

Real Estate Record and Builders Guide

Founded March 21, 1866, by CLINTON W. SWEET.

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

Published Every Saturday by THE RECORD AND GUIDE COMPANY

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

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

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

VOL. CV
NO. 15 (2717)

NEW YORK, APRIL 10, 1920

20c. A COPY
\$8.00 A YEAR

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EDITORIAL

Nothing Yet Done to Stimulate Building

The Record and Guide gives in this issue the full text of ten of the rental bills which became law through the Governor's signature on April 1. Final action has not yet been taken on one or two companion bills which, under the Constitution, had to be submitted to the Mayor.

A careful study of these new laws will be necessary to a true realization of their import. It will be difficult for laymen, whether landlords or tenants, to get the full significance of these measures. In an effort to throw all possible light on the newly created situation, the Record and Guide asked Chief Justice Levy, of the Municipal Court, for a statement of the policy which the judges will follow in handling rent disputes under the new statutes. Justice Levy has given a very interesting statement, but it must remain for developments in the courts to show just how the new laws will work. Justice Levy points out that the magistrates have been clothed with very great powers, and it should be reassuring to all interested that the judges plan to exercise great care in handling the multitude of cases which are coming before them.

Having rushed these new laws into the statute books, the Legislature at Albany is making plans to adjourn just as soon as possible. It is expected that the present session will end April 24. Thus only two weeks remain in which to dispose at Albany of the most vital problems—problems toward the solution of which the Legislature has done nothing as yet.

Advices from the state capitol indicate that the legislative leaders now realize laws aimed against profiteering will not boom building construction. If the Legislature adjourns without passing measures making it safe for capital to undertake new construction, the housing situation will go from bad to worse. There is, of course, merit in the suggestion that the Tenement House Law restrictions be let down for a year or two in order that existing tenements may be made available until the housing shortage has passed. More important, however, is the suggestion that new buildings be exempted from the provisions of the rental laws just enacted.

The immediate need is the passage of laws to encourage and stimulate building. The Legislature will assume a very grave responsibility if it adjourns without enacting such laws.

Realty Records Breaking Records

Statistics compiled by the Record and Guide from official sources show that the records of real estate conveyances, mortgages, mortgage extensions and building permits have more than doubled in the first quarter of this year compared with the figures for the similar period in 1919. Conveyances in Manhattan rose from 1,929 in the first three months of last year to 4,700 this year, and in the Bronx from 1,488 to 3,263. Similarly

the 3,029 mortgages recorded in Manhattan this year compare with 894 last year, and in the Bronx there are 2,253 for 1920 against 695 a year ago. Other realty transactions have increased in like proportion.

Readers of the Record and Guide cannot but have noticed the extraordinary number of the recorded instruments, which have necessitated printing a greatly increased number of pages in the Records Section of this publication in order to fulfill one of the chief missions of the Record and Guide—to present weekly a complete and accurate transcript of every recorded real estate transaction in Manhattan and the Bronx. It has not been without difficulty to do this during the last few months, for reasons above stated and because of conditions due to the printers' strike last fall, which upset the printing business so that a return to normal working conditions was very slow. Now that the Record and Guide is able again to give its readers the official news of the realty world without delay, it should be more useful than ever before to its patrons.

Actual Building Conditions

Figures showing the actual construction work under way in Manhattan Borough at the present time, compiled by Rudolph P. Miller, Superintendent of Construction, give the estimated cost of 190 operations at \$46,370,486. These comprise practically the entire building program since January 1. The statement is of great interest because of its bearing on what is being done to meet the housing shortage. The classification of buildings is as follows: Offices, lofts and stores, 44; garages, 38; apartments and tenements, 29; warehouses, 17; factories, 7; dwellings, 8, and hotels 4, with 42 miscellaneous structures.

That the buildings intended for living quarters will not have appreciable effect on the existing conditions is apparent when the facts respecting them are analyzed. Naturally the eight single-family houses are negligible. The four hotels are uptown, of the fashionable and non-housekeeping variety, and will accommodate a very limited number of persons. The total estimated expenditure on this class of buildings is \$3,300,000, exclusive of land, which is less than either the Commodore or Pennsylvania hotels cost, without having their capacity.

Fourteen high-class apartment houses, ranging from eight to fourteen stories, on plots of from 50 x 100 feet up to 102 x 150 feet, will cost \$8,500,000 if completed within the original estimates. All of these buildings, with one exception at Fifth avenue and Ninth street, are between Fifty-third and Eighty-sixth street, six on the east side of Central Park and seven between the Park and the Hudson. They are being built because apartments in this ultra-fashionable zone command fabulous rentals and justify construction work in the face of high wages, excessive cost of building materials

and operating expenses that are double the pre-war rate. But as factors in minimizing the dearth of living quarters they cannot be said to be noticeably effective.

The only other quarter on Manhattan Island where there is any activity in building is along the Hudson River from Seventy-fifth street north. In this section, mainly on the property sold recently by the Bennett Estate, there are fifteen five- and six-story multiple family houses under construction, at an estimated cost of \$2,330,000. These tenements are of the better class, meet all the requirements of the new law, and so far as they go, will afford additional room for the great number of families in moderate circumstances by whom the upper part of Manhattan is peopled. But the whole building program now under way falls far short of the acute necessities of the day. A fair estimate would give accommodations in the apartments and tenements in the two sections just mentioned for one thousand families of five persons each, but there is a crying demand for housing for at least twenty thousand families. The new hotels will provide additional shelter for perhaps another thousand persons.

The Bennett sale gave speculative builders who were

fortunate enough to be able to finance themselves wholly or in part exceptionally favorable plots upon which to build. Higher rents in the Park section than can be obtained elsewhere in the city helped the builders who have under construction the expensively planned apartments in this area. But the builders who must be depended on to construct shelter for a hundred thousand people who are clamoring for liveable quarters at reasonable rentals have been left in the lurch. The Legislature thus far has failed to pass the only bill that might have aided them, the measure exempting mortgages from income taxation. Instead it enacted legislation that has a deterrent effect on new building projects. The Mayor's program for a \$100,000,000 building fund is progressing slowly. Prices of materials are still soaring. The bricklayers' strike is "settled," but the number of men at work is small.

It is usual in a presidential year to blame inactivity in commercial affairs to politics. There are signs that there will be considerable activity at the polls next November unless the national and state lawmakers take action to relieve a situation that is becoming more serious every day.

Realty Board Will Try to Secure Additional Legislation

[Special to the Record and Guide]

Albany, April 9.

BEFORE adjournment, which has been tentatively fixed for April 24, the New York Real Estate Board will try to persuade the Legislature to enact the following legislation to help the housing situation in New York City.

1. Suspension of the tenement house law restrictions in order to facilitate the improvement of something like 75,000 living quarters or flats.
2. Exemption of the interest on mortgages up to \$40,000 from the state income tax.
3. Provision for some sort of subsidy for new buildings such as is offered by the British Government to encourage the construction of homes.
4. Exemption of new buildings from the application of the so-called rent-profiteering legislation recently enacted by the Legislature.

The suspension of restrictive tenement house regulations until November 1, 1922, will have the effect of speeding up the conversion of present uninhabitable living quarters and will provide upwards of 75,000 flats, sponsors for this legislation declare. This bill has already been drawn. It sets forth the fact that an emergency exists, and in view of such a crisis calls for the vestment of the Tenement House Commissioner with power to suspend the tenement house law in so far

as it would relate to the alteration of these abandoned houses.

William V. H. Mayer, who drafted the bill, declared this week that under the present tenement house laws it would be impossible to convert these tenements into habitable abodes. He predicted that with suspension of the law it would be possible to put many of them in shape before next winter.

Supporters of the subsidy plan see in the policy adopted by the English Government, which grants new builders a certain amount of money—in reality a bonus—a spur to new building. They believe that the payment of a bonus of some kind by the state or city to new builders would circumvent the possibility of extended litigation which would be bound to occur if a bill exempting property from taxation were enacted. Any attempt to exempt real property from taxation has always met with attacks upon its validity.

Buying of realty on the co-operative plan has increased the necessity of exempting some buildings from the new rent laws. It was pointed out this week at a legislative conference at which the leaders were present that in some instances part owners refuse to pay installments, thus throwing out of gear the co-operative plan. With the application of this new legislation the majority of owners who are willing to stand the increase are left without any means of forcing payment from recalcitrant tenants.

Program for Reconstruction of the State Government

[Special to the Record and Guide]

Albany, April 9.

PROSPECTS for the adoption of a reconstruction plan by this Legislature are bright. The Republican leaders have virtually discarded Governor Smith's proposed plan of consolidation of state departments and bureaus, but are engaged on a scheme which will greatly reduce the number of departmental agencies.

The new plan calls for the consolidation of the Highway Department and the Department of Public Works with the State Engineers' Department. Provision also will be made for placing the office of the Secretary of State in the Tax Department and consolidating the State Treasurer's with the State Comptroller's Department. This plan would leave only

the Governor, Lieutenant Governor, Comptroller and Attorney General elective officers. The same plan involves the consolidation of the State Hospital Commission, the Fiscal Supervisor, the State Prison Commission and State Superintendent of Prisons and subsidiary bureaus into a commission of mental hygiene which will exercise jurisdiction over all state institutions, penal, charitable and insane.

All of these changes in the administration of departmental affairs involve amendments of the state constitution and their adoption is contingent ultimately upon approval by the people at the polls. Bills providing the changes must be enacted by two sessions of the Legislature composed of two different Senates.

REAL ESTATE SECTION

Full Text of New Rental Laws Enacted By Legislature

Ten of These Bills as Certified by Secretary of State Hugo Are Here Printed But Two Other Measures Await Mayor Hylan's Action

The Record and Guide presents herewith the full text of ten of the new rental laws enacted by the Legislature and signed by the Governor, taking effect April 1, 1920. These laws as here printed are given in their final form, as certified by Secretary of State Hugo. They apply all over the state excepting as otherwise specified.

CHAP. 130.

AN ACT to amend the real property law, in relation to certain agreements for the occupation of real estate.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Section two hundred and thirty-two of chapter fifty-two of the laws of nineteen hundred and nine, entitled "An act relating to real property, constituting chapter fifty of the consolidated laws," as last amended by chapter three hundred and three of the laws of nineteen hundred and eighteen, is hereby amended to read as follows:

Sec. 232. Duration of certain agreements in New York. An agreement for the occupation of real estate in the city of New York, which shall not particularly specify the duration of the occupation, shall be deemed to continue until the first day of October next after the possession commences under agreement.

Sec. 2. This act shall take effect immediately.

CHAP. 131.

AN ACT to amend the penal law, in relation to wilful violation of the terms of a lease.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. The penal law is hereby amended by inserting therein, at the end of article one hundred and eighty-two, a new section, to be section two thousand and forty, to read as follows:

Sec. 2040. Wilful violation of the terms of a lease. Any lessor of any building, or part thereof, who is required by the terms, expressed or implied, of any contract or lease to furnish water, heat, light, power, elevator service or telephone service to any occupant of said building, who wilfully or intentionally fails to furnish such water, heat, light, power, elevator service or telephone service at any time when the same are necessary to the proper or customary use of such building, or part thereof, or any lessor who wilfully and intentionally interferes with the quiet enjoyment of the leased premises by such occupant, is guilty of a misdemeanor.

Sec. 2. This act shall take effect immediately.

CHAP. 132.

AN ACT to amend the code of civil procedure, in relation to summary proceedings to recover possession of real property.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Section twenty-two hundred and forty-four of the code of civil procedure is hereby amended to read as follows:

Sec. 2244. Answer. At the time when the precept is returnable without waiting as prescribed in an action before a justice of the peace, or in a district court in the city of New York, the person to whom it is directed or his landlord, or any person in possession or claiming possession of premises, or a part thereof, may answer, orally or in writing, denying generally the allegations, or specifically any material allegation of the petition, setting forth a statement of any new matter constituting a legal or equitable defence, or counterclaim. Such defence or counterclaim may be set up and established in like manner as though the claim for rent in such proceeding was the subject of an action. If the court finds that a defence or counterclaim has been established in whole or in part, it shall, upon rendering a final order, determine the amount of rent due to the petitioner or make such other proper disposition as shall determine the rights of the parties, and may give affirmative judgment for the amount found to be due on the counterclaim. If such answer be oral the substance thereof shall be endorsed upon the petition.

Sec. 2. This act shall take effect immediately.

CHAP. 133.

AN ACT to amend the code of civil procedure, in relation to summary proceedings to recover the possession of real property.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Section twenty-two hundred and thirty-one of the code of civil procedure is hereby amended by adding thereto a new subdivision, to be subdivision six, to read as follows:

6. A proceeding seeking to recover possession of real property by reason of the termination of the term fixed in the lease pursuant to a provision contained therein giving the landlord the right to terminate the time fixed for occupancy under such agreement, if he deem the tenant objectionable, shall not be maintainable unless the landlord shall by competent evidence establish to the satisfaction of the court that the tenant is objectionable.

Sec. 2. This act shall take effect immediately.

CHAP. 134.

AN ACT to amend the code of civil procedure, in relation to summary proceedings to recover the possession of real property.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Subdivision one of section twenty-two hundred and fifty-four of the code of civil procedure is hereby amended to read as follows:

1. Where the final order establishes that a lessee or tenant holds over, after a default in the payment of rent or of taxes or assessments, he may effect a stay, by depositing the amount of the rent due, or of such taxes or assessments, and interest and penalty, if any thereon due, and the cost of the special proceeding, with the clerk of the court, or where the office of clerk is not provided for, with the judge or justice who shall thereupon, upon demand, pay the amount deposited to the petitioner or his duly authorized agent; or by delivering to the judge or justice, or the clerk of the court, his undertaking to the petitioner, in such sum and with such sureties as the judge or justice approves, to the effect that he will pay the rent, or such taxes and assessment, and interest and penalty and costs, within ten days, at the expiration of which time a warrant may issue, unless he produces to the judge or justice satisfactory evidence of the payment.

Sec. 2. This act shall take effect immediately.

CHAP. 135.

AN ACT to amend the code of civil procedure, in relation to action to recover real property.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Article one of title one of chapter fourteen of the code of civil procedure is hereby amended by adding at the end a new section, to be section fifteen hundred and thirty-one-a, to read as follows:

Sec. 1531-a. When an action under this article is brought against a person or persons in possession under the terms of a lease, express or implied, upon the ground that such person hold over after the expiration of the term of such lease or upon the ground that such person holds over after a default by him in the payment of the rent reserved in such lease or any installment thereof, the answer may set up as a defense or counterclaim any state of facts which pursuant to the provisions of title two of chapter seventeen may be pleaded as a defense or counterclaim to a proceeding instituted under such title. The court may render affirmative judgment on such a counterclaim. An answer pleading such defense may be oral or in writing. If oral, the defendant must, before the time for answering expires, appear before the clerk of the court and state the facts constituting such defense and the latter must indorse the same briefly on the complaint.

Sec. 2. This act shall take effect immediately.

CHAP. 136.

Local—New York, Kings, Queens, Richmond, Westchester, Bronx, Erie and Monroe Counties.

AN ACT in relation to defenses in actions based upon unjust, unreasonable and oppressive agreements for rent of premises occupied for dwelling purposes in cities of the first class or in cities in a county adjoining a city of the first class.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Unjust, unreasonable and oppressive agreements for the payment of rent having been and being now exacted by landlords from tenants under stress of prevailing conditions whereby the freedom of contract has been impaired and congested housing conditions resulting therefrom have seriously affected and endangered the public welfare, health and morals in certain cities of the state, and a public emergency existing in the judgment of the legislature by reason thereof, it shall be a defense to an action for rent accruing under an agreement for premises in a city of the first class or in a city in a county adjoining a city of the first class occupied for dwelling purposes, other than a room or rooms in a hotel, lodging house or rooming house, that such rent is unjust and unreasonable and that the agreement under which the same is sought to be recovered is oppressive.

Sec. 2. Where it appears that the rent has been increased more than twenty-five per centum over the rent as it existed one year prior to the time of the agreement under which the rent is sought to be recovered, such agreement shall be presumably unjust, unreasonable and oppressive.

Sec. 3. Nothing herein contained shall prevent the plaintiff from pleading and proving in such action a fair and reasonable rent for the premises and recovering judgment therefor, or from instituting a separate action for the recovery thereof.

Sec. 4. This action shall take effect immediately and shall be in force until November first, nineteen hundred and twenty-two.

CHAP. 137.

Local—New York, Kings, Queens, Richmond, Westchester, Bronx, Erie and Monroe Counties.

AN ACT in relation to summary proceedings to recover the possession of real property in cities of the first class or in cities in a county adjoining a city of the first class during the existing emergency.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Application. The provisions of this act shall apply only to a summary proceeding in a city of the first class or in a city in a county adjoining a city of the first class to recover the possession of premises occupied for dwelling purposes, other than a room or rooms in

(Continued on page 472)

Plans Ready for Building to House Silk and Woolen Trades

George and Edward Blum Design Modern Fireproof Structure to Be Erected at Fourth Avenue and 21st Street for Herring Brothers, Woolen Merchants

A NOTHER important building soon to be started in the mid-town section involves a twelve-story fireproof structure designed for the accommodation of the silk and woolen trades that will occupy the plot on the northwest corner of Fourth avenue and Twenty-first street. This structure will adjoin the building of the two-story savings bank at the corner of Twenty-second street, and on account of its location will enjoy unusual natural light. Full advantage of this has been taken in the planning for the new building. The two large freight elevators and the passenger elevators, with the stairway, have been grouped on the west side of the structure, thereby insuring permanent light on three sides.

Herring Brothers, well known in the woolen trade of this city are the owners of this structure and the decision to build was largely the result of their requirements for addition space to accommodate their increasing business. The corner store, basement and first floor of the new building will be occupied by the owners and the remainder of the structure leased to firms in a similar line of business.

The structure will be built from plans and specifications prepared by George and Edward Blum, architects, and the plans call for a ground floor, 20 feet in height, with mezzanine balcony. This floor will be divided into two large stores, with storage facilities in the basement and sub-basement. Special consideration has been given in planning to shipping facilities. The second story will have a ceiling height of 15½ feet and the remaining ten floors will have heights of 11½ feet. Protection from fire hazard is obtained by means of a 100 per cent. sprinkler system and a stand-pipe system in the halls.

The facades of this structure have been designed in a modified Gothic style and will be constructed of granite, face brick and terra cotta, all matched in color and texture. The first two stories will be composed of three wide bays with the two end motifs reserved for entrances.



Geo. & Edw. Blum, Architects.

PROPOSED NEW BUILDING FOR TEXTILE FIRM.

Full Text of New Rental Laws

(Continued from page 471)

a hotel, lodging house, or rooming house, upon the ground that the occupant is holding over and continuing in possession of the premises after the expiration of his term, without permission of the landlord, and shall govern such a proceeding notwithstanding the provisions of any general or special act inconsistent herewith. The relief hereby provided shall be in addition to relief provided by any other act the provisions of which are not inconsistent herewith. This act being emergency legislation, its provisions shall be liberally construed to carry out the intent thereof.

Sec. 2. Effect of petition. The presentation of a petition in such a proceeding to a court, judge or justice having by law jurisdiction thereof shall be an election by the landlord to terminate the tenancy which might otherwise arise by operation of law.

Sec. 3. Discretionary stay. Where the final order in such a proceeding establishes that the occupant is holding over and continuing in possession of the demised premises, after the expiration of his term, without permission of the landlord, the court, judge or justice making such order, on application of the occupant, may, in its or his discretion and subject to the conditions prescribed by this act, stay the issuance of a warrant and also stay any execution to collect the costs of the proceeding, for such period, not more than twelve months, as the court, judge or justice, in its or his discretion, may deem proper.

Sec. 4. Application for and granting of stay. Upon application for a stay, the court, judge or justice shall hear the parties, and if upon such hearing it appears that the premises described in the petition are used for dwelling purposes; that the applicant cannot secure suitable premises for himself and his family within the neighborhood similar to those occupied; that he has used due and reasonable effort to secure such other premises; that his application is made in good faith and that he will abide by and comply with the terms and provisions prescribed by the court, judge or justice; or that by reason of other facts such action will be warranted, the court, judge or justice may grant a stay as provided herein, on condition that the terms upon which such stay is granted be complied with.

Sec. 5. Terms and conditions of granting and continuing stay. Such stay shall be granted and continue effective only upon the condition that the person against whom the final order is made shall make a deposit in court of the entire amount, or such instalments thereof from time to time, as the court, judge or justice may direct, for the occupation of the premises for the period of the stay, at the rate to which he was liable as rent for the month immediately prior to the expiration of his term or tenancy plus such additional amount, if any, as the court, judge or justice may determine to be reasonable; such deposit shall also include all rent unpaid prior to the period of the stay. The amount of such deposit shall be determined by the court, judge or justice at the hearing upon the application for the stay, and such determination shall be final and conclusive in respect to the amount of such deposit, and the amount thereof shall be paid into court, in such manner and in such instalments, if any, as the court, judge or justice may direct. A separate

account shall be kept of the amount to the credit of each proceeding, and all such payments shall be deposited in a bank or trust company and shall be subject to the check of the clerk of the court, if there be one, or otherwise of the court, judge or justice.

Sec. 6. Payment to landlord. The clerk of the court, if there be one, and otherwise the judge or justice, shall pay to the landlord or his duly authorized agent the amount of such deposit, in accordance with the terms of the stay, or the further order of the court.

Sec. 7.—Waiver of act. Any provision of a lease whereby a lessee or tenant waives any provision of this act shall be deemed against public policy and void.

Sec. 8. Effect. This act shall take effect immediately, and shall be in force until November first, nineteen hundred and twenty-two.

CHAP. 138.

AN ACT to repeal section two hundred and thirty of the real property law, relating to liability of tenant holding over after receiving notice to quit.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Section two hundred and thirty of chapter fifty-two of the laws of nineteen hundred and nine, entitled "An act relating to real property, constituting chapter fifty of the consolidated laws," is hereby repealed.

Sec. 2. This act shall take effect immediately.

CHAP. 139.

Local—New York, Kings, Queens, Richmond, Westchester, Bronx, Erie and Monroe Counties.

AN ACT to amend the code of civil procedure, in relation to summary proceedings to recover the possession of real property in cities of the first class and in cities in a county adjoining a city of the first class.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Section twenty-two hundred and thirty-one of the code of civil procedure is hereby amended by inserting therein a new subdivision, to be subdivision two-a, to read as follows:

2-a. No proceeding as prescribed in subdivision two of this section shall be maintainable to recover the possession of real property in a city of the first class or in a city in a county adjoining a city of the first class, occupied for dwelling purposes, other than a room or rooms in a hotel, lodging house, or rooming house, under a lease or tenancy for one year or less or under any lease or tenancy commencing after this subdivision takes effect, unless the petitioner alleges in the petition and proves that the rent of the premises described in the petition is no greater than the amount paid by the tenant for the month preceding the default for which the proceeding is brought or has not been increased more than twenty-five per centum over the rent as it existed one year prior to the time of the presentation of the petition. Nothing in this subdivision shall preclude the tenant from interposing any defense that he might otherwise have. This subdivision shall be in effect only until the first day of November, nineteen hundred and twenty-two.

