster av, 2-sty bk dwg, 16x40, tar rf, 1-fam.; \$16,000; (o) Kings Post Realty Corp., Geo. Bann, pres., 1362 Flatbush av; (a) Abram D. Hinsdale, 17 Hanover pl (1682).

E 11TH ST, 2675, e s, 100.4 n Voorhies av, 1-sty fr dwg, 12x34.8, shingle rf; \$3,800; (o) Henry & May Herb, 2914 W 31st; (a) Geo. H. Sues, 2916 Railroad av (1756).

EAST 17TH ST, 491, e s, 239.10 n Ditmas av, 2 1/2-sty fr dwg, 25x47, shingle rf, 1-fam; \$25,500; (o) Samuel Levene, 180 Martense; (a) Seth H. Cutting, 1721 Av J (1553-1554) anad garage.

57TH ST, 1462, s s, 150 w 15 av, 2-2-sty fr dwgs, 18x47, shingle rf, 1 family; \$20,000; (o) Henry Shultz, 5317 12 av; (a) Morris Rothstein, 197 Snediker av (1563).

81ST ST, 2318-68, s s, 140 e 3 av, 11-2 1/2-sty fr dwgs, 27x57, shingle rf, 2 families; \$110,000; (o) The Ginsburg & Moss Realty Co., 2034 81st; (a) Max Hirsch, 215 Montague (1577).

AV Z, 246-8, s w c W 15th, 2-sty fr dwg, 17x 36, tar rf; \$6,000; (o) Jos Asterita, 2850 W 16th; (a) Jos J. Galiza, 2930 W 19th (1497).

CHESTER AV, 26, s w c Minna, 2-sty bk dwg, 20x56, tar rf, 2 families; \$8,000; (o) Nihar Constn. Co., 1 Chester av; (a) Morris Rothstein, 197 Snediker av (1561).

CHESTER AV, 30-6, w s, 22 s Minna, 3-2-sty bk dwgs, 20x56, tar rf, 2 families; \$24,000; (o) Nihar Constn. Co., 1 Chester av; (a) Morris Rothstein, 197 Snediker av (1562).

CONEY ISLAND AV, 2286-8, w s, 545 s Av S, 2-sty fr dwg, 32x36, shingle rf, 1-fam; \$10,000; (o) Macnestel Realty Const. Co., 188 Montague st; (a) Clarence A. Kieble, 188 Montague st (1674).

SUTTER AV, 1150, s w c Logan, 2-sty bk dwg, 20x57, tar rf; \$12,000; (o) Sutmillog Realty Corp., 302 Bway, Manhattan; (a) Morris Rothstein, 197 Snediker av (1753).

SUTTER AV, 1134-48, s s, 25 e Milford, 6-2-sty bk dwgs, 20x57, tar rf; \$72,000; (o) Sutmillog Realty Corp., 302 Bway, Manhattan; (a) Morris Rothstein, 19 Snediker av (1754).

SUTTER AV, 1312, s e c Milford, 2-sty bk dwg, 20x57, tar rf; \$12,000; (o) Sutmillog Realty Corp., 302 Bway, Manhattan; (a) Morris Rothstein, 197 Snediker av (1755).

12TH AV, 5705, s s, 40 w 57th st, two 2-sty bk dwgs, 20x56, tar rf, 2-fam; \$30,000; (o) Michael Caffazzo, 1182 60th st; (a) Ferdinando Savignano, 6005 4th av (1605).

FACTORIES AND WAREHOUSES.

FULTON ST, 2793-9, n s, 25 e Van Siclen av, 2-sty bk factory, 50x55, tar rf; \$16,500; (o) A. Weissman, 2798 Fulton st; (a) Wm. C. Winters, 106 Van Siclen av (1685).

WATKINS ST, 178-82, w s, 100 s Belmont av, 1-sty bk storage, 40x50; \$3,500; (o) Fannie Goldstein, 321 Sutter av; (a) E. M. Adelsohn, 1778 Pitkin av (1578).

GEORGIA AV, 256-60, n w c Belmont av, 3-sty bk factory, 50x100, slag rf; \$75,000; Henry Gordon, 312 Wyona st; (a) McCarthy & Kelly, 16 Court st (1536).

SEASIDE AV, 8725, n s, 965 w Canarsie rd, 1-sty fr storage, 20x30; \$500; (o) Giuseppe Bucchieri, 172 Pennsylvania av; (a) Gilbert I. Prowler, 1959 Homecrest av (1600).

WASHINGTON AV, 105-9, s e c Park av, 6-sty bk storage, 59.8x100, Barrett rf; \$120,000; (o) Wallace & Co., Frank C. Swan, prem; (a) Howard Chapman, 315 5 av, Manhattan (1568).

HOTELS.

EMMONS AV, 2020, n w c Kenmore pl, 2-sty fr hotel, 82x28, felt rf; \$10,000; (o) P. Howard Reid, 2021 Emmons av; (a) Jas. A. McDonald, 1630 Surf av (1741).

SCHOOLS AND COLLEGES.

RIDGE BLVD, 8601-23, e s, bet 86th & 87th sts, 5-sty bk Public School 185, 144.10x146, slag roof; \$465; (o) City of New York; (a) C. B. J. Snyder, Room 2800, Municipal Bldg., N Y C (1669).

STABLES AND GARAGES.

BERGEN ST, 1851-9, n s, 100 w Howard av, 1-sty bk garage, 100x107.2, slag rf; \$30,000; (o) David Schneider, 296 Rochester av; (a) E. M. Adelsohn, 1778 Pitkin av (1789).

CANERT ST, 136, s e s, 385 n Evergreen av, 1-sty steel garage, 34x18; \$1,250; (o) Louis Jentz, prem; (a) A. F. Eckardt, 995 Halsey st (1532).

GROVE T, 382, s s, 80 k Wyckoff av, two 1-sty steel garages; \$400; (o) Louis Brann, 343 Menahan st; (a) same (1537).

HINSDALE AV, 638-42, w s, 234.5 s New Lots av, 2-1-sty garages, 16.6x18; \$1,000; (o) David Gelfand, 399 Lorraine av; (a) Peter Millman, 1780 Pitkin av (1738).

LINWOOD ST, 286-92, e s, 95 n Atlantic av, 1-sty conc garage; \$1,500; (o) Jas. Soveiro, 3006 Atlantic av; (a) Ernest H. Tatje, 155 Weldon st (1534).

MALTA ST, 214, w s, 35 n Stanley av, 1 1/2-sty bk stable, 40x30, slag rf; \$2,800; (o) Rocco Sangiano, 32 Malta st; (a) Ernest Dennis, 241 Schenck av (1529).

