

Real Estate Record and Builders Guide

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EDITORIAL

Menace of Municipal Home-Building

Some slight prospect of help in the housing crisis is indicated by the news from Albany that Governor Smith probably will advocate exemption from the State income tax of mortgages up to \$40,000. If the Governor makes this recommendation to the special session of the Legislature on September 20, the Senate and Assembly probably will enact it into law. Such action may help just a little bit, but it will leave the big problem still unsolved.

In considering what may be accomplished at the special session it must be kept in mind that the most important suggestion yet emphasized by Governor Smith is for municipal home-building. This suggestion is likely to have a good deal of support when the legislators reconvene at Albany, especially if the Governor adheres to the plan and urges it earnestly upon the Legislature. Thus far the legislative leaders have given no indication of their willingness to stand by the Governor in this program.

Numerous important points suggest themselves in connection with this proposal. If the Legislature should decide to sanction home-building by the municipalities, which is a very doubtful experiment even in a crisis, every possible safeguard should be thrown around the enterprise. It is a moral certainty that the taxpayers of New York City do not want the Hylan administration, or any other administration, clothed with power to bind the city's credit to unlimited home-building projects. It is recognized that unless the city, under this scheme, should spend \$200,000,000 or \$300,000,000 a year in building homes for the homeless, even this radical plan would not go far toward relieving the situation. And if the city should be put in a position where it can spend \$100,000,000 for home-building, it is conceivable that the authorities in their enthusiasm might engage in spending many times that amount unless the Legislature puts a proper check upon them. Presumably it is the theory that after a few years the city would get back the money advanced, but what guarantee has anybody that it would get back dollar for dollar?

A more logical plan to meet the crisis would be the exemption of new housing from taxation for a limited period, and it may be that the Legislature will have the courage to adopt this plan. Exemptions from taxation are not desirable and in most instances are wrong in principle. But it is agreed on all sides that the present crisis is so acute as to justify measures which under other circumstances would be indefensible. This plan is embodied in one of the measures in the New Jersey Legislature, the limit of exemption being fixed for five years on all improvements in real estate. There can be no question that the enactment of such a law at the special session in Albany would attract back into the building field enormous sums of private capital.

Among the representative organizations willing, in

this crisis, to accept the exemption plan is the City Club of New York, which has prepared a memorandum to the Legislature expressing the belief that an exemption of this character would be effective in stimulating house building. As the City Club points out, it is less radical than many of the remedies proposed, for it involves merely a slight readjustment of the tax program. It affects no existing taxable object. It is true, as the City Club declares, that as a matter of expediency "this may save our community from going extensively into more doubtful and radical programs, such as municipal construction and operation."

Encouragement for Builders

The pronounced recession in prices of lumber, brick, lath and several other building materials is apt to have a more certain effect on construction work than anything the legislature is likely to do at the special session. It is true that one of the chief causes of the reduction in the quotations for lumber of 50 per cent, of 40 per cent. in common brick and 25 per cent. in lath is lack of demand, as the predicted building boom failed to materialize. But it is as certain that the market is now well stocked with these materials and the supplies at primary points are sufficient to keep these stocks up to any demand that may materialize before inclement weather ends the season.

Steel and cement are still quoted at near the top prices realized this summer, but while conditions indicate that the demand for the former is likely to continue so strong as to prevent any acute break in prices, there are indications that cement manufacturers will have to make concessions if they succeed in taking orders. In a number of recent sales the price has been shaded, indicating a market that has less strength than has prevailed so far during this season.

While the demand for materials used chiefly in the construction of walk-up and one-family houses has slackened for reasons too well known to need repetition, resulting in larger stocks on hand and lower prices, the greatly improved transportation situation has had a decided influence upon the material market. The railroads report that in the item of car loading they have now practically reached the record figures attained under the stress of war. The movement of cars has also been accelerated, with the result that it has been possible to move lumber and other products to this center in greatly increased amounts. The better conditions in the port have acted to facilitate this movement.

These considerations make it probable that the lower quotations for building materials are not temporary, but are more likely to fluctuate near the level to which they have fallen, with a consequently livelier and better market and improved chances of a larger construction program as builders come to realize that they will

not have to contend, in making bids on plans, with constantly rising prices. The lower level which the mate-

rial market has reached is a most encouraging sign of the times.

Reader's Comment on Current Topics

New York, September 9, 1920.

Editor of The Record and Guide:

"I have read with much interest the numerous articles in your paper which propose various remedies for the present shortage in housing conditions in New York City. It seems to me that the 'simple life' of this question has been very forcibly and tersely stated by Mr. Albert H. Atterbury, according to an article which appeared in the New York Times of August 27, 1920. For the benefit of those of your readers who may not have seen it, I take the liberty of quoting the last three paragraphs of said article which read as follows:

"Last Winter a most promising buying movement developed in such property; there was buying and selling on a large scale, and if things had been allowed to take their course it is fair to assume that there would have been a grad-

ual improvement in building. Then these laws were passed and every possible investor was driven out of the business; and they will not return until they are allowed to manage their own affairs.

"I believe all suggested remedies are quack nostrums that will do more harm than good. This applies to the exemption of mortgages from the income tax, to relieving new houses from taxation, to advancing public money to builders, and to municipal building.

"You have driven private capital out of the business by oppressive laws. You can only get it back by repealing those laws and allowing men to reap the rewards of their industry, thrift and foresight. The ultimate investor is the one to seek and until you reach him all other remedies will be useless."

"R. N. VOORHIS."

Lockwood Committee's Program of Housing Legislation

THE housing measures to be presented to the Special Session of the Legislature, with the exception of the bill permitting the city to lend on mortgages, were almost unanimously agreed upon by the Lockwood Housing Committee at an executive meeting held on Tuesday. There are a few objections to this loaning plan, but it is believed that they will be removed when the committee meets again on Monday.

The bills decided on follow:

To exempt new dwelling houses from taxation for a period of ten years.

To permit New York City to loan on bond and mortgage up to 75 per cent. of the value on dwellings not costing more than \$7,000.

To exempt incomes on mortgages up to \$40,000 from the state income tax, and memorializing Congress to do likewise with respect to the Federal income tax.

Repealing the 1916 act, which permits savings banks to lend on bank acceptances and bills of exchange, and thus force

them to lend on bond and mortgage.

Amending the home rule act of 1913 so as to permit the City of New York to operate its own bus lines.

Giving the Public Service Commission power to suspend existing telephone rate schedules, pending an investigation by the commission as to justice and reasonableness of rates.

Senator Lockwood and other members of the committee believe that legislation passed in 1916 permitting savings banks to lend on bankers' acceptances and bills of exchange should be repealed.

"Government aid is extended to heads of families for the building of modest homes all over the world," said Senator Charles C. Lockwood, chairman of the joint legislative housing committee, yesterday, "and it should be done here. It is estimated that by authorizing the city to lend \$2,000,000 a year on what are known as revolving mortgages, it would in reality mean the lending of \$24,000,000 a year. It would not only be a good investment for the head of a family, but for the city."

Realty Board Warns Against Extravagant Appropriations

THE following statement is made by the Real Estate Board of New York:

While the Lockwood Joint Legislative Housing Committee seems to be giving consideration to such radical proposals as setting up the City of New York and other Cities of the State in the building business; exempting new houses from taxation; making the rent laws more radical and applying the restrictions of these rent laws to business construction, the city authorities are looking forward to a magnificent program of spending for next year.

Real Estate owners and all who are directly or indirectly, in taxes or rents, contributing to the support of the city, will be interested in the extravagant plans being formulated at the City Hall.

At the Special Meeting of the Board of Estimate on August 31st, the Mayor stated that he expected to ask the Board for an appropriation of \$10,000,000 in the event of favorable action by the Legislature in his request for authority to run municipal buses.

Already the following appropriations have been asked for and have a favorable tentative approval by the Board of Estimate. In other words, while the amounts and specific purposes have not been formally approved, still a majority of the members of the Board of Estimate pressed their approval, and in some instances appropriations have been made:

School Buildings	\$45,000,000
Docks	20,000,000
Homes	10,000,000

Court House	10,000,000
Markets	85,000,000
Brooklyn Municipal Building.....	4,000,000
Various Smaller Buildings.....	5,000,000
Street equipment and garbage destruction.....	2,500,000

\$179,500,000

In addition the expenditures for the extension of the Ashokan Dam System and the extension of subways under new contracts or by day's work will be made which will involve at least \$20,000,000. This would make a total of \$199,500,000. The Real Estate Board of New York was regarded as an alarmist when it estimated the 1921 Budget as \$312,000,000, yet the Comptroller has since predicted a Budget of \$350,000,000. This, with the items above mentioned would make a total of \$549,500,000. Every year there were new building projects for hospital extensions or for the other city activities in the way of social welfare or for correction. And there are always new bridges, new ferry boats, and additional parks and play grounds. If the yearly average for the past ten years is taken these appropriations will be found to aggregate at least \$50,000,000. So that it is possible there may be City expenditures in 1921 of \$599,500,000.

Each year the City is authorized to issue \$2,000,000 in Special Revenue Bonds. This year by Legislative Act the limit was temporarily raised to \$7,000,000 and yet the Comptroller notified the Board of Estimate on August 31st that more than \$7,000,000 in bonds had been authorized with still four months of the fiscal year remaining.

REAL ESTATE SECTION

Analysis of Housing Situation Presented by City Club

Favors Exemption from General Property Tax of Single and Tenement Houses Begun Within Two Years Rather Than Exemption of Mortgages

THE City Club of New York has prepared a memorandum on the housing crisis in which its position is stated as to various propositions which will come before the Special Session of the Legislature in Albany.

In this memorandum the City Club, taking the figures from the Record and Guide as its authority, shows how the falling off in building is largely responsible for the present situation and declares:

"Relief for this situation is nowhere in sight. At the last session of the Legislature a number of statutes were passed to affect the relation of landlord and tenant. They have no doubt served their purpose in helping to check some of the worst abuses growing out of the building shortage. For the present these statutes should undoubtedly be retained, and an additional number of Municipal Court Justices should be temporarily assigned to administer them. To greatly extend the principle of this rent legislation, however, would only tend to make more difficult a situation which can be relieved only by new construction."

The City Club points out that an idea of the yearly needs of New York City can be obtained from the fact that in pre-war times about \$75,000,000 went every year into new tenements. While prices for land have not greatly advanced, construction costs have more than doubled and a much greater sum would now be needed to produce like results. Laws against rent profiteering, necessary as they may be, cannot possibly increase the number of dwellings. In fact, with no similar restrictions on the return from investments in business structures and other enterprises, they tend rather to lessen the supply. Indeed, there seems to be little hope at any time of private capital, unaided, supplying decent housing to the average workman at a rate he can afford to pay. Construction costs have at least doubled; rents have increased, but not to that extent. Private initiative will not supply dwellings in quantity until they can be built and rented or sold at a profit. Even if new builders could figure a profit at present high rents, they would be deterred by fear of a future fall toward rents more suitable to the old building costs than to the new.

The City Club, which last winter expressed general approval of the report of the State Reconstruction Commission, returns to the recommendations of that commission for the establishment of housing boards and urges its favorable consideration by the Legislature at the coming Special Session. It suggests that provision should be made whereby in each city the board will be appointed locally and will be made up partly of public officials whose present duties have a bearing upon the problem, with the addition of laymen whose interest and experience will be of value. It declares the problem will be a continuing one for some years to come, and the best thought of each community should be focused upon it in the most effective way. One community may work out methods which would be of value elsewhere. With the Central State Agency as a clearing house, experience will be gained which will be of value to the Legislature. No great expense will be involved.

The City Club declares that the cities of the State should have broad powers for dealing with the housing shortage, even including the power to build and operate. It believes

the dangers in the present housing situation are so great that, while it is to be hoped the State may be able through less radical measures to attract private enterprise back into the building field, no city should be left without the power, where necessary, to take more drastic action.

Discussing the various tax exemption proposals, the City Club declares:

One plan which has been widely advertised and appears to be supported by strong interests is the proposed exemption of real estate mortgage interest from State and Federal income taxes.

Back of this plan is a correct assumption that weakness of the mortgage market is one of the leading factors now operating to check the building of houses by private initiative. While its deterrent influence is unquestionably second in importance to the greatly increased cost of building construction, it is a distinctly unfavorable element in the situation. One of the several merits in the Commission's plan for use of State credits was its bearing upon this problem.

Exemptions of mortgages from the income tax laws would probably have some tendency toward easing this situation. The difficulties, however, are considerable.

The State income tax rates are so low that without a corresponding Federal amendment State exemption would mean little. But official legal opinion is to the effect that statutory provision for a State exemption cannot be directly independent in its operation upon the enactment of a similar amendment to the Federal law. Those in touch with the situation at Washington, on the other hand, assert that the only hope of securing Federal exemption is through initial action by the New York Legislature.

A much worse difficulty is the insistence by advocates of the measure that it must affect mortgages on new and existing buildings and must apply to commercial and industrial mortgages as well as to loans on individual and multi-family houses. This point of view is to regard the general mortgage market as a whole and to give it a measure of general relief in the hope of incidental benefit to new housing projects.

Obviously the plan would involve the cutting off of a large source of national revenue which would have to be made up elsewhere.

Holders of existing bonds secured by mortgages on public utilities and on commercial and industrial plants would be given a substantial appreciation in the value of their securities.

The volume of tax revenue waived from mortgage interest on new single and multiple houses—the end deally aimed at—would be comparatively small. The revenue waived from mortgage interest on buildings erected at pre-war prices, and therefore already favorably situated, would be immensely greater.

The current argument is that any discrimination as to use or period of construction would result in extensive calling of existing mortgages. There may be some force in this point. Existing mortgages are already being called for the purpose of reinvesting the proceeds in securities of an entirely different character. This process would be greatly accelerated by any statute which should exempt all future mortgages from income taxes. It might even be somewhat accelerated by an exemption applying only to mortgages on new dwellings. The degree of such influence would be dependent largely upon the extent of new house building operations.

It is extremely doubtful whether any plan for mortgage exemption will offer substantial relief in the present situation. Difficulties in the way of conditional and discriminating exemptions have already been outlined. As a matter of fact the only actual proposal now being considered is a general State and Federal exemption of mortgages old and new covering every variety of real property. To such proposal the Club is not prepared to give its support.

Another form of tax exemption has been proposed which, in the opinion of the City Club, would be more direct and far more potent in its effect. This is the plan to exempt from the general property tax for State and local purposes single houses and tenements begun within a period of one or two years after the law goes into effect and completed within a reasonable time thereafter, such exemption to continue only for a limited number of years.

It is not the intention to cut off any public revenues from the land on which the new building stands but only to waive for a limited period the tax on the value of the new house or tenement erected.

By this plan the present excessive cost of home building could be measurably overcome. Present builders would be put more nearly on a basis of equity with those who built at pre-war costs. The new building would have an actually increased market value and more mortgage money could be safely loaned upon it. The relief would go exactly where it is socially needed, for every student of the problem agrees that there can be no genuine relief without the resumption of house building.

"The City Club," the memorandum concludes, "believes that an exemption of this character would be effective in stimulat-

(Concluded on page 344)

Governor Gets Many Suggestions for Special Session

Albany Advices Indicate He Will Favor Exemption from State Income Tax of Mortgages Up to \$40,000 as One Stimulus to Building

(Special to the Record and Guide)

Albany, Sept. 10.

GOVERNOR SMITH was advised this week that a combination of the savings and loan associations of the State and the real estate organizations of practically all the large cities is framing a request for a special message to the Legislature urging the enactment of a bill exempting mortgages upon real estate up to \$40,000 from the State Income Tax.

It is a practical certainty that the Governor will favor this proposal, which was supported by the Special Housing Committee that worked in conjunction with the Reconstruction Commission last winter. In its report the Housing Committee pointed out that such relief given to mortgages would aid immeasurably in solving the housing situation, and in addition to this came the support of the measure from representatives of large financial interests in New York City.

As was indicated in these columns some time ago, the proposal to establish a means of state and municipal credit to aid in solving the housing situation will be considered at the special session, even though the Legislature will find it impossible at this time to provide such credit by constitutional amendment. The matter will be laid before the Legislature with a request that laws be passed carrying into effect both the state and municipal credit idea, upon the theory that the state in times of real necessity may exercise the powers reposed in it of protecting the public health and welfare, even though the Constitution in letter may seem to be contravened. There is little doubt but that the Governor, in view of his statement that municipalities under their home rule powers could lend their credit to house-building enterprises, will in his message to the Legislature advocate the enactment of legislation of this character.

Governor Smith made it plain this week that he believes the one solution of the present housing situation lies in more house-building. He made a statement, at a hearing given the savings and loan associations on the matter of placing the bonds of the State Land Bank on a par with canal and highway bonds, to the effect that he would urge the Legislature to pass any and all bills which had as their aim the loosening of money for investment in real estate projects and the encouragement of construction of dwellings. The hearing at which the Governor indicated these intentions was held for the purpose of discussing the practicability of making the bonds of the State Land Bank instrumentalities of the State in order to lift them out of the class of bonds taxable by the federal government. J. P. Judge, of Brooklyn, told the Governor that such legislation would operate to create a readier market for these bonds and would encourage investment in them by the large financial institutions in New York City, thus contributing to the relief of the housing situation. He pointed out that

such legislation would enable building and loan associations to invest in these bonds.

