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Open Port and Open Shop

One very important gain has resulted from the week's discussion of the trucking situation in the metropolis; namely, the point at issue has been defined so clearly as to be easily of comprehension by all citizens.

Nothing could be more concise or more enlightening than the following paragraph from the statement issued on Thursday evening by Mr. Alfred E. Marling, as Chairman of the Citizen's Transportation Committee, representing the business organizations of the metropolis:

"The welfare of the community being dependent on impartial and uninterrupted transportation service, all classes of people and merchandise should be served by transportation and trucking facilities without discrimination, and there should be no interruption to such service through industrial warfare, except as a last resort, when all efforts of adjustment have failed and there is no impartial tribunal available to the parties presenting a grievance."

Equally sound is the committee's further declaration that "Employees on piers, docks, railroads, steamships, lighter, tugs and trucks should perform their usual service, regardless of whether the connecting points which they serve or the facilities or vehicles through which the merchandise is received or delivered are manned by union or non-union men. Impartial service should be extended to all merchandise, regardless of whether it has been worked upon or handled by union or non-union men."

Involved in the controversy, judging from the comments of some leaders on each side, is the question of the open shop. But, even if that be true, there also is involved the question of the open port. If the people of the metropolis, as a result of this controversy, should find themselves in a position where they must choose between the open port and the open shop, there need be no question as to what their decision would be.

There are more than six million people in the metropolis and their interests are paramount. They must have food, fuel and the other necessaries of life, along with an opportunity to earn a living wholly regardless of such disputes as the present one. Mr. Marling and his associates stand on solid ground when they emphasize "the fundamental importance of the interests of the public, that irrespective of the rights of the companies or the rights of the union or other private parties involved, the paramount interest is that of the public."

Chairman Marling, outlining in detail the position of the committee, said: "In discussing the local situation we have reached a definite conclusion as to certain principles which we believe should govern. That declaration is that whether the man on a truck belongs to a union or not, and whether his truck hauls union or non-union goods, the public is entitled to free passage of the goods."

"Our feeling is that those principles are so important for the interests of the public, not only for the present, but for the future, that we intend to stand by them. It is the right of every man to join a union if he wants, or not to join if he doesn't want. In any event, the public has the right to the free passage of its goods, whether handled by union or non-union agencies. There must be a free inflow and outflow of goods irrespective of whether the agency is organized or unorganized."

Whatever else may be open or closed, the great Port of New York must be kept open.

A Very Unsatisfactory Record

Governor Smith finished last Monday the task of disposing of the hundreds of measures passed by the Legislature during the closing days of the session of 1920. Some of the Governor's vetoes have attracted wide attention, comment on them being favorable or unfavorable, according to the political views of the commentators. The Governor cut out various appropriations totalling several millions of dollars, but nevertheless the bills which the taxpayers will have to meet for the current year are many millions higher than at any other time in the history of the state.

Governor Smith, in reviewing the work of the Legislature, very accurately observes that the legislators ignored at their recent session the fundamentals of the housing situation.

"The Legislature," as Governor Smith says, "overlooked the fact that the vital necessity of this situation is construction, the building of more houses. The laws that were passed to prevent rent profiteering only touched one phase of the question. They did not affect the fundamental situation. They merely scratched the surface."

The enactment of laws to encourage investment of money in building operations still remains the vital need of the hour. Governor Smith, while unwilling at this time to say whether or not he would call a special session of the present Legislature to consider the housing problem, indicated that early legislation must be had if permanent relief is to be accorded the metropolis and other cities of the state. But it is doubtful if any real benefit would come from a special session of the present Legislature.

The Governor unquestionably expresses the general sentiment in feeling disappointment over the failure of the Legislature to advance constitutional provisions for an executive budget and the consolidation of state departments and commissions on a satisfactory basis. From whatever angle the work of the legislators is regarded, it must be conceded that they accomplished little of benefit to the taxpayers and solved none of the pressing problems which were presented during the recent session.

One Necessary Realignment

President Wilson's new Secretary of the Treasury, Mr. Houston, may be a bit of an optimist, but never-
thoisé it is interesting to note his prediction that within the next nine months a readjustment of the disturbing business and financial conditions of the country may be looked for. Secretary Houston addressed a group of New York bankers on Wednesday and the general tenor of his remarks was reassuring.

Mr. Houston made it plain that he expects the process of readjustment will be somewhat painful, and in order that the nation may pass through this period in orderly fashion he recommended the husbanding of the nation’s resources and steadiness, common sense and thrift on the part of individuals. In repeating the old adage that it is necessary to work and save, the Secretary revealed new statistics of the extravagance of the nation. He said that, according to the income tax data for the last year, the people of this country spent $22,000,000,000, an amount nearly equal to America’s war debt, on extravagance. Among the items mentioned were $50,000,000 for chewing gum, $1,000,000,000 for candy, $800,000,000 for cigarettes, $800,000,000 for tobacco and snuff, $810,000,000 for cigars, $750,000,000 for soft drinks, and $750,000,000 for admission to motion pictures and other places of amusement.

Secretary Houston admitted that no one ought to expect the American people to give up all luxuries, but argued that it would be a good thing if they would save and invest more than they do in essential industries and Liberty bonds.

Optimism is a good trait and the Secretary of the Treasury did more good than harm in letting his hearers know that his own optimism extends to the present situation. Undoubtedly it would help if people stopped spending so much money on luxuries, but it would help more if people would go to work. The problems of readjustment can all be solved in time, but they will not be fully solved until workers get themselves readjusted to the old habit of doing a day’s work for a day’s pay. The financial and business readjustment of which Secretary Houston spoke must be accompanied by this sort of readjustment on the part of individual workers everywhere before the process of national readjustment can be regarded as complete.

### Housing Situation to Be Investigated by U. S. Senate

A THOROUGH investigation of the housing problem and of construction work throughout the country is to be made by a special committee of the United States Senate, under the chairmanship of Senator William M. Calder. The other members of the committee are Senator Kenyon of Iowa, Senator Edge of New Jersey, Senator Woccott of Delaware, and Senator Gay of Louisiana. Mr. Franklin T. Miller, chairman of the board of directors of the F. W. Dodge Company, has been selected as Advisory Expert by the committee.

The scope of the inquiry, outlined in a speech by Senator Calder, follows:

“What the specific obligation now confronting the United States is to increase its facilities for the production and distribution of useful commodities to adequately meet the needs of its people. The plant development in the United States today is not adequate for its domestic needs. The United States cannot give foreign succor or meet world competition until it has corrected this situation and has facilities for the production of necessities in excess of those required at home.

“We recognize the influence of the introduction of improved means of production and distribution upon the world during the past century and particularly upon the United States immediately after the Civil War.

“It is to be hoped that we are not to have a serious business depression, but if one should come it will, I believe, be of short duration, and after it is over I believe the nation will enter into a period of physical development which will be even greater in magnitude than that period of physical development succeeding the Civil War and which will more adequately utilize its national resources. This reconstruction must be physical in fact. To increase production we must first increase our means of production.

“Senate Resolution No. 350, introduced by me, was adopted by the Senate on April 15. Under the provisions of this resolution a special committee has been appointed to investigate housing and all forms of construction throughout the country, and of industries upon which the construction industry is directly and indirectly dependent. In my opinion the adoption of this resolution by the Senate is a timely act, recognizing as it does that structural development is necessary for the fuller utilization of the nation’s resources, for the production of its essentials, and for the amelioration of its housing conditions, and that construction was curtailed by the war and is now hampered by an unprecedented demand for consumables.

“The scope of the committee’s work is necessarily extended because of the interdependence of the various factors, it being evident that construction cannot proceed without transportation, labor and capital, and that construction of all kinds is necessary for increased production.”

### Favorable Attention Given to Mortgage Exemption Bill

A DELEGATION of New York real estate men went to Washington this week to attend the hearing before the Ways and Means Committee of the House on the Calder-Siegel bill, which provides for the exemption from taxation of the income “on an aggregate of principal not to exceed $40,000 of loans secured, under mortgage or otherwise, solely by real estate, and upon bonds or other certificates of indebtedness of equal amount secured by or issued against such mortgage or mortgages.”

Among those who were present at the hearing were: Clarence H. Kelsey, president, Title Guarantee and Trust Company; James Frank, president, New York State Association of Real Estate Boards; Stephen Yates, president, Long Island Real Estate Board; Robert Simon, Merchants’ Association of New York; John W. Paris, National Association of Real Estate Boards; L. E. Brown, of Rickert-Brown Company; Franklin T. Miller, chairman, board of directors of the F. W. Dodge Company; Louis V. Bright, president, Lawyers’ Title and Trust Co.; Harry A. Kohler, president, New York Title and Mortgage Co., and president American Trust Co.; and John L. Parish, secretary, Advisory Council of Real Estate Interests, and Edward P. Doyle, representing the Real Estate Board of New York.

The hearing developed considerable interest among the members of the Ways and Means Committee. Chairman Fordney and other members showed broad acquaintance with the subject and sympathy with the arguments advanced in favor of the bill. The New York delegation was impressed with the possibility of securing action on the bill at this session of Congress.

At the end of the hearing the committee showed a desire for further information regarding a possible loss of revenue to the Federal Government from the enactment of the Calder-Siegel bill, and asked for briefs covering this point.
May 29, 1920

**REAL ESTATE SECTION**

**Plans for Thirty-one Story Grand Central Building Ready**

Work to Start This Fall and Larger of Two Structures Should Be Completed in January, 1922—Many Realty Firms Interested

Progress was made during the week in carrying out the plans to erect two thirty-one-story co-operative office buildings in the Grand Central zone, between Forty-fifth and Forty-seventh streets, Madison and Park avenues. Details of the project were discussed at a conference of representatives of nearly all the real estate brokers in New York, who have been invited to participate in it.