Sec. 2. This act shall take effect immediately.

Presiding Justice Levy Outlines Court Action on Rents

Declares that New Laws Will Be Enforced With Consideration for Landlords As Well As Tenants, Notwithstanding Popular Clamor Favoring Latter

IN the light of the tense feeling and bitter differences between the landlords and tenants throughout most of the greater city as a result of marked increases of rents for apartment houses, dwellings and tenements, a representative of the Record and Guide this week asked Presiding Justice Aaron J. Levy, of the Municipal Court, for a statement on the subject from the judicial standpoint.

Justice Levy said: "Landlords of apartment houses, tenement houses and any other property affected by disputes between landlord and tenant will get a fair administration of the new laws on the subject. I cannot too strongly emphasize this.

"That there are some flagrant cases of oppression by landlords in this house shortage crisis I concede, but my observation from the bench shows that a large majority of landlords are prone to be reasonable. The landlord's side of the situation, just now, is not an easy one from the investment standpoint, and it must be remembered that the owning and renting of property is not a philanthropic enterprise. I have learned that landlords are having their economic troubles as well as tenants.

"Where a landlord is not disposed to ameliorate a situation, when he is unreasonable, this court has not hesitated to take him in hand and decide the case on its merits. We are seeking to act in every case with a sense of justice and not to be swayed by sympathetic appeals from either side. My observations in court tend to make me believe that the public is not considering the landlord's side of the case; that is where judicial procedure steps in and forgets public clamor, listens to both sides impartially, and settles rent disputes purely on their merits. It all demonstrates that it is a good thing that the judiciary saves disputants from themselves. Clamor and agitation can never rightly settle controversies of this kind.

"My brother justices and myself have discussed this matter and we will handle it purely as a judicial question; that is what the court is constituted for. We are strongly opposed to the 'jacking up' of rents by landlords, and we especially condemn those adventurous tenement house owners who 'jack up' rents in their houses, then ostensibly sell the property by transferring it to a relative, and then have the supposedly new owner 'jack up' each tenant again, and if again transferred to another relative, 'jacked up' again, and, by the same process. It is well to remember that noise without reason behind it is not going to remedy the trouble an iota.

"Tenants must not think that the Municipal Court can blindly utilize the new landlord and tenant law against the landlord; the Court has no such power. It can allow an increase in rents where the circumstances warrant it, inasmuch as the Legislature has put the power of discretion into its hands; and, it is a great faith that the Legislature has reposed in the court and we hope and are trying to vindicate it. This new law, like all other laws that are enacted, seeks to do justice to both sides and to haggle neither.

"The great danger of this law is that it puts into the hands of the Municipal Court a power greater than that possessed by the Supreme Court of the United States, in that it gives it the power to usurp the prerogatives of the property owner and determine the rental power or value of real property. In other words, it sets the court up as a real estate expert, which it is not and cannot be reasonably in law or equity. Therefore a justice of the Municipal Court can do great harm to property rights, without so intending, if he is not careful and judicial. It must not be forgotten that justice is ever blind. There is a strong tendency at this time to appeal to the sympathies of the court from both sides, but primarily, I regret to say, from the tenant's side.

"Whether this new law is constitutional or not is for the Court of Appeals to determine, and I do not care to usurp

its functions. It presumably will be threshed out there in due time.

"I am strongly in favor of having certain members of the Municipal Court sit steadily on landlord and tenant cases now, because they then will become specialists to a degree in this particular branch of the Court's work, which is a very vital part of it. It would clarify the situation materially.

"I do not believe in long extensions of time to a tenant whom a landlord does not want, because it is unjust to the landlord; he has inalienable rights regarding his property. I favor limited extensions of time and then, if further time is necessary for a tenant to find a new place of residence, such tenant can come into court and receive any necessary extension of time. I have found that this method is salutary.

"Let me state, too, that I deprecate the organization of tenants' unions to compel landlords to do certain things its members want done. Tenants have no more right to strike against landlords than landlords have against tenants. The court is here for the purpose or adjudicating differences and it will do it in a calmer mood than any union can do it. We are ready to settle this far-reaching question along the lines of legal procedure mixed with the due amount of judgment that the law enables the court to exercise.

"Neither does the court favor Lawyers' District Boards modeled after the military selective draft boards, or any other kind. Instead of such bodies to advise with tenants the court would have representatives of the various charity organizations of the different religious denominations consult with poor tenants who have grievances against landlords, and after full investigation in each case report to the court so that the tribunal could act intelligently in the premises. I believe that such service would be more disinterested, because those organizations go into all the ramifications of the daily lives of the poor and grasp individual conditions.

The Municipal Court judges have adopted the following rules of action under the new laws:

No stay should be granted the tenant—

If the landlord establishes he or the purchaser of a building is about to demolish it and replace with buildings for the essential purpose of housing.

If the landlord proves the building is to be altered or reconstructed for new families living independently of each other.

In holdover proceedings when a cancellation clause with a bonus promised to the tenant is contained in the lease, if in such case a tenant receives a low rent because of the bonus.

When the landlord wishes to use a house for himself or the members of his family, particularly if the building is a private house.

When the building is sold to tenants on the co-operative plan.

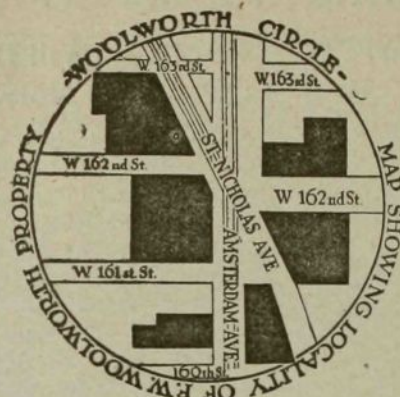
When the landlord has arranged in good faith for yearly increases under a long-term lease.

When a lease for premises has been given to a new tenant to take effect about the time of expiration of the lease which is the subject of the proceedings.

The justices agreed any "test" case would be discussed by the board before action.

Mayor Hylan announced at a hearing last Thursday on Senate Bills Nos. 1524 and 1551 that he would sign them. These bills provide for the payment to the clerk of the court, who will turn it over to the landlord, of amounts due from tenants where a temporary stay has been granted after the entry of the final order in case of non-payment of rent, interest, taxes and assessments; and extends the period of the stay which the court may grant from twenty to thirty days and makes it apply to all cases of eviction, whether they be lofts or dwelling houses, and provides that the stay be granted upon rendering of the final order in summary proceedings rather than up the issuance of a warrant.

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MADISON SQUARE
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COLUMBUS CIRCLE



a few years ago were in the same stage of development as

“Woolworth Circle”

On Washington Heights

where the late F. W. Woolworth, a keen judge of present and future business and store locations, invested in the valuable properties in the plaza at the intersection of St. Nicholas and Amsterdam Avenues. Business buildings, flats, private houses and vacant plots to be sold for whatever they may bring at

ABSOLUTE ADMINISTRATORS' AUCTION SALE

Thursday, April 22, 1920

at 12 o'clock noon, in Real Estate Exchange, 14 Vesey Street

By Order of the Administrators:—

HELENA WOOLWORTH McCANN
JESSIE WOOLWORTH DONAHUE
HUBERT T. PARSON

DOUGLAS ARMITAGE & McCANN, Esqs.
Attorneys, 233 Broadway

BREED, ABBOTT & MORGAN, Esqs.
Attorneys, 32 Liberty Street

THE PROPERTIES TO BE SOLD INCLUDE

- Entire block, Amsterdam & St. Nicholas Aves., W. 160th to 161st St.
To be sold separately and as a whole. No. 2035 Amsterdam Ave. being corner facing Plaza at intersection of Amsterdam and St. Nicholas Aves. and W. 161st St. A three-story brick tenement with store, on lot 24.11x about 50x irreg.
- No. 2033 Amsterdam Ave.
Three-story brick tenement with 2 stores, size 25x54.8x irreg.
- No. 2031 Amsterdam Ave.
Three-story brick tenement with store, on lot 25x about 64x irreg.
- No. 2029 Amsterdam Ave.
One-story frame building, on lot 25x about 64x irreg.
- Nos. 2025 & 2027 Amsterdam Ave.
Two two-story frame buildings with one-story frame extension, on lot 49.10x about 79.8x irreg.
- Corner at intersection of Amsterdam & St. Nicholas Aves. & 160th St.
A vacant plot, 50.1x87.4x irreg.
- S. E. cor. W. 162nd St. at St. Nicholas Ave.
Eight vacant lots, to be sold separately.
- N. E. cor. W. 162nd St. & Amsterdam Ave.
Vacant lot, 25x100, together with two vacant lots adjoining on Amsterdam Ave., each 25x100, and vacant lot adjoining on E. 162nd St., 25x112.6.
- Nos. 453-455-457 W. 162nd St.
Three three-story and basement frame dwellings. Sizes of lots 20x112.6, 17x112.6 and about 20.4x112.6, respectively. To be sold separately.
- S. W. cor. W. 162nd St. & Amsterdam Ave., at intersection of St. Nicholas Ave.
A two-story brick business building with one-story extension and three stores. Size of plot 97.5 $\frac{7}{8}$ feet on W. 162nd St., 85.4 $\frac{7}{8}$ feet on St. Nicholas Ave., 82.6 $\frac{1}{2}$ feet on Amsterdam Ave. x irreg.
- Nos. 519-521-523-525 W. 162nd St. (between Broadway & St. Nicholas Ave.)
Four three-story and basement brownstone front dwellings. Size of lots 20x99.11, 19x99.11, 18x99.11 and 18x99.11, respectively. To be sold separately.
- N. W. cor. St. Nicholas Ave. & 162nd St.
Thirteen lots to be sold separately. Improved with two old buildings.
- N. W. cor. Amsterdam Ave. & 161st St. (known as 2038 Amsterdam Ave.)
A three-story brick tenement with two stores, with one-story extension with store, together with a two-story and basement residence in rear. Size of lot 24.11x100.
- No. 2040 Amsterdam Ave. (adjoining N. W. cor. W. 161st St.)
Five-story brick tenement with store. Size of lot 25x100.
- North side of W. 161st St. (adjoining corner of Amsterdam Ave.)
A vacant lot 50x99.11.
- West side of Amsterdam Ave. (between 160th & 161st Sts.)
A vacant lot 49.92x125.
- No. 2030 Amsterdam Ave. (between 160th & 161st Sts.)
A five-story brick tenement with store, on lot 25x100.

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Review of Real Estate Market for the Current Week

Wide Scope and Variety to Dealing in All Parts of City Reflect Great Public Interest in Real Estate

THERE was marked scope and variety to the dealing in real estate this week. All parts of the city contributed something to the lap of activity. Numerous old dwellings in the lower East and West sides fit for rehabilitation changed hands, as did numerous loft buildings in the same parts of town. Large and small apartment houses in Harlem and the Bronx were numerous in the dealing, while several good-sized apartment buildings in upper Broadway and in its vicinity also were bought. Many private dwellings in Harlem, on Washington Heights, the upper East side and in Brooklyn were absorbed for occupancy. A notable feature was the buying of both dwellings and commercial buildings by tenants of them in many instances. It all demonstrates the growing appreciation of real estate in this city of ever growing values. The most notable transaction of the week was the purchase of the Hickson building on Fifth avenue at Fifty-second street, representing an investment of more than \$1,000,000. Throughout the week ordinarily large-sized sales prevailed.

Judging from the great activity in the zone bounded by Canal street, Broadway, Bleeker street and West Broadway, that former popular wholesale district would seem to be undergoing a renaissance of values. Just now it is being carefully searched by prospective buyers of medium-sized buildings for their own occupancy, by investors who heretofore have paid rent in the districts farther to the south.

The Seventh avenue subway zone reflects an activity such as only a modern transit route could produce. One good-sized vacant parcel, as well as others that are improved, changed hands there.

Co-operative apartment house buying was a pronounced

feature of this week. All indications point to a steady expansion of this kind of investing. Several new groups of buyers were formed, the most notable being the one that took over the Vauxhall apartments.

A salient phase was the purchase by three steamship companies of as many different parcels in the Battery neighborhood to be altered and occupied by them, whereas in the past they have leased office space there. The sale of the building of the Hungarian Relief Society, at Pearl and Moore streets, to one steamship line, would seem to show that property in that part of town is becoming too valuable for philanthropic or kindred purposes.

Mortgage loans on dwellings were the predominating form of loan this week. Manhattan Island has not witnessed as active a dwelling market in many years.

Market activity at this time is reminiscent of the boom period in Washington Heights and in the Bronx when the first subways began operation, except that there is more buying of improved property and that the situation applies to the whole city. Investors predominate.

Several unusually large leases were negotiated.

There is still a plethora of activity in the old Syrian quarter west of Trinity churchyard to the North River. It is feared that some owners of old buildings there have such high notions of the value of their holdings that they are apt to destroy their market. An owner of an antiquated building on a single lot in Washington street a few days ago refused \$75,000 for his property and said he expected to get \$100,000. Two years ago he would have been glad to obtain \$40,000 for the same holding. However, the excessive zeal on the part of buyers has given property owners in this Battery section high-toned ideas.

PRIVATE REALTY SALES.

HE total number of sales reported but not recorded in Manhattan this week was 145 as against 157 last week and 130 a year ago.

The number of sales south of 59th street was 67 as compared with 34 last week and 51 a year ago.

The number of sales north of 59th street was 78 as compared with 93 last week and 79 a year ago.

From the Bronx 79 sales at private contract were reported as against 101 last week and 48 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 483.

Sale of Woolworth Estate Property.

Interest in the forthcoming sale of the Washington Heights properties owned by the Estate of the late F. W. Woolworth, is about evenly divided, according to the auctioneer, between the professional element in the real estate market and local merchants, tenants and investors.

The sale is to be held on Thursday, April 22nd, at 12 o'clock, noon, at No. 14 Vesey street, by order of the administrators, Hubert T. Parson, Helena Woolworth McCann and Jesse Woolworth Donahue. Joseph P. Day, auctioneer, will conduct the sale, which will be absolute. Each and every property is to be sold for whatever it may bring.

The Woolworth real estate occupies practically each of the corners, and two blocks front, facing in St. Nicholas and Amsterdam avenues, at the intersection of these two thoroughfares, between 160th and 163d streets. The Jumel store and office building, at the southwest corner of 162d street, and the intersection of St. Nicholas and Amsterdam avenues, together with the balance of the block front to 161st street and additional property abutting, is one of the most important properties to be sold. There is also the block front in the west side of St. Nicholas avenue, from 162d to 163d street, including additional properties adjoining in the side streets; also the two large plots and lots at the Northeast and southeast corner of 162d street and St. Nicholas avenue, at its intersection with Amsterdam avenue; also the plot, improved in part with a 5-story tenement, in the west side of Amsterdam avenue, 50 feet north of 160th street.

Another most interesting offering—one that doubtless will arouse a large amount of competitive bidding—is the four-sided "flatiron" block fronting in 160th and 161st streets, St. Nicholas and Amsterdam avenues, and facing in the square formed by the intersection of these two thoroughfares.

Because of the control by the late F. W. Woolworth, of practically all of the property fronting in the Plaza formed at this point by the intersection of St. Nicholas and Amsterdam avenues, the neighborhood has come to be known as Woolworth Circle.

"Woolworth Circle," however, whether or not the Elevated Railroad lines are extended, is a distinctive Washington Heights locality and now a business centre, due to the fact that Mr. Woolworth erected the Jumel store and office building soon after he became identified with the neighborhood. In addition there is the fact that "Woolworth Circle" is located only one block east of Broadway and just east of Roger Morris Park, the Jumel mansion, Coogan's Bluff, and the Speedway.

The area lying between Broadway and Coogan's Bluff narrows down to a few short blocks, so that practically all of the vehicular and pedestrian traffic east of Broadway centres in "Woolworth Circle," at the intersection of St. Nicholas and Amsterdam avenues, where, unless all signs fail, a business section of no mean proportions may be expected to develop. This outlook is due, in largest measure, to the higher rentals demanded for Broadway stores and the common belief that many of the tenants in Broadway will be obliged to seek cheaper quarters, or to "buy for occupancy," in the immediate neighborhood.

Big Seventh Ave. Improvement.

Marking a new high record for Seventh avenue values north of Times Square, the properties comprising the northeast corner of the avenue and 48th street have been sold through William A. White & Sons to the Robertson-Cole Co. for improvement with a 12-story building to house its office, plant and equipment as well as offices and stores. The reported price for this site is \$160 a square foot. There will be stores in the ground floor of the new building, ten floors of offices and a floor containing 3 projection theatres and equipment for electrical display signs on the roof.

The properties embraced in the sale are: the immediate corner 721 Seventh avenue, a 4-story brick building on a lot 20.2x50; 723 Seventh

avenue, a 5-story brick, on a lot 30x50; and 169 West 48th street, a 3-story brownstone dwelling, on a lot 16.8x50.2, all old structures.

In order to secure the fee of these properties it was necessary to buy out a sublease of the C. & L. Lunch, Inc., on the L shaped piece at 723 Seventh avenue and 169 West 48th street, and the 18 year original lease from the owners of 723 Seventh avenue to the United Cigar Stores Co.; also to purchase an option of the latter company to buy this property from the owner, Clara W. Bibbero of San Francisco, Cal. (which negotiation was carried on by wire); also to purchase the fee to the property at 169 West 48th street from the owner, Mrs. Carol B. Ransom. The corner property, at 721 Seventh avenue, entailed the buying out of a sublease of 5 years and 6 months from Mr. Corcoran and a 21 year original lease from Robert M. Kern, and also the purchase of the property itself from the original owner, George H. Earle, Jr., president of the Real Estate Trust Co. of Philadelphia.

Tenants Buy the Vauxhall.

A corporation formed from among the tenants of the 10-story apartment house known as the Vauxhall, on a plot 106x150x99.11, at 780 Riverside Drive, northeast corner of 155th street, is arranging to acquire the property. The company is capitalized at \$150,000. G. D. Price, J. S. Rankel and C. C. Pettijohn occupy apartments in the building. The Vauxhall is assessed at \$600,000 and yields \$90,000 a year rentals. It was built 3½ years ago and contains 74 apartments of from 4 to 7 rooms each.

Bon Air Apartments Sold.

Byrne & Bowman resold for Thomas J. Bannon and Philip J. Curry to William Burns the northwest corner of Broadway and 142d street, a 6-story apartment house, known as the Bon Air, on a plot 49.11x100.

Meinhard Estate Sells Corner.

Manheimer Bros., Inc. sold for the estates of Henry and Isaac Meinhard, 21 and 23 Waverly place, at the northeast corner of Greene street, a 6-story loft building, on a plot 48.8x132.11.

Co-Operative Apartment Buying.

The new apartment house on the south corner of 66th street and Fifth avenue, now in course of construction, from plans by J. E. R. Car-

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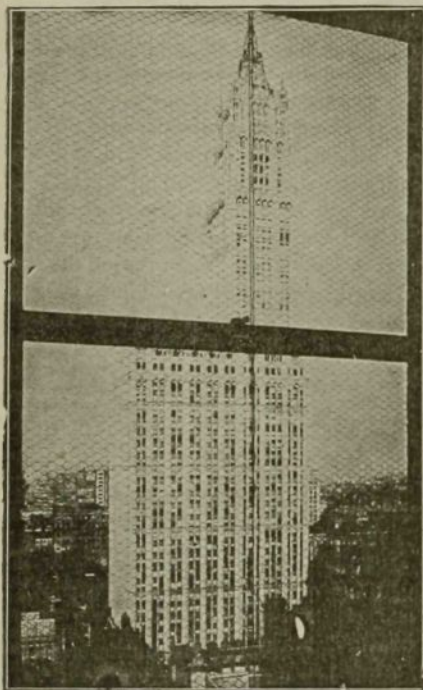
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penier, has been sold through Pease & Ellman to a group of prospective tenants. The land was purchased from the estate of the late Grant B. Schley and was formerly occupied by five dwellings just north of the Astor Home. The building will be completed by September 1. Among the tenants will be Cornelius N. Bilss, Jr., Dwight W. Morrow and Charles D. Norton.

Scandinavian Line Buys Corner.

Scandinavian-American Line, in order to make sure of a permanent location has bought from Mary Knief the southwest corner of Whitehall and Bridge streets, a 5-sty building, on a lot 27x66.8x24. The buyer will supplant the present old building with a modern 6-sty structure equipped for its special use.

Another Maritime Purchase.

Hungarian Relief Society which has long owned and occupied a 5-sty building at 29 Pearl street, southeast corner of Moore street, on a lot 29x56.11 has sold it to a steamship company that will remodel it for its own purposes.

Another Steamship Line Purchase.

Norman S. Riesenfeld sold to the French-American Steamship Co., 11 and 13 Stone st, two 4-sty buildings, on a plot 44x83xirregular. The company will occupy part of the premises and lease the rest.

Sale in New Subway Zone.

George A. Hedden and others sold through William A. White & Sons to the Empire Mortgage Co. the northeast corner of Seventh avenue and Christopher street, an irregular vacant plot fronting 30 feet in Seventh avenue and 32 feet in Christopher street.

Tenants Buy Loft Building.

Isabella C. May, of Washington, D. C., sold through the Brown, Wheelock Co. to Sol Friedman & Co., the tenants, the southwest corner of West Third and Mercer streets, a 6-sty and sub-basement building, on a plot 80x100 with an L 20x25. The new owners have occupied the property for 23 years.

Bryant's Home For a Club House.

Long the city home of William Cullen Bryant, poet and editor, the 4-sty and basement brownstone dwelling, 25x45x103.3 at 24 West 16th street, between Fifth and Sixth avenues, has been sold by the Mildon Realty Co. to the Union Benefica Espanola and will be altered into a club house. The property adjoins on the east St. Francis Xavier College.

Big West Side Deal.

Estate of Joseph Guinet of Paris, France, sold to a speculator 424 to 438 West 33d street, a 12-sty loft building, on a plot 131.3x99, midway between Ninth and Tenth avenues. The building was built 8 years ago by John Larkin and was sold in a trade with Mr. Guinet whose estate now sells it.

Franklin Savings Enlarges.

For the purpose of enlarging its banking space, the Franklin Savings Bank at the southeast corner of Eighth avenue and 42d street has bought from the Sturges Estate 654 Eighth avenue, adjoining an old 5-sty brownstone flat, on a lot 24.4x55. The bank building forms an L around the purchase. The assessed valuation of 654 Eighth avenue last year was \$69,000.

Another Schulte Cigar Corner.

Schulte Cigar Stores Co. leased through Henry Shapiro & Co. to the Simmel Leasing & Operating Co. the northwest corner of Sixth avenue and 46th street, composed of 815 Sixth avenue and 103 West 46th street. The property will be extensively altered into stores and lofts, the Schulte Co. occupying the corner store. The same tenants recently leased the Garden Restaurant property at Seventh avenue and 50th street, from the Schulte Cigar Stores Co. for a term of 42 years. Henry Shapiro & Co. have been appointed renting agents of both properties.