"There are in New York alone applications for more than \$2,000,000 from people who would construct their own homes, if money were available," said Mr. Judge. "Were the savings and loan associations in a position to invest in the bonds of the land banks, there would be no question but that we could satisfy these applications. The savings and loan associations appreciate that the solution of the housing predicament is to be found in a resumption of building and feel that legislation which will make possible this resumption should be enacted. If legislation of this character is enacted we will be placed in a position to meet all demands for moneys to be utilized in the construction of more houses."

At this point Governor Smith indicated that he would do everything in his power to stimulate building on a large scale. The Governor said he believed that the proposal was desirable and advantageous. He said the plan to enact a bill directing the State Comptroller to invest in the bonds of the State Land Bank appealed to him, but that he had some doubt as to the constitutionality of such a plan. He pointed out that the enactment of such a measure would not accomplish the end which the savings and loan associations sought—that the State could not make land bank bonds instrumentalities of the State merely by declaring them such, but Mr. Judge pointed out that the suggestion originally came from Washington and that it carried the assurance that the question of the constitutionality of such an enactment would not be questioned.

At the suggestion of the Governor the representatives of the savings and loan associations are framing a tentative bill which would have the effect of making the bonds of the Land Bank instrumentalities of the State.

Sources close to Governor Smith have indicated recently that the Governor will throw the weight of his support behind the bill exempting mortgages on real estate up to \$40,000 from the State Income Tax. They also declare that the support of the Governor's Reconstruction Commission will be placed behind the demand of the savings and loan associations and the real estate organizations in behalf of this measure. The Governor, it seems, has been impressed by the large volume of correspondence received from advocates of the special session for the consideration of housing problems and in this correspondence there has been practical unanimity that a bill exempting realty mortgages from the income tax would go far toward solving the building problem.

With the Governor actively advocating the enactment of a mortgage exemption bill it is predicted here that the Legislature will not summarily dispose of such a measure in the fashion that characterized the defeat of similar legislation at the regular session.

Analysis of Housing Situation by City Club

(Continued from page 343)

ing house building. It is less radical than many of the remedies proposed, for it involves merely a slight readjustment of the tax program. It affects no existing taxable object. The houses to be exempted will be only those built during the next two or three critical years. The stimulant will be powerful, but it will be given only to the sick patients and not administered to the whole family. Public revenues must still be raised. The absolutely essential new houses will merely not be selected as a source. If tariff taxes may be imposed in order to protect an infant industry, or if a necessary imported article may be put on the free list in order to increase supply and moderate prices, taxes on new buildings may temporarily be waived in order to revive a vital industry which is sick unto death. As a matter of expediency this

may save our communities from going extensively into more doubtful and radical programs such as municipal construction and operation.

"The proposed exemption would not differ greatly in principle from the existing exemption of ship-building from the operation of the Federal excess profits tax. If the power to tax is the power to destroy, an emergency exemption may represent the power to keep alive. The sovereign power of taxation is so broad, and our State Constitution so open, that there is little doubt this measure can be effected immediately by statute. As repeatedly interpreted by the United States Supreme Court, there is nothing in the fourteenth amendment to the Federal Constitution to interfere with any sane exercise of State discretion in choosing or classifying the subjects of local taxation."

High Rentals for Office Space in Wall Street District

Demolition of Building at Wall and Broad to Make Way for Stock Exchange
Addition Accentuates Conditions Already Serious

WITH the construction of the new office building of the New York Stock Exchange, in Wall Street, under way, professional real estate attention centers on the street with renewed interest. Hundreds of tenants that were in the buildings that stood on the site of the projected building were temporarily unhoused and those among them that were not identified with the Exchange, or with the business of Wall street, found new quarters in various parts of the city. The shortage of office space downtown compelled it. Some of the tenants went on Broadway, north of Chambers street; some found offices in the Herald Square and Times Square districts; and, others went into the new office district downtown south of Maiden Lane and east of William street. Rents in Wall street buildings and in office buildings in adjacent streets were raised considerably, on new leases, as a result of the office shortage downtown.

Rentals in Wall street, from Pearl street to Broadway, are henceforth uncertain quantities. They are far higher than they ever were before; and, the shortage of space in the face of keen demand makes rental power there uncertain. There will be 22 stories to the new Stock Exchange office building; and, already, with the building only on the plans, the space is oversubscribed. All of these tenants are brokerage firms doing direct business with the Exchange; and, inasmuch as the elevators of the new building will connect directly with the floor of the Exchange it is easy to see why all the new space is absorbed. This building will not be ready for occupancy until May, 1922. The square foot rate of rental in it surpasses all expectations on account of the competition for office space therein. Ten dollars and more a square foot will be obtained. An owner of office space near the Stock Exchange, now, can obtain almost any price he asks for rent.

Five years ago, and less, some of the office space in the financial section of Wall street was almost as cheap as in some far less important parts of New York, and, this applied to quarters opposite the Exchange. And, yet, at this time, \$15 a square foot is being asked for floor space in 1 Wall street, at the southeast corner of Broadway, to date from May 1, 1921, when new leases are made. This property is very close to the new Exchange office building. Some of the old and unexpired leases run from \$2.50 to \$5 a square foot a year; so it is possible to realize by this contrast what the rental power of Wall street is at this time. There are 900 square feet on a floor in 1 Wall street; and, in contrast with the physical aspects

of other Wall street office buildings 1 Wall street has limited facilities; but its strategic location tells the story.

In the Bankers Trust Building, at the northwest corner of Wall and Nassau streets, space is renting on old leases at \$6 a square foot a year. And, the same is true of other buildings nearby. No rental value has been set, as yet, on the space in the annex to the American Surety building at 100 Broadway, which is in course of construction. This is only one-half block from Wall street and connects with it by an L.

All of the stores on the north side of Wall street, from Broadway to Nassau street, will bring vastly increased rentals under new leases. A confectionery store in 10 Wall street now pays \$18,000 a year, under an old lease, for an ordinary sized store. It almost staggers tenants to think what the rental value of these stores will be under new leases. The aforesaid rental of \$18,000 annually is deemed to be low by those in a position to know. It is said that if the banking rooms in the basement of the northeast corner of Broadway and Wall street were leased for mercantile purposes that they would yield a revenue of \$60,000 a year; and, they comprises only about 2,000 square feet of space.

Long term office leases which expired a year ago were renewed at greatly increased figures, in some cases 100 per cent.; and the circumstance marked the beginning of the great rise that is going on.

Real estate experts, however, are not making appraisals of fee values on the basis of rental power now extant. In fact, it is quite difficult to make a good appraisal there at this time.

The J. P. Morgan interests are making new leases for space in the Mills building, adjoining their home office building, for terms of two years. They have for some time controlled the Mills building; and, it will be two years at least before they make the structural changes in it that they template. Office space in this building is now bringing \$4 a square foot, as a rule. The reason for this comparatively low rent is that the terms of the leases are short ones and the building has not the same modern suitability as some of the more modern office buildings nearby.

Office space in the easterly part of Wall street, in the wholesale coffee and sugar district, has also undergone an increase. Less than five years ago space was obtainable at from \$1 to \$1.50 a square foot a year; whereas now, the same space brings from \$3 to \$4 a square foot a year.

Employers and the Workman's Compensation Law

EMPLOYERS who come under the Workman's Compensation Law are warned to carry compensation insurance to cover their employes. The failure to do so," said Bernard L. Shientag, Chief Counsel to the State Industrial Commission, "is a misdemeanor punishable by a fine up to one thousand dollars, by imprisonment up to one year, or by both such fine and imprisonment." The Industrial Commission through its counsel will proceed vigorously against any employer who continues to disregard this important law. "A large number of awards to injured workmen and to widows and orphans cannot be collected," said Mr. Shientag, "because employers have neglected to carry compensation insurance and in many cases are financially unable themselves to make payment. These widows and orphans are condemned to a life of want and compelled to seek the aid of charity because employers have violated this law."

"It is not only a great injustice and social wrong, but it arouses a spirit of resentment and discontent in the hearts of these unfortunate victims of industrial accidents, who cannot understand why the humane Workmen's Compensation Law,

which they counted on for protection has completely failed them."

Any employer who is in doubt as to his duties under the Workmen's Compensation Law should apply promptly to the Industrial Commission, at its office, 124 East 28th street, New York City. "If an employer continues to violate this law, he may expect very little consideration from the Commission and from the courts," said Mr. Shientag. In the last year the Court of Special Sessions imposed fines ranging from \$50 to \$250 on 122 employers failing to carry compensation insurance, and one uninsured employer in whose plant a worker was seriously injured was sent to jail for thirty days.

A pension system for New York City employes provides for optional retirement of administrative and technical forces at the age of sixty and mandatory retirement at seventy, with a pension allowance at the rate of one-seventieth of the average salary for the last ten years of service. The employe's contributions to the fund range from 4 to 7 per cent. of his salary.

Why We Need Greater Revenue

ON August 1, 1919, the telephone properties in New York City were returned to the private owners by the United States Government. Since then we have been doing our utmost to restore the service to its former high standard and to meet the unprecedented demands for new service.

The Telephone Company has not been immune from the effect of the high cost of all materials and supplies or from the effect of higher salaries and wages. So long as the present eco-

nomie conditions prevail, costs will not be materially lower.

Following is a comparison of results of operation in New York City for the month of August, 1919, the first month following the return of the property to private management and July, 1920, the twelfth month after the return of the property. This shows the effect of restoration and extension work upon our revenue and expenses, including wage increases and wages paid to thousands of additional workers.

Revenue—	August, 1919	July, 1920	Per Cent. Increase or Decrease (-)
Exchange	\$3,233,851.65	\$3,579,682.88	10.7
Toll	497,100.54	558,309.95	12.3
TOTAL	\$3,730,952.19	\$4,137,992.83	10.9
Expenses—			
Pay Rolls	\$1,478,818.38	\$2,332,146.93	57.7
Materials and other Expense	825,110.30	1,191,126.51	44.3
Depreciation	428,602.41	483,167.52	12.7
Taxes	248,781.04	284,771.03	14.5
TOTAL	\$2,981,312.13	\$4,291,211.99	43.9
Net Telephone Revenue	749,640.06	—153,219.16	—120.4
Sundry Net Earnings	58,331.78	80,052.20	37.2
Total Net Earnings	\$807,971.84	\$—73,166.96	—109.1

UNDER the law regulating telephone corporations, this company is entitled to charge rates that will yield reasonable compensation for service rendered. This revenue must be sufficient to pay operating costs, provide for necessary reserve and surplus and produce a fair return upon the value of

the property used and useful in the public service.

During the past seven months our net revenue has shown a serious decrease and on the lowest conservative estimate of the value of the telephone property in the City of New York, *we have earned less than 2% per annum.*

During the month of July we failed to earn our bare operating expenses by over \$73,000.

New York Telephone Company

Review of Real Estate Market for the Current Week

There Was Revival of Demand for Many Kinds of Property and Manhattan and Bronx were Rivals in the Dwelling Market

THERE was a splendid real estate market this week. All parts of the city contributed something to the dealing. There was a better demand for high-class properties than there was during the two preceding weeks. It was one of the best weeks the market has had in a long time, considering the volume of the trading. It was coincident with the departure of summer weather and would seem to be an indication of early autumn activity. Among the big sales was a Fifth avenue parcel and some parcels on Madison avenue. Some large and important leases were negotiated.

A conspicuous feature of the dealing was in corner properties, and this class of activity was not localized; it embraced all parts of the town from the Battery to the upper reaches of the Bronx. Many parcels were sold, too, that adjoined corners, which would seem to indicate buying for the purpose of enlarging corner plots for reimprovement with larger and more modern structures.

In the dwelling field the Bronx shared honors with Manhattan, with the difference that most of the Bronx dwellings were bought for occupancy by the buyers, while probably two-thirds of those acquired in Manhattan were bought for the purpose of remodeling them into small apartments. A few superior dwellings in the upper West Side changed hands also, and these will undoubtedly be utilized for private residence. Numerous dwellings in the best parts of the upper East Side were also bought for occupancy.

The co-operative buying movement attained conspicuity again this week when some of the floors of the projected co-operative office buildings on Madison avenue, in the Grand Central zone, were bought by prominent occupants. And

there was some buying of apartments on the co-operative plan. The success of the Madison avenue buildings on the co-operative plan means much for the general spread of the movement in business districts.

In the downtown parts of the city there was a revival of selling of mercantile buildings, notably in Greenwich street. One sale of more than ordinary interest was a Pearl street property, adjacent to Franklin Square, which was sold by George Ehret. In a few instances tenants bought the properties they occupy. The buying of business properties by tenants slackened somewhat during August and there appears to be a tendency now for it to take on renewed impetus.

The lower East Side contributed more sales this week than it has for some time past. There was a mixture of tenement and business properties, and some of the sales were in streets where real estate has not been active for a long time. It looks as though this part of the city would be an important factor in the market during the fall and winter. Probably the high rents obtaining throughout the East Side, as elsewhere, has brought big offers for tenement properties there.

With the shortage of office space throughout the city, notably downtown, some large transactions in office buildings are anticipated. There is only one large addition to office space being made in the downtown area, and that is the enlargement of the American Surety building on Broadway, between Pine and Wall streets. All of the office space in the contemplated new Stock Exchange building is already spoken for, and many of the large buildings downtown have a list of prospective tenants that they cannot accommodate.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded, in Manhattan this week was 178, as against 140 last week and 95 a year ago.

The number of sales south of 59th st was 61, as compared with 45 last week and 38 a year ago.

The number of sales north of 59th st was 117, as compared with 95 last week and 57 a year ago.

From the Bronx 47 sales at private contract were reported, as against 50 last week and 44 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 354.

Mutual Life Effects Big Deal.

Ephraim B. Levy purchased 17 parcels in Manhattan and the Bronx from the Mutual Life Insurance Co. The properties were recently taken over by the sellers in foreclosure proceedings. In return the Mutual has made a loan of \$1,450,000 to Mr. Levy's holding organization, the Blockton Realty Co., to be applied to the 17-story business building which is nearing completion on the west side of Seventh avenue, between 30th and 31st streets. Several floors have already been rented, it is said, and the average rental is \$35,000 a floor.

In consideration for the loan Mr. Levy buys from the Mutual in the name of the Fitz Roy Realty Corporation, just organized, 14 Manhattan and 3 Bronx properties on which the Mutual Life allows a total of \$550,000 to remain in mortgages. The Manhattan properties are as follows: No. 2354 Third avenue, a 3-story building, on a lot 16.8x100; two plots, each 50x100, one on the south side of 98th street, 275 feet east of Fifth avenue, and one on the north side of the same street, 250 feet east of Fifth avenue; the plot of 17 lots, 375x100, on the south side of 146th street, 275 feet west of Lenox avenue; the plot 120x100, at the southwest corner of Lenox avenue and 146th street; the three block fronts on the west side of Broadway, between 218th and 221st streets, with a total Broadway frontage of about 745 feet; a plot on the hill side on St. Nicholas avenue and Dyckman street, southeast of the Dyckman street subway station, with frontages of 609 and 531 feet respectively; the plot 160x100, on the north side of 144th street, 230 feet west of Seventh avenue; the plot 290.4x100, on the south side of 145th street, 100 feet west of Seventh avenue;

plot 225x100, on the south side of 138th street, 325 feet east of Lenox avenue; lot 25x100, at the southwest corner of Amsterdam avenue and 180th street; plot 65x100, on the north side of 120th street, 226.5 feet east of Pleasant avenue; 226 to 232 East 70th street, four 4-story tenement houses, on a plot 100x100.

Also the following Bronx properties: Plot 115x186, at the southeast corner of Southern boulevard and 139th street; plot at the northwest corner of Westchester and St. Peter's avenues, 175x95.4x irregular, and the plot, 75x100, on the east side of Intervale avenue, 194.3 feet north of 165th street.

George Ehret Sells Pearl St. Corner.

Charles F. Noyes Co., in conjunction with Schmidt & Donahue, sold for George Ehret to Norman S. Riesenfeld 339-341 Pearl street, at the southwest corner of Frankfort street, a 6-story brick loft and store building, on a plot 41x96x57. The building has light on three sides, as it adjoins a vacant lot to the south owned by Harper & Bros. for the protection of the light to their building.

Co-operative Office Buyers.

The Pulp & Paper Trading Co., of 21 East 40th street, purchased 4,440 square feet of office space on the 26th floor of the co-operative Park-Madison Building, in the Madison avenue wing, at the reported price of \$124,000. Douglas L. Elliman & Co., Inc., were the brokers. The Park-Madison Building is to be erected on a plan of co-operative ownership and management from Park to Madison avenues, between 46th and 47th streets.

Warren & Wetmore, architects of the principal buildings in the Grand Central group, purchased the entire 31st floor and more than half of the 30th floor, approximately 15,000 square feet, in the new 31-story mortgage-free Park-Madison Building which is to be co-operatively owned and managed.

Investor Buys Av. A Corner.

M. & L. Hess, Inc., sold for the American Sea Grass Co. 310 to 314 Avenue A and 503 East 19th street, being the southeast corner of the two streets, three 4-story brick buildings on the avenue, on a plot 66x72.10, and a 5-story brick building on the street, on a lot 22x66. The purchaser, the Lucky Thirteen Phonograph Co., will alter the buildings into warehouses and offices for their own use and occupancy.

