

Real Estate Record and Builders Guide

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EDITORIAL

Another Mayor's Committee

In accordance with his announced intention Mayor Hylan has appointed a Housing Conference Committee, of which Tenement House Commissioner Mann is chairman. The Mayor is to be congratulated on having selected men and women who are so eminently fitted for the work which the Mayor has in hand for them to do, because they are, one and another of them, exceptionally well informed on the various phases which enter into the housing question.

The Mayor has a happy way of choosing subjects for investigation by committees of eminent personages. He is keenly alive to the questions that are of prime importance to the many residents of the first city in the land and he seldom fails to crystallize, temporarily, the thought of the town upon any important matter by the appointment of a Mayor's Committee to cogitate upon it.

In his letter of appointment the Mayor's analytical powers and deftness of summarization are shown with such clearness that the committee has the good fortune to have the situation outlined and visualized at the start. He says: "It is obvious that we are not dealing with a theory but with a condition in the shortage of houses, which amounts to a crisis" and "lack of housing is as dangerous to the community at large as lack of food and clothing, and is the leaven for the fermentation of unrest." These words go right to the heart of the matter—they ring true.

There is room for regret that the Mayor did not bring this same power of comprehensive analysis and suggestive summarization to the question of the lines along which the committee might work out the problem which he so urgently asks them to solve. He has been so felicitous in his choice of the membership of the committee that there is room for regret that he has overlooked the opportunity to point out the way for action by the municipality or by the community or by associations of citizens that would relieve the distressed neighbors within the five great boroughs of the nation's biggest city. It is quite certain that had he done so there is no one of the sixty-eight distinguished members of this latest Mayor's Committee but would have done his or her best to work out the problem along the lines of the Mayor's suggestion, however strongly each and everyone of them hitherto might have believed that it could only be solved by the laws of political economy and not according to the exigencies of mere politics.

How Strikes Hurt Labor

Whatever else it may have done, the recent outlaw railroad strike seems to have accomplished one thing anyway. It interfered sufficiently with the transportation of coal, steel and other supplies so as to have thrown out of work for an indefinite period many thousands of men in various industries. Not only is this true here in the East, but in Detroit even that great promoter of the workingman's millenium, Henry Ford, has felt compelled to lay off 30,000 men in his own plant. And now a new switchmen's strike, affecting

particularly Chicago and St. Louis, is improving the chances of many thousands of other workmen losing their jobs in industrial plants.

When strikers tie up the railroads and interfere with the hauling of coal and iron and steel and other commodities vital to manufacture, they seem to give no thought to the hundreds of thousands of fellow-workmen who can't work if they have nothing to work with. This is a lesson, obvious enough it would seem, which is being brought home to thousands of workingmen hitherto ready to applaud strikes by men in other industries than those in which they themselves find employment. It is a wholesome lesson for them to learn. It should bring home to them the fact that they are, after all, merely a part of the vast population as dependent on uninterrupted transportation of food and materials as any of the so-called plutocratic class about which radical labor leaders rant.

Due both to strikes and shortage in equipment, the railroads of the country report vital congestion in freight at nearly all of the important shipping centers excepting in the South. The railroads of the country, when turned back to their owners by the Government, were in such condition that 226,000 new cars and thousands of engines are needed to restore anything like normal conditions. Prompt movement of freight with such equipment as is available becomes doubly important for this reason, if for no other. Labor can help itself by keeping things moving.

Every Reform Has Its Perplexities

Another forward stride in municipal reform is announced by Grover Whalen, Commissioner of Plant and Structures, who has contracted for twenty-five taxicabs to take the place of and do away with 209 city-owned high-powered cars.

Mr. Whalen has discovered that 75 per cent of the cost of operation of the present fleet of automobiles is in "waiting time." While Commissioners and others entitled to use these vehicles are under roof in their offices, or somebody else's offices or mayhap in a restaurant or soda parlor, their chauffeurs and machines are standing alongside the curb innocuously doing nothing at \$1,500 per year per chauffeur, plus interest on the cost of the car. Mr. Whalen proposes that city officials shall be taxed from hither to yon as circumstances and the necessities of the business of the municipality require and that the chauffeurs shall read the taxi meters at start and finish of the trip and turn in their reports to the municipal garage which is located beneath the Manhattan terminal of the Brooklyn Bridge.

Commissioner Whalen expects to save the taxpayers between \$50,000 and \$100,000 a year by the institution of this reform and is entitled to their gratitude to offset the grumbling of the unhorsed—or should it be unflivvered—officeholders. In these days of unstinted and phenomenally meretricious extravagance a saving of even \$50,000 or \$100,000 is exceedingly meritorious.

But this does not seem to be the full measure of Com-

missioner Whalen's proposed reform. Of greater moment, it may be, is the inception of the idea of the application of the meter as a measure of an officeholder's activity in the line of civic duty. The conception is capable of indefinite extension. Meters might, for instance, be invented to measure the flow of words from the mouths of the elected or appointed officials, whether on the public platform or in private conference; or to keep tab on the activities of the letter-writing sort of officeholder, and so on. It does not seem worth while to more than suggest the number of ways the meter can be made to serve in gauging the abilities and usefulness of public servants.

The working of Mr. Whalen's innovation, which he

expects to get into operation in about three months, will be watched with interest by all. In the meantime what would be registered by a meter of emotions in, say the office of Commissioner of Public Works William J. Flynn of the Bronx, who, having urgent business with Commissioner of Public Works John E. Bowe of Richmond and having called up the municipal garage at the Brooklyn Bridge for a taxi to take him to the Staten Island ferry is informed that he will have to wait until a taxi returns from conducting Commissioner of Public Works Frank H. Sullivan of Queens back to his office after his consultation in Brooklyn with Commissioner of Public Works Joseph A. Guider of that Borough?

Tamest of Moving Days

[Editorial from *Evening Sun*, May 5, 1920]

The first of the two critical dates in the local rent situation has passed without anything more sensational than an odd explosion of judicial wrath in the Bronx. The strike of tenants, so much talked of, fell through, and there were no evictions worth speaking of on May Day or after. Indeed the quiescence of the occasion, after all the preliminary ebullition, was almost disappointing.

Perhaps the explosion has been bottled up for the first of October, but, somehow, we suspect that date will pass tamely also. The statutes passed by the Legislature, even though questioned as to validity, have given pause to profiteers. Moderate landlords need no curb. Probably the conditions will adjust themselves to reason of their own accord before the fall moving day comes around.

According to some news articles printed toward the end of last week there has been already considerable liquidation of the housing problem. One of our contemporaries announced that there had been a tremendous exodus from the city and 175,000 persons had found suburban homes since the beginning of the year. This number of individuals would mean at least 45,000 families, and so presumably 45,000 dwellings of one kind or another thrown on the city renting market. If the figures be even approximately true, there should be pretty nearly an end of the corner in homes; competition should be restored in the near future and prices would be under control.

This does not mean, however, that there is a prospect of a sharp drop—or any sort of drop—in rentals from present figures. At the most it promises that increases based on mere cupidity or products of speculation are not likely to be so common. There is, in fact, no basis of expectation of a return to pre-war rates at the present time for the very good reason that carrying and operating charges are much higher than they were; the cost of erecting new houses is very great and discouragingly uncertain. Therefore owners and builders are compelled to make high rental charges to cover their expenses and get a return on their money.

The Record and Guide, organ of the real estate interests in New York, publishes in its issue of May 1 an exhaustive discussion of the running costs and rental value of high class apartment houses, in which it reaches the conclusion that to meet the present conditions increases must be made to tenants over the figures of 1914: For operating and maintenance, 50

per cent.; for first mortgage interest charges, 5 per cent.; for second mortgage interest, amortization, depreciation and owner's income, 25 per cent.; total, 80 per cent. This increase in houses of the better class must apply to all the apartments if the owner is not to lose. If some be vacant or held at a lower figure by leases, the rest must compensate.

All that can be said of this is that so long as there are enough people with the funds and the inclination to hand out, the landlords will be able to collect their tolls; but when or if the market fails of tenants, the rents and presumably the running costs will have to readjust themselves. Apartments of the best class, which the Record and Guide speaks of, are luxuries of the wealthy. As it says, probably half of what the tenants pay is not for shelter, but for exclusiveness, location and "a high quality of equipment and service." This class of house has developed in New York "in point of convenience and luxury far beyond other cities in America or Europe." It embodies "the last word in modern equipment." Of course those who insist on these appliances of ease must pay for them. The obligation is on the owners to keep their fingers on the pulse of demand and not run ahead of it. Doing so they will always be safe.

But the general public has small interest in this phase of the question. The rich can take care of themselves; the poor have the Tenement House Commission to protect them. The complaint of the vast body of people of moderate means is that, while their rents have been gently but firmly jacked up, equipment and service have been somewhat violently let down. Decorations and even repairs have been abandoned, attendance has been minimized and the scarcity of labor plead as an excuse, although the high costs of these things, which are not supplied or employed, are equally the excuse for raised charges.

The one real solution is more building. The real estate spokesman argues that legislation in the interest of the tenant checks this. No doubt he is largely right; but we imagine the high and uncertain cost of labor and of material—where labor again comes in—is the real difficulty. If something like a settled condition for builders could be secured, building would be done. It is the way builders live and pay their way. And if building were done extensively the law of supply and demand would take care of the rest speedily.

Legislature Made Liberal Appropriations for Good Roads

(Special to The Record and Guide)

Albany May 6, 1920.

Including an appropriation of \$10,000,000 from the 1912 highway bond issue which, of course, will not be available until next year, the present Legislature was generous in highway appropriations. State Highway Commissioner Greene asked for an appropriation of \$15,000,000 with which to continue the building of the state road system, but the Legislature cut this estimate in half, appropriating \$7,500,000 for maintenance and repair. Other large highway items include

appropriations of \$2,302,000 for state aid to county and towns for highway purposes; \$3,750,000 for roads to be constructed with federal aid and \$300,000 for rural post roads.

The Superintendent of Public Works was given an appropriation of \$600,000 for maintenance and repair of structures along the route of the barge canal in addition to numerous appropriations for bridges. For the reconstruction of the Cohoes-Lansingburg bridge spanning the Hudson at Troy and destroyed by fire, an appropriation of \$300,000 was made.

REAL ESTATE SECTION

Bills Signed or Vetoed by Mayor Hylan and Governor Smith

Measure for Relief of War Contractors Fails by Action of City Executive, But Bill for Protection of Builders from Thieves Is Approved

(Special to the Record and Guide.)

Albany, May 13, 1920.

MAYOR HYLAN has vetoed the Walker bill which would permit the New York City Board of Estimate to allow claims against the city for the difference between the original contract price and the actual expenditures a contractor on a public utility or public work was forced to make by reason of the increased cost of labor and materials that resulted from war conditions. The bill applied only to public contracts made by the city prior to April 6, 1917, when war was declared and performed at a loss by the contractor during the period of the war. Governor Smith announced the veto after acting upon several bills affecting New York City. The Mayor's veto kills the bill, for the Governor is without authority to approve any city measure disapproved by the local executive.

Mayor Hylan also vetoed the McDonald bill providing that no tax lien shall be sold at public auction for non-payment of tax unless notice of the sale had been served upon the owner of the property by registered mail at least three months before the date of the proposed sale.

The Russell bill designed to alter the present method of assessing for sewer improvements in New York City was also vetoed by the Mayor.

Governor Smith has signed the bill repealing Section 88 of the General Municipal Law and Section 50 of the State Finance Law which compels all governing boards awarding contracts for plumbing, gas fitting, steam and hot water heating and ventilating apparatus which exceeds \$1,000 to draw the specifications so as to permit separate and independent bidding upon all classes of work. The enactment of this repeal act was forced by the embarrassment caused state and municipal boards letting plumbing and heating contracts. Where the work was divided among several contractors the margin of profit was very small and in numerous instances the contractors performed the work at a loss. The result was that bidders for these contracts were very few and in several state institutions and a large number of municipal buildings the completion of work was delayed by the refusal of reliable contractors to take the contracts for separate pieces of the work except at increased cost.

The Karle bill providing that in computing assessments on property benefitted by a local improvement all property within the area of benefit, although otherwise exempt by law, shall be included in such computation was signed by the Governor this week, and the bill introduced by Senator Karle which empowers New York City to widen Kill's path in Brooklyn and Queens Borough by acquiring by purchase or condemnation lands on both sides of this thoroughfare from Jamaica avenue, Brooklyn, to Myrtle avenue, Queens.

The McGarry bill authorizing the construction of a boulevard across Jamaica Bay without action by any local board in New York City and amending the plans for this improvement was also approved by the Governor.

Mayor Hylan has returned to the Governor with his approval the Cotillo bill amending the New York Charter by making mandatory instead of permissive the appointment by the mayor of a board of purchase patterned after the state central purchasing board. This bill authorizes such purchasing board to make its own rules concerning the storage of

materials, supplies and equipment as well as purchase and distribution. The board may provide storage places wherever it deems them necessary.

The Mayor has also accepted the charter amendment providing that in 1920 certificates of indebtedness may be issued not in excess of \$7,000,000.

The Knight bill supported by builders and property owners in New York City and up-state designed to simplify the penal law provisions affecting receipt of stolen property was signed by the Governor. This bill which makes it a felony to receive stolen property valued at more than \$50 and a misdemeanor where the value is \$50 or less was advocated as a means of providing summary justice for persons who accept building materials stolen from construction work and who reap a profit from the lead, copper and other metals removed by thieves from vacant houses. At a hearing given this bill it was declared that thieves operating in New York City make a specialty of copper wire, lead pipe, electric and gas fixtures, all of which have increased enormously in price, and find easy sale to persons acting as brokers for this unlawful traffic. The telephone and telegraph companies also backed the bill.

Two bills providing an appropriation of \$250,000 for the purchase of a site for a new state arsenal in New York City to replace the present arsenal at Seventh avenue and Thirty-fifth street and directing the deposit of the proceeds of the sale of the old arsenal with the State Treasurer were also signed by the Governor. The latter bill introduced by Minority Leader Donohue was necessary to prevent the utilization of these moneys for the building of a new arsenal in Albany.

The Governor has also approved Assemblyman Mullen's bill amending Section 298 of the Real Property Law by providing that acknowledgment or proof of a conveyance of real property within the state may be made before an official examiner of title within his authorized district.

The Cuvillier bill exempting from taxation real property purchased from the proceeds of a bonus or insurance paid or granted by the United States or New York State for military or naval service and owned by the person receiving such bonus or insurance was also signed by the Governor. The exemption is limited to \$5,000 of assessed valuation.

The Lockwood bill permitting New York City to use \$6,000,000 of the proceeds of sales of corporate stock or bonds for erecting a municipal building in Brooklyn was approved by the Governor.

The salaries of the borough presidents of Richmond and Queens are increased from \$7,500 to \$10,000 under the Carroll bill approved by the Governor and the salaries of all the Municipal Court Justices in New York City are raised \$1,000 each by the Burlingame bill also signed.

The Lockwood-Donohue teachers increased pay bill which will require an appropriation of \$20,500,000 was signed by the Governor. The money necessary to provide this increase will be raised by the imposition of a direct state tax of one and one-half mills.

Under the terms of the Swift bill approved by the Governor five or more persons may incorporate as a cooperate association or organization to take title to real estate and to enjoy the same privileges with respect to this property as a private person enjoys.

Two Blocks in Grand Central Zone Leased for Long Term

Railroad Companies Dispose of Last Plots North of Station to Syndicate for Improvement With Business Buildings

SURPASSING all individual real estate transactions of this year, and probably those of many years, was the leasing, during the week, of more than two square blocks of land between Park and Madison avenues, 45th to 47th streets, for improvement with two immense mercantile buildings. The term of the lease is for 21 years with the privilege of two renewals, the original term alone amounting to about \$15,000,000. Estimated cost of construction, which will begin within a few months regardless of building conditions, will total about \$25,000,000. This undertaking marks the disposition of the last of the unused properties of the New York Central and Hudson River Railroad Co. and the New York, New Haven & Hartford Railroad Co. in the vicinity of the Grand Central Terminal.

Those companies have leased the holdings mentioned to a syndicate composed of Major S. Fullerton Weaver, and William Crawford, who have been specialists in the erection of large buildings during recent years; Edward H. Everett, of Washington, D. C., and Walter Russel, an artist, who initiated the modern co-operative apartment house movement a few years ago. Douglas L. Elliman & Co. negotiated the lease.

Plans for the new buildings for these sites are in course of preparation by Warren & Wetmore, the same firm who designed the Grand Central Terminal. It is their purpose to perfect a design that will harmonize architecturally with the surroundings. A 31-story building will occupy the block bounded by Madison and Park avenues, 46th and 47th streets, and a 25-story building will cover the block bounded by Madison and Park avenues, 45th and 46th streets, and an extension

to Vanderbilt avenue. There will be a total combined floor area of 1,500,000 square feet, and each single floor will afford a greater area than is obtainable in any other building in the city. Several large firms have already reserved space on the plans.

The 31-story building will be for all practical purposes two buildings inasmuch as it will be divided by Vanderbilt av, but the two sections will be connected by a series of bridges that will make all parts of each intercommunicable.

Much engineering work will have to be done in connection with the preliminary work on these structures on account of two levels of railroad tracks nearby and penetrating beneath the surface of Park avenue. It will be recalled that the railroad companies obtained fee to most of the buildings along Park avenue north of 45th street when they enlarged Grand Central Terminal a dozen years ago. This was for the purpose of widening its trackage space. As a result there will be no basement floors except on the Madison avenue side of the projected buildings. Underground space for lighting and heating plants will not be necessary because light and heat for the buildings will be furnished by a central heating and lighting plant.

Already more than one-third of the total floor space has been leased on the plans to downtown firms who will follow the uptown trend. Two large banks are among the group of tenants.

Structural improvements in the Grand Central zone during recent years have added more than \$1,500,000 in taxes to the city treasury and the prospects are that the sum will be duplicated within the next few years.

Record Breaking Rentals in Mid-Town Section

LONG noted as one of the high class and busiest hotels in New York, the Knickerbocker, at the southeast corner of Broadway and 42d street, is about to close its doors and undergo remodeling into a loft and commercial building by its owner, William Vincent Astor. James B. Reagan, who has owned the business of the hotel since it opened, is receptive to the plan and relinquishes his lease on the entire property which has 15 years and 8 months to run. The site of the hotel is far more valuable for commercial than it is for hotel purposes. The hotel business in some parts of New York is not what it was before the prohibition amendment went into effect. Mr. Reagan probably obtains a very good consideration for the surrender of his lease and the goodwill of the Knickerbocker.

Extensive structural work will have to be done to this famous hotel in order to make it over into a business building. Charles A. Platt, architect, is busy planning the best way to utilize the large floor space for business uses. About \$1,000,000 will be expended on the work.

Real estate men predict record breaking uptown rentals for stores in the remodeled Knickerbocker. It is believed that the corner store will yield at least \$2,500 a front foot a year and that other Broadway frontages will bring at least \$1,500 a front foot a year rental. The opinion is based on the large rentals now obtaining on Broadway and in 42d street near that thoroughfare. The Knickerbocker has a frontage on Broadway of 102 feet and on West 42d street of 185 feet. Figured on present rental values the ground floor of the hotel when remodeled should yield a total rental of more than \$400,000 a year. There is strong competition for stores in this locality and its retail possibilities are immense. A store 16 feet wide in the north side of 42d street, between Broadway and Sixth avenue now brings an annual rental of \$22,000, while at 135 to 139, in the same 42d street block, the United Cigars Stores Co. which control the property, has declined offers of \$1,500 a front foot a year. It awaits an offer of ren-

tal of the total plot aside from the small space used by itself.

Interesting is the fact that Ralph Gusshee, who several months ago leased the 5-story brownstone business building, on a lot 25 x 100, at 141 West 42d street, is paying annual rental at the rate of \$1,200 a front foot.

On Broadway, between 41st and 42d streets, still larger rentals are being obtained. Close to \$2,000 a front foot, on a new lease, was recently obtained for the store at the northeast corner of Broadway and 41st street, now occupied by Park & Tilford, while the store at 1,455, just across the way, is being held at a figure slightly below \$1,500 a foot front yearly.

A clothier some time ago leased the two buildings 125-127 West 42d street, 4 stories in height and covering a plot 40 x 100.5, at \$40,000 a year net, for a long term, which is at the rate of \$1,000 a front foot. Stores in the building at the southwest corner of Sixth avenue and West 42d street, which were made from a good sized safe, and are but 20 feet in depth, are yielding an annual return of \$1,000 a front foot.

Further north on Times Square are happy instances of strong rental power for stores. The five stores that have been carved out of the ground floor of the old Hotel Wallick have been leased from the plans at an annual front foot rental of \$1,600, while the corner at 43d street brings \$2,000 a front foot annually.

An estimate based on property conditions in the Times Square section places the rental power of business floors in the remodeled Knickerbocker Hotel at from \$4 to \$6 a square foot annually. Rentals have increased from \$3.50 to \$6 a square foot a year in the new National Association Building in course of construction in West 43d street, on the site formerly occupied by the Racquet & Tennis Club; and this increase is based primarily on the excessive demand for business space in the Times Square zone.

The highest annual rental yet obtained in the mid-Fifth avenue neighborhood is in the new buildings of the Guaranty Trust Co., at the avenue and 43d street, which yields \$9.

Offers Favorable Terms To Purchasers of Interboro Lots

Speculative Builders Have Rare Chance to Obtain Plots for Apartment Buildings to Relieve Housing Shortage

SOMETHING in the shape of a genuine surprise is the announcement made yesterday by Joseph P. Day that the Interborough Rapid Transit Co., in connection with the forthcoming sale of its unused real estate, by public auction, has perfected arrangements whereby it will be enabled to leave 70 per cent. of the purchase price of each vacant lot on mortgage, and to subordinate this mortgage to a building loan, provided the purchaser builds in one year from the date of sale.

On the other hand, to meet the requirements of those who, at the forthcoming sale, will buy lots "for a profit," without the present intention of building, the Interborough Company also has agreed to accept 80 per cent. of the purchase price in forty equal monthly payments, or at the rate of 2 per cent. a month. This means that the Interborough will accept as little as 20 per cent. cash on the purchase of its vacant lots, many of which are located in the seven Broadway blocks, 218th to 220th streets, and 238th street to Spuyten Duyvil Parkway, at 242nd street; also, in Long Island City, at the Jackson avenue station on the Queensboro subway. All of these lots are located on I. R. T. Co. subway lines, in the five cent fare zone, and at, or adjacent to I. R. T. Co. subway stations.

This rare offering of real estate on such extremely easy and favorable terms, is the Interborough's contribution to a safe and sane solution of the City's housing problem, which, at the moment is the most distressing and acute condition that has ever confronted and confounded the New York public.

The decision of the Interborough Company to, in this way, aid materially in giving impetus to the impending building "boom" follows closely upon a survey completed recently by Frank Mann, Tenement House Commissioner, which revealed the startling fact that not more than 2,000 vacancies exist in the tenements of the entire city, the number including any and everything in the way of shelter; also that there is a total of only 547 unoccupied apartments in modern buildings, fit for human habitation.

In October of last year, Commissioner Mann reported that there were 103,000 tenement houses in the city, providing 982,296 apartments. At the same time it was calculated that approximately 30,000 apartments in new and old buildings were then unoccupied.

Tenement house construction, since last October, has been practically nil, the current operations being chiefly of the high grade class, too expensive even for the consideration of the higher salaried man. These, including all housing projects for Manhattan, represent an expenditure of less than \$5,000,000, and houses that will provide living quarters for not more than 200 families.

At about the same time Commissioner Mann made public his survey the F. W. Dodge Co. published important statistics of residential construction in Greater New York, which tended to show that contracts were let, during 1919, for 988 apartments, with 15,945,100 square feet of floor space, costing \$51,874,500. Apartment building contracts for this same district, let from January 1st to May 1st, 1920, involve the erection of only 172 apartments, having 2,617,000 square feet of area, and estimated the cost at only \$11,723,500.

The total provision for new housing in New York City during 1919, including private dwellings, aggregate an estimated cost of \$129,201,130.

The total during the first quarter of the present year, as indicated by contracts let for similar work, is \$38,133,900.