Bronx Factory Bought.

Winter & Co., piano manufacturers, sold their 5-sty factory, on a plot 115x190x100, at the northeast corner of Southern Boulevard and 137th street, to the Cutler-Hammer Co. of Milwaukee, Wis., manufacturers of electrical goods. The Cutler-Hammer Co. also bought 739 to 745 East 137th street, adjoining the foregoing corner, containing four 2-sty frame buildings, on a plot 50x100.

New Site For a Hospital.

The Bronx Maternity Hospital, which formerly conducted a free clinic on Bathgate avenue, has purchased the property at 1,072 Grand Boulevard and Concourse and plans to alter and equip the building for its use. It will be ready for occupancy about June 1. Since the hospital was organized several years ago more than 600 cases have been treated free of cost to the poor who could not afford to pay hospital charges. In the new building it is planned to have about 35 beds. The policy will continue as heretofore, a few beds being reserved, however, for those who are able to pay.

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Packard Buys Brooklyn Block Front.

William P. Rae Co. sold for several clients to the Packard Motor Car Co. the vacant block front on the east side of Bedford avenue, between Malbone and Sullivan streets. The plot fronts 200 feet on the avenue, 500 feet in Malbone street and 100 feet in Sullivan street. Bedford avenue being a heavily used cross-town thoroughfare, the Packard Company will erect on the site a 3-sty concrete building to be occupied by it as a show and sales room.

The sellers of this block front were the Realty Associates, Mrs. Van Mater Stilwell, known in the literary world as Laura Jean Libby; Abraham Belowsky, and John H. Eckhoff.

Dwelling Loans Predominate.

That the financial interests are endeavoring to aid in a settlement of the housing problem is shown by a list of mortgages placed recently by Charles B. Van Valen, Inc. This firm has placed ten dwelling loans aggregating \$300,000 among which are: \$36,000 on the 4-sty and basement dwelling 36 East 72d street; \$25,000 on the 5-sty dwelling 47 East 88th street; \$75,000 on a residence at North Hempstead, L. I.; \$46,000 on the 4-sty and basement dwelling 29 West 81st street; \$42,000 on the 5-sty apartment house 296 Haven avenue; \$25,000 on the 5-sty dwelling 47 East 88th street; and \$32,000 on three dwellings near Avenue O and East 4th street, Brooklyn.

Manhattan.

South of 59th Street.

BANK ST.—Van Vliet & Place sold 105 Bank st, a 3-sty dwelling, on a lot 20x86.

BLEECKER ST.—Alice G. S. Derby sold to William D. Kilpatrick, 390 Bleecker st, a 3-sty building, on a lot 19.1x50.

CANAL ST.—Frederick Brown sold to Charles Friedrich, 271 Canal st, a 5-sty loft building, 25x107; also 273, adjoining, a 5-sty building, 25x202, through to 31 Howard st.

CANAL ST.—Estate of Isaac Gerry sold through Bryan L. Kennelly 207 Canal st, a 4-sty loft building, on a lot 26.4x63.4x25.6. This property was to have been sold at auction last Wednesday, but was sold privately instead.

CHARLES ST.—Estate of T. G. Patterson sold 57 Charles st, a 3-sty dwelling, on a lot 16.8x75.

CHERRY ST.—P. Chauncey Anderson, as executor, sold 484 Cherry st, at the northwest corner of Corlears st, a 7-sty brick loft building, on a lot 21x50.

CHRISTIE ST.—Rosen & Kalotkin, tenants, bought the 7-sty loft building, on a lot 19x100, from the Davey Contracting Co.

COLUMBIA ST.—Benjamin Pickholtz, tenant, purchased from Julia Sanders 122 Columbia st, a 3-sty dwelling, on a lot 20x100.

DELANCEY ST.—Stonemore Realty Co. sold to S. Kornberg the southwest corner of Delancey and Eldridge sts, a 6-sty tenement house with stores, on a plot 48.11 1/4 x 100.

DOWNING ST.—The Globe-Wernicke Co. sold through the Charles F. Noyes Co. 49 and 51 Downing st, a 4-sty stable, on a plot 39.6x90, to August Costa.

GREAT JONES ST.—George E. Chisholm and others sold 39 Great Jones st, a 7-sty loft building, on a lot 27x100.

JANE ST.—Mrs. Johanna Herbst sold through Gustave Britt to Mrs. Alice G. Hensler, 81 Jane st, a 3-sty and basement brick dwelling, on a lot 20.9x87.5.

KENMARE ST.—Nellie Bloom sold to Harry Bleich 23 and 25 Kenmare st, at the northwest corner of Elizabeth st, a 5-sty tenement house, on a plot 50x100.

MURRAY ST.—Inland Realty Co. bought from the estate of John Schluter, 70 Murray st, a 4-sty commercial building, on a lot 20x75, a Columbia College leasehold.

PEARL ST.—Lebertan Corporation bought 320 and 322 Pearl st, a 5-sty loft and store building, on a plot 43.3x97.

PRINCE ST.—Kleinberg Corporation sold 127 and 129 Prince st, at the northwest corner of Wooster st, a 7-sty loft building, 40x95x82.

READE ST.—Edward E. Androvetto sold 154 Reade st, a 4-sty building, on a lot 25x53.6.

TRINITY PL.—The Horn & Hardart Co. purchased from the Broadway John Street Corp., 68 Trinity pl, extending to 103 and 105 Greenwich, containing 7,000 square feet, adjoining the United States Express Building. It is planned to erect from plans of Frederick Putnam Platt & Bro., a 6-sty building, the lower portion for a branch establishment of the Automat.

VESEY ST.—Wolfson Bros., bookbinders, bought for occupancy from the Lebertan Corporation 58 and 60 Vesey st, a 5-sty brownstone building, on a plot 49x101.11x49.9.

WASHINGTON PL.—The Bradford estate sold to Benjamin Menschel 21 Washington pl, at the northeast corner of Greene st, an 8-sty loft building, on a lot 25x100. The Bradford family has owned the property since 1853.

WASHINGTON PL.—L. Tanenbaum, Straus

& Co. sold for Samuel Goldenberg and others the 8-sty and basement fireproof building 18 to 22 Washington pl, at the southwest corner of Greene st, to I. & B. Cohen & Bomzon.

WEST ST.—C. C. Galbraith & Son bought from Max Marx 117 and 118 West st, two 5-sty commercial buildings, the first on a lot 24.1x71.3x23.11 and the second on a lot 24x72.2x23.11.

WHITE ST.—Charles F. Noyes Co. sold for

Edwin H. Peck and Harry K. Grigg the 6-sty building, 24 and 26 White st, on a plot 37.6x100. Leo Oppenheimer was the attorney for the purchasers, and it is understood that Mr. Oppenheimer represents S. M. Schwab, Jr., & Co., present tenants in the building. The transaction was an all cash deal. S. M. Schwab, Jr., & Co. occupy at the present time the five upper floors of this building and practically all of 25 Walker st.

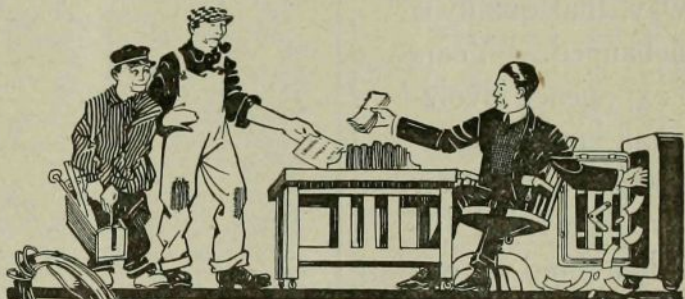
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WOOSTER ST.—Lahn Simon sold to the Bergree Holding Corporation, 46 to 50 Wooster st, a 6-sty loft building, on a plot 71.7x100.

4TH ST.—L. Tanenbaum, Strauss & Co. sold for the 17 West 4th St. Co. the 8-sty and basement fireproof building at 15 to 19 West 4th st, at the northwest corner of Mercer st. The brokers have been appointed agents for the property.

11TH ST.—The Elmendorf apartment house, 133 and 135 West 11th st, on a plot 50x103.3, which was sold last week by Mrs. M. C. Van Winkle, has been resold for the Oak Point Corporation to the Terrain Realty Co. Extensive alterations will be made. Mr. Morgenthau, Jr., & Co., were the brokers.

11TH ST.—M. Morgenthau, Jr., & Co. sold for the Owners Syndicate, Inc., 210 and 212 West 11th st, two 3-sty and basement brownstone dwellings, each on a lot 19.5x54.11¼, adjoining the southeast corner of Waverly pl.

12TH ST.—Dominick Cella sold through Pepe & Bro., 47 West 12th st, a 4-sty and basement brownstone dwelling, on a lot 21.6x80x irregular.

12TH ST.—Ames & Co., in conjunction with Pepe & Bro., sold for a client 74 West 12th st, a 3-sty dwelling, on a lot 20x103.3, to a buyer for occupancy.

12TH ST.—L. Tanenbaum, Strauss & Co. sold for the estates of Stephen F. Shortland and Thomas S. Shortland the 3-sty warehouse 349 to 353 West 12th st to Richard H. Tobin.

17TH ST.—Clara M. Newton sold to the Grand Corrugated Paper Co. the northeast corner of East 17th st and Avenue B, a 6-sty loft building, on a plot 85x92.

19TH ST.—Leonard Weill sold 243 East 19th st, a 4-sty brick dwelling, on a lot 16.6x92, adjoining the northwest corner of Second av.

27TH ST.—Estate of Isaac Gerry sold through Bryan L. Kennelly 326 and 328 East 27th st, two 3-sty and basement brick dwellings, each on a lot 25x98.9. These properties were scheduled to be sold at auction last Wednesday.

29TH ST.—Ames & Co. sold to Philip Ziering, Inc., for occupancy, 226 West 29th st, a 3-sty and basement dwelling, on a lot 16x68.3. The buyer will remodel the structure for business purposes.

29TH ST.—Lorenzo E. Tripler sold through J. Arthur Fischer to Theresine Poffet, 333 West 29th st, a 4-sty and basement dwelling on a lot 22x98.9.

35TH ST.—Gledhill Wall Paper Co. sold to Anthony Bergamo, 544 West 35th st, a 4-sty tenement house, on a lot 25x98.9.

37TH ST.—C. Grayson Martin sold through Pease & Elliman to a buyer, for occupancy, 106 East 37th st, a 4-sty and basement brownstone dwelling, on a lot 25x98.9.

47TH ST.—Mrs. Amelia E. Nichols sold to a buyer, for occupancy, 145 East 47th st, a 3-sty and basement brownstone dwelling, on a lot 16.8x100.5.

49TH ST.—Estate of Virginia C. Bennett sold to Payson Thompson, 65 West 49th st, a 4-sty dwelling, on a lot 17x100.5, a Columbia College leasehold.

57TH ST.—Erskine Hewitt bought through William A. White & Sons from Henry E. Anderson, 142 East 57th st, a 3-sty and basement brownstone dwelling, on a lot 18.9x100.5, and from John Ammon, 144, adjoining, a similar property.

57TH ST.—James J. Nugent sold through Everett M. Seixas Co. to George d'Uassy, for occupancy, 465 East 57th st, a 3-sty and basement brownstone dwelling, on a lot 16x100.5, adjoining the northwest corner of Sutton pl (av A). Extensive alterations will be made.

57TH ST.—Mrs. Peter Wyckoff sold to Farquarson & Wheelock, dressmakers, for occupancy, 23 West 57th st, a 4-sty and basement dwelling, on a plot 50x100.5.

58TH ST.—Frank Rubenstein and Barnett Figarski bought from Hoffman House Corporation, 358 and 360 West 58th st, two 7-sty apartment houses, on a plot 75x100.

LEXINGTON AV.—Estate of Samuel Frank sold 30 Lexington av, a 3-sty and basement brick building with store, on a lot 20x50, adjoining the Fifth National Bank at the northwest corner of 23d st. The parcel was resold to Morris Hamel who will reimprove the site.

LEXINGTON AV.—Allen Appleton Robbins sold to a buyer, for occupancy his home 304 Lexington av, a 4-sty American basement dwelling, on a lot 18.9x100. Mr. Robbins recently bought a new home at 12 East 72d st.

LEXINGTON AV.—William A. White & Sons sold for Louis B. Bock and Mrs. Jeanne Pforzheimer the southeast corner of Lexington av and 57th st, a 5-sty building, 20x80, to the Hewitt Realty Co., which purchased the adjoining property a few years ago.

LEXINGTON AV.—L. J. Phillips & Co. sold for Anna M. Eagan the 4-sty dwelling at 461 Lexington av, 20x65, adjoining the northeast corner of 45th st. The buyer resold the contract to Mrs. Matlina F. MacManus, owner of the corner property, who will alter into stores and apartments.

LEXINGTON AV.—Isaac Elkus bought through Solomon Stern the two 3-sty dwellings at 415

Lexington av, northeast corner of 43d st, 22.4x 90, from the Chelsea Leasing Co., and 417, adjoining, 19x90, from the estate of Milton H. Robertson.

MADISON AV.—Lesk Realty Co. sold to the Stephen Realty Co., Milton M. Dryfoos, presi-

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dent, 413 Madison av, at the northeast corner of 48th st, a 5-sty brownstone building, on a lot 22x100. The lease on the property was also bought.

THIRD AV.—Elise H. Hawkins sold 366 Third av, a 3-sty and store building, on a lot 24.8½x 122, abutting on Broadway alley, between East 26th and East 27th sts.

NINTH AV.—Dwight, Archibald & Perry, Inc., sold for M. E. Halsey the loft building on a lot 21.6x98, at 282 Ninth av, to the Frank L. Graf Manufacturing Co., who will occupy a large part of the building for its own business.

TENTH AV.—Estate of David M. Cromwell sold 598 Tenth av, a 5-sty flat, on a lot 25x100.

North of 59th Street.

SUTTON PL.—Everett M. Seixas Co. and the M. Morgenthau, Jr., Co. sold for the estate of Emille Paur to the Terraine Realty Co. 27 Sutton pl (Av A), a 3-sty and basement brownstone dwelling, on a lot 16.8x75.

65TH ST.—Douglas L. Elliman & Co. sold for a client 18 East 65th st, a 4-sty dwelling, on a lot 18x100.

65TH ST.—William S. Anderson Co. sold for the estate of Thomas E. Crimmins 403 to 411½ East 65th st, six 3-sty buildings, on a plot 100.6x100.5.

66TH ST.—Hewitt Associates sold through Douglas L. Elliman & Co. 164 East 66th st, a 4-sty dwelling, on a lot 18.6x100.5, which is being remodeled into an American basement dwelling together with a group of eleven other houses surrounding a large formal garden. These houses were sold to the Hewitt Associates by the Gerry estate and have now all been resold to individual purchasers.

70TH ST.—Clara Steinhardt sold to a buyer for occupancy 140 West 70th st, a 4-sty dwelling, on a lot 18.6x100.

70TH ST.—Ruland & Whiting-Benjamin Corporation sold for Dr. Dever S. Byard, the 4-sty brownstone dwelling, 155 East 70th st, on a lot 19.6x100.5, to a buyer for occupancy.

72D ST.—Mrs. C. A. Westbrook sold through Pease & Elliman to a buyer, for occupancy, 219 East 72d st, a 3-sty and basement brownstone dwelling, on a lot 15x102.2.

74TH ST.—Peter Cooper Hewitt sold through Pease & Elliman to a buyer, for occupancy, 25 East 74th st, a 4-sty and basement brownstone dwelling, fully covering a lot 25x102.2.

74TH ST.—H. H. Neuberger sold through Pease & Elliman to a buyer, for occupancy, 55 East 74th st, a 4-sty and basement brownstone dwelling, on a lot 18x102.2.

75TH ST.—Senior & Allen sold for a client 105 West 75th st, a 4-sty dwelling, on a lot 20x100.

75TH ST.—Seventy-fifth Street Syndicate sold 157 East 75th st, a 4-sty and basement dwelling, on a lot 18.11x102.2 to a buyer who will remodel it into an American basement dwelling.

75TH ST.—Joseph P. Day sold for J. W. Whitten, of Pine Bush, N. Y., to S. Diamond 317 East 75th st, a 6-sty tenement house with store, on a lot 25x102.2.

77TH ST.—William C. Breed sold through Slawson & Hobbs to a buyer, for occupancy, 341 West 77th st, a 5-sty dwelling, on a lot 16x102.2, adjoining the north corner of Riverside drive.

78TH ST.—Miss Justina Duffy sold through Pease & Elliman 260 West 78th st, a 5-sty American basement dwelling, on a lot 19.3x71.2.

80TH ST.—Mrs. Eugene Clapp sold through Douglas L. Elliman & Co. 169 East 80th st, a 4-sty remodeled dwelling, on a lot 16.8x102.2.

81ST ST.—Dr. B. C. Nash sold through Harvey B. News 134 West 81st st, a 3-sty dwelling, on a lot 19x102.2.

83D ST.—Whitman C. Haff sold to Bruce Reynolds 60 West 83d st, a 5-sty dwelling, 25x85x100, adjoining the home of the late Richard Deeves which Mr. Reynolds bought last week. This house together with the Deeves' home will be remodeled into apartments.

85TH ST.—Herman Elsas sold through L. J. Phillips & Co. to a buyer, for occupancy, 33 West 85th st, a 5-sty American basement dwelling, on a lot 20x102.2.

85TH ST.—J. C. & M. G. Mayer sold 252 West 85th st, a 9-sty apartment house, on a plot 80x100.

89TH ST.—Capt. Louis M. Josephthal sold through Worthington Whitehouse to a buyer, for occupancy, his residence 7 East 89th st, a 5-sty English basement limestone dwelling, on a lot 28x100.8½. The property has been held at \$225,000.

92D ST.—William B. May Co. sold 53 East 92d st, a 4-sty dwelling, on a lot 17x1008.8½.

94TH ST.—Dr. W. W. Bruce sold his residence 69 West 94th st, a 3-sty and basement brownstone dwelling, on a lot 20x100.8½.

94TH ST.—Lawrence, Blake & Jewell sold for Mrs. Margaret Kelly 165 West 94th st, a 4-sty English basement dwelling, on a lot 14x100.8.

95TH ST.—Judge Louis Steckler sold 2 West 95th st, at the south corner of Central Park West, a 5-sty apartment house, on a lot 25x100.

96TH ST.—Dr. A. Greenberg bought from Irving Bachrach and Ira Rosenstock 60 West 96th st, a 4-sty dwelling, on a lot 20x100.

103D ST.—Mary M. Addick resold through Slawson & Hobbs 88 West 103d st, a 5-sty single flat, on a lot 20x100.11.

104TH ST.—Samuel Wilcox, as executor, sold 27 East 104th st, a 5-sty double flat, on a lot 25x100.

109TH ST.—A. Y. Cohn bought 156 East 109th st, at the southeast corner of Lexington av, a 4-sty flat, on a lot 19x100.

114TH ST.—Mary O'Connor sold through J. P. & E. J. Murray to Joseph Heisten 127 East 114th st, a 3-sty and basement brownstone dwelling, on a lot 18x100. It had been owned by the seller since 1879.

118TH ST.—Estate of Samuel S. Sands sold 513 and 515 East 118th st, two 3-sty and basement dwellings, each on a lot 16.8x100.11. The tenants were the buyers.

119TH ST.—Adolph & Henry Weiss sold to Levin & Rosen 100 West 119th st, at the southwest corner of Lenox av, a 7-sty apartment house with stores, known as the Norwood, on a plot 100x75.

119TH ST.—Howard C. Forbes sold to the Seventy-seventh Street Corporation 308 to 314 East 119th st, two 5-sty tenement houses, each on a lot 20x100.

119TH ST.—Shaw & Co. sold for Edward Goldschmidt, as executor, to the Barney Improvement Corporation 508 East 119th st, a 5-sty and basement single flat, on a lot 20x100; and resold same for the buyer to Adelaide Russo.

119TH ST.—Barney Improvement Corporation sold through Shaw & Co. to Frank Landric 510 East 119th st, a 5-sty and basement single flat, on a lot 20x100.

123D ST.—J. L. Van Sant sold 107 and 109 West 123d st, two 3-sty and basement brownstone dwellings, each on a lot 20x100.

123D ST.—Porter & Co. sold for the Wells Holding Co. to Annie Dingwell the 3-sty brownstone dwelling at 154 West 123d st, on a lot 16x100.11.

123D ST.—Barney Improvement Corporation sold through Shaw & Co. 224 West 123d st, a 3-sty and basement dwelling, on a lot 16.8x100.

126TH ST.—Leopold Zirinsky sold 147 West 126th st, a 4-sty and basement brownstone dwelling, on a lot 16.8x99.11.

127TH ST.—Selma Wronker sold through Porter & Co. to the Schutter Homes, Inc., 261 West 127th st, a 3-sty dwelling, on a lot 16x100.

128TH ST.—Metropolitan Life Insurance Co. sold 63 East 128th st, a 4-sty flat, on a lot 16x100.

130TH ST.—Arthur W. Corse sold for William R. Peters 512 to 520 West 130th st, about 101 feet east of Old Broadway, five 2-sty dwellings, on a plot 144x100, to M. Fine and D. Kraus, who will erect on the site a 1-sty garage.

142D ST.—L. J. Phillips & Co. sold for Mrs. Anne A. Hill, of Baltimore, Md., to a buyer, for occupancy, 637 West 142d st, a 3-sty and basement dwelling, on a plot 15x99.11.

144TH ST.—George R. Read & Co. sold for Edwin H. Peck 457 West 144th st, a 3-sty dwelling, on a plot 16.6x99.11; also for Mrs. Kate A. Hastings, of Rochester, N. Y., 454 West 144th st, a 4-sty dwelling on a lot 20x99.11.

145TH ST.—Estate of James Stuart sold through Charles A. DuBois to Loretta A. Dolan 468 West 145th st, a 3-sty dwelling, on a lot 17.4x99.11.

158TH ST.—Estate of Andrew Shipman sold through L. J. Phillips & Co. 636 West 158th st, a 3-sty and basement dwelling, on a lot 19.8x99.11; also, an interest in the rear interior plot 50x150.

171ST ST.—A. & Z. Realty Co., George Zauderer, president, bought the northwest corner of 171st and Fort Washington av, a 5-sty apartment house, on a plot 100x100.

179TH ST.—Dr. Goodrich C. Smith bought through the Wood-Dolson Co. from Elizabeth A. Gaynor 619 West 179th st, a 3-sty dwelling, on a lot 18.9x100.

179TH ST.—University Holding Co. bought through J. S. Maxwell from Dr. B. Farquhar Curtis 706 West 179th st, a 5-sty apartment house, on a plot 50x93; and resold.

CENTRAL PARK WEST.—Lebertan Corporation bought through William Cruikshank Sons from the New York Life Insurance and Trust Co. the northwest corner of Central Park West and 101st st, four 5-sty apartment houses, on a plot 100x150. The buyers contemplate altering the present seven rooms into three and four room suites.