Big Upper East Side Deal.

J. J. McDonald sold to the Marcaro Corporation, represented by Laurence McGuire, 124 to 130 East 85th street, a 5-story flat and three 3-story and basement brownstone dwellings, on a combined plot of 70x102.3, between Park and Lexington avenues.

Bodanzky Buys From Zimbalist.

Efrem Zimbalist, the violinist, sold his former residence at 315 West 100th st, a 5-story American basement dwelling, on lot 19x100.11, near West End av. The new owner is Arthur Bodanzky, the conductor. Mr. Zimbalist bought the house 10 years ago and occupied it most of the time. Recently he purchased a costly home in the Park av section.

Eastwood Court Changes Hands.

Natural Chemical Co. sold to Harold M. Silberman the 5-story apartment house known as Eastwood Court at 507 West 186th st, on a plot 75x107.5, adjoining the northwest corner of Amsterdam av. The property carries a mortgage of \$90,000.

Good Sale on Ninth Av.

Feist & Weidhaas, in conjunction with Sidney L. Warsawer, sold for R. M. & F. I. Flanley the three 4-story buildings, on a plot 55.8x100, at 567 to 571 Ninth avenue, near 42d street. This property was held at \$70,000, and was an all cash sale, and has been in the possession of the selling family for more than 25 years.

West Point Court Sold.

The Point View Corporation sold the West Point Court, a 6-story elevator apartment house, at the southeast corner of Riverside drive and 135th street. The owners have formed the 575 Riverside Drive Corporation, which takes the property subject to a mortgage for \$262,250. The structure fronts about 180 feet on the curve of the drive at this point. On 135th street the frontage is 24.4 feet, while the easterly and southerly lines measure 150 and 119.5 feet respectively. The house was erected about 15 years ago by Charles Hensle.

Knickerbocker Hospital Buys.

George A. Bowman, who recently sold for Mrs. Sophie Acker the 5-story apartment house 458 West 131st street to Joseph Nosch, who was to use same as a co-operative home for himself and fellow employees of the Claremont Restau-

rant, has resold same to the Knickerbocker Hospital, for a nurses' home temporarily, during the erection of a new home on the adjacent property, running from 130th to 131st streets and Convent avenue.

Estate Sells Barclay St. Corner.

Charles F. Noyes Co. has sold for the estate of Samuel D. Babcock to Dr. Alexander Kahanowicz the 5-story and basement store and office building 24 Barclay street, at the southwest corner of Church street, covering a lot 25x61.1½. The property was held at \$100,000. Dr. Alexander Kahanowicz for many years was secretary to Count Paderewski, recent president of the Polish Republic, and he will occupy the premises just purchased for the sale of rare manuscripts, books and religious publications.

Overlooking Chatham Square.

Edward Sautagata purchased from the Globe and Rutgers Fire Insurance Co. the group of 4-story buildings at the junction of Mott and Worth streets, facing Chatham square, and known as 1 and 3 Mott street and 202 and 203 Worth street. The property has a frontage of 64.1 feet on Mott street and about 85 feet on Worth street.

Sale of Fifth Av. Property.

Mary Kaufman and others sold to Abraham and Isidore Shapiro 77 Fifth avenue, between 15th and 16th streets, a 5-story stone front mercantile building, on a plot 30.6x100. The property adjoins the Knickerbocker Building at the southeast corner of East 16th street.

Sells a Madison Av. Parcel.

The Manville Securities Corporation bought from the New York Life Insurance and Trust Co. and Harry de B. Parsons the 4-story building 294 Madison av., on a lot 24x96.7. The parcel adjoins the 12-story Johns-Manville building at the southwest corner of 41st street. The purchase is understood to have been made in behalf of the Johns-Manville Co., manufacturers of asbestos.

Greenwich St. Holdings Bought.

The Merchants' Refrigerating Co. sold to Charles Rothfeld the 3-story building 291 Greenwich street, on a lot 26.6x79.3.

Leon M. Buyukas bought from Louise W. Augustine the 3-story building 64 Greenwich street, on a lot 24.7x103.

Merchants Refrigerating Co. sold to Charles

Rothfeld 291 Greenwich street, a 3-story mercantile building, on a lot 26.6x79.3.

Sells on Co-operative Plan.

Pease & Elliman sold for Samuel H. Herzog and Edgar A. Levy three apartments on the co-operative ownership plan in 969 Park av. at the northeast corner of 82d street. These apartments vary from 11 to 14 rooms. The buyers are Mrs. Florence F. Leeds, Mrs. M. A. Jenks and C. F. Rand. The latter was a tenant in the building.

Douglas Gibbons & Co., in conjunction with Pease & Elliman, sold a co-operative apartment, at 103 East 75th street, to Coster Wilmerding.

Spencer Arms Co-operative.

The Spencer apartments at 523 West 121st street have been purchased for \$156,000 by a syndicate of tenants, who have organized the Spencer Apartments, Inc. The deal was arranged by Spotts & Starr, Inc. Every apartment is to be occupied by the tenant-owner. The new company is capitalized at \$42,300 and has as directors D. G. Griffin, C. I. Johnson and M. F. Nugent. The Spencer is a 6-story elevator apartment, on a plot 66.8x100.11, between Broadway and Riverside drive.

Sells a Long Beach Plot.

The Lewis H. May Co. sold for Arthur W. Ware a plot of lots on Walnut street, Long Beach, L. I., to Frank Cassale for improvement with a private dwelling for his own use.

Manhattan.

South of 59th St.

BEDFORD ST.—Julius J. Ritter sold to the F. S. Mason Holding Co. the 4-story brick building 79 Bedford st., northwest corner of Commerce st., on a lot 25x50.

CHERRY ST.—The Central Union Trust Co. sold to James S. and Daniel L. Reardon the 4-story brick and frame buildings 402 to 406 Cherry st., on a plot 64x97.8, adjoining the Miles brewery property on the east.

ESSEX ST.—Gittel Fruchtman sold to S. Kirschenbaum 80 Essex st., a 6-story brick tenement house with stores, on a lot 27.6x100.5, adjoining the northeast corner of Broome st.

ESSEX ST.—Adolph Teitelbaum bought from Louis Beckelman the 3-story tenement house 126 Essex st., on a lot 17.6x50.

FERRY ST.—George J. Hecht, dealer in hides at 6 Jacob st., bought from Abraham L.

Newman 29 Ferry st., a 5-story brick building, on a lot 25.1x118.11x25.7x117.7, between Cliff and Jacob st.

LISPENARD ST.—Charles F. Noyes sold for Matilda M. Hayes and Eloise C. Miles a half interest in 46-48 Lispenard st. to Daniel F. Farrell. The property is valued at \$100,000. The building is a 5-story and basement, with electric elevator, covering lot 48x98, and is leased to the Claflin Corporation until February 1, 1921.

MADISON ST.—John Sbarboro bought from an estate 37 Madison st., northeast corner of James st., a 3-story tenement house, on a lot 25.7x36.

MONTGOMERY ST.—Abraham Frankel sold to Philip Worth 60 Montgomery st., a 5-story tenement house with store, on a lot 25x93.4.

ORCHARD ST.—Samuel and Rose Levine bought from Julius Kline the 5-story tenement house with stores at 141 Orchard st., on a lot 25x87.6.

PEARL ST.—Herman Behlen sold to Vito G. Viverito 371 Pearl st., adjoining the northwest corner of Hague st., a 5-story mercantile building, on a lot 20x75.6x irregular.

SUFFOLK ST.—S. Reitman sold to Max WALTER 120 Suffolk st., a 5-story tenement house, on a lot 24x75.

VAN NEST PL.—Nicola Podesta sold to Robert E. Richardson 6 Van Nest pl., a 3-story and basement brick dwelling, on a lot 20x95.3, near West 4th st.

WATER ST.—Robert A. Shaw sold to the National Aniline & Chemical Co., now on Burling slip, the building 183 Water st., on a plot 23x45, adjoining the northeast corner of Burling slip.

9TH ST.—Samuel Scheiner and Nathan Auerbach bought from Birnkopf 814, 816 East 9th st., two 6-story tenement houses, each on a plot 40.9x93.11.

13TH ST.—Meredith Realty Co. bought from Rachel Hyman and others 224-228 East 13th st., three 6-story brick tenement houses, with stores, on a plot 86x103.3.

14TH ST.—Rosehill Realty Co. sold to the Truf Realty Corporation 6-story brick flat with stores, 329 East 14th st., on a lot 25x103.3.

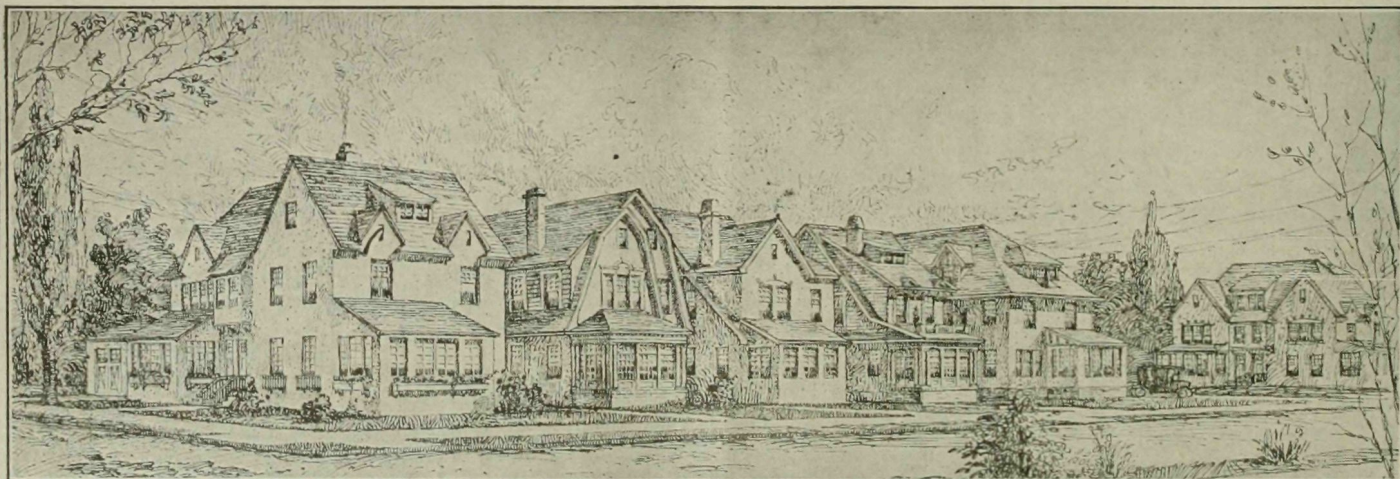
18TH ST.—Frank Vettel and Henry Vettel sold to Anna Beckman the 2-story and basement frame and brick dwelling, on a lot 21x92, at 328 East 18th st.

BROKERS WITH HOME-SEEKING CLIENTS

Investigate This Exclusive Flatbush Development

Artistic group of twelve one-family and seven two-family residences, with one and two-car garages, large living-room, open fireplaces, dining-room, breakfast porch, kitchen and pantry, five spacious bedrooms, sleeping porch, ample built-in closets, two baths and extra maid's toilet, laundry in basement and unusual modern labor-saving housekeeping conveniences.

READY FOR OCCUPANCY IN OCTOBER—PRICES ARE RELATIVELY LOW BY COMPARISON



Brokers Fully Protected

LAND IMPROVEMENT & CONSTRUCTION CORP.

186 REMSEN STREET

AVE. L and KENMORE PL., BROOKLYN

21ST ST.—Louis Schrag sold for the estate of Henry Bruner 165 West 21st st, a 4-sty and basement stone front dwelling, on a lot 20x98.9.

22D ST.—Maria L. Simpson sold to Patrick F. Burke the 4-sty stone front American basement dwelling 471 West 22d st, on a lot 16.8x98.9.

30TH ST.—J. Arthur Fischer sold for Fred-eric Poffett 358 West 30th st, a 3-sty English basement brick dwelling, on a lot 18.4x98.9.

37TH ST.—Christine Stratton and others sold to George H. Jones the 5-sty brick loft building 212 East 37th st, on a lot 25x98.9.

46TH ST.—The Beekman Holding Co. and Anna Rosenberg sold to Oscar F. Brenner the 4-sty flat with store at 107 West 46th st, on a lot 25x100.5.

47TH ST.—Maurice Wertheim sold for the 2824 Broadway Corporation, Jos. G. Abramson, president, the two 3-sty and basement dwellings 156 and 158 East 47th st, between Lexington and 3d avs, on a plot 37.6x100.5. The purchaser is an operator who will offer the property for resale. This latest sale makes a total of nine old dwellings that have been sold in this block, several of which are now being re-built into handsome homes.

49TH ST.—Annie Widder sold to the Homat Realty Co. the 4-sty stable, on a lot 25x100.5, at 335 West 49th st.

50TH ST.—The William T. Meredith estate sold to A. J. Robertson the 4-sty and basement stone front dwelling, Columbia College leasehold, at 38 West 50th st, on a lot 20x100.5. The new owner will alter into stores and apartments at the expiration of the present lease.

52D ST.—Phelps Holding Corporation sold to Alexander D. Veitch 29 West 52d st, a 4-sty and basement stone front dwelling, on a lot 17x100.5.

52D ST.—Giuseppe Benza sold to Vincenzo Laforde 503 West 52d st, a 5-sty tenement house with stores, on a lot 15x75.

53D ST.—Coastwise Warehouses, Inc., sold 12 West 53d st, a 5-sty American basement stone front dwelling, on a lot 20x100.5.

56TH ST.—John T. Fenlon sold to Elizabeth Neafseg 359 West 56th st, a 4-sty and basement stone front dwelling, on a lot 17.10x100.5.

57TH ST.—Chr. Volzing & Son, Inc., and Leon S. Altmayer sold for D. Hart the 3-sty and basement brownstone dwelling 332 East 57th st, on a lot 25x65.10.

57TH ST.—Norvin H. Green, who recently bought 144 East 57th st, has purchased the adjoining 3-sty building at 142, on a lot 18.9x100.5, from Henry B. Anderson. He now controls a frontage of 37.6 feet at this point.

57TH ST.—John Ammon sold to Norvin H. Green 144 East 57th st, a 3-sty and basement brick dwelling, on a lot 18.9x100.5.

57TH ST.—Belle Kretschmer, as trustee, sold to Thomas F. Curran the 4-sty and basement stone front dwelling at 313 West 57th st, on a lot 25x100.5.

57TH ST.—Richard Roff bought from the New York Life Insurance and Trust Co. 332 East 57th st, a 3-sty and basement brownstone dwelling, on a lot 25x65.10.

58TH ST.—The Blum estate sold the two 4-sty and basement brown stone dwellings 33 and 35 West 58th st, on a plot 41x100.5, near the site assembled by the Plaza Operating Co. for an addition to the Plaza Hotel. It is assessed at \$125,000.

59TH ST.—The Postal Estate Corporation bought from Annie M. Devery the 4-sty building 116 East 59th st, on a lot 25x100.5.

59TH ST.—Malvina Meyers and another, as executrix, sold to Paolo Monteverde the 5-sty flat, on a lot 25x100.4, at 233 East 59th st.

1ST AV.—Morris Dworetzky sold to Charles Kosches 224 1st av, a 5-sty tenement house with store, on a lot 25.6x66.

2D AV.—New York Life Insurance and Trust Co. sold to Samuel Bracerman the 4-sty tenement house with stores at 321 2d av, on a plot 17.4x98.

3D AV.—Ryan & Co. sold for a client to H. Weil 178 3d av, a 4-sty brick building, on a lot 19x60.

6TH AV.—Daniel F. Farrell sold to Samuel Guttenberg the 4-sty building 46 6th av, on a lot 25x73.3.

8TH AV.—Amelia Finck sold to the 516 Eighth Avenue Realty Co. (M. and A. Aronowitz) 516 8th av, southeast corner of 36th st, a 4-sty tenement house with store, on a lot 25x100.

10TH AV.—David A. Mitchell sold to Mamie E. Shea 225 10th av, at the southwest corner of 25th st, a 4-sty tenement house with store, on a lot 20x75.

10TH AV.—John T. Brock and others sold to Adolph Gunther 703 10th av, southwest corner of 48th st, a 4-sty tenement house with store, on a lot 25.1x100.

North of 59th St.

CENTRAL PARK SOUTH.—Mary Morse, Edna A. Elliott and F. B. Allen sold 214 Central Park South, a 4-sty and basement stone front dwelling, on a lot 25x100.5. It is the first sale of the property in 50 years.

60TH ST.—Richard Carvel sold to the Glidden Motor & Supply Co. the 2-sty auto station 243-245 West 60th st, on a plot 49.10x100.5.

68TH ST.—M. H. Gailhard & Co. sold for the Seventy-Three West Sixty-Eighth Street Co. the 5-sty American basement dwelling, on a lot 18x100, at 73 West 68th st to Dr. M. L. Carr.

68TH ST.—Ewing, Bacon & Henry sold for the Shirley Realty Co. the 4-sty and basement dwelling, on a lot 18x100, at 61 West 68th st, to a client, who will make extensive alterations.