Actual work on the larger of the two buildings, to be known as the Grand Central Building, will be started this fall. One of the structures should be ready for occupancy January, 1922, unless present plans fall through.

Real estate brokers were interested especially in the large single floor unit space which will be made available in the new uptown business zone around Grand Central Terminal. Warren & Wetmore, the architects, explained that one of the outstanding features of the plan is the offering of from 15,000 to 60,000 square feet on one floor to large corporations.

The same co-operative ownership plan which has been worked successfully in several large apartment houses in the Park avenue district will be followed in financing the Grand Central Building. Approximately two-thirds of the office (Continued on page 708)
Grand Union Hotel Site Goes Begging At Auction Sale

Unfavorable Terms Fixed by City Authorities Prevent Bidding on This and Four Other Parcels with Subway Easements

There were no bids for the old Grand Union Hotel site and for several other pieces of city-owned property at the auction sale Wednesday conducted by Henry Brady and authorized by Transit Construction Commissioner John H. Delaney.

Buyers were found for only two of the six big plots offered at various upset figures and four properties were withdrawn from the sale after ineffectual efforts on the part of the auctioneer to stimulate interest in the offerings.

Real estate men expressed the opinion that two powerful deterrent factors had operated against the success of the sale. The first factor was the unfavorable terms demanded by the city, which called for the payment of the entire purchase price in cash not later than July 26.

The second factor was the recent announcement that the directors of the Victory Hall Association had definitely decided upon the site for the erection of the war memorial building, to be financed by popular subscription in a ten-day drive, beginning on Armistice Day, November 11. Under the law recently enacted at Albany the association may acquire by purchase or condemnation any block which it desires for its purposes. For this reason, it was said, many prospective bidders were unwilling to tie up large amounts of cash in a site which in a very short time might be involved in long and costly condemnation proceedings.

This theory was quoted by Commissioner John H. Delaney, who insisted that the provisions of the Victory Hall condemnation bill did not specify the Grand Union site, and therefore the Victory Hall Association was no more entitled to it than to any other block in the city.

The real deterrent to the sale, Mr. Delaney said, lay in the curtailment of credits by banks which prevented prospective buyers from raising sufficient money on mortgage to justify the purchase of the property. This difficulty might have been overcome, he added, if the city had been able to offer easier terms. His statement was borne out in a measure by the fact that four out of the entire six choice parcels offered at the sale had to be withdrawn for lack of bids.

To carry out its subway construction program the city bought the Grand Union in May, 1914, for $3,577,000, and the work of demolishing the hotel brought the entire cost up to $4,221,000. Since then the city has been losing an average of $1,000 a day, or $365,000 a year, in interest charges and loss of taxes, according to an estimate by one authority. On this basis the loss in the six years has been about $1,990,000.

The block front on West Broadway from Barclay street to Park Place, formerly occupied by the Martin B. Brown printing plant, was sold to John B. Hibbard for a client for the upset price of $325,000. The buyer plans a commercial improvement. This plot, which has an area of 14,583 square feet and foundations sufficient to support a thirty-story building, cost the city $654,000.

Charles F. Noyes, for a client, bought the rectangular plot on the west side of Flatbush avenue extension in Brooklyn, 120 feet north of DeKalb avenue, for $14,250, or $2,250 above the upset price. It cost the city $241,000.

The building site at the northeast corner of William and Beekman streets, a plot with an area of 5,315 square feet, in the insurance district, was one of the plots withdrawn. This plot, which cost the city $226,749, was offered at an upset price of $185,000. The other properties withdrawn were the block front on the west side of Centre street from Canal to Walker street, which cost $146,775, and was offered for $85,000, and the block front on the west side of Centre street, from Canal to Howard street, which cost $559,000 and was offered for $175,000. The great difference between the original costs and the upset prices were explained by the fact that the city retained in each instance valuable easement rights.

Plans for Thirty-One Story Grand Central Building Ready

(Continued from page 707)

space will be sold to tenants who assume the obligation of purchasing stock in the corporation to the amount of seven years' rent in advance. This initial investment is to be paid in several installments covering the eighteen months in which it is estimated, barring interruptions caused by strikes, shortages of materials and other contingencies of that nature, the building may be completed.

All running expenses, including ground rental and taxes, will be met by revenue from rental of the remaining one-third of the floor space.

Major Weaver has announced to real estate brokers that space will be offered first in the Grand Central Building, the larger of the two skyscrapers. Both buildings will be erected by a syndicate including Major Weaver, William Crawford and Walter Russell of New York, and Edward H. Everett of Washington, D. C. The syndicate has offered a twenty-one-year lease, with a privilege of two renewals, on the property from the New York Central and the New York, New Haven & Hartford Railroad companies. Douglas L. Elliman & Company are the agents of the syndicate in supervising the sale of stock and rental of space in the two buildings.

The first one of the twin structures to be built will be known as the Grand Central Building. It will be erected on the two blocks between Forty-sixth and Forty-seventh streets and foundations sufficient to support a thirty-story building. A series of connecting bridges over the street will make a new marble way of what is indicated on official city maps as the extension of Vanderbilt avenue which now ends at Forty-fifth street.
Review of Real Estate Market for the Current Week

Commercial Buildings Throughout the Downtown Area Loomed Strongly and Cooperative Apartment Houses are Attracting More Tenant Investors

Since the previous issue of the Record and Guide much has happened in the real estate market of interest to investors as well as to investors and operators. The week shows a larger number of sales than is usual in the west side of the city south of Fourteenth street. Old buildings in the Battery district, in the neighborhood of the St. John’s Park terminus of the New York Central, in Greenwich Village and in the old wholesale drygoods district figure in the movement. There is a pronounced mercantile movement to these parts of the city. A notable instance of it transpired recently when a wholesale stationery firm that had been in the William street neighborhood for a century bought a building in Washington street for its own uses and occupancy. And there are other similar cases. The Seventh avenue and Varick street subway route has given the lower west side an accessibility that will cause a complete structural and commercial change in it during the next decade. Demand for particular business sites must necessarily cause an upward trend of property values.

The passing of the Hotel Woodstock, in West Forty-third street, into the hands of the Du Pont interests would seem to show that this syndicate, which controls much hotel space adjacent, believes that the Times Square neighborhood is not going to be captured altogether by offices and office buildings, even though the Knickerbocker is a victim of the mercantile movement thereabouts. There was a rumor that another famous large hotel in the district had given way to business invasion, and while it seems possible, there was no confirmation of the rumor.

PRIVATE REALTY SALES.

The total number of sales reported, but not recorded in Manhattan this week was 115, as compared with 125 last week and 104 a year ago.

The number of sales south of Fifth street was 68, as compared with 60 last week and 57 a year ago.

From the Bronx 33 sales at private contract were reported, as against 28 last week and 48 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 717.

CAREER OF HENRY BRADY

Henry Brady, who offered for sale Wednesday, the surplus properties of the city of New York that were taken over in connection with the construction of the old Grand Union Hotel site had been long identified with the auction and private phases of the real estate business before he went into business for himself. Born in New York on August 8, 1882, the son of a man bearing the same name as himself, Mr. Brady started his business career as collector for Joseph P. Day, with whose interests he was identified for several years, and became manager of the Day office when it was at 258 Broadway. Mr. Day held the first voluntary assessment for Mr. Brady and the latter congratulated him upon the skill with which he handled it for him.

Leaving Mr. Day in 1905 Mr. Brady started in business on his own account at 200 West 25th street, where he remained until his removal on May 1 to 130 West 25th street, within one-half block of the Pennsylvania station. One of his notable sales at auction was that of the Century Theatre. An advertisement in the Record showed that there was substantial interest in it, and the sale was filled to the utmost. Mr. Brady was appraiser for the city of New York in the appraisal of the various lots assembled on a street corner in Manhattan.

HENRY BRADY.

In real estate inheritance tax matters Mr. Brady was appraiser for State Comptroller Bolivar; and he is now appraising real estate for the Internal Revenue Estate Tax Division. He is also a member of the executive committee of the Real Estate Auctioneers’ Association.

Co-operative buying of high class apartment houses continues fairly active. The news columns will show the transactions of that character. It is likely that the movement will gain impetus. Numerous good-sized loft and office buildings changed hands during the last seven days and a notable transaction was the leasing by George Ehret of a valuable plot of his in East 125th street for renovation and improvement for varied business purposes. Another break in the row of private dwellings in West Fortieth street, overlooking Bryant Park, was made by a business firm that will remodel the building for its own purposes.

There were numerous fine dwellings sold north of Fifty-ninth street, notably on Riverside Drive and in West End avenue. In the face of excessive apartment rentals the circumstance would seem to show a reversion to good private houses. Perhaps, after all, there may be a renaissance of fine dwellings, as there seems now to be o middle class individuals.

Maiden lane contributed an impressive sale of the week when six ownerships in one block were transferred into two ownerships. Two parcels in upper Sixth avenue changed hands. A Beaver street parcel was bought, while an important Liberty street corner and a front street corner changed ownership. A large corner building on Madison avenue was bought.

The capacity of the market was reflected at private sale. One prominent auctioneer has been conspicuous lately for the number of sales he has made at private contract.


Charles F. Noyes Co.’s annual report has been announced. Paul B. Warner & Co., certified accountants, state that the business aggregated nearly $75,000,000 for the 12 months ending April 30, 1920. This represents the company’s highest year, with transactions aggregating nearly $260,000,000. The record is remarkable when it is considered that the business handled a comparatively smaller volume of relatively small transactions in leasing and sales.

The Warner report also shows that the agency business of the company made in the Northeast for the fiscal year, both in number of buildings disposed of and in number of tenants. The company manages all types of business and residential properties in the Harlem River. The mortgage department, under Edwin C. Benedict’s management, made a substantial gain over the year 1915-1916, and Mr. Benedict states that he expects a decided improvement in mortgage collections early in the fall, and at the present time he has sufficient mortgage funds to satisfy the company’s needs.