These figures clearly indicate the slump in the normal housing program, the almost certain continuance of high rents so long as the demand exceeds the supply, and the necessity that exists for building immediately.

The Interborough Rapid Transit Company has made a move in the right direction, and has set an example that well might

be followed by other big interests having unused, vacant real estate at their disposal. There is nothing that can be done that will so encourage the construction of new buildings as to follow the example of the Interborough Rapid Transit Company in offering to subordinate its mortgages to building loans.

In addition to the lots in upper Broadway (Manhattan and the West Bronx), the Harlem River and Van Cortlandt Park sections, the Interborough real estate to be sold by Mr. Day, at 14 Vesey street, on Tuesday, May 25th, at noon, for whatever it may bring, includes the unique and valuable parcel at 156 and 158 East 42nd street, known as the Queensboro subway station and office building, and which was built originally with a foundation strong enough to carry two stories additional to the three already erected.

This is practically the only privately owned parcel in 42nd street, East of 5th avenue and in the Terminal zone, that is available to purchasers. It is anticipated that the offering of this parcel will arouse a large amount of competitive bidding between speculators and investors, regardless of which the property is to be sold for whatever it may bring.

The Long Island City holdings of the Interborough Co. are splendidly represented in the listing of its improved and unimproved real estate located directly at, and adjacent to the Jackson avenue (Queensboro) subway station—four minutes' ride from the Grand Central Terminal—and fronting in the East River, where adjacent property for many blocks north and south is occupied largely by the industrial plants of prominent concerns.

There is also a prominent plot of four lots at City Island to be sold.

Bill for Federal Realty Tax

CHAIRMAN FORDNEY, of the Ways and Means Committee of the House of Representatives, has framed a new bill to provide funds to pay the proposed \$2,000,000,000 soldiers' bonus. The bill includes a tax of one-half of one per cent. on all real estate transactions, and should be opposed by all interested in realty.

The Fordney bill provides:

"Receipts for payments on sales of real estate. On each receipt, issued between December 1, 1920, and November 30, 1922, both dates inclusive, evidencing any payment made during such period on account of any sale, or contract of sale of, or contract to sell, lands, tenements, or other realty, whenever made, 25 cents for each \$50 or fraction thereof of the amount of the payment.

"Any person who receives, between December 1, 1920, and November 30, 1922, both dates inclusive, any payment, whether in cash or in anything of value, on account of a sale, or contract of sale of, or contract to sell, any lands, tenements, or other realty, shall at the time give to the person making such payment a written receipt evidencing such payment and shall affix thereto the proper stamps. Such receipt shall show the date thereof, the name and address of the person giving it, the date and amount of the payment, the name and address of the person making the payment, and the transaction on account of which the payment is made.

"Whoever fails to give any receipt required by this subdivision, or to state therein correctly the amount received, or to affix the proper stamps, or whoever receives any receipt required by this subdivision without having the proper stamps affixed thereto, shall be guilty of a misdemeanor and on conviction thereof shall be fined not more than \$1,000, or be imprisoned not more than six months, or both."

The Real Estate Board of New York believes that the excess profits tax has been the source of a great many evils and has increased considerably the high cost of living and it should be repealed or radically amended and that in such case and in lieu of it a small tax on real estate would not be objectionable, but that the proposed tax as an additional tax would be harmful in the extreme, in this time of grave housing shortage it would have a further deterring effect on the lending of money for new housing already greatly curtailed by the existing tax levied on the income derived from mortgages. Every real estate owner who realizes the gravity of the situation should urge upon their senator and representative at Washington the need of the time is the intelligent readjusting of existing taxes rather than the piling up of new taxes.

Interborough's Necessity— The Public's Opportunity

The Interborough's Necessity is the result of increased operating costs and a 50% reduction in the purchasing power of the nickel.

The Public's Opportunity is the forthcoming auction sale of the unused real estate belonging to the Interborough Rapid Transit Co. and which must be sacrificed now to liquidate a loan made as of January 1, 1920, to pay the interest due to bondholders. This means that the many valuable properties to be disposed of must be sold for whatever they may bring, regardless of the sacrifice involved. The Interborough Company must sell properties strategically located along the subways, selected long before the effect of rapid transit had become apparent. The Interborough, today, is not in a position to hold this valuable real estate until its possibilities have been realized, and

Interborough Real Estate must be sacrificed at

ABSOLUTE PUBLIC AUCTION

Valuable Properties—Adjacent to Subway Stations

98 Broadway Lots

On the east side of Broadway at 218th St., 219th St. and 220th St., Ninth Av. and on the Ship Canal.

156 & 158 East 42nd Street

Store and office building between Lexington and Third Aves. Size 41.8 x 98.9. With connection to all Interborough R. T. and Queensboro Subways.

City Island, New York City

Vacant corner plot, ripe for improvement.

92 Broadway Lots

On the west side of Broadway at 238th St., 239th St. and 242d St., and on Spuyten Duyvil Parkway.

Long Island City

At the Jackson Ave. station of the Queensboro Subway. Bank building and other business structures, apartments, houses, East River waterfront and other vacant plots, ripe for improvement.

Each lot, 25 x 100, is to be sold separately

The Sale will be held on
Tuesday, May 25th

at 12 o'clock Noon, in the
Exchange Salesroom, 14 Vesey St.

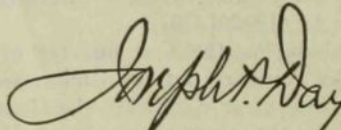
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Review of Real Estate Market for the Current Week

Grand Central Terminal Neighborhood Gave Brokers and Investors a Feast of Real Estate News With Greenback Salad

LEADING the transactions of the week in real estate was the conclusion of negotiations whereby the New York Central & Hudson River Railroad Company and the New York, New Haven & Hartford Railroad Company leased more than two square blocks, adjacent to the Grand Central Terminal, to a syndicate that will improve the holdings with two huge co-operative office buildings. It is one of the most remarkable real estate deals on record. The total cost of leaseholds and buildings will be \$40,000,000 or as much as two of the big bridges across the East river and the land and approaches cost. In fact the construction of two such buildings, nowadays, is almost as big an engineering feat as the building of a massive bridge; and, yet, the lay mind looked upon the cost of the first bridge across the East River as a phenomenal expenditure. The comparison may make the lay mind grasp the scope of this huge real estate and building proposition. It almost astounds the professional realtor's mind.

The effect of this great improvement will be far-reaching. It will establish a new and more extensive business environment in what is now partly a residential section of the city. It means the making over of a large part of the city adjacent to the route of the New York Central through it and the creation of real estate values that were undreamed of for that part of the city two decades ago. It demonstrates that trade, always defiant of residential conditions, will eventually capture all territory south of Central Park. The park itself seems to be the only bulwark against trade establishing conspicuous outposts farther north. New trade centers will follow in the wake of this great commercial real estate undertaking near the Grand Central Terminal. The movement into Fourth avenue a decade ago, or less, will be more than

duplicated in this new neighborhood evolution. It is the great real estate romance of the time.

The number of large sales of real estate in Fifth avenue and its vicinity, this week, demonstrated that the New York market is not weakening appreciably. The news columns will tell the story. The movement there makes the conclusion imperative that all of the old remodeled dwellings on the avenue will within the next decade give way to the creation of large office and commercial structures.

An interesting development of the week was the fact that the National Jewelers Board of Trade was contemplating urging the removal of the wholesale jewelry district from Maiden lane and its vicinity to the midtown business area. It would seem logical that this trade, which thrives by the expenditures of the well-to-do, should be nearer to the big retail jewelry houses and department stores farther uptown; in fact, there is a healthy percentage of the wholesale jewelry trade in and near Fifth avenue at this time. During the last two years the Maiden lane district of the trade has been invaded materially by other lines of business and the trend is becoming stronger. Commerce finally hits the logical spot for its particular phase. The present big real estate movement throughout the city reflects changes in the trade character of various neighborhoods and the establishing of new property values and new structures.

Among the notable sales of the last seven days were the Eighth avenue property known as Reisenweber's, numerous business buildings downtown, several important corner properties, the Bank of the Metropolis building, a parcel in the Bowery for reimprovement, a block front apartment house on Washington Heights, two good sized sales of improved property in the Bronx and several large sales in Brooklyn.

To Alter Grand Central Palace.

AFTER an existence of eight years as a house for large expositions and business shows, for which it was expressly built, the Grand Central Palace, on Lexington avenue, will cease to be used as such after April 1, 1921, notices to that effect having been sent out from the office of the Palace. Alfred I. du Pont is understood to be at the head of an organization that owns the property, and it will be altered for business purposes.

In the four exposition halls within the Grand Central Palace is a greater number of square feet of floor space than in any other auditorium structure in New York. The excessive demand for commercial space makes the building a better investment rented out to business firms for their permanent purposes, assuring the owners of the property from \$5.00 to \$6.00 a square foot a year, which, of course, is much more than the property yields now.

Unless some other exposition building is erected in this city, men who make a specialty of expositions assert that many large exhibition enterprises that meet here annually will have to go to other cities. The effect of such a situation on business here would not be salutary.

When the leasehold of the Grand Central Palace was bought by the organization headed by Mr. du Pont, the statement was made that the great building would continue to be used for various expositions and displays and that a vast market place for the exhibition of all sorts of goods from everywhere would be established there. Twelve stories in height, the Palace has four floors given over to exhibitions and offices.

Tax-paying Time Not Changed.

The Real Estate Board of New York desires to correct an impression abroad among real estate owners that there has been a change in the date for the payment of the second half of this year's taxes.

Erroneous information was recently published by an official organization furnishing service of this character. It was stated that Senator Downing's Bill, Int. 1407, had passed both the Senate and Assembly. This bill would have changed the payment of the second half of this year's tax from November 1 back to July 1 and would have incurred great hardship on thousands of taxpayers. The pendency of the legislation and particularly the impression that it had passed raised the question of the allowance of rebates for the second half and the Comptroller's

office temporarily declined to allow the rebates although it was accepting checks for later adjustment.

The Real Estate Board not having been able to beat the bill in the Senate and learning that the official notice was in error and that the bill was still in the Committee on Rules of the Assembly renewed its opposition. The bill did not come out of the Committee on Rules.

Property owners may, therefore, dismiss the matter and pay taxes and secure rebates as formerly.

Real Estate Golfers.

The Spring Golf Tournament of the Real Estate Board will be held at the Cherry Valley Club, Garden City, Long Island, next Wednesday, May 19. Trains leave Seventh avenue and 33d street, Pennsylvania Railroad, and Atlantic avenue, Brooklyn, as follows: 7.15, 7.50 and 9 a. m., and 12.30, 1.12 and 1.55 p. m. There will be 16 prizes as a Guests' Special.

Elliman & Co.'s Opening.

What may be characterized as the formal opening of the new building and offices of Douglas L. Elliman & Co., at 15-17 East 49th street, between Fifth and Madison avenues, will take place from three to six o'clock this afternoon. It will be recalled that the firm removed prematurely to its new building from its old one on Madison avenue a few weeks ago, as the result of a fire. Fortunately the equipment of the new office was sufficiently completed to warrant occupancy of it.

The officers and directors of Douglas L. Elliman & Co. are: Douglas L. Elliman, president and treasurer; Roland F. Elliman, vice-president and assistant treasurer; Argyll Rosse Parsons, vice-president; Henry A. Frey, secretary; Herbert R. Lawrence, Alfred E. Taylor, Herbert A. Wildman, Burgoyne Hamilton, Leslie H. Moore, Robert C. Knapp.

PRIVATE REALTY SALES.

THE total number of sales reported but not recorded in Manhattan this week was 135, as against 147 last week and 114 a year ago.

The number of sales south of 59th street was 53, as compared with 59 last week and 42 a year ago.

The number of sales north of 59th street was

80, as compared with 85 last week and 72 a year ago.

From the Bronx 30 sales at private contract were reported, as against 28 last week and 30 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 650.

New Fifth Av. Corner Building.

Long prominent as the residence of Pierre Lorillard, the 4-sty brick dwelling remodeled into a banking house for the Astor Trust Co., at 389 Fifth av., at the northeast corner of 36th st., on a plot 38.9x147, has been sold by Frederick Brown to a firm of builders who will reimprove the site with a modern 12-sty office building. The seller bought the property last December from the Roxton Realty Co. About the same time he bought 7 East 36th st., adjoining, a 5-sty American basement dwelling, on a lot 25x98.9, from Frank L. Polk. This parcel has also been resold to the buyers of the corner property. There is a total plottage of about 10,000 square feet. There is a 47-foot L to the corner building which extends to the side of the Tiffany building on the corner above.

Metropolis Bank Building Sold.

The estate of William W. Cole sold to Mrs. Dora Kuch, for investment, the 16-story bank and office building on a plot 32.6x175 at 31 Union Square West, north corner of East 16th street, known as the Bank of the Metropolis building. The same estate also sold to the same buyer 23 East 16th street, adjoining, a 4-sty brick store and mercantile building, on a lot 25x92. The reported selling price is close to \$2,000,000. Mr. Cole bought the property long ago, as an investment. The building adjoining in East 16th street was bought to protect the rear light of the larger building.

"Reisenweber's" Bought.

Long popular as a dining and banquet resort, the group of buildings known as Reisenweber's, at 981 to 989 Eighth avenue and 300 to 306 West 58th street—forming the southwest corner of those thoroughfares—have been sold by Reisenweber's, Incorporated, John Wagner, secretary and general manager. The main building, at the immediate corner, is 9 stories in height and covers a plot 100.5x125, and contains a large ballroom, rathskeller and numerous banquet rooms and dining rooms. At 304 West

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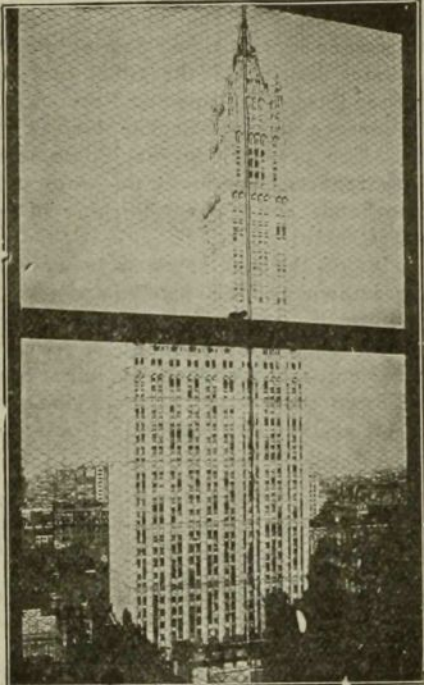
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58th street, adjoining the rear of the main building, is a 5-story brownstone building covering a lot 21x50.5, while 306 West 58th street, is a 4-story and basement brownstone dwelling, on a lot 21x100.5. The other 58th street numbers form part of the site of the main building. It is understood that "Reisenweber's" desired to sell because the neighborhood is fast changing into an automobile center.

Central Union Trust Buys.

Gilbert & Kramer sold to the Central Union Trust Co. 786-787 Fifth avenue, at the south corner of East 60th street, a 10-story building, on a plot 50.10x125. The buyer occupies the ground floor as an uptown branch of its business. The sellers bought the property from the estate of Henry Phipps several months ago.

City Buys Police Station Site.

Negotiations are about concluded by the City of New York for the purchase from the Rhona Realty Co. of 111 to 117 West 133d street, four 3-story and basement brownstone dwellings, each on a lot 16.8x99.11, or a total street frontage of 67.2 feet, between Lenox and Seventh avenues. The purpose of the purchase is to provide a site for a new station for the Thirty-first Precinct, now housed in a building in West 135th street, between Lenox and Seventh avenues. The Rhona Realty Co. only recently bought the properties.

Hoffman Estate Sells Corner.

The estate of E. A. Hoffman sold through Spear & Co., in conjunction with Edward J. Crawford, to W. D. Kilpatrick the southwest corner of Greenwich and Murray streets, a 5-story commercial building, on a lot 27.2x78x34.

Henry Street Settlement Buys.

M. Morgenthau, Jr., Co., sold for Dr. Samuel D. Douglas 8 Pitt street, a 5-story building, on the east side of the street, just north of Grand street, on a lot 25x100. The purchaser is the Henry Street Settlement, which already controls the building as tenant, and uses it in conjunction with the adjoining property, 466-468 Grand street, known as the Neighborhood Playhouse. The building 8 Pitt street is used for various settlement activities, and in connection with the Neighborhood Playhouse.

Seville Buys Annex Leasehold.

Cruikshank Co. sold for the Almy Realty Corporation to the Hotel Seville, Louis C. Raegner, president, the four lots of property 15-17 East 28th street and 18-20 East 29th street, 50x200, and being the portion of the property covered by the annex of the Hotel Seville.

Joseph Paterno Buys Mansion.

Mrs. Fanny Rockwood, wife of Judge Nash Rockwood, sold her large Colonial residence, with plot 172x304, at the northeast corner of Independence avenue and West 252d street, Riverdale, to Joseph Paterno, the west side builder. It was held at \$100,000. Mr. Paterno has also purchased from the estate of Samuel D. Babcock an adjoining plot on Independence avenue, containing about 1 1/4 acres.

Good Sale in Silk Zone.

Bilboa Realty Co., Morris Polsky, president, bought from the Pelhamback Realty Co., 117-119 East 24th street, a 12-story loft building, on a plot 46x98.9.

West 57th St. Plot Assembled.

Bernard Smyth & Sons sold for Miss Louise B. Scott 28 West 57th street, a 4-story and basement brick dwelling, on a lot 25x100.5, and for Charles T. Mathews 30 West 57th street, a 4-story and basement brick dwelling, on a lot 25x100.5. The buyer of both parcels is Abraham H. Brown.

Dunham Co. Buys in Leonard St.

R. Vollhart, who recently bought the 7-story loft building at 14 Leonard street, at the Juilliard Estate auction sale for \$43,500, has resold the property at a substantial profit to the James H. Dunham Co., of 340 Broadway, dry goods merchants. The building is on a lot 25x100. The buyers also own 16 Leonard street, adjoining, and will use both buildings for warehouse purposes.

Upper Broadway Parcel Sold.

Clem Realty Co. sold 1699 Broadway, a 3-story brick building with store, on a lot 25.1x 62x25x59.4, adjoining the Hotel Cumberland at the southwest corner of West 54th street. The selling company is a holder for some of the heirs of the estate of Richard E. Mount, which had owned the parcel many years.

Buyers Big Loft Building.

Benjamin Winter bought from the Thompson-Starrett Construction Co. the 12-story store and loft building, 692-694 Broadway, through to 384-388 Lafayette street, and extending the block on the south side of Fourth street. The building fronts 45.4 feet in Broadway, 275 feet in Fourth

street and 74 feet in Lafayette street, and was built in 1910 by the sellers.

More Co-operative Buying.

Pease & Elliman sold for the City Real Estate Co. a 9-story apartment house, on a plot 60x100, at 152-156 West 58th street, to a number of tenants, who will take over its management on a co-operative plan. Pease & Elliman have been appointed agents for a period of years. There are 36 families in the house and the estimated rentals are \$110,000 a year.

Water-South Street Deal.

William H. Whiting & Co. sold for Harold V. and Sterling P. Story 178-179 South street, extending through to and including 335-337 Water street, the South street end being covered with a 4-story building, on a plot 41.9x76.10, and the Water street end by a 3-story garage, on a plot 37.4x75. The purchaser will occupy.

Brodie's Old Quarters Sold.

Estate of W. J. Olliof sold through Hiram Rinaldo to Rudorfer Bros. 114 and 114 1/2 Bowery, an old 2-story brick building, on a lot 25x100. The late Steve Brodie, who became famous by jumping from the Brooklyn bridge successfully, long ran a saloon in the building. The site will be reimproved with a modern building.

Washington Pl. Corner Sold.

Spear & Co. sold for Joseph J. Asch 23 to 29 Washington place, at the northwest corner of Greene street, a 10-story loft building known as the Asch building, on a plot 100.8x100.

Sells Royal Court Apartments.

Catharine Danker sold to the Ed-Gerald Realty Co. the 6-story apartment house, known as Royal Court, on a plot 49.11x106.10, covering the block front on the east side of 160th street, from Amsterdam to St. Nicholas avenues.

Harlem Corner Changes Hands.

City Real Estate Co. sold to Irving Bachrach and Ira Rosenstock 2432 to 2436 Seventh avenue, three 5-story brownstone apartment houses with stores. The last-mentioned building is at the southwest corner of West 142d street, on a plot 34.5x75; 2434 is on a plot 20x75, and 2432 is on a plot 20.6x75.

Remodeled Building Sold.

William A. White & Sons sold for Frank Roe and others the 5-story store and apartment building, 174 West 72d street, on a lot 23.4x 102.2, which adjoins the southeast corner of Broadway and 72d street. The buyer purchases for investment. The property has been in the ownership of the Roe family since 1886 and was occupied as their residence until about a year ago when it was altered.

Sell to Surrogate Cohalan.

Surrogate John P. Cohalan, who, as tenant, had long occupied the 4-story and basement dwelling, 706 St. Nicholas avenue, on a lot 19.6x100, has bought it from Ennis & Sinnott, who had bought it a week before over the Surrogate's head from Justice Samuel Greenbaum of the Supreme Court.

Sale of Dyckman Tract Corner.

Emma Gahren sold to the C. W. S. Realty Co. the southwest corner of Tenth avenue and 213th street, two 5-story apartment houses, on a plot 90x 100.

Buy a Franklin St. Leasehold.

Roethlisberger & Co., dealers in cheese, who have been occupying 178 and 180 Franklin street for a number of years as owners of the leasehold, have purchased the land from St. Mark's Protestant Episcopal Church for about \$31,000. The building is 6 stories and the plot 33.3x87.10.

Caledonian Club Sells Its Home.

Members of the New York Caledonian Club, one of the oldest Scottish societies in the United States, at a special meeting on April 27 voted to consider the possible sale of their clubhouse at 846 Seventh avenue, near 54th street. Considerable discussion centred upon an offer of \$100,000 made by an automobile company, now located on West 59th street. The clubhouse has been occupied by the Caledonians since 1898. It is three stories in height and covers a lot 25x100 feet.

New Home for Amateur Comedy.

Douglas L. Elliman & Co. sold for Mrs. Anna H. Brailard and Mrs. Harriett H. Smith, represented by Joseph F. Seitz, 122 and 124 East 51st street, two 4-story flats, adjoining St. Bartholomew Church in the rear, on a plot 50x100.5. The buyer is the Amateur Comedy Club, Oswald C. Hering, president, who now have a small theatre in a remodeled stable in Sniffin Court, at East 36th street. It is expected that they will erect a clubhouse with auditorium and apartments on the site just purchased.

Sells a 74-Year Lease.

J. L. Frednaur sold to Merola Bros., contractors, the 74 years' lease on the 1-sty building, on a plot 50x40, at the southwest corner of First avenue and East 122d street, at a gross remaining rental of \$70,000.

Firm Buys White Street Corner.

Charles F. Noyes Co. sold for Moody B. Gates to Francis J. McCann 28 White st, a 6-sty loft building, on a lot 25x83. The same brokers also sold for the Equitable Life Assurance Society to John McCann & Co. 30-32 White st, at the northwest corner of Church st, a 4-sty stone front loft building, on a plot 50x50.7x50. The buyers will occupy it.

Investors Buy Garage.

Peel & Oetjen bought 322 to 328 East 47th st, a 7-sty garage, on a plot 130x100. The new owners have leased the property to Frank Feinberg, of Jersey City, for a term of years, as a service station, for a total rental of \$200,000.

Tiffany Arms Changes Hands.

Benenson Realty Co. sold to an investor the southeast corner of Tiffany and East 168th street, Bronx, a 7-story apartment house with stores, known as Tiffany Arms, on a plot 100.8 x100.

Sale of Bronx Factory Site.

The Wood-Dolson Co., Inc., sold to V. Vivandou, Inc., as a site for a factory, a plot of 46 lots, comprising 122,600 square feet, with a siding from the New York, New Haven & Hartford Railroad, fronting 375 feet on the east side of Southern Boulevard, between East 156th street and Leggett avenue, running through and fronting 275 feet on Whitlock avenue; also the entire plot opposite, fronting 318 feet on the east side of Whitlock avenue by 175 feet on East 156th street; also fronting 323 feet along the New Haven tracks. The sellers are George H. Johnson, the Central Trust Co., Judge Goff, Francis W. Pollock, Emanuel G. Bach, the Friedman Marble Works, the Whitpoint Realty Co. and Elizabeth Falk.