PROSPECT PARK W, 13-15, w s, 100 s President st, two 1-sty bk garages, 9.8x18; \$1,800; (o) Walter Kraslow, 180 Montague st; (a) W. T. McCarthy, 16 Court st (1535).

SKILLMAN ST, 138, s w c Myrtle av, 1-sty bk garage, tar rf; \$1,000; (o) Giuseppe Piacento, 670 Myrtle av; (a) Pasquale Gaghardi, 239 Navy (1586).

TROUTMAN ST, 413-21, w s, 145.7 n Wyckoff av, 1-sty bk garage, 100x100, tar rf; \$25,000; (o) Frank Keim, 411 Troutman st; (a) Froling & Holler, Inc., 150 Nassau st, N Y C (1557).

E 10TH ST, 1015-17, e s, 100 s Av J, 1-sty concrete garage, 20x20, shingle rf; \$850; (o) Max Klinghoffer, 814 E 5th, Manhattan; (a) R. T. Schaefer, 1526 Flatbush av (1576).

18TH ST, 572, s s, 146 e 10th av, 1-sty conc garage, 22x20, shingle rf; \$700; (o) Vito Picono, 544 18th st; (a) Fred J. Dassau, 26 Court st (1611).

EAST 19TH ST, 1813, e s, 100 s Av R, 1-sty conc garage, 18x18, shingle rf; \$700; (o) G. & F. Homes, Inc., 758 Rockaway av; (a) Fred J. Dassau, 26 Court st (1610).

EAST 19TH ST, 1817, e s, 130 s Av R, 1-sty conc garage, 18x18, shingle rf; \$700; (o) G. & F. Homes, Inc., 758 Rockaway av; (a) Fred J. Dassau, 26 Court st (1609).

50TH ST, 1343, n s, 320 w 14 av, 1-sty concrete garage, 18x18, shingle rf; \$900; (o) Meyer Sukenick, 1270 44th; (a) S. Gardstein, 1154 47th (1746).

56TH ST, 1455, n s, 200 w 15 av, 1-sty concrete garage, 20x20, shingle rf; \$850; (o) E. Lasner, 1069 56th; (a) Saml. L. Malkind, 1270 54th (1744).

76TH ST, 543-7, displ 539, n s, 345 w 6th av, 1-sty steel garage, 18x18; \$700; (o) Louis Ronhoner, 541 26th st, Philip Lechenberg, 539 76th st; (a) Willard Parker, 463 Tompkins av (1519).

CONEY ISLAND AV, 342-52, w s, 104.11 s caton pl, 1-sty bk garage, 103.11x171.8, slate rf; \$30,000; (o) Estate of John & Madalina Hennot, 44 Court; (a) Dunnigan & Crumbly, 391 E 149th, Bronx (1503).

EVERGREEN AV, 207-9, n s, 58.8 w Cedar st, 1-sty steel garage, 18x18; \$500; (o) Morris Steinman, prem; (a) Harry Silverstein, 783 Jefferson av (1516).

LAWRENCE AV, 116-20, s s, 50 e E 3d, 1-sty bk garage, 50x100, slag rf; \$18,000; (o) Henry Pape, 65 Webster av; (a) Fred Schneeweiss, 1039 Boulevard, Astoria, L. I. City (1560).

LAFAYETTE AV, 469, n e c Skillman, 1-sty bk garage, 20x23; \$700; (o) Chas. D. Palmer, 503 Lafayette av; (a) Max Hirsch, 215 Montague (1569).

REMSEN AV, 1146, n w s, 125 s w Glenwood rd, 1-sty steel garage, 10x16; \$300; (o) A. F. Eckardt, 995 Halsey st; (a) Tobias Goldstone, 50 Graham av (1531).

5TH AV, 4513, e s, 50.2 n 46th, 1-sty bk garage, 50x100, tar rf; \$15,000; (o) Mary A. Green, 4517 5 av; (a) W. J. Conway, 400 Union (1592).

STORES AND DWELLINGS.

ATLANTIC AV, 3443-5, n e c Autumn av, 2-sty bk stores, 1-fam, 27x48, tar rf; \$8,000; (o) Hans Ludeman, 1147 Liberty av; (a) Chas. Infanger & Son, 2634 Atlantic av (1675).

STORES, OFFICES AND LOFTS.

LIVINGSTON ST, 346, s s, 105 e Nevins st, 3-sty bk store & office, 200x70.9, asbestos rf; \$35,-

000; (o) afe Const. Co., David Goldstein, pres., 125 Bristol st; (a) McCarthy & Kelly, 16 Court st, Bklyn (1680).

FLATBUSH AV, 1013-25, s e c Tilden av, 2-sty bk stores & offices, 150.3x80.10, tar rf; \$125,000; (o) Jos. Balzarini, 350 Fulton st; (a) J. C. Wandell Co., 8525 4th av (1670).

NEW UTRECHT AV, 5226, n w c 53d st, 2-sty bk bank & office, 35x85, slag rf; \$80,000; (o) Asher Dann & Son, 5223 12th av; (a) Carlson & Wiseman, 226 Henry st (1625).

MISCELLANEOUS.

BERGEN ST, 809-11, n s, 275 e Grand av, elec sign, 6x4, to 1-sty bk bldg; \$175; (o) Denis P. Healy, 363 E Bway, N C Y; (a) Geo. Wagner, 120 E 114th st, N Y C (1546).

FULTON ST, 367-73, e s, 170.8 s Myrtle av, elec sign, 2x5.3, to 7-sty bk bldg; \$250; (o) Arbuckle est, Christina Arbuckle, trustee, prem; (a) Geo. Wagner, 120 E 114th st, N Y C (1545).

FULTON ST, 484, s w c Bond st, elev shaft, 6.6x5.6, to 6-sty bk dept. store; (o) Fred Loeser & Co., prem; (a) Otis Elev. Co., 250 11th av, N i C (1622).

LIVINGSTON ST, 234, s s, 274 e Hoyt st, elec sign, 2x20, to 3-sty bk bldg; \$300; (o) Mary L. Stevenson, 117 St. Marks av; (a) Morris Brock, 649 W 43d st, N Y C (1621).

LIVINGSTON ST, 322, s s, 96 w Nevins, elec sign 7 ft. diam, to 3-sty bk bldg; \$450; (o) Chas. A. Wilkinson, 45 Wall, Manhattan; (a) Electro Luminous Sign Co., 15 E 40th, Manhattan (1572).

PACIFIC ST, 2395, n s, 50 e Sackman, 6-4-sty bk shops, 48.8x90, tin rf; \$300; (o) Atla Pacific Co., Inc., Harry Rubin, Pres., 317 Bradford; (a) Cohen Bros., 361 Stone av (1599).