CONVENT AV.—Margaret Kelly sold through Duff & Brown Co. 430 Convent av, a 3-sty and basement dwelling, on a lot 16.8x75.

EDGEcombe AV.—S. Lair sold to the A. & Z. Realty Co. 335 Edgecombe av, a 5-sty apartment house, on a plot 80x100.

MADISON AV.—I. Portman resold to Weil & Meyer the northeast corner of Madison av and 87th st, a 6-sty elevator apartment house, on a plot 50x113.

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MANHATTAN AV.—Anna Miller bought the southwest corner of Manhattan av and 119th st, a 5-sty flat, on a lot 25.11x100.

MANHATTAN AV.—Reliant Investment Co. sold to the Hoffman Homes Corporation 459 to 477 Manhattan av, ten 3-sty and basement brick dwellings each on a lot 16.8x82. These comprise all of the block front between 119th and 120th sts except the corners.

NORTHERN AV.—Edward Baer sold to Louis Fine 77 to 83 Northern av, two 5-sty apartment houses, each on a plot 50x100.

RIVERSIDE DRIVE.—Joseph B. Meade sold 81 Riverside drive, adjoining the north corner of 80th st, a 5-sty dwelling, on a lot 25.4x73.9x irregular.

RIVERSIDE DRIVE.—Franklin Simon sold through the Wood-Dolson Co. to a buyer, for occupancy, 96 Riverside drive, a 4-sty stone dwelling, on a lot 18.8x85. The house adjoins Mr. Simon's residence and was bought by him several years ago from James Richards, long a member of the law firm of Coudert Bros.

ST. NICHOLAS AV.—Mrs. E. W. Reichow sold to the Reliant Leasing Co. 945 to 949 St. Nicholas av, a 5-sty apartment house, on a plot 77x100.

WEST END AV.—The Allessor Co. bought from a company headed by Alfred Saxe 601 West End av, at the northwest corner of West 89th st, a 12-sty brick and stone apartment house, on a plot 44x90. It houses one family to a floor. Wood-Dolson Co. was the broker.

FIRST AV.—Central Union Trust Co. sold 1845 First av, a 5-sty tenement house, on a lot 25x80.

SEVENTH AV.—Sigmund Hirschberg sold the northeast corner of Seventh av and 111th st, a 5-sty apartment house, on a lot 25.2x100.

Bronx

LORILLARD PL.—D. A. Trotta sold for G. Misuraca 2385 Lorillard pl, a 4-sty brick apartment house, on a plot 41x90.

LORING PL.—Debb Realty Co. sold 2313 Loring pl, a 3-sty 2-family house.

SIMPSON ST.—John Henshaw sold 993 Simpson st, a 5-sty apartment house, on a plot 40x100.

133D ST.—Davenport & Brainard sold for a client 545 East 133d st, a 5-sty double flat, on a lot 25x100.

135TH ST.—Mrs. J. H. Seebeck sold to Lillian Marguilles 439 East 135th st, a 5-sty flat, on a plot 30x100.

141ST ST.—O'Connell estate sold to Ellen Rooney 371 and 373 East 141st st, two 3-sty and basement frame dwellings, each on a lot 14.5x100, adjoining the private right of way of the elevated railroad.

148TH ST.—Cahn & Cahn bought from Michael Leahy 248 East 148th st, a 2-sty frame 2-family house, on a lot 25x100.

163D ST.—James Somers sold to Meister Builders, Inc. 803 East 163d st, a 3-sty frame 2-family house, on a lot 20x51.

165TH ST.—Rhineland Real Estate Co. sold to S. Schneiderman 318 East 165th st, a 5-sty apartment house; and the buyer has resold it to Mrs. Kensinger.

178TH ST.—John H. Hascall sold 453 East 178th st, a 5-sty apartment house, on a plot 50x100.

180TH ST.—Hoffman Homes Corporation bought 871 to 875 East 180th st, two 5-sty apartment houses with stores, on a plot 75.6x118.

180TH ST.—Harry Cahn bought from Frederick Brown the southwest corner of East 180th st and Harrison av, a vacant plot 90x100.

BASSFORD AV.—I. Portman resold the northeast corner of Bassford av and 184th st, a 5-sty apartment house, on a plot 55x140.

BROOK AV.—Meister Builders, Inc., sold to J. Krom 1229 and 1231 Brook av, two 3-sty business buildings, on a plot 40x100.

FOREST AV.—Fred Oppenheimer bought for a client, for occupancy, 991 Forest av, a 3-sty dwelling, on a lot 20x91.

FULTON AV.—Lena Fischer sold through Richard Dickson 1363 Fulton av, a detached frame dwelling, on a plot 33x208.

GRAND AV.—Frederick Brown sold to Harry Cahn the vacant plot 120x100, in the north side of Grand av, 180 feet east of West 180th st.

GRANT AV.—Estate of Lemuel Bolton Bangs sold to Ennis & Sinnott 2527 Grant av, a 3-sty detached dwelling with garage, on a plot 75x106.

HOE AV.—Hoffman Homes Corporation purchased from Daniel H. Jackson 1056 Hoe av, at the northeast corner of 165th st, a 5-sty apartment house, on a plot 60x110.

HOE AV.—A. G. Bechmann sold for Mrs. E. Bauer 1158 Hoe av, a 2-sty dwelling, on a lot 25x100.

KINGSBRIDGE RD.—L. & S. Building Corporation bought from Frederick Brown the northwest corner of Kingsbridge rd and Morris av, a vacant plot 100x120.

MONTGOMERY AV.—E. H. Welsker sold for John S. O'Leary, to a builder for immediate improvement with four 2-family houses, the

vacant plot 100x100 on the west side of Montgomery av, 198 feet north of 176th.

OGDEN AV.—Anna Maurer sold through O'Reilly & Dahn 1350 Ogden av, a 5-sty apartment house, on a plot 89x100.

PROSPECT AV.—Isaac Lowenfeld and William Prager sold to the Landwehr-Scherer Co. 1911 Prospect av, a 5-sty apartment house, on a plot 50x100.

SUMMIT AV.—Cahn & Cahn sold to Cora Haffner 914 Summit av, a 2-sty brick 2-family house, on a lot 25x100.

UNION AV.—Charles S. Albert sold through A. G. Bechmann 946 Union av, a 5-sty apartment house, on a plot 37.6x125.

WASHINGTON AV.—North County Development Co. sold 1512 to 1522 Washington av, six 5-sty apartment houses, on a lot 150x100.25.

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Brooklyn.

FULTON ST.—Henry Nieland, Jr., sold to Mrs. Gussie Suchow, 1826 Fulton st, a 3-sty flat with store.

HERKIMER ST.—Frederick Ritterbusch, Jr., sold 1109 and 1115 Herkimer st, two 3-sty brick 3-family houses.

IRVING PL.—Bulkeley & Horton Co. sold 67 and 69 Irving pl, two 3-sty dwellings, for the Oatman estate.

PIERREPONT ST.—George R. Read & Co. sold for Mrs. Alice H. Morgan to the Misses Clara and Edna Scribner 7 Pierrepont st, Brooklyn Heights, a 4-sty dwelling, on a lot 27x125.

STOCKHOLM ST.—Jeremiah Hower sold to Isidore Bloom and Samuel Spiro 492 Stockholm st, corner of Seneca av, a 3-sty flat with store.

VANDERVEER PL.—Bulkeley & Horton Co. sold for a client to Mrs. M. Merkent 2242 Vanderveer pl, a 2-sty dwelling, on a lot 20x100.

WARREN ST.—Melster Builders, Inc., sold 569 and 571 Warren st, two 4-sty double flats, on a plot 40x100.

WYTHE AV.—Melster Builders, Inc., sold to separate buyers 423 and 425 Wythe av, two 4-sty single flats, on a plot 38.6x69.

46TH ST.—N. Payson sold to the Left Construction Co. the vacant plot, 40x100, in the south side of 46th st, 180 feet west of 17th av.

57TH ST.—Mrs. Mary Maryland sold through Bulkeley & Horton Co. 259 57th st, a 2-sty and basement frame dwelling.

61ST ST.—Moriarty & Hollahan sold for Florence Powell, 368 61st st, 3-sty brick double flat.

65TH ST.—Alco Building Co. sold to Isidore Simon and Harry Glass, respectively, for occupancy, 2153 and 2155 66th st, two brick semi-detached dwellings.

72D ST.—Frank A. Seaver & Co. sold for F. A. Pellegrino to a buyer, for occupancy, 828 72d st, a brick dwelling.

82D ST.—Charles A. Fosdick sold to William Beckerman 2161 82d st, Bay Ridge, a detached dwelling, on a plot 80x100.

BAY RIDGE AV.—Nussli Bros. sold through Moriarty & Hollahan 252 and 254 Bay Ridge av, a 3-sty frame store building, on a plot 54x136; also the same brokers sold for A. & C. Haseloff 350 Bay Ridge av, a brick 2-family house; also for Daniel Larocca 465 Bay Ridge av, a brick 3-family house.

DORCHESTER RD.—Clarence A. Hebb, long City Editor of the Brooklyn Eagle, sold to a buyer, for occupancy, 1711 Dorchester rd, Flatbush, a 2 1/2-sty frame detached dwelling.

KINGS HIGHWAY.—Wood, Harmon & Co. sold the northeast corner of Kings Highway and East 15th st, two buildings, on a plot 38x107.

MAPLETON PARK.—Realty Trust, which developed and improved Mapleton Park along the line of the Coney Island subway, sold to a syndicate the remaining 14 dwellings in 64th st, between Twentieth and Twenty-first avs. The houses will be remodeled.

FIFTH AV.—B. Nolen sold the northwest corner of Fifth av and 68th st, a vacant plot 43x100.

FOURTH AV.—Floyd A. Guernsey sold the northwest corner of Fourth av and 52d st, a business building, on a lot 25x100.

SIXTH AV.—Estate of Charles Browning sold through the John Pullman Real Estate Co. to George C. Rohrs 183 Sixth av, a 3-sty dwelling on a lot 20x100.

SIXTH AV.—Henry L. Nielsen sold for Mrs. C. Bode to a buyer, for occupancy, 7213 Sixth av, a brownstone 2-family house.

TENTH AV.—Frank A. Seaver Co. sold for B. Johann to a buyer, for occupancy, 6924 Tenth av, a brick 2-family house.

TENTH AV.—Walter S. Ross and C. C. Gretsinger sold for Anna Unterman the southeast corner of Tenth av and 84th st, to a builder for improvement.

Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 15c. per line; count six words to the line.

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

No medium reaching real estate interests affords 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

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OFFICE OF THE STATE COMMISSION OF HIGHWAYS, ALBANY, N. Y.: Sealed proposals will be received by the undersigned at their office, No. 55 Lancaster Street, Albany, N. Y., at 1 o'clock p. m., on FRIDAY, the 16th day of APRIL, 1920, for the improvement or completion of the following highways:

- Alleghany.....(One highway: 4.89)
- Broome.....(one highway: 5.35)
- Chautauqua.....(one highway: 5.85)
- Cortland.....(one highway: 2.35)
- Dutchess.....(two highways: 4.85 and 2.28)
- Franklin.....(one highway: 3.52)
- Genesee.....(one highway: 4.14)
- Lewis.....(one highway: 3.66)
- Livingston.....(one highway: 8.34)
- Onondaga.....(one highway: 0.28)
- Ontario.....(one highway: 1.89)
- Seneca.....(one highway: 1.69)
- Tioga.....(one highway: 1.38)
- Wayne.....(one highway: 1.63)

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- Monroe.....(1 contract; reconstruction)
- Oneida.....(2 contracts; reconstruction)
- Onondaga....(1 contract; reconstruction)
- Orleans.....(1 contract; reconstruction)
- Oswego.....(1 contract; reconstruction)
- Otsego.....(1 contract; reconstruction)
- Saratoga....(1 contract; reconstruction)
- Schenectady.(1 contract; reconstruction)
- Sullivan....(1 contract; reconstruction)
- Wyoming....(1 contract; reconstruction)

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

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

FREDK. STUART GREENE,

Commissioner.

IRVING V. A. HUIE, Secretary.

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WE WILL PAY 20 cents for the New York Editions of Record and Guide of April 6, 1912; Feb. 1, 8, Apr. 5, 19, Aug. 9, Nov. 8, Sept. 20 & Oct. 18, 1919. Address Record & Guide.

J. CLARENCE leased for 10 years for the estate of Caroline Stiner to the Oil Marketing Co. the 5-sty store and loft building, 25x100, at 44 Vesey st.

J. CLARENCE DAVIES leased the 5-sty loft at 662 and 664 Sixth av, 44x85, for the Sperry Realty Co. for 21 years at an aggregate rental of \$500,000; also for 10 years the second floor in 182 William st to Thomas B. McGovern, Jr. Co.

JOSEPH P. DAY leased from plans to Perley Morse & Co., accountants, a floor comprising 0,000 square feet in 110 William st; also half a floor in the same building to the Prudential Oil Corporation, and leased offices in 6 Church st to Graham, Rowe & Co.

DANIEL DRYER leased to the Republic Rubber Corporation, of Youngstown, O., for a term of 10 years, 221 and 223 West 37th st, a 6-sty loft building, at an aggregate rental of \$150,000.

DOUGLAS L. ELLIMAN & CO., INC., leased for the Madison Avenue and Fifteenth Street Co. the parlor floor at 450 Madison av to Charles R. Yandell & Co., and for the same landlords the stores, basements and parlor floors in 436-8 Madison av to Frank Bowles, and the small store at 23 East 49th st to Mrs. G. M. Ridlon for a ladies' specialty shop.

Statement of the Ownership, Management, Circulation, etc., required by the Act of Congress of August 24, 1912, of Real Estate Record & Builders' Guide, published weekly at New York, N. Y., for April 1, 1920.

State of New York, County of New York, ss.:

Before me, a Notary Public in and for the State and county aforesaid, personally appeared Frank E. Perley, who, having been duly sworn according to law, deposes and says that he is the President of the Record & Guide Company, publishers of the Real Estate Record & Builders' Guide, and that the following is, to the best of his knowledge and belief, a true statement of the ownership, management, etc., of the aforesaid publication for the date shown in the above caption, required by the Act of August 24, 1912, embodied in Section 443, Postal Laws and Regulations, printed on the reverse of this form, to wit:

1. That the names and addresses of the publisher, editor, managing editor, and business manager are:

Publisher—Record & Guide Company, 119 West 40th Street, New York, N. Y.

Editor—Frank E. Perley, 119 West 40th Street, New York, N. Y.

Managing Editor—Frank E. Perley, 119 West 40th Street, New York, N. Y.

Business Manager—Frank E. Perley, 119 West 40th Street, New York, N. Y.

2. That the owners are: (Give names and addresses of individual owners, or, if a corporation, give its name and the names and addresses of stockholders owning or holding 1 per cent. or more of the total amount of stock.)

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3. That the known bondholders, mortgagees, and other security holders owning or holding 1 per cent. or more of total amount of bonds, mortgages, or other securities are: (If there are none, so state.) None.

4. That the two paragraphs next above, giving the names of the owners, stockholders and security holders, if any, contain not only the list of stockholders and security holders as they appear upon the books of the company but also, in cases where the stockholder or security holder appears upon the books of the company as trustee or in any other fiduciary relation, the name of the person or corporation for whom such trustee is acting, is given; also that the said two paragraphs contain statements embracing affiant's full knowledge and belief as to the circumstances and conditions under which stockholders and security holders who do not appear upon the books of the company as trustees, hold stock and securities in a capacity other than that of a bona fide owner; and this affiant has no reason to believe that any other person, association, or corporation has any interest direct or indirect in the said stock, bonds, or other securities than as so stated by him.

FRANK E. PERLEY,

President of Record & Guide Company, Publishers of Real Estate Record & Builders' Guide. Sworn to and subscribed before me this 17th day of March, 1920.

(Seal) HENRI DAVID,

Notary Public, No. 184, New York County. (My commission expires March 30, 1920.)

Madison avenue is rapidly developing and a number of building operations are under way.

Fifth Avenue Corner Bought.

Occupying part of the former Hotel Langham site, the Hickson building, on a plot 50x115, at the northeast corner of Fifth avenue and 52d street was sold by the Investors Estates Corporation, Nathaniel McCready, president, to an operator. The price is about \$1,000,000.

BRETT & GOODE CO. leased the second floor of 237 Lafayette st. to Bullinger's Guide and sixth floor to the Yale Glove Co.; in 484 Broome st, store and basement to the Pan American Trading Co. and fifth floor to J. Friedman & Co. With Cross & Brown they leased the third floor in 120 West 41st st to the American Social Hygiene Association; with Archibald, Perry & Dwight the second floor of 21 West 49th st to H. P. Knowles, the architect, and for Vincent Astor space in 334 Fifth av to the Writers' Press Association.

BRETT & GOODE leased for a client to the Barbara Fritchle Post of the American Legion the 5-sty American basement dwelling at 3 West 86th st. Extensive alterations will be made to the property.

RECENT LEASES.

Large Brooklyn Lease.

The National Seal Co. leased 94,400 square feet of floor space for 10 years in the Flatbush Industrial Corporation Building, at Fourteenth avenue, 36th and 37th streets, Brooklyn. The company is engaged in the manufacture of metal seals for bottles and other kindred uses and maintains a large establishment in Portland, Me.

Notable Madison Ave. Lease.

Thomas J. O'Reilly leased, for a long term of years, for Mrs. Stephen Peabody, the southwest corner of Madison avenue and 54th street, fronting 100 feet on the avenue and 42.6 on the street. The lessee is Frank J. Cassidy, who will improve the site with a modern store, office and apartment building to be ready for occupancy next Fall. The aggregate amount involved approximates \$750,000. This section of

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A. A. HAGEMAN leased for the Unionall Realty Corporation the building at 40 West 36th st, a 5-sty brownstone building, to H. Barron Co., Inc.

THE HAGGSTROM-CALLEN CO. leased for the Algin Realty Corporation, the Fifth loft in 614 to 618 West 131st st for a term of 5 years to the West Side Auto Body Coach Works, Inc.

M. & L. HESS, INC., leased the second floor in 34 and 6 West 32nd st to B. A. Wechsler Co., Inc.

GEORGE KEAN and Harris Brown, who have formed the real estate operating firm known as the Kean Brown Realities Corporation, leased the building at 371 to 373 Seventh av, on a plot 100x100, at a total rental of \$150,000 for a term, and will alter them into lofts.

H. L. MOXLEY & CO. leased for David Keane store and basement of 214 East 28th st to the Holmes Electric Protective Co.; also, leased for the Downtown Sales Co. to the K. B. Pulverizer Co., for a term of years, the second floor in 92 Lafayette st.

PEASE & ELLIMAN leased for the Merchants and Manufacturers Exchange Corporation 10,000 square feet of space in the Grand Central Palace. This is a temporary lease to the Chicago Pneumatic Tool Co. who will use it pending the completion of its new building. Also, leased for the National Association Building Corporation to Pettigrew & Meyer a large amount of space in 19 to 31 West 43d st.

PEASE & ELLIMAN leased for the 134 William Street Corporation to the Handelsmaatschappij Transmarina, Inc., for a term of years, the entire third and fourth floors in 94 Fulton st, at an aggregate rental of \$50,000.

PEASE & ELLIMAN leased furnished for Ernest Warrin to Lawrence Jacob, owner of Jacob's shipyard at City Island, the 4-sty, 22-ft. American basement dwelling, at 61 West 9th st.

PEASE & ELLIMAN leased for a long term of years for the Combined Industries to the Professional Bag and Suit Case Co. the fourth floor in 489 Broome st.

J. B. ENGLISH leased for the Willard S. Burrows Co. a store in the building at the northeast corner of 34th st and 7th av to H. Shabowitz, for a term of 10 years. Also leased for a client to the Empire Men's Shop, for a term of 9 years, the store in 1416 Broadway.

J. ARTHUR FISCHER leased for a client to M. Sobel the store in 468 Seventh av; also, to Harry Einhorn the store and basement in 658 Sixth av.

ESTATE OF EDWARD M. KNOX leased to the Fortieth Street & Fifth Avenue Corporation the Knox Building at the southwest corner of Fifth av and 40th st for a term of 21 years with the privilege of two renewals for similar terms.

THOMAS J. O'REILLY leased for a term of years for Mrs. Stephen Peabody the southwest corner of Madison av and 54th st, two 4-sty dwellings, fronting 100 feet on the avenue and 42.6 on the street. The lessee is Frank J. Cassidy, who will improve the site with a store, office and apartment building, expected to be ready for occupancy next fall. The amount involved approximates \$750,000.

GEO. R. READ & CO. leased the ground floor of the Liberty st front of the Singer Building, containing over 4,000 square feet, and formerly occupied by the United States Shipping Board, to the New York branch of the Banco Nacional Ultramarino, Ltd. (National Overseas Bank), of Lisbon, Portugal, and have also secured a renewal of the lease on these premises for the bank from the Singer Sewing Machine Co. for a long term of years. This is the first branch to be opened in North America by this bank, which has over sixty branches in various parts of the world, and is one of the largest of the European banks.

GEORGE R. READ & CO., with Charles B. Walker, leased to the Sonora Phonograph Corporation four entire floors of the building 15 Warren st for a long term of years.

L. TANENBAUM, STRAUSS & CO. leased for a long term of years for the 255 Fifth Avenue Company, the store and basement in the new building being erected at 255 and 257 Fifth av. to Traub, Lewis & Co.

L. TANENBAUM, STRAUSS & CO. leased for a long term of years the entire 5-sty building at 13 and 15 East Houston st to the York Sign Co.

TUCKER, SPEYERS & CO. leased for Mrs. Robert P. Huntington and Miss Madeline I. Dinsmore the 21-sty office and loft building 11 and 13 East 26th st, extend through to 6 and East 27th st for 21 years at an aggregate rental of \$3,000,000. The lessee is a syndicate organized by Joseph E. Gilbert, formerly of Gilbert & Kramer.

VANDAM WAREHOUSE CO. leased through Louis F. Sommer three warehouses of the Jarvis Stores, Inc., at 720-724 Greenwich st and 726-736 Greenwich st, between Charles and Perry sts, and 591-593 Washington st, through to 610-612 Greenwich st. The deal includes the business of the Jarvis Stores, established since 1834.

REAL ESTATE NOTES.

M. S. AMES will remove his office on May 1 from 30 East 42d st to 7 East 42d st.

A SYNDICATE in which Edward M. O. Pratt, E. Grebert, Joseph Schmidt, Dr. Jacob Burger and John Reincke are interested has taken over from the L. K. Schwartz Co. its 21-year lease on the 6-sty loft and garage building at 430 to 436 West 55th st. The rental for the term aggregates more than \$1,000,000. The property will be held in the name of the Fifty-fifth Street Garage Corporation, which will operate the garage and rent out the upper floors of the building.

MRS. G. H. DAVISON is the buyer of 44 East 53d st, recently sold.