The Charles F. Noyes Co. was organized in 1895, and from the beginning has been under the active management of Charles F. Noyes. It is one of the few businesses of this type operated and owned by an individual. Following his custom, all company’s work is done by employees chosen from among its employes the yearly company. It has been announced. Paul B. Warner & Co., certified accountants, state that the business aggregated nearly $75,000,000 for the 12 months ending April 30, 1920. This represents the company’s highest year, with transactions aggregating nearly $260,000,000. The record is remarkable when it is considered that the business handled a comparatively smaller volume of relatively small transactions in leasing and sales.

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Church has bought a large plot on Park avenue for a new church. In the same section a temporary church has been established.

Seventh Day Adventists Buy.

Temple Israel of Harlem sold its property at the northwest corner of Lenox av and 120th st to the Seventh Day Adventists, who will use it for their national shrine. The synagogue has a frontage of 310.11 feet on the avenue and 190 feet on the street. Temple Israel will have its new home somewhere west of Central Park.

Lessees Buy Broadway Parcel.

Mordesci Realty Co., Benjamin Mordesci, president, and the Alliance Realty Co. sold to the Childs Co. 461 Broadway, adjoining the northeast corner of Howard st, a 5-sty stone front mercantile building on a plot 83x60. The buyer has long been the lessee of the property and runs a restaurant there. The late George C. Boldt, owned the property for a long time, and his estate sold it to the interests that have just sold it to the lessees.

C. B. Van Valen Buys Newark Building.

C. B. Van Valen, president of Charles B. Van Valen, Inc., purchased 206 North 7th street, Newark, N. J., a 3-story and basement brick dwelling, on a lot 14.11x80. The buildings will be extensively altered for Mr. Van Valen's occupancy in the fall.

Manhattan.

South of 59th St.

BARCLAY ST.—Justice Whitaker, of the Supreme Court, granted permission to J. W. Church to build in 84 Barclay st. A 5-sty mercantile building, on a plot 35x75.

BEAVER ST.—The Standard Commercial Tobacco Co. bought from the Morris Underwriters Exchange the 3-sty building, on a plot 30x120. The buyer recently acquired the property at auction.

BETHUNE ST.—William N. Smith bought through Spear & Co., 46 Thomas st., a 3-sty and basement brick dwellings, each on a lot 10x120. The buyer will remove the front with a warehouse. The seller recently acquired the property at auction.

BLEECKER ST.—A. Q. Orza sold for Henrietta Wyre 258 Bleeker st., a 3-sty brick tenement house, on a lot 15.12x60. The same broker has leased the property for the new owner for a term of years.

BLEECKER ST.—Mrs. A. Mariano sold through A. Q. Orza 271 Bleeker st., a 3-sty and basement brick tenement house, on a lot 12x80.

CHARLES ST.—Van Alum Chemical Co. sold to the Abigail Free School and Kindergarten 16 Charles st., a 4-sty building, on a lot 22x80, which the school has long occupied.

GREENWICH ST.—Cross & Brown Co. sold for the Greenwich Realization Co., J. O. Tryon, president, to a buyer, for occupancy, 401-403 Greenwich st, a 1-sty building, on a plot 34x90.

GREENWICH ST.—William Cruikshank's Sons, in conjunction with A. Q. Orza, sold for the New York Life Insurance & Trust Co., as trustee, 550-552 Greenwich st, two 1-sty brick and frame buildings, on a plot 35x75.

KING ST.—The Cruikshank Co., in conjunction with A. Q. Orza, sold for Antonette M. McCabe and others 38 King st., a 3-sty and basement brick tenement house, on a lot 20x100.

LIPPENDAR ST.—Mary J. French sold to the Columbia Doll & Toy Co., tenants, 44 Lippendar st., a 3-sty front mercantile building, on a lot 25x89. The buyer will make extensive alterations.

NORTH MOORE ST.—Charles F. Noyes Co. sold for the Markham Realty Corp. (Clarence W. Eckardt, president) to Margaret K. Callahan, the seller's interest in the two properties 17 and 23 North Moore st. The first is a 4-sty loft building, on a lot 22.5x75, at the northwest corner of Varick st, and the second is a vacant lot 21.8x75.

PRINCE ST.—Kiehlberg Corporation sold to the Life Realty, Inc., 127-129 Prince st., a 5-sty mercantile building, on a plot 36x126. The buyer will make extensive alterations.

THOMAS ST.—James F. Hughes Co. bought through Daniel Birdsall & Co. 68 Thomas st., a 4-sty loft building, on a lot 22.3x75. At the northwest corner of Varick st, and the second is a vacant lot 21.8x75.

VANDERWATER ST.—Charles F. Noyes Co. sold to a client of Jacob Bloch for Leonard Well 14-16 Vandewater st., a 5-sty and basement building covering plot 53x100. The property was purchased by Mr. Well through the Noyes Co., at the recent Wright auction sales. Mr. Bloch has sold eight buildings in the same neighborhood during the past few months.

WASHINGTON ST.—P. J. Foster sold 220-231 Washington st., a 4-sty mercantile building, on a plot 45x170.
A good many owners believe that it is, today, impossible to award a "lump-sum" contract. They are wrong. A large percentage of "White" buildings are erected on that basis.

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Phone: Cathedral 841

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1390 THIRD AVE., at 79TH ST.

SPOTTS & STARR, Inc.
Real Estate—Insurance
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12TH ST.—Simon S. Friedberg resided 224 West 127th St., a 3-story and basement dwelling, on a lot 16x75.
12TH ST.—Herbert K. Brook sold 215 West 127th St., a 3-story and basement dwelling, on a lot 18x39.
12TH ST.—M. Castelanos sold to James Maddox the 8-story dwelling 142 West 127th St. through Ernest T. Bowes and the T. J. Hollman Co.
12TH ST.—Porter & Co. sold for Sarah H.

Moon, as executrix, to Henry D. Reilly the 3-story and basement brownstone dwelling, on a lot 15x91.1, at 253 West 128th St.
129TH ST.—Direct Leasing Corporation sold 245 West 129th st., a 3-story dwelling, on a lot 18x100.
135TH ST.—John W. Springer sold to Eric Booth 555 West 135th st., a 3-story and basement dwelling, on a lot 16x75.
LEXINGTON AV.—The Payne estate sold 2156 Lexington Ave., a 4-story and basement brick dwell­ing, on a lot 10x120.
LEXINGTON AV.—Duff & Conger sold for Harriet H. Duff to Miss F. 1583 Madison Ave., a 3-story and basement brick dwelling, on a lot 15x90.
RIVERSIDE DR.—Edward Q. Payne sold 8th Riverside Dr., a 3-story and basement dwelling, on a lot 20x40x20x35.
It is on the west side of the Drive, between West 158th and 159th st.

ST. NICHOLAS AV.—Scott & Martin, in conjunction with James E. Barry, sold for Irene Rothwell to the Fordam Realty Co. 1590 St. Nicholas Ave., at the northeast corner of 175th st., a 5-story apartment house, with stores, on a plot 50x100.
VERMILYEA AV.—H. Kaplan bought from J. Levine 25-27 Vermilyea Av., a 5-story apartment house, on a lot 16x80.
WEST END AV.—Julia L. Longfellow sold through the Rowantree-Schley Co. to Mary E. Shaw 250 West End Ave., an American basement dwelling, on a lot 16x80.

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W. J. Horns 500 East 137th St., at the southwest corner of Brook av, a 4-story apartment house with stores, on a plot 49x106.
148TH ST.—M. C. Wright sold 325 East 148th st., a 3-story and basement frame double flat, on a lot 25x106.
148TH ST.—M. C. Wright sold 225 East 148th st., a 3-story and basement frame double flat, on a lot 26x106.
152ST.—R. Lawless sold through Schwab & Co. 918-922 7th Ave., a 2-story brick warehouse, on a plot 50x117.
162ST.—Harry Calig sold 863 East 162st at 107th St., northwest corner of Stubbins av., a 5-story apartment house, 44x80, to L. Adelman.
164TH ST.—William F. Wood sold to Liberty Cimono 590 East 164th St., a 2-story frame dwelling, on a lot 20x40.

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W. J. Horns 500 East 137th St., at the southwest corner of Brook av, a 4-story apartment house with stores, on a plot 49x106.
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164TH ST.—William F. Wood sold to Liberty Cimono 590 East 164th St., a 2-story frame dwelling, on a lot 20x40.
The MURAL FLOOR COVERING COMPANY

RECENT LEASES.

French Consulate Goes Uptown.

PEASE & ELLIMAN leased for Cross & Brown as agents, a floor, 50x100 ft. in 9 and 11 East 44th st, for a term of years.

Italian Chamber of Commerce Leases.

G. H. Keller leased through the Durus Co. to the Italian Chamber of Commerce the third floor of 54 to 56 Hudson st, for a term of years.

Col. House Leases Apartment.

The Oder Exhauk, Corporation, S. Morrill Banner, president, leased an apartment at 1364 Broadway for a term of years, to Col. E. M. House.

Big Lease in Brooklyn.

The Schulte cigar Stores Co., leased through Tankosco, Smith & Co., for a long term at a rent of approximately $100,000, from the estate of Joseph Wechsler, the entire triag of property, consisting of the properties at the southwest corner of Fulton and Washington sts, Brooklyn. Upon completion of extensive alterations and improvements the lessors will occupy the store and the remainder of the property will be sub-leased.

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PROPOSAL.