71ST ST.—Lillian V. Calhoun bought from the Reicut Estates, Inc., the 3-sty and basement stone front dwelling 243 West 74th st, on a lot 18x102.2.

71ST ST.—Frank Lier sold to Vaclav Sloup and Frank Klein the 2-sty store building, on a lot 25x102.2, at 421 East 71st st.

72D ST.—Maggie Tutschku sold to Alvah Crocker the 3-sty and basement dwelling, on a lot 17.10x102.2, at 214 East 72d st.

72D ST.—Howard Conkling sold to David Nehman 319-321 East 72d st, two 4-sty brownstone flats, each on a lot 30x102.2.

75TH ST.—Antonio Caltabellotta sold to Morris Bernstein 237 East 75th st, a 4-sty brick flat, on a lot 26.8x102.2.

75TH ST.—Joseph Hall and others sold 59 East 75th st, a 4-sty and basement stone front dwelling, on a lot 20x102.2.

77TH ST.—Schindler & Liebler sold for the Belwood Realty Co. 207-209 and 213 to 217 East 77th st, five 3-sty and basement brownstone dwellings, each on a lot 16.8x102.2.

78TH ST.—Sophia Wolf sold to Edward A. Ward the 3-sty and basement brick dwelling at 263 East 78th st, on a lot 13.10x102.2.

78TH ST.—Martha N. Bayles sold to Ella G. S. Bryant the 3-sty and basement brownstone dwelling, on a lot 18.9x102.2, at 208 West 78th st.

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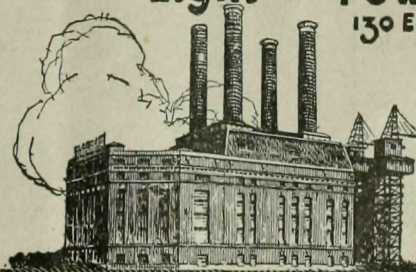
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79TH ST.—Gertrude S. Baxter sold to Jacob Miller 507-509 East 79th st, two 6-sty tenement houses with stores, each on a plot 41.8x102.2.

81ST ST.—David B. Ingersoll sold to William J. Klauberg the 3-sty and basement dwelling 153 West 81st st, on a lot 17.6x102.2.

81ST ST.—Louise Schuler resold to Abraham Wolf the 3-sty and basement dwelling at 148 East 81st st, on a lot 19.5x104.4.

86TH ST.—Laura E. Walker sold to the Simme Holding Co. 57 West 86th st, a 4-sty and basement stone front dwelling, on a lot 22x100.8½.

92D ST.—Edward C. H. Vogler sold for the B. G. B. Realty Co. 61 West 92d st, a 3-sty and basement stone front dwelling, on a lot 20x100.8½.

92D ST.—Sarah A. Vail sold to Thomas M. Acken 70 West 92d st, a 3-sty and basement brick dwelling, on a lot 20x100.8½.

92D ST.—Alfred F. Ferriss and others have sold to Jane Thompson the 3-sty and basement dwelling at 167 West 92d st, on a lot 18x100.8.

94TH ST.—S. Friedman sold to Georgia T. Hauser 76 West 94th st, a 5-sty flat, on a lot 20x100.8.

95TH ST.—Marcus R. Peppard, of the Wood-Dolson Co., Inc., sold for Mrs. Elizabeth Kuhn 26 West 95th st, a 3-sty and basement dwelling, on a lot 18x100.8, to Maurice Prevot.

105TH ST.—John R. Davidson sold for James A. Trowbridge to M. Cowan 28 West 105th st, a 3-sty and basement stone front dwelling, on a lot 16.8x100.11.

106TH ST.—Mary L. Cassidy sold to Catharine Loughran 169 East 106th st, a 4-sty tenement house with store, on a lot 28.3x100.11.

110TH ST.—Joseph M. Lichtenauer, Jr., as trustee, sold to S. M. Berkowitz the three 4-sty tenement houses 114 to 118 East 110th st, on a plot 50.6x100.11.

114TH ST.—Katherine Chambers sold 180 East 114th st, a 4-sty brick tenement house, on a lot 18x100.11, adjoining the southwest corner of Third av.

114TH ST.—The Alcalde Realty Corporation sold to Abraham Kuther the 5-sty flat, on a lot 27x100.10xirregular, at 67 East 114th st.

115TH ST.—Sidney L. Warsawer sold for the Sineval Realty Corporation to the E. Sharun Co. 304 to 310 West 115th st, four 3-sty and basement brick and stone dwellings, each on a lot 16.8x100.11, adjoining the southwest corner of 8th av.

117TH ST.—Morris Florea sold for Sarah A. Clark 155 East 117th st, a 3-sty and basement brick dwelling, on a lot 16.8x100.11.

118TH ST.—Annie I. Stryker sold to M. Gottlieb 119 West 118th st, a 3-sty and basement stone front dwelling, on a lot 20x100.11.

118TH ST.—John and Joseph Feiner bought from John F. C. and Anna M. Wetter 424 East 118th st, the 3-sty front and 2-sty rear buildings, on a lot 25x100.

119TH ST.—John H. Day sold to the Maxwin Realty Corporation 247-249 East 119th st, adjoining the northwest corner of Second av, a 6-sty tenement house with stores, on a plot 38.4x100.11.

120TH ST.—Croton Realty Co. sold to Frank R. Rosolio 339 East 120th st, a 3-sty and basement stone front dwelling, on a lot 16.8x100.11.

121ST ST.—A. Kane Co. sold for Marie M. Pont 244 West 121st st, a 3-sty and basement stone front dwelling, on a lot 16.8x100.11.

121ST ST.—C. M. Folsom & Co. sold for John L. Tupper the 3-sty and basement brownstone dwelling 212 West 121st st, on a lot 15x100.11, to Louis Berris.

126TH ST.—Vincenzo Celenza resold to Mary Zombaro 245 East 126th st, a 2-sty and basement brownstone dwelling, on a lot 20x99.11.

127TH ST.—Abraham J. Gottlieb sold to Lydia Soukop 17 West 127th st, a 3-sty and basement stone front dwelling, on a lot 18.9x99.11.

127TH ST.—Simon S. Friedberg resold to Utopia W. Hoke the 2½-sty frame dwelling, on a lot 25x99.11.

129TH ST.—Ernest T. Bower sold for Laura N. Kells and others 26 West 129th st, a 3-sty and basement stone front dwelling, on a lot 17.6x99.11, to a buyer, for occupancy.

129TH ST.—Morton Realty Co. sold to Minerva V. Johnson 245 West 129th st, a 3-sty and basement brick dwelling, on a lot 18.9x99.11.

130TH ST.—John H. Pierce, with John E. Hagmayer, sold for Thomas Herbert Smith, 229 West 130th st, a 3-sty and basement stone front dwelling, on a lot 19.6x99.11, to Susan L. Fletcher, of Washington, D. C. This is the first sale of the house since 1887.

131ST ST.—Samuel C. Baum resold to a buyer for occupancy the 3-sty and basement stone front dwelling 66 West 131st st, on a lot 16.8x100, which he bought recently from the Minor estate.

137TH ST.—Rufus M. Overlander sold to Enos Rainford the 3-sty and basement brick dwelling, on a lot 16x99.11, at 312 West 137th st.

138TH ST.—Fitz Howell sold for the Equitable

Life Assurance Society the 3-sty and basement King Model dwelling at 251 West 138th st, on a lot 20x99.11, with facilities for a garage in the rear.

138TH ST.—Equitable Life Assurance Society sold to John Waddell 214 West 138th st, a 3-sty and basement brick dwelling, on a lot 23x99.11.

138TH ST.—Fitz Howell sold for the Equitable Life Assurance Society 240 West 138th st, a 3-sty King model dwelling, on a plot 32x99.11, with garage, to a buyer, for occupancy.

148TH ST.—Charles A. DuBois resold for Dr. Seymour —enstein the 3-sty and basement brick dwelling 519 West 148th st, on a lot 15.6x99.11, to Arthur W. Kennedy, for occupancy.

149TH ST.—Charles A. Du Bois sold for the Guarantee Trust & Safe Deposit Co. of Philadelphia, as trustee, 519 West 149th st, a 3-sty and basement dwelling, on a lot 18.6x99.11.

152D ST.—Giuseppe Zanoni sold to Leonardo Viggiano the 4-sty flat at 303 East 152d st, on a lot 25x100.

176TH ST.—I. Portman sold to S. F. Griffin the Rockville, a 5-sty apartment house at 578-580 West 176th st, on a plot 75x87.1.

179TH ST.—Sarah W. Walls sold to Emil A. Phillips the 2-sty and basement brick dwelling, 521 West 179th st, on a lot 16x75.

ADRIAN AV.—David E. Powers sold to E. C. Metzenthin 33 Adrian av, Marble Hill, a 2½-sty frame detached dwelling, on a plot 37.5x100.

AMSTERDAM AV.—John R. Davidson sold for Harry C. Clause, Jr., to M. Shulman 853 Amsterdam av, a 5-sty double flat, with store, on a lot 25x100.

AUDUBON AV.—The Faun Realty Corporation sold to Lena Menassa the 1-sty store at the northwest corner of Audubon av and 82d st, on a plot 79.9x25.

EDGEcombe AV.—Joseph F. Drury and others sold to Henry W. Lloyd the vacant plot, 37.6x100, on the west side of Edgecombe av, 62.6 feet north of 150th st.

HAVEN AV.—William C. Reeber sold to Edgar A. Landauer 88 Haven av, a 2½-sty and basement stone front dwelling, on a lot 25x103.3.

HILLSIDE AV.—William J. Norton bought from James C. Gaffney the vacant plot, 50x201.6x50, on the south side of Hillside av, 302.2 feet east of Broadway.

LENOX AV.—Charles Tschanett sold to Samuel B. Salzberg the 5-sty flat, 476 Lenox av, on a lot 25x85.

MANHATTAN AV.—Meister Builders, Inc., sold to M. Peterson 467 Manhattan av, a 3-sty and basement brick dwelling, on a lot 16.8x82.

RIVERSIDE DR.—Mrs. Isabel De Forest Colbron sold to a client of Pease & Elliman 82 Riverside dr, a 5-sty American basement dwelling, on a lot 20x97.

2D AV.—Michael Halpern bought 1960 2d av, southeast cor of 101st st, a 5-sty tenement house with stores, on a lot 25.11x100.

Bronx

FOX ST.—Jacob Siegel sold to William Nierenberg the 4-sty flat at 858 Fox st, on a plot 33.4x100.

HOME ST.—Harry Cahn sold through Samuel Cowen to Joseph Goldberg the four 3-sty and basement frame 3-family houses at 961, 963, 967 and 969 Home st, each on a lot 25x91 to 99, including the northwest corner of Hoe av.

KINSELLA ST.—Kelly & Brown sold for a client to Raffle Ricci the vacant plot, 50x100, on the north side of Kinsella st, 205 feet west of Bronxdale av.

PURSER PL.—Joseph G. Abramson purchased from Ida M. Petchtle the 3-sty frame 3-family house 38 Purser pl, on a lot 30x100, one block west of Riverdale av, near the Yonkers city line.

WEIHER COURT.—Richard D. Pirner sold for S. C. Baum the four 2-sty and basement brick dwellings, each on a lot 16.2x43, at 497 to 503 Weiher court to A. C. Campbell.

172D ST.—Samuel Rothberg sold to Joseph Jaffe 456 East 172d st, a 2-sty and basement frame dwelling, on a lot 16.2x100.

174TH ST.—Meyer Iscar sold 481 East 174th st, a 6-sty apartment house, with eight stores, on a plot 50x95, to the Ashton Holding Co.

182D ST.—Tiebout Avenue Co. sold to Em-erich Audieth the 2-sty and basement brick and frame dwelling 746 East 182d st, on a lot 25x70.

184TH ST.—William W. Lyon sold to James G. Levine 358 East 184th st, a 2½-sty and basement frame dwelling, on a lot 25x99.

231ST ST.—Frank D. Wiley, of the Board of Education, sold his fine residence, garage and large plot at the northwest corner of 231st st and Independence av, Spuyten Duyvil, on the Hudson, to Samuel F. Rothapel, manager of the Capitol Theatre.

BASSFORD AV.—Frank Guth sold to Arthur J. Boley 2321 Bassford av, a 2-sty and basement frame dwelling, on a lot 19.8x46.2.

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4269 Plaza

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Above 56th St.

BOONE AV.—Morris H. Nadler sold to Abraham Berofsky the 2-sty and basement brick dwelling, on a lot 25x100, 1348 Boone av.

BOSTON RD.—Harlem Savings Bank sold 1191 Boston rd, a 2-sty and basement frame de-

tached dwelling, on a plot fronting 83 feet on the road and with an interior and rear widths of 137 feet and a depth of 162 feet. It is a survival of the era when Boston rd was a thoroughfare of fine homes with spacious grounds.

LA FONTAINE AV.—Charles O'Connor Hennessy, as trustee, sold the plot, 50x190, on the east side of La Fontaine av, 100 feet north of 179th st, through to Arthur av, where the frontage is 25 feet. The buyer is the S. & P. Building Co. which has procured a building loan of \$15,000 from James G. Wentz.

Brooklyn.

AMITY ST.—Martin Co. sold for Catherine Meeser to the Associated Club of Nurses 188 Amity st, a 4-sty dwelling.

PARK PL.—Mrs. Mary Thonet sold 662 Park pl, a 4-sty brick and stone double flat.

PIERREPONT ST.—Norma R. Shank sold through the Martin Co. to Anna Quinn 35 Pierrepont st, a 3-sty and basement dwelling.

REMSEN ST.—Sevencort Realty Corporation sold through the Martin Co. to Henry G. Marke 122 Remsen st.

SUMPTER ST.—The William Ulmer estate sold the 3-sty frame building, on a lot 25x100, at 74 Sumpter st, to Enrico and Nello Chelli, the present tenants. Joseph P. Day was the broker.

VANDERVEER ST.—Frank A. Seaver & Co. sold for a client to Mrs. A. Schablousky 100 Vanderveer st, a frame 2-family house.

BROADWAY.—Realty Associates sold to Sam Shapiro the 3-sty brick flat, with stores 441 Broadway, at a corner of Hewes st, 25x50x100, with a 1-sty extension.

ONEY ISLAND AV.—Bulkeley & Horton Co. sold 430 Coney Island av, a 3-sty flat, on a lot 20x85, for Charles S. Van Slyck and Anna C. Ball to a client for investment.

5TH AV.—Realty Associates sold to Fred. F.

Kahles the southwest corner of 8th av and 60th st, a plot 100x100.

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Queens.

EDGEMERE.—The Lewis H. May Co. sold for Schildkraut, Levy & Jankelson a plot of lots on Beach 36th st, Edgemere, to Leony Levy, who will improve with a dwelling for his own occupancy.

RECENT LEASES.

Frank Gould Leases Old Stables.

The Three States Realty Co., holding company for Frank J. Gould has completed negotiations for the leasing of the 1-story building at 217 West 57th street and for abutting property at 216 to 224 West 58th street, the combined properties forming one of the most valuable building sites in the section.

The lessee is the New York Motors Corporation recently organized by Milton J. Budlong to distribute the new Lincoln car, built by Henry M. and Wilfred G. Leland, in Detroit.

The 57th street frontage, 50x100, is now improved with a 1-story building which has been occupied recently by the Tenth Church of Christ Scientist. Directly abutting at 216 and 218 West 58th street are the two 3-story buildings formerly used by Mr. Gould as his city stables. The 57th street building was originally used as the private riding ring and guests' gallery.

Additional holdings on 58th street include the three private houses at 220 to 224, the frontage on this street measuring 125 feet. The entire property is assessed at \$526,000. Its immediate neighbors are the American Fine Arts Building to the east and the Genealogical Hall to the west.

Mr. Budlong's company will change the 57th street building to meet its requirements, although the beauty of the original arch design in Indiana limestone is to be continued, with some added black onyx decoration. Building changes will be made by the Wells Construction Co.

This property has been negotiated for many times in the last few years, but was withdrawn from the market about six months ago by Mr. Gould, who had plans of his own for its use.

Another Lease to Electric Co.

The Cross & Brown Co. and Francis B. Robert leased for Viola M. Nadelman 222 to 232 East 55th st to the Electric Storage Battery Co. of Philadelphia, which will erect a 2 or 3-story building, to be used for a service station and garage in connection with Exide Battery.

The property was leased for a term of 21 years at an aggregate rental of about \$150,000. This is the second property acquired by the Electric Storage Battery Co. within the last two months, the other location being the southeast corner of Spring and Clark sts. With these two new service buildings the Exide Co. will have five service stations in Manhattan.

\$600,000 Lease on 38th St.

Henry Shapiro & Co. leased for Dr. Walter E. Lambert and Grace G. Lambert, represented by George R. Read & Co., the 5-story building 45 West 38th street and the 4-story building adjoining, making a total frontage of 40 feet. The lessees are the Mercury Lunch Co., Inc. (Umans & Lampert), who recently completed alterations to the building at 32 West 38th street. The building will be extensively altered at once into modern stores and lofts. The lease is for a term of 42 years at an aggregate rental approximating \$600,000. The buildings leased were a portion of the plot which was assembled several months ago for a building operation involving the construction of a 20-story mercantile building extending from 38th street to 39th street, and which proposed improvement was abandoned.

Bank Makes \$500,000 Lease.