HARRIS & MAURICE MANDELBAUM bought the 12-sty Bellguard apartments, at the southeast corner of Broadway and 89th st, which was recently reported sold by Joseph Sherk to clients of Eisman, Lee, Corn & Lewine. The Bellguard returns an annual rental of approximately \$100,000. It has accommodations for 36 families and contains 5 stores.

PETER GRIMM, for the last ten years with Stephen H. Tyng, Jr., & Co., has opened a real estate and insurance office at 50 East 42d st.

FRANK R. HOUGHTON, of the Houghton Co. and Frank G. Swartwout have removed to 170 Broadway. The former has been in that locality nearly 40 years. Mr. Swartwout had an office in 125th st for 35 years.

MRS. ELLA M. O'KANE, of 230 Madison av, is the buyer of 222 Madison av, which was recently sold by Gilbert Jones.

I. LINCOLN SEIDE CO. have merged its offices at 1424 Madison av, and at 116 Nassau st into a central office at 220 Broadway.

SPEAR & CO. have been appointed managing agents by Kuhn-Loeb & Co. for their property at 316 and 318 Bowery, including 2 to 6 Bleecker st. They were also appointed managers of 495 Broome st with "L" to 359 West Broadway, and of 138 and 140 Centre st.

STODDARD HOFFMAN has been elected vice-president of the real estate firm of Spear & Co., 840 Broadway.

TANKOOS & CO. in conjunction with George C. Ponter, Inc., secured for the Heaton Realty Corporation a first mortgage loan of \$36,000, covering the property at 77 Cortlandt st southwest corner of Washington st, now being extensively altered.

CHARLES B. VAN VALEN, INC., has placed a loan of \$270,000 on the 9-sty office and loft building at 788 to 792 Sixth av. It is owned and occupied by Lewis & Conger.

WM. A. WHITE & SONS have been appointed by the International Mercantile Marine Co. managing agents of the Washington Building, 1 Broadway, which was recently purchased from J. Edward Searles and which is to be extensively remodeled.

STANDARDS AND APPEALS Calendar

BOARD OF APPEALS.

Tuesday, April 13, 1920, at 10 a. m.
Appeals from Administrative Orders.

- 16-20-A—North side of East 62d street, 600 ft. from Avenue V, Brooklyn.
- 139-20-A—1532-1542 Broadway, northeast corner 45th street, Manhattan.
- 9-20-A—1657-1665 Webster avenue, The Bronx.
- 200-20-A—1619 Broadway, northwest corner West 49th street, Manhattan.
- 202-20-A—25 Spencer street, Brooklyn.
- 221-20-A—251 Fifth avenue, 1 East 28th street, Manhattan.
- Under Building Zone Resolution.
- 193-20-BZ—1195-1203 Coney Island avenue, Brooklyn.
- 201-20-BZ—121-139 West 73d street, Manhattan.
- 124-20-BZ—309-313 West 132d street, Manhattan.
- 165-20-BZ—61 Jumel place, Manhattan.
- 167-20-BZ—518-534 West 26th street, Manhattan.
- 118-20-BZ—272 14th street, Brooklyn.

BOARD OF STANDARDS AND APPEALS.

Tuesday, April 13, 1920, at 2 p. m.
Petitions for Variations.

- 138-20-S—618-620 Fifth avenue, Manhattan.
- 60-20-S—South side of Castleton avenue, 50 feet east of Ridgewood place, Richmond.
- 171-20-S—61 East 11th street, Manhattan.
- 188-20-S—131 Boerum street, Brooklyn.
- 194-20-S—245 West Broadway, Manhattan.
- 203-20-S—100 Chambers street, Manhattan.
- 204-20-S—365 Snediker avenue, Brooklyn.
- Appliances Submitted for Approval.
- 554-19-S—Exit Door Lock.
- 856-19-S—Acme Fire Alarm.
- 922-19-S—Pneumometer.
- 154-20-S—Slamless Connection.
- 156-20-S—Pyro-Non-Paint.
- 157-20-S—Hydro Carbon Gas System.
- 230-20-S—Monarch Oil Burner.

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 |
| | Apr. 1 to Apr. 7 | Apr. 3 to Apr. 9 |
| Total No. | 617 | 199 |
| Assessed Value | \$37,903,400 | \$17,356,100 |
| No. with consideration | 73 | 32 |
| Consideration | \$4,592,675 | \$2,140,544 |
| Assessed Value | \$3,796,500 | \$2,148,200 |
| Jan. 1 to Apr. 7 Jan. 1 to Apr. 9 | | |
| Total No. | 5,317 | 2,128 |
| Assessed Value | \$415,505,650 | \$155,996,300 |
| No. with consideration | 629 | 277 |
| Consideration | \$42,195,093 | \$11,739,143 |
| Assessed Value | \$36,029,350 | \$12,504,200 |

Mortgages.

| | 1920 | 1919 |
|-----------------------------------|------------------|------------------|
| | Apr. 1 to Apr. 7 | Apr. 3 to Apr. 9 |
| Total No. | 407 | 100 |
| Amount | \$13,212,716 | \$2,165,950 |
| To Banks & Ins. Cos. | 40 | 9 |
| Amount | \$1,532,150 | \$201,300 |
| No. at 6% | 264 | 58 |
| Amount | \$9,133,636 | \$799,600 |
| No. at 5½% | 88 | 7 |
| Amount | \$2,566,316 | \$357,500 |
| No. at 5% | 28 | 18 |
| Amount | \$691,680 | \$284,500 |
| No. at 4½% | ..... | ..... |
| No. at 4% | ..... | ..... |
| Amount | \$7,000 | ..... |
| Unusual Rates | ..... | 1 |
| Amount | ..... | \$421,000 |
| Interest not given | 26 | 15 |
| Amount | \$814,084 | \$303,350 |
| Jan. 1 to Apr. 7 Jan. 1 to Apr. 9 | | |
| Total No. | 3,436 | 994 |
| Amount | \$121,773,870 | \$24,238,767 |
| To Banks & Ins. Cos. | 453 | 177 |
| Amount | \$32,190,000 | \$9,435,000 |

Mortgage Extensions.

| | 1920 | 1919 |
|-----------------------------------|------------------|------------------|
| | Apr. 1 to Apr. 7 | Apr. 3 to Apr. 9 |
| Total No. | 47 | 48 |
| Amount | \$4,208,683 | \$2,627,800 |
| To Banks & Ins. Cos. | 25 | 29 |
| Amount | \$2,897,500 | \$1,787,000 |
| Jan. 1 to Apr. 7 Jan. 1 to Apr. 9 | | |
| Total No. | 650 | 358 |
| Amount | \$49,751,224 | \$25,360,570 |
| To Banks & Ins. Cos. | 414 | 207 |
| Amount | \$39,491,791 | \$20,810,950 |

Building Permits.

| | 1920 | 1919 |
|------------------------------------|------------------|-------------------|
| | Apr. 1 to Apr. 7 | Apr. 3 to Apr. 10 |
| New Buildings | 6 | 10 |
| Cost | \$800,000 | \$617,000 |
| Alterations | \$533,450 | \$194,525 |
| Jan. 1 to Apr. 7 Jan. 1 to Apr. 10 | | |
| New Buildings | 164 | 64 |
| Cost | \$33,459,780 | \$8,079,300 |
| Alterations | \$13,514,368 | \$3,740,205 |

BRONX.

Conveyances.

| | 1920 | 1919 |
|-----------------------------------|------------------|------------------|
| | Apr. 1 to Apr. 5 | Apr. 3 to Apr. 9 |
| Total No. | 295 | 168 |
| No. with consideration | 13 | 11 |
| Consideration | \$325,850 | \$61,465 |
| Jan. 1 to Apr. 5 Jan. 1 to Apr. 9 | | |
| Total No. | 3,558 | 1,656 |
| No. with consideration | 389 | 146 |
| Consideration | \$3,657,516 | \$1,817,727 |

Mortgages.

| | 1920 | 1919 |
|---------------------|------------------|------------------|
| | Apr. 1 to Apr. 6 | Apr. 3 to Apr. 9 |
| Total No. | 232 | 71 |
| Amount | \$2,015,575 | \$517,338 |
| To Bank & Ins. Cos. | 6 | 3 |
| Amount | \$179,000 | \$48,400 |
| No. at 6% | 171 | 46 |
| Amount | \$1,528,375 | \$365,738 |
| No. at 5½% | 27 | 6 |
| Amount | \$293,650 | \$25,550 |
| No. at 5% | 22 | 10 |
| Amount | \$157,100 | \$76,750 |
| No. at 4½% | ..... | ..... |
| Amount | ..... | ..... |
| Unusual Rates | 1 | ..... |
| Amount | \$500 | ..... |
| Interest not given | 11 | 9 |
| Amount | \$35,950 | \$49,300 |

| | Jan. 1 to Apr. 6 | Jan. 1 to Apr. 6 |
|----------------------|------------------|------------------|
| Total No. | 2,485 | 766 |
| Amount | \$19,040,319 | \$5,044,410 |
| To Banks & Ins. Cos. | 94 | 48 |
| Amount | \$1,706,560 | \$660,882 |

Mortgage Extensions.

| | 1920 | 1919 |
|-----------------------------------|------------------|------------------|
| | Apr. 1 to Apr. 6 | Apr. 3 to Apr. 9 |
| Total No. | 11 | 15 |
| Amount | \$327,000 | \$345,550 |
| To Banks & Ins. Cos. | 4 | 5 |
| Amount | \$93,000 | \$123,500 |
| Jan. 1 to Apr. 6 Jan. 1 to Apr. 9 | | |
| Total No. | 212 | 166 |
| Amount | \$4,538,767 | \$3,835,220 |
| To Banks & Ins. Cos. | 92 | 59 |
| Amount | \$2,646,500 | \$1,861,000 |

Building Permits.

| | 1920 | 1919 |
|-----------------------------------|------------------|------------------|
| | Apr. 1 to Apr. 7 | Apr. 2 to Apr. 9 |
| New Buildings | 37 | 13 |
| Cost | \$558,100 | \$347,700 |
| Alterations | \$33,650 | \$11,900 |
| Jan. 1 to Apr. 7 Jan. 1 to Apr. 9 | | |
| New Building | 273 | 74 |
| Cost | \$6,331,205 | \$1,415,990 |
| Alterations | \$611,780 | \$152,040 |

BROOKLYN.

Conveyances

| | 1920 | 1919 |
|-----------------------------------|-------------------|------------------|
| | Mar. 31 to Apr. 6 | Apr. 1 to Apr. 8 |
| Total No. | 1,781 | 1,298 |
| No. with consideration | 82 | 54 |
| Consideration | \$1,115,383 | \$547,080 |
| Jan. 1 to Apr. 6 Jan. 1 to Apr. 8 | | |
| Total No. | 16,560 | 8,498 |
| No. with consideration | 743 | 527 |
| Consideration | \$8,887,826 | \$7,298,451 |

Mortgages

| | 1920 | 1919 |
|-----------------------------------|-------------------|------------------|
| | Mar. 31 to Apr. 6 | Apr. 3 to Apr. 8 |
| Total No. | 1,563 | 890 |
| Amount | \$8,254,056 | \$3,363,063 |
| To Banks & Ins. Cos. | 144 | 43 |
| Amount | \$1,673,250 | \$156,050 |
| No. at 6% | 1,344 | 669 |
| Amount | \$6,141,461 | \$2,066,363 |
| No. at 5½% | 187 | 157 |
| Amount | \$1,814,425 | \$813,000 |
| No. at 5% | 16 | 43 |
| Amount | \$138,100 | \$415,450 |
| Unusual rates | 2 | 2 |
| Amount | \$8,500 | \$5,000 |
| Interest not given | 14 | 19 |
| Amount | \$151,570 | \$63,850 |
| Jan. 1 to Apr. 6 Jan. 1 to Apr. 8 | | |
| Total No. | 13,780 | 5,355 |
| Amount | \$68,527,884 | \$19,861,596 |
| To Banks & Ins. Cos. | 1,356 | 371 |
| Amount | \$12,040,260 | \$2,457,210 |

Building Permits.

| | 1920 | 1919 |
|-----------------------------------|-------------------|------------------|
| | Mar. 31 to Apr. 6 | Apr. 2 to Apr. 9 |
| New Buildings | 375 | 269 |
| Cost | \$2,885,075 | \$1,516,650 |
| Alterations | \$172,240 | \$105,345 |
| Jan. 1 to Apr. 6 Jan. 1 to Apr. 9 | | |
| New Buildings | 2,020 | 1,823 |
| Cost | \$20,824,048 | \$11,684,925 |
| Alterations | \$3,722,785 | \$1,735,360 |

QUEENS.

Building Permits.

| | 1920 | 1919 |
|-----------------------------------|-------------------|------------------|
| | Mar. 31 to Apr. 6 | Apr. 2 to Apr. 9 |
| New Buildings | 152 | 223 |
| Cost | \$1,126,450 | \$1,183,214 |
| Alterations | \$129,891 | \$76,825 |
| Jan. 1 to Apr. 6 Jan. 1 to Apr. 9 | | |
| New Buildings | 1,548 | 1,349 |
| Cost | \$10,352,258 | \$4,772,426 |
| Alterations | \$1,127,450 | \$517,090 |

RICHMOND.

Building Permits.

| | 1920 | 1919 |
|-----------------------------------|-------------------|------------------|
| | Mar. 31 to Apr. 6 | Apr. 2 to Apr. 9 |
| New Buildings | 23 | 70 |
| Cost | \$56,545 | \$9,531 |
| Alterations | \$3,700 | \$6,250 |
| Jan. 1 to Apr. 6 Jan. 1 to Apr. 9 | | |
| New Buildings | 155 | 279 |
| Cost | \$387,338 | \$404,527 |
| Alterations | \$76,465 | \$43,006 |

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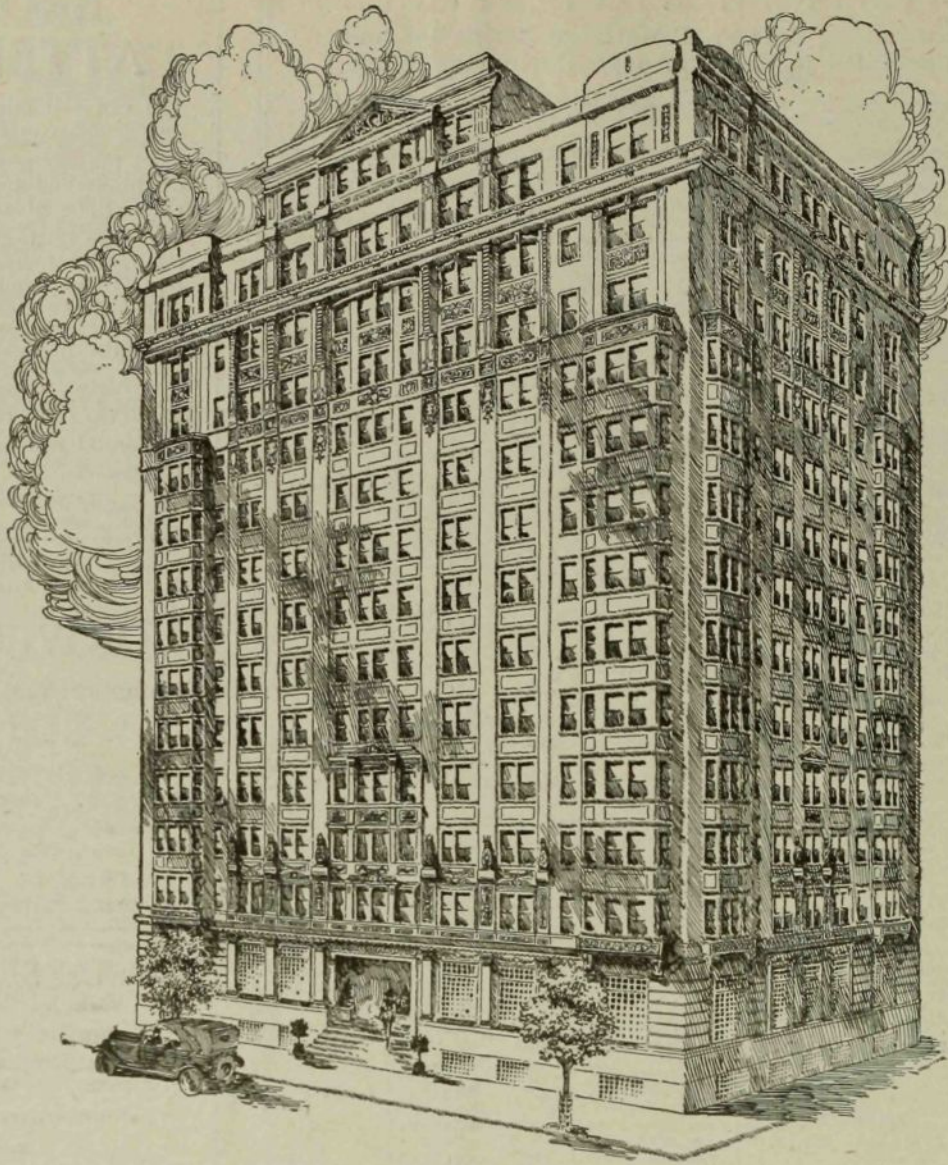
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BUILDING SECTION

Large Project to Reduce Brooklyn's Housing Shortage

Kraslow Building Company Plans Construction of 3,000 Concrete Dwellings
According to Ingersoll Patents to Sell at \$5,500 Each

PLANS have been matured whereby the acute housing shortage in Brooklyn and Long Island will be considerably decreased. For some time the construction of new residential accommodations has been far below the increase in population, and the prime reason for this condition has been the constantly advancing construction costs that have prevented speculative and investment builders from going ahead with their plans.

The addition of at least three thousand one-family dwellings to the list of available habitations in Brooklyn and Long Island has been assured by the consummation of negotiations between Charles H. Ingersoll, prominent watch manufacturer, and Walter Kraslow, president of the Kraslow Building Company, 188 Montague street, Brooklyn. It is planned to construct these houses of pre-cast concrete, according to patents controlled by Mr. Ingersoll.

By building according to this method the shells, walls and roofs can be entirely completed in one day, and this will not only considerably decrease the time necessary to complete the dwellings, but will also reduce the cost approximately forty per cent. The Kraslow Building Company has closed contracts with Mr. Ingersoll for the construction of three thousand fireproof, one-family dwellings that will be erected in various parts of Brooklyn and Long Island.

For many years past Mr. Kraslow has been prominently identified with the residential development of the Borough of Brooklyn. He had built a large number of one- and two-family dwellings and has also constructed multi-family dwellings in the borough. He has carefully studied the housing problem of the city from every angle and his judgment is that one of the quickest and best means of solving the problem as it exists at present is by the construction of a large number of single dwellings according to the system designed by Thomas A. Edison and controlled by Mr. Ingersoll.

The houses, scheduled for an early start, will be modern in every respect. They will be constructed along the lines now followed in the best engineering practice for reinforced concrete structures of any type, thoroughly fire and vermin proof and equipped with every labor-saving device now commonly found in dwellings of this moderate size and cost. It is planned to commence the construction of at least thirty houses of this type immediately, and it is said that according to the schedule now arranged this number will be completed in four weeks.

Charles H. Ingersoll, who owns the patent rights to the forms used in manufacturing these houses, for the dwellings are actually manufactured, aims to make the Ingersoll Monolithic house as popular as the watches now bearing his name.

Quantity construction will reduce the cost of these dwellings to a remarkable degree and the Kraslow Building Company plans the erection of at least five hundred residences of this type during the coming eight months. The practicability of the method has already been tested and proved sound and economical. At Phillipsburg, N. J., where the large plant of the Ingersoll-Rand Company is located, thirty-six houses of this type have been built and are now occupied by employees of the company.

Contrary to a popular impression, the monolithic concrete houses are as dry as any structure built of timber, brick or any other combination of materials. Furthermore, they are

warmer in winter and cooler in summer than dwellings constructed of other materials.

Plans filed with the Brooklyn Bureau of Buildings call for one-family dwellings, containing six good-sized rooms, with baths. Enclosed porches will be provided for each house. These dwellings are to be of the detached type and all will be erected on lots 25 x 100 feet. The laundries will be equipped with a modern electric washing machine, and the heating plants and plumbing installations will be of the best possible to obtain.

Under ordinary methods of construction dwellings of this type and size would cost approximately \$8,000 each at the lowest estimate, but because of the large contracts for materials entered into by the Kraslow Building Company, sufficient to build about 3,000 houses such as planned, the cost of production has been reduced so that they will be placed on the market for \$5,500 each, including the cost of the land. This will make them the lowest priced private dwelling obtainable under present market conditions, and as their cost of operation, including interest, taxes and low maintenance costs, will not be in excess of \$30 per month, the houses will be well within the limits of families of moderate means.

The location of the first series of houses to be erected under the Ingersoll patents will be in Brooklyn, within walking distance of the Brighton line and in the five-cent zone.

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ALL WORK SATISFACTORILY GUARANTEED

Mayor Decides Bricklayers Shall Be Paid \$1.25 Per Hour

Settlement of Wage Dispute Opens Way for Immediate Commencement of Building Operations, But Relatively Few Workmen Respond

ALTHOUGH the differences between the bricklayers and the members of the Mason Builders' Association have been settled, the response of the building industry in this city has been slight, and from all accounts there is little more activity today than there was during the period of the strike. This is largely attributed to the fact that while the strike was in progress a large number of bricklayers left the city for employment outside and up to the present time have not returned. Those bricklayers who are available are all at work, but the number now employed on building operations in Greater New York is relatively small when compared with what would ordinarily be working at this time of the year had conditions been favorable since January 1.

Mayor Hylan, who was appointed arbitrator by the agreement of the employers and employes in the bricklayers' strike, has fixed the new wage scale for the workmen at \$1.25 an hour. Hitherto the bricklayers have been getting \$1.12½ per hour. They struck for \$1.50 an hour, but this figure was considered entirely too high when compared with other trades affiliated with the building industry.

The decision of the Mayor that was made public early this week is as follows:

"The memo presented by both the Bricklayers' Union and the Mason Builders' Association is a very plain and able representation of their case on the question of arbitration of the wage dispute submitted to me by both parties to adjust, each party agreeing to abide by my decision.

"The request of the bricklayers is for an increase of wages to \$1.50 per hour for a working day of eight hours. The

Mason Builders' Association offered the bricklayers \$1.12½ per hour for a working day of eight hours.

"Taking all facts presented into consideration, my decision is that the bricklayers shall receive \$1.25 per hour for a working day of eight hours for the balance of the calendar year of 1920.

"I am sure the people of the city will appreciate the concessions made by both the bricklayers and the mason builders in the settlement of this trouble, and in behalf of the people of the city, and as Mayor, thank both sides for the spirit of co-operation displayed in the readjustment of the wage question. Homes and schoolhouses can now be constructed for the people of the city."

Commissioner Mann Appointed by Mayor

MAYOR HYLAN announced this week that he had selected Frank Mann, Tenement House Commissioner, to act as chairman of the Mayor's Committee on the Erection of Dwellings. This committee will map out the \$100,000,000 building program to relieve the shortage of apartments in this city.