HIGHWAY WORK

OFFICE OF THE STATE COMMISSION OF HIGHWAYS, ALBANY, N. Y.; sealed proposals will be received by the undersigned at their office, No. 55 Lancaster Street, Albany, N. Y. at 10 o'clock p.m., on Monday, the 7th day of June, 1920, for the repair of the following highways:

Albany . . . . . (1 contract; reconstruction)
Broom . . . . . (1 contract; reconstruction)
Coom . . . . . (1 contract; surface treatment)
Dutchess . . . . . (1 contract; reconstruction)
Greene . . . . . (1 contract; reconstruction)
Jefferson . . . . . (1 contract; reconstruction)
Lewis . . . . . (1 contract; reconstruction)
Montgomery . . . . . (1 contract; reconstruction)
Orange . . . . . (2 contracts; reconstruction)
Rensselaer . . . . . (1 contract; reconstruction)
St. Lawrence . . . . . (1 contract; reconstruction)
Schoharie . . . . . (1 contract; reconstruction)
Suffolk . . . . . (2 contracts; reconstruction)
Tioga . . . . . (2 contracts; reconstruction)

Tompkins . . . . . (1 contract; surface treatment)
Warren . . . . . (1 contract; reconstruction and resurfacing)

Maps, plans, specifications and estimates may be seen and proposal forms obtained at the office of the Commission in Albany, N. Y. and also at the division engineer's offices in the various counties of the state where the work is to be done. The addresses of the division engineers and the counties of which they are charged will be furnished upon request.

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

INVESTIGATING COMMISSIONER.

IRVING V. A. HUIE, Secretary.

PROPOSAL.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., May 24, 1920—Sealed proposals will be opened in this office at 1 p.m., June 7, 1920, for furnishing certain materials for the construction of the new main hospital, transformer building, gas house, and an extension to the present boiler house for the United States Marine Hospital Service Hospital at Sewell's Point (Norfolk), Va., including reinforcing metal, structural tile, gyepum blocks, miscellaneous iron work, sheet-metal work, hollow steel doors, interior marble and slate, millwork, fire screens, linen chutes, hardware, plumbing, heating, electric work, etc., in accordance with drawings and specifications, copies of which may be obtained from the Medical Officer in Charge, U. S. Public Health Service, Custom House, Norfolk, Va., or at this office, in the discretion of the Supervising Architect. J. A. WETMORE, Acting Supervising Architect.

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Lease of a Broadway Corner.
J. B. Smith, in conjunction with Albert B. Ashforth, leased for John L. Downey to Jacob J. Shubert the southwest corner of Broadway and 66th Street, fronting $425 on Broadway and 106x on 66th Street, for a term of 23 years from May 1, 1920.

CHARLES F. NOYES CO. leased for Robert E. Simon, president of the Sidem Building Co., to F. L. S. Buffalo Lunch (Joseph Sohel, proprietor), the basement of the Fulton Building, at the southwest corner of Fulton and Nassau Sts., for a term of 15 years at an aggregate rental of about $150,000. Mr. Sohel will operate the premises for restaurant purposes.

BROADWAY-JOHN STREET CORPORATION, Elias A. Cohen, president, leased to the Fire Insurance Co. of America, Inc., a floor in 122-124 William St at $30,600 a year for a term of 20 years, through the Cruikshank Co., also to Verno & Sarrattine the building 221 Front St. at the corner, to further simplify the building 221 Front St., through William A. White & Sons.

SPEAR & CO. leased the entire building 412-414 Lafayette St., containing 14,000 square feet, to the Federal Motor Freight Corporation of Philadelphia.

SPEAR & CO. leased the west store, basement and sub-basement at 23 to 29 Washington Pl, northwestern corner of Greene St., to the Herman Paper Co., for a term of years at an aggregate rental of $57,000.

L. TANENBAUM, SON & CO., insurance, after 60 years in the Broadway and Maiden lane section, leased for a long term of years, through the E. T. Tanenbaum Corporation, the entire fifth floor at 516 7th Ave, northwest corner of 43rd St., for their offices.

L. TANENBAUM, STRAUSS & CO. leased for a long term the two 5-sty buildings, 25x80 each, at 15 and 15 East Houston St at the York Sign Co.

RICHARD H. SCOBIE leased for a long term years for E. E. Smathers 152 and 154 West 72nd St to the King Car Corporation, who will occupy after extensive alterations are completed.

HENRY SHAPIRO & CO. leased for Maria S. Simpson to the 218-20 West Thirty-fourth Street Corporation the entire building 222 West 34th st. The same brokers recently leased for the Schulte Realty Co. the two buildings at 218-220 West 34th St to the same interests and with their new acquisition they now control in 34th St. at a frontage of 50 ft. with which they are now being offered for business purposes into stores, lofts and offices. The lease is for a long term of years and represents an aggregate rental of approximately $150,000.

REAL ESTATE NOTES.

ALLIANCE REALTY Co. is the buyer of 110-1105 Park av, two apartment houses that were sold recently.

H. V. MRAD & Co. have moved their real estate and insurance office from 493 to 393 8th av.

THE M. MORGENTHAU, JR., Co., at its annual meeting elected the following officers: M. Morgenthau, Jr., president; J. Haberstadt, vice-president; Edward Hart, treasurer; James Frank, secretary; M. B. Allison, assistant secretary; M. L. Stone, assistant treasurer.

WARREN & SKILLEN, INC., have been appointed managing agents for the Potter Building, 35 Park Row, and have taken offices there.

WEID & SUTYAM were the brokers who leased the ground floor of the Empire Arcade at Madison av and East 155th St. to the National Drug Stores Corporation for a long term of years.

DOUGLAS L. ELLIMAN & Co. negotiated the leases for space in the upper floors of the same building.

LIFE REALTY, INC., is the purchaser of the 7-sty loft building at 127 and 129 Prince St., sold recently.

ROBERT A. TODD is the buyer of 5 East 80th St, recently sold.

Touring by Electric.

Electric vehicle tours to points within radius of 250 miles of New York are described in a booklet which the New York Edison Company has just published for free distribution to electric car owners. The booklet also lists all electric cars and stations and garages in and around New York. Two route maps are included showing trips which may be made in an electric automobile the New York City to points as far away as Buffalo, Albany, Pittsburgh, Mass., Baltimore, Philadelphia.

Owners have come to realize that the electric car is capable of making much longer trips than it has generally been called upon to make. It was to give information about such trips and to comply with constant requests for up-to-date lists of change points around New York that this booklet was published. A great deal of very valuable information on the care of batteries is included in this book.

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Apartment, fine north light, refined second.

See classified above.
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 1918. Following each weekly table is a resume from January 1 to date.)

MANHATTAN

Conveyances. May 19 to May 25 1919

Total No. 355
Amount $17,928,670
No. at $100 or more 92
Consideration $1,956,955
Assessed Value $1,188,000
Jan. 1 to May 26 Jan. 1 to May 27

Mortgage Extensions. 1920

Jan. 1 to May 26 Jan. 1 to May 27
Total No. 8
Amount $247,560
To Banks & Ins. Cos. 3
Consideration $141,600
Jan. 1 to May 26 Jan. 1 to May 27

Building Permits. 1920

New Buildings 7
Cost $56,900
Alterations $13,100
Consideration $5,000

Building Permits. 1920

New Buildings 20
Cost $178,800
Alterations $23,700
Consideration $10,000

BROOKLYN.

Conveyances. May 19 to May 25 1919

Total No. 1,263
Amount $15,348,794
No. with consideration 6
Consideration $1,550
Jan. 1 to May 28 Jan. 1 to May 24

Mortgage Extensions. 1920

Jan. 1 to May 25 Jan. 1 to May 24
Total No. 1,048
Amount $14,910,033
No. at $100 or more 42
Consideration $1,097
Jan. 1 to May 25 Jan. 1 to May 24

Building Permits. 1920

New Buildings 17
Cost $1,473,000
Alterations $252,000
Consideration $20,000

QUEENS. Building Permits. 1920

New Buildings 24
Cost $2,752,800
Alterations $460,000
Consideration $20,000

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You can sell your property on easy terms and receive full commission.

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Telephone 4680 Main

Corwin Bros. Greenpoint and Long Island City

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Mayor's Housing Conference Committee Is Instructed

Plans Outlined to Various Groups That Will Assist in Relieving Famine in Living Accommodations in Greater New York

This week Mayor Hylan made public the specific requests he has made to the various groups in the Housing Committee named some time ago. The plans thus outlined inaugurates the extensive campaign that will have for its objective the construction of many hundreds of homes in an effort to relieve the famine in living accommodations so general throughout the city.

The Public and Press Committees have been asked to recommend legislation that may be feasible to bring speedy relief in the present crisis, as, for instance, the exemption of new construction from taxation for a limited number of years, exemption of mortgages from income taxes and giving some elasticity to the Tenement House law with a view to increasing the number of apartments available for home seekers.

The request to the Real Estate Committee involved encouragement to clients in favor of the construction of new houses and the alteration of existing old-fashioned dwellings into modern living quarters, and even to discourage work on non-essential construction, and also to help in the formation of corporations, building and loan associations and other co-operative organizations for joint ownership.

The Architects' Committee was asked to give preference to house plans and to engage in any plan that may increase and better living conditions, particularly in multiple family dwellings, and to bear in mind that the class of houses most needed in the community at the present time is the house for working people as well as for the so-called "middle class," and that all efforts should be directed to planning living accommodations that will be available at a minimum rental per room.

The Transportation Committee was urged to give preference to all building materials and supplies used for the construction of living quarters and to see that all such materials are transported and released expeditiously and at the lowest possible expense; to release, wherever possible, building materials now held up by the railroad freight congestion, and to get into direct touch and contact with railroad and other transportation companies, as well as with the Brotherhood of Teamsters, Chauffeurs, etc., through Vice-President M. J. Cashel, who is a member of the Labor Group of the Mayor's Housing Conference Committee.

The Manufacturers of Building Materials Committee has been asked to give preference to the production and prompt delivery of materials and supplies for the construction of additional housing accommodations, to stabilize and get down to the minimum the price of essential building materials and to produce as intensively as the needs may require.