WEST ST, 363-5, e s, 20 s Av C, 1-sty fr derrick shed, 10x8, 16x16; \$23,000; (o) Flatbush Water Works Co., 785 Flatbush av; (a) Erskine H. Lott, 579 Ocean av (1679).

W 9TH ST, 99, n s, 84.10 e Henry, elevator shaft, 4.6x4.7; \$550; (o) Henry Celcos, 8105 13 av; (a) Seaborg Elevator Co., Inc., 407 Douglass (1582).

WEST 32D ST, 3002, n w c Sea pl, 1-sty fr bath & lockers, 5.6x4.8, tar rf; \$2,000; (o) John Palmieri, 150 Ocean Parkway; (a) S. Millman & Son, 1778 Pitman av (1668).

ATLANTIC AV, 431-43, n s, 118.9 w Nevins st, elev shaft, 6.8x7, to 5-sty bk factory; \$6,500; (o) Ex Lax Mfg. Co., Isael Metz, prem; (a) Otis Elevator Co., 250 11th av, N Y C (1623).

EAST NEW YORK AV, 1490, s s, 50.6 e Bristol, 1-sty fr shed, 8x21; \$150; (o) Henry Cardin, 419 Saratoga av; (a) Max Hirsch, 215 Montague (1590).

MYRTLE AV, 1-3, n e c Washington st, elec sign, 3.4x6.2, to 3-sty bk bldg; \$200; (o) United Cigar Stores Co., Max Baeder, v. p., 44 W 18th st, N Y C; (a) Geo. Wagner, 120 E 114th st, N Y C (1544).

4TH AV, 6402, s w c 64th st, elec sign, 2x9.6, 2.6x6; \$300; (o) Max Weing, 435 E Houston st, N Y C; (a) Morris Brock, 649 W 43d st, N Y C (1624).

5TH AV, 710-3, s e c Ovington av, elec sign, 2x4, 10x2, to 4-sty bk bldg; \$275; (o) Helen M. Francis, 506 Ovington av; (a) Geo. Wagner, 120 E 114th st, N Y C (1547).

JONES WALK, 3046, w s, 140 s Bowery, elev to ferris wheel; \$20,000; (o) Eccentric Ferris Wheel Co., Herman Sarms, treas., 1876 Park av, N Y C; (a) Alfred Schlapp Kohl, 2215 Strand av, Bronx (1506).

Queens.

DWELLINGS.

BELLE HARBOR.—135th st, e s, 416 s Washington av, 2½-sty fr dwg, 33x32, shingle rf, 1 family, gas, steam heat; \$8,000; (o) Thomas J. McWalters, 225 5 av, Manhattan; (a) G. A. Fitting, 225 5 av, Manhattan (522).

CORONA.—57th st, w s, 177 s Jackson av, 2-sty fr dwg, 21x47, tar & gravel rf, 2 families, gas, steam heat; \$8,000; (o) Gus Kneher, 54 41st, Corona; (a) Alfred Di Blasi, 94 E Jackson av (557).

CORONA.—Fillmore av, n s, 125 e 46th, 2-sty bk dwg, 20x52, tar & gravel rf, 2 families, elec, steam heat; \$9,800; (o) Fred Grote, 4 Fillmore av; (a) Alfred Di Blasi, 94 E Jackson av (568).

EDGEEMERE.—Beach 30th st, w s, 260 n Edgemere av, 2-sty fr dwg, 20x33, shingle rf, 1 family, elec, steam heat; \$6,000; (o) Max Lehrer, 13 E 8th, Manhattan; (a) Morris Perlstein, 197 Snediker av, Bklyn (566).

ELMHURST.—37th st, w s, 100 s Schurz av, metal dwg, 14x32, metal rf, 1 family; \$3,000; (o) Standardized Section Building Co., 3 Bridge Plaza, L. I. City (526).

FAR ROCKAWAY.—Beach 15th st, w s, 480 s New Haven av, 2-sty fr dwg, 24x46, shingle rf, 1 family, gas, steam heat; \$10,000; (o) M. Dorf, Wave Crest av, Far Rockaway; (a) J. H. Cornell, Far Rockaway (553).

FOREST HILLS.—Burns st, n w c Underwood rd, 2-2½-sty bk dwgs, tile rf, 1 family, elec, steam heat; \$28,000; (o & a) Sage Foundation Co., Forest Hills (541-42).

FOREST HILLS.—Burns st, w s, 43 s Overhill rd, 2-2½-sty bk dwgs, 25x37, tile rf, 1 family, elec, steam heat; \$26,000; (o & a) Sage Foundation Homes Co., Forest Hills (545-546).

FOREST HILLS.—Burns st, w s, 88 n Underwood rd, 3-2½-sty bk dwgs, 18x37, tile rf, 1 family, elec, steam heat; \$36,000; (o) Sage Foundation Homes Co., Forest Hills (544).

FOREST HILLS.—Greenway S, e s, 400 n Cranford, 2½-sty bk dwg, 40x35, shingle rf, 1 family, elec, steam heat; \$30,000; (o) Geo. L. Smithlin, 1026 Lorimer, Bklyn; (a) Geo. E. Crane, Richmond Hill (529).

JAMAICA.—Lafayette st, e s, 260 n King, 2-2-sty fr dwgs, 21x36, shingle rf, 1 family, gas, steam heat; \$10,000; (o & a) John Osterman, King st, Jamaica (549-550).

JAMAICA.—Maple st, w s, 400 n Hillside av, 2-sty fr dwg, 16x56, shingle rf, 2 families, gas, steam heat; \$5,500; (o & a) Mrs. William Vaughn, 25 Astoria av, Elmhurst (556).

JAMAICA.—Princeton st, e s, 50 s Mandley av, 2½-sty fr dwg, 18x38, shingle rf, 1 family, gas, steam heat; \$6,500; (o) Albert Hensmann, 618 Benedict av, Woodhaven; (a) Robert Kurz, 324 Fulton, Jamaica (559).

JAMAICA.—Desmond av, s w c Lathrop, 2-2-sty fr dwgs, 16x35, shingle rf, 1 family, gas, steam heat; \$6,000; (o & a) K. Hrostoski, Rockaway rd, Jamaica (561-562).

JAMAICA.—Van Wyck av, e s, 40 s Metropolitan av, 2½-sty fr dwg, 16x36, shingle rf, 1 family, gas, steam heat; \$6,000; (o) John Gribbin, 1505 Van Wyck av, Dunton; (a) F. G. Peterson, 310 South st, Jamaica (519).