The other members of the committee will be representatives of the Building Trades Council, bricklayers' unions, building material dealers, banking interests, real estate, money lenders, title companies and civic organizations. The Mayor proposes that each of the foregoing interests shall appoint their own representative in order that the committee may reflect the proper sentiment of every element in it.

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Reports of Proposed Construction Increase in Number

Figures by F. W. Dodge Company Indicate Generally Improved Outlook for Building Trades in Metropolitan District

EXTREMELY busy times ahead for the building trades are indicated by the recent reports of new building and engineering projects now being planned, the majority of which will undoubtedly be released for estimates within the next few weeks. Statistics prepared by the F. W. Dodge Company, covering the territory including all of New York State and New Jersey, north of Trenton, show that during the week of March 27 to April 2, inclusive, a total of 481 new structural operations were being planned. This work will represent an outlay of approximately \$20,559,900. During the same period and in the same district contracts for 214 new building projects, representing an expenditure of \$9,467,000 were awarded.

One of the most gratifying facts in connection with these figures is the large number of housing projects included in the list of proposed construction. There were plans announced for 262 new residential operations of various types and this work will require an outlay of more than \$7,000,000, or approximately one-third of the total of the proposed construction for the week.

Included among the 481 projects for which plans were being prepared during the week of March 27 to April 2, inclusive, were 114 business and commercial buildings, \$5,075,500; 16 educational projects such as schools, colleges, libraries, etc.,

\$1,827,800; 3 hospitals and institutions, \$50,000; 42 factory and industrial projects, \$1,709,500; 2 public buildings, \$85,000; 28 public works and public utilities, \$3,007,600; 4 religious and memorial projects of various types, \$176,000; 262 residential operations including apartments, flats and tenements and one and two-family dwellings, \$7,586,500, and 10 social and recreational buildings, \$1,042,000.

The list of 214 operations for which contracts were awarded during the week included 50 business and commercial structures, \$2,300,000; 5 educational projects, \$810,700; 1 hospital, \$25,000; 26 factory and industrial operations, \$1,422,500; 1 structure for the U. S. Navy, \$100,000; 1 public building, \$242,000; 14 public works and public improvements, \$1,804,800; 3 religious and memorial projects, \$46,000; 111 residential operations such as apartments and private dwellings, \$2,531,000, and 2 social and recreational buildings, \$185,000.

Although in the work placed under contract during the past week the largest single commitment was for residential construction, the amount diverted to building of this character is relatively low and should be nearly three times its value if this part of the United States is to get caught up with its housing shortage. There is a continued increase noticeable in the number and value of commercial construction undertaken and there is also a growing activity in public works.

PERSONAL AND TRADE NOTES.

Ralph Mornington Weinrichter, F. A. S. L. A., landscape architect, of Rochester, N. Y., announces the establishment of a New York office at 10 East 43d street.

J. A. Lindstrand, for the past five years architect for the Bureau of Valuation, Interstate Commerce Commission, announces that he has severed his connection with the United States Government and has opened offices for the general practice of his profession at 800 North Clark street, Chicago, Ill.

New Manager of Sales Appointed.

E. L. Oldershaw is now in charge of the waterproofing department of the Mitchell-Rand Mfg. Co., New York, as manager of sales. Mr. Oldershaw has been engaged in the structural paint and waterproofing business for over fifteen years, and brings a seasoned knowledge and experience to this office. He is well known in all branches of the trade. With W. E. G. Mitchell, vice-president of the Mitchell-Rand Company, and William Zaisser he organized the Universal Compound Co. in 1902. This company engaged in the sale of damp-proof paints and compounds which were manufactured by the Mitchell-Rand Mfg. Co., placing them on the market under the Universal label and acting as a contractor in this feature of building construction. These products included Universal Damp-Proof Compound, Universal Waterproof Plastic, etc. The Universal Compound Company has discontinued operations, and the Mitchell-Rand compound is now manufacturing these products under own M-R trademark. Many former employes of the Universal Compound Co. are now on the staff of the Mitchell-Rand organization. By this acquisition, architects, builders and owners in the future will deal direct with the producer, rather than through an individual contracting concern. Mr. Oldershaw will give his entire attention to this branch of the business. Among the prominent structures upon which these compounds have been used may be mentioned the Metropolitan Museum of Art, Printing Crafts Building, 69th Regiment Armory, Belmont residence, and the Vanderbilt residence.

TWO LARGE ORGANIZATIONS MERGE.

Important Combination of Two Large Engineering and Construction Companies.

Of general interest is the combination recently announced of the organizations of Westinghouse, Church, Kerr & Co., Inc., engineers and constructors, New York, and Dwight P. Robinson & Co., Inc., constructing and consulting engineers, of New York. The new company will be called Dwight P. Robinson and Company, Inc., and will occupy executive offices at 61 Broadway and engineering and designing offices in the Grand Central Palace, 125 East 46th street.

Dwight P. Robinson, president of the new company, was for many years president of the Stone & Webster Engineering Corporation, and formed his own company in 1918. He has had an unusually valuable experience in the design and construction of industrial plants, large central power stations and hydro-electric plants, and his company, the principals of which left Stone & Webster with him, has specialized in work of this nature. At the time of the merger the Robinson Company had large power plants under construction for the Duquesne Light Co. at Pittsburgh, the Penn Public Service Co. at Johnstown, Pa., and others.

Westinghouse, Church, Kerr & Co., Inc., established thirty-six years ago, has specialized in the design and construction of industrial plants of all kinds, railroad shops and terminals, and industrial power plants. As the activities of the two companies were largely supplemental, each making its own specialized contribution to the new company, it is believed that the new organization will become one of the largest and most successful in the construction and engineering business in the United States.

W. C. K. has designed and built new plants and extensions for many large industrial companies, among which have been the following: Aetna Explosives Company, American Cyanamid Co., Armour Fertilizer Works, Wright-Martin Aircraft Corp., Cluett, Peabody & Co., American Brass Co., General Chemical Co., American Rolling Mill Co., Winchester Repeating Arms Co., Chicago Pneumatic Tool Co., Westinghouse Lamp Co., Westinghouse Elec. & Mfg. Co., Hydraulic Pressed Steel Company.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

American Hardware Manufacturers' Association will hold its annual convention at Atlantic City, N. J., May 11 to 14 inclusive, with headquarters at the Marlborough-Blenheim. F. D. Mitchell, secretary, 233 Broadway, New York City.

National Retail Hardware Association will hold its annual convention at Buffalo, N. Y., June 22 to 25 inclusive. Headquarters will be located at the Hotel Lafayette. Herbert B. Sheets, secretary, Argos, Ind.

American Association of Engineers will hold its sixth annual convention at St. Louis, Mo., May 10-11. Secretary, C. W. 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.

Second Annual "Own Your Home" Exposition will be held in the Grand Central Palace from May 1 to 8, inclusive. Tentative plans for this event indicate that it will be considerably larger and more fully representative of all phases of coming building and management than was the tremendously successful exhibition of September, 1919.

Prominent railroad work done by this company includes the following: The Cos Cob power plant for the New Haven; The shops at Glenwood, Pa., and Cumberland, Md., for the B. & O.; The W. Burlington shops of the C. E. & Q.; Eighteen millions of work on the Pennsylvania Station, N. Y.; All electrical and mechanical work on the South Station, Boston, and the St. Louis Union Station; The Communi-paw engine terminal of the Jersey Central.

During the war the company constructed Camps Hill and Stewart at Newport News, Va., the Government Nitrate Plant No. 2 at Muscle Shoals, Ala., the power plant for the Navy at Newport, extensions to the Rock Island Arsenal, and other important work.

CURRENT BUILDING OPERATIONS

IMBUED with new spirit because the strike of the bricklayers has been settled and a large number of projects, idle since January 1, have again become active, the building trades in Greater New York are looking forward to a season of unusual progress. The adjustment of the dispute between the bricklayers and the Mason Builders' Association has given to the industry an entirely changed mental viewpoint and where but a week ago there were many expressions of a pessimistic character the predictions are now practically all optimistic in tone and the ac-

tivity of the past week indicates that the long anticipated building movement has actually obtained its start.

Building interests in the Metropolitan district have now only the problem of adequate materials to solve. This latter situation, although somewhat better than it has been, is still serious and the existing structural program is likely to be curtailed to some extent unless immediate remedy for the material shortage is found. The common brick situation has been relieved by the arrival of a number of barges that have been ice-bound for some months and as the river is now fully open to navigation there will be no further difficulty on this score. The Portland cement scarcity remains acute and the car shortage is solely responsible. The manufacturers have a fair reserve at the mills but they have been unable to supply the demand from this city on account of lack of cars. Lumber is coming into this market in better volume and retailers have larger and better assorted stocks on hand but the demand for this commodity is steadily growing and dealers anticipate even larger requirements for construction during the weeks to come.

During the past week or two there has been a large increase in the number of new projects reported by architects and engineers that will undoubtedly mature within a short time. These operations involve structures of almost every type and description and are only disappointed because of the relatively small amount of housing included in the total. Contracts awarded recently have dropped off to some extent but this is chiefly attributed to the strikes that have created a doubtful attitude on the part of architects and owners who have charge of projected work. Now that this difficulty is eliminated it is almost positive that the coming weeks will witness a vast amount of new work placed under contract in the Metropolitan district.

Common Brick—Notwithstanding the return of the bricklayers to their jobs there has been but little new business in the wholesale market for Hudson River common brick. The chief item of interest this week has been the disposal of the brick that arrived one week ago at the old price of \$25 a thousand. When this brick first arrived their manufacturers had placed a price of \$30 a thousand upon them but none of the dealers would accept this figure and early this week the price broke and sales were made at the old level. There is no question but if the brick-makers had held to their intention to obtain \$30 a thousand for their brick these barges would have remained unsold for quite some time. The existing level is adequate according to the best informed and anything above this figure at this time would be verging on profiteering. Hudson River producers are now at work on their plans for the season's production and while none of the yards have actually commenced to manufacture brick, a continuation of fair weather conditions will hasten the time when active operations are started. The only doubt in the minds of manufacturers at present is where the labor to man the yards is to come from. For the past two seasons there has been a steady decline in the number of men available for brickmaking and at this writing the outlook from the labor viewpoint is not of the best.

Summary—Transactions in the North River common brick market for the week ending Friday, April 9, 1920. Condition of market: Demand improved; prices firm and unchanged. Quotations: Hudson River, \$25 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 14; sales, 22. Distribution, all in Greater New York.

Sand—As a result of the improvement in the weather and the breaking up of the ice in the local waters this market has been greatly relieved. The shortage in

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| Flats, Squares | Bridle Irons |
| Hoops, Bands | Punched Knees, and |
| Rounds, Half Rounds | Slats for Fire Escapes |

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BUILDING COMMODITY PRICES

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

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

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

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

Hudson River, best grades \$25.00 to _____
Hudson River, "off loads" to _____
Raritan No quotation

Second-hand brick, per load of 3,000 delivered. to _____

Face Brick—Delivered on job in New York:

| | |
|-----------------------|------------------|
| Rough Red | \$27.00 to _____ |
| Smooth Red | 27.00 to _____ |
| Rough Buff | 42.00 to _____ |
| Smooth Buff | 42.00 to _____ |
| Rough Gray | 45.00 to _____ |
| Smooth Gray | 45.00 to _____ |
| Colonials | 25.00 to _____ |

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

Gravel—Delivered at job site in Manhattan and Bronx:

| | |
|---|--------|
| 1½-in., Manhattan deliveries, per cu. yd. | \$2.25 |
| Bronx deliveries. | 3.50 |
| ¾-in., Manhattan deliveries. | 3.25 |
| Bronx deliveries. | 3.50 |

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

Grit—Delivered at job site in Manhattan and Bronx:

| | |
|-------------------------------|--------|
| Manhattan deliveries. | \$3.50 |
| Bronx deliveries. | 3.50 |

Hollow Tile—

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

Interior—Delivered at job site in Manhattan, south of 125th street.

| | |
|--------------------------------|----------------------------|
| 2x12x12 split furring. | \$115.80 per 1,000 sq. ft. |
| 3x12x12 | 185.30 per 1,000 sq. ft. |
| 4x12x12 | 208.40 per 1,000 sq. ft. |
| 5x12x12 | 277.90 per 1,000 sq. ft. |

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

Lath—

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

Lime—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:
Finishing Lime (Standard in 300-lb. barrel) \$4.30 per bbl.
Common Lime (Standard 300-lb. barrel) 4.10 per bbl.
Hydrate Finishing, in cloth bags 28.25 per ton
Rebate for bags 20c per bag.

Plaster—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:
Neat Wall Cement, in cloth bags \$23.50 per ton
Lath Mortar, in cloth bags. 16.50 per ton
Brown Mortar, in cloth bags. 16.50 per ton
Finishing Plaster, in cloth bags 25.00 per ton
Rebate for returned bags, 15c. per bag.
Finishing Plaster (250-lb. barrel) \$4.10 per bbl.
Finishing Plaster (320-lb. barrel) 5.20 per bbl.

Plaster Blocks—

| | |
|------------------------------------|---------|
| 2-in. (solid) per sq. ft. | \$0.14½ |
| 3-in. (hollow) per sq. ft. | 0.14½ |

MATERIALS AND SUPPLIES

sand that existed a short time ago is now past and barges are arriving and discharging regularly. The building material dealers now are well supplied with this material and are filling all orders promptly. The price is unchanged and according to the statement of the producers the present price will be effective until June 30.

Portland Cement—The scarcity of this commodity has not been relieved during the week and dealers of this city are now practically cleaned out. Manufacturers have sufficient cement on hand at their mills to supply all demands but they are unable to ship on account of the acute shortage of freight cars. The demand from building sources is not particularly heavy but it is likely to increase now at any time. The manufacturers have recently announced an increase of 30 cents a barrel but up to the present writing the dealers have not made any change in the price charged for delivery on the job.

Roofing and Building Papers—The scarcity of these commodities is daily growing more serious and dealers have recently been forced to turn away a large amount of profitable business because they have no stocks on hand. It is reported that some of the prominent manufacturers of these materials have practically determined to accept no further new business for an indefinite period and jobbers are unable to place orders even without promise of delivery date. This shortage is bound to have an adverse affect upon the suburban building program which up to the present gave indications of being one of the most active phases of the local building situation.

Structural Steel—Although there has been an increase in the tonnage bookings for fabricated material noticeable during the past week, but little of the new commitments were for local building projects. The continued strike of the steel refectors has prevented the release of con-

tracts for structural steel for large projects in this city and no change in this situation is thought immediate.

Hollow Tile—The majority of the manufacturers have sufficient orders on their books to keep their plants operating to capacity for the next three or four months and as it now appears as though the local building program would get started within a short time owing to the return to work of the striking bricklayers, it is possible that numerous delays through waiting for hollow tile will result. Prices are firm at the new high levels established one week ago but the increased cost has not stopped buying activity.

Window Glass—The market as regards both plate and window glass is very serious and there seems to be no prospect of a change for the better for some time to come. Prices are purely nominal and are entirely subject to the market conditions existing at time of delivery. Reports are heard that the majority of the large glass factories are preparing to extend their period of activity three weeks into the summer in order to increase their output and decrease the volume of unshipped business on their books. At that there is no prospect that the manufacturers will be in a position to make sufficient glass to fill all back orders and in addition to satisfy the new requirements that are daily becoming heavier. The building industry is likely to demand greater quantities of glass during the coming season than ever before and manufacturing consumers are also making increased demands upon the producers.

Nails—No change of consequence has occurred in this line and local jobbers are practically cleaned out of the small stocks they have been holding in reserve. The situation at the mills is somewhat improved and production is slightly in excess of the rate established during the winter months but the shortage of freight

cars is holding up deliveries where new supplies are available for shipment. Prices are steadily advancing in the face of diminishing supplies and are all based upon the condition of the market at the time of delivery.

Linseed Oil—The market is somewhat dull but prospects for the coming months are better. Prices are holding firmly and are likely to be steady throughout the spring. Both producers and jobbers anticipate a better movement of stocks just as soon as the building program gets fully underway.

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IN THE METROPOLITAN MARKETS

Plaster Board—

| | |
|---|-----------|
| Delivered at job site in Manhattan, Bronx, Brooklyn and Queens: | |
| 27x48x 1/2 in..... | 0.37 each |
| 22x36x 1/4 in..... | 0.28 each |
| 22x36x 1/2 in..... | 0.29 each |
| 22x36x 3/4 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..... | \$1.55 |
| Kentucky limestone, per cu. ft..... | 1.75 |
| Brier Hill sandstone, per cu. ft..... | 1.65 |
| Gray Canyon sandstone, per cu. ft..... | 1.50 |
| Buff Wakeman, per cu. ft..... | 1.65 |
| Buff Mountain, per cu. ft..... | 1.50 |
| North River bluestone, per cu. ft..... | 1.50 |
| Seam-face granite, per sq. ft..... | 1.25 |
| 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 |
| Beams and channels over 14-in..... | 2.72 to |
| Angles, 3x2 up to 6x8..... | 2.72 to |
| Zees and tees..... | 2.72 to |
| Steel bars..... | 3.10 to |

Lumber—

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

3x4 to 14x14, 10 to 20 ft....\$66.50 to \$82.00
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..\$125.00 to
Cypress shingles, 6x18, No. 1 Hearts..... — to
Cypress shingles, 6x18, No. 1 Prime..... — to
Quartered oak.....\$15.00 to
Plain oak.....236.00 to

Flooring:

| | |
|--------------------------------------|-----------|
| White oak, quart'd, select..... | \$235.00 |
| Red oak, quart'd, select..... | 220.00 |
| Maple No. 1..... | 195.00 to |
| Yellow pine, No. 1, common flat..... | 110.00 to |
| N. C. pine, flooring, Norfolk..... | 120.25 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..\$1.84 to
Less than 5 bbls.....1.90 to

Turpentine—

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Prices are fluctuating somewhat.

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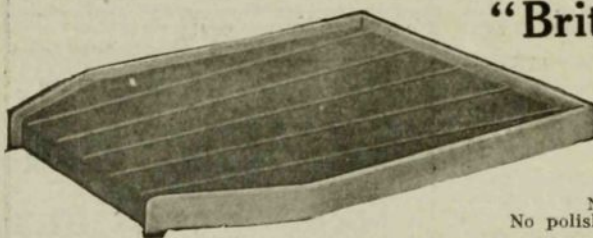
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Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
WASHINGTON SQ.—Samuel Levingson, 405 Lexington av, has completed plans for alterations to the 5-sty brick and stone tenement, 25x119 ft., at 68 Washington sq S. for Samuel Bookman, 9 East 59th st, owner. Cost, \$25,000. Architect will soon take estimates on general contract.

DWELLINGS.

80TH ST.—Frederick P. Kelley, 477 5th av, has started preliminary plans for extensive alterations to the 5-sty brick and stone residence, 23x80 ft., at 47 East 80th st, for Thomas S. McLane, 9 East 44th st, owner. Further details will be available later.

85TH ST.—M. Joseph Harrison, 63 Park Row, has prepared plans for alterations to the 4-sty brick and stone residence, 18x58 ft., at 128 West 85th st, for Edna H. Moore, owner, care of architect. Cost, \$10,000. Architect will take estimates on general contract.

STORES, OFFICES AND LOFTS.

29TH ST.—Buchman & Kahn, 56 West 45th st, have started plans for a 12-sty store and loft building on plot 65x100 ft at 36-40 West 29th st for Charles Kaye, 131 East 23d st, owner. Cost approximately \$500,000.

5TH AV.—W. L. Rouse & L. A. Goldstone, 512 5th av, have completed plans for a 6-sty brick and limestone store and loft building, 50x100 ft, at 677 5th av, for Cornelius Vanderbilt, 640 5th av, owner. Lessee, Cammeyer, Inc., 54 West 34th st. Cost \$200,000.

SOUTH WILLIAM ST.—Charles H. Higgins, 19 West 44th st, has prepared plans for a 12-sty brick and terra cotta office building, 42x37 ft, at 14-16 South William st, for the Merchants & Shippers Insurance Co., 49 Wall st, owner. Cost \$100,000. Architect will soon call for bids on general contract.

Bronx.

DWELLINGS.

COSTER ST.—John De Hart, 1039 Fox st, has completed plans for a 2-sty brick dwelling, 26x40 ft., in the west side of Coster st, 186 ft. north of Lafayette av, for Isaac Ross, 1731 Victor st, owner and builder. Cost, \$16,000. Project includes a 1-sty brick garage.

KING AV.—Anton Pirner, 2069 Westchester av, has prepared plans for a 2-sty frame dwelling, 20x32 ft., on the west side of King av, 212 ft. north of Ditmars av, for Lulu Booth, 425 King av, owner. Cost, \$5,500.

MANIDA ST.—David S. Lang, 110 West 34th st, has finished plans for two 2-sty hollow tile and stucco dwellings, 24x57 ft., in the east side of Manida st, 325 ft. north of Randall st, for Morris Kandel, 100 West 117th st, owner and builder. Total cost, \$36,000.

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CLARENCE ST.—Julius J. Diemer, 1 Madison av, has finished plans for a 2-sty frame dwelling, 24x47 ft., with garage, in the north side of Clarence st, 246 ft., east of Lafayette av, for Frank Orth, 250 East 124th st, owner and builder. Cost about \$10,000.

UNIVERSITY AV.—Frank F. Fellner, 413 Caton av, Brooklyn, has prepared plans for two 2-sty frame dwellings, 18x36 ft., on the east side of University av, 78 ft. north of 195th st, for Charles E. Nessler, 2304 Grand av, the Bronx, owner and builder. Total cost, \$12,000.

219TH ST.—Wm. S. Irving, 261 East 235th st, has completed plans for a 2-sty frame dwelling, 22x57 ft., in the south side of 219th st, 506 ft. east of Barnes av, for Adelon DePierlo, 449 East 118th st, owner. Cost, \$9,500.

DELAFIELD AV.—Max Muller, 115 Nassau st, has plans in progress for a 2½-sty brick and frame dwelling, 24x37 ft., on Delafield av, 187 ft. south of 261st st, for Herman Wichmann, owner, care of architect. Cost, about \$8,000.

VAN CORTLANDT ST.—W. S. Irving, 261 East 235th st, has completed plans for a 2-sty frame dwelling, 26x46 ft., in the north side of Van Cortlandt st, 412 ft. east of Eastchester road, for Maria Schneider, Boston Post Road, owner. Cost, \$6,400.

FACTORIES AND WAREHOUSES.

137TH ST.—Moore & Landsiedel, 148th st and Third av, have plans in progress for a 3-sty brick factory building, 50x90 ft, in the south side of 137th st, 225 ft. west of Alexander av, for L. Walter, northeast corner of 132d st and Lincoln av, owner and builder. Cost, \$30,000.

STABLES AND GARAGES.