The Statistics and Information Committee was asked to gather the necessary information, and to provide for and encourage its publicity wherever the same may be beneficial to the purposes of the Housing Committee.

According to a recent announcement by the Interracial Council, of New York City, approximately 275,000 emigrants have left the United States since the armistice, taking $550,000 with them, while during the same period immigration has consisted largely of war widows and other women or industrial non-producers.

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OAKLAND AND BOX STREETS, PAIDGE AVENUE AND NEWTOWN CREEK BROOKLYN, N. Y. Greenpoint 198-9
Remodelling Hotel Earlington for Business Purposes

Alterations Already Under Way Will Change Well-Known Hostelry Into Modern Store and Office Building

The Hotel Earlington, a ten-story and basement structure, located at 49 to 55 West Twenty-seventh street, between Broadway and Sixth avenue, is being altered into a modern business building containing stores, offices and showrooms, as a result of a deal recently closed. This hotel, which contained about two hundred rooms and occupies a plot 100 by 100, was sold by Benjamin Menschel to a syndicate represented by B. L. Shiverts and David Strausman, attorneys, for a sum said to be approximately $500,000. The new owners contemplate the expenditure of about $200,000 in remodelling the structure for business purposes, thus making the entire transaction involve a total outlay of approximately $700,000.

Until recently the Hotel Earlington was used by the War Camp Community Service as a hotel for visiting soldiers and sailors, and since demobilization the building has been used by the Pennsylvania Railroad to house its workmen.

The alteration of this building is from plans by Bloodgood & Sugarman, architects, under the supervision of J. G. Siegel, general contractor, who recently completed the Pennsylvania garage at 146 to 154 West Thirty-first street for Stern Brothers, from plans by Starrett & Van Velck, and who also lately finished remodelling the five-story mercantile building at 471 to 473 Fourth avenue, for the Rhinelander Estate. He also has successfully altered a number of high class private residences. Mr. Siegel was for a number of years in charge of the estimating department for Bing & Bing and later was associated with J. E. R. Carpenter in a similar capacity.

The work on the Hotel Earlington will involve important changes to the front of the structure, providing for stores on the first floor and the creation of offices and showrooms on the upper floors by the removal of existing partitions. The building now contains an old-style electric elevator which will be replaced by a new high speed machine and two additional electric elevators will be installed in existing shafts.

New plumbing and electric wiring will be installed throughout. Among the special conveniences planned for tenants of this building will be shower baths and hand ball court located on the roof.

It is planned to have all work completed and the building ready for occupancy by early autumn. Already preliminary negotiations are underway for space in this building to be leased for long terms. The owners stated to a representative of the Record and Guide that rentals in this building will average from $3 to $4 per square foot and it is likely that the structure will be fully leased long before completion.

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BUILDINGS WATERPROOFED FROM CELLAR TO PENT HOUSE

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Governor Blames Legislature for Not Aiding Building
Ignored Fundamental Conditions Which Have Resulted in Housing Shortage and Passed Rent Laws Which Touched Only One Phase of Question
(Special to the Record and Guide)


The Legislature ignored the fundamentals of the housing situation at the last session. The Legislature overlooked the fact that the vital necessity of this situation is construction, the building of more houses.

"The laws that were passed to prevent rent profiteering only touch one phase of the question. They do not affect the fundamental situation. They merely scratch the surface.

"Houses and more houses and the enactment of laws that will encourage investment of money in buildings and building operations and the adoption of the suggestions incorporated in the report of the Reconstruction Commission which made a broad and comprehensive survey and investigation of the housing situation in New York City and up-state localities, will remedy the present situation. Of this I am convinced, and communications I have received lately strengthen my convictions."

Governor Smith made this statement when asked this week whether he was considering the recall of the Legislature in extra session for the purpose of enacting legislation to solve the housing problem. The Governor replied directly that he was not prepared to say at this time whether or not he would reconvene the Legislature, but he indicated that it was his belief that at the next session something practical should be done in the way of encouraging building and transforming tenements in New York City into habitable abodes.

"The housing situation in New York City constitutes a problem that will force itself upon the Legislature," the Governor declared. "If we continue as we have there will be no living quarters on Manhattan Island the rent for which will be in accord at all with the conveniences afforded.

"Under present circumstances the old law tenements—I mean tenements which were built before the enactment of the Tenement House Law, offer a problem in themselves. Practically all of these old law tenements occupy the entire lot upon which they are located. And a majority of them are in such condition that people will not live in them. This is true on the east and west sides of Manhattan and in the Bronx, as well as in Kings and Queens. The Reconstruction Commission's report contained a solution for the problem these tenements constitute and provided simple plans for their conversion into habitable quarters. But the Legislature did not give the proposed solution serious consideration.

"It might be necessary in years to come to tear down these old tenements and build anew, thus utilizing the land and giving it greater value. The housing situation in New York City is such as to make this project feasible in the long run.

"Tenements built since the enactment of the Tenement House Law and old one-family dwellings must also be converted into living quarters for families, and this will require legislation.

"I believe that legislation which will encourage investments in building operations and carry into effect the plan provided by the Reconstruction Commission's report will do much to remedy the situation all over the state. This report urges the creation of a commission in New York City which will map out and plan new buildings and provide for the alteration and transformation of present structures which for various reasons are not habitable."

The Governor's views on the housing situation are in striking accord with the proposals favored by the New York City Real Estate Board so far as reconstruction and new building is concerned.

The Governor indicated that the failure of the Legislature to take the steps which would lay before the people the constitutional propositions providing for the establishment of an executive budget and the consolidation of state departments and commissions, supplanting the present 187 state bureaus with something like twenty departments and abolishing many useless departments, was not at all satisfactory to the people.

He added that he predicated this statement upon numerous communications he had received from civic bodies all over the state, expressing dissatisfaction with the substitution measure introduced in the last days of the session, ostensibly designed to effect this reorganization of state departments. The Governor declared that these measures do not go far enough and would leave the Legislature with the power to increase the departments at will, with the result that after a time the departmental organization would be numerically the equivalent of the present organization of the state government.

Before the expiration of the thirty-day period in which the Governor must act upon all legislation left with him at adjournment, Governor Smith vetoed two dozen or more bills which would have placed upwards of $3,000,000 upon New York City in the way of additional pensions for various department officers and employees. Some of these bills proposed changes in the present system of retirement and others called for enlarging the pension rolls by additions of more officers and employees.

One of the last bills signed provided an appropriation of $25,000 for preliminary work on the State Psychiatric Institute on Ward's Island for the construction of which an appropriation of $700,000 is authorized. The Governor vetoed the so-called Subway Constructor's Relief bill.

The New York City Budget bill providing for publication of all departmental estimates in the City Record before September 20 each, and prescribing the layout of schedules in the budget, was also vetoed by the Governor. The veto followed the disapproval of Mayor Hylan and was based upon the contention made by New York City fiscal authorities that the innovations proposed by this bill could be initiated without, the enactment of a mandatory charter amendment. Comptroller Craig opposed the enactment of the bill while it was pending in the Legislature.

Large Clubhouse for Teamsters and Chauffeurs Is Planned

A PROJECTED building operation of more than ordinary interest, scheduled for erection in the mid-town section of Manhattan, was recently disclosed through the announcement that Skee & Bryson, architects, 154 Montague street, Brooklyn, were preparing plans and specifications for a combination clubhouse and office building that will be used as the headquarters of the Teamsters' and Chauffeurs' Union. This structure will be located on a plot, 50 by 100 feet, recently purchased at 250 to 252 West Twenty-fifth street, and it is proposed to commence construction just as soon as the plans are finished and estimates can be taken. This building will represent an outlay of approximately $250,000.

The preliminary plans for this project call for a structure four stories in height, with basement. The frontage will be 50 feet and the building will have a depth of about 90 feet. The facade has been designed in the Renaissance style and will be constructed of Indiana limestone, terra cotta and face brick. Throughout the construction will be strictly fireproof and the building will embody a number of unusual features in its plans. The basement and part of the first floor will be used as an auditorium seating approximately one thousand, in which union meetings can be held. The upper floors will be devoted to executive offices, general offices and private meeting rooms.
Vast Amount of New Construction Work Is Projected

Figures Prepared by F. W. Dodge Company Show Steady Gain in Volume of Proposed Building Throughout Metropolitan District

THE local famine in building materials seems not to have affected the preparation of plans for new building and engineering projects in the metropolitan district. Architects and engineers are exceptionally busy on plans for a large number of important structural operations, and although at the present moment it would seem as though the major part of this work must be held in abeyance for a while, at least until the railroad freight congestion is relieved, the building industry is optimistic for the future. There is no doubt but for the existing scarcity of lime, cement, terra cotta products and other essential structural commodities, the building industry would now be engaged to its full capacity, and this part of the country experiencing a building boom of greater proportions than ever before known.

According to the statistics compiled by the F. W. Dodge Company, showing the number and value of projected building and engineering projects in New York, New Jersey, north of New Jersey, and Pennsylvania, the week of May 15 to 21 inclusive will go on record as the best of the current year. During this period reports of plans being prepared for 472 new structural operations were obtained and this construction will involve the outlay of approximately $36,921,400. During the same week and in the same territory, contracts were awarded for 254 building and engineering projects that will require an expenditure of $13,877,400.

The list of 472 projected operations is divided as follows: 105 business buildings such as stores, offices, lofts, commercial garages, etc., $2,388,700; 21 educational projects of various types, $749,100; 10 hospitals and institutions, $736,400; 47 factory and industrial buildings, $2,077,800; 1 structure for the U. S. Navy, $100,000; 4 public buildings, $120,000; 52 public works and public utilities, $2,458,900; 8 religious and memorial buildings, $198,000; 208 residential projects including apartments, flats and tenements and one- and two-family dwellings, $5,114,500; and 16 social and recreational projects, $978,000.