QUEENS.—Hollis av, n s, 66 e 4 av, 2-sty bk dwg, 28x27, shingle rf, 1 family, gas, steam heat; \$8,000; (o) Ernest M. Morrison, Woodhaven; (a) Egmont Schroll, 88 Bay st, St. George, S. I. (557).

RICHMOND HILL.—Metropolitan av, s w c Troy, 6-2-sty fr dwgs, 16x38, shingle rf, 1 family, gas, steam heat; \$42,000 (seven bldgs); (o) Cordars & La Vecchia, 507 Van Siclen av, Bklyn; (a) Geo. E. Crane, Richmond Hill (534-35-36-37-38-39).

ST. ALBANS.—117th st, n w c 192d, 2-sty fr dwg, 24x20, shingle rf, 1 family, gas, steam heat; \$4,000; (o) Henry Vogel, 339 W 54th, Manhattan; (a) Robert Kurz, 324 Fulton, Jamaica (558).

WOODHAVEN.—Oceanview av, w s, 240 n Atlantic av, 2-2-sty fr dwgs, 16x36, shingle rf, 1 family, gas, steam heat; \$12,000; (o) Gascoyne Realty Co., 1264 Jamaica av, Woodhaven; (a) Geo. E. Crane, Richmond Hill (530).

WOODHAVEN.—Ashland st, s s, 124 w Woodhaven av, 2-2-sty fr dwgs, 18x55, shingle rf, 1 family, gas, steam heat; \$14,000; (o) Michael Zummo, 12 Syosset, Woodhaven; (a) Geo. E. Crane, Richmond Hill (531-532-533). Six bldgs, \$42,000.

WOODHAVEN.—Oceanview av, w s, 80 n Atlantic av, 10-2-sty fr dwgs, 16x38, shingle rf, 1 family, gas, steam heat; \$60,000; (o) Gascoyne Realty Co., 1264 Jamaica av, Woodhaven; (a) Geo. E. Crane, Richmond Hill (528).

STABLES AND GARAGES.

BELLE HARBOR.—135th st, e s, 416 s Washington av, fr garage; \$500; (o) Thomas J. McWalters, 225 5 av, Manhattan (523).

EDGEEMERE.—Beach 36th st, w s, 680 n Sprayview av, fr garage, 17x51, slag rf; \$2,000; (o) Mere Corporation, prem; (a) P. Caplan, 16 Court, Bklyn (521).

FAR ROCKAWAY.—Beach 15th st, w s, 480 s New Haven av, fr garage; \$400; (o) M. Dorf, Far Rockaway (551).

FAR ROCKAWAY.—Oak pl, n w c Mott av, concrete blk garage; \$700; (o) Mrs. F. Kupferman, Far Rockaway (552).

FOREST HILLS.—Underwood rd, n w c Burns, bk garage, 21x21; \$1,200; (o) Sage Foundation Homes Co., Forest Hills (543).

FOREST HILLS.—Burns st, s w c Overhill rd, bk garage; \$1,200; (o) Sage Foundation Homes Co., Forest Hills (547).

HOLLIS.—Hollis av, n s, 66 e 4 av, fr garage; \$600; (o) E. M. Morrison, prem (527).

L. I. CITY.—4th st, n s, 25 w Vernon av, metal garage; \$350; (o) Ralph Sandershire & Siegel, 2246 2 av, Manhattan (520).

L. I. CITY.—Lockwood st, w s, 97 s Elm, bk garage; \$600; (o) Jacob Haupt, prem (518).

OZONE PARK.—Seabrey av, e s, 300 s Rockaway rd, fr garage, 10x18; \$300; (o) Geo. B. Merevede, prem (565).

STORES, OFFICES AND LOFTS.

EDGEEMERE.—Beach 44th st, s w c Boulevard, 1-sty fr str, 96x50, slag rf; \$10,000; (o) M. Bregmen, 506 Stone av, Bklyn; (a) J. H. Cornell, Far Rockaway (554).

ELMHURST.—Woodside av, n s, 75 e 19th, fr office; \$450; (o) C. V. Scuderi, prem (540).

L. I. CITY.—Radde st, s w c South Jane, metal office; \$1,200; (o) Bloodgood McAvoy Co., 5 Bridge Plaza, L. I. City (525).

MISCELLANEOUS.

COLLEGE POINT.—4th av, n s, 50 e 11th, photo studio, 25x14; \$700; (o) Julius Feinberg, prem (560).

L. I. CITY.—Winthrop av & Crescent st, tv. fuel oil tanks, 180x30 high; \$80,000; (o & a) Astoria Light, Heat & Power Co., 130 E 15th, Manhattan (564).

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DWELLINGS.**

ELTINGVILLE, LITTLE FARMS.—Ridge-wood av, e s, 260 n Wilson av, 1-sty fr dwg, 24x35, rubberoid rf; \$500; (o & b) Eina Hansen, 726 56th, Bklyn (68).

GREAT KILLS.—David st, s s, 200 w Nelson av, 1-sty fr dwg, 16x40, rubberoid rf; \$800; (o) A. A. Bryan, Hillside ter, Great Kills; (a) Arthur Buhlman, 6094 Amboy rd (72).

GREAT KILLS.—King st, n w c Armstrong av, 2-sty fr dwg, 22x60, shingle rf; \$2,000; (o) Chris Rathbone; (a) Jas. A. Boyle (69).

GREAT KILLS.—Guyon av, s s, 227 e Southfield Blvd, 2-1-sty fr dwgs, 18x28, rubberoid rf; \$800; (o & b) Chas. Stannard, 156 Edgar, Weehawken, N. J. (71).

GREAT KILLS.—Guyon av, s s, 127 e Southfield Blvd, 2-1-sty fr dwgs, 18x28, rubberoid rf; \$800; (o) R. Mackenzie, 150 W 172d, Manhattan; (b) Chas. Stannard, 156 Edgren, Weehawken, N. J. (70).

SOUTH BEACH.—Richmond av, s w c Arthur av, 1-sty fr dwg, 20x20, rubberoid rf; \$800; (o) Juseppi Castelli, Richmond av; (b) Jos. Nastasi, 206 Cedar av, Rosebank (74).

WEST BRIGHTON.—Forest av, n e c Evergreen av, 1½-sty fr dwg, 22x28, rubberoid rf; \$5,000; (o) Frank Phillips, 91 Elm pl; (a) Chas. Langer (65).

MISCELLANEOUS.

STAPLETON.—Centre st, w s, 230 s McKee, 1-sty fr shed, 30x80, rubberoid rf; \$600; (o & b) Jos. Thompson & Sons (66).

STORES, OFFICES AND LOFTS.

CLIFTON.—Simonson av, s s, 213 w Bay st, 1-sty fr offices, 16x34, rubberoid rf; \$1,600; (o) Hawkins Coal Co; (b) E. Molleneaux (67).