The Fidelity International Trust Co., formerly the International Bank of New York, leased from the 110 William Street Corporation about 4,400 square feet of ground floor and basement space at the northeast corner of John and William streets. The main offices of the bank are in the Whitehall Building, 17 Battery place. A new branch is to be opened for the insurance and chemical interests which center around William street. The lease was negotiated by Charles B. Van Valen, Inc. The lease is for a term of 20 years at an aggregate rental of about \$500,000. About \$40,000 will be spent in alterations.

Truckmen Make Long Lease.

B. Keenan & Son, Inc., who have been established since 1863 in the trucking business, have taken over the 7-story building, containing approximately 40,000 square feet, located at 268 West Broadway, running through the block to 6 York street, on a 21-year lease at an aggregate rental of approximately \$250,000. The main floor of this building will be occupied by the Keenan Safe Co. as their salesroom. The offices of the trucking company, which operates a fleet of motor trucks, will be located on the second floor, and the remaining part of the building will be allotted to storage of merchandise. Wm. A. White & Sons were the brokers in the transaction.

Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 25c. 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.

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Brokers Protected

M. MORGENTHAU, JR., CO. leased for Henry Seigel the 3-story and basement dwelling 24 West 94th st, on a lot 17.6x100.2. The tenant, Captain Westcott, will make improvements and occupy.

F. R. TRIPLER & CO. leased to Madame T. Seiposs, of the Fifth Avenue Shop, the building, 25x100, at 557 5th av, at an aggregate rental of \$850,000. This building was leased a year ago by the Johnston estate to Hagedon, and in turn leased to F. R. Tripler & Co., and the latter will return to the northeast corner of Madison av and 42d st, which it left pending structural improvements there.

THE SAMPSON BUILDING, 63-65 Wall st, adjoining the southwest corner of Hanover st, has been leased by the estate of Adele de T. Perigord to No. 63 Wall Street Corporation for a term of 20 years and 6 months, with an option to purchase at \$1,000,000. It is a 13-story office structure and is less than 100 feet from the National City Bank, which occupies the block bounded by Wall, William and Hanover sts and Exchange pl. The rental to be paid by the lessees ranges from \$47,500 to \$61,000 per annum, the lease becoming effective November 1. The option of purchase at \$1,000,000 must be exercised before September 30, 1928. The Sampson Building has been in the possession of the owner for a great many years. It has a Wall st frontage of 55.6 feet, with a depth of from 130 to 90 feet on its westerly and easterly lines respectively. The leasing company is composed of Harris and Maurice Mandelbaum and Fisher and Irving J. Levine.

J. ARTHUR FISCHER leased for a client to Morris Steinberg 164 West 50th st, a 3-story and basement stone front dwelling, on a lot 20x50.5.

REAL ESTATE NOTES.

PIERRE M. CLEAR, well known in realty circles, has formed a partnership with Harris Brown and has opened offices at 373 7th av, near 3-st st. The business will be conducted under the firm name of P. M. Clear & Co., Inc. They will specialize in the sale and leasing of business property.

ARTHUR L. SHAW having purchased the interest of William H. Ebbitt in the real estate corporation known as Shaw & Ebbitt, Inc., announces that he will continue the business at the same address, 4032 Broadway, under the name of Arthur L. Shaw. William H. Ebbitt will open a temporary office at 21 Park Row.

CHARLES B. VAN VALEN, INC., borrowed for Mary H. Jordan a loan of \$36,000 on the 4-story and basement dwelling 336 72d st, occupying a plot 25x102.3; a loan of \$18,750 for Lee Kohms on the 5-story dwelling 127 West 79th st, on a plot 25x102.2; and a loan of \$13,000 for the C. & B. Construction Co. on a dwelling on Ocean pkway, Brooklyn.

L. & G. REALTY CO. obtained through Lawrence, Blake & Jewell from William Henry Barnum & Co. a loan of \$700,000 for the erection of a 13-story mercantile building, 98.9x131, at 213-223 West 35th st. The structure will be ready February 1, 1921.

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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	
	Sept. 2 to 8	Sept. 4 to 10	Sept. 2 to 8	Sept. 4 to 10
Total No.	202	219	12,311	6,581
Assessed Value	\$10,331,200	\$18,420,700	\$814,511,400	\$409,168,250
No. with consideration	25	27	1,593	1,069
Consideration	\$811,900	\$1,118,300	\$92,090,977	\$36,537,521
Assessed Value	\$718,200	\$991,500	\$77,712,750	\$36,388,300

Mortgages.

	1920		1919	
	Sept. 2 to 8	Sept. 4 to 10	Sept. 2 to 8	Sept. 4 to 10
Total No.	141	134	8,304	3,551
Amount	\$5,264,200	\$3,682,925	\$279,253,410	\$97,783,304
To Banks & Ins. Cos.	21	26	1,081	619
Amount	\$3,264,000	\$1,163,250	\$92,457,877	\$35,599,025
No. at 6%	100	62	1,081	619
Amount	\$1,393,350	\$949,475	.....	.....
No. at 5½%	20	25	.....	.....
Amount	\$427,750	\$756,750	.....	.....
No. at 5%	3	30	.....	.....
Amount	\$1,000,000	\$1,344,400	.....	.....
No. at 4½%	.....	.....	.....	.....
Amount	.....	.....	.....	.....
No. at 4%	.....	.....	.....	.....
Amount	.....	.....	.....	.....
Unusual Rates	1	1	.....	.....
Amount	\$5,000	\$12,500	.....	.....
Interest not given	17	16	.....	.....
Amount	\$2,438,100	\$619,800	.....	.....

Mortgage Extensions.

	1920		1919	
	Sept. 2 to 8	Sept. 4 to 10	Sept. 2 to 8	Sept. 4 to 10
Total No.	29	23	1,606	921
Amount	\$1,009,000	\$2,845,000	\$104,408,831	\$61,433,895
To Banks & Ins. Cos.	18	14	1,023	506
Amount	\$770,000	\$1,163,000	\$85,224,522	\$48,431,550

Building Permits.

	1920		1919	
	Sept. 2 to 8	Sept. 3 to 10	Sept. 2 to 8	Sept. 3 to 10
New Buildings	7	21	625	269
Cost	\$278,600	\$5,295,500	\$86,404,968	\$53,674,011
Alterations	\$840,300	\$717,625	\$36,701,093	\$20,772,295

**BRONX.
Conveyances.**

	1920		1919	
	Sept. 2 to 8	Sept. 2 to 6	Sept. 2 to 8	Sept. 2 to 6
Total No.	319	286	8,747	5,676
No. with consideration	152	37	1,002	440
Consideration	\$196,819	\$302,525	\$7,390,775	\$5,478,586

Mortgages.

	1920		1919	
	Sept. 2 to 8	Sept. 3 to 10	Sept. 2 to 8	Sept. 3 to 10
Total No.	142	176	142	176
Amount	\$662,233	\$1,426,360	\$662,233	\$1,426,360
To Bank & Ins. Cos.	5	6	5	6
Amount	\$75,500	\$72,500	\$75,500	\$72,500
No. at 6%	104	98	104	98
Amount	\$400,011	\$492,375	\$400,011	\$492,375
No. at 5½%	21	38	21	38
Amount	\$124,582	\$768,500	\$124,582	\$768,500
No. at 5%	5	21	5	21
Amount	\$16,450	\$84,835	\$16,450	\$84,835
No. at 4½%	1	.....	1	.....
Amount	\$3,000	.....	\$3,000	.....
Unusual Rates	.....	.....	.....	.....
Amount	.....	.....	.....	.....
Interest not given	11	19	11	19
Amount	\$118,190	\$80,650	\$118,190	\$80,650

	Jan. 1 to Sept. 8		Jan. 1 to Sept. 10	
	1920	1919	1920	1919
Total No.	5,935	3,169	5,935	3,169
Amount	\$40,990,360	\$22,774,752	\$40,990,360	\$22,774,752
To Banks & Ins. Cos.	242	151	242	151
Amount	\$4,398,985	\$2,014,892	\$4,398,985	\$2,014,892

Mortgage Extensions.

	1920		1919	
	Sept. 2 to 8	Sept. 3 to 10	Sept. 2 to 8	Sept. 3 to 10
Total No.	24	11	24	11
Amount	\$932,250	\$175,300	\$932,250	\$175,300
To Banks & Ins. Cos.	19	4	19	4
Amount	\$888,250	\$115,000	\$888,250	\$115,000

Building Permits.

	1920		1919	
	Sept. 2 to 8	Sept. 4 to 10	Sept. 2 to 8	Sept. 4 to 10
New Buildings	16	21	16	21
Cost	\$347,600	\$422,750	\$347,600	\$422,750
Alterations	\$31,050	\$8,500	\$31,050	\$8,500

**BROOKLYN.
Conveyances.**

	1920		1919	
	Sept. 1 to 7	Aug. 25 to Sept. 3	Sept. 1 to 7	Aug. 25 to Sept. 3
Total No.	874	1,531	874	1,531
No. with consideration	29	79	29	79
Consideration	\$174,997	\$774,539	\$174,997	\$774,539

Mortgages.

	1920		1919	
	Sept. 1 to 7	Aug. 24 to Sept. 3	Sept. 1 to 7	Aug. 24 to Sept. 3
Total No.	660	1,158	660	1,158
Amount	\$2,807,128	\$1,146,776	\$2,807,128	\$1,146,776
To Banks & Ins. Cos.	44	125	44	125
Amount	\$273,050	\$903,740	\$273,050	\$903,740
No. at 6%	601	926	601	926
Amount	\$2,490,288	\$2,934,276	\$2,490,288	\$2,934,276
No. at 5½%	41	171	41	171
Amount	\$226,640	\$1,043,700	\$226,640	\$1,043,700
No. at 5%	5	29	5	29
Amount	\$16,400	\$95,800	\$16,400	\$95,800
Unusual rates	3	2	3	2
Amount	\$6,900	\$5,650	\$6,900	\$5,650
Interest not given	10	30	10	30
Amount	\$66,900	\$67,350	\$66,900	\$67,350

Building Permits.

	1920		1919	
	Sept. 1 to 7	Sept. 3 to 9	Sept. 1 to 7	Sept. 3 to 9
Total No.	32,631	23,441	32,631	23,441
Amount	\$151,892,302	\$87,386,596	\$151,892,302	\$87,386,596
To Banks & Ins. Cos.	3,315	1,829	3,315	1,829
Amount	\$26,810,349	\$12,076,098	\$26,810,349	\$12,076,098

**QUEEN'S.
Building Permits.**

	1920		1919	
	Sept. 1 to 7	Sept. 3 to 9	Sept. 1 to 7	Sept. 3 to 9
New Buildings	117	176	117	176
Cost	\$356,250	\$735,392	\$356,250	\$735,392
Alterations	\$52,500	\$53,935	\$52,500	\$53,935

**RICHMOND.
Building Permits.**

	1920		1919	
	Sept. 1 to 7	Sept. 3 to 9	Sept. 1 to 7	Sept. 3 to 9
New Buildings	121	29	121	29
Cost	\$162,350	\$38,150	\$162,350	\$38,150
Alterations	\$20,140	\$16,790	\$20,140	\$16,790

BUILDING SECTION

Total of Contracts Awarded In August Shows Increase

Statistics Compiled by F. W. Dodge Company Indicate Slight Gain in Value of Building and Engineering Commitments During Month

BUILDING operations during the month of August showed a slight increase over July, according to statistics compiled by the F. W. Dodge Company. Contracts awarded during August in the twenty-five states comprising the northeastern quarter of the country, amounted to \$205,651,000, as against \$204,398,000 for July.

While this increase is not sufficient in itself to indicate an upward trend in construction activity, there are other factors which encourage the belief that the temporary slump is nearly over.

The amount of contemplated work reported in August was \$357,510,000, compared with \$334,341,000 for July. This increase, in view of the enormous pressing demand for buildings of various classes, gives some indication of reawakened interest in carrying out of the year's building program.

An idea of the amount of deferred construction at present may be gained from the figures on contemplated projects reported by the F. W. Dodge Company for the first eight months of the year, which have reached the sum of \$3,661,451,000. Normally the amount of contracts awarded during the same period would amount to about two-thirds of the amount of work projected. Consequently, to preserve the normal proportion, contracts awarded for the eight months should amount to about \$2,400,000,000, whereas the actual amount is \$1,952,528,000, leaving a deficit of about \$450,000,000 worth of construction.

Contracts awarded in the first eight months of 1920, amounting to \$1,952,528,000, compare most favorably with the amount for the same period in 1919, which was \$1,596,314,000.

The indications for the remainder of the year are that succeeding months will show greater activity than has been in evidence during the summer months.

August building contracts in the New England States amounted to \$22,921,000, a decline of 23 per cent. from the July figure.

In detail the August building figures show the following items: Residential buildings amounting to \$6,175,000, or 27 per cent. of the total; business buildings amounting to \$5,796,000, or 25 per cent. of the total; industrial buildings amounting to \$4,673,000, or 20 per cent. of the total; and public works and utilities amounting to \$3,072,000, or 13 per cent. of the total.

Contemplated work reported during the first eight months of the year in New England has amounted to \$417,838,000, as against contracts awarded aggregating \$231,359,000.

The contemplated work reported in that period included \$99,069,000 for industrial plants, \$89,570,000 for residential buildings, \$72,521,000 for business buildings, and \$58,669,000 for public work and utilities.

In New York State and Northern New Jersey building contracts for August amounted to \$38,431,000, an increase of 5% over the July figure.

The August total included: \$12,788,300, or 33% for residential buildings; \$7,725,000, or 20%, for public works and utilities; \$6,102,000, or 16%, for business buildings; and \$3,719,000, or 10%, for industrial plants.

Contemplated projects amounting to \$83,593,000 were reported in August, as against \$56,101,000 in July, which gives promise of increased activity in this district in the near future.

From January 1 to September 1 the total amount of contemplated work was \$738,572,000, as against \$440,185,000 for contracts awarded in the same period. The contemplated projects reported in the first eight months of the year included the following items; \$204,807,000 for residential buildings; \$160,641,000 for business buildings; \$140,723,000 for public works and utilities; and \$116,283,000 for industrial plants.

August building contracts in Eastern Pennsylvania, Southern New Jersey, Maryland, Delaware, the District of Columbia, and Virginia amounted to \$21,648,000, a decline of 7% from the July figure.

The August total included: \$4,649,000, or 21%, for residential buildings; \$4,534,000, or 21%, for industrial plants; \$3,398,000, or 16%, for business buildings; and \$3,076,000, or 14%, for public works and utilities.

Encouragement for the near future is seen in the amount of contemplated work reported in August, which was \$44,696,000, compared with \$31,814,000 in July.

Contemplated work reported for this district from January 1st to September 1st has amounted to \$580,808,000, compared with \$243,353,000 for contracts awarded. The projected work for the first eight months of the year includes: \$134,320,000 for public works and utilities; \$125,686,000 for residential buildings; \$101,982,000 for industrial plants and \$74,328,000, for business buildings.

August building contracts in Western Pennsylvania, West Virginia, Ohio, Kentucky, and Tennessee amounted to \$35,592,000, which was practically the same as the July figure.

The August figure includes the following items: \$9,673,000 or 27% for residential buildings; \$7,022,000, or 20%, for industrial plants; \$6,698,000, or 19%, for public works and utilities; and \$5,234,000, or 15%, for educational buildings.

Contemplated work reported from this district in August amounted to \$70,606,000, more than double the July figure.

The total amount of contemplated work reported from January 1st to September 1st, has amounted to \$448,802,000, including the following items; \$111,872,000 for residential buildings; \$102,376,000 for industrial plants; \$83,355,000, for public works and utilities; and \$66,028,000, for business buildings.

Building contracts let during August in the Central West (comprising Illinois, Indiana, Iowa, Wisconsin, Michigan, Missouri and portions of Eastern Kansas, and Nebraska) amounted to \$81,468,000, an increase of 12% over the July figure.

The August total included the following items: \$38,203,000 or 47%, for public works and utilities; \$14,595,000, or 18%, for industrial plants; \$9,142,000, or 11%, for business buildings; and \$6,720,000, or 8%, for residential buildings.

Contemplated work reported in this district during the month of August amounted to \$113,104,000, bringing the total amount of work projected from January 1st to September 1st up to \$1,361,065,000, compared with contracts awarded during the same period amounting to \$616,808,000.

Contemplated work reported during the first eight months of the year included: \$347,975,000 for public works and utilities; \$247,800,000 for industrial plants; \$247,800,000 for residential buildings; and \$185,833,000 for social and recreational projects.

August building contracts in Minnesota and North and South Dakota amounted to \$5,592,000, a decline of 40% from July.

Building Progress Not Halted by Labor Troubles

Striking Painters and Plumbers Not Members of Building Trades Council and Not Recognized by Building Trades Employers' Association

DESPITE persistent rumors of unsettled labor conditions in the building industry there is very little actual difficulty at present with any of the trades affiliated with the Building Trades Council.

The Brotherhood of Painters are on strike owing to the refusal of the members of the Master Painters' Association, the Society of Interior Decorators and the Cabinet Makers' Association to meet their demands of \$10 per day.

The proposed schedule forbids work on Saturday mornings under any circumstances, and makes various arbitrary demands that tend to cause inconvenience to the public and higher cost of work. The employer organizations believe that the time has come to resist these demands with all their power, at whatever inconvenience or cost, and confidently rely upon the public to sustain them.