The list of 254 contracts awarded during the week of May 15 to 21 included 45 business and commercial buildings of various types, $1,395,000; 11 educational projects, $548,600; 1 hotel, $25,000; 25 factory and industrial buildings, $2,140,800; 1 public building, $200,000; 45 public works and public utilities, $5,972,400; 2 religious and memorial buildings, $150,000; 105 residential operations of different types, $2,655,000 and 8 social and recreational projects, $890,600.

PERSONAL AND TRADE NOTES.

A. G. Richter, contractor for structural steel and ornamental iron work, announce the removal of his plant and office to 409-415 East 22d street.

Holmes Electric Protective Company announces the removal of its general offices from 26 Cortlandt street to 139 Centre street.

H. J. Herst, of Plain and ornamental plastering, announces the removal of both offices and shops to 410 Eleventh avenue.

E. K. Cortright recently resigned as chief engineer of the Morgan General Ord. National, joining the party that is forming in the firm of John N. Pierson & Son, architects and engineers, Port Amboy, N. J. J. C. Cawley, of Jersey City, N. J., announces the retirement of George E. Long as senior vice-president. Mr. Long will continue as a member of the board of directors of this firm.

Edwin J. Bengler has recently become associated with the Foundation Co. as vice-president, in charge of engineering. Joseph B. Orren has been appointed chief engineer of the same company.

Marcus Contracting Co., Inc., excavators, 309 Broadway, announces the removal of their offices from Suite 911 to Suite 308 of the same building because the rapidly increasing business of this firm made larger quarters necessary.

Sanford N. Mapes, widely known in Metropolitan building circles and formerly superintendent of construction for McKim, Mead & White, will have charge of the Atlantic office soon to be established by E. A. Fonda, contractor, of Greenville, S. C. This office will direct the construction operations for this builder in Georgia, Florida and Mississippi. It is the present intention of Mr. Fonda to shortly establish another branch office in New York.

Hon. Frank Mann, Tenement House Commissioner of New York City, will attend the Annual Convention of the National Association of Real Estate Boards to be held at Kansas City, June 2 to 6, accompanied by delegates from the Real Estate Board of New York and will take part in the housing conference.

August Gross, who died May 26, first entered the employ of Toch Brothers, manufacturers of the R I W Damp Resistant Paints, Varnishes, Chemicals, etc., in 1889. Mr. Gross was very well known to architects, builders and engineers throughout this city, in fact, throughout the country. He was loyal and faithful and always had his firm's interests at heart, and developed a great following. His passing away is a distinct loss not alone to the firm, but to all those with whom he knew him, for everybody he came in contact with held him in the highest esteem. He is survived by a widow, a daughter, two of the sons having served during the war.

Laminated Glass.

Serious consequences are especially to be feared from the accidental breaking, in collision or otherwise, of automobile windshield, back and side curtain lights, and other windows in passengers' car windows, locomotive cab windows, port hole and other window lights, etc. Even ordinary glass, being easily polishable, loading and other types of machine guards, office and bank partitions, revolving doors, doors and windows generally in dwellings, stores, factories, etc.

Science has come to the rescue with a laminated glass consisting of two sheets of ordinary glass between which is interposed a thin sheet of pyroxylin plastic. Hydrualic pressure and the application of the proper degree of heat melts the glass and pyroxylin sheet together into a solid unit. The pyroxylin binder prevents any scattering of fragments In the event of violent breakage. The transparency of the glass is reduced but 2½% to 3 per cent, by the insertion of the plastic sheet. This would not be noticed by the ordinary person not especially looking for a difference. If life and accident insurance statistics were consulted, it would be a record of the vast number of accidents in the aggregate resulting from broken glass. It is undoubtedly going to be specified in the world. As its virtues become known.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

New York Building Superintendents' Association.—Regular meeting, second and fourth Wednesdays of each month, 105 Broadway, New York City.

American Boiler Manufacturers' Association will hold its thirty-second annual convention at French Lick Springs, Ind., May 31 to June 2, inclusive.

National, State and Local Engineers' Societies have planned to hold an organization conference in Washington, D. C., June 3 to 4 inclusive.

Empire State Gas & Electric Association recently moved its headquarters from the Engineering Societies Building, 23 West 29th street, to the Grand Central Terminal Building.

Building Managers and Owners' Association of New York.—Regular meeting, second and fourth Tuesdays of each month. Secretary, J. Clysdale Cochran, 59 East 43d street, New York City.

Joint Committee on Standard Specifications for Concrete and Reinforced Concrete will hold its next meeting at Ashbury Park, N. J., June 22 to 25. Fifty-nine papers and committee reports are scheduled on the program.

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 Hotel Astor, New York City, June 22 to 25. Fifty-nine papers and committee reports are scheduled on the program.

American Society of Testing Materials will hold its annual convention at the Hotel Astor, New York City, June 22 to 25. Fifty-nine papers and committee reports are scheduled on the program. The program as now outlined will include addresses by men of national prominence in this rapidly growing industry.
CURRENT BUILDING OPERATIONS

A NUMBER of important building operations throughout Greater New York have been forced to stand idle during the past week because of the famine in cement, lime, terra cotta, fabricated steel, and other structural essentials. The supply situation is serious and will not be improved while the railroad freight congestion remains unresolved or while strikes prevent the hauling of supplies to the jobs. The building industry has been extremely patronized by the crisis and has made full allowance for the inability of the building material and supply dealers to promptly fill all orders for structural components.

In Brooklyn there has been a sudden falling off in house building activity due to the shortage of materials, and speculative builders declare they will not commence projects before July 1, which has been assumed as the date for the delivery of materials required to complete the jobs. The same situation applies to Queens and the remote parts of Long Island. Here the building material famine has been felt more keenly than in Manhattan and the western parts of the island. Portland cement is being held up. Contractors from the eastern end of Long Island have expressed a willingness to send motor trucks into the city and haul their supplies fifty or one hundred miles to the jobs, but even at that they could not be accommodated because nothing is available for them, or any urban project either.

Building material prices for the most part are purely nominal, as none of the local dealers have anything in stock to sell, and will not have until the railroads are back to a normal basis and the harbor lightering situation is improved.

A common brick shortage is one of the many factors operating to prevent local building progress. In the past week in the New York wholesale market the Hudson River common brick was practically without feature. Sales were relatively light for this time of the year, and at present there is a large amount of unsold common brick on the market. Although Portland cement and hard brick plants are now in operation the shortage of labor is likely to seriously curtail the local supply of bricks and from all accounts common brick prices will be advanced next autumn owing to the increased manufacturing. This naturally increases the cost considerably and is not likely to be done to any great extent. Cement manufacturers are badly in need of cars to ship their product, while the railroad congestion is at its most critical point where production is retarded. Another factor is the shortage of bags. Dealers are unable to ship empty bags back to

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NEW YORK

BUILIDING 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—Prices are quoted by the jobber as of May 1 and are subject to change. Prices are given on an ex-factory basis unless otherwise noted. All prices are in dollars and cents.

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 $27.50
- Hudson River, inferior grades: $24.00 to $26.50
- Marbleloid: No quotation
- Brickyard labor is exceedingly scarce and producers as a rule are paying at least twenty-five per cent. more today than they did one year ago for the same class of labor. The above quotation will apply to all grades. Another wage advance was recently allowed the barge captains, and the increase has been averted.

Summary—Transactians in the North River brick market for the week ending Friday, May 2, 1920. Condition of market: Demand decreased; prices firm and hold to old quotations. 250 tons delivered to Hudson Rivers, $25 a thousand to dealers in cargo lots alongside dock. Number of cargoes arriving in New York: 1,200 to 1,300 a day.缟: Pataon: Manhattan: 41, Bronx: 2, Brooklyn: 4, New Jersey points: 5.

Portland Cement—Although dealers have been able to get one or two cars of cement per week, the blockade that has to some extent relieved the famine, the situation is still serious and cannot be materially improved until the railroad congestion is relieved, and furthermore until the yardmen's strike is settled and the roads are back on a normal basis. At present the market is entirely out of lime, and a number of important concrete operations in this district have been forced to shut down pending the time this material is available.

Lime—Delivered to job site in Manhattan, $5.00 per 1,000 sq. ft. in 30 x 12 x 12 per 1,000 sq. ft.

Cement—Delivered to job site, in Manhattan, $1.00 per 1,000 sq. ft. in 30 x 12 x 12 per 1,000 sq. ft.

Grit—Delivered to job site in Manhattan and Bronx, $1.50 per 1,000 sq. ft. in 30 x 12 x 12 per 1,000 sq. ft.

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Hollow Tile—

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

- For delivered north of 126th street, Manhattan; and in Brooklyn, Bronx and Queens, prices job site are slightly higher to $5.00 per 1,000 sq. ft. according to location of work, which will require trucking charges.

Lath—

Exterior—Spruce delivered to job site in Manhattan, Bronx, Brooklyn and Queens.

- Deliveries to job site in Manhattan, $20.00 per 1,000 sq. ft. in 30 x 12 x 12 per 1,000 sq. ft.

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Plaster—

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the mills and producers are short of containers in which to send their product to market.

Brick—There is a good demand for this material but the shortage of freight cars is keeping back shipments from producers who have their plants going to the full extent of the available labor supply, and if the demand continues it will prove very extreme difficulty in keeping up with the demand. Plans have been prepared for a large amount of country housework, in which case brick is to be used in quantities, and good business is anticipated during the remainder of the year.

Structural Steel—During the past week there has been a decided drop in both inquiry and awards in the structural steel market. This is entirely due to the fact that prospective builders are unwilling to commit themselves while the general building situation is so uncertain and material are as scarce as they are today. If the railroad freight situation were improved the building industry would be training stimulus, and it is certain that the Metropolitan district would experience a building boom of unprecedented proportions. The amount of new construction is already completed, and in a number of instances the contracts are practically out of the market at present. Although work is being held up pending an adjustment of the material supply situation.