Big Bronx Corner Sale.

Walter E. Brown sold for Emily Milman 816 & 818 Elton and 450 to 458 East 159th street, forming the southeast corner of the two streets, consisting of six flats with stores. The buyers will remodel the properties.

Queens Tract Sold for Improvement.

Meister Builders, Inc., purchased from Anna A. Allmaras, 110 lots in Beach 42d street, Edgemere. The purchasers formerly developed 50 lots on the same street and now control the whole street. They will erect 60 bungalows on these lots.

Simultaneous Lease and Sale.

Roman-Callman Co. leased for a term of years to the Highgrade Toy Mfg. Co. the factory building recently completed on a plot 100x100, on the north side of Jamaica avenue, west of Sherman street, Long Island City, and the leased building has been simultaneously stold to an investor.

Big Sale in Brooklyn.

Representing a total of \$250,000, the Alco Building Co. sold to the Court Realty Bond & Mortgage Co. the remaining 27 2-sty brick semi-detached dwellings out of 437 built a few years ago in the Mapleton Park section of Brooklyn. They comprise 2028, 2030, 2034, 2036, 2040 and 2048 63d street, 2119, 2147, 2172 and 2174 65th street, 2174 and 2176 66th street, 6216 Twenty-first avenue, 2034, 2036, 2040, 2042, 2046, 2048, 2052, 2054, 2058, 2060, 2064, 2070, 2072 and 2074 64th street.

Sells Coney Island Shore Front.

Realty Associates sold to John Ragonetti a plot of land fronting 120 feet on Coney Island

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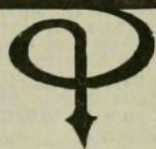
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White Construction Co. Inc.
NEW YORK

Creek with a uniform depth of 139 feet running through to Hart place and West 15th street, Coney Island. The plot adjoins the plant of the J. M. Horton Ice Cream Co.

Car Barns to Be a Market.

As a site for a public market with more than 200 stores and costing about \$700,000, the old car barns at Flatbush avenue and Durvea street, in the Flatbush section of Brooklyn, have been purchased by Robert Ward, Jr., H. Fannie Porter, D. M. Bothwell and C. E. Gilmore for a company to be styled the Public Market of Flatbush, Inc. The old barn occupies a plot 250x350 feet.

South of 59th Street. Manhattan.

BANK ST.—Leonard Weill sold to Frank Jordan 134 Bank st, a 2½-sty and basement brick dwelling, on a lot 18x57, for occupancy.

FRONT ST.—Estate of W. H. Gleason sold through W. H. Whiting & Co. 204 Front st, a 5-sty mercantile building, on a lot 20.7x74.

GRAMERCY PARK.—St. Vrain Realty Co. sold 11 Gramercy Park, a 4-sty and basement brownstone dwelling, on a lot 26.8x109.

GREENE ST.—Spear & Co. sold for the Bank for Savings to an investor 80x82 Greene st, adjoining the southeast corner of Spring st, a 5-sty stone front loft building, on a plot 50x100.

GREENWICH ST.—William Cruikshank's Sons sold for the New York Life Insurance and Trust Co., as trustee, to Thomaselli Brothers 590-592 Greenwich st, a 2-sty brick and a 1-sty frame building, on a plot 50.2x78.2x74.9.

GROVE ST.—Pepe & Bro. sold for Mrs. E. Ballantine to a buyer, for occupancy, 38 Grove st, a 3-sty and basement brick dwelling, on a lot 21.3x100.

LISPENARD ST.—Frederick Brown sold to Hyman Benowitz 60 and 62 Lispenard st, a 7-sty loft building, on a plot 48.9x90.

MARKET ST.—Hiram Rinaldo sold for the United States Trust Co. to Barnett Cohen 25 Market st, a 5½-sty tenement house, on a lot 25x113.

SHERIFF ST.—Benenson Realty Co. sold to a synagogue the 4-sty building at 85 Sheriff st, on a lot 25x100.

UNIVERSITY PL.—M. Morgenthau, Jr., Co. resold for the Seimor Homes Corporation to Miss Mary Dreier, for occupancy on October 1, 1920, 3 University pl, the 4-sty and basement dwelling formerly the home of the Sampson family and sold by the Sampson estate last week.

WALKER ST.—Charles F. Noyes Co. resold the 6-sty loft building, on a lot 25x106, at 25 Walker st, for Edward H. Peck and Harry K. Grigo to Charles A. Johnson & Co., textile manufacturers. The Noyes Co. arranged cancellation of leases for immediate occupancy.

WASHINGTON ST.—Cruikshank Co. sold for Edwin A. Cruikshank to a client of Ruland & Whiting-Benjamin Corporation 212 Washington st, a 4-sty brick building, on a lot 26.6x82.

WASHINGTON ST.—M. Appel & Co. bought from Frederick Brown, for occupancy, 213 Washington st, a 4-sty building, on a lot 26.5x80x irregular.

WASHINGTON ST.—Mary Callender sold 250 Washington st, a 4-sty building, on a lot 20.8x93.3.

WASHINGTON ST.—Cruikshank Co. sold for the estate of Augustus W. Cruikshank to the Barrett Mfg. Co. 102 Washington st, a 6-sty brick tenement house, on a lot 23.3x88.6x24.7. The site will be included in the plot nearby that has been assembled for improvement with a modern building for occupancy by the Barrett company.

WATER ST.—William H. Whiting & Co. sold for the Gleason estate 209 Water st, a 5-sty building, on a lot 23.5x70.11.

9TH ST.—Elizabeth W. Floyd sold to J. Irving Walsh, for occupancy, 22 West 9th st, a 4-sty dwelling on a lot 25x94.

11TH ST.—J. Irving Walsh sold for a client to Ennis & Sinnott the 3-sty dwelling at 150 West 11th st, on a lot 18.9x52.

12TH ST.—Charles Devoe as executor, sold through Pepe & Bro to a buyer, for occupancy, 134 West 12th st, a 3-sty and basement brick dwelling, on a lot 20x103.3.

17TH ST.—Dwight, Archibald & Perry sold for the American Jersey Cattle Club its former club building, 8 West 17th st. The purchaser contemplates extensive alterations to the property and will use it for his own business.

19TH ST.—Mrs. D. S. Kenney sold 326 West 19th st, a 3-sty and basement dwelling on a lot 21.10x100.

25TH ST.—Joseph and Samuel Cohen, tenants, bought from Charles G. Keller 233 to 243 West 25th st, a 1-sty garage, covering a plot 80x98.9.

38TH ST.—Mrs. Josephine Lang sold 145 East 38th st, a 3-sty and basement brownstone dwelling on a lot 16x94.

42D ST.—The West Side Dispensary and Hospital acquired the 4-sty house 326 West 42d st, adjoining its present quarters at 328, from Mary

Schaefer. It will be extensively improved and used as a lying-in hospital.

44TH ST.—Central Trust Co., as trustee, sold to the William Goldstone & Dormond Realty Co. 420 West 44th st, a 3-sty and basement brick dwelling, on a lot 20x100.5, adjoining the Evangelical Lutheran Church of the Redeemer on the east.

46TH ST.—Augusta H. Howell sold 49 West 46th st, a 5-sty brownstone loft building on a lot 22x100.5.

47TH ST.—Joseph G. Abramson bought through Pease & Elliman 156 and 158 East 47th st, two 3-sty and basement dwellings on a plot 37.6x100.

47TH ST.—John Michaels sold 245 East 47th st, a 4-sty remodeled building, on a lot 25x100.5, to a well-known builder, who will occupy same as executive offices.

48TH ST.—Maurice V. Freund sold 219 East 48th st, a 3-sty and basement dwelling, on a lot 12.8x100.5.

51ST ST.—Charles A. Work sold 250 West 51st st, a 5-sty apartment house, on a lot 27x100.

54TH ST.—Dr. A. C. Burnham sold to a buyer, for occupancy, 142 East 54th st, a 3-sty and basement dwelling, on a lot 17.10x100.5.

56TH ST.—J. Nelson Steele, Jr., bought, for occupancy, 141 East 56th st, a 3-sty and basement dwelling, on a lot 19x100.5.

56TH ST.—Albert B. Ashforth sold for a client to a buyer, for occupancy, 159 East 56th st, a 3-sty and basement brownstone dwelling, on a lot 18.9x80.5.

56TH ST.—Joseph P. Day sold for Mrs. A. Costello to Mrs. Mary Blasse the 4-sty and basement dwelling, on a lot 17.10x100, at 355 West 56th st.

BROADWAY.—Bleiman & Co. resold for a client 625 Broadway, through to Mercer st, a 12-sty fireproof building, on a plot 34x200. Alterations will be made to the interior so that it will be all offices and display rooms.

MADISON AV.—Miss Emily Charles, of Mamaroneck, N. Y., sold through N. A. Berwin & Co. to Henry Mandel 520 Madison av, a 4-sty and basement dwelling, on a lot 20x95.

2D AV.—Lena Haas and Mary Mados sold to David Elfenbein the 6-sty tenement house, with store, at 97 2d av, on a lot 24.9x105.

11TH AV.—R. H. Macy & Co. bought the group of old buildings, on plot 100x89.9, at 418 to 426 11th av, northeast corner of West 35th st, from Martha M. Stuhr.

11TH AV.—Tankoos, Smith & Co. sold for Benjamin Endee 691 11th av, a 2-sty frame building, on a lot 20.10x100.

North of 59th Street.

60TH ST.—Glidden Motor Supply Co. bought from Richard Carvel the 4-sty automobile station at 243-245 West 60th st, on a plot 50x100.5. The buyer occupies the building, together with 247-249, adjoining.

61ST ST.—Harold C. Whitman, tenant, bought through Douglas L. Elliman & Co. from Mrs. M. S. Cummins 112 East 61st st, a 4-sty brownstone dwelling, on a lot 18.6x100.5.

61ST ST.—Leon S. Altmayer and the Brown-Wheelock Co. sold for G. Danwit the 4-sty and basement dwelling 156 East 61st st, on a lot 19x100.5. It will be extensively altered.

62D ST.—Mrs. A. M. Mitchell sold through Pease & Elliman to a buyer, for occupancy, 213 East 62d st, a 3-sty and basement brownstone dwelling, on a lot 18.6x100.5.

62D ST.—W. Bayard Dominick bought for occupancy from Marie Clayton 216 East 62d st, a 3-sty dwelling, on a lot 18.9x100.

70TH ST.—Miss Mary A. Smith sold 215 West 70th st, a 5-sty brick dwelling, on a lot 14.6x100.5.

71ST ST.—Mrs. Catherine J. Roberts sold 232 East 71st st, a 4-sty apartment house, on a lot 20x100.

71ST ST.—Andrew Gill sold 245 East 71st st, a 3-sty and basement brownstone dwelling, on a lot 15x102.2.

71ST ST.—F. R. Wood & Co., Inc. in conjunction with Tucker Speyers Co., sold for Inc. Owners, Inc., the 3-sty and basement brownstone dwelling 314 West 71st st, on a lot 17x100.5.

72D ST.—Louis Meyer sold through the M. Morgenthau, Jr., Co. to the Seimor Homes Corporation 160 East 72d st, a 4-sty and basement dwelling, on a lot 18x104.4.

73D ST.—Estate of Edward Clark sold through the Brown, Wheelock Co. to Dr. Samuel J. Kopsky 51 West 73d st, a 4-sty and basement brick and stone dwelling, on a lot 20x102.2. The buyer has long been the tenant of the property.

75TH ST.—F. R. Wood & Co. sold for Hattie J. Ross 25 West 75th st, a 4-sty and basement brownstone dwelling, on a lot 21x102.2.

78TH ST.—Hesselin estate sold through the Houghton Co. 107 West 78th st, a 3-sty and basement brownstone dwelling, on a lot 16.8x102.2.

80TH ST.—George H. Church sold through Pease & Elliman 322 West 80th st, a 5-sty American basement brick and stone dwelling, on a lot 22x102.2.



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By Order of
City of
New York

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12 o'clock noon

at

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By order of HON. JOHN H. DELANEY

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Detailed plans of Subway Structures at Office of Commissioner, No. 49 Lafayette Street, or

Henry Brady

Auctioneer

200 WEST 23RD STREET
CORNER 7TH AVENUE

82D ST.—Joseph P. Day sold for Ula Bruns and L. E. Fever to James Curran 51 West 82d st, a 4-sty and basement dwelling, on a lot 16.8x102.2.

82D ST.—Julius Friend sold through F. R. Wood & Co. 11 West 82d st, a 4-sty and basement brownstone dwelling, on a lot 23x102.2.

82D ST.—Cusack Co. sold for Dr. F. D. Mondes 154 West 82d st, a 4-sty and basement brownstone dwelling, on a lot 19x102.2.

82D ST.—Louis H. Reinig sold to Arthur T. Sutcliffe 151 East 82d st, a 4-sty and basement dwelling, on a lot 19x102.2, for occupancy, after extensive alterations.

82D ST.—Cruikshank Co. sold for Mrs. Amalie Humbel, of Indiana, to Mrs. Christina Walter, the 4-sty dwelling 155 East 82d st, on a lot 19.2x100. It is understood that the purchaser will occupy the property when the present lease expires.

83D ST.—Havemeyer estate sold to Samuel H. Stone 141 to 145 West 83d st, a 4-sty garage, on a plot 75x102.2, known as the Cedarhurst Garage.

84TH ST.—Estate of J. H. Westheimer and Samuel Kramer sold 122 West 84th st, a 5-sty apartment house, on a plot 30x100.

85TH ST.—I. Portman bought from Annie T. Fitzgerald and M. J. Campbell 333 West 85th st, a 3-sty and basement dwelling, on a lot 20x102.11.

86TH ST.—L. J. Phillips & Co. sold for Harris & Maurice Mandelbaum and Fisher & Irving I. Lewine the 4-sty and basement brownstone dwelling 102 West 86th st, on a lot 20x106.10, adjoining the southwest corner of Columbus av.

87TH ST.—Alliance Realty Co. sold 140 West 87th st, a 4-sty and basement brownstone dwelling, on a lot 20x100.8½.

91ST ST.—Hellner & Wolf sold 38 West 91st st, a 4-sty and basement brick and stone dwelling, on a lot 18x100.8½.

91ST ST.—Dr. Nathan Sanders sold 127 East 91st st, a 3-sty and basement dwelling, on a lot 17.6x100.8½.

92D ST.—Rev. George H. Wallace sold 60 East 92d st, a 4-sty and basement brownstone dwelling, on a lot 15.11x100.8½.

94TH ST.—Minnie L. Willis sold to James H. Cruikshank 77 West 94th st, a 5-sty single flat, on a lot 20x100.

95TH ST.—Ennis & Sinnott resold to Peter Reilly 34 West 95th st, a 3-sty and basement dwelling, on a lot 18x100.8.

95TH ST.—M. Baumgarten sold 136 East 95th st, a 3-sty and basement dwelling, on a lot 18x100.8½.

106TH ST.—Rachel Podesta sold to Joseph Riso 332 East 106th st, a 4-sty tenement house, with stores, on a lot 25x100.

112TH ST.—Spear & Co. sold for Mrs. William R. George, wife of "Daddy" George of the George Junior Republic, the 3-sty and basement brick dwelling at 108 East 112th st, on a lot 16.4x 100.11.

113TH ST.—Henry Lublang sold to Esther Greenberg 144 West 113th st, a 5-sty single flat, on a lot 20.3x100.11, adjoining the southeast corner of 7th av.

114TH ST.—Estate of Annie I. Fuerth sold 117 West 114th st, a 5-sty apartment house, on a lot 27x100.

116TH ST.—Edward Klein sold through Oscar D. & Herbert V. Dike 68 East 116th st, a 5-sty brick single flat, on a lot 20x100.11. The buyer will occupy a part of the building for business purposes.

116TH ST.—Alexander S. Henschel and James Atwater sold for the Raub estate of

Pittsburgh 18 West 116th st, a 5-sty double flat, on a lot 25x100.

117TH ST.—Meister Builders, Inc., sold to Frank Ferrara the southwest corner of 117th st and 2d av, a 6-sty apartment house, on a plot 50x58.5.

119TH ST.—Pease & Elliman sold for a client to Joseph G. Abramson 140 West 119th st, a 3-sty and basement dwelling, on a lot 20x100.

119TH ST.—Goodwin & Goodwin sold for Wallace Van Door and resold to Dr. Joseph Kraner the 3-sty basement dwelling 51 West 119th st, on a lot 16.8x100.11.

120TH ST.—Joseph G. Abramson bought through Pease & Elliman 58 East 120th st, a 5-sty apartment house, on a plot 27x100.

120TH ST.—A. Koltnow sold 352 West 120th st, a 4-sty and basement brownstone dwelling, on a lot 18.1x100.11, adjoining the southwest corner of Manhattan av.

121ST ST.—Jennie C. Galland sold 214 West 121st st, a 3-sty and basement brownstone dwelling, on a lot 15x100.11.

121ST ST.—Schutter Homes, Inc., sold 251 West 121st st, a 3-sty and basement brownstone dwelling, on a lot 17x100.11.

123D ST.—Elizabeth Bornholt sold through Goodwin & Goodwin 148 West 123d st, a 3-sty and basement dwelling, on a lot 17x100.11.

123D ST.—Searles Babbitt sold through George W. Brettell 100 East 123d st, at the southeast corner of Park av, a 4-sty brick and brownstone single flat, on a lot 20x100.11. The present broker was the owner and seller to Mr. Babbitt thirty years ago.

123D ST.—Noel Ranfaste sold to Ernest Tempia 342 East 123d st, a 4-sty dwelling, on a lot 12.6x100.11.

125TH ST.—Ryan & Co. sold for Ernestine Harris to Louis Feldman, of Patchogue, L. I., 548 West 125th st, a 5-sty triple flat, on a lot 25x100.

126TH ST.—Charles T. Kohler sold for Mrs. Cornelius W. Slade, a client of George W. Campbell, 45 East 126th st, a 3-sty and basement dwelling, on a lot 20x100, adjoining St. James' Methodist Church.

126TH ST.—Estate of S. S. Sands sold to Vincenzo Celenza 145-147 East 126th st, two dwellings, the first being a 3-sty and basement brick, on a lot 25x99.11, and the second a 2-sty frame, on a lot 25x99.11. They adjoin P. O. Station L, at the northeast corner of East 126th st and Lexington av.

126TH ST.—A Schafer bought from David Lion 320 East 126th st, a 5-sty brick flat, on a lot 25x99.11.

127TH ST.—Patrick J. McLiney and Mary McLiney sold to Arthur F. Engel, of Larchmont, the 3-sty building 148 East 127th st, on a lot 16.3x99.11.

127TH ST.—James H. Cruikshank resold 274 West 127th st, a 3-sty and basement dwelling, on a lot 18x100, to Fanny Walsh.

127TH ST.—Estate of George B. Goldschmidt sold 20 East 127th st, a 3-sty and basement brownstone dwelling, on a lot 20x99.11.

127TH ST.—Frank G. Bannister sold to Selma Leeman 144 West 127th st, a 3-sty and basement brownstone dwelling, on a lot 15.6x99.11.

127TH ST.—Porter & Co. sold for the Wells Holding Co. to Simon S. Friedberg 235 West 127th st, a 3-sty and basement brownstone dwelling, on a lot 14x99.11.

128TH ST.—E. S. Chase sold to James H. Cruikshank 54 West 128th st, a 3-sty 3-family house, on a lot 20x100.

128TH ST.—The Benenson Realty Co. bought from the Central Union Trust Co., as trustee, 272 to 276 West 128th st, three 4-sty flats, on a plot 62x100.

128TH ST.—Estate of A. H. Corning sold 152 East 128th st, a 3-sty and basement dwelling, on a lot 18.9x99.11.

129TH ST.—Estate of Phillip Schulang sold 148-150 West 129th st, a 6-sty apartment house, on a plot 48.9x99.11. The buyer is a newly formed corporation which represents persons who intend to occupy the premises on the co-operative plan.

130TH ST.—John H. Pierce sold for the Emigrant Industrial Savings Bank 37 West 130th st, a 4-sty dwelling, on a lot 20x100.

130TH ST.—Lawyers Title Insurance & Trust Co. sold through J. Edgar Leaycraft & Co. 136 West 130th st, a 3-sty and basement brownstone dwelling, on a lot 20x99.11.

131ST ST.—Estate of Manuel Gonzales sold 53 West 131st st, a 5-sty double flat, 25x88x100.

133D ST.—James H. Cruikshank bought from the estate of Amanda Barker 35 West 133d st, a 3-sty and basement dwelling, on a lot 16.8x100.

133D ST.—The Merit Realty Co., Marcus L. Osk, president, sold to the Star of the North Lodge, a fraternal organization, the 3-sty and basement brownstone dwelling 116 West 133d st, on a lot 20x100. The purchasers will remodel the building and use it for lodge purposes.

133D ST.—Estate of J. Harson Purdy sold 140 West 133d st, a 4-sty flat, on a lot 25x100.

134TH ST.—Nall & Parker sold for the Chel-

sea Exchange Bank 122 West 134th st, a 5-sty and basement triple flat, on a lot 25x99.11.

135TH ST.—Payne estate sold 312 and 314 East 135th st, two 3-sty and basement dwellings, each on a lot 16.8x100.

136TH ST.—Madeline Hiron sold 131 West 136th st, a 4-sty American basement dwelling, on a lot 15.6x100.

136TH ST.—Susan L. Fletcher, of Washington, D. C., sold to Lottie Grant 113 West 136th st, a 3-sty and basement brick dwelling, on a lot 16.8x99.11.

136TH ST.—James H. Cruikshank bought from the Rhinelander estate 143 West 136th st, a 4-sty American basement dwelling, on a lot 15.6 x100.

138TH ST.—Archibald W. Hooper bought 234 West 138th st, a 3-sty and basement brick dwelling, on a lot 21.1x99.11.

138TH ST.—Nannie Dyer bought 250 West 138th st, a 3-sty and basement brick dwelling, on a lot 23x99.11.

139TH ST.—Greenwich Savings Bank sold 142 West 139th st, a 5-sty flat, on a lot 26x100.

141ST ST.—The Reyvan Realty Co. sold through Porter & Co. to Frank Moore, for occupancy, 531 West 141st st, a 3-sty and basement brick dwelling, on a lot 12.6x99.11.

142D ST.—Judge George W. Simpson sold 510 West 142d st, a 3-sty and basement dwelling, on a lot 15x99.11, and John R. Sparrow sold 521 West 142d st, a 3-sty and basement dwelling, on a lot 17x99.11.

144TH ST.—Nod-a-Day Corporation sold 236 West 144th st, a 5-sty apartment house, on a lot 25x100.

145TH ST.—A. W. Miller & Co. sold for Townsend Morgen 410 West 145th st, a 4-sty American basement limestone dwelling, on a lot 17.10x100. The dwelling was formerly the home of Justice Samuel Seabury.

145TH ST.—Lowenfeld & Prager sold to the Audubon Sporting Club, Inc., a plot in the north side of 145th st, 100 ft. west of Lenox av. 175x 99.11. Plans are being prepared by David S. Lang for a 2-sty boxing arena to seat 6,500, at the cost of \$300,000.

147TH ST.—Benenson Realty Co. bought 510-512 West 147th st, a 5-sty apartment house, on a plot 50x100.

147TH ST.—Pallade Holding Co. sold 308-310 West 147th st, southwest corner of Bradhurst av, a 6-sty apartment house, on a plot 50x100.

148TH ST.—Joseph McConnell sold 210 to 214 West 148th st, two 6-sty apartment houses, on a plot 75x100.

149TH ST.—W. J. Huston & Son sold for Ennis & Sinnott 515 West 149th st, a 3-sty dwelling, on a lot 16.8x99.11.

158TH ST.—Mrs. Dorothy R. Fajen sold 515 West 158th st, a 3-sty and basement frame dwelling, on a lot 20x99.11.