Since August 1, 1919, the pay of painters has already been increased fifty per cent., which is largely in excess of the increase in cost of living since that time. There is every indication that the decline in general prices already begun, will continue, and the argument for further increase of wages on account of the increase in the cost of living is not tenable.

The painters can increase their income to the amount now demanded if they will work on Saturday mornings as is customary in all other trades. If they insist upon being idle for an entire working day each week, the cost of maintenance for their idleness should not be a charge upon the public.

The owners of the buildings under construction, almost unanimously, have signified their approval of this position. If the employer organizations have the benefit of full public support at this critical time, a great obstacle to the construction of much needed homes will be speedily removed.

Many false claims of success in securing acceptance of the new demands result from the active propaganda of the strikers in the public press. The established organizations, which employ a large proportion of painters of the better class, present a solid front in opposition. Statements to the contrary should not be accepted without verification.

The painters repudiated their agreement of last November and have been expelled from the Building Trades Council which is in full harmony and accord with the Building Trades Employers' Association.

The difference between the plumbers and the employers also does not affect building operations in the city. The unions which are out on strike are not affiliated with the Building Trades Council which has an agreement covering the balance of the current calendar year with the Building Trades Employers' Association. So far as could be learned this week the plumbers' unions which were included in the agreement of last December have no idea of violating their pledge and will continue to work under the scale determined upon between the council and the employers' association.

Throughout the building industry there has been more peaceful conditions during 1920 than for many years past. The agreement of December, 1919 has been lived up to by both employers and workmen and from all accounts there is practically no dissatisfaction on the part of building labor.

According to a recent bulletin issued by the U. S. Geological Survey, 1919 was the banner year for the exportation of stone from the United States. The value of the stone exported was \$2,779,389.

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Our facilities have not suffered through railroad congestion. We have on hand 20,000,000 feet of lumber, brought in by Water, that we are prepared to market at an actual

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PAIDGE AVENUE AND NEWTOWN CREEK

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Greenpoint 198-9

Architects and Engineers Less Active on New Plans

Figures of F. W. Dodge Company Indicate Falling Off in Number of Proposed Building and Engineering Projects in Local Territory

REPORTS from the offices of architects and engineers in the Metropolitan District and adjacent territory for the week of August 28 to September 3 inclusive indicate a slowing down of planning activity. The condition is generally a reflection of the scarcity of building materials and supplies in and around Greater New York that has caused a lot of projected building to be held in abeyance until next spring. Builders are optimistic, however, as during the past week there has been a substantial drop in the market prices for certain building essentials and this will undoubtedly influence an early start upon a number of important operations scheduled for the local territory.

Figures compiled by the F. W. Dodge Company, covering the reported new building and engineering projects in New York State and New Jersey, north of Trenton, show that during the week of August 28 to September 3 inclusive 318 operations were being planned that will require an expenditure of approximately \$16,080,300. During the same period there were

contracts placed for 162 new building and engineering operations that will cost about \$6,899,200.

The list of 318 proposed operations reported in various early stages includes 77 business and commercial structures of various types, \$2,821,500; 16 educational projects, \$952,300; 4 hospitals and institutions, \$305,000; 37 factories and warehouses, \$7,689,500; 2 public buildings, \$10,000; 30 public works and public utilities, \$646,500; 2 religious and memorial buildings, \$30,000; 140 residential projects including apartments, flats and tenements and one and two-family dwellings, \$2,544,000 and 10 social and recreational buildings, \$1,081,500.

Among the 162 operations for which contracts were awarded during the week were included 35 business and commercial projects, \$937,500; 6 educational buildings, \$475,800; 1 hospital, \$150,000; 17 factories and other industrial projects, \$813,300; 1 structure for the U. S. Navy, \$15,000; 2 public buildings, \$12,100; 21 public works and public utilities, \$2,039,000; 72 residential projects of various types, \$2,134,000 and 7 social and recreational operations, \$321,600.

PERSONAL AND TRADE NOTES.

Valentine Kennedy, who is widely known among architects, engineers and general contractors in the Metropolitan district, has been made manager of the Western Waterproofing Company of New York, with offices in the Terminal Building, 103 Park avenue.

W. J. Rainey, Inc., 52 Vanderbilt avenue, has been organized to carry on the business heretofore conducted under the name of W. J. Rainey, electrical engineer. L. L. Willard, a member of the American Institute of Electrical Engineers, is a vice-president of the company.

R. B. Swearer was recently appointed New York district representative of the Morgan Engineering Co., Alliance, Ohio. The New York offices of the company are at 120 Broadway. Mr. Swearer, who was in the United States Navy during the war, after his discharge became connected with the sales staff of the Liberty Steel Products Co., 23 3 Broadway.

Steel Fabricating Corporation, standardized sectional steel buildings, with plants at Chicago Heights and Harvey, Ill., has opened its own sales office in the Wilson Building, 1270 Broadway, New York. It has also opened a Philadelphia office in the Finance Building, and will soon be represented in other principal cities in the East.

William Breeden, formerly district manager of sales of the Philadelphia office of the Lackawanna Steel Co., has been named manager of sales at Buffalo in charge of all sales forces and attached to the office of H. H. Barbour, vice-president in charge of sales of the Lackawanna company. Mr. Breeden has been with the Lackawanna company for nine years, and was previously with the Carnegie Steel Co.

The National Industrial Conference has removed its headquarters from Boston to New York, and on August 23 offices were established at 10 East 39th street. An announcement is made that business executives and economists and others interested in the board's work will find at its offices much valuable information on industrial-economic subjects which is constantly being collected and analyzed. Magnus W. Alexander is managing director.

Important Architectural Competition.

An open competition among American architects for the design of the proposed \$3,000,000 Officers' Memorial Service Club,

to be erected in this city by the Army and Navy Club of America, has just been announced by Brigadier General W. J. Nicholson, vice-president of the club.

Four men prominent in the world of art have been selected to serve as members of the Committee on Design, which will be in charge of the competition. The committee comprises two artists and two architects, all of them celebrated in their particular field. Admiral Bradley A. Fiske, president of the club, is chairman.

The committee is composed of Charles Dana Gibson, Edwin Howland Blashfield, artists, and Henry Bacon and Benjamin Wistar Morris, architects.

Mr. Blashfield's most recent work is the design of the death and wound certificate, which is being distributed by President Wilson. His war posters, notably those for the Red Cross, attracted international attention.

Mr. Gibson also contributed his talents as an artist in war poster work. He recently became the owner of Life, the weekly publication.

Mr. Bacon designed the Lincoln Memorial at Washington and was formerly a member of the firm of McKim, Mead & White.

Mr. Morris is president of the society of Beaux Arts Architects and has many notable buildings to his credit. He is the designer of the new Cunard Building at 25 Broadway.

Contract for White Construction Co.

The Victor Talking Machine Company has awarded a general contract to the White Construction Co., Inc., 95 Madison avenue, for a new power house to be erected at Camden, N. J., at a cost of approximately \$400,000. The building will be 70 feet in height, with dimensions of 200x400 feet, and will be constructed of brick, steel and reinforced concrete. The plans were prepared by Ballinger & Perrot, architects and engineers.

Housing Progress in England.

Plans for 242,549 houses had been submitted by various local authorities to the British Ministry of Health up to July 31, and of these 228,422 had been approved. Bids had been received for building 153,282 houses, of which 135,358 had been approved, while contracts for 81,015 houses had been signed and about 5,800 of the houses contracted for were under construction or completed. The total number of housing projects (as contrasted with separate houses) submitted to the Ministry of Health up to July 31 was 10,842, comprising about 72,500 acres of land. The schemes approved totalled 7,434 and involved 52,000 acres.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

National Association of Stationary Engineers will hold its annual convention at the Milwaukee Auditorium, September 13 to 17, inclusive.

New York Building Superintendents' Association.—Regular meeting, second and fourth Wednesdays of each month. Secretary, Reginald Byron, Frances Building.

Building Managers' and Owners' Association of New York.—Regular meeting, second Tuesday of each month. Secretary, J. Clysdale Cushman, 50 East 42d street, New York City.

Illuminating Engineering Society will hold its annual convention at Cleveland, O., October 4 to 7. General Secretary, Clarence L. Law, 29 West 39th street, New York City.

National Association of Electrical Contractors and Dealers will hold its annual meeting and convention at Baltimore, Md., October 4 to 8, with headquarters at the Southern Hotel. Secretary, W. H. Morton, 110 West 40th street, New York City.

Association of Edison Illuminating Companies will hold its annual convention at Eastern Point, New London, Conn., September 13 to 16. Headquarters will be located at the Griswold Hotel. Secretary, Preston S. Millar, 80th street and East End avenue, New York City.

National Hardware Association will hold its annual convention at Atlantic City, N. J., October 19 to 22 inclusive. Headquarters will be located at the Marlborough-Blenheim Hotel. T. James Fernley, 505 Arch street, Philadelphia, Pa., secretary.

New York Retail Hardware Association will hold its annual convention and exhibition at Rochester, N. Y., February 22 to 25, 1921. Secretary, John B. Foley, City Bank Building, Syracuse, N. Y.

American Society of Mechanical Engineers will hold its annual meeting at the American Societies Building, 29 West 39th street, New York City, December 7 to 10 inclusive. Sessions will be held on the subjects of appraisal and valuation and the application of engineering to wood-working. The newly founded professional sections on management, power, fuels, machine shop, railroads and textiles will also conduct sessions. A memorial session for Dr. Brashear is planned as a fitting tribute to his life and work.

CURRENT BUILDING OPERATIONS

STEADILY declining prices in a number of important building material lines, notably common brick and lumber, have greatly heartened the building industry in the Metropolitan District, and although as yet structural activity has not been stimulated to a marked degree, the outlook for the months to come is very much brighter. General contractors are always more willing to estimate new projects in a declining market and the present time is no exception to this rule. During the past week quite a number of new operations have been brought out for estimates and while there still remains some doubt as to the ultimate end of the decline the local situation is very much easier than it was just a week or so ago.

Predictions are being made quite freely that construction costs will be materially reduced during the coming months and that the recessions in lumber, brick, lath, etc., which have marked the past two weeks are but the forerunner of a general decline. The cost of fuel to manufacturers of building materials and supplies and the high labor prices producers are forced to pay are the prime factors in holding levels where they are today and if some change can be brought about in these phases of production the beneficial effect upon building will be tremendous.

There is still great difficulty in obtaining mortgage money for new structural projects and this condition is mainly responsible for holding back a vast amount of housing construction that would otherwise be undertaken during the remainder of the present year. Architects state that they have had a great many inquiries from speculative builders who contemplate the construction of apartments and tenements and also one and two-family dwellings in the outlying boroughs of this city, but these cannot go ahead until financial arrangements can be made with less difficulty.

Common Brick.—Business in the wholesale market for Hudson River common brick was very light during the past week and the recent drop in prices has not stimulated buying to any extent. Inquiries also are light and dealers do not anticipate a strong market for the remainder of the year, but are looking to next spring for a tremendous revival of construction throughout this section of the country. Common brick prices weakened again this week and sales ranged all the way from \$15 to \$18 a thousand in

cargo lots alongside dock. Although the majority of sales recorded this week were at the higher figure, enough cargoes were sold at the low price to indicate the present market weakness and conditions are not likely to improve until there is a very general increase in the number of active structural projects in the Metropolitan District. The decrease in the wholesale price for Hudson River common brick has been reflected in the reduced number of cargoes that have arrived from producing points and manufacturers are not likely to consign brick to this port in any

great amount while the present price recession maintains. There were only eleven barges arrived this week and a number of these were underway before the prices dropped.

Summary.—Transactions in the North River common brick market for the week ending Friday, September 10, 1920. Condition of market: Demand light, prices weaker. Quotations: Hudson Rivers, \$15 to \$18 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 11; sales, 15. Distribution: Manhattan, 6; Brooklyn, 5; New Jersey points,

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, \$15.00 to \$18.00
Hudson River, "off loads"..... — to —
Raritan No quotation
Second-hand brick, per load of 5,000, delivered..... \$36.00 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.. \$5.10
Rebate for bags, 25c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd. \$4.25
Bronx deliveries..... 4.25
¾-in., Manhattan deliveries..... 4.25
Bronx deliveries..... 4.25

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..... \$0.25 per sq. ft.
3x12x12 0.25 per sq. ft.
4x12x12 0.28 per sq. ft.
5x12x12 0.37 per 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 \$16.00 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)..... 4.80 per bbl.
Hydrate Finishing, in cloth bags 33.85 per ton
Rebate for bags, 20c. per bag.

Plaster—

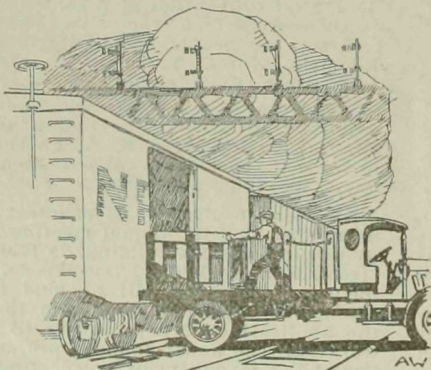
Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:

Neat Wall Cement, in cloth bags \$29.00 per ton
Lath Mortar, in cloth bags.. 20.00 per ton
Brown Mortar, in cloth bags. 20.00 per ton
Finishing Plaster, in cloth bags 30.00 per ton
Rebate for returned bags. 25c. per bag
Finishing Plaster (250-lb. barrel) 5.30 per bbl.
Finishing Plaster (320-lb. barrel) 6.65 per bbl.

Plaster Blocks—

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

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IN designing the Oneida Motor the engineers anticipated every road condition, as well as that constancy of service so necessary to the efficient transportation of merchandise. Comparison proves Oneida quality. 1¼ to 5 tons.

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MATERIALS AND SUPPLIES

3; Astoria, 1. Number of cargoes remaining unsold, 16.

Fire Brick.—Because of the difficulty in getting sufficient coal and its excessively high price, manufacturers of fire brick are behind in their production schedule and have trouble in supplying the limited demand that maintains at present for this material. At present the call for fire brick is even below normal, but buyers are being forced to wait deliveries. Prices are ranging around \$85 a thousand for Greater New York deliveries.

Lumber.—Market conditions are uncer-

tain and the majority of dealers are in the position of being well stocked, but with an extremely limited demand for lumber products because building activity has dropped to a very low ebb. There is promise of a vast amount of new construction soon to be undertaken and lumber dealers are attempting to force the situation to some extent by making important price concessions in order to move stocks. The improvement in the railroad freight situation, coupled with the slack demand for lumber products has left the dealers with but little current

business except that which is emanating from manufacturing consumers. The lumber merchants of this district look for the most part to the building industry for an outlet and unless there is a speedy increase in the amount of active building lumber prices are likely to recede even further from the level of a month ago than they have at present. The wholesalers have slowed down their orders to such an extent that the producing mills have generally caught up with back business and are gradually stocking up with lumber for future demand. It is the consensus of trade opinion at present that the excessively high lumber prices which made that past year or so a noteworthy period in the annals of building history, are a thing of the past, and that from now on there will be a steady decline to a reasonable price basis.

Wood Lath.—Because of the decreased amount of residential construction in the Bronx, Brooklyn and Queens, the market for lath has fallen off materially and prices are lower. Lath is generally quoted at \$16 a thousand for deliveries in Greater New York and the demand is weak even at this figure. According to all accounts there will be no improvement in the demand until next spring and then not unless there is a vast amount of housing construction undertaken.

Portland Cement.—Improvement in the railroad freight situation has been responsible for a greater volume of this material available for building operations in New York City and vicinity, but the demand has dropped off greatly owing to the general recession of structural activity. On the other hand there is a keen demand for Portland cement for export and representatives of firms in Central and South America have been very active during the past few weeks in the local market and they are willing to pay practically any reasonable price asked. Local dealers are getting reserves ahead to some extent, but it will be some months before they have stocks on hand that can be depended upon in an emergency. Prices are holding firmly and the only change anticipated will be that caused by advanced freight rates.

Structural Steel.—Conditions in the local market for fabricated steel have changed but slightly during the past week. The demand from building sources is light and signs of early improvement are lacking. Many jobs would go ahead were it not for the indefinite deliveries on steel.

IN THE METROPOLITAN MARKETS

Plaster Board—
Delivered at job site in Manhattan, Bronx, Brooklyn & Queens.

27x48x½ in. \$0.45 each
32x36x¼ in. 0.35 each
32x36x⅝ in. 0.36 each
22x36x½ in. 0.43 each

Sand—
Delivered at job in
Manhattan \$2.75 to — per cu. yd.
Delivered at job in
Bronx 2.75 to — per cu. yd.

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

Broken Stone—
1½-in., Manhattan delivery. \$4.00 per cu. yd.
Bronx delivery. 4.00 per cu. yd.
¾-in., Manhattan delivery 4.00 per cu. yd.
Bronx delivery. 4.00 per cu. yd.