The demand for these materials have improved to some extent during the past week but it is far from normal for this reason of the year. The fact that cement, lime, lumber, and other building essentials are practically out of the market at present is responsible for holding a large amount of projected construction in abeyance. Prices have changed little and have not advanced above the levels of one week ago.

Cast Iron Pipe—Buying activity has dropped off to some extent but the market is healthy and manufacturers are confident of the future. Producers are reporting an output of about fifty per cent of maximum capacity, and this is largely due to inability to obtain sufficient labor and to get full efficiency from those who are employed. Prices are firm with New York quotations for 2 1/8 to 6 3/8 in. and heavier, 76.30 per ton; 3 in., 79.30, with $2 per ton additional for Class A and gas pipe.

Window Glass—There has been practically no change in the plate or window glass market situation during the past few weeks. Nobers are almost entirely out of stock and buyers are willing to take what they can get in order to finish their buildings. Manufacturers are running full time and have been unable to accumulate being held back on account of difficulty in securing freight cars for transportation and the local yard congestion. Prices are uncertain and vary considerably according to the supply and the intensity of the demand.

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APARTMENTS, FLATS AND TENEMENTS.

BRONX.—Niewenhous Brothers, Inc., 316 East 165th st, have the contract for a 4-story brick, limestone and terra cotta apartment house at the northeast corner of 160th st and Teller av from plans by Erb & Henkel, architects, and desire estimates on materials and all sub-contracts immediately.

MANHATTAN.—Niewenhous Brothers, Inc., 316 East 165th st, are figuring the general contract for alterations to the studio apartment at 101 East 64th st, northeast corner of Park av, and desire estimates on all sub-contracts by June 1. Cost, about $10,000. Andrew J. Thomas, architect.

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Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

MADISON AV.—L. B. Santangelo, 2504 8th av, has completed plans for alterations to the 6-story brick residence, 23x40 ft, at 58 East 86th st, for Weil & Meyer, 5 Beekman st, owners and builders. Cost, $30,000.

107TH ST.—Sosson & Finkestein, 26 Court st, Brooklyn, have plans in progress for alterations to the 4-story brick dwelling at 38 East 56th st into apartments for owner, to be announced later. Cost, $15,000. Architects will take estimates on separate contracts.

110TH ST.—George & Edward Blum, 505 5th av, have been retained to prepare plans for a 4-story brick and stone apartment and studio building, on plot 23x100 ft, at 422 West 116th st for Henry Duffee, owner. Details will be available later. Owner will take bids on general contract.

DWELLINGS.

RIVERSIDE DR.—Moore & Landsiedel, 148th st and 3d av, have plans in progress for a 4-story brick and stone residence, 67x26 ft, with garage, at the southwest corner of Riverside dr and 155th st, for C. Siegel Lerry, 155th st and 3d av, owner. Cost, $35,000. Owner will take bids on separate contracts.

ST. NICHOLAS AV.—Lawrence F. J. Welther, 271 West 125th st, has completed plans for alterations to the 4-story brick residence, 57x20 ft, at 503 West 125th st, for Isidore Brevan, 510 West 125th st, owner. Cost, $20,000.

127TH ST.—Theodore A. Meyer, 150 East 41st st, has completed plans for alterations to the 4-story brick residence, 214x40 ft, at 47 West 128th st, for Arthur Garfield Hayes, 43 Exchange pl, owner. Cost, $15,000. Architect will soon call for estimates on general contract.

154TH ST.—Samuel Cohen, 32 Union sq, has prepared plans for a 2-story frame dwelling, 20x36 ft, at 603 West 154th st for the Manhattan Life Insurance Co., 65 Broadway, owner. Cost, $35,000. Owner will take bids on general contract.

36TH ST.—P. J. Murray and J. E. Casale, 128 41st st, have prepared plans for alterations to the 4-story brick and stone residence, 16x62 ft, at 14 East 55th st for Mrs. A. J. Moulton, owner, on premises. Cost, $15,000.

BANKS.

MANHATTAN AV.—Lambert, Eu Ada, 20 Montague st, Manhattan, has plans under way for a 1-story brick and stucco residence, 25x40 ft, with garage, at the northeast corner of Av J and East 57th st, for the Farragut Building Co., 589 East 14th st, owner and builder. Cost, $25,000.


AV A.—James A. Boyle, 367 Fulton st, has prepared plans for a 2-story frame dwelling, 22x25 ft, in the west side of East 24th st, 100 ft north of Av M, for Wm. H. Dean, owner, care of architect. Cost, $9,000.

SEVENTH AV.—Thomas Bennett, 7825 8th av, has completed plans for a 2-story frame dwelling, 35x20 ft, at the northwest corner of 7th av and 100th st for Henry Dufresne, 745 8th av, owner and builder. Cost, $8,000.

FACTORIES AND WAREHOUSES.

JEFFERSON AV.—Eiszeit & Harwitz, 131 East 41st st, Manhattan, have prepared plans for a 4-story brick factory building, 90x50 ft, at the northwest corner of East 41st st and Madison av, for Jaffunstahl, 32 Court st. Architect will soon call for estimates on general contract.

STABLES AND GARAGES.

COLER ST.—C. F. Cannella, 1163 Herkimer st, has prepared plans for a 1-story brick carriage house, 45x100 ft, in the south side of Coles st, 84 ft east of Hicks st, for Henry Duffee, 684 Coles st, owner and builder. Cost, $30,000.

LEONARD ST.—Chris. Bauer, 788 Manhattan av, has prepared plans for a 6-story garage and tenement building, 25x100 ft, at the northwest corner of 8th av and 100th st for the Knitwear Mfg. Co., 114 8th av, Manhattan, owner and builder. Cost, $60,000. Architect will soon call for estimates on general contract.

FULTON ST.—S. Millman & Son, 20 Court st, have prepared plans for a 1-story brick garage, 75x100 ft, in the south side of Fulton st, 25 ft east of Court st, for the Manny Realty Co., 129 Front st, Manhattan, owner. Cost, $20,000.

65TH ST.—Thomas Bennett, 7820 5th av, has completed plans for a 1-story brick garage, 100x100 ft, south of 5th av, 111 west of Fort Hamilton av, for Robert A. Hill, 6348 Fort Hamilton av, owner. Cost, $10,000.

NORTH 1ST ST.—Frank V. La sipa, 625 Grand st, has prepared plans for a 1-story brick garage, 50x100 ft, in the north side of North 1st st, 150 ft east of Kent av, for Samuel M. Will. Kent 1st st and builder. Cost, $10,000. Owner and builder. Cost, $10,000.

CONEY ISLAND AV.—McCarthy & Kelly, 16 Court st, have prepared plans for a 1-story brick garage, 122x100 ft, on the east side of Coney Island av, 200 ft south of 3rd av, for the Manhattan Mfg. Co., 129 Main st, Coney Island, owner and builder. Cost, $10,000.

STOCKS, OFFICES AND LOFTS.

BEDFORD AV.—Charles B. Meyers, 1 Union sq, Manhattan, has prepared plans for a 1-story brick and stucco building, 100x220 ft, on the west side of Bedford av, from Park av to Carroll st, for the Randax Realty Co., 34 Nassau st, Manhattan, owner. Cost, $100,000.
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RECORD AND GUIDE

CONTRACTS AWARDED

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—M. Manucher Construction Co., 416 Franklin av, has the contract for carpenter work in connection with the 10-sty brick and stone apartment house in 53d st, near Park av, and the 14-sty apartments on Park av, near 86th st.

MANHATTAN.—H. H. Vought Co., 70 East 45th st, has the general contract for alterations to the 4-sty brick apartment, 25x72 ft, with garage, in 2d av, and the 14-sty apartment on Park av, near 86th st.

Dwellings

MANHATTAN.—Frank A. O'Hare Co., 101 Park av, has the general contract for alterations and additions to the 5-sty brick and stone residence, 23x70 ft, at 184 East 47th st, for Abram Peele, owner, care of Adler, Milliken & Work, architects. Cost, $52,000.

MANHATTAN.—Miller-Reed Co., 103 Park av, has the general contract for alterations to the 4-sty brick and stone dwelling, 25x85 ft, at 231 to 235 East 72d st, for Mrs. Francis H. Hoffman, 58 East 72d st, owner, care of George W. R. Church, 61 Broadway, owner, from plans by R. M. Reed, 7 West 48th st, architect. Cost, $20,000.

STABLES AND GARAGES.

MANHATTAN.—Emil Deutsch, 314 Riverdale av, has prepared plans for a 3-sty brick garage, 100x50 ft, at 282 Riverdale av, 42d st, Manhattan, have prepared plans for a 1-sty brick garage, 100x20 ft, at 282 Riverdale av. Manhattan, have prepared plans for a 2 1/2-sty frame dwelling at White Plains, N. Y., for Wm. L. Leeney, 48 Waller av, White Plains, owner. Cost, $15,000. Owner builds.

SCARSDALE, N. Y.—Ernest Green 52 Vanderbilt av, Manhattan, has completed plans for a 3-sty garage, at Scarsdale, N. Y., for W. L. Wetherbie, owner. Cost, $20,000.

NEW ROCHELLE, N. Y.—Plans have been prepared privately for a 2 1/2-sty frame dwelling, 38x38 ft, in Wykagyl Park, New Rochelle, for George Watson, 230 Huguenot st, New Rochelle, for New Rochelle owner and builder. Cost, $11,000.

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BROOKLYN, N. Y.—Wharton Green Co., 37 West 38th st, Manhattan, has the general contract for a 1-sty brick factory building, 150x200 ft, at 247 8th av, Hamilton, owner, from plans by A. C. Chesley, 5th av, Manhattan, architect. Cost, $50,000.