HOME ST.—John DeHart, 1039 Fox st, has completed plans for a 1-sty brick garage, 100x140 ft., in the west side of Home st, 147 ft. north of Westchester av, for Samuel B. Steinmetz, 930 Fox st, owner and builder. Cost about 30,000.

STORES, OFFICES AND LOFTS.

178TH ST.—McKenzie, Voorhees & Gmellin, 1133 Broadway, have prepared plans for a 3-sty brick and stone addition, 48x100 ft., to the telephone exchange at the southeast corner of 178th st and Webster av for the New York Telephone Co., 15 Dey st, owner. Cost, \$68,000. Architects will soon call for estimates on general contract.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

ALBANY AV.—Shampan & Shampan, 50 Court st, have completed plans for a 4-sty brick, limestone and terra cotta apartment, 136x128 ft, at the southwest corner of Albany av and Carroll st, for the Charles Goell Construction Co., care of architects, owner and builder. Cost approximately \$400,000.

EIGHTH AV.—Shampan & Shampan, 50 Court st, have plans for a 6-sty brick, limestone and terra cotta elevator apartment, 95x97 ft., at the corner of Eighth av and 3d st, for owner and builder to be announced later. Cost, approximately \$350,000.

DWELLINGS.

CORBIN PL.—Slee & Bryson, 154 Montague st, have completed plans for a 2½-sty frame dwelling, 45x23 ft., in the east side of Corbin pl, 200 ft. south of Oriental Boulevard, for Bertha Vogel, 55 Beaumont pl, Brooklyn, owner. Cost, \$10,000.

EASTERN PARKWAY.—R. Thomas Short, 370 Macon st, has prepared plans for a 2-sty brick and limestone residence, 45x50 ft., at the north-west corner of Eastern Parkway and Underhill av, for Max C. Meyer, 170 Broadway, Manhattan, owner. Cost about \$40,000. Architect will take estimates on general contract soon.

EAST 8TH ST.—George H. Suess, 2916 Railroad av, has finished plans for a 2-sty frame dwelling, 20x48 ft., in the east side of East 8th st, 280 ft. south of Av P, for Alfred Hallstrom, 775 Union av, owner and builder. Cost, \$9,000.

EAST 8TH ST.—James A. Boyle, 373 Fulton st, has prepared plans for three 2-sty brick dwellings, 18x40 ft., in the east side of East 8th st, 284 ft. south of Foster av, for David Chisolm, 1742 45th st, owner and builder. Total cost, \$18,000.

EAST 40TH ST.—Charles P. Cannella, 1163 Herkimer st, has finished plans for two 2-sty brick dwellings, 20x35 ft., in the east side of East 40th st, 25 ft. south of Church av, for Antonio Ferranti, 290 East 38th st, owner and builder. Total cost, \$14,000.

50TH ST.—S. Millman & Son, 26 Court st, have completed plans for a 2½-sty frame dwelling, 26x57 ft., in the south side of 50th st, 240 ft. east of 15th av, for Max Reimick, Inc., 597 Sackman st, owner and builder. Cost, about \$20,000.

80TH ST.—Isaac Kallich, 7022 21st av, has finished plans for two 2-sty frame dwellings, 20x48 ft., in the south side of 80th st, 120 ft. west of 21st av, for the Morak Realty Co., 174 East 29th st, Brooklyn, owner and builder. Total cost, \$20,000.

55TH ST.—Seelig & Finkelstein, 26 Court st, have prepared plans for a 2½-sty frame dwelling, 25x59 ft., in the north side of 55th st, 250 ft. west of 15th av, for Charles Israel, 1519 55th st, owner and builder. Cost, about \$20,000.

84TH ST.—Samuel Levingson, 405 Lexington av, Manhattan, has started plans for a 2½-sty hollow tile and stucco residence, 30x40 ft., with 1-sty garage, in the north side of 84th st, 160 ft. west of 11th av, for L. Schleider, owner, care of architect. Cost, \$12,000.

FACTORIES AND WAREHOUSES.

FLUSHING AV.—Murray Klein, 116 Grove st, has completed plans for a 4-sty brick factory, 58x101x75 ft., on the north side of Flushing av, 113 ft. west of Bushwick av, for L. Katz, 392 Bushwick av, owner and builder. Cost, \$20,000.

SCHOOLS AND COLLEGES.

CHURCH AV.—Block & Hesse, 18 East 41st st, Manhattan, have prepared plans for alterations and additions to the 3-sty brick synagogue school, 31x38 ft., at the southeast corner of Church av and East 15th st, for the Temple Beth Emet, owner, on premises. Cost, \$25,000. Owner will take estimates on general contract.

STABLES AND GARAGES.

BAYER ST.—McCarthy & Kelly, 16 Court st, have completed plans for a 2-sty brick and concrete garage, 146x125 ft., in the south side of Bayer st, 80 ft. west of Franklin av, for Abraham Rockmore, 50 Court st, owner, who will award separate contracts. Cost, \$60,000.

FLATBUSH AV.—A. V. B. Norris, 238 Lafayette av, has prepared plans for a 1-sty brick garage, 24x9.6 ft., on Flatbush av extension, 101 ft. south of Concord st, for the Automobile Repairing Engineering Co., 889 Bedford av, owner and builder. Cost, \$12,500.

BEDFORD AV.—Phillip Steigman, 690 Broadway, has finished plans for a 2-sty brick and concrete garage, 100x104 ft., at the southwest corner of Bedford av and Cortelyou road, for George Dascher, owner, care of architect. Cost, \$60,000.

THEATRES.

86TH ST.—George Keister, 56 West 45th st, Manhattan, has prepared plans for a 1-sty brick, limestone and terra cotta moving picture theatre, 70x173 ft., in the north side of 86th st, 30 ft. east of 20th av, for Herman Becker, 1482 Broadway, Manhattan, owner. Cost, about \$100,000.

Queens.

DWELLINGS.

FAR ROCKAWAY, L. I.—S. S. Pollick, 137 Clarence av, Arverne, L. I., has prepared plans for six 2-sty frame dwellings, 16x41 ft., in the south side of Loretta pl, 35 ft. west of Sea View av, for the Cornaga Realty Co., Far Rockaway, owner and builder. Total cost, \$36,000.

WOODHAVEN, L. I.—Plans have been prepared privately for two 2-sty frame dwellings, 19x55 ft., on the east side of Guion av, 209 ft. south of Jamaica av, for Henry Geibel, 8725 Guion av, Woodhaven, owner and builder. Total cost, \$16,000.

GLENDALE, L. I.—Charles H. Pfaff, 673 Elderts Lane, has finished plans for two 2½-sty frame dwellings, 20x55 ft., on the west side of Parkview av, 200 ft. north of Myrtle av, for George P. Bittner, 38 Parkview av, Glendale, owner and builder. Total cost, \$17,000.

ELMHURST, L. I.—Plans have been prepared privately for three 2½-sty frame dwellings, 29x47 ft., at the northeast corner of Gleane st and Britton av, for Fred Hoffman, Elmhurst, L. I., owner and builder. Total cost, \$27,000.

FOREST HILLS, L. I.—Joseph M. Houston and Stanford B. Lewis, associated, 139 South 15th st, Philadelphia, Pa., have plans under way for a 2½-sty brick, stone and frame residence, 33x56 ft., with garage 17x20 ft., at Forest Hills,

L. I., for W. Louis Johnston, 47 West 34th st, Manhattan, owner. Cost, \$50,000. Architects will take estimates on general contract when plans are finished.

KEW GARDENS, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 23x28 ft., in the north side of Pembroke pl, 50 ft. west of Kew Gardens road, for J. P. Henderson, 45 Burns st, Forest Hills, L. I., owner. Cost, \$8,000.

WOODHAVEN, L. I.—Plans have been prepared privately for six 2-sty frame dwellings, 16x40 ft., in the west side of 107th st, 100 ft. south of Jerome av, for Kever Skodneck, 1078 Jamaica av, Woodhaven, owner and builder. Total cost, \$30,000.

ELMHURST, L. I.—Plans were prepared privately for a 2½-sty frame dwelling, 35x25 ft., in the south side of 31st st, 260 ft. east of 16th av, for Martin Whitten, 7th av and 19th st, Whitestone, L. I., owner and builder. Cost, \$10,000.

WINFIELD, L. I.—R. W. Johnson, 60 Hunt st, Corona, L. I., has completed plans for a 2½-sty frame dwelling, 25x31 ft., on the east side of Burroughs av, 180 ft. south of Woodside av, for Jacob Kuppenhoffer, 11 Burroughs av, owner and builder. Cost, \$5,000.

LITTLE NECK, L. I.—Wm. S. Moore, 52 Vanderbilt av, Manhattan, has finished plans for a 2½-sty frame dwelling, 22x24 ft., on the west side of Hillendale av, 100 ft. north of Clark st, for the L. I. Sound Realty Co., 68 William st, Manhattan, owner and builder. Cost, \$5,500.

HOWARD BEACH, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling,

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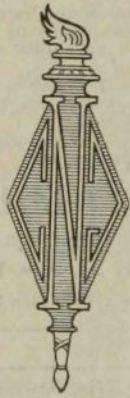
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CONTRACTS AWARDED.

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

DWELLINGS.

HARTSDALE, N. Y.—Wills-Egelhof Co., Inc., 101 Park av, Manhattan, has the general contract for a 2½-sty frame residence, 30x45 ft, at Hartsdale, N. Y., for G. Kuehne, Hartsdale, owner, from plans by Warren & Clark, 108 East 29th st, Manhattan, architects. Cost \$13,000.

MANHATTAN.—Miller-Reed Co., 103 Park av, has the general contract for alterations to the 5-sty brick and stone residence, 25x100 ft, at 37 East 67th st, for Mrs. Richard J. Steers, owner, on premises, from plans by Theodore E. Blake, 52 Vanderbilt av, architect. Cost about \$40,000.

SCARSDALE, N. Y.—Frank N. Goble, 299 Madison av, Manhattan, has the general contract for a 2½-sty frame and stucco residence, 34x41 ft, at Scarsdale, N. Y., near Old Mamaroneck road, for J. McKeon Hecker, 509 West 110th st, Manhattan, owner, from privately prepared plans.

MANHATTAN.—Fountain & Choate, 110 East 23d st, have the general contract for alterations to the 5-sty brick and stone residence, 20x70 ft, at 128 East 94th st, for Allison J. Redington, 829 Park av, owner, from plans by George S. Chappell, 101 Park av, architect. Cost \$20,000.

NEW ROCHELLE, N. Y.—J. & M. Levin, 122 East 28th st, have the general contract for a 2½-sty brick residence, 24x43 ft, on Elk av, New Rochelle, for H. J. Kaiser, owner, care of Frederick E. Winter, 270 Main st, New Rochelle, architect. Cost \$20,000.

LARCHMONT WOODS, N. Y.—J. H. L'Homedieu, 132 Madison av, Manhattan, has the general contract for a 2½-sty frame and stucco residence, 25x40 ft, at Larchmont Woods, N. Y., for A. S. Cain, owner, care of Aymar Embury, 132 Madison av, Manhattan, architect. Cost about \$20,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—American Concrete Steel Co., 1 Clinton st, Newark, N. J., has the general contract for a 3-sty reinforced concrete warehouse, 88x90 ft, at 3674 3d av, for Joan C. Hewitz and Jacob Siegel, 3582 3d av, owners, from privately prepared plans. Cost \$150,000.

HALLS AND CLUBS.

JAMESPORT, L. I.—Donnelly & Corrigan, Southampton, L. I., have the general contract for a group of 1-sty frame buildings of various dimensions to be used as a camp for boys at Jamesport, L. I., for the Boys' Club Camp, Av A and 10th st, Manhattan, owner, from plans by Gregory B. Webb, 104 West 42d st, Manhattan, architect. Cost, \$35,000.

ELMSFORD, N. Y.—Charles Money, Inc., 228 West 36th st, has the general contract for extensive alterations and additions to the 3-sty frame club house, 48x74 and 40x41 ft at Elmsford, N. Y., for the Knollwood Country Club, owner, from plans by Charles I. Berg, 331 Madison av, Manhattan, architect. Cost about \$100,000.

HOTELS.

LAKEWOOD, N. J.—Lakewood Construction Co., 416 Madison av, Lakewood, has the general contract for alterations and additions to the 3-sty terra cotta block and stucco hotel, 36x56 ft, including additional story at the corner of Forest av and 5th st, for P. Weissberger, Hotel Belmont, Lakewood, N. J., owner, from plans by Emery Roth, 119 West 40th st, Manhattan, architect. Cost \$50,000.

STABLES AND GARAGES.

MANHATTAN.—Louis Gold, 44 Court st, Brooklyn, has the general contract for a 5-sty reinforced concrete automobile service station, 125x100 ft, at 533-541 West 57th st, for William O. Crabtree, 1890 Broadway, owner, from plans by Jacob G. Gloster, 44 Court st, Brooklyn, architect and engineer. Cost about \$100,000.

SHADYSIDE, N. J.—Post & McCord, 103 Park av, Manhattan, have the general contract for a 1-sty brick and concrete garage at Shady-side, N. J., for the Barrett Manufacturing Co., 17 Battery pl, Manhattan, owner, from privately prepared plans. Cost about \$15,000.

STORES, OFFICES AND LOFTS.

BROOKLYN, N. Y.—John McKeefrey, 1416 Broadway, Manhattan, has the general contract for a group of 1-sty brick stores, 40x80 ft, on the east side of Flatbush av, 181 ft north of Lenox road, for Harry Sontag, 457 Pulaski st, owner, from plans by Koch & Wagner, 32 Court st, architects. Cost \$15,000.

MANHATTAN.—Fountain & Choate, 110 East 23d st, have the general contract for alterations to the 5-sty brick and stone store and storage building, 25x100 ft, at 542 Pearl st, for Oberly & Newell Realty Co., 540 Pearl st, owner, from plans by J. B. Snook Sons, 261 Broadway, architects. Cost \$50,000.

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STORES, OFFICES AND LOFTS.

16TH ST, 3 W, 7-sty bk office & showrooms, 33x82, felt, pitch & slag rf; \$100,000; (o) Roger Hinds, 165 Bway; (a) Office of Charles H. Higgins, 19 W 44th (110).

28TH ST, 214-216-218 W, 1-sty bk str, 50x98, composition rf; \$25,000; (o) J. S. Lodewick Co., 110 W 26th; (a) Francis Y. Joannes, 52 Vanderbilt av (109).

35TH ST, 213-223 W, 13-sty bk showrooms & mfg, 131x98, slag rf; \$450,000; (o) L. & G. Realty Co., 215 4 av; (a) Geo. & Edw. Blum, 505 5 av (105).

2D AV, 767, 4-sty bk str & lofts, 24x80, rubberoid rf; \$40,000; (o) Hup Realty Co., Inc., 229 E 38th; (a) Maynicke & Franke, 25 Madison Sq North (100).

STABLES AND GARAGES.

15TH ST, 518-522 E, 2-sty bk garage, 77x103, slag rf; \$50,000; (o) Rebecca Berkowitz, 189 Orchard; (a) Jacob Fisher, 25 Av A (103).

67TH ST, 242-G W, 4-sty bk garage, 75x100, concrete rf; \$100,000; (o) Philip Liberman, 2 W 28th; (a) Sidney Daub, 217 Bway (108).

130TH ST, 577 W, 1-sty bk garage & repair shop, 28x190, slag rf; \$5,000; (o) Eleanor L. Knowles, 472 W 144th; (a) Harvey J. Leffer, 472 W 144 (107).

MISCELLANEOUS.

ELIZABETH ST, 204-206, 1-sty bk transformer station, 30x35, tar & gravel rf; \$100,000; (o) United Electric Light & Power Co., 130 E 15; (a) Wm. Whitehill, 12 Elm (101).

57TH ST, 533-41 W, 5-sty bk service station, 125x100, slag rf; \$100,000; (o) Wm. O. Crabtree, 1890 Bway; (a) Jacob L. Gloster, 44 Court, Bklyn (102).

153TH ST, 607-617 W, 3-sty bk library, 50x61, gravel rf; \$120,000; (o) Hispanic Society of America, 609-617 W 156th; (a) Erik Strindberg, 8 W 40th (106).

BROADWAY, 1985, 6-sty bk show rooms, 84x 131, tar & gravel rf; \$150,000; (o) Chas. L. Bernheimer, 120 Franklin; (a) Mott B. Schmidt, 14 E 46th (104).

Bronx

DWELLINGS.

MIGEL PL, s e c Logan av, 5-2-sty fr dwgs, 25x27, asphalt shingle rf; \$20,000; (o) East 177th St. Development Co., Inc., 233 Bway; (a) Kolb Bldg. Co., Inc., 30 Church (177).

215TH ST, s s, 250 e Bronxwood av, 2-sty hollow tile dwg, 23x25, tar & gravel rf; \$4,000; (o) Vito Salvatore, 926 E 215th; (a) Geo. P. Crosler, 223d st & White Plains av (163).

AMUNDSON AV, e s, 125 n Nelson av, 2-1-sty fr dwgs, 32.6x24.2, shingle rf; \$6,000; (o) Della Cunningham, 231 Brook av; (a) Moore & Landsiedel, 3 av & 148th (157).

FINDLAY AV, w s, 701 n 169th, 2-sty bk dwg, 30x47, slag rf; \$28,000; (o) Antoinetta Valentine, Creston av; (a) Frank I. Vitolo, 3 W 45th (171).

BROADWAY, w s, 450 s 251st, 2-sty bk dwg & garage, 50x50, tin rf; \$10,000; (o) Harry Bell, 242d st & Bway; (a) S. J. Sheridan, Riverdale (164).

HAVEMEYER AV, n e c Quimby av, 4 bk dwgs, 20x50, slate rf; \$40,000; (o) Geo. T. Brady, Main st, Westchester; (a) B. Ebeling, 2400 Westchester av (173).

LOGAN AV, s w c Sampson, 5-2-sty fr dwgs, 25x27, asphalt shingle rf; \$20,000; (o) East 177th St. Development Co., Inc., 233 Bway; (a) Kolb Bldg. Co., Inc., 30 Church (178).

LYDIG AV, s w c Haight av, 6-2-sty bk dwgs, 20x35, slag rf; \$55,000; (o) Morris Park Development Co., Inc., R. L. Moran, 1496 Lawrence av, Pres.; (a) Chas. S. Clark, 441 Tremont av (168).

GREYSTONE AV, e s, 275 s 238th, 2-sty & attic fr dwg, 20x34, shingle rf; \$8,000; (o) Michael J. Murphy, 238th st & Waldo av; (a) Moore & Landsiedel, 3 av & 148th (158).

STUBEN AV, e s, 25 s 208th, 2-2-sty fr dwgs, 18x52, slag rf; \$12,000; (o) Terence Quinn, Elmhurst, L. I.; (a) Chas. Hendry, Elmhurst, L. I. (169).

FACTORIES AND WAREHOUSES.

137TH ST, s s, 225 w Alexander av, 3-sty bk factory, 50x90, slag rf; \$30,000; (o) Louis Walter, 132d st & Lincoln av; (a) Moore & Landsiedel, 3 av & 148th (151).

STORES, OFFICES AND LOFTS.

GRAND CONCOURSE, s w c 188th, 1-sty bk str, 33.2x39.10, plastic slate rf; \$15,000; (o) Bagdad Holding Corp., Hyman Berman, 135 Bway, Pres.; (a) Springsteen & Goldhammer, 32 Union sq (166).

GRAND CONCOURSE, w s, 139.91 s 188th, 1-sty bk str, 50.4x84, plastic slate rf; \$15,000; (o) Bagdad Holding Corp., Hyman Berman, 135 Bway, Pres.; (a) Springsteen & Goldhammer, 32 Union sq (170).

MORRIS AV, s e c 183d, 1-sty bk & str str, 43x92, slag rf; \$25,000; (o & a) John P. Boyland, Fordham rd & Webster av (176).

STABLES AND GARAGES.

LORING PL, w s, 158 n 183d, 1-sty t. c. garage, 23.4x23.4, slag rf; \$1,500; (o) Nathan Levy, 2267 Loring pl; (a) Chas. Kreymsborg, 309 E. Kingsbridge rd (174).

135TH ST, s s, 131 e Willow av, 4-sty bk garage & storage, 40.3x62.5, slag rf; \$36,000; (o) M. Reischmann & Sons, Inc., prem; (a) Fred W. Fisher, 1476 (160).

154TH ST, n s, 166.8 w Courtlandt av, 1-sty bk garage, 33.3x45, tar & felt rf; \$4,000; (o) Nicolina Lena, 333 E 154th; (a) Jos. Ziccardi, 3360 Cruger av (165).

EAST KINGSBRIDGE RD, s s, 51.3 w Creston av, 1-sty t. c. garage, 41x18, granite ready roofing rf; \$1,500; (o) Geo. Fassig, 1353 Clay av; (a) John P. Boyland, Fordham rd & Webster av (175).

SENECA AV, n e c Whittier, 1-sty bk garage & shop, 50x90, plastic slate rf; \$15,000; (o) Isadore Cristaldi, 187th & Southern Blvd; (a) M. W. Del Gaudio, 2755 Decatur av (161).

SOUTHERN BLVD, s e c Home, 2-sty bk garage, 75.66x74.34, slag rf; \$70,000; (o) Dr. Benjamin Morrow, 234 W 12th; (a) Henry Regelman, 147 4 av (155).

MISCELLANEOUS.

INWOOD AV, w s, 350 s 170th, 2-sty reinforced concrete transformer station, 112.10x91.6, slag rf; \$250,000; (o) N. Y. Edison Co., Nicholas F. Brady, 130 E 15th, Pres.; (a) Wm. Whitehill, 12 Elm (162).

Brooklyn.

DWELLINGS.

CROWN ST, 441, n s, 180 e Brooklyn av, 2 1/2-sty bk 1 fam dwg, 24x53.8; \$4,000; (o) Saml. Reich, 20 W 17th, Manhattan; (a) H. J. Nurick, 772 Bway (3607).

67TH ST, 2017-23, n s, 140 e 20 av, 1 1/2-sty bk synagogue, 40x80, slag rf; \$40,000; (o) Cong. Magen David, 2154 66th; (a) Maurice Cornland, 47 W 34th, Manhattan (3181).

57TH ST, 1646, s s, 352 e 16 av, 2-sty fr 2 fam dwg, 26x57, shingle rf; \$24,000; (o) R. & F. Bldg. Corp., 1546 44th; (a) S. Millman & Son, 26 Court (3670).

58TH ST, 901, n e c 9 av, 2-sty bk 2 fam dwg, 19.6x62, slag rf; \$15,000; (o) Max Jonas, 1626 46th; (a) S. Millman & Son, 26 Court (3661).

58TH ST, 975, n s, 18 w Ft. Hamilton av, 2-sty bk 2 fam dwg, 19.6x62, slag rf; \$15,000; (o) same; (a) same (3664).

58TH ST, 907-61, n s, 45.2 e 9 av, 20-2-sty bk 2 fam dwgs, 19.6x57, gravel rf; \$300,000; (o) Max Jonas, 1526 46th; (a) S. Millman & Son, 26 Court (3671).