STABLES AND GARAGES.

NEW BRIGHTON.—Carroll pl, 229 w Nicholas, 1-sty fr garage, 18x9, rubberoid rf; \$300; (o & b) Thos. White, 139 Carroll pl, New Brighton (73).

**PLANS FILED
FOR ALTERATIONS**

BROOME ST, 198, remove elevatr shaft, wall, chimney, new elevator shaft, partitions, doors, reset stairs in 6-sty bk str & lofts; \$4,500; (o) Louis Fishman, 200 Broome; (a) Louis A. Sheinart, 194 Bowery (438).

DIVISION ST, 52, remove wall, new beams, girders, walls, reset stairs in 4 & 5-sty bk str & factory; \$4,500; (o) Albert Stevane, 52 Division; (a) Max Muller, 115 Nassau (447).

FRONT ST, 169-71, remove stairs, new doors, partitions in 5-sty bk warehouse; \$1,000; (o) Jos. F. Cullman, 161 Fulton; (a) Wm. A. Gieson, 1879 Southern Blvd (459).

LIBERTY ST, 2, & MAIDEN LA, 78-80, new roll shutters, stairs, doors in 2-25-sty bk office bldgs; \$3,500; (o) Fire Co.'s Bldg. Corp., 80 Maiden la; (a) A. F. Gilbert, 80 Maiden la (471).

MAIDEN LA, 25, remove windows, new girders in 5-sty bk str & lofts; \$2,000; (o) Broadway-John St. Corp., 206 Bway; (a) David S. Lang, 110 W 34th (455).

NEW ST, 52-4, remove walls, new columns, girders, wall, front stone, elevator shaft, stairs 2 add sty on 4-sty bk office bldg; \$50,000; (o) McReynolds Rlty. Corp., 26 W 31st; (a) John B. Snook Sons, 261 Bway (454).

PEARL ST, 27-9, remove partitions, stairs, walls, front, new elevator, stairs, partitions, doors, vault lights, str front, columns, girders, boiled steam heating plant, walls, pent house on 5-sty bk str & tnt; \$50,000; (o) T. S. Buffum & Co., 52 Bway; (a) Geo. T. Droste, 203 E 202d (460).

WHITEHALL ST, 64, remove partitions, stairs, new partitions, stairs, elevator in 5-sty bk str & hotel; \$30,000; (o) John Bittner, 103 Park av; (lessee) United Retail Stores Corp., 509 5 av; (a) P. P.; (g c) Nugent Constn. Corp., 505 5 av (448).

1ST ST, 7, remove partitions, new noist-way, str front, walls, partitions in 5-sty bk str & storage; \$8,000; (o) Sam Brody & F. M. Schwartz, 7 1st; (a) Jacob Fischer, 25 Av A (470).

21ST ST, 161-163 W, remove partitions, new toilets, partitions, fire-escapes, windows in 4-sty bk dwg; \$22,000; (o) Patrick Hart, 161 W 21st; (a) Joseph Mitchell, 332 W 24th (461).

22D ST, 166-168 W, remove partitions, new toilets in 4-sty bk str & dwg; \$2,200; (o) Geo. A. Sonderhof, 39 Cortlandt; (a) Jos. Mitchell, 332 W 24th (462).

23D ST, 69 W, remove partitions, new str front, partitions in 4-sty bk str & office; \$4,000; (o) Louis Schwartz, 364 E 149th, & Ber. Shassel, 5 Willett; (a) B. H. & C. N. Whinston, 2 Columbus Circle (430).

26TH ST, 165-7 W, remove & rebuild walls, new stairs, elevator, fire-escape in 3-sty bk church; \$75,000; (o) Julius Kossoff, 160 W 26th (436).

28TH ST, 204 W, remove piers, new beams, str front, remove partitions in 3-sty bk str & dwg; \$1,500; (o) Aaron Kheel, 312 7 av; (a) Jacob Fisher, 25 Av A (469).

30TH ST, 20-2 E, new ext, stairs, elevator, toilets, partitions, add sty on 2-6-sty bk str & dwgs; \$25,000; (o) Madison Grant, care arch; (a) M. Jos. Harrison, World Bldg. (451).

31ST ST, 112 W, new ext on 4-sty bk str & factory; \$5,000; (o) Benj. Rutcheck, 114 W 31st; (a) Geo. & Edw. Blum & S. W. Katz, 505 5 av (440).

36TH ST, 25-7 W, new ext, door in 2-4-sty bk str & dwg; \$3,000; (o) Henry Smith, 25 W 36th; (a) Sommerfeld & Steckler, 31 Union sq (466).

36TH ST, 42 W, remove wall, stairs, partitions, new walls, stairs, partitions, fire-escapes, toilets, str front, 5-sty ext in 4-sty bk str & dwg; \$15,000; (o) 42 W 36th St., Inc., 736 Bway; (a) Chas. M. Straub, 147 4 av (432).

40TH ST E, 16-18, remove floor, new window, toilets, rearrange partitions in 12-sty bk show-room & offices; \$35,000; (o) 16 E. 40th St., Inc., 42 Bway; (a) Jacob C. Holman, 101 Park av (433).

49TH ST, 126 W, remove partitions, stairs, wall, new ext, lower 1st floor beams in 5-sty bk dwg; \$9,800; (o) Felix Hirsch, 890 Bway; (a) Geo. & Edw. Blum & I. G. Feiner, 505 5 av (434).

52D ST, 34 E, new partitions, bathrooms, alter rooms in 5-sty bk apt; \$5,000; (o) Grace C. Harriman, 830 Park av; (a) Fred. B. Noonan, 452 5 av (445).

52D ST, 318 W, new ext on 4-sty bk str & dwg; \$1,000; (o) Danl. Sinclair, 320 W 52d; (a) Adolph E. Nast, 56 W 45th (442).

61ST ST, 239 E, new elevator shaft, stairs, beams, plumbing, rearrange partitions in 3-sty bk dwg; \$15,000; (o) Goodhue Livingston, Jr., Southampton, N. Y.; (a) S. Edson Gage, 28 E 49th (453).

65TH ST, 323-325 E, new walls & stairs in 4-sty bk factory & garage; \$1,500; (o) Kleinschmidt Magnesia Co., Flushing, L. I.; (a) Werner & Windolph, 25 W 33d (465).

75TH ST, 105 W, remove partitions, beams, new partitions, vent ducts, skylight & bathrooms in 4-sty bk dwg; \$5,000; (o) Rich. H. Kingston, 41 Convent av; (a) Chas. F. Winkelman, 103 Park av (456).