Building Stone—
Indiana limestone, per cu. ft. \$1.55
Kentucky limestone, per cu. ft. 1.85
Brier Hill sandstone, per cu. ft. 1.75
Gray Canyon sandstone, per cu. ft. 1.50
Buff Wakeman, per cu. ft. 1.75
Buff Mountain, per cu. ft. 1.65
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 —
Zeas 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. \$59.00 to \$77.00
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 \$15.00 to —
Plain Oak 150.00 to \$190.00

Flooring:
White oak, quart'd, select. to 195.00
Red Oak, quart'd, select. to 190.00
Maple No. 1. \$173.00 to 176.00
Yellow pine, No. 1, common flat 103.00 to —
N. C., pine, flooring, Norfolk 95.00 to —

Window Glass—
Official discounts from manufacturers' lists:
Single strength, A quality, first three brackets 79%
B grade, single strength, first three brackets 79%
Grades A and B, larger than the first three brackets, single thick. 78%
Double strength, A quality. 80%
Double strength, B quality. 82%

Linseed Oil—
City brands, oiled, 5-bbl. lot. \$1.25 to —
Less than 5 bbls. 1.28 to —

Turpentine—
Spot in yard, N. Y., per gal. \$1.52 to \$1.65

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Applied as a cold paste, it forms a continuous, seamless sheet. Has no seams, cracks or joints to harbor dirt, germs or moisture. Becomes practically an integral part of the underlying base.

It is non-slip, water-proof and acid-proof. You can wash it down as much as you like without injury. Can be kept as clean and sanitary as a china dish.

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CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

PARK AV.—George & Edward Blum, 505 5th av, have prepared plans for alterations to the 5-sty brick and stone apartment, 26x87 ft, at 885 Park av for Bernard Mayer, 5 Beekman st, owner. Cost, \$20,000. Architects will soon call for estimates.

STABLES AND GARAGES.

90TH ST.—Maynicke & Franke, 25 Madison Sq North, have plans nearing completion for a 2-sty brick automobile repair shop, 50x201 ft, at 243-245 East 90th st, through to 286-288 East 91st st, for Jacob Ruppert, Inc., 1639 3d av, owner. Cost, \$40,000. Owner will soon call for estimates on general contract.

120TH ST.—DeRose & Cavalieri, 370 East 149th st, have completed plans for a 1-sty brick garage, 75x100 ft, at 437-443 East 120th st for A. J. and F. Paladino, 2254 1st av, owners and builders. Cost, \$25,000.

Bronx.

DWELLINGS.

CLAFFLIN ST.—Hugh F. Koch, 5 Columbus Circle, has completed plans for a 2-sty frame dwelling, 18x38 ft, at the northwest corner of Clafflin st and Ennis av for Hugh J. McNally, 5 Columbus Circle, owner and builder. Cost, \$6,000.

204TH ST.—R. F. Knockenhauer, 603 Tremont av, has prepared plans for a 2-sty frame dwelling, 20x34 ft, in the south side of 204th st, 37 ft west of Valentine av, for Salvatore Belliose, owner and builder, at site. Cost, \$5,000.

EASTCHESTER AV.—Albert Delz, 540 South 5th av, Mt. Vernon, N. Y., has completed plans for two 2½-sty frame dwellings, 23x26 feet, on the east side of Eastchester av, for A. Delz & Son, 540 South av, Mt. Vernon, owners and builders. Total cost, \$15,000.

STABLES AND GARAGES.

JEROME AV.—Dunnigan & Crumley, 394 East 150th st, have completed plans for a 1-sty brick garage, 22x150 ft, at the northwest corner of Jerome av and 177th st for Rubin & Cahn, 406 East 149th st, owners, who will take estimates on general contract about September 20. Cost, \$50,000.

FORDHAM RD.—Dunnigan & Crumley, 394 East 150th st, have plans in progress for a 1-sty brick garage, 100x133 ft, in the north side of Fordham rd, 100 ft east of Bathgate av, for Jacob Zimmerman, 557 East 160th st, owner and builder. Cost, \$50,000.

BOSTON POST RD.—De Rose & Cavalieri, 370 East 149th st, have prepared plans for a 1-sty brick garage, 102x165 ft, at the southeast corner of Boston Post rd and 165th st for Jacob Bernstein, 1430 Madison av, owner and builder. Cost, \$70,000.

NORTH ST.—Frank J. Schefcik, 4168 Park av, has finished plans for a 1-sty brick garage, 100 x100 ft, in the south side of North st, 15 ft east of Davidson av, for Lawrence W. Gallagher, 501 West 142d st, owner. Cost, \$25,000.

STORES, OFFICES AND LOFTS.

MONTEREY AV.—John Brandt, 271 West 125th st, has completed plans for three 1-sty brick stores, 25x68 ft, at the northwest corner of Monterey av and 177th st for Clement H. Smith, 464 Tremont av, owner. Total cost, \$20,000.

Brooklyn.

DWELLINGS.

11TH AV.—Wm. A. Parfitt, 26 Court st, has plans in progress for two 2-sty brick dwellings, 16x60 ft, at the corner of 11th av and 57th st for owner and builder, to be announced later. Cost, \$10,000 each.

EMMONS AV.—George Alexander, Jr., 3402 Av K, has finished plans for eleven 1½-sty frame dwellings, 20x43 ft, on the north side of Emmons av, from Batchelor to Ford sts, for the Donn Realty Co., 44 Court st, owner and builder. Total cost, \$22,000.

EAST 46TH ST.—Plans have been prepared privately for three 2-sty frame dwellings, 16x30 ft, in East 46th st, 100 ft south of Av M., for J. E. Bastress & Co., 149 Herkimer st., owners and builders. Total cost, \$13,500.

STABLES AND GARAGES.

MONTGOMERY ST.—Benjamin Driesler, 153 Rensen st, has prepared plans for a 1-sty brick garage, 100x131 ft, in the north side of Montgomery st, 100 ft west of Bedford av, for Fanny B. Lynch, 1049 Washington av, owner. Cost, about \$55,000.

MADISON ST.—Fred J. Dassau, 26 Court st, has completed plans for a 1-sty brick garage, 74x100 ft, in the north side of Madison st, 175 ft east of Ralph av, for Esthe Chemerinsky, 145 Floyd st, owner and builder. Cost, about \$40,000.

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MUNICIPAL.

METROPOLITAN AV.—Henry Bacon, 101 Park av, Manhattan, has completed plans for a 2-sty brick and limestone Municipal Bath House, 74x127 ft, at the southeast corner of Metropolitan and Bedford avs, for the City of New York, Borough of Brooklyn, Borough Hall, owner. Cost, about \$350,000. Project will shortly be advertised for bids.

Queens.

CHURCHES.

GLENMORE, L. I.—George W. Conable, 46 West 24th st, Manhattan, has plans in progress for a 1½-sty brick and stone church, seating about 300, at Glenmore, Woodhaven, L. I., for the Glenmore Presbyterian Church, Rev. Alfred J. Penny, minister, 732 Macon st, Brooklyn, owner. Details will be announced later.

DWELLINGS.

KEW GARDENS, L. I.—Koch & Wagner, 32 Court st, Brooklyn, have prepared plans for a 2½-sty brick and stone residence, 44x38 ft, with garage, at the northwest corner of Bevererly rd and Richmond Hill rd, Kew Gardens, L. I., for H. C. Bohack, 1289 Broadway, Brooklyn, owner. Cost, about \$65,000. Architects will soon call for estimates on general contract.

SPRINGFIELD, L. I.—Plans have been prepared privately for a 1½-sty frame dwelling, 17x40 ft, on the west side of Clermont av, 100 ft south of Clinton av, Springfield, L. I., for E. C. Killane, Springfield, owner and builder. Cost, \$5,000.

LONG ISLAND CITY, L. I.—Jacob F. Berger & Co., 359 13th av, Long Island City, has completed plans for a 1-sty brick dwelling, 25x38 ft, at the northwest corner of Nassau av and Sound st, Long Island City, for Louis Materby, 792 10th av, Long Island City, owner and builder. Cost, \$5,000.

FACTORIES AND WAREHOUSES.

RICHMOND HILL, L. I.—Plans have been prepared privately for a 2-sty brick factory building at the southeast corner of Beach st and Jamaica av, Richmond Hill, for A. L. Read, owner, on premises. Cost, \$5,000.

RIDGEWOOD, L. I.—Louis Berger & Co., 1696 Myrtle av, Ridgewood, have completed plans for alterations and extensions to the 1-sty brick factory, including an addition, 128x33 ft, on the east side of Buchman av, 91 ft north of Myrtle av, for the Hub Knitting Mills, 1007 Buchman av, owner. Cost, about \$20,000.

LONG ISLAND CITY, L. I.—Plans have been prepared privately for interior alterations to the 3-sty brick factory building at the southwest corner of 3d st and Van Alst av, Long Island City, for the American Druggist Syndicate, owner, on premises. Cost, \$10,000.

LONG ISLAND CITY, L. I.—Wm. E. Austin, 46 West 24th st, Manhattan, has plans about completed for a 9-sty reinforced concrete printing building, 80x360 ft, at the corner of Jackson av and Hulst st, Long Island City, for the Printers Realty Co., 80 Lafayette st, Manhattan, owner. Architect will take estimates on general contract about October 15. Cost, about \$1,000,000.

MISCELLANEOUS.

FAR ROCKAWAY, L. I.—Nelson K. Vanderbeck, 15 Maiden lane, Manhattan, has finished plans for 2,000 bath houses, frame, 2-sty, 240x200 ft, at the corner of Seagirt av and Beach 14th st, Far Rockaway, L. I., for Dr. Isaac Grossman, 132 East 7th st, Manhattan, owner. Cost, \$150,000.

Westchester.

DWELLINGS.

PELHAM, N. Y.—Frank Urso, 453 West Main st, Stamford, Conn., has plans under way for a 2½-sty frame residence, 25x35 ft, in Pelhamwood for Frank English, owner, care of architect. Cost, \$12,000.

New Jersey.

FACTORIES AND WAREHOUSES.

MORRISTOWN, N. J.—Walter B. Pierson, 3 Speedwell av, Morristown, N. J., has plans under way for a 1-sty brick and hollow tile laundry, 80x146 ft, with stores, on Speedwell av for the Morey-La-Rue Laundry Co., on premises, owner. Architect will take bids on general contract.

HALLS AND CLUBS.

PASSAIC, N. J.—J. F. Jackson, 141 East 45th st, Manhattan, has plans completed for a 5-sty brick and limestone association building on River drive, Passaic, for the Y. M. C. A., of Passaic, owner. Cost, about \$800,000. Architect will soon call for estimates on general contract.

SCHOOLS AND COLLEGES.

BAYONNE, N. J.—F. J. Schwartz, Colt Building, Paterson, N. J., has plans under way for a 3-sty brick and terra cotta parochial school, 105x98 ft, at Bayonne, N. J., for St. Joseph's Roman Catholic Church, 317 Av A, Bayonne, owner. Cost, about \$200,000.

SOUTH ORANGE, N. J.—I. E. Ditmars, 111 5th av, Manhattan, has been retained to prepare plans for a 3-sty seminary building at South Orange, N. J., for Seton Hall College, owner, on premises. Cost, about \$500,000. Details will be announced later.

WEST ORANGE, N. J.—Guilbert & Betelle, Aldine Building, Newark, N. J., have plans in progress for a 2-sty brick and limestone addition to the public school on Gregory av, West Orange, for the Board of Education of West Orange, owner. Cost, about \$300,000.

WEST ORANGE, N. J.—Guilbert & Betelle, Aldine Building, Newark, have plans in progress for a 3-sty brick and limestone grade school, containing twenty class rooms, at the corner of Lindsay av and Gaston st, West Orange, for the Board of Education of West Orange, owner. Cost, approximately \$500,000. Details of construction will be available later.

PARK RIDGE, N. J.—Ernest Sibley, Palisade, N. J., has plans under way for a 3-sty brick and stone grade school, containing ten classrooms, at Park Ridge, N. J., for the Board of Education of Palisade Township, owner. Cost, about \$300,000.

STABLES AND GARAGES.

ELIZABETH, N. J.—Louis Quien, Jr., 229 Broad st, Elizabeth, has plans in progress for a 1-sty brick garage, 55x100 ft, at the corner of 3d st and Broadway, for the Enterprise Coal & Supply Co., 140 3d st, owner and builder. Cost, \$20,000.

STORES, OFFICES AND LOFTS.

HARRISON, N. J.—Lockwood, Green & Co., 101 Park av, Manhattan, has plans under way for a 2-sty brick and reinforced concrete office building, 60x80 ft, on Middlesex av, Harrison, for the Driver Harris Co., owner, on premises. Cost, about \$80,000. Architect will soon call for estimates on general contract.

PASSAIC, N. J.—Warren C. Pattison, Lawyers Building, Passaic, and Gilbert C. Higby, 207 Market st, Newark, associated architect, are preparing plans for a 6-sty brick and stone office building, 150x150 ft, at the corner of Garden and Henry sts, Passaic, for the H. P. Simmons estate, owner, care of architects. Cost, approximately \$400,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

BRONX.—Sherman Square Construction Co., 176 West 72d st, has the general contract for a 6-sty brick, limestone and terra cotta apartment, 100x85 ft, at the northeast corner of Boston Post rd and 259th st for Christian F. Leng, 42 Broadway, owner, from plans by Charles T. E. Dieterlin, 15 West 38th st, architect. Cost, \$250,000.

MANHATTAN.—Frank O'Hare Co., 101 Park av, has the general contract for alterations to the 4-sty brick and stone dwelling, 25x80 ft, at 21 Washington Sq, North, into duplex apartments for P. Mori, 144 Bleecker st, owner, from plans by Raymond M. Hood, 7 West 42d st, architect. Cost, \$15,000.

BANKS.

MANHATTAN.—Hoggson Brothers, 485 5th av, have the general contract for alterations to

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STANDARDS AND APPEALS Calendar

HOURS OF MEETING.

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

SPECIAL MEETING.

Thursday, October 14, 1920, at 10 a. m.

Appeals from Administrative Orders.

Pier Cases.

- 594-19-A—Pier 8, North River, Manhattan.
595-19-A—Pier 44, East River, Manhattan.
480-19-A—Piers 4 and 5, North River, Manhattan.
481-19-A—Old Pier 3, North River, Manhattan.
877-19-A—Pier 14, North River, Manhattan.
878-19-A—Pier 15, North River, Manhattan.
879-19-A—Pier 15, North River, Manhattan.
880-19-A—Pier 28, East River, Manhattan.
881-19-A—Pier 1 (Oold), North River, Manhattan.
882-19-A—Pier 27, North River, Manhattan.
883-19-A—Pier 29, North River, Manhattan.
884-19-A—Pier 30, North River, Manhattan.
885-19-A—Pier 78, North River, Manhattan.
886-19-A—Pier 42, North River, Manhattan.
937-19-A—Piers 37 and 38, East River, Manhattan.
948-19-A—Pier 121, foot of West 131st st, North River, Manhattan. (Order No. 95587-F.)
949-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95586-F.)
950-19-A—Pier 121, foot of West 131st street, North River, Manhattan. (Order No. 95585).
981-19-A—Piers 22-25, East River, Manhattan.
1003-19-A—Pier 28, North River, Manhattan.
31-20-A—Pier 13, East River, foot of Wall street, Manhattan.
890-19-A—Pier 70 East River, Manhattan.
265-20-A—Pier 46, East River, foot of Van Brunt street, Brooklyn.
266-20-A—Pier 39, East River, foot of Van Dyke street, Brooklyn.
267-20-A—Pier 31, East River, s w s Atlantic Basin, Brooklyn.
268-20-A—Pier 36, East River, foot of Pioneer street, Brooklyn.
269-20-A—Pier 35, East River, n e s Atlantic Basin, Brooklyn.
270-20-A—Pier 34, East River, foot of Hamilton street, Brooklyn.
271-20-A—Pier 27, East River, foot of Baltic street, Brooklyn.
272-20-A—Pier 17, East River, foot of Joralemon street, Brooklyn.
273-20-A—Pier 19, East River, foot of Clark street, Brooklyn.
318-20-A—Pier between North 4th and 5th streets, East River, Brooklyn.
352-20-A—Pier 3, Wallabout basin, foot of Washington and E. streets, Brooklyn.
353-20-A—Pier 2, Wallabout basin, foot of Washington and F. streets, Brooklyn.
383-20-A—Pier 29, East River, Manhattan.
420-20-A—Pier 5, between Poplar and Middagh streets, Brooklyn.

Strength of Aged Cement.

Because of cement shortage in the District of Columbia the Corps of Engineers has proposed to use some cement which had been in storage about eighteen months. In order to determine the proper strength assumptions for concrete made of such cement the Bureau of Standards made a number of tests on it. The cement as received was first put through a sieving process to remove the lumps. The cement after sieving, as well as the crushed lumps, were then made into separate concretes which were compared with concrete made from cement recently purchased in the local market. It was found that a 1:1¼:2½ mix of the old cement would give approximately the same strength as a 1:2:4 mix of fresh cement, and it was recommended that the lumps be sieved out of the old cement before using. Similar tests were conducted on aged cements submitted by the U. S. Engineer Office at Vicksburg, Miss. The results indicated that a 1:2¼:4½ mix of the aged cements gave approximately the same strength as a 1:3:6 mix of fresh cement.

the 6-sty brick and stone banking building, 21x 89 ft, at 38 Wall st for the Merchants Bank of Canada, Montreal, Canada, owner, from privately prepared plans. Cost, about \$50,000.