160TH ST.—Sigmund Sommerfeld sold 526 West 160th st, a 5-sty apartment house, on a plot 37.6x100.

162D ST.—Mrs. Lavinia M. Davies sold to a buyer, for occupancy, 432 West 162d st, a 3-sty and basement dwelling, on a lot 19.6x98.

162D ST.—Eva N. Weeks sold to Mrs. Rachel Wiesbergen, 451 West 162d st, a 3-sty and basement brownstone dwelling, on a lot 23.6x112.6.

178TH ST.—I. Portman sold to Catherine Gayda 515 and 517 West 178th st, a 5-sty apartment house, on a plot 42.6x100.

182D ST.—Daniel H. Jackson resold to Max Floren 521 West 182d st, a 5-sty apartment house, on a plot 50x80.

183D ST.—The C. V. Olen Hughes Estates Co. sold to the Elgin Construction Co., Louis Jacobson, president, 552 West 183d st, a 3-sty and basement limestone dwelling, on a lot 18.9x 104.11.

183D ST.—Wood, Dolson Co. sold for Charles Frehner to the Richard J. McNally Post of the American Legion 584 West 183d st, a 3-sty and basement brownstone dwelling, on a lot 15x 104.11, adjoining the southeast corner of St. Nicholas av. The post will remodel the interior into a clubhouse.

AMSTERDAM AV.—Estate of John C. Rodgers sold 1929 Amsterdam av, a 3-sty business building, on a lot 25x100.

BROADWAY.—The Upright Co. sold to Russell Engls, of Garden City, 1845-1847 Broadway, a 4-sty garage and auto showroom, on a plot 57.10x93.11x irregular.

BROADWAY.—Franwal, Inc., sold to Anna Bolten the vacant lot, 25x100, on the west side of Broadway, 74.11 feet south of 131st st. The buyer will improve the lot with a 1-sty auto and wagon repair shop. There is a garage on each side of it.

CONVENT AV.—Bleysey Corporation sold to Bennett E. Siegelstein, as attorney, 8 to 14 Convent av, four 3-sty and basement dwellings, each on a lot 20.1 front by varying depths, from 47.2 ft. to 58.11 ft.

LEXINGTON AV.—Estate of Amelia Yard sold through N. A. Berwin & Co. to the tenant, a physician, 829 Lexington av, a 4-sty and basement dwelling, on a lot 20x70.

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PLEASANT AV.—The F. J. Rullman Co. sold Vivolo 2373 Hughes av, at the southwest corner of 187th st, a 5-sty flat, on a lot 25x100.

PROSPECT AV.—Jennie Amaur sold to Samuel Schwartzman 1028 Prospect av, a 2-sty and basement detached frame dwelling, on a lot 29x81.

SEDGWICK AV.—Frederick Zittell & Sons sold for the Brick Memorial Church, 3367 Sedgwick av, a detached dwelling, on a plot 100x110, to a buyer for occupancy.

TIEBOUT AV.—Wilhelmina Stern bought 2085 Tiebout av, at the northwest corner of East 180th st, a 5-sty triple apartment house, on a lot 25x100.

VERMILYEA AV.—Pease & Elliman sold for E. B. Chace, of Rochester, N. Y., to Ella Winternitz, 37 and 39 Vermilyea av, two 5-sty apartment houses, each on a plot 50x106.

WEST END AV.—D. C. Smith sold to G. W. Caben, 599 West End av, southwest corner of West 89th st, a 5-sty dwelling, on a lot 25x80. It is now occupied by the Hamilton Institute, but the buyer will remodel the building into apartments.

FIRST AV.—Mrs. Clara Fisher sold to Herman Kramer 1655 First av, a 4-sty tenement house with stores, on a lot 25x75. The buyer will use the store for his business. It is the first sale of the property since 1895.

1ST AV.—Leslie Smith and others sold to James H. Cruikshank 1823-1825 1st av, a 6-sty tenement house, on a plot 37.6x100.

2D AV.—Gessell Kalish sold 2057 2d av, a 4-sty flat, on a lot 25.3x73.

THIRD AV.—Pocomo Realty Co. sold to Tillie Leventhal the 5-sty flat at 1801 Third av, northeast corner of 100th st, on a lot 25.2x100.

SEVENTH AV.—Tenants of the 6-story Wadleigh Court apartments, at the northwest corner of Seventh av and 114th st, have purchased that property from the Morgenstern Brothers Syndicate, which acquired it about a year ago. The building, which is on a plot 100x100, houses 32 families, who pay a total yearly rental of \$50,000. It was held at \$300,000.

7TH AV.—Daniel H. Jackson sold to Moses Harris 1939 to 1943 7th av, at the northeast corner of 117th st, a 5-sty apartment house, on a plot 41x100.

8TH AV.—Oscar D. and Herbert V. Dike sold for the estate of Lizzie M. Dike 2120 to 2128 8th av, at the southeast corner of West 115th st, five 5-sty flats, with stores, the immediate corner being on a lot 20.11x80 and the inside ones each on a lot 20x80.

Bronx.

149TH ST.—Albert L. Lowenstein sold to Heller & Sussman 514-516 East 149th st, two 5-sty brick flats, each on a lot 25x85, adjoining the southeast corner of Brook av.

163D ST.—Isidore Teitelbaum bought the southeast corner of 163d and Tiffany sts, a 6-sty elevator apartment house, on a plot 100x108.

168TH ST.—The Payne estate sold the irregular plot in the north side of 166th st, at the intersection of Brook and Webster avs, 30x108.51 x59.51x128.87, to Reckendorf & Schneider, who will put up 1-sty garages.

193D ST.—Gus Keinath, as executor, sold through Edward Polak, Inc., to A. Silgul, 349 East 193d st, a 5-sty double flat, on a plot 40x77.

ANDREWS AV.—John P. Dauth sold 1909 Andrews av, a 5-sty and basement apartment house, on a plot 39x92.

ARTHUR AV.—Edward Kennedy sold through Edward Polak, Inc., to Samuel Walind 2143 Arthur av, a frame 3-family house, on a lot 25x100.

BOSCOBEL AV.—Nehring Brothers sold for G. W. Lyon, executor, to C. W. S. Realty Corporation 1433-1435 Boscobel av, two 3-sty concrete and brick houses, on a plot 50x103x irregular.

BROOK AV.—Julia Zimmerman sold to the Puritan Sales Co., George S. Leiner, president, 1254 Brook av, a 3-sty frame tenement house, on a lot 20x100.5.

BRYANT AV.—J. Daub sold through Edward Polak 914 Bryant av, a brick 3-family house, on a lot 20x100.

CONCOURSE.—A. Bricken sold 2852 Grand Boulevard and Concourse, a 6-sty apartment house, on a plot 100x100.

CROTONA AV.—Eli. Maran and Joseph Sager sold 1843 Crotona av, a 5-sty apartment house, on a plot 50x100.

DAVIDSON AV.—B. H. Weisker sold for Samuel Friedenber to E. Deegan, for occupancy, the detached dwelling, on a plot 75x100, on the west side of Davidson av, 147 ft. south of West 190th st.

EVERGREEN AV.—Horace S. Ely & Co. and Samuel Cowen sold for the American Real Estate Co. 1210, 1214 and 1226 Evergreen av, three 5-sty apartment houses, each on a plot 40x100, two of which adjoin the northeast corner of Westchester av.

ELTON AV.—Emily Milman sold 816-818 Elton av, a 3-sty frame and a 2-sty frame building respectively, each on a lot 25x100; and 450 to 458 East 159th st, five 3-sty and basement frame dwellings, on a plot 100x48, all comprising the southeast corner of Elton av and East 159th st. The immediate corner contains a store.

HUGHES AV.—Giovanni Maresco sold to Ros

VIVOLO 2373 Hughes av, at the southwest corner of 187th st, a 5-sty flat, on a lot 25x100.

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Brooklyn.

MONTAGUE TERRACE.—Miss Dorothea and Katherine Dreier sold the dwellings, 6 Montague terrace, to the No. 8 Realty Co. through the Martin Co. for a price reported to be close to \$55,000.

PACIFIC ST.—Bulkeley & Horton Co. sold 1302 Pacific st, a 4-sty apartment house, on a plot 50x114.5; for Ida Hegeman, to the 1302 Pacific Street Corporation, representing the majority of tenants. This is the fourth apartment building sold by the same brokers to tenants on a co-operative basis during the past month.

POWERS ST.—Realty Associates sold to the Halifax Realty Co., 119 Powers st, a 2-sty and basement dwelling, 22x26, on a lot 24x100.

PRESIDENT ST.—May Finn sold 865 President st, a 3½-sty. dwelling.

ST. JOHNS PL.—The Hatten Realty Corporation sold 1331 St. John's pl, a 3-sty brick and stone double flat.

SOUTH ELLIOTT PL.—Bulkeley & Horton Co. sold for Clara Mathews, 37 South Elliott pl, a 3-sty frame English basement dwelling.

STANWIX ST.—Realty Associates sold to Sadie Keller 56 Stanwix st, a 3-sty frame double flat, on a lot 25x58.

EAST 18TH ST.—Mrs. Ida McDonald sold to Joaquin Menendez, for occupancy, 700 East 18th st, Flatbusch, a detached dwelling.

23D ST.—The White estate sold to Edwin La Roche, 255, 255½, 257 and 259 23d st, South Brooklyn, four frame 3-family houses.

52D ST.—Joseph Broor sold 1974 52d st, a 2-family house, on a lot 20x100.

73D ST.—Frank A. Seaver Co. sold for A. Suehsdorf to a buyer, for occupancy, 319 73d st, a 2-sty and basement 2-family house.

BEDFORD AV.—Meister Builders, Inc., sold to the Arfen Co., Inc., 1492 and 1496 Bedford av, two 4-sty double flats, on a plot 34x97 each.

CARLTON AV.—Estate of J. P. Durfey sold 399-401 Carlton av, a 2-sty garage, on a plot 40x100.

CHURCH AV.—The Bulkeley & Horton Co. sold 2833 to 2839 Church av, three 3-sty 6-family flats, each on a lot 20x127, for the Sinclair estate.

DE KALB AV.—Bulkeley & Horton Co. sold for a client to A. Tapooslan, 240 De Kalb av, a 3-sty brownstone flat with store, on a lot 20x100x irregular.

KINGS HIGHWAY.—William Liss, Inc. sold

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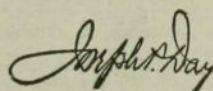
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RIDGE BOULEVARD.—Bulkeley & Horton Co. sold for a client to William Norrey, for occupancy, 7805 Ridge Boulevard, Bay Ridge, a 3-sty frame detached dwelling, on a plot 34x100.

ST. MARKS AV.—Elizabeth McGuire sold through the Bulkeley & Horton Co. the northeast corner of St. Marks and Rogers av, a 3-sty and basement brownstone remodeled dwelling with stores, on a lot 20x100.

THIRD AV.—Moriarty & Hollahan sold for Crifasi & Clemenza, 6819 Third av, a 4-sty brick double flat with stores.

for Wood, Harmon & Co. the northwest corner of Kings Highway and East 15th st, a store building, on a lot 20x100, to L Kaplan; also for the Highway Realty Co. the southeast corner of Kings Highway and East 16th st, a flat, with stores, on a lot 30xirregular.

THIRD AV.—M. Hamburger sold 7215 Third av, a 4-sty brick flat with store.

FIFTEENTH AV.—Scotia Realty Co. sold 4206, 4210, 4216 and 1420 Fifteenth av, four 4-sty brick apartment houses, on a plot 150x100.

Queens.

FAR ROCKAWAY.—The Lewis H. May Co. sold for Eva L. Wynn a plot of lots on the east side of Greenwood av, Far Rockaway, to Max Merlis, who will immediately improve with five 2½-sty dwellings.

HOWARD BEACH.—Metropolitan Trust Co. of New York sold its club house for employees at Howard Beach Estates, on Jamaica Bay, to Mogi & Co., importers and exporters, of Manhattan, who will use same as a club house for their employees to spend their week ends and vacations.

LONG ISLAND CITY.—William D. Bloodgood & Co. sold the property facing on the Queensboro Plaza, Long Island City, a 100-foot frontage and 94 feet on Hunter av, to the Bridge Plaza Realty Co. This is a corner plot, with Hunter av forming a diagonal line pointing directly across the Plaza toward the new building now being erected for the Title Guarantee and Trust Co., the new building of the Long Island City Savings Bank and the other important banking institutions now centering on the Plaza.

LONG ISLAND CITY.—Roman-Callman Co. sold for Amy Frances Leach to the McDermott Body Corporation the southwest corner of Van Alst av and 13th st, a plot of 20,000 sq. ft., for improvement with a 2-sty manufactory. The same brokers sold for Frank L. Cook to George J. Merz, a vacant plot in 13th st adjoining the northwest corner of Val Alst av, who will improve the site with a storage warehouse.

LONG ISLAND CITY.—William D. Bloodgood & Co., Inc., sold the northwest corner of Freeman av and Hamilton st, Long Island City, to William Klein, who will immediately erect a factory building. It is within one block of the 8-sty steel structure now being erected by George W. Loft, Inc.

RECENT LEASES.

Spingler Hotel Under Long Lease.

Another New York landmark will disappear through the leasing by the United Cigar Stores Co. from the Spingler and Van Beuren estates of the old Spingler Hotel property at the southeast corner of University place and 14th street for a term of 18 years.

The new lessee will remodel the upper part of the building into business offices and show rooms and itself occupy a store in the imme-

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diate corner. Manning & Trunk were the brokers.

The Spingler Hotel has been in existence for more than 50 years and the present proprietors are the sons of the original proprietor. It originally was one of the splendid private dwellings that faced Union square about 1860, when that section of the city was one of the fashionable residential districts of New York.

Leases Whitehall Terminal.

Grover A. Whalen, Commissioner of Plant and Structures, has converted the third floor of the Whitehall terminal of the Staten Island ferries to office uses, and has secured tenants whose payments to the city aggregate \$9,410. The fourth floor is to be similarly improved, making the total rent roll for the "head house" of the ferry terminal \$15,000 a year. The rental averages \$1.20 a square foot. The tenants on the

third floor are the Sandy Hook Pilots' Association, William F. Tribble, compass adjuster; Stanwood Towing Co., Frank E. Morse Co., A. E. Post & Co. and Boera Brothers.

Consulate of Norway Leases.

Pease & Elliman leased for the streets of Lord's Court Building, at William street and Exchange place, a suite of offices to the Consulate of Norway.

REAL ESTATE NOTES.

ARTHUR DURHAM is now associated with Charles B. Van Valen, Inc., in the sales department.

CHARLES L. WOODY, who for many years has been associated with George D. Yeomans, general counsel of the Brooklyn Rapid Transit Co., has accepted the position as solicitor of the Title Guarantee and Trust Co., left vacant by the death of Walter Lindner. Mr. Woody assumes his position at 176 Broadway on May 17.

ALEXANDER ANGELINOFF is the buyer of 235 and 237 West 14th st, two 5-sty brownstone buildings, the former on a lot 15.9x120 and the latter on a lot 15.9x103.3. He will make extensive alterations.

V. Z. M. BOVAJIAN is the buyer of 180 and 182 Lexington av, at the northwest corner of East 31st st, recently reported sold.

MRS. BRADISH G. JOHNSON is the buyer of 67 East 82d st, that was recently sold.

F. ARNOLD WHEELER, for a number of years sales-manager of the 57th st office of Goodwin & Goodwin, has organized the Wheeler Realty Corporation for the purpose of doing a general brokerage business. Franklin C. Albee, well known among the real estate operators, is associated with the new corporation, and their offices are at 299 Madison av. The firm will specialize in properties from 34th to 59th sts.

CHARLES B. VAN VALEN, INC., have taken over the business of the Leonard Morgan Co., Inc., located for many years at 104 West 42d st. Mr. Morgan becomes treasurer of the Van Valen firm, in charge of the agency department, bringing with him 40 years' of experience in the real estate and insurance business.

WILLIAM H. WHITING & CO., in conjunction with Herman Seiffert, leased for 20 years for Philip Zeitlen to Emil Lang the building at 118 and 120 Fulton st, together with the adjoining properties at 9 to 15 Dutch st, owned by the Reformed Protestant Dutch Church for a term of 20 years. The aggregate amount involved is in excess of \$700,000.

HOWARD M. WHITNEY, of the banking firm of H. N. Whitney & Sons, is the buyer of 18 East 80th st, recently sold.

WELDON & SUYDAM negotiated the lease of the ground floor of the Emmett Arcade building at Madison av. and 59th St. to the National Drug Stores Corporation, for a long term of years; while Douglas L. Elliman & Co. effected the lease of the upper floors to the same corporation.

City's Auction Sale.

AN annual rental of approximately \$4,750,000 has been figured a reasonable return on a modern office building for the Grand Union Hotel site at 42d st. and Park av. There is a famine in store and office space in the Grand Central zone, and the Grand Union site, which is now ready for improvement with an up-to-date building, will be offered for sale by the city at the Real Estate Exchange Salesroom on May 26. Hundreds of applications for information about the plot, which has an area in excess of 45,000 square feet, have been received at the offices of the Transit Construction Commissioner and of Henry Brady, auctioneer.

Rentals ranging from \$1,200 a front foot for stores, to \$8 per square foot per annum for office space, have been announced by the owners of the hotel property and the Grand Central Palace lessees.

With the site of the Grand Union Hotel already excavated and foundations for a twenty-five-story office building in place, it will be possible to have the Grand Union Hotel improvement completed as speedily as any of the reconstruction projects now in contemplation can be finished. While the area of the Grand Union Hotel property immediately over the rapid transit express station will be confined by the city to a height of twenty-five stories, it will be possible to erect a tower of much greater height on that part of the old hotel site not included in the subway easement.

In estimating an annual rental of \$4,750,000 for space in a modern building on the Grand Union Hotel site, rates more moderate than those now being paid by tenants in the Grand Central zone has been used as a basis. The maximum rental per foot used in the estimate has been \$7, and the minimum much less than that sum. Owners of so-called "chain stores," dealing in all sorts of commodities, have expressed their intention of locating, if possible, on the Grand Union Hotel site.

In addition to the big plot at 42d st. and Park av., the city will offer several other parcels at

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.

NOTICE TO CONTRACTORS: Sealed proposals for Stairs and Wire Enclosures, Northwest Wing (Ward Building "D"), Dannemora State Hospital, Dannemora, N. Y., will be received by Dr. John R. Ross, Medical Superintendent, Dannemora State Hospital, Dannemort, N. Y., until, 12 o'clock, noon, Thursday, May 20, 1920, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of the proposal. The contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specification No. 3506. The right is reserved to reject any or all bids. Drawings, specifications and blank forms of proposal may be obtained at the office of Dr. John R. Ross, Medical Superintendent, Dannemora State Hospital, Dannemora, N. Y., and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications may be examined and inspected at the office of the Department of Architecture, Room 618, Hall of Records, New York City, and at the Department of Architecture, Capitol, Albany, N. Y.

Dated: April 23, 1920.

NOTICE TO CONTRIBUTORS: Sealed proposals for Return Tank, Connections, etc., Brooklyn State Hospital, Brooklyn, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 o'clock P. M. on Wednesday, May 26, 1920, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of five per cent (5%) of the amount of the proposal. The contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent (50%) of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specification No. 3476. The right is reserved to reject any or all bids. Drawings, specifications and blank forms of proposal may be consulted at the Brooklyn State Hospital, Brooklyn, N. Y.; at the New York Office of the Department of Architecture, Room

618, Hall of Records Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings, specifications and blank forms of proposals may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to and in the discretion of the State Architect, L. F. Pilcher, Capitol, Albany, N. Y. Dated: May 3, 1920.

WANTS AND OFFERS.

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auction on May 26, including the block front at West Broadway, Park pl. and Murray st.; two blocks fronts in Centre st., extending from Canal to Howard st. and from Canal to Walker st.; the corner of William and Beekman sts., and a subway plot in the heart of the business district of Brooklyn.

STANDARDS AND APPEALS Calendar

BOARD OF APPEALS.

Tuesday, May 15, 1920, at 10 a. m.
Appeals from Administrative Orders.

- 115-20-A—S. S. 158th st, 58 ft. 5 1/4 in. east of N Y C. R. tracks, Manhattan.
- 132-20-A—612-614 Kent av, cor Ross st, Brooklyn.
- 139-20-A—1532-1542 Broadway, northeast cor. 45th st, Manhattan.
- 235-20-A—1155-1205 Manhattan av, Brooklyn.
- 9-17-A—71-73 Nassau st; 25-31 John st, Manhattan.
- 286-20-A—740 East 211th st, Manhattan.
- 287-20-A—550 East 118th st, Manhattan.
- 288-20-A—1399-1405 Flatbush av, Brooklyn.

- Under Building Zone Resolution.*
- 350-19-BZ—153-157 Rogers av, Brooklyn. Reopened September 30, 1919.
 - 198-20-BZ—West side Webster av, 151.03 ft. south of 195th st, The Bronx.
 - 258-20-BZ—213-215 East 27th st, Manhattan.
 - 259-20-BZ—303-309 West 59th st, Manhattan.
 - 222-20-BZ—S. E. cor. Merrick road and Delaware st, Laurelton, Queens.
- BOARD OF APPEALS. SPECIAL MEETING.**

- Tuesday, May 18, 1920, at 2 p. m.
Appeals from Administrative Orders.
- 292-20-A—3298 Atlantic av, s. e. corner Logan st, Brooklyn.
 - 293-20-A—4919 Broadway, Manhattan.
 - 294-20-A—800-810 10th av, 452-458 West 54th st, Manhattan.
 - 295-20-A—356 83d st, Brooklyn.
 - 296-20-A—2495 7th av, Manhattan.
- Under Building Zone Resolution.*
- 228-20-BZ—187-201 Garfield pl, Brooklyn.
 - 257-20-BZ—Northeast corner Rogers pl and Westchester av, The Bronx.
 - 260-20-BZ—501-505 Sterling pl, Brooklyn.
 - 262-20-BZ—255-259 West 43d st; 680-686 8th av, northeast corner, Manhattan.

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REAL ESTATE STATISTICS

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

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

MANHATTAN

Conveyances.

	1920	1919
	May 6 to May 12	May 7 to May 14
Total No.	380	183
Assessed Value	\$27,184,550	\$9,994,900
No. with consideration	43	26
Consideration	\$2,091,450	\$1,220,650
Assessed Value	\$2,126,200	\$1,286,200
Jan. 1 to May 12 Jan. 1 to May 14		
Total No.	7,552	3,073
Assessed Value	\$544,806,900	\$229,921,750
No. with consideration	1,044	432
Consideration	\$59,333,358	\$18,093,043
Assessed Value	\$51,669,950	\$19,366,550

Mortgages.

	1920	1919
	May 6 to May 12	May 7 to May 14
Total No.	269	98
Amount	\$13,611,547	\$2,189,025
To Banks & Ins. Cos.	38	21
Amount	\$1,573,300	\$920,000
No. at 6%	137	46
Amount	\$9,712,945	\$580,350
No. at 5 1/2%	68	11
Amount	\$1,992,952	\$156,200
No. at 5%	26	26
Amount	\$541,100	\$1,031,350
No. at 4 1/2%	.....	3
Amount	.....	\$64,000
No. at 4%	.....	1
Amount	.....	\$3,000
Unusual Rates	1	.....
Amount	\$50,000	.....
Interest not given	37	12
Amount	\$1,314,550	\$354,125
Jan. 1 to May 12 Jan. 1 to May 14		
Total No.	4,988	1,505
Amount	\$176,280,121	\$39,995,013
To Banks & Ins. Cos.	633	261
Amount	\$49,473,477	\$13,174,300

Mortgage Extensions.

	1920	1919
	May 6 to May 12	May 7 to May 14
Total No.	50	27
Amount	\$1,683,450	\$1,579,775
To Banks & Ins. Cos.	30	12
Amount	\$1,254,000	\$1,089,000
Jan. 1 to May 12 Jan. 1 to May 14		
Total No.	864	476
Amount	\$63,469,024	\$32,400,395
To Banks & Ins. Cos.	542	260
Amount	\$51,011,091	\$26,049,000

Building Permits.