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82D ST, 33 W, new partitions, bathrooms in 4-sty bk str & dwg; \$1,000; (o) Mrs. Bridget A. Davis, 33 W 82d; (a) Eli Benedict, 352 Convent av (468).

82D ST, 200 W, & AMSTERDAM AV, 454, new partitions, toilets, windows in 5-sty bk str & tint; \$1,000; (o) Danl. Meenan, 1966 Bway; (a) Jos. C. Cocker, 2017 5 av (441).

90TH ST, 80 E, remove dumbwaiter, partitions, bath fixtures, new toilets, bathrooms, general repairs in 3-sty bk str & dwg; \$5,000; (o) Chas. H. Plumbridge, 1231 Madison av; (a) Herbert S. Cleverdon, 101 Park av (464).

116TH ST, 101-15 W, & LENOX AV, 123-9, new partitions, toilets, skylights on 2-sty bk str & work rooms; \$500; (o) Simon E. Bernheimer, 231 W 96th; (a) Frank Hausle, 81 E 125th (439).

126TH ST, 235 E, new partitions, windows in 3-sty bk str & dwg; \$1,000; (o) Anna Ricci, 235 E 126th; (a) De Rose & Cavalieri, 370 E 149th (444).

BROADWAY 369, new mezzanine on 5-sty bk str & lofts; \$2,000; (o) Solomon Stern, 369 Bway; (a) Louis A. Sheinart, 194 Bowery (457).

BROADWAY, 1614-22, new marquise on 2-sty bk theatre; \$1,000; (o) Felix Kahn, 140 W 57th; (a) Jos. P. Whiskeman, 153 E 40th (449).

BROADWAY, 315, remove fire-escapes, new fire-escapes, partitions in 4-sty bk str & offices; \$5,000; (o) Abraham Silver, 315 Bway; (a) B. H. & C. N. Whinston, 2 Columbus Circle (431).

LEXINGTON AV, 1252, alter partitions, walls, new shaft, bathrooms in 4-sty bk str & tint; \$15,000; (o) Geo. S. Runk, 10 W 77th; (a) Adolph E. Nast, 56 W 45th (443).

MADISON & 4TH AVS, 26TH & 27TH STS (Madison Square Garden), new bicycle track in 1-sty bk amphitheatre; \$6,000; (o) N. Y. Life Ins. Co., 346 Bway; (a) V. Hugo Koehler, 2 Columbus Circle (467).

ST. NICHOLAS AV, 1222, remove partitions, new partitions, plumbing, beams, window in 5-sty bk saloon, restaurant & tint; \$300; (o) Jacob Ruppert Rlty. Corp., 1639 3 av; (a) M. W. Del Gaudio, 2755 Creston av (450).

5TH AV, 1537, 10,000-gal. gravity, 7,500-gal. press, tank on 6-sty bk factory; \$5,000; (o) Chas. & Arthur Scribner, 153 5 av; (a) R. J. Manifold, 135 William (446).

6TH AV, 440, new stairs, new window in 3-sty bk str & lofts; \$100; (o) A. B. Manee, 353 W 87th; (a) Jos. Kleinberger, 17 W 42d (458).

6TH AV, 685, reconstruct ext. new toilets, str front in 4-sty bk str & dwg; \$8,000; (o) Est Peenpo Mares, 45 Wall; (a) Springsteen & Goldhammer, 32 Union sq (463).

6TH AV, 28, remove partitions, window, new floor, partitions, bathrooms, toilets in 4-sty bk str & dwg; \$400; (o) Wm. Guttenberg, 26 6 av; (a) Jack J. Feinberg, 676 Williams, Bklyn (435).

6TH AV, 457, remove walls, new doors, windows, floor in 4-sty bk str, restaurant & factory; \$1,200; (o) Cammen & Floyd, 84 William; (a) Morris Whinston, 63 Park Row (429).

8TH AV, 340, remove wall, new partitions, windows, beams in 4-sty bk —; \$300; (o) Harry Gets, 234 W 27th; (a) Louis A. Sheinart, 194 Bowery (428).

8TH AV, 2732, remove wall, columns, str fronts, new str front, beams, columns, partitions in 6-sty bk str & dwg; \$4,000; (o) Meta Buckman, 2732 8 av; (a) L. E. Denslow, 44 W 18th (452).

10TH AV, 297, & 27TH ST, 505 W, remove partitions, new doors in 2-6-sty bk hotel & tint;

\$500; (o) N. Y. State Rlty. & Term. Co., 31 E 49th; (a) Chas. H. Richter, 39 Cortland (437).

Bronx.

BATHGATE AV, 1636, new str front, new partitions to 5-sty bk str & tint; \$2,000; (o) Samuel Horowitz, 65 Belmont av; (a) Chas. S. Clark, 441 Tremont av (52).

CROTONA AV, 1821, 1-sty fr ext, 22x12.6, to 3-sty fr str & dwg; \$600; (o) Harris Gruberman, on prem; (a) Wm. A. Giesen, 1879 Southern blvd (51).

FOREST AV, 1139, new plumbing, new partitions to 3-sty bk str & dwg; \$300; (o) Louis Leon, 86 E 110th; (a) Chas. S. Clark, 441 Tremont av (53).

PALISADE AV, w s, 1,057.69 n 254th, 3-sty bk ext, 24x48, to 2 1/2-sty bk str & dwg; \$20,000; (o) Max Kops, 120 E 16th; (a) Geo. Dress, 116 W 39th (54).

PROSPECT AV, 1335, new plumbing, new stairs, new partitions & new fireproofing to 3-sty fr school; \$3,500; (o) David Schulte, 272 W 90th; (a) Samuel A. Hertz, 14 Maiden la (50).

WASHINGTON AV, 1837, three new bath tubs, new partitions to 3-sty bk str & tint; \$500; (o) David Citron, 21 E 105th; (a) Arthur Bachmer, 2001 Arthur av (49).

Brooklyn.

BAYARD ST, 148, s s, 57 w Graham av, exterior alts to 2-fam dwg; \$500; (o) Barnet Sorrel, 483 Graham av; (a) Frank L. Laspia, 525 Grand (1520).

BERGEN ST, 615-19, n s, 250 w Vanderbilt av, int alts & ext to 4-sty bk factory; \$40,000; (o) Humbert & Andrews, Geo. Andrews, Pres., 646 Dean; (a) Thos. Bennett, 7826 5 av (1581).

BREVOORT PL, 25, n s, 240 e Franklin av, int alts & pl to 4-sty bk 1-fam dwg; \$10,000; (o) Egbert K. Van Beuren, 147 Brevoort pl; (a) Bannister & Schell, 67 Wall st, N Y C (1681).