LONG ISLAND CITY, L. I.—George A. Fuller Co., 475 Long Island av, has the general contract for a 2-sty brick boiler house, 45x55 ft, at 475 39th st, Long Island av, Long Island City, for the Astoria Light & Power Co., 130 East 15th st, Manhattan, owner, from plans privately prepared. Cost about $50,000.

HALLS AND CLUBS.

LONG BEACH.—Smyth Condon Construction Co., 210 Montague st, Brooklyn, has the general contract for the Beach Club building, 60x200 ft, at Lido, Long Beach, for the Beach Club, owner, from plans by Ludlow & Pesibody, 101 Park av, architects. Cost, $75,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Becker Construction Co., 210 Grove st, Newark, has the general contract for a 2-sty brick and stone office building, 30x70 ft, at 241 Thomas st for E. L. Armitage Co., 24 Dawson st, Newark, owners, from plans by Fred. Whitman & Co., 112 Broadway, architect. Cost, $23,000.

MANHATTAN.—George A. Fuller Co., 175 8th av, Manhattan, has the general contract for a 12-sty brick and limestone loft building, 80x74 ft, at 456-458 33d st, for the City Construction & Dock Corporation, owner, from plans by R. M. Reed, 7 West 48th st, architect. Cost, $25,000.

UPPER BROADWAY.—F. H. Wakeham, 7 West 47th st, Manhattan, has the general contract for alterations to the 4-sty brick and stone residence, 25x70 ft, at 231 to 235 East 72d st, for Mrs. Francis H. Hoffman, 58 East 72d st, owner, care of George W. R. Church, 61 Broadway, owner, from plans by P. Burrell Hoffman, Jr., 102 West 32d st, architect. Cost, $25,000.

SILK TRADERS.—H. H. Vought Co., 70 East 45th st, Manhattan, has the general contract for alterations to the 4-sty brick and stone residence, 25x70 ft, at 231 to 235 East 72d st, for Mrs. Francis H. Hoffman, 58 East 72d st, owner, care of George W. R. Church, 61 Broadway, owner, from plans by P. Burrell Hoffman, Jr., 102 West 32d st, architect. Cost, $25,000.

JERSEY CITY, N. J.—Eliot C. Brown Co., Grand Central Terminal, Manhattan, has the general contract for a 3-sty reinforced concrete manufacturing building, 45x100 ft, in Morris st, Jersey City, for the New Jersey Zinc Co., owner, care of its owners, from plans prepared privately. Cost, about $40,000.

Hudson Mills, N. Y.—George A. Fuller Co., 175 8th av, Manhattan, has the general contract for a 3-sty brick factory, 200x200 ft, at John and Allen sts, Hudson Mills, N. J., for the Union Bag & Paper Co., owner, from plans by F. S. Ferguson, 200 5th av, Manhattan, architect and engineer. Cost, $300,000.

MANHATTAN.—Turner Construction Co., 244 Madison, Manhattan, has the general contract for a reinforced concrete factory building, 45x175 ft, on the east side of Varick st, between Watts and Grand avs, for the Varick Street Building Corporation, owner, from plans by Helme & Corbett, 160 Montague st, Brooklyn, architects. Cost, $100,000.

KEYPORT, N. J.—H. H. Vought Co., 70 East 45th st, Manhattan, has the general contract for a 3-sty factory building, 30x70 ft, at Reayport, N. J., for Whitthall-Tatum Co., 40 Barclay st, Manhattan, owner, from privately prepared plans. Cost, $190,000.

Fulton Market a Garage.

Rose Street Warehouse Corporation leased to the Namrab Corporation for a term of 18 years the west part of the block bounded by Fulton, Fleet, Bookman and South streets, known as Fulton Market. The tenant proposes to alter and improve the premises into a garage with warehouse facilities. The rental is to be fixed on the term with the cost of improvements, aggregate $450,000. The plans for the leasehold improvements have been made by Leo Fatbell, C. E., who estimates the cost at $10,000. The excess demand for garage space for vehicles that have had to be stored in Brooklyn and other remote locations have necessitated the rebuilding of this familiar landmark.

STANDARDS AND APPEALS

Calendar

Tuesday, June 1, 1920, at 10 a. m.

Appeals from Administrative Orders.

16-20-A.—North side of East 62d street, 600 ft. from Avenue V, Brooklyn.

28-20-A.—401 West 37th st, Manhattan.

Under Building Zone Resolution.

230-20-B.—129 Broadway, Flushing, Queens.
238-20-B.—134 Union street, Brooklyn.
248-20-B.—14 N. 5th st, Manhattan.
304-20-B.—36 Garfield place, Brooklyn.
306-20-B.—188-238 Empire Boulevard, Brooklyn.
308-20-B.—436-456 Flatbush avenue, Brooklyn.
316-20-B.—509 39th street, Brooklyn.
241-20-B.—222-235 Flushing av, Brooklyn.

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W 42d (1312).

f. p. ext. entrance hall, fire escape, openings, rooms: MADISON AV. 1116-22, pantry, door, stair hall, new partitions, new bath rooms, entrance hall in 4- sty bk dwg; $5,000; (o) Catherine Black, 108 W 85th; (a) M. Joseph Harrison, World Bldg; (1108).

109TH ST. Av A, E E, remove, columns, system, new columns, stairs, doors, heating in 3-sty p. asphalt mixing plant; $25,000; (o) City of New York (1456).

120TH ST. 300 W, new entrance, rooms, partitions, new bath rooms, floors, p. elevator in 5-sty bk dwg; $10,000; (a) Samuel Cohen, 63 Union sq (1373).

104TH ST. Av A, E E, remove, columns, new bath rooms, elev, opening, stairs, new ext, (o) Est of Susan A. Hoagland, 37 Liberty; (a) H. L. Brandt, 38 Marble Hill av (1352).

551-551i, remove partitions, chimneys, plumbing, ext (portion), stair fronts, new fire & shaft, guides & pouts, stair fronts, new partitions, new bath rooms; $9,000; (o) Bernard Rube, 245 Grand st (1367).

BROADWAY, 1169, new mezzanine in 6-sty bk store & office; $10,000; (o) Cha. A. Colfa, 212 Madison av (1373). (o) C. N. B. & W. Knapp, 954 Lexington av; (a) Sam B. Ogden, 32 Union sq (778).

2561, move front, alter partitions, new stair fronts, elevators, stair, new fire & shafts, guides, pouts, & systems, new elev, shaft, guides & pouts, stair fronts, new partitions, new bath rooms; $75,000; (o) Al. Haymann, 128 Bway; (o) W. L. Rouse & L. A. Goldstone, 512 av (1356).

BROADWAY, 2274, remove plumbing, beams, walls, partitions, new ext, lockers, beams, walls, new partitions, new stair fronts, new ext & str, & wks; $10,000; (o) Wm. E. Palmer, West Long Branch, N. J.; (a) Sam. Cohen, 32 Union sq (778).

BWAY, 1735-55, new partitions, radiators, doors, % flats, 1740-52 W 83rd; $10,000; (o) B. O. Potter Propertys, Inc., 38 Park Row; (a) Louis H. Rabbage, 1328 Bway (1262).


BROADWAY, 215-23 W, remove partitions, new stair fronts, stair, windows, stair, new ext in 7-sty bk store & dwg; $16,000; (o) Theresa Browning, 16 Cooper sq; (a) B. H. & C. W. Whitman, 2 Columbus Circle (1297).

BWAY, 2-8, remove partitions, new stair fronts, new elev, new stair cases, new partitions, new fake entries, new ext & wks, in 10 National buildings in 6-sty bk str & offices; $40,000; (o) New York Produce Co., 2-4 Bway, 2nd & Office; (a) George A. Loun & L. E. Goldstein. 512 av (1315).

BROADWAY, 42, new kalamite covering partitions, new stair fronts, new elevators, new stair cases, new fake entries, new partitions in 5-sty bk store & offices; $7,500; (o) Lower Bway Realty Corp, 42 Bway; (o) J. V. Mathew, 190 Madison av (1315).

BROADWAY, 734, new elev shaft, elev, motor room, shift stairs in 5-sty bk store, lifts & mfg; $28,000; (o) Wm. C. Kingsland, new stair, new partitions, new stair cases, new fake entries, in 5-sty bk store & wks; (a) Irving Mason, 334 Bway (1401).

2D AV, 2460-78, new ext in 3 & 4-sty bk str & dwg; (a) Geo. L. Ingraham, 222 Columbus Circle (1301).

3D AV, 355, new building, change to 3-sty bk store & dwg; $5,000; (a) Samuel Jaffee, 822 S av:

5TH AV, 59, remove rf, new rf, walls, partitions, new ext, 2 & 4-sty bk store to 3-sty bk str & dwg; $10,000; (o) Z. & B. Realty Co., 355 S av (1530).

6TH AV, 158, remove partitions, chimney, new partial ext, 2-sty bk factory; $5,000; (o) Coca Cola Bottling Co., South Realty Co., Chas. P. Cillpepper. 427 W 148th (239).

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135TH ST, n, s, 280 e City Island av, new toilets, sinks, wash basins, fireproofing, concrete floors & new partitions to 3-sty bk storage & factory; $5,000; (a) J. Sunshine Mfg. Co., Francis Hager, 406 E 146th. Preis. (a) Max Glizer, on prem; (a) Moore & Landsted, 3 av & 74th (125).

14TH ST, s, 405-75, new baths, new plumbing to five 3-sty tuns; $12,500; (o) Frederick B. Rockfort. 1213 Eder av; (a) Moore & Landsted, 3 av & 148th (250).

167TH ST, s, 407 e Park av, 4-sty bk ext, 40x70, to 4-sty bk factory; $100,000; (o) Eugene W. Stern, 56 W 45th (258).

16TH ST, 421-35, new col, partitions to 3-sty bk factory; $3,000; (o) Coca Cola Bottling Co., Chas. P. Cillpepper. 427 W 148th, Preis. (a) W. B. Wells Co., 1181 Myrtle av (259).

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