	1920	1919
	May 6 to May 12	May 9 to May 14
New Buildings	9	10
Cost	\$3,599,500	\$874,500
Alterations	\$839,275	\$621,775
Jan. 1 to May 12 Jan. 1 to May 16		
New Buildings	230	115
Cost	\$60,129,358	\$12,149,000
Alterations	\$18,119,463	\$7,295,795

BRONX

Conveyances.

	1920	1919
	May 4 to May 11	May 7 to May 14
Total No.	331	212
No. with consideration	27	25
Consideration	\$229,759	\$206,850
Jan. 1 to May 11 Jan. 1 to May 14		
Total No.	5,041	2,519
No. with consideration	495	201
Consideration	\$4,758,380	\$2,309,061

Mortgages.

	1920	1919
	May 4 to May 11	May 7 to May 14
Total No.	234	105
Amount	\$1,305,589	\$1,057,877
To Bank & Ins. Cos.	4	4
Amount	\$95,000	\$27,420
No. at 6%	159	61
Amount	\$794,489	\$663,901
No. at 5 1/2%	50	8
Amount	\$334,400	\$75,100
No. at 5%	6	18
Amount	\$38,400	\$143,270
No. at 4 1/2%	.....	.....
Amount	.....	.....
Unusual Rates	.....	2
Amount	.....	\$8,756
Interest not given	19	15
Amount	\$138,300	\$166,850

	Jan. 1 to May 11	Jan. 1 to May 14
Total No.	3,519	1,271
Amount	\$24,896,052	\$9,007,621
To Banks & Ins. Cos.	121	69
Amount	\$2,208,860	\$1,008,602

Mortgage Extensions.

	1920	1919
	May 4 to May 11	May 7 to May 14
Total No.	12	10
Amount	\$124,700	\$73,250
To Banks & Ins. Cos.	5	.....
Amount	\$66,500	.....
Jan. 1 to May 11 Jan. 1 to May 14		
Total No.	308	248
Amount	\$6,662,717	\$5,531,819
To Banks & Ins. Cos.	143	194
Amount	\$4,367,000	\$2,967,750

Building Permits.

	1920	1919
	May 4 to May 12	May 8 to May 15
New Buildings	30	13
Cost	\$439,600	\$425,800
Alterations	\$37,200	\$214,600
Jan. 1 to May 12 Jan. 1 to May 15		
New Building	422	140
Cost	\$8,942,755	\$4,002,440
Alterations	\$869,630	\$463,266

BROOKLYN

Conveyances

	1920	1919
	May 4 to May 11	May 6 to May 12
Total No.	1,764	1,144
No. with consideration	85	58
Consideration	\$1,701,519	\$640,327
Jan. 1 to May 11 Jan. 1 to May 12		
Total No.	23,718	13,733
No. with consideration	1,055	787
Consideration	\$13,850,229	\$10,202,789

Mortgages.

	1920	1919
	May 4 to May 11	May 6 to May 12
Total No.	1,420	765
Amount	\$6,755,943	\$3,820,950
To Banks & Ins. Cos.	103	55
Amount	\$807,520	\$389,000
No. at 6%	1,231	538
Amount	\$5,191,443	\$2,653,568
No. at 5 1/2%	160	148
Amount	\$1,420,600	\$780,325
No. at 5%	21	49
Amount	\$118,250	\$289,807
Unusual rates	5	2
Amount	\$16,800	\$2,550
Interest not given	3	28
Amount	\$8,850	\$94,700
Jan. 1 to May 11 Jan. 1 to May 12		
Total No.	19,959	8,950
Amount	\$95,755,905	\$33,604,422
To Banks & Ins. Cos.	1,926	622
Amount	\$15,869,530	\$4,035,310

Building Permits.

	1920	1919
	May 6 to May 12	May 6 to May 13
New Buildings	94	244
Cost	\$1,042,485	\$2,088,900
Alterations	\$155,850	\$167,535
Jan. 1 to May 12 Jan. 1 to May 13		
New Buildings	3,720	2,981
Cost	\$29,855,883	\$19,494,070
Alterations	\$5,135,878	\$2,641,445

QUEENS

Building Permits.

	1920	1919
	May 6 to May 12	May 6 to May 13
New Buildings	243	299
Cost	\$1,108,456	\$1,683,015
Alterations	\$36,800	\$45,330
Jan. 1 to May 12 Jan. 1 to May 13		
New Buildings	2,737	2,383
Cost	\$16,116,438	\$8,543,476
Alterations	\$1,676,457	\$639,795

RICHMOND

Building Permits.

	1920	1919
	May 6 to May 12	May 6 to May 13
New Buildings	95	35
Cost	\$194,153	\$35,970
Alterations	\$31,675	\$3,460
Jan. 1 to May 12 Jan. 1 to May 13		
New Buildings	484	462
Cost	\$1,043,446	\$524,947
Alterations	\$146,334	\$54,226

BUILDING SECTION

Construction Halted By Famine in Building Materials

Although Railroads Promise Relief in Ten Days Neither Dealers Nor Contractors Are Particularly Optimistic at Present

UNLESS immediate action is forthcoming that will materially relieve the freight congestion in the Metropolitan district the building industry will be forced into a period of idleness that is bound to result in a loss of the best part of the building year. This is at present the consensus of opinion among architects, contractors and dealers in building materials and supplies in Greater New York, and vicinity, who are facing substantial losses because they cannot complete the building projects already started, or commence activity on the operations for which plans are completed.

The situation is most serious and is distinctly up to the railroads. During the period of the strike of the switch and yard men there was some excuse for congestion of freight in the yards of the lines entering the Metropolitan district. Since that time, however, the condition has been steadily growing from bad to worse and is at present at a point where only thoroughly drastic measures will afford any relief.

The general public has but slightly felt the effect of the freight tie-up. For the most part essentials of life have been brought through the congestion in time to save inconvenience and suffering but to the manufacturers waiting for deliveries of raw materials, and facilities to ship manufactured products, and especially to the building industry which has been all but halted for lack of structural materials, the situation is today just about as serious as it could possibly be and has disheartened an industry that for some time has had almost more than its share of economic burdens.

Inquiry among prominent building interests and dealers in materials of construction reveals a scarcity that is not approached in any other line of business. At the present time Portland cement is impossible to obtain. Dealers are entirely out of stock and have orders piling up on their books that will require months to fill. During the week cement in relatively small amounts has been brought in from the Hudson River mill district but the quantity available from this source can only supply but an insignificant part of the demand. Buyers have been clamoring for the product and in a number of instances premiums have been offered for any quantity obtainable. Reports from the Pennsylvania mills indicate that the producers have plenty of cement in stock and also a large amount of this material already on the rails. Shipment of mill stocks is impossible because of the lack of freight cars, and arrival of that in transit, some for many weeks, is prevented by the congestion in the yards in New Jersey.

During the past week New York dealers have been sending their motor trucks to various points in New Jersey, Newark, East Orange and even as far as New Brunswick, wherever they were able to locate cars consigned to them, and are trucking in the cement in order to do their part to relieve the tension of the builders.

This week a slight improvement was noticed in the condition of the situation in the Lehigh Valley railroad yard, in which a number of cars were moved, and material dealers are hopeful that they will be able to bring in cement over this line in quantity sufficient to supply the immediate demand.

Conditions in the lime market are substantially the same as those applying to Portland cement. Manufacturers would be able to supply any quantity necessary to fill the demand but are prevented from making shipments from producing points

because of the shortage of freight cars. For the shipment of both lime and cement box cars are required in order to prevent deterioration by rain and dampness. These cars are most difficult to obtain at present and some producers are preparing to ship lime on flat cars, covering this perishable freight with tarpaulins, and making the consignees responsible for spoilage and also for the value of the covers. This will likely increase the cost of lime to the consumer but may possibly relieve the stringency to some extent. At this writing a number of operations nearing the final stages of completion are being held up because no lime is to be had and contractors are liable for severe penalties for non-completion within a specified period. For this reason they are willing to assume the risk of shipments in open cars for the time being.

Discussing the material shortage this week with a well-known dealer in this city, a representative of the Record and Guide was told that reports from freight agents of the various railroads now suffering from congested yard conditions indicate some measure of relief in at least ten days. This promise of relief is nothing to become optimistic over, however, as it would require at least six to eight weeks of the hardest kind of work on the part of the building material dealers to supply the current demand and fill up their reserve bins again, provided the railroads could commence the normal movement of freight within the specified period.

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Grand Central Palace
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Vanderbilt 7300

Office Building Near Columbus Circle to Cost \$7,000,000

Twenty-Five Story Structure to House Automobile Accessory Interests—To Be Erected by Fred T. Ley & Co., Inc.

ACCORDING to the terms of negotiations completed recently one of the largest building projects to be undertaken since the war will be immediately launched. The structure will be an office building twenty-five stories in height, with basement and sub-basement, and will occupy the entire block front in 57th street between Broadway and Eighth avenue. The proposed building will have a frontage of 240 feet in 57th street and the Broadway and Eighth avenue exposures will be, respectively, 54 and 100 feet.

The Fisk Rubber Company will control the entire building under a lease for a term of years, using considerable space in the building for the principal executive offices and salesrooms, subletting whatever accommodations they do not utilize to tenants in the automobile and allied industries. Although there have been statements that a large improve-

pearance of the structure. The first and second floors will be devoted to stores and salesrooms and the balance of the building will be planned as offices. The location is an especially attractive one. It is in the heart of the automobile district, where real estate values in recent years have shown a rapid increase and where the rental demand is heavy and of assured permanency.

The general trend of the development of the city is northward, 57th street and Broadway being the natural traffic arteries leading toward the upper West Side, and police traffic counts at Columbus Circle show a heavier automobile traffic at this point than at any other street intersection in the world. Contributing vitally to the growth and activity of the locality is the exceptional transportation facilities. Two subway lines are close at hand, while the Fifth avenue buses pass directly in front of the building, in addition to elevated and surface transportation.

S. W. Straus & Co. announce that nearly four-fifths of the \$5,000,000 loan will be paid off and canceled out of the earnings of the property, through serial payments, prior to the final maturity, fifteen years. Under the terms of the lease the Fisk Rubber Company, after paying all taxes, insurance and operating expenses, this building will pay a net annual income of \$600,000. This is twice the greatest annual interest charge and is more than ample to meet both the interest and the principle.



Carrere & Hastings and R. H. Shreve, Architects.

PROJECTED BUILDING FOR FISK RUBBER COMPANY.

ment on this site was contemplated, it was not until the early part of this week that the construction of this building was absolutely assured.

The ground and building will have a combined valuation of \$7,050,000, on which S. W. Straus & Co. have underwritten a first mortgage 6 per cent. serial amortized bond issue of \$5,000,000. The borrowing corporation is the 1767 Broadway Company, Inc., the principal stockholders of which are Fred T. Ley & Co., the Willys-Overland Rubber Company, the Willys Corporation and the Fisk Rubber Company. The building will be constructed under a general contract by Fred T. Ley & Co., Inc., 19 West 44th street, from plans and specifications prepared by Carrere & Hastings and R. H. Shreve, associated architects, 52 Vanderbilt avenue.

The building will be constructed with set-backs, in accordance with the new zoning law, thus giving a maximum of natural light and ventilation and adding to the imposing ap-

Two New High Class Brooklyn Apartments

Park Slope, in Brooklyn, has been selected as the location for two large multi-family dwellings that will be erected and owned under the co-operative plan that has lately grown so rapidly in favor in New York City. This type of ownership is no new thing in Brooklyn, a number of apartments having been operated successfully under this plan for some time past but the project now under consideration is important as it is to be started at a time when so much activity in this line has been noticeable, particularly in Manhattan, where during the past month or so a number of prominently located structures have been sold to tenants who will operate them under the group ownership plan.

The new co-operative apartments will be built from plans and under the direct supervision of Shampan & Shampan, architects, 50 Court street, for the Prospect Park West Apartments, Inc., owners, which includes in its list of share holders the following individuals: S. W. La Frentz, president of the American Surety Company; E. G. Horthorn, who is associated with a large copper smelting firm; C. P. Schlicke of the Hoffman LaRoche Chemical Works; C. W. Mannie, treasurer of the Remington Arms Co., L. M. Umsted, fiscal manager of the Commonwealth Corporation; and Charles S. Aronstam, who is the president of the owning company.

These apartments will be six stories in height, equipped with electric elevators and will be located at the northwest corner of Eighth avenue and Third street and the northwest corner of Prospect Park West and Third street, respectively. The latter site overlooks Prospect Park and will be particularly desirable. Both properties have ground dimensions of 95x97½ feet.

The final plans for these buildings are now nearing completion and it is the intention of the architects to award contracts as soon as possible in order that construction may be finished in as short a time as is compatible with good building practice. Both houses will be equipped with the most modern labor saving and safety devices in order that the servant problem may be reduced to the minimum.

Actual Construction Work Under Way May 1, in Bronx

Total Living Quarters Provided Will Accommodate Less Than 9,000 People—
Aggregate Cost Is \$13,843,100

PATRICK J. REVILLE, Superintendent of Buildings, Borough of the Bronx, has prepared for the Record and Guide a statement showing the actual construction in that section of the city under way on May 1. The showing is of especial interest with reference to what is being done to relieve the housing shortage.

which will furnish homes for 1,362 families, or approximately 7,600 people at an estimate cost of \$4,375,000. The number of one and two-family houses is 302, with accommodations for 384 families, costing \$2,240,000. These will care for another 1,900 people, so that the total increase in housing aggregates space for less than 9,000 people.

There are now under construction 33 apartment houses

The details relating to apartment houses follows:

APARTMENT HOUSES

LOCATION	Number of Buildings	Number of Families	Estimated Cost	OWNER	How Far Advanced
N/S Boston road, 171' west of Charlotte street....	1	42	\$125,000	Boston Road Const. Co.....	Plastering.
N/E corner Boston Road and Wilkins avenue.....	1	40	75,000	Kleban Leader, Inc.	Plastering.
N/W corner Boston Road and Charlotte street....	1	44	130,000	Boston Road Const. Co.....	Foundation walls.
N/S Boston road, 81' west of Charlotte street....	1	43	135,000	Boston Road Const. Co.....	Foundation walls.
W/S Grand Boulevard, 78' north of Jessup Place..	1	58	250,000	Absar Realty Corp.....	Foundation walls.
S/E corner Grand Boulevard and Weeks avenue....	1	27	75,000	183d Street Realty Co.....	Building fourth story walls.
W/S Grand Boulevard, 180' north of Belmont street.	1	29	95,000	Julius Schark	Plastering.
S/E corner 175th street and Topping avenue.....	1	43	135,000	Topping Realty Co.....	Lathing.
S/W corner Grand Boulevard and Mt. Eden avenue.	1	56	250,000	Weinstein & Son.....	Plastering.
S/W corner Grand Boulevard and Hawkstone street.	1	58	250,000	Weinstein & Son.....	Plastering.
S/E corner Weeks avenue and 17th street.....	1	40	130,000	Weeks Avenue Const. Co.....	Plastering.
S/E corner Morris and Burnside avenues.....	1	30	100,000	Realty Managers, Inc.....	Building parapet walls.
E/S Morris avenue, 72' south of Burnside avenue..	1	36	100,000	Realty Managers, Inc.....	Building parapet walls.
S/W corner Creston and Burnside avenues.....	1	36	100,000	Realty Managers, Inc.....	Interior finishing.
W/S Creston avenue, 50' north of Tremont avenue.	2	82	210,000	173d Street Realty Co.....	Building fourth story walls.
S/W corner Creston avenue and 179th street.....	1	44	120,000	173d Street Realty Co.....	Interior finishing.
S/W corner Grand Boulevard and 183d street.....	1	31	125,000	Sterling Realty Co.....	Interior finishing.
S/W corner Creston avenue and 183d street.....	1	31	125,000	Sterling Realty Co.....	Interior finishing.
N/E corner Creston avenue and 180th street.....	2	81	240,000	Park Realty Co.....	Building first story walls.
W/S Grand Boulevard, 93' north of 180th street..	1	46	130,000	S. L. K. Realty Co.....	Plastering.
S/E corner Andrews avenue and 183d street.....	1	40	110,000	Henlee Real Estate Corp.....	Plastering.
S/W corner University avenue and 183d street....	1	41	110,000	Henlee Real Estate Corp.....	Plastering.
S/W corner University avenue and 179th street...	1	38	140,000	Galveston Bldg. Co.....	Trimming.
W/S Broadway, 50' north of 251st street.....	1	43	150,000	Harlan Const. Co.....	Foundation.
N/E corner University avenue and 188th street...	1	58	225,000	Masro Realty Corp.....	Topping out.
N/E corner University avenue and Fordham road..	1	46	200,000	Uniford Const. Co.....	Lathing.
S/E corner University avenue and Kingsbridge road.	1	33	120,000	Isabella L. Morse.....	Building first story walls.
E/S Webb avenue, 300' north of Devoe Terrace....	1	36	100,000	Gersman & Lozner.....	Interior finishing.
S/W corner Valentine avenue and 179th street....	1	38	80,000	D. Houlihan	Studding.
W/S Grand Boulevard, 106' north of Fordham road.	2	92	240,000	Level Realty Co.....	Interior finishing.
	33	1,362	\$4,375,000		

The number of public buildings, such as schools, hospitals, churches, theatres, offices, etc., is 45, the estimated cost of

which is \$4,461,100. The state of construction on these buildings is shown in the following table:

PUBLIC BUILDINGS

LOCATION	No. of Buildings	No. of Stories	Class	Estimated Cost	OWNER	How Far Advanced
Main Street, Rikers Island.....	6	1	Dormitory	\$15,000	City of New York.....	Interior finishing.
Main street, Rikers Island.....	3	1	Dormitory	7,500	City of New York.....	Foundations.
Shore Drive, Rikers Island.....	1	1	Cells	64,000	City of New York.....	Interior finishing.
North Brother Island.....	1	3	Pavilion	50,000	City of New York.....	Interior finishing.
North Brother Island.....	1	4	Dormitory	80,000	City of New York.....	Interior finishing.
417 East 161st street.....	1	1	Theatre	30,000	837 Washington Avenue Co....	Roof girders set.
W/S Prospect avenue, 145' north of 161st street..	1	2	Theatre	600,000	Pleasant Amuse. Co.....	Building foundation walls.
658-680 Fox street.....	1	2	School	250,000	City of New York.....	Excavating.
N/W corner 167th street and Grand View Place..	1	4	Offices	391,000	N. Y. Telephone Co.....	Ready to plaster.
N/S 167th street, Findlay to Teller avenues.....	1	5	Home for Aged..	400,000	Daughters of Jacob.....	General interior finishing.
S/W corner Fulton avenue and 169th street.....	2	1	Hospital	30,000	Bronx Hospital.....	General interior finishing.
E/S Intervale avenue, 195' north of 165th street..	1	5	Hospital	35,000	Bronx Maternity Hospital.....	Foundation walls built.
N/S Featherbed Lane, 69' east of University ave.	1	1	Church	33,000	Presbyterian Committee	Foundation walls built.
W/S Bathgate avenue, 80' south of 178th street....	1	4	Rectory	35,000	St. Joseph's R. C. Church.....	Plastering.
E/S Washington avenue, 100' south of 188th street.	1	1	Theatre	80,000	188th St. & Washington Ave. Co.	Interior finishing.
N/S 180th street, Crotona to Belmont avenues....	1	5	School	450,000	City of New York.....	Building second story walls.
N/S 180th street, 308' west of Andrews avenue....	1	2	School	250,000	City of New York.....	Foundations.
New York University Campus.....	1	1	Laboratory	20,000	N. Y. University.....	Interior finishing.
S/S 260th street, 112' east of Riverdale avenue....	1	2	School	18,000	Rev. M. J. Murray.....	Interior finishing.
S/E corner Fieldstone road and 253d street.....	1	2 1/2	Dormitory	100,000	Riverdale School	Foundation walls.
Fordham Hospital	1	1	Hospital	28,000	City of New York.....	Foundation and first tier.
S/E corner 188th street and Washington avenue..	1	1	Stores	10,000	188th St. & Washington Ave. Co.	Interior finishing.
S/E corner 187th street and Grand Boulevard....	1	3	Salesroom	10,000	Holland & Co.....	Interior finishing.
S/W corner Fordham road and Creston avenue....	1	2	Offices	45,000	William Hagedorn	Building first story walls.
S/E corner Fordham road and Walton avenue....	1	1	Stores	125,000	Simrad Holding Co.....	Plastering.
W/S Grand Boulevard, 240' south of 188th street..	1	1	Stores	175,000	Simrad Holding Co.....	Building first story walls.
S/W corner Burnside and Walton avenues.....	1	1	Stores	50,000	J. Clarence Davies.....	Building first story walls.
New York University Campus.....	1	2	Research	10,000	N. Y. University.....	Erecting basement walls.
N/E corner Fordham road and Marion avenue....	1	2	Offices	80,000	Ebro Realty Co.....	Foundation.
N/E corner Fordham road and Valentine avenue..	1	2	Theatre	75,000	833 Trinity Avenue Corp.....	Interior finishing.
N/W corner Fordham road and Valentine avenue..	1	3	Theatre	350,000	B. F. Keith Co.....	Building second story walls.
Bronx Boulevard and Bleecker street.....	1	1	Greenhouse	75,000	City of New York.....	Interior finishing.
Woodlawn Cemetery	1	1	Vault	42,000	Woodlawn Cemetery Corp.....	Interior finishing.
W/S Strauben avenue, 113' south of Gun Hill road..	1	3	Hospital	175,000	Montefiore Home	Foundation walls.
N/S Troutman street, 95' west of Rowlands street..	1	2	Offices	250,000	N. Y. Telephone Co.....	Foundation walls.
Williamsbridge road and Morris Park avenue....	1	1	Greenhouse	15,000	J. L. Pani.....	Interior finishing.
400' east Bronx and Pelham Parkway.....	1	1	Comfort Station.	9,600	City of New York.....	Interior finishing.
	45			\$4,461,100		

(Continued on next page)

Actual Construction Work Under Way May 1 in Bronx

(Continued from preceding page)

There are 28 factory buildings under construction in the Bronx, the cost of which will be \$1,858,000. The details follow:

FACTORY BUILDINGS

LOCATION	Number of Buildings	Number of Stories	Estimated Cost	OWNER	How Far Advanced
N/S 133d street, 200' west of Third avenue.....	1	4	\$70,000	M. Welte & Sons, Inc.....	Interior finishing.
W/S Whitlock avenue, 20' north of 144th street....	1	1	4,500	S. W. Wander.....	Interior finishing.
N/S 136th street, 189' west of Cypress avenue.....	1	1	15,000	Benenson Realty Co.....	Interior finishing.
N/W corner 141st street and Walnut street.....	1	6	400,000	Port Morris Holding Co.....	Topping out walls.
S/W corner Concord avenue and 144th street.....	1	1	25,000	S. & P. Building Co.....	Interior finishing.
W/S Wales avenue, 143d to 144th streets.....	1	2	60,000	Gordon Radiator Co.....	Erecting parapet walls.
S/E corner 135th street and Walnut avenue.....	1	5	270,000	Melvin Clark Piano Co.....	Topping out walls.
W/S Austin Place, 174' north of 144th street.....	1	1	8,000	A. Lechman.....	Building foundation.
N/S 140th street, 336' east of Southern Boulevard..	1	1	2,000	804 East 141st Street Co.....	Topping out walls.
S/E corner 138th street and Willow avenue.....	1	6	215,000	Advance Candy Co.....	Building foundation.
371-75 East 148th street.....	1	3	60,000	James O'Flaherty.....	Building walls.
S/E corner 161st street and Third avenue.....	1	1	15,000	A. Hupfel's Sons.....	Interior finishing.
S/S Whitlock avenue, 142' west of Leggett avenue.	1	4	100,000	F. H. Realty Co.....	Excavating.
N/E corner Seneca avenue and Whittier street....	1	1	15,000	I. Custardi.....	Building foundation.
W/S Sedgwick avenue, 525' south of 171st street...	1	1	80,000	Vitreous Enameling Co.....	Building first story walls.
1019 Washington avenue.....	1	1	3,000	A. Ahrweiler.....	Building first story walls.
W/S Webster avenue, 149' north of 166th street...	1	1	60,000	Tremont Building Co.....	Building first story walls.
546 East 169th street.....	1	5	37,000	Ice Manufacturing Co.....	Interior finishing.
E/S Boston road, 138' north of Tremont avenue....	1	1	50,000	Allenby Realty Corp.....	Interior finishing.
1782 Bathgate avenue.....	1	1	3,500	S. Schaefer.....	Topping out walls.
E/S Harlem River, 150' south of 175th street.....	1	2	7,000	N. Y. Launch & Engine Co....	Interior finishing.
N/E corner 187th street and Hughes avenue.....	1	2	18,000	John Russo.....	Interior finishing.
Fordham and Cedar avenues and Landing road....	1	2	30,000	A. J. Schwarzler.....	Building foundation walls.
W/S Balley avenue, 101' north of 190th street.....	1	1	10,000	Gryphon Rubber Tire Co.....	Topping out walls.
W/S Westchester ave., 95' south of St. Peters ave.	1	1	50,000	Interboro Rapid Transit Co....	Excavating.
N/W corner 238th street and Bronx Boulevard....	1	3	100,000	Davis & Lawrence.....	Interior finishing.
E/S Brush avenue, 58' south of 177th street.....	1	1	30,000	Finkl Umbrella Frame Co.....	Interior finishing.
W/S Exterior street, 336' south of 149th street....	1	2	120,000	American Radiator Co.....	Interior finishing.
	28		\$858,000		

Public garages being built number 30 at a cost of \$813,500, while there are 48 private garages under construction which will cost \$59,950. In addition to the foregoing items there are 14 miscellaneous buildings under way to cost \$35,550.