COLUMBIA ST, 261, e s, 40 n Carroll st, alts & str frts to store & dwg; \$600; (o) Herman Cohen, 225 Columbia st; (a) Philip Freshman, 318 Columbia st (1676).

DEAN ST, 638, s s, 274.10 w Vanderbilt av, int & exterior alts to 4-sty bk factory; \$10,000; (o) Humbert & Andrews, Geo. Andrews, Pres., 646 Dean; (a) Thos. Bennett, 7826 5 av (1580).

GERRY ST, 23, n s, 270 w Harrison av, alts, boilers & raise rf; \$3,700; (o) Chas. Pfizer & Co., 11 Bartlett; (a) Forrest Jones, 11 Bartlett (1573).

LIVINGSTON ST, 200, s s, 75 w Hoyt, int alts & plumbing to 2-sty bk library & shop; \$4,500; (o) Abraham & Straus, 422 Fulton; (a) C. E. Murray, 64 Hoyt (1533).

PENN ST, 89, n s, 112 w Bedford av, int alts to 3-sty bk str; \$1,500; (o) Louis Albon, 58 Willett, Manhattan; (a) Max Cohn, 189 Grand (1526).

RUTLEDGE ST, 62-76, s s, 90 e Wythe av, alts, remove sty, ext to 2-sty bk storage; \$10,000; (o) Walter T. Scott, agt., Ledgewood Realty Co., 606 Bedford av; (a) Wm. A. Boring, 52 Vanderbilt av (1598).

SMITH ST, 149-51, s e c Bergen, exterior alts to 3-sty bk str; \$14,000; (o) Jas. Ryan, 776 Carroll; (a) Gilbert Murtagh, 315 8 av (1540).

STOCKTON ST, 46, int alts & str fronts in 3-sty fr dwg; \$300; (o) Giuseppe Marinaccio, prem; (a) Frank V. Laspia, 525 Grand (1743).

S 1ST ST, 271, outside stairs & fire-escapes to str & dwg; \$400; (o) Abraham Miller, 127 Havemeyer; (a) Frank V. Laspia, 525 Grand (1758).

SOUTH 4TH ST, 229, n s, 150 w Havemeyer st, alts & roof sign; \$700; (o) Edison Power Co., prem; (a) Geo. M. Painter, 431 E 23d st, NYC (1613).

S 4TH ST, 174, s s, 83.6 e Driggs av, int alts & ext to 3-sty bk dwg; \$2,000; (o) Dora Barkan, 201 S 4th; (a) Max Cohn, 189 Grand (1527).

W 15TH ST, 2834-36, ext to 2-sty fr str & dwg; \$1,500; (o) Ciranni Nicola, prem; (a) Geo. H. Suess, 1131 Gravesend av (1749).

WEST 15TH ST, 2920-2, s w R. R. av, alts str frts, store; \$900; (o) Leo Wagner, Surf av & W 17th st; (a) Abram D. Hinsdale, 17 Hanover pl (1677).

22D S, 109.9 n w c 3d av, int alts to 3-sty bk store & office, loft & 1-fam dwg; \$4,000; (o) John Munro, 722 3d av; (a) M. L. & H. G. Emery, 68 Bible House, N Y C (1666).

46TH ST, 1311, alts to plumbing in 2-sty fr dwg; \$150; (o) Max Helman, 4520 13 av; (a) Boris M. Dortman, 21 Court (1742).

48TH ST, 1235, repair fire damage in 1 family dwg; \$100; (o) Israel Friedman, prem; (a) S. Gardstein, 1154 47th (1747).

73D ST, 1221, n s, 140 e 12 av, int & exterior alts to 3-sty dwg; \$1,000; (o) Leo Russo, 1714 79th; (a) Ferdinando Savignano, 6005 14 av (1512).

ATLANTIC AV, 718-30, s s, 421.6 e 6th av, alts & elev shaft & windows to 6-sty bk lofts; \$10,000; (o) Universal Metal Spinning & Stamping Co., Michael Engelson, pres., prem; (a) Jacob Gescheidt & Co., 142 E 43d st, N Y C (1672).

BEDFORD AV, 471, e s, 115 s Division av, int alts to 3-sty bk dwg, 2-fam; \$1,700; (o) Max B. Levy, prem; (a) Giucroff & Giucroff, 729 Flushing av (1604).

BEDFORD AV, 307, e s, 140 s 1st, int alts to 3-sty bk str & dwg; \$500; (o) Jos. Naranz, prem; (a) Abraham Gleich, 203 E 13th, Manhattan (1551).

BROADWAY, 547, n s, 69 w McKibben, alts & str fronts to 2-sty str & dwg; \$500; (o) M. Miller, 535 Bway; (a) Wm. Lazaroff, 102 Stockton (1555).

BROADWAY, 1304-S, s e c Ralph av, int alts & windows to str & dwg; \$700; (o) Isaac Schullman (lessee), 966 Greene av; (a) Chas. Schmeider, 401 W 50th, Manhattan (1521).

BROADWAY, 1461, s e c Putnam av, alts & str frts & int to str; \$1,000; (o) Isaac Schullman (lessee), 966 Greene av; (a) Chas. Schmeider, 401 W 50th, Manhattan (1523).

CENTRAL AV, 363, e s, 26 n Gates av, int alts & skylights to 3-sty fr store & tint, 5-fam; \$1,000; (o) Isidor Motlin, prem; (a) S. Millman & Sons, 1778 Pitkin av (1603).

FLATBUSH AV, 6, n w c Nevins, alt str fronts to str; \$2,000; (o) Edw. F. Smith, prem; (a) Eli M. Strass, 259 W 30th, Manhattan (—).

GEORGIA AV, 377, str front in str & dwg; \$600; (o) Lena Shapiro, 581 Sutter av; (o) Morris Rothstein, 197 Sander av (1752).

HEGEMAN AV, 465, n s, 40 w Alabama av, int alts, ext exterior alts & fire escape to 3-sty fr store & 2-fam dwg; \$3,200; (o) Stanislaw Sarapta, prem (a) S. Millman & Son, 1780 Pitkin av (1665).

HOWARD AV, 224, w s, 80 s Marion, int alts & plumbing to 3-sty bk dwg; \$1,000; (o) D. A. Katske, 7 Graham av; (a) Harry Dorf, 614 Kosciusko (1542).

LAFAYETTE AV, 39-43, n s, 40 e Hudson av, int alts & ext to 3-sty fr office bldgs; \$2,500; (o) A. Altman, 653 President, A. Mergle, Geo. A. Keeney, 17 Debevoise; (a) B. Stain, 500 13th (1558).