58TH ST, 963-79, n s, 510.7 e 9 av, 4-2-sty bk 2 fam dwgs, 19.6x57, gravel rf; \$60,000; (o) same; (a) same (3672).

58TH ST, n s, 101.8 e 9 av, 2-sty bk 2 fam dwg, 19.6x46.2, slag rf; \$15,000; (o) same; (a) same (3662).

58TH ST, 977, n w c Ft. Hamilton av, 2-sty bk 2 fam dwg, 19.6x62, slag rf; \$15,000; (o) same; (a) same (3663).

COLONIAL RD, 7915-23, e s, 37 n 80th, 2-2 1/2-sty fr 1 fam dwg, 22x40, shingle rf; \$18,000; (o) Greenman & Maguire, Inc., 391 Fulton; (a) Slee & Bryson, 154 Montague (3654).

COLONIAL RD, 7923, n e c 80th, 2 1/2-sty fr 1 fam dwg, 22x41.2, shingle rf; \$9,000; (o) same; (a) same (3655).

7TH AV, 8117-23, e s, 21.4 n 83d, 3-2-sty fr 1 fam dwgs, 16x38, tar & gravel rf; \$24,000 (3541).

TURNER PL, 14-16, s s, 100 e 8th, 2-2-sty fr 1 fam dwgs, 16x42, gravel rf; \$10,000; (o) John S. Dahl, 819 Montgomery; (a) J. C. Wandell Co., 8525 4 av (3596).

58TH ST, 956-64, s s, 93.11 w Ft. Hamilton av, 4-2-sty bk 2 fam dwgs, 20x62, slag rf; \$80,000; (o) Max Jonas, 1626 46th; (a) S. Millman & Son, 26 Court (3595).

HOTELS.

EMMONS AV, 2025, n w c Kenmore pl, 2-sty bk hotel, 28x82, gravel rf; \$15,000; (o) P. Howard Reid, 2021 Emons av; (a) J. A. McDonald, 1630 Surf av (3546).

BEDFORD AV, e s, bet Sullivan & Malbone, 3-sty bk auto showroom & service station, 200x 480; \$200,000; (a) Packard Motor Car Co., Bway & 61st, Manhattan; (a) owner (3543).

STABLES AND GARAGES.

MYRTLE AV, 1180-88, n w c Bushwick av, 2-sty bk garage, 101.8x100, slag rf; \$70,000; (o) Otto Gruhn, 221 Boerum; (a) W. B. Wills, 1181 Myrtle av (3624).

PITKIN AV, 2325-35, n s, 75 w Warwick, 1-sty bk garage, 100x100; \$50,000; (o) Ermy Francis Corll, 165 Bway, Manhattan; (a) M. A. Cantor, 373 Fulton (3542).

TROY AV, 358-76, s w c Carroll, 1-sty bk garage, 205.7x100, gravel rf; \$40,000; (o) M. C. K. Constn. Co., 1438 Park pl; (a) S. Millman & Son, 26 Court (3668).

4TH AV, 283-301, e s, bet 1 & 2 avs, 1-sty bk garage, 200x155.11, gravel rf; \$100,000; (o) Frank ————; (a) W. T. McCarthy & F Kelly, 16 Court (3650).

MISCELLANEOUS.

W 12TH ST, 2897, e s, 480 n Surf av, amusement device; \$14,000; (o) Sea Beach Land Co., Bway, Manhattan; (a) Abram D. Hinsdale, 17 Hanover pl (3615).

Queens.

Dwellings.

EDGEWATER.—Beach 28th st, n e c Sea Girt av, 12-1-sty fr dwgs, 18x32, shingle rf, 1 family, gas; \$24,000; (o) Dr. Jos. Lief, 47 Academy av, Rockaway Park; (a) Harry F. Rasmussen, 287 Boulevard, Rockaway Beach (1102 to 1113).

HOLLIS.—Harvard av, e s, 210 n Jamaica av, 8-2-sty fr dwgs, 16x36, shingle rf, 1 family, gas, steam heat; \$32,000; (o) John O'Rourke, 875 Fresh Pond rd, Ridgewood; (a) Bly & Hamann, 833 St. Johns pl, Bklyn (1208-9-10-11).

JAMAICA.—Compton ter, s s, 220 w Homerlee av, & Islington pl, s s, 100 e Warwick av, 4-2-sty fr dwgs, 26x90, shingle rf, 2 families, gas, steam heat; \$40,000; (o) R. F. Mellon, Jamaica (1076-77-78-79).

ROCKAWAY PARK.—Beach 113th st, w s, 54 s Boulevard, 2-sty fr dwg, 22x52, shingle rf, 1 family, elec, steam heat; \$14,000; (o) Otto Hoffritz, 158 Lorimer, Bklyn; (a) W. T. Kennedy Co., Beach 82d st, Rockaway Beach (1256).

FACTORIES AND WAREHOUSES.

L. I. CITY.—Mariom st, w s, 75 n Freeman av, 2-sty bk factory, 49x99, slag rf, steam heat; \$45,000; (o) Frederick A. Sondheimer, 138 Temple, L. I. City; (a) Wm. Sprosser, 211 12 av, L. I. City (1091).

STABLES AND GARAGES.

FLUSHING.—Jackson av, s s, 555 e Main, concrete blk garages, 124x22, slag rf; \$5,000; (o) Tuohy & Co., 98 Main, Flushing; (a) A. E. Richardson, 100 Amity, Flushing (1092).

STORES, OFFICES AND LOFTS.

L. I. CITY.—Gale st, junct Hill st, 5-sty bk loft, 197x62, slag rf, steam heat; \$180,000; (o) Patrick Trainer, Beach 136th st, Belle Harbor; (a) Louis A. Homen, 405 Lexington av, Manhattan (1282).

MISCELLANEOUS.

L. I. CITY.—Dock st, n s, 212 w Front, 1-sty bk power house, 61x52, slag rf; \$28,000; (o & a) National Sugar Refining Co., prem (1255).

Richmond.

Dwellings.

NEW BRIGHTON.—Mada av, s e c Delafield av, 2-sty fr dwg, 23x24, shingle rf; \$3,000; (o) W. S. Hart, 482 Bard av, West Brighton; (a) B. J. Luba, 482 Pard av, West Brighton (120).

NEW DORP BEACH.—Amber st, n s, 240 w Maple Grove av, 1-sty fr dwg, 23x29, shingle rf; \$2,000; (o & b) Edwin Gordon Bath, 1887 Vyse av, Bronx (124).

STAPLETON.—Richmond Tpke, 800, 120 s Theresa pl, 2-sty fr dwg, hipped rf; \$10,000;

(o) John Grans, Jr., 800 Richmond Tpke, S I; (a) Henry G. Otto, 156 5th av, N Y C (100).

TOTTENVILLE.—Rockaway, n w c Clermont av, four 1-sty frame dwgs, 14x24, pitch rf; \$1,050 each; (o) H. S. Mosher, 564 Rockaway st; (a) G. B. Henne, 7399 Amboy rd (95).

TYRON MANOR, GRAND CITY.—Fremont av, n e s, 200 s e Krauser st, 1½-sty fr dwg, 25x100, rubberoid rf; \$4,500; (o & b) John J. Burrell, Pleasvalley av, Stapleton (122).

WEST NEW BRIGHTON.—E Taylor st, 129 from Delafield st, three 2-sty fr dwgs, 19x30, hip rf; \$13,500; (o) Deboir Corp., 49 Wall st, N Y C; (a) W. H. Lynch, West New Brighton (93).

FACTORIES AND WAREHOUSES.

CLIFTON PORCH TERMINAL.—Edgewater st, e s, 20 n Willow, 1-sty fr warehouse storage, 117x80, slate rf; \$10,000; (o) Porch Terminal, Inc., Clifton, S. I.; (a) Barney Ahless Constn. Corp., 110 W 40th, Manhattan (109).

STABLES AND GARAGES.

ROSEBANK.—Bay st, n w c Townsend av, 1-sty bk garage, 24x41, flat rf; \$4,000; (o & b) H. C. Ernst, 941 Bay st, Rosebank (121).

PLANS FILED FOR ALTERATIONS

Manhattan.

MADISON AV, 637-43, remove roof, new add sty, roof, walls, skylight, ext fire escape on 4-sty bk store & office bldg; \$7,500; (o) Leo Schlesinger, Hotel Savoy; (a) Buchman & Kahn, 56 W 45th (243).

MADISON AV, 1992, remove partitions, plumb, new partitions, ext, windows, plumb htg syst in 4-sty bk dwg; \$8,000; (o) Annie Weismann, 325 E 21st; (a) Louis A. Hornum, 405 Lexington av (252).

MADISON AV, 417-21, remove show windows, cornices, new cornice, alter stairs in 5-sty bk showrooms; \$5,000; (o) The Beekman est, 7 E 42d; (a) Geo. Mort. Pollard, 347 5th av (265).

MADISON AV, 432-4, remove partitions, stoops, front, raise 1st & 2d tier beams, new partitions, stairs, girders, columns, front in 5-sty bk dwg & offices; \$40,000; (o) Almy Realty Co., 141 Bway; (a) Adolph Mertin, 34 W 28th (275).

PARK AV, 1121-7, remove panels, stairs, new str fronts, toilets, beams in 12-sty bk str, office & storage; \$8,000; (o) Metropolitan Life Ins. Co., 1 Madison av; (a) Ray E. Dakin, 406 Broome (340).

RIVERSIDE DR, 317, new bathrooms, vent shaft, change partitions in 5-sty bk dwg; \$12,000; (o) Jessie Farouharson, 724 5th av; (a) Robt. T. Lyons, 52 Vanderbilt av (299).

W. BWAY, 228, alter fire escape, new wind windows in 6-sty bk factory; \$1,500; (o) Anna E. Leaycroft, care Robt. J. Leaycroft, 116 St James pl, Brooklyn; (a) Saml Rosenblum, 51 Chambers st (315).

1ST AV, 12, remove piers, str fronts, partitions, new str fronts, columns, beams, partitions in 5-sty bk str & dwg; \$5,500; (o) Anetta Bocher, 58 E 94th; (a) L. E. Denslow, 44 W 18th (270).

1 AVE, 1480, alt partitions, new conc vault, wall in 4-sty bk store, bank and dwg; \$5,000; (o) Est. Elias Jacobs, 57 Av A; (a) Maynicke & Franke, 25 Madison sq N (287).

3D AV, 989, remove stairs, wall, partitions, new stairs, window, beams, partitions in 3-sty bk saloon and photo gallery; \$5,000; (o)

Benj. Kenton and Hyman Goldenberg, on premises; (a) Benj. Ascher, 51 W 68th st (317).

4TH AV, 395-401, remove arch, new stairs in 12-sty bk lofts; \$1,800; (o) Hewitt Rly. Co., 50 Church; (a) Robt. D. Kohn, 56 W 45th (258).

5TH AV, 372-82, also 35th st, 1 W, remove wall, new connect bridge, doors, enlarge doors in 2 6 & 12-sty bk str & lofts; \$5,000; (o) Trustees of John J. Astor, 23 W 26th; (a) Townsend, Steidle & Haskell, Inc., 1328 Bway (283).

5TH AV, 114-16, new office partitions, alts to toilets in 18-sty bk mfg offices, salesrooms; \$25,000; (o) American R. E. Corp., in receiver-ship; receivers, Walter C. Noyes, Alf. E. Marling, 141 Bway; (a) Jardine, Hill & Murdock, 50 E 42d (239).

5TH AV, 715, new partitions, gallery, stairs, mezzanine in 6-sty bk factory; \$5,000; (o) Langdon est, 715 5th av; (a) C. P. (327).

5 AVE, 315, new partitions, doors, move store front on 6-sty bk store and offices; \$3,600; (o) Mathes Rock Est., 315 5th av; (a) Elwood Hughes, 210 W 34th st (294).

6TH AV, 342, remove stairs, piers, partitions, new stairs, partitions, beams, fire escapes, store front in 5-sty bk hotel & store; \$15,000; (o) Chas. T. Parks, 3495 Bway; (a) Jacob Fisher, 25 Av A (323).

6TH AV, 806, shift column, rearrange partitions, new window, steps in 4-sty bk store & offices; \$2,000; (o) Nathan Rubin, 816 6th av; (a) Groenber & Leuchttag, 303 5th av (321).

6TH AV, 358, new fire-escapes, windows in 3-sty bk factory; \$700; (o) John O'Neil Est, 53 W 72d; (a) Saml. Bernstein, 884 Amsterdam av (370).

6 AVE, 677, new beams, move store front of 4-sty bk store and dwg; \$3,800; (o) Anna F. Mices, 210 W 34 st Liberty st; (a) Elmwood Hughes, 210 W 34 st (293).

Brooklyn.

FLUSHING AV, 394-414, s s, bet Franklin av & Shillman, int alts to storage bldg; \$3,000; (o) Wallabout Mch. W'house Co., prem; (a) Dominick Salvati, 369 Fulton (2077).

LIBERTY AV, 1166, s s, 20.6 w Grant av, str front, ext, int & plumbing 2-sty fr str & 1 fam dwg; \$1,500; (o) Hyman Gasch, prem; (a) owner (2212).

LIVONIA AV, 313, n e c Watkins, int 3-sty bk factory; \$1,000; (o) Sarah Kashefsky, 366 Sheffield av; (a) Jos. A. Boyle, 367 Fulton (2221).

MARCY AV, 230, s e c Rodney, int & plumbing to 3-sty bk str & 2 fam dwg; \$2,500; (o) Nathan Solotorofsky, 271 Grand, Manhattan; (a) Harry Brodsky, Jr., 29 Hinsdale (2069).

OCEAN PARKWAY, 557-87, e s, 460 s Ditmas av, seven 1-sty conc garages, 18x20; \$5,600; (o) Emanuel Sommer, 440 Ocean Pkway; (a) Jacob Lubroth, 44 Court (1882).

PITKIN AV, 1847, n s, 81.3 e Sackman st, int, chimney & fire escape, 3-sty fr str & 2-fam dwg; \$2,000; (o) Morris Feinberg, 502 Hopkinson av; (a) S. Millman & Son, 1780 Pitkin av (2375).

ST MARKS AV, 138, n s, 41.8 w Ralph av, ext to 2-fam dwg; \$2,000; (o) Prosper Imp. Co., on premises; (a) Louis Danancher, 323 Fulton st, Jamaica (1968).

ST. MARKS AV, 651, n s, 292 e Rogers av, int & windows 3-sty bk office & 2 fam; \$3,000; (o) Dr. Meyer H. Rabinowitz, 183 Vernon av; (a) Gilbert I. Prowler, 1959 Homecrest av (2087).

SCHENCK AV, 209, e s, 235 s Atlantic av, ext 1-sty fr storage & garage; \$1,500; (o) Abraham Frank, 1883 Atlantic av; (a) Chas. Infanger & Son, 2634 Atlantic av (1928).

SCHENECTADY AV, 226, s w c Sterling v' int & str frost to 4-sty b mkt & 6-fam; \$2,500; (o) Rose Hoodack, 1254 St Johns pl; (a) E. M. Adelsohn, 1778 Pitkin av (1811).

SURF AV, 3112-18, s s, 102 e W 32d st, 1-sty fr bath pavilion, 60x227, metal rf; \$25,000; (o) Benj. Kaufman, 918 East Pkway, & Aaron Meislin, 1450 President; (a) Kaufman & Levine, 159 Remsen (1864).

SURF AV, 2402-22, s s, 53 e W 25th, repair storm damage to bathing pavilion; \$2,000; (o) Desmond Dunne, 25 Prospect Park W; (a) Jas. F. Brewster, 2634 E 27th (2238).

SUTTER AV, 325, n w c Watkins st, int & ext, 3-sty fr str & 8-fam; \$1,500; (o) Marie J. Schneider, 1030 Bryant, N Y C; (a) S. Millman & Son, 1780 Pitkin av (1878).

THROOP AV, 330, s w c Pulaski, int & plumbing 3-sty fr 2 fam dwg; \$1,500; (o) Lizzie Zwilen, 812 DeKalb av; (a) Henry M. Enelich, 413 S 5th (2175).

UNDERHILL AV, 52, w s, 75 s Dean st, ext to shop & 2-fam dwg; \$1,000; (o) Daniel Leonard, prem; (a) Bly & Hamann, 833 St. Johns pl (1872).

WASHINGTON AV, 745-9, s e c Sterling pl, st fts, str & 1-fam dwg; \$1,000; (o) Henry Volge, 539 E 23d; (a) Harold G. Dangler, 215 Montague (2392).

WASHINGTON AV, w s, 100 s D st, stall No. 1031, int alts to mkt.; \$1,500; (o) Shefford

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Cheese Co., 44 Washington av; (a) Edw. H. Thatcher, 594 Fulton (2206).

WILLOUGHBY AV, 947, n s, 75 e Charles pl, ext & int, 3-sty fr storage str, office & 2-fam; \$1,500; (o) Brooklyn Labor Lyceum Assn., prem; (a) Albert Jahn, 17 Dean, Union Course, L I (2378).

WILLOUGHBY AV, 999-1001, n s, 275 e Evergreen av, int alts 2 1/2-sty fr factory & 1 fam; \$5,000; (o) Wm. Haberman, 20 Johnson av; (a) Glucroft & Glucroft, 729 Flushing av (2237).

3D AV, 5724-6, n w c 58th st, ext 4-sty bk stores & 6-fam; \$3,500; (o) Nicklis Constantine, 5813 3d av; (a) Fred R. Thieme, 619 81st (1948).

3D AV, 284, w s, 76 n Carroll, add sty to ext, str front & int to 3-sty bk str & 2 fam dwg; \$2,000; (o) John De Vito, prem; (a) W. J. Connors, 400 Union (2100).

3D AV, 600-2, n w c Prospect av, ext, int & plumbing to 2-2-sty bk str, garage & 1 fam; \$5,000; (o) Tony Lundy, prem; (a) Bloodgood & Sugarman, 44 Court (2204).

4TH AV, 928-28 1/2, w s, 60.2 n 35th, ext 2-sty fr str & 1 fam; \$2,000; (o) Jas. J. Astarita, 957 4 av; (a) Frank V. Laspia, 525 Grand (2172).

4TH AV, 45, s e c Dean st, int alts, str & 2-fam dwg; \$2,000; (o) Sarah Horstein, prem; (a) John Burke, 32 Court (2020).

5TH AV, 38, w s, 60 s Dean st, ext st fts & fl to 3-sty bk str & 2-fam dwg; \$3,500; (o) Chas. Foides, prem; (a) owner (1987).

5TH AV, 518, s w c 13th, doors & skylight to 2-sty bk store & storage; \$1,500; (o) Nathan Stoopack, on premises; (a) E. M. Adelson, 1778 Pitkin av (1973).

5TH AV, 38, st fts ext & int to 3-sty bk str & 2-fam dwg; \$3,500; (o) Chas. Foides, prem; (a) Chas. H. Pfoff, 673 Eldert lane (1836).

5TH AV, 439-41, st fts & int, 3-sty bk str & 1-fam & fur rooms; \$6,000; (o) Christian Bahr, prem; (a) Leonides E. Denslaw, 44 W 18th st, N Y C (1850).

10TH AV, 1511, 85 s Prospect Pk S W, ext shop, garage & 1-fam; \$1,000; (o) Charles Howard, prem; (a) Fred E. Gilson, 479 12th (1925).

12TH AV, 5710, s w c 57th, porch, int, plumbing & windows to 2 1/2-sty fr 2 fam dwg; \$8,000; (o) Albert E. Raitano, 6324 14 av; (a) Ferdinand Savigano, 6005 14 av (2119).

13TH AV, 4520, n w c 46th st, additional sty 3-sty fr st & 2-fam; \$8,000; (o) Max Helman, prem; (a) Boris M. Dorfman, 26 Court (1922).

13TH AV, 4419-21, e s, 23 n 45th, wall 3-sty bk str, office & 5 fam dwg; \$1,000; (o) Phillip Passon, 1221 44th; (a) S. Gardstein, 1154 47th (2330).

14TH AV, 6810-20, n w c 60th, int to factory; \$1,800; (o) Frank Piccalrello, 6900 14 av; (a) John Burke, 32 Court (2203).

16TH AV, 7101-5, s w c 71st, ext to 3-sty bk telephone exchange; \$50,000; (o) N. Y. Tel. Co., 15 Dey, Manhattan; (a) McKenzie, Voorhees & Gmelin, 1123 Bway, Manhattan (2604).

18TH AV, 8620-4, w s, 150 s 86th st, int, st frts & ext to two 3-sty fr str & 2-fam dwgs; \$8,000; (o) Bernard Steinbach, 1829 Bath av; (a) Lubroth & Lubroth, 44 Court (2382).

18TH AV, 8002, ext to 2-sty fr 2-fam dwg; \$4,500; (o) Dominick Serra, 1426 69th st; (a) Burke & Olsen, 32 Court st (1845).

18TH AV, 8006, ext to 2-sty 2-fam fr dwg; \$4,500; (o) Dominick Serra, 1426 69th st; (a) Burke & Olsen, 32 Court st (1844).

PACIFIC ST, 1429, n s, 20 w Brooklyn av, 3-sty bk 1 fam dwg; \$1,000; (o) Geo. Peper, prem; (a) Jas. H. Suttie, 1399 Pacific (2338).

SOUTH 4TH ST, 250, s s, 76.10 e Havemeyer st, int, pl, window & door, 3-sty 2-fam dwg; \$1,000; (o) Saml. Crooks, 201 Havemeyer; (a) Eli Benedict, 352 Convent av, N Y C (2377).

AV K, 1807, n s, 40 e E 18th, fire damage to 1 fam dwg; \$1,500; (o) Geo. Blaisdell, 801 Eastern pkway; (a) Edw. S. Neilson, 826 Caton av (2062).

BEDFORD AV, 2766, w s, 180 s Farragut rd, ext 2 1/2-sty 1 fam dwg; \$2,000; (o) Bernard Brown, 2754 Bedford av; (a) Henry J. Nurick, 772 Bway (2154).

BROADWAY, 1383-7, n w c Palmetto, cornices 3-sty str & 2 fam dwg; \$1,000; (o) Margaret Auer, prem; (o) Max Hirsch, 215 Montague (2344).

Queens.

COLLEGE POINT.—8th st, e s, 500 n 1 av, fr dwg change from 1 fam to 2 fam, int alts; \$1,900; (o) William C. Boller, 8th st, College Point; (a) Peter Schreiner, 27 S 12th, College Point (255).

COLLEGE POINT.—3d av, s s, bet 3d & 5th, 1-sty bk ext, 26x38, side of factory, slag rf; \$3,000; (o & a) American Hard Rubber Co., 11 Mercer, Manhattan (270).

FAR ROCKAWAY.—Clinton st, w s, 850 n Mott av, 2-sty bk ext, 38x53, side, power house, int alt; \$34,390; (o) Queens Boro Gas & Elec. Co., 347 Central av, Far Rockaway; (a) Stone & Webster, Boston, Mass (211).

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