The total work actually under construction on May 1 in the Bronx aggregates 500 buildings to cost \$13,843,100.

The building program disclosed by the preceding figures does not seem to indicate any marked improvement in the rental situation this summer. The probabilities are that all rents will be advanced with the new leases made October 1. There is not much probability that with labor and the price of building materials so uncertain that building can catch up with the demand for some time.

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Greenpoint 198-9

Gains Noted in Newly Projected Residential Building

Figures of F. W. Dodge Company Indicate No Recession of Planning Because of Serious Structural Material Shortage

STEADY and consistent improvement in the volume of proposed building and engineering construction has been noted during the past month or more in the territory, including all of New York State and New Jersey, north of Trenton. The significant point in connection with this is the fact that architects and engineers are rapidly maturing their plans for new structural operations despite the growing scarcity of building materials and supplies in the Metropolitan district and the recent advances in both wages and material costs that have substantially increased construction costs. It is quite evident that the demand for new buildings of practically every type and description has lost none of its intensity and that prospective builders have not as yet been frightened by mounting costs. At the present moment there is a vast amount of new construction already under contract that will be started just as soon as the building material supply situation readjusts itself so that contractors may be assured of a steady supply of essentials as the work proceeds.

According to figures prepared by the F. W. Dodge Company it is shown that during the week of May 1 to 7 inclusive a total of 536 new building and engineering projects were reported as being planned by architects and engineers in this territory. This construction will involve an outlay of approximately \$26,394,500. During the same week 277 contracts

were awarded that call for a total expenditure of \$18,637,400. In connection with these figures it is well to note the growing sums set apart for residential construction; projected housing accommodations being valued at \$8,642,900 and contracts actually placed for buildings of this character to the extent of \$4,802,300.

Among the 536 operations for which plans were announced during the week of May 1 to 7 were included 119 business buildings, \$4,909,700; 12 educational projects of different types, \$1,208,100; 6 hospitals and institutions, \$850,000; 44 factory and industrial buildings, \$3,664,000; 7 public buildings, \$85,000; 50 public works and public utilities, \$5,360,300; 4 religious and memorial projects, \$75,000; 275 residential operations including apartments, flats and tenements and one and two-family dwellings, \$8,642,900, and 19 special and recreational buildings, \$1,599,500.

The list of 277 operations for which contracts were awarded during the week is grouped as follows: 68 business buildings such as stores, offices, lofts, commercial garages, etc., \$5,108,500; 25 educational projects, \$2,011,000; 2 hospitals and institutions, \$9,700; 23 factory and industrial projects, \$1,961,400; 6 public buildings, \$23,400; 34 public works and public utilities, \$3,720,100; 4 religious and memorial projects, \$300,000; 107 residential operations of various types, \$4,802,300, and 8 social and recreational projects, \$701,000.

PERSONAL AND TRADE NOTES.

Lawrence Cement Company recently moved its office from 1 Broadway to 30 1/2 Broadway.

Rockwood Sprinkler Company announces the removal of its offices from 123 William street to 25 West 43d street.

Stewart Willey Co., general contractors, have recently moved to 252 West 46th street.

Samuel Schlan has resigned from the Liberty Iron Works and has established offices at 318 Greenwich street, where he will practice as a consulting engineer.

Herman A. Weinstein, architect, announces the removal of his offices from 375 Fulton street to 32 Court street, Brooklyn.

Bergen & Lindeman, engineers and contractors for radial brick chimneys, have moved their offices from 120 to 140 Liberty street.

Cloyd M. Chapman, formerly with Westinghouse, Church, Kerr & Co., Inc., has opened an office at 171 Madison avenue, where he will conduct a consulting engineering practice.

William H. Oliver, painting and decorating contractor, announces that, unable to get possession of his new building until June 1, he is temporarily located at 70 Fifth avenue.

Dillon & Wiley, general contractors, 103 Park avenue, recently obtained contracts for the construction of two private residences at Summit, N. J., for F. W. Monk-meyer, of the Summit Trust Company, and also have the contract for extensive alterations and additions to the residence at 18 West 74th street for Dr. J. L. Young.

Kennedy Valve Manufacturing Co., Elmira, N. Y., announces the appointment of C. H. Kennedy, formerly New York district manager, as general sales manager of the company, with headquarters at the plant. J. S. Hanlon, formerly Boston representative, takes the place left vacant in New York by Mr. Kennedy's promotion.

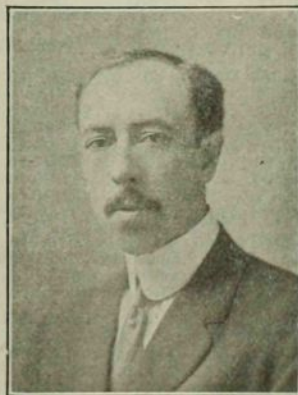
C. W. Bergen, sales representative, recently moved his offices from 96 Liberty street to 256 Broadway. Mr. Bergen represents the Power Piping Co., Pittsburgh;

Golden-Anderson Valve Specialty Co., Pittsburgh; **Coffin Valve Co.**, Rochester, Mass.; **D. Connelly Boiler Co.**, Cleveland, O., and **E. Leonard & Sons, Ltd.**, London, Eng.

Henry M. Weitzner, C. E., has severed his connection with the firm of Weitzner & Nitzberg, and has established offices in the Longacre Building, where he will carry on a general contracting business under the name of the Engineering Construction Co. This firm recently obtained a contract for the alteration of a 4-story brick and stone residence at 239 Seventh avenue into a restaurant and loft building.

E. A. Oldershaw a Specialist.

To be in one distinct line of business for nearly twenty years and become a leader in such branch of activity is an achievement of which any one might well be proud. This is the record enjoyed by E. A. Oldershaw, now in charge of the waterproofing department of the Mitchell-Rand



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TRADE AND TECHNICAL SOCIETY EVENTS.

American Society of Mechanical Engineers.—Monthly meeting the second Tuesday of each month.

Joint Committee on Standard Specifications for Concrete and Reinforced Concrete will hold its next meeting at Asbury Park, N. J., June 22. Secretary, D. A. Abrams, Lewis Institute, Chicago, Ill.

New Jersey State Building Trades Council will hold its annual meeting at Atlantic City, N. J., May 24 to 26, inclusive.

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.

American Society for Testing Materials has practically completed its plans for the annual meeting to be held at the Monterey Hotel, Asbury Park, N. J., June 22 to 25. Fifty-nine papers and committee reports are scheduled on the program.

at command if the trade is to be served in the right way. Mr. Oldershaw was formerly an official of the Universal Compound Co., which he organized with W. E. G. Mitchell, vice-president of the Mitchell-Rand Manufacturing Co., and William Zaisser; this company engaged in the sale of various waterproofing compounds as manufactured by the Mitchell-Rand company. The operations in the field were under the direct supervision of Mr. Oldershaw. The Mitchell-Rand Manufacturing Co. is now putting out these same compounds and taking contracts direct for their application in waterproofing and dampproofing work. The products include Universal Dampproof Compound, Universal Waterproof Plastic, Exhydroplastic, etc. In assuming direct charge and responsibility for this branch of the Mitchell-Rand Mfg. Co. business, Mr. Oldershaw will continue in his intimate and friendly relations with those in the trade and the same satisfaction in work executed is assured.

CURRENT BUILDING OPERATIONS

BUILDING activity during the past week has been largely confined to those jobs about the city that were fully supplied with materials already delivered and the remainder of the operations have been forced to shut down for the time being owing to the material shortage. The freight congestion is the prime factor responsible for the condition, and although prompt relief is promised it does not seem as though the freight situation can be untangled for some weeks to come unless drastic steps are taken immediately. Meanwhile the building industry is standing

by at a time when it should be engaged to its fullest capacity, and unless some relief is speedily accomplished the best part of the current building year will be wasted and hope of relieving the housing famine for another year will be lost. There is a vast amount of construction planned and ready to proceed, with cost a secondary consideration, but as it cannot go ahead until materials are available the entire situation reverts back to the transportation situation.

Common Brick—The local wholesale market for Hudson River common brick is somewhat heavy because the shortage of cement and lime has tied up a large amount of active construction and thereby shut off the demand for brick. Another cause for this condition is the fact that manufacturers have been making heavy shipments of brick to New York in order to utilize the men who have come to the yards to start the season's manufacturing and who have been put to loading barges pending the time the yards are in a condition to commence brick making. Although there is a large amount of brick on the market prices are holding firmly to the \$25 level, and there are some producers who are exerting pressure in favor of advanced common brick prices, but it is the general feeling of the market that the common brick market will continue to be stabilized at the existing level for some time to come. Brick producers report that for the most part the yards along the Hudson River are now in shape to start brickmaking. There is likely to be a shortage of labor, however, that will curtail the output to a large extent.

Summary—Transactions in the North River common brick market for the week ending Friday, May 14, 1920: Condition of market: demand lighter; prices firm and unchanged. Quotations: Hudson Rivers, \$25 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 27; sales, 28. Distribution: Manhattan, 13; Bronx, 1; Brooklyn, 8; New Jer-

sey points, 4; Astoria, 2. Remaining unsold, 24.

Portland Cement—The supply situation continues serious and dealers feel hopeless in the face of the great demand for this material. There is a vast amount of Portland cement available at the mills but freight cars for its transportation to this city are lacking, and the congestion on the lines entering New York is such that what cement is now in transit is being held up all along the lines. During the past week some insignificant shipments have arrived from the Hudson River mills, but this was only sufficient to aggravate the demand. It has been said that the Lehigh Valley Railroad has cleared up its congestion and it is hoped that cement can be brought through on this road. The advance in price has not affected the demand, and it is not likely to, as prospective builders are now willing to pay practically any price within reason for materials in order to get their structures completed and rented at the existing favorable rates.

Roofing and Building Papers—Demand for these materials have slowed down to some extent, but dealers anticipate increased business just as soon as the freight congestion is relieved and essential building supplies are released so that new construction, already planned and in a number of instances under contract, will be able to proceed. Because of the serious shortage of cement, lime and other commodities prospective builders have been afraid to go ahead with their projects, and this is the prime reason for the reduced volume of business in this line. Prices vary considerable according to demand and dealers' stocks.

Lumber—Tension in both wholesale and retail branches of this market has reduced somewhat because building operations have been halted by the general scarcity of building materials and also because of the fact that stocks are in better shape today than they have been for months past. A number of lumber producers have

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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	\$44.00 to \$50.00
Smooth Red	44.00 to 50.00
Rough Buff	46.00 to 52.00
Smooth Buff	46.00 to 52.00
Rough Gray	51.00 to —
Smooth Gray	51.00 to —
Colonials	38.00 to 45.00

Cement—Delivered at job site, in Manhattan, Bronx, Brooklyn and Queens: Domestic Portland cement, per bbl.. \$4.50
Rebate for bags, 25c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd.	\$3.50
Bronx deliveries.....	3.50
¾-in., Manhattan deliveries.....	3.50
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 water front, 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..\$	per 1,000 sq. ft.
3x12x12.....	per 1,000 sq. ft.
4x12x12.....	per 1,000 sq. ft.
5x12x12.....	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 and Queens\$20.00 per 1,000

Lime—

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

Finishing Lime (Standard in 300-lb. barrel).....	\$5.00 per bbl.
Common Lime (Standard 300-lb. barrel).....	4.50 per bbl.
Hydrate Finishing, in cloth bags	30.00 per ton
Rebate for bags, 20c. per bag.	

Plaster—

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

Neat Wall Cement, in cloth bags	\$25.50 per ton
Lath Mortar, in cloth bags... ..	18.50 per ton
Brown Mortar, in cloth bags.	18.50 per ton
Finishing Plaster, in cloth bags	28.00 per ton
Rebate for returned bags, 25c. per bag	
Finishing Plaster (250-lb. barrel)	\$4.75 per bbl.
Finishing Plaster (320-lb. barrel)	6.00 per bbl.

Plaster Blocks—

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

MATERIALS AND SUPPLIES

been shipping by water, and the arrival of these new supplies coupled with the slower demand has relieved the local lumber market of much of its recent intensity. Prices are well sustained, however, and there is no immediate prospect of a recession from the levels now established, as it is felt that the current market quietude is but a reflection of the general building attitude, and that just as soon as all materials are available in quantity the building movement will be revived and that all interests concerned will return to activity with renewed vigor.

Electrical Supplies—Jobbers report favorable business conditions with better volume of sales because supplies have become more easily available from the producers. The recent arrival of quantities of conduit, armored cable, wire and porcelain fittings has made it possible for local dealers to take care of considerable new business. Demand for electrical apparatus and supplies is strengthening and will be much heavier just as soon as the new construction which is now being held up because of material shortages is able to proceed. From all accounts the outlook, provided the freight congestion is speedily relieved, is excellent. Prices are generally firm but with slight advance announced in certain lines.

Structural Steel—Locally the steel situation is quiet and the condition is wholly the result of the freight congestion. There are many plans fully matured for new building and engineering projects that will require fabricated material in vast tonnages, but architects and engineers are holding them in abeyance until such time as material deliveries of all kinds are assured. At present fabricators are very short of material and are unable to go ahead with the work already under contract. Prices are firm.

Nails—There is no change in the nail situation, and the outlook for improvement in the near future is not bright. Jobbers are pessimistic as they are being

forced to turn away large amount of profitable business because they have no stocks and no idea when supplies will be available. The demand is heavy for both cut and wire nails and dealers would be able to immediately dispose of all they get from the mills on current orders were conditions better, but, as it is, with a vast amount of business already on the books that must receive preference when supplies are to be had, the prospects are not comforting to the man who has not already registered his orders. Current prices in this district vary considerably, and range from \$4.25 to \$8 base per keg for wire nails and from \$7.75 to \$9.50 base per keg for cut nails, but even at these prices the supply is limited to scattered lots.

Cast Iron Pipe—Both orders and inquiries for this material have slowed down during the past week, but the manufacturers are satisfied, as this respite will permit them to get caught up with back orders, which have been exceptionally heavy during the month. Although municipal business has been lighter this season than was anticipated last winter, private buying has been active and is likely to continue so throughout the balance of the season. Prices are firm and unchanged, with New York quotations \$76.30 per ton for 6 in. and heavier; \$79.30 for 4 in. Class A and gas pipe, \$2 per ton additional.

Linseed Oil—The demand for this commodity is not particularly brisk and, as a rule, the crushers are overloaded with stock. The condition is largely brought about by the limited volume of active construction resulting from the serious freight tie-up and the fact that a large amount of repair work is being held in abeyance in the hope of a general reduction in material prices. Although at present linseed oil prices are holding firmly it is anticipated that some reduction from the current levels will occur before summer.

Hollow Tile—The supply situation is

serious; local dealers in terra cotta blocks, flue lining, and other similar items are entirely cleaned out of reserve stock and orders are accumulating on the books that will require weeks of the hardest kind of work to fill. Manufacturers are generally in a position to supply the demand, but are prevented from relieving the local famine because no freight cars are available to transport this from its place of manufacture to a point where it can be trucked by material dealers.

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IN THE METROPOLITAN MARKETS

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27x48x½ in. \$0.45 each
32x36x¼ in. 0.33 each
32x36x½ in. 0.34 each
32x36x¾ in. 0.40 each

Sand—
Delivered at job in Manhattan \$2.50 to — per cu. yd.
Delivered at job in Bronx \$2.50 to — per cu. yd.

White Sand—
Delivered in Manhattan.... \$5.00 per cu. yd.

Broken Stone—
1½-in., Manhattan delivery. \$3.50 per cu. yd.
Bronx delivery..... 3.50 per cu. yd.
¾-in., Manhattan delivery. 3.50 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 to 6x8. 2.72 to —
Zees and tees. 2.72 to —
Steel bars 2.10 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. \$140.00 to —
Cypress shingles, 6x18, No. 1 Hearts to —
Cypress shingles, 6x18, No. 1 Prime to —
Quartered Oak 315.00 to —
Plain Oak 236.00 to —

Flooring:
White Oak, quart'd, select. to \$235.00
Red Oak, quart'd, select. to 230.00
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. \$1.65 to \$1.72
Less than 5 bbls. 1.68 to 1.75

Turpentine—
Spot in yard, N. Y., per gal. \$2.65 to \$2.75
Prices are fluctuating somewhat.

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7059

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

BROADWAY.—Wm. H. Gompert, 171 Madison av, has been retained to prepare plans for a 16-sty brick, limestone and terra cotta apartment hotel, 100x120x25x100 ft, at the southwest corner of Broadway and 95th st for Thomas Healy, Columbus av and 66th st, owner. Details of construction will be available later.

136TH ST.—Gronenberg & Leuchtag, 303 5th av, have plans under way for a 6-sty brick and limestone apartment house, 100x100 ft, in the south side of 136th st, 100 ft east of Riverside drive, for the Filrose Construction Co., 249 West 107th st, owner and builder. Details later.

80TH ST.—Eugene Klapp, 169 East 80th st, has prepared plans for alterations to the 4-sty brick tenement, 25x60 ft, at 174 East 80th st for the Avord Realty Co., 55 Wall st, owner. Cost, \$12,500.

5TH AV.—Herbert J. Krapp, 116 East 16th st, has completed plans for alterations to seven stores and apartments, 4-sty brick, 125x200 ft, at 911 to 927 8th av for Edward Margolies, 19 East 33d st, owner. Cost, approximately \$25,000.

DWELLINGS.

64TH ST.—Stern & Wolfe, 569 5th av, have completed plans for alterations to the 4-sty brick and stone residence, 25x90 ft, at 184 East 64th st for Dr. G. Draper, 164 East 63d st, owner. Cost, \$20,000. Architects will soon call for estimates on general contract.

79TH ST.—G. S. Parker, 17 West 42d st, has prepared plans for alterations to the 4-sty brick and stone residence, 20x91 ft, at 127 East 79th st for Ray Morris, 135 East 62d st, owner. Cost, about \$25,000. Architects will take bids on general contract.

36TH ST.—Patrick J. Murray, Tuckahoe, N. Y., has finished plans for alterations to the 4-sty brick residence, 25x50 ft, at 130 East 36th st for Henry L. Stinson, 275 Lexington av, owner. Cost, \$6,000.

FACTORIES AND WAREHOUSES.

13TH ST.—Densmore & LeClear, 88 Broad st, Boston, Mass., have plans under way for a 2-sty brick and concrete boiler and power plant, 50x133 ft, at 26-28 West 13th st for James A. Hearn & Son, Inc., 20 West 14th st, owners. Cost, \$135,000. Architects will take estimates on general contract.

HALLS AND CLUBS.

106TH ST.—Rouse & Goldstone, 512 5th av, have been selected to prepare plans for a 5-sty brick and limestone community building, on plot 60x100 ft, at 115 to 119 East 106th st for the Federation Settlement, Inc., 240 East 105th st, owner. Details of construction will be available later.

STORES, OFFICES AND LOFTS.

46TH ST.—Benjamin W. Levitan, 7 West 45th st, has prepared plans for alterations to the 7 and 12-sty brick, limestone and terra cotta store and show room building, 52x100 ft, at 564 5th av and 3 West 46th st for Harry F. Morse, 1 East 39th st, owner, and John M. Giddings, 564 5th av, lessee. Cost, \$150,000.

Bronx

APARTMENTS, FLATS AND TENEMENTS.

KINGSBRIDGE RD.—Irving Margon, 355 East 149th st, has plans under way for a 5-sty brick, limestone and terra cotta apartment, 100x121 ft, at the northwest corner of Kingsbridge rd and Morris av for the S. & O. Building Corporation, 1312 Clinton av, owner and builder. Cost, \$225,000.

DWELLINGS.

SEDGWICK AV.—Morris Whinston, 63 Park Row, has completed plans for a 2½-sty brick and stone residence, 25x57 ft, with garage, at the northeast corner of Sedgwick av and 195th st for Joseph Striefer, 44 Maiden lane, owner. Cost, \$26,000. Architect will soon call for bids on general contract.

240TH ST.—E. H. Hammond, 2798 Marion av, Manhattan, has finished plans for two 2-sty frame dwellings, 21x32 ft, in the south side of 240th st, 5251 East Martha av, for Hammond & Weed, 2798 Marion av, owners. Cost, \$20,000.

WHITE PLAINS AV.—D. J. Dillon, 340 East 137th st, has finished plans for eight 2-sty concrete residences, 21x48 ft, on the west side of White Plains av, 182 ft north of Watson av, for Bolliva Realty Co., Inc., D. J. Dillon, 340 East 137th st, owner. Cost, \$80,000.

Brooklyn.

BANKS.

PITKIN AV.—Herbert R. Mainzer, 105 West 40th st, Manhattan, has plans under way for a 4-sty brick and stone bank and office building, 40x100 ft, at the corner of Stone and Pitkin avs for the State Bank, 376 Grand st, owner. Architect will soon call for bids on general contract.

DWELLINGS.

4TH ST.—Zipkes, Wolff & Kudroff, 432 4th av, Manhattan, have prepared plans for two 2½-sty

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frame dwellings at 1833-5 West 4th st for Leopold Goodman, 57 West 124th st, Manhattan, owner, who will take bids on general contract. Cost, \$20,000.

MANSFIELD PL.—A. White Pearce, 26 Court st, Brooklyn, has completed plans for a 2-sty frame dwelling, 21x47 ft, on the east side of Mansfield pl, 340 ft north of Av J, for F. C. Vanderpool, 1057 Delemare pl, Brooklyn, owner and builder. Cost, \$10,000.

AV S.—Block & Hesse, 18 East 41st st, Manhattan, have prepared plans for a 1½-sty frame dwelling, 28x70 ft, with garage, at the northwest corner of Av S and East 21st st for Mrs. Otto Wolf, 2021 Av S, owner. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

WARWICK ST.—E. M. Adelson, 1778 Pitkin av, has plans in progress for two 1-sty brick factory buildings, 35x79 ft, at the northeast corner of Warwick st and Liberty av for Stern & Evans, 88 Central av, owners, who will take bids on general contract. Cost, \$25,000.

STABLES AND GARAGES.

TRUXTON ST.—Louis F. Schillinger, 167 Van Sicken av, Brooklyn, has finished plans for a 1-sty brick garage, 95x100 ft, in the north side of Truxton st, 200 ft west of Stone av, for the Brislin Co., Andrew J. Brislin, 3290 Atlantic av, owner, who will take bids on separate contracts. Cost, \$25,000.

EVERGREEN AV.—Edward M. Adelson, 1778 Pitkin av, has prepared plans for a 1-sty brick garage, 100x100 ft, at 82 Evergreen st, the southwest corner of Evergreen av, for Liberty Wyona Co., David Bershadsky, 106 Bristol st, Brooklyn, owner, who will take bids on separate contracts. Cost, \$40,000.