METROPOLITAN AV, 600, ext to str & dwg; \$1,000; (o) Antonio Miranti, 604 Metropolitan av; (a) Frank V. Laspia, 525 Grand (1759).

PITKIN AV, 1422, s s, 221 w Howard av, int alts & ext to 2-fam dwg; \$500; (o) Dr. David Gratenstein, prem; (a) A. Brook, 215 Montague (1588).

RALPH AV, 483-92, w s, 25 s Prospect pl, alts & ext to 2-sty market & office; \$3,000; (o) Michael Rosenberg, Pres., Ralph Market Corp., 410 Saratoga av; (a) E. M. Adelson, 1778 Pitkin av (1579).

S PORTLAND AV, 34, int & plumbing alts to 4-sty bk rooming house; \$18,000; (o) M. K. Co., Inc., Jas. L. Donnelly, Pres., 16 Court; (a) McCarthy & Kelly, 16 Court (1757).

SURF AV, 1027, n s, 220 e W 12th, int alts, move theatre; \$1,500; (o) Sea Beach Land Co., 61 Bway, Manhattan; (a) Peter F. Meyer, 414 Av N (1570).

SURF AV, 2002, s e c W 21st, int alts & fire damage to bath house; \$5,000; (o) Desmond Dunne, Bway, Manhattan; (a) Jas. J. Galizia, 2930 W 19th (1539).

UNION AV, 114, n e c Maufer, int alts & oven to 3-sty str & tint; \$2,000; (o) Sam Forman, 19 Maufer; (a) E. M. Adelson, 1778 Pitkin av (1548).

UNION AV, 39, int & plumbing alts to 3-sty bk dwg; \$900; (o) Simon Wolfson, prem; (a) Henry M. Entlich, 413 S 5th (1745).

WAVERLY AV, 241, e s, 373 n DeKalb av, ext to 2 1/2-sty bk garage; \$12,000; (o) Wallace T. Jones, Park & Washington avs; (a) Wm. A. Parfitt, 26 Court (1543).

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STANDARDS AND APPEALS
Calendar

HOURS OF MEETINGS.

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

CALL OF CALENDAR.

The Clerk's Calendar will be called in Room
919, on Tuesday, March 2, 1920, at 3 o'clock.
The Clerk's Calendar consists of applications
under the Building Zone Resolution and its ob-
ject is to give interested property owners oppor-
tunity to file objections, if any. At this call
each case is set for hearing on a definite day.
The next subsequent Call of the Calendar will
be on Tuesday, March 9, 1920, at 3 o'clock.
The Clerk's Calendar is not to be confused
with the Calendar of cases that have been defi-
nitely set for hearing on fixed days.

BOARD OF APPEALS.

Tuesday, March 2, 1920, at 10 a. m.
Appeals from Administrative Orders.
107-20-A—615 Humboldt street, Brooklyn.
858-19-BZ—1520-1528a Fulton street, Brooklyn.
83-20-BZ—607-613 West 168th st, Manhattan.
90-20-BZ—1604 Bushwick avenue, S. W. cor.
of Stewart street, Brooklyn.
92-20-BZ—Concourse and East 187th street,
The Bronx.
93-20-BZ—835-849 Myrtle avenue, Brooklyn.

BOARD OF APPEALS.

SPECIAL MEETING.

Tuesday, March 2, 1920, at 2 p. m.
Appeal from Administrative Order.
59-20-A—161-173 Empire Boulevard, Brooklyn.
Under Building Zone Resolution.
79-20-BZ—15-17 Bond street, Richmond.
58-20-BZ—244-254 Nostrand avenue, Brooklyn.
350-19-BZ—153-157 Rogers avenue, Brooklyn.
Reopened September 30, 1919.
94-20-BZ—1419-1425 Newkirk avenue, N. W.
cor. of Marleborough road, Brook-
lyn.
96-20-BZ—2065 Metropolitan avenue, N. E. cor.
Pleasantview avenue, Queens.
98-20-BZ—501-505 Sterling place, Brooklyn.
99-20-BZ—49-51 Downing street, Manhattan.

BOARD OF APPEALS.

Tuesday, March 9, 1920, at 10 a. m.
Appeals from Administrative Orders.
60-20-A—South side of Castleton avenue, 50 feet
east of Ridgewood place, Rich-
mond.

Under Building Zone Resolution.

75-20-BZ—509 Willard avenue (or 96th street),
Woodhaven, Queens.

Pier Cases.

594-19-A—Pier No. 8, North River, Manhattan.
595-19-A—Pier No. 44, East River, Manhattan.
480-19-A—Piers 4 and 5, North River, Manhat-
tan.
481-19-A—Old Pier 3, North River, Manhattan.
877-19-A—Pier 14, North River, Manhattan.
878-19-A—Pier 15, North River, Manhattan.
879-19-A—Pier 15, North River, Manhattan.
880-19-A—Pier 28, East River, Manhattan.
881-19-A—Pier 1 (Old), North River, Manhat-
tan.
882-19-A—Pier 27, North River, Manhattan.
883-19-A—Pier 29, North River, Manhattan.
884-19-A—Pier 30, North River, Manhattan.
885-19-A—Pier 78, North River, Manhattan.
886-19-A—Pier 42, North River, Manhattan.
937-19-A—Piers 37 & 38, East River, Manhattan.
948-19-A—Pier 121, foot of West 131st street,
North River, Manhattan. (Order
No. 95587-F.)
949-19-A—Pier 121, foot of West 131st street,
North River, Manhattan. (Order
No. 95586-F.)
950-19-A—Pier 121, foot of West 131st street,
North River, Manhattan. (Order
No. 95585-F.)
981-19-A—Piers 22-25, East River, Manhattan.
1003-19-A—Pier 28, North River, Manhattan.
31-20-A—Pier 13, East River, foot of Wall
street, Manhattan.
890-19-A—Pier 70, East River, Manhattan.

BOARD OF APPEALS.

SPECIAL MEETING.

Tuesday, March 9, 1920, at 2 p. m.
Under Building Zone Resolution.
28-20-BZ—211-221 Montgomery street, Brook-
lyn.

Tuesday, March 16, 1920, at 10 a. m.

Appeals from Administrative Orders.
924-19-A—Review avenue and Thomas street, on
northerly side of Newtown Creek,
Blissville, Queens.
42-20-A—Premises bounded by West avenue,
East River, Nott avenue and 8th
street, Long Island City, Queens.

BOARD OF STANDARDS AND APPEALS.

Tuesday, March 16, 1920, at 2 p. m.
Appliances Submitted for Approval.
965-18-S—Sypho Chemical Equipment, for prem-
ises 958-964 University avenue,
The Bronx. Reopened December
17, 1918.

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