CLEVELAND ST.—Morris Whinston, 63 Park Row, Manhattan, has completed plans for a 1-sty brick garage, 40x90 ft, in the west side of Cleveland st, 175 ft north of Pitkin av, for Pownick Building Co., Harry Pownick, president, 728 Saratoga av, Brooklyn, owner. Cost, \$20,000.

MORGAN AV.—Moore & Landsiedel, 148th st and 3d av, Manhattan, have finished plans for a 1-sty brick garage, 100x100 ft, at the southeast corner of Morgan and Lambordi avs for the Biltwell Auto Body Co., Inc., S. Solomon, 5961 Jackson st, Brooklyn, owner, who will take bids on general contract. Cost, \$25,000.

STABLES AND GARAGES.

FRANKLIN AV.—Shampan & Shampan, 50 Court st, have completed plans for a 1-sty brick garage, 87x100 ft, on the east side of Franklin av, 75 ft north of Carroll st, for Wm. Schwenn, 822 Lexington av, owner, who will take estimates on separate contracts. Cost, about \$50,000.

THEATRES.

DE KALB AV.—Wm. H. McElfratrick, 701 7th av, Manhattan, has been retained to prepare plans for a 2-sty brick, limestone and terra cotta theatre, 162x251 ft, seating 3,500, on the plot bounded by DeKalb av, Gold st, Prince st and Fleet st for B. F. Keith, Inc., 1564 Broadway, Manhattan, owner. Cost, about \$1,000,000. Details will be available later.

Queens.

DWELLINGS.

ROCKAWAY BEACH, L. I.—J. P. Powers, Rockaway Beach, has completed plans for four 1-sty frame dwellings, 18x60 ft, on Ward av, 60 ft north of L. I. R. R., for Fred Marsell, Rockaway Beach, owner. Cost, \$20,000.

FOREST HILLS, L. I.—Plans have been prepared privately for six 2½-sty brick residences, 16x37 ft, in Ingram st, 159 ft north of Puritan av, for Sage Foundation Homes Co., Forest Hills, owner. Cost, \$98,000.

DOUGLSTON, L. I.—Geo. J. Hardway, 22 East 33d st, Manhattan, has finished plans for a 2½-sty frame residence, 40x28 ft, on Aeleigh rd, 113 ft west of Centre drive, for Mrs. Susan D. Marrick, 36 Delaware st, Flushing, owner. Cost, \$14,000.

MALBA, L. I.—Harold E. Paddon, 280 Madison av, Manhattan, has prepared plans for a 2½-sty frame dwelling, 26x45 ft, on the west side of 4th av, 122 ft north of Boulevard, for Theresa Hynds, 26 West 46th st, Manhattan, owner. Cost, \$18,000.

FOREST HILLS, L. I.—H. J. Krapp, 114 East 16th st, Manhattan, has completed plans for a 2½-sty brick residence, on plot 88x47 ft, for Mrs. E. Dempsey, Forest Hills, owner. Architect will take bids on general contract at once.

FLUSHING, L. I.—Plans have been prepared privately for a residence, including rear extension, 14x12 ft, in the west side of North 20th st, 150 ft north of Broadway, for Mrs. E. N. Long, owner, on premises. Cost, \$8,000.

ST. ALBANS, L. I.—Plans have been prepared privately for a 2-sty frame residence, 24x28 ft, on the west side of Sterling pl, 180 ft north of St. Marks av, for the Tarje Building Co., St. Marks av, St. Albans, owner. Cost, \$5,500.

FLUSHING, L. I.—Warren & Clark, 108 East 29th st, Manhattan, have completed plans for a 2½-sty frame residence, 26x40 ft, with garage, in Flushing for C. K. Rae, 351 Amityville rd, Flushing, owner. Architect will take bids on general contract. Cost, \$18,000.

HOLLIS, L. I.—Plans have been prepared for two 2½-sty frame dwellings, 28x24 ft, at the northeast corner of Park and Flushing avs for Peter Balder, Park av, Hollis, owner. Cost, \$15,000.

ARVERNE, L. I.—A. H. Knoll, Rockaway Beach, has finished plans for a 1-sty frame dwelling, 24x36 ft, in the west side of Beach 73d st, 166 ft north of Railroad av, for E. Smyth, Eldert av, Arverne, owner. Cost, \$4,000.

WHITESTONE, L. I.—R. W. Johnson, 60 Hunt st, Corona, has completed plans for a 2-sty frame dwelling, 20x30 ft, at Whitestone, L. I., exact location to be announced later, for Emma Greiger, Kingsland, near Junction av, Corona, owner and builder. Cost, \$7,000. Owner will take bids on all sub-contracts at once.

FLUSHING, L. I.—Plans have been prepared privately for a 2½-sty frame residence, 20x40 ft, in the north side of Lincoln st, 63 ft west of Percy st, for John C. W. Cadoo, Flushing, owner. Cost, \$9,000.

BAYSIDE, L. I.—A. B. Richardson, 100 Amity st, Flushing, has completed plans for a 2½-sty frame residence, 24x32 ft, on Montauk av, 60 ft west of 3d st, for Charles Harndon, Bayside, owner. Cost, \$8,000.

MASPETH, L. I.—William Von Felde, 2188 Metropolitan av, Middle Village, has finished plans for four 2½-sty frame dwellings, 16x38 ft, on the east side of Bottman av, 40 ft north of Whitelock av, for Christian Hoerning, Mary st, Middle Village, owner, who will take bids on separate contracts. Cost, \$18,000.

FLUSHING, L. I.—Plans have been prepared privately for a 2-sty frame dwelling, 28x34 ft, in the south side of Cameron st, 100 ft of East Lawrence av, for William C. Bensol, 21 Ferncliff st, Flushing, owner. Cost, \$5,000.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has finished plans for seven 2-sty frame dwellings, 20x32 ft, in the east side of Middletown st, 26 ft north of Willet st, for the Gross Construction Co., Inc., 306 Hillside av, Jamaica, owner. Cost, \$63,000.

WINFIELD, L. I.—Rudolph Ludwig, 315 West 56th st, Manhattan, has completed plans for a 2½-sty frame dwelling, 24x48 ft, on the east side of Fisk av, 40 ft east of Fairbanks av, for Dr. J. F. Scofield, 4 No. Meyers av, Winfield, owner. Cost, \$10,000.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, Flushing, has finished plans for a 2½-sty frame dwelling, 21x42 ft, in the east side of 31st st, 280 ft north of Queens av, for Patrick Martin, 16th st, Flushing, owner. Cost, \$6,000.

ELMHURST, L. I.—Plans have been prepared privately for four 2½-sty frame dwellings, 18x50 ft, on Toledo av, southwest corner of Jennings st, for Fred Reiner, 11 Broadway, Flushing, owner. Cost, \$20,000.

ROCKAWAY PARK.—W. T. Kennedy Co. has completed plans for a 2-sty frame dwelling, 22x52 ft, on the west side of Beach 113th st, 54 ft south of the Boulevard, for Otto Hoffritz, 158 Lorimer st, Brooklyn, owner. Cost, \$14,000.

QUEENS, L. I.—H. T. Jeffrey, Jr., Butler

Building, Jamaica, has finished plans for a 2-sty frame residence, 25x25 ft, at the southwest corner of Orchard and Kelsey sts, for W. Wade, Birch st, Richmond Hill, owner. Cost, \$7,000.

ELMHURST, L. I.—Plans have been prepared privately for three 2½-sty frame residences on the east side of Simonson pl, 257 ft north of Grand st, for Gus L. Kempf, Horton st, Elmhurst, owner. Cost, \$12,000.

STABLES AND GARAGES.

RICHMOND HILL, L. I.—Wm. Von Felde, Metropolitan av, Middle Village, L. I., has plans in progress for a 1-sty brick and concrete garage, 156x123 ft, on the south side of Jamaica av, southeast corner of Spruce st, for owner and builder, to be announced later. Cost, \$45,000.

NEWTOWN, L. I.—George R. Strehan, 112 West 42d st, Manhattan, has completed plans for a 1-sty brick garage, 75x175 ft., at the northeast corner of Queens Boulevard and Union Turnpike, for J. Frank Lackey, Tannersville, N. Y., owner. Cost, \$35,000.

RIDGEWOOD, L. I.—S. Millman & Son, 26 Court st, have completed plans for a 1-sty brick garage, 100x100 ft., at the northwest corner of Cypress av and Hancock st, for Eisenberg & Klein, 2002 Douglas st, Brooklyn, owners. Cost, about \$20,000.

THEATRES.

JAMAICA, L. I.—Edwin C. Georgi, 4185 Fulton st, Woodhaven, L. I., has plans nearing completion for a 2-sty brick, limestone and terra cotta moving picture theatre, 37x100x140x125 ft on the south side of James av, 27 ft from Carlisle st, for the Rialto Theatre, C. E. Hausert, owner, Jamaica, L. I. Cost, \$200,000.

Nassau.

DWELLINGS.

PORT WASHINGTON, L. I.—F. G. Lippert, 5 Beekman st, Manhattan, has plans in progress for a 2½-sty brick and frame residence, with garage, at Port Washington, L. I., for F. G. Lyons, owner, care of architect. Architect will soon call for estimates on general contract.

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SEA CLIFF, L. I.—Zoller & Buchtenkirch, 1265 Broadway, Manhattan, has plans in progress for a 2½-sty brick residence, 27x40 ft, at Sea Cliff, L. I., for Clarence Jenkins, Sea Cliff. Architects will soon call for estimates on general contract.

GREAT NECK, L. I.—I. B. Ellis, 47 West 34th st, Manhattan, has plans in progress for a 2½-sty frame residence, 20x40 ft, with garage, at Kensington, Great Neck, for Walter Hopper, 15 East 40th st, Manhattan, owner and builder. Cost, \$25,000.

Westchester. DWELLINGS.

MT. VERNON, N. Y.—S. A. Guttenberg, Proctor Building, Mt. Vernon, has prepared plans for a 2½-sty frame and stucco residence, 20x31 ft, on the west side of Esplanade av, 187 ft south of Prospect av, for A. M. Hecht, 246 South 10th av, Mt. Vernon, owner and builder.

MT. VERNON, N. Y.—W. F. Stickles, South 4th av, Mt. Vernon, has completed plans for two 2½-sty frame dwellings, 22x55 ft, on Wallace av, near Fletcher av, for Harry Uslan, owner and builder, care of architect. Cost, \$12,000 each.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—Valentine Lynch Co., 15 Park Row, has the general contract for alterations to the three 4-sty brick and stone dwellings, 60x71 ft, at 109 to 113 West 74th st into bachelor apartments for Mrs. Helen McGrath, 109 West 74th st, owner, from plans by P. J. Rucker, Witt & Murray, 569 5th av, architects. Cost, about \$45,000.

BANKS.

MANHATTAN.—Marc Eidlitz & Sons, 30 East 42d st, have the general contract for the 13-sty brick and stone bank building in the east side of Nassau st, Maiden lane to Liberty st, for the Federal Reserve Bank, owner, from plans by York & Sawyer, 50 East 41st st, architects. Cost, \$10,000,000. Work will not be started for some time.

DWELLINGS.

MANHATTAN.—Thomas O'Reilly & Son, 15 East 49th st, have the general contract for a 5-sty brick and limestone rectory at 3 West 53d st for St. Thomas's P. E. Church, owner, from plans by Bertram G. Goodhue, architect.

MANHATTAN.—Dillon & Wiley, 103 Park av, have the general contract for alterations to the 5-sty brick and stone residence at 18 West 74th st for Dr. J. L. Young, 596 5th av, owner, from plans by Lawrence L. Barnard, 46 Lawton st, New Rochelle, N. Y., architect. Cost, \$15,000.

ROSLYN, L. I.—Wm. F. Flanagan, 118 East 28th st, Manhattan, has the general contract for a 3-sty frame residence, 75x38 ft, garage and stable at Roslyn, L. I., for Franklin B. Jordan, 135 Hicks st, Brooklyn, owner, from plans by J. Sarsfield Kennedy, 157 Remsen st, architect.

MT. VERNON, N. Y.—Frank Starkman, 262 Primrose av, Mt. Vernon, has the general contract for a 2½-sty frame and stucco residence, 61x57 ft, with garage, on Pennsylvania av for Theo. Trivers, Commonwealth av, Mt. Vernon, owner, from plans by Sibley & Featherston, 101 Park av, Manhattan, architects. Cost, about \$25,000.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—Gibbons Co., 316 Columbia st, has the general contract for a 1-sty brick warehouse, 100x100 ft, at the northwest corner of Court and Percival sts, for the Coastwise Lumber Co., 17 Battery pl, Manhattan, owner, from plans prepared privately. Cost, \$23,000.

FLUSHING, L. I.—Barney Ahlers Construction Co., 110 West 40th st, Manhattan, has the general contract for a 1-sty frame storage shed, 60x300 ft, in the west side of Bradley st, 300 ft north of Bayside av, for the Rainier Motor Co., owner, from privately prepared plans. Cost, \$30,000.

NEWARK, N. J.—Warren Moore Co., Inc., 347 Madison av, Manhattan, has the general contract for a 2-sty reinforced concrete factory building, 60x100 ft, at the corner of Lister av and Chapel st, Newark, for the General Lead Batteries Co., owner, from plans by Timmis & Chapman, 315 5th av, Manhattan, architects and engineers. Cost, \$150,000.

BROOKLYN, N. Y.—Turner Construction Co., 244 Madison av, Manhattan, has the general contract for a 3-sty brick and reinforced concrete factory, 200x100 ft, in the north side of Meserole st, 102 ft west of Bogart st, for H. Fertig, 77 Washington av, owner, from plans by G. E. Doyen, 1956 Bogart av, the Bronx, architect. Cost, \$125,000.

BROOKLYN, N. Y.—Barney Ahlers Construction Co., 110 West 40th st, Manhattan, has the general contract for extensive alterations to a group of factory buildings on the plot bounded by Union av, Richardson st, Bayard st and Lorimer st for Valentine & Co., 346 Manhattan av, Brooklyn, owner, from privately prepared plans.

BROOKLYN, N. Y.—Peter Guthy, 926 Broadway, has the general contract for extensive alterations and additions to the 5-sty brick factory at 161 Grand av for the Self-Winding Clock Co., owner, from plans by Shampam & Shampam, 50 Court st, architects. Cost, about \$100,000.

SCHOOLS AND COLLEGES.

WHITE PLAINS, N. Y.—Oscawanna Building Co., 101 Park av, Manhattan, has the general contract for a 2-sty brick and artificial stone grade school, 60x116 ft, on Mamaroneck av, White Plains, for the Board of Education of White Plains, owner, from plans by Tooker & Marsh, 101 Park av, Manhattan, architects. Cost, \$133,000.

STABLES AND GARAGES.

BROOKLYN.—Anderson & Sweeney, Inc., 826 Ocean Parkway, have the general contract for a 1-sty brick garage, 80x122 ft, on the north side of Parkside av, 152 ft east of Rogers av, for the Morris Auto Co., 2003 Bedford av, owner, from plans by John DeHart, 1039 Fox st, the Bronx, architect. Cost, \$16,000.

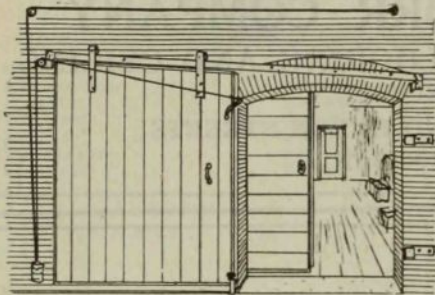
STORES, OFFICES AND LOFTS.

MANHATTAN.—Niewenhaus Brothers, 316 East 161st st, have the general contract for a 6-sty brick and stone office and show room building, 59x96 ft, at 92 to 96 Gold st for Louis Goldstein, 197 William st, owner, from plans by George and Edward Blum, 505 5th av, architects. Cost, \$100,000.

MANHATTAN.—G. Richard Davis & Co., 30 East 42d st, have the general contract for a 6-sty brick and stone store and loft building, 50x100 ft, at 677 5th av for Cornelius Vanderbilt, owner, and Cammeyer Shoe Co., 45 West 34th st, lessee, from plans by Rouse & Goldstone, 512 5th av, architects. Cost, about \$200,000.

MANHATTAN.—G. Richard Davis & Co., 30 East 42d st, have the general contract for a brick and limestone store and office building at 343-345 Madison av for Acker, Merrill & Condit, 135 West 42d st, owners, from plans by Buchman & Kahn, 56 West 45th st, architects.

MANHATTAN.—Richard Deeves & Sons, 309 Broadway, have the general contract for a 10-sty brick, limestone and terra cotta store and office building, 30x121 ft, at 587 5th av for Peck & Peck, 586 5th av, owners, from plans by George A. and Henry Boehm, 7 West 42d st, architects.



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Manhattan.

ASYLUMS AND HOSPITALS.
61ST ST, 161 W, 1-sty bk dispensary, 78x24, steel rf; \$6,000; (o) N. Y. Nursery & Childs hospital, 161 W 61st; (a) Louis P. Fluhrer, Columbia University (170).

STABLES AND GARAGES.
44TH ST, 331-337 W, 6-sty bk garage, 100x90, slag rf; \$350,000; (o) Namalac Realty Co., 241 W 43d; (a) Gronenberg & Leuchtag, 303 5 av (171).

113TH ST, n s, 20 e Park av, 3-sty bk garage & dwg, 16x60, slag rf; \$25,000; (o) Nathan Weinberg, care archt; (a) Harold L. Young, 253 W 42d (169).

123D ST, 536 W, 1-sty bk garage, 16x18, corrugated sheet iron rf; \$450; (o) Est of Peter A. H. Jackson, 106 Lexington av; (a) Wm. Simpkins, 532 W 123d (167).

130TH ST, 510-522 W, 1-sty bk garage, 144x100, rubberoid rf; \$35,000; (o) David Kraus, 350 Bway, Benjamin Silverman, 350 Bway; (a) Jas. P. Whiskeman, 153 E 40th (164).

STORES, OFFICES AND LOFTS.
BROAD ST, 43-45-47, 8-sty bk restaurant & offices, 63x113, slag rf; \$500,000; (o) Alliance Realty Co., 115 Bway; (a) Ludlow & Peabody, 101 Park av (168).

23D ST, 250-252 W, 2-sty bk office bldg, 18x21, tar & gravel rf; \$2,750; (o) Dora Prever, 1859 Park pl, Bklyn; (a) Warrington G. Lawrence & John N. Mertens, 37 E 28th (172).

5TH AV, 448, 6-sty bk str & offices, 33x110, steel, concrete & slag rf; \$200,000; (o) Cornelia D. De Langley, Paris, France, Chas. C. Bull, trustee, 27 William; (a) Harry Allen Jacobs, 320 5 av (166).

5TH AV, 724-726, 12-sty bk str & offices, 50x100, tar & gravel rf; \$400,000; (o) Mrs. Jessie Farquharson, 2 E 78th; (a) Severance & Van Alen, 111 E 40th (165).

8TH AV, 956-62, 57TH ST, 250-60 W, 25-sty bk office bldg & stors, 240x100, tar & gravel rf; \$2,500,000; (o) 1767 Broadway Co., 120 Bway; (a) Carrere & Hastings & R. H. Shreve, 52 Vanderbilt av (141).

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
161ST ST, s e c Melrose av, 6-sty bk tnt, 46x57.3, rubberoid rf; \$50,000; (o) Annie Rauscher, 399 E 160th; (a) J. Gscheidt, 142 E 43d (281).

KINGSBRIDGE RD., n w c Morris av, 5-sty bk tnt, 100x111.9, slag rf; \$225,000; (o) L. & L. Bldg. Co., Sam Minskoff, 1312 Clinton av, Pres; (a) Irving Margon, 375 E 149th (265).

DWELLINGS.

CARROLL ST., s s, 150 w City Island av, 1-sty fr dwg, 18x34, shingle rf; \$1,860; (o) Timothy Collins, Schofield st, City Island; (a) Karl F. J. Seifert, 150 E 40th (268).

205TH ST, n s, 75 w Perry av, 6-2-sty fr dwgs, 21x61, 6-1-sty fr garages, 12x20, slag rf; \$64,800; (o) Wm. C. Bergen, 130 W 180th; (a) Chas. S. Clark, 441 Tremont av (267).

DAVIDSON AV., w s, 95.41 s 190th, 2-2-sty bk dwgs, 20.4x58, slag rf; \$20,000; (o) Medwill Constn. Co., Meyer Davis, 1312 Clinton av, Pres.; (a) Irving Margon, 355 E 149th (263).

HARRISON AV., w s, 631.64 n Morton pl, 2-2 1/2-sty fr dwgs, 22x41.6, asphalt shingle rf; \$20,000; (o) Wm. L. Phelan, Inc., Wm. L. Phelan, 2045 Ryer av, Pres.; (a) Moore & Landsiedel, 3 av & 148th (279).

SHORE RD., w s, 50 s Phillips av, 2-sty fr dwg, 36.6x21, 1-sty fr locker room, 22.6x72.6, 1-sty fr canoe rack, 25x80, plastic slate rf; \$10,000; (o) Therisa Schattler, 1017 Washington av; (a) Harry T. Howell, 3 av & 149th (270).

MISCELLANEOUS.

177TH ST, n s, 30 e Harlem River, 1-sty fr workshop, 18.6x18.6, rubberoid rf; \$3,000; (o) Consolidated Ship Bldg. Corp., on prem; (a) M. Halpern, 70 E 45th (269).

177TH ST, s s, from Bronx River to N. Y., W. & B. R. R., 1-sty fr pump house, 16x14, & 1 tank 30 ft. diam.; \$7,500; (o) Bronx Exposition, on prem; lessee, House Waves Constn. Co., Jos. P. Day, 67 Liberty, Pres.; (a) Nelson K. Vanderbeck, 15 Maiden la (278).

WASHINGTON AV., w s, 96 s 165th, 1-sty bk shop, 50x98, plastic slate rf; \$3,000; (o) Henry Ahrweiler, 1017 Washington av; (a) Bruno W. Berger & Son, 121 Bible House (272).

STABLES AND GARAGES.

151ST ST, s w c, Wales av, 1-sty bk garage, 98.63x106, plastic slate rf; \$50,000; (o) Catherine B. Gent, 945 Teller av; (a) Wm. E. Erb, 308 E 163d (277).

BARTHOLDI ST., s w c Holland av, 1-sty bk garage, 19x20, tar & felt rf; \$800; (o) Gennaro Milanese, 742 Bartholdi; (a) Jos. Ziccardi, 3360 Cruger av (266).

BERGEN AV., w s, 238.73 n 153d st, 1-sty bk garage, 12x25, slag rf; \$1,000; (o) Walter W. Tinsley, 314 Tremont av; (a) Chas. S. Clark, 441 Tremont av (264).

GLEASON AV., n w c Taylor av, 1-sty t. c. garage, 11x19, tar rf; \$450; (o) Rose Blum, 2097 Mohegan av; (a) Franz Wolfgang, 535 E 177th (282).

HARRISON AV., w s, 631.64 n Morton pl, two 1-sty bk garages, 9x18, asphalt shingle rf; \$350; (o) Wm. L. Phelan, Inc., Wm. L. Phelan, 2045 Ryer av, pres.; (a) Moore & Landsiedel, 3d av & 148th (280).

HARRISON AV., w s, 511.8 n Morton pl, two 1-sty bk garages, 9x18, shingle rf; \$350; (o) Wm. L. Phelan, Inc., 2045 Ryer av; (a) Moore & Landsiedel, 3d av & 148th (273).

HARRISON AV., w s, 331.8 n Morton pl, two 1-sty bk garages, 9x18, shingle rf; \$350; (o) Wm. L. Phelan, Inc., 2045 Ryer av; (a) Moore & Landsiedel, 3d av & 148th (274).

HARRISON AV., w s, 751.11 n Morton pl, two 1-sty bk garages, 9x18, shingle rf; \$350; (o) Wm. L. Phelan, Inc., 2045 Ryer av; (a) Moore & Landsiedel, 3d av & 148th (275).

HARRISON AV., w s, 850.3 n Morton pl, two 1-sty bk garages, 9x18, shingle rf; \$350; (o) Wm. L. Phelan, Inc., 2045 Ryer av; (a) Moore & Landsiedel, 3d av & 148th (276).

UNIVERSITY AV., e s, 695.3 n Tremont av, 1-sty bk garage, 12x18, shingle rf; \$350; (o) Wm. L. Phelan, Inc., 2045 Ryer av; (a) Moore & Landsiedel, 3d av & 148th (271).

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.
PROSPECT PARK WEST, 66-70, n w c 3d, 6-sty bk 37 fam apt, 80x87.10, gravel rf; \$250,000; (o) Prospect West Apts., Inc., 100 Bway, Manhattan; (a) Shampam & Shampam, 50 Court (5538).

COLLEGES AND SCHOOLS.

WEST END AV., 101-13, s e c Hampton av, 1-sty bk synagogue & school, 50x80, asphalt shingle rf; \$35,000; (a) Temple Beth El, Adolph Henneman, 280 Beaumont; (a) Simpson & Becker, 1327 Prospect av (5457).

DWELLINGS.

JAVA ST., 195, n s, 200 n Oakland, 4-sty bk 4 fam dwg, 25x59.2, gravel rf; \$21,000; (o) Jos. Nagy, 195 Java; (a) Jas. McKillop, 154 India (5204).

80TH ST., 2166, s s, 100 w Bay pkway, 2-2-sty fr 2 fam dwgs, 26x59, shingle rf; \$40,000; (o) Kathalen Bldg. Corp., 7922 21 av; (a) Kallich & Subkis, 7922 21 av (5526).

BATTERY AV., 92, s w c 90th, 3-sty bk 2 fam dwg, 20x63; \$15,000; (o) Felix Pascuot, 105 Battery pl; (a) Herman Weinstein, 375 Fulton (5463).

STILLWELL AV., 1765-77, e s, 180 n Av R, 4-2-sty cement blk 1 fam dwgs, 17x56, shingle rf; \$28,000; (o) Burdit Con. Co., 1211 Flatbush av; (a) Jas. A. Elliott, 140 Montague (5314).

STILLWELL AV., 1787, e s, 70 n Av R, 2-sty fr 1 fam dwg, 18x47, asphalt rf; \$15,000; (o) Morris Bolowitz, 321 Sheffield av; (a) M. Rothstein, 197 Snediker av (5610).

STONE AV., 257, e s, 70.10 n Liberty av, 4-sty bk 8 fam dwg, 23x86.8, slag rf; \$20,000; (o) Isidore Cohen, 259 Stone av; (a) E. M. Adelsohn, 1778 Pitkin av (5298).

11TH AV., n w c 82d, 2-sty fr 1 fam dwg, 24x44, shingle rf; \$15,000; (o) Miles Guldbrandsen, 517 68th; (a) Burke & Olsen, 32 Court (5428).

20TH AV., 6713-23, n e c 68th, 4-2-sty fr 2 fam dwgs, 21.5x54.10, gravel rf; \$48,000; (o) Morris Markensohn, 145 Orns st, Providence, R. I.; (a) Mortimer Steinfelds (5507).

FACTORIES AND WAREHOUSES.

46TH ST., 214, s s, 100 e 2 av, 1-sty bk warehouse, 50x10, slag rf; \$20,000; (o) Marguerite McLaughlin, 343 76th; (a) Peter Eagen (5466).

61ST ST., n s, 39.8 e 10 av, 1-sty bk factory, 73x97, gravel rf; \$15,000; (o) John Mortlocci, 1537 68th; (a) Burke & Olsen, 32 Court (5427).

STABLES AND GARAGES.

COLES ST., 32-34, s s, 84.6 w Hicks, 1-sty bk garage, 47x100, gravel rf; \$18,000; (o) Jos Macaluso, 58 Coles; (a) Chas. P. Cannella, 1163 Herkimer (5564).

FULTON ST., 1632-38, s s, 25 e Troy av, 1-sty bk garage, 75x100, slag rf; \$20,000; (o) N. J. & N. Y. Realty Imp. Co., 129 Front; (a) S. Millman & Son, 26 Court (5462).

ATLANTIC AV., 2600, s s, 75.7 w Sheffield av, 1-sty bk garage, 75.8x133.2, gravel rf; \$35,000; (o) Andrew A. & Sally R. Wemmel, 833 Sterling pl; (a) Jos. J. Millman, 26 Court (5396).

JAMAICA AV., 754-6, s e c Chestnut, 1-sty bk garage, 108.4x100.8, gravel rf; \$30,000; (o) Ferd Oswald, 34 Chestnut; (a) Jas. J. Millman, 26 Court (5395).

WYCKOFF AV, 114-16, s w c Stockholm, 1-sty bk garage, 50x110, gravel rf; \$30,000; (o) Combe & Wilson, 32 Court; (a) B. W. Dorfman, 26 Court (5238).

STORES, OFFICES AND LOFTS.

4TH AV, 974-78, w s, 56.2 n 38th, 2-sty bk str & offices, 69x100; \$30,000; (o) Greater N. Y. Ice Co., 365 38th; (a) Ebling & Kleinert, 52 Vanderbilt av (5604).

MISCELLANEOUS.

PLYMOUTH ST, 254-56, s s, 288 e Bridge, 1-sty bk machine shop, 47x100, gravel rf; \$15,000; (o) Jas. W. Kent, 39 Gold; (a) Clarence E. Hildebrand, 350 Fulton (5248).

BEDFORD AV, 1701-25, n e c Sullivan, 1-sty bk show room, service station & garage, 298.6x200; \$125,000; (o) Arthur Pinover, pres., 26 Court; (a) Frank S. Parker, 44 Court (5295).

HAMILTON AV, s s, 443.6 w 3 av, 1-sty bk shop, 70x55, asbestos rf; \$50,000; (o) Stephen Ranson, 518 Hamilton av; (a) F. P. Kelly, 477 5 av, Manhattan (5595).

HAMILTON AV, s s, 443.6 w 3 av, 1-sty bk shop, 160x200; \$200,000; (o) same; (a) same (5599).

Queens.

DWELLINGS.

CORONA.—Alburtis av, w s, 250 n Sackett, two 2-sty fr dwgs, 20x50, slag rf, 2 fam, gas; \$14,000; (o) Bertha Krauss, Martense st, Corona; (a) A. Schoeller, Way av, Corona (2395).

CORONA.—Junction av, e s, 275 n Polk av, 2-sty fr dwg, 20x50, tin rf, 2 fam, gas, steam heat; \$9,000; (o) Washington B. Reed, 312 W 23d, N Y C; (a) R. W. Johnson, 60 Hunt, Corona (2370).

DOUGLSTON.—Acleigh rd, n s, 113 w Centre Drive, 2½-sty fr dwg, 40x28, shingle rf, 1 fam, elec, steam heat; \$14,000; (o) Mrs. Susan D. Merrick, 36 Delaware, Flushing; (a) Geo. J. Hardway, 22 E 33d, N Y C (2292).

EDGEEMERE.—Beh 26th st, n s, 200 s Bay av, 16 1-sty fr dwgs, 18x32, shingle rf, 1 fam,

gas; \$36,800; (o & a) Edw. Steelges, Jr., Arverne (2423 to 2438).

EDGEEMERE.—Beh 26th st, e s, 200 s Bay av, four 1-sty fr dwgs, 18x32, shingle rf, 1 fam, gas; \$9,200; (o & a) I. P. Zaret, Edgemere (2283 to 2386).

ELMHURST.—Bode st, n s, 100 e Van Dine st, 2½-sty fr dwg, 20x50; (o) Thomas Daly, Corona; (a) R. W. Johnson, 60 Hunt, Corona; shingle rf, 2 fam, gas, steam heat; two dwgs; \$9,000 (2367).

FAR ROCKAWAY.—Greenwood av, s s, 921 w Haven av, ten 2-sty fr dwgs, 24x44, shingle rf, 1 fam, gas, steam heat; \$80,000; (o & a) Max Merlis, Merlis Court, Far Rockaway (2406 to 2415).

FLUSHING.—Jasmine st, n s, 120 w South 16th, 2½-sty fr dwg, 22x31, shingle rf, 1 fam, gas, steam heat; \$10,000; (o) C. S. Lindholm, 18 Prospect pl, Bklyn; (a) — (2371).

FLUSHING.—Queens av, s s, 221 w 16th, 2½-sty fr dwg, 24x32, shingle rf, 1 fam, gas, steam heat; \$12,250; (o) Everready Const. Co., 34 St. Marks av, Bklyn; (a) A. E. Richardson, 100 Amity, Flushing (2420).

FOREST HILLS.—Noma st, n s, 100 w Colonial av, 2½-sty bk dwg, 24x31, shingle rf, 1 fam, elec, steam heat; \$9,000; (o) Cord Meyer Development Co., Forest Hills; (a) W. S. Worrail, Jr., Bridge Plaza, L. I. City (2281).

FOREST HILLS.—Ingram st, w s, 159 n Puritan av, six 2½-sty bk dwgs, 16x37, tile rf, steam heat, elec; \$98,000; (o & a) Sage Foundation Homes Co., Forest Hills (2304-05-07).

FOREST HILLS.—Seminole av, n e c Chittendon, 2-sty fr dwg, 72x24, shingle rf, 1 fam, elec, steam heat; \$18,000; (o) W. F. Ring, Lefferts av, Richmond Hill; (a) H. T. Jeffrey, Jr., Butler Bldg., Jamaica (2451).

FOREST HILLS.—Ingram st, w s, 204 s Ascan av, three 2½-sty fr dwgs, 20x37, tile rf, steam heat, elec; six buildings; \$98,000; (o & a) Sage Foundation Homes Co., Forest Hills (2299-2301-2303).

GLENDALE.—McKinley av, e s, 261 n Myrtle av, two 2-sty bk dwgs, 19x50, slag rf, 2 fam, gas, steam heat; \$14,000; (o) Jos. Geiger, 18 McKinley av, Glendale; (a) L. Berger Co., 1696 Myrtle av, Ridgewood (2294).

HOLLIS.—Terrace av, s s, 90 e Boulevard, 2½-sty fr dwg, 64x26, shingle rf, 1-fam, elec, steam heat; \$15,000; (o) James Shevlin, Terrace av, Hollis; (a) H. T. Jeffrey, Jr., Butler Bldg., Jamaica (2542).

JAMAICA.—Amherst av, s s, 490 e Alsop, two 2-sty fr dwgs, 24x25, shingle rf, 1 fam, gas, steam heat; \$16,000; (o) Max Gross, Hillside av, Jamaica; (a) H. T. Jeffrey, Jr., Butler Bldg., Jamaica (2457-58).

JAMAICA.—Hillside av, n s, 265 e Ackroyd av, six 2-sty fr dwgs, 16x37, shingle rf, 1 fam, gas, steam heat; \$36,000; (o) Charles W. Steiner, 101 Union av, Jamaica; (a) Louis Dannacher, 328 Fulton, Jamaica (2336-37-38).

JAMAICA.—Henley rd, s s, 136 e Avon rd, 2½-sty fr dwg, 39x26, shingle rf, 1 fam, elec, steam heat; \$12,000; (o) Matawak Land Co., 56 Pine, N Y C; (a) Albert Thompson, Jamaica (2385).

JAMAICA.—Henly rd, n e c Somerset rd, 1-sty fr dwg & garage, 73x31, shingle rf, 1 fam, elec, steam heat; \$10,000; (o) Matawak Land Co., 56 Pine, N Y C; (a) Albert Thompson, 51 E 42d, N Y C (2386).

JAMAICA.—Ackroyd av, w s, 25 n 1st, four 2½-sty fr dwgs, 19x50, shingle rf, 1 fam, gas, steam heat; \$32,000; (o) M Cspato, 125 Shaw av, Jamaica; (a) H. T. Jeffrey, Jr., Butler Bldg., Jamaica (2446 to 2449).

MORRIS PARK.—109th st, e s, 88 s Liberty av, two 2-sty fr dwgs, 16x38, shingle rf, 1 fam, gas, steam heat; \$11,000; (o) Roanoke Const. Co., 766 Fresh Pond rd, Ridgewood; (a) Louis Dannacher, 328 Fulton, Jamaica; 32 buildings; \$176,000 (2340 to 2355).

MORRIS PARK.—Liberty av, s s, 68 e Briggs av, two 2-sty fr dwgs, 20x50, slag rf, 2 fam & store; \$13,000; (o) David Lipshits, 344 Powell, Bklyn; (a) Louis Dannacher, 328 Fulton, Jamaica (2339).

QUEENS.—Fillmore av, s w c Queens rd, 2-sty fr dwg, 36x25, shingle rf, 1 fam, gas, steam heat; \$9,000; (o) Geo. Van Siclen, Queens, L I; (a) H. T. Jeffrey, Jr., Butler Bldg., Jamaica (2450).

ST. ALBANS.—Herkimer st, w s, 370 n Rutland av, two 2½-sty fr dwgs, 28x24, shingle rf, 1 fam, gas, steam heat; \$16,000; (o) P. L. Lane, St. Albans; (a) N. Monty Wood, 214 W 39th, N Y C (2401-02).

WESTMORELAND.—Glenwood av, s w c Summit av, 2½-sty fr dwg, 28x34, shingle rf, 1 fam, elec, steam heat; \$10,000; (o) Andrew Benson, 267 12th av, L I City; (a) Carl P. Johnson, 30 E 42d, N Y C (2441).

WHITESTONE.—5th av, w s, 43 s 8th st, 2-sty bk dwg, 24x24, shingle rf, 1 fam, gas; \$9,000; (o) B. Beyer, Whitestone; (a) G. Grotz, Whitestone (2331).

STABLES AND GARAGES.

L. I. CITY.—Sherman st, s w c Welling, 1-sty bk garage, 110x112, slag rf; \$15,000; (o) Triconi Const. Co., 987 Boulevard, L. I. City; (a) same (2315).

L. I. CITY.—13th st, n w c Crescent, 1-sty bk garage, 60x78, slag rf, steam heat; \$20,000; (o) Factory Const. Co., 44 Court st, Bklyn; (a) J. J. Gloster, 44 Court st, Bklyn (2276).

MISCELLANEOUS.

L. I. CITY.—Winthrop av, n s, 48 e Van Alst av, 2-sty bk boiler house, 49x85, tile rf; \$55,000; (o & a) Astoria Light, Heat & Power Co., 130 E 15th, N Y C (2358).

Richmond.

DWELLINGS.

DONGAN HILLS.—Barton av, s s, 775 s Railroad, 2½-sty fr dwg, 22x32, rubberoid rf; \$6,000; (o) Jos. Silvestro, Barton av, Dongan Hills; (a) R. E. Archibald, New Dorp Beach (309).

EDINBORO RD.—Hampton Court, s s, cor Ascot av, 2½-sty fr dwg, 28x38, shingle rf; \$7,500; (o) Wm. H. Valentine, 280 Martense, Bklyn; (a) Lewis H. Rabbage, 1328 Bway, N Y C (320).

GRASMERE.—Hillcrest Court, n s, opp Lake View Terrace, 1-sty fr dwg, 30x36, shingle rf; \$3,000; (o) C. D. Darkee, Grasmere, S I; supt., W. H. Condit, Stapleton, S I (92).

NEW DORP BEACH.—Neptune st, n s, 340 e Cedar Grove av, two 1-sty fr dwgs, 14x24, asphalt shingle rf; \$2,000; (o) Emil Boss, 198 Bradhurst av, N Y C; (b) Paul L. Wolf, New Dorp Beach, N Y (339).

TOTTENVILLE.—Butler av, w s, 100 s Arthur Kill rd, four 1½-sty fr bungalows, 25x34, rubberoid rf; \$3,000; (o & b) Robt. E. Fishwick, 198 Main, Tottenville (308).

WEST BRIGHTON.—Forest av, n s, 100 e Manor rd, three 2-sty fr dwgs, 22x28, shingle rf; \$11,400; (o) P. Olsen & Son, 362 Oakland & 590 Henderson av, N. B.; (a) Ernest Bayle, 159 Myrtle av, N. B. (338).

MISCELLANEOUS.

WEST NEW BRIGHTON.—Broadway, w s, 125 of Seneca, 2-sty bk storage & workshop, 30x100; rubberoid rf; \$21,285; (o) Machae & Rose, Bway, W. N. B.; (a) John Melus Co. (330).

PLANS FILED FOR ALTERATIONS

Manhattan.

GRAND ST, 334, remove show windows, columns, girders, windows, partitions, plumbing fixtures, new girders, wall, show windows, columns in 4-sty bk stores & dwg; \$6,000; (o) Chas. & Wm. Wainwright, 447 2d av; (a) Louis H. Friedland, 512 5th av (1404).

MACDOUGAL ST, 74-88, remove porch, stoop, doorway, rearrange partitions, move wall-steps, new windows in 8-3-sty bk tnts; \$72,000; (o) Hearth & Home, Inc., 575 5th av; (a) Francis Y. Joannes & Maxwell Hyde, 52 Vanderbilt av (1378).

MACDOUGALL ST, 90-94, remove stairs, porches, stoops, entrances, rearrange partitions, new stair, windows, openings, partitions in 3-sty

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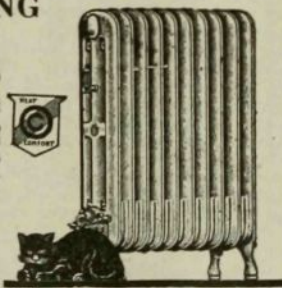
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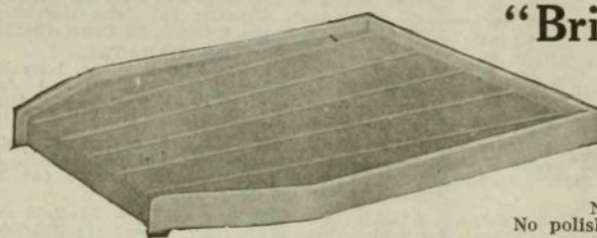


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bk dwgs; \$30,000; (o) Hearth & Home, Inc., 575 5th av; (a) Francis Y. Joannes, 52 Vanderbilt av (1447).

PEARL ST, 59, change partitions, new kalamine; STONE ST, 24-26, windows, flooring, fixtures, radiators, trim, paneling, doors, wiring, painting in 18-sty bk office bldg; \$11,000; (o) Importers & Traders' Real Estate Corp., 5961 Pearl; (a) Zoller & Buchtenkirch, 1265 Bway (1419).

SULLIVAN ST, 86, lower beams, remove beams, stairs, piers, columns, partitions, fixtures in 4-sty bk stable; \$5,000; (o) N. Y. Pie Baking Co., 82 Sullivan; (a) Schwartz & Gross, 34 7th av (1458).

4TH ST, 229-31 W, change interior, partitions revised in two 4-sty bk dwgs; \$7,500; (o) Dr. Carlos L. Henriques, 12 W 88th; (a) B. H. & C. N. Whinston, 2 Columbus Circle (1453).

12TH ST, 47 W, remove stoop, new entrance, stairs, roof, skylight, plumbing, heating, elec in 4-sty bk dwg; \$15,000; (o) Arthur Garfield Hays, 43 Exchange pl; (a) Lawrence Langner, 55 Liberty (1459).

13TH ST, 116 W, rearrange partitions, remove stairs, stoop, alter front, new stairs, dumbwaiter, toilet, fire escape in 3-sty bk office bldg; \$3,500; (o) Helen S. Neilson, 4800 Drexel Blvd, Chicago, Ill.; (a) Rilcher & Tachan, 109 Lexington av (1394).

14TH ST, 217-19 W, remove walls, stoop, new girders, toilet, str fronts, vent shaft, plumbing in two 4-sty bk dwgs; \$10,000; (o) Chas. Meads, 217 W 14th; (a) J. Sarfield Kennedy, 157 Remsen, Bklyn (1382).

27TH ST, 158-64 W, new pent house on 12-sty bk store & lofts; \$3,000; (o) Laura Gross, New Rochell, N Y; (a) Geo. Nordham, 18 W 34th (1400).

39TH ST, 110 E, new bay window, beams in 5-sty bk dwg; \$2,775.50; (o) Mrs. Stephen H. Olin, 110 E 39th; (a) F. N. Dowling, 26 E 57th (1429).

39TH ST, 38 W, remove front, beams, new ext, beams, floors, stairs, bulkhead, f. p. doors, elev & shaft, partitions, heating, elec wiring in 5-sty bk store, offices & showrooms; \$20,000; (o) Est of Anna T. Van Santvoord, 322 W 75th; (a) Renwick, Aspinwall & Tucker, 8 W 40th (1454).

40TH ST, 238-40 E, remove partitions, plumbing, new ext, plumbing, wiring in two 4-sty bk lofts & mfg; \$10,000; (o) Kantack, Heath & Warman, 489 5th av; (a) Hehyl & McClymont, 15 W 38th (1389).

42D ST, 39-45 W, 43d st, 38-68 W, 6th av, 746-754, remove court, reset skylights, move skylights, reinforce columns, new beams, arches in 8-sty dtpt str; \$100,000; (o) Gerry Trust Co., 258 Bway, Pontalpa Realty Corp., 22 William; (a) John B. Snook Sons, 261 Bway (1130).

43D ST, 102 W, raise floors, rearrange partitions, new 2-sty add, ext, str fronts, stair, plumbing in 4-sty bk store & office; \$20,000; (o) Mary D. Fitzsimmons, care Michael J. Mulqueen, 253 Bway; (a) A. L. Groce Co., 47 W 42d (1312).

44TH ST, 146 W, remove wall, raise beams, extend floors, new front, plumbing, elec wiring, steam heating in 4-sty bk str & lofts; \$18,000; (o) Jasper A. Campbell, 50 W 67th; (a) Edger J. Moeller, 103 Park av (1254).

45TH ST, 211 E, remove stairs, partitions, new stairs, inclosure, fire escape in 4-sty bk club bldg; \$3,000; (o) Eliza Jane Ramsey, 900 Ocean av, Bklyn; (a) Chas. G. Ramsey, 19 W 44th (1452).

46TH ST, 137 E, change partitions, dormers in 5-sty bk offices & dwg; \$9,000; (o) Stanley S. Covert, 40 Glenwood rd, Montclair, N. J., (a) Clark & Arms, M. P. Spalding, 143 E 39th (1091).

47TH ST, 134 E, remove partitions, plumbing, heating, new floors, plumbing, heating, elec partitions in 4-sty bk tnt; \$30,000; (o) Abram Poole, 134 E 47th; (a) David Adler, Henry O. Milliken, 4 E 39th (1442).

47TH ST, 243-47 W, remove walls, new columns & lintels, partitions, f. p. doors, stair in 5-sty bk stores, lofts & offices; \$20,000; (o) W. 47th St. Realty Corp., 243 W 47th; (a) John H. Scheier, 25 W 42d (1411).

49TH ST, 22 W, remove stoop, wall, cornice, dormar, partitions, beams, new cornice, dormer, partitions in 4-sty bk str & dwg; \$20,000; (o) Est of David McClure, 61 Bway; (a) Raymond M. Hood, 7 W 42 (1136).

49TH ST, 14 E, remove wall, new beams, posts, elev, gallery, piers in 4-sty bk offices & dwg; \$15,000; (o) Chas. Wessler, 250 W 94th; (a) Wm. Kurtzer, 1385 Crotona av, Bronx (1449).

49TH ST, 238 E, new bathroom, etc, stairs, ext in 3-sty bk dwg; \$12,000; (o) Frank C. Farley, 333 4th av; (a) same (1445).

53D ST, 427 E, 54TH ST, 420 E, new horse run, stalls, drains, tanks, doors in 5-sty bk & f. p. stable & garage; \$15,000; (o) Arcade Realty Co., 59th & 3 av; (a) E. H. Janes, 105 W 40th (1195).

59TH ST, 232-236 E, remove wall, new columns, str fronts, mezzanine, stairs, elevator shaft, vault lights, tank in 6-sty bk stable, storage & factory; \$50,000; (o) Arcade Realty Co., 59th & 3 av; (a) Ellisha H. James, 105 W 40th (1111).

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