FREEHOLD, N. J.—Fred T. Ley & Co., 19 West 44th st, Manhattan, have the general contract for alterations to the 3-sty brick and stone store building in Main st, Freehold, into a banking building, including new front and general interior changes, for the Freehold Trust Co., 3 Main st, owner, from plans by Warren Conover, 114 Liberty st, Manhattan, architect. Plans are now being prepared.

DWELLINGS.

MANHATTAN.—John I. Downey, Inc., 410 West 34th st, has the general contract for alterations to the 5-sty brick and stone residence, 25x70 ft, at 814 5th av, including a new stone front and a rear extension, for E. L. Baylies, 14 East 46th st, owner, from plans by Mott B. Schmidt, architect. Cost, \$100,000.

STAMFORD, CONN.—Vuono Construction Co., Bank Building, Stamford, Conn., has the general contract for a 2½-sty brick and frame residence on North Stamford av, Stamford, for Herber Evans, owner, care of Frank Urso, 453 West Main st, Stamford, architect. Cost, \$25,000.

CITY ISLAND, N. Y.—Macady Building Corporation, 15 Maiden lane, Manhattan, has the general contract for a 2½-sty frame and stucco residence, 40x25 ft, with garage, in Southland st, City Island, N. Y., for owner, to be announced later. Plans were prepared by Nelson K. Vanderbeck, 15 Maiden lane, Manhattan, architect. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—Riverside Construction Co., 1440 Broadway, Manhattan, has the general contract for alterations and a 1-sty brick top addition to the present 1-sty factory, 100x100 ft, at 160 to 166 North 4th st, Brooklyn, for the Greenpoint Trading Corporation, 174 North 4th st, owner, from plans by J. J. Gloster, 162 Remsen st, architect and engineer. Cost, \$30,000.

HALLS AND CLUBS.

MANHATTAN.—Caldwell-Wingate Co., 381 4th av, has the general contract for alterations to the 4-sty brick and stone residences, 25x50 ft, at 4 to 18 East 9th st, into a clubhouse for the Trustees of Sailors Snug Harbor, 262 Greene st owners, from plans by Scott & Prescott, 34 East 23d st, architects. Cost, about \$100,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Marc Eidlitz & Son, 30 East 42d st, have the general contract for extensive alterations to the 15-sty brick and stone hotel at the southeast corner of Broadway and 42d st into an office building, with stores on the ground floor, for the Knickerbocker 42d Street Co., 23 West 25th st, owner, from plans by Charles A. Platt, 101 Park av, architect. Cost, approximately \$600,000.

Sand-Lime Brick in 1919.

The sand-lime brick produced in the United States in 1919, according to an estimate made by the United States Geological Survey, Department of the Interior, amounted to 145,000,000 brick, valued at \$1,725,000, an increase of 47,000,000 brick and of \$841,000 over 1918. The maximum output of sand-lime brick—227,344,000 brick—was made in 1916, but the maximum value was that of 1919.

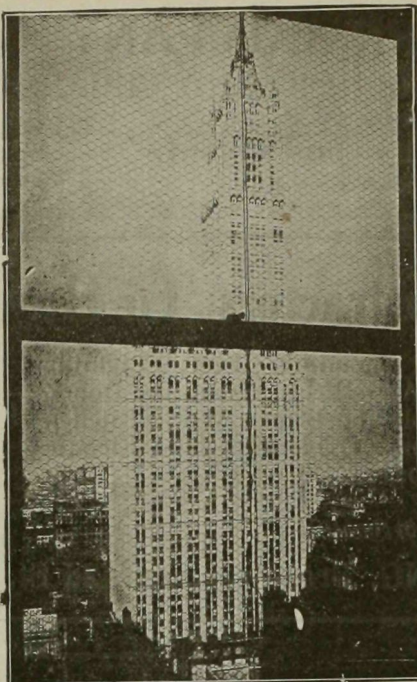
The output of common brick was 142,755,000, valued at \$1,688,000, an increase of 45,937,000 brick and of \$822,000 compared with 1918. The rest of the output was face brick, which showed an increase of 664,000 brick and of \$19,000 compared with 1918. The average price of common brick per thousand in 1919 was \$11.82, compared with \$8.94 in 1918, \$7.54 in 1917, and \$6.43 in 1916. The average price of face brick in 1919 per thousand was \$16.48, compared with \$11.35 in 1918, \$9.36 in 1917, and \$9.64 in 1916.

Vitrified Brick Production.

With the removal of Government restrictions on road building, the output of vitrified brick or block in 1919 increased to 485,139,000, 20 per cent. higher than the 1918 output, though below the normal, having been little more than half the average reached during the preceding ten years. The estimated average price per thousand in 1919, \$23.11 was the highest ever recorded, says a recent press bulletin published by the U. S. Geological Survey.

"Own Your Home" Exposition.

Arrangements have been completed for the third annual "Own Your Home" Exposition, to be held in the 22d Regiment Armory, April 16 to 30, 1921. This event will again be under the direction of Robert H. Sexton.



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FACTORIES AND WAREHOUSES.

79TH ST, 515-527 E, 1-sty bk storage, 23x55, No. 26 gauge sheet metal rf; \$800; (o) Phil H. Godwin, 12 E 44th; (a) Wm. T. Cushing, 1073 E 2d, Bklyn (317).

STABLES AND GARAGES.

5TH ST, 804 E, 1-sty bk garage, 24x96, plaster rf; \$10,000; (o) Isaac Shore, care M. Talsky, 32 Av C; (a) Louis A. Sheinart, 194 Bowery (316).

55TH ST, 529-533 W 56TH ST, 528-532 W, 3-sty bk garage, 75x100x200, slag rf; \$175,000; (o) Geo. Dose Eng. Co., 43 W 27th; (a) F. S. Parker, 44 Court, Bklyn (314).

120TH ST, 437-43 E, 1-sty bk garage, 75x100, plastic slate rf; \$25,000; (o) A. Jos. & F. Paladino, 2254 1 av; (a) De Rose & Cavalieri, 370 E 149th (313).

PENITENTIARY, Blackwells Island, opp 50th-54th sts, 1-sty bk garage & repair shop, 57x27, 3-ply felt rf; \$5,000; (o) City of N. Y., Dept. of Correction; (a) Sylvester S. McGrath, 319 Bement av, West New Brighton, Richmond (315).

MISCELLANEOUS.

LENOX AV, 1-sty bk auto repair shop, 27x46, corrugated rf; \$2,800; (o) Mary G. Pinkney Est, care Title Guarantee & Trust Co.; (a) Harry Rosen, 680 Lenox av (318).

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

192D ST, n w c Aqueduct av, 5-sty bk tuc, 61.75x147.27, composition rf; \$230,000; (o) Wm. M. Moore, 2487 University av; (a) Irving Margon, 355 E 149th (560).

DWELLINGS.

214TH ST, s s, 223 e Bronxwood av, 2-sty t. c. & stone dwg, 25x46, tar & slag rf; \$10,000; (o) Pasquale Pennachio, 841 Tilden; (a) De Pace & Juster, 3617 White Plains av (555).

BOSTON RD, s s, 125 e Delavelle av, 1-sty fr dwg, 22x48.8, prepared roofing rf; \$1,000; (o) Cannazzaro, 432 W 17th; (a) M. W. Del Gaudio, 160 W 45th (544).

BYRON AV, w s, 40.4 n 235th, 1-sty fr dwg, 20x33, slag rf; \$8,000; (o) Byron Av. Bldg. Co., Constantino Figola, 4388 White Plains av, Pres.; (a) J. C. Cocker, 43 W 126th (554).

CORLEAR AV, e s, 271.76 s 234th, 2-sty fr dwg & garage, 25x47.4, shingle rf; \$6,000; (o) Frank A. Sedlacek, 3124 Corlear av; (a) Wm. M. Schwartz, 238 W 238th (558).

EDSON AV, w s, 200 s Troy av, 1-sty fr dwg, 18x24, Amytile rf; \$350; (o & a) Wm. Schlichting, 880 3 av (553).

PAULDING AV, w s, 125 n Adee, 1-sty stone dwg, 23x46, specification rf; \$3,000; (o) Frank Ferrante, 1612 Adams; (a) A. Vendrasco, 1457 Riverdale av (545).

S CHESTNUT DR, n s, 101.8 w Bronxwood av, 2-sty fr dwg, shingle rf; \$8,000; (o & a) Dietrich Wortmann, 116 Lexington av (547).

SUTHERLAND ST, s s, 125.02 e King av, 2½-sty fr dwg, 22x30, asphalt shingle rf; \$11,000; (o) Jas. W. Hallock, 1382 Shakespeare av; (a) Nelson K. Vanderbeck, 15 Maidan la (556).

STABLES AND GARAGES.

CLINTON AV, n s, 157.91 e Aqueduct av, 1-sty bk garage, 18.4x21.4, Flextile rf; \$1,000; (o) Thos. F. Brady, on prem; (a) Bruno W. Berger, 121 Bible House (551).

EASTCHESTER RD, n e c Chester av, 3-sty concrete dwg & garage, 26x26, asbestos shingle rf; \$10,000; (o) Louis Foostner, 3530 Eastchester rd; (a) Ralph Marx, 3827 Kingsland av (548).

ST. LAWRENCE AV, s e c Guion pl, 1-sty fr garage, 18x21, Flextile rf; \$3,000; (o) Jack Fisher, on prem; (a) Bruno W. Berger & Son, 121 Bible House (550).

SOUTHERN BLVD, e s, 174.3 s Home, 1-sty bk garage, 50x100, slag rf; \$15,000; (o) Victoria Garage Co., Mortimer Menken, 2338 Beaumont av, Pres.; (a) Frank J. Schefcik, 4168 Park av (546).

SUTHERLAND AV, s s, 125.02 e King av, 1-sty fr garage, 12x20, asphalt shingle rf; \$1,000; (o) Jas. W. Hallock, 1382 Shakespeare av; (a) Nelson K. Vanderbeck, 15 Maidan la (557).

STORES, OFFICES AND LOFTS.

177TH ST, n w c Monterey av, 1-sty fr str, 75.93x68.2, plastic slate rf; \$20,000; (o) Clement H. Smith, 464 Tremont av; (a) John Brandt, 271 W 125th (549).

WILKINS AV, e s, 127.76 n Southern blvd, 1-sty bk str, 25x106, slag rf; \$10,000; (o) Williams Constn. Co., Harry Lehr, 1231 Hoe av, Pres.; (a) Okun & Kampf, 15 Park Row (559).

MISCELLANEOUS.

PILOT ST, n s, 100 e City Island av, 1-sty steel shop, 20x60, asbestos steel rf; \$3,000; (o) Robt. Jacobs, City Island; (a) Milliken Bros., Woolworth Bldg (552).

Brooklyn.

DWELLINGS.

CRESCENT ST, 885, e s, 100 n Stanley av, 1-sty fr 1 fam dwg, 14x32; \$1,500; (o) Gaetano Asaro, 238 Montrose av; (a) Chas. P. Cannella, 1163 Herkimer (10528).

E 12TH ST, 2563-71, e s, 100 n Av Z, 2-1-sty fr 1 fam dwgs, 18x24; \$2,000; (o) Wm. P. Rae, 163 Remsen; (a) Wm. Richter, 1028 E 2d (10562).

W 17TH ST, 2711, e s, 100 s Canal av, 1-sty fr 1 fam dwg, 13x30; \$1,450; (a) Ella Cennamo, prem; (a) Geo. H. Suess, 2916 Railroad av (10793).

E 37TH ST, 680-82, w s, 317.6 s Av D, 2-sty fr 1 fam dwg, 20x32; \$5,000; (o) May N. Lane, 524 47th; (a) Robt. T. Schaefer, 1526 Flatbush av (10554).

BAY 47TH ST, 90-92, n w s, 40 n e Bath av, 2-sty fr 1 fam dwg, 24.4x28.4; \$5,000; (o) Adolph Simime, 122 E 17th, Manhattan; (a) Vincent S. Todaro, 1901 W 12th (10548).

BAY 49TH ST, 25, e s, 240 n Croyse av, 1-sty fr 1 fam dwg, 17x36; \$4,000; (o) Angelo Russo, 227 Grand, Manhattan; (a) Frank V. Laspia, 525 Grand (10735).

61ST ST, 537-47, n s, 300 w 6 av, 4-sty fr 2 fam dwg, 19x60; \$4,800; (o) Benj. Cohen, 1563 58th; (a) Seelig & Finkelstein, 26 Court (10857).

86TH ST, 2956, s s, 31.7 w Shell rd, 1-sty concrete 1 fam dwg, 20x30; \$1,200; (o) Nicola De Napoli, prem; (a) Salvati & Le Inornik, 369 Fulton (10777).

BROOKLYN AV, 1477-79, e s, 140 n Farragut rd, 1-sty fr 1 fam dwg, 22x40; \$5,500; (o) Winifred Stewart, prem; (a) R. T. Schaefer, 1526 Flatbush av (10748).

WORTMAN AV, 736-52, s s, 32.6 w Hemlock, 1-sty bk 1 fam dwg, 45x20; \$3,500; (o) Frank Vazzam, 448 Fountain av; (a) Chas. H. Pfaff, 673 Eldert la (10525).

FACTORIES AND WAREHOUSES.

DIAMOND ST, 212-18, e s, 37.9 n Salver, 1-sty fr lumber storage; \$1,500; (o) Empire City Guard Co., 269 Greenpoint av; (a) Gustave F. Harding, 181 Jewell (10728).

39TH ST, 872, s s, 100 w 9 av, 1-sty concrete store room, 20x30; \$1,150; (o) Jerry Murray, prem; (a) Jos. Corso, 70 Argyle rd (10831).

ATLANTIC AV, 3031, n s, 50.8 w Essex, 2-sty bk storage, 25.4x66.6; \$10,000; (o) Cono Liguri, 3037 Atlantic av; (a) Mac L. Reiser, 1613 Pitkin av (10787).

STABLES AND GARAGES.

BUTLER ST, 264-76, s s, 100 w 3 av, 1-sty bk garage, 175x100; \$65,000; (o) Butler Realty Co., 16 Court; (a) Shampam & Shampam, 50 Court (10572).

CARROLL ST, 404-26, s s, 536.9 w 3 av, 2-sty concrete shop & garage; \$15,000; (o) Julia Contex, care arch; (a) Dominick Salvati, 369 Fulton (10773).

HANCOCK ST, 1238, s w c Wilson av, 1-sty bk garage, 34x20; \$2,800; (o) Chas. Becker, 2562 Myrtle av; (o) Louis Berger & Co., 1696 Myrtle av (10823).

HUMBOLDT ST, 434, n e c Jackson, 1-sty bk garage, 21x19; \$1,750; (o) Michela Franzese, 199 Jackson; (a) Frank V. Laspia, 525 Grand (10742).

THEAMA ST, 131, s s, 200 w Chester av, 1-sty concrete garage, 25.4x21.6; \$1,250; (a) James McGovern, prem; (a) Abraham Bloom, 15 W 117th, Manhattan (10746).

TROUTMAN ST, 183, n s, 225 w Wilson av, 1-sty bk garage, 16.4x46; \$50,000; (o) Filippo Gelardi, 181 Troutman; (a) I. H. Lauzarme, 60 Jefferson (10809).

S 2D ST, 179, n e c Driggs av, 1-sty bk garage, 17.4x22.6; \$1,500; (o) David Cooper, prem; (a) Levy & Berger, 395 S 2d (10853).

16TH ST, 41, n s, 131.6 w 3 av, 1-sty concrete garage, 44x19.5; \$3,000; (o) John Scala, 29 16th; (a) David A. Lucas, 98 3d (10826).

16TH ST, 286, s e c Jackson pl, 1-sty bk garage, 18.6x24.9; \$1,300; (o) Michael Rogers, 26A 16th; (a) Jos. Hartung, 661 5 av (10784).

63D ST, 1333-7, n s, 380 w 14 av, 1-sty concrete garage, 20x33; \$3,000; (o) John Calendo, 1467 67th; (a) Ferd Savignano, 6005 14 av (10770).

71ST ST, 1427, w s, 210 e 14 av, 1-sty concrete garage, 36x24; \$2,000; (o) Jacob Casano, prem; (a) Angelo Adamo, 1351 72d (10745).

86TH ST, 121-31, n s, 160 e Colonial rd, 5-1-sty fr garages; \$2,500; (o) Forbel Larsen, 4606 5 av; (a) Henry G. Harrington, 144 W 16th, Manhattan (10815).

AV S, 1803-11, n s, 22 e E 18th, 3-1-sty concrete garages, 10x18; \$1,500; (o) Isaac Green, 1555 E 9th; (a) Philip Caplan, 16 Court (10805).

AV S, 1804-16, s s, 22 e E 18th, 5-1-sty concrete garages, 10x18; \$2,500; (o) Isaac Green, 1555 E 9th; (a) Philip Caplan, 16 Court (10764).

DE KALB AV, 1039, n w c Stuyvesant av, 1-sty bk garage, 20x4; \$1,500; (o) Adolph Mueller, 394 Graham av; (a) Albert C. Kunzi, 394 Graham av (10763).

FT. HAMILTON AV, 6323, n e c 64th, 1-sty concrete garage, 20x20; \$1,200; (o) Mary Mackin, 1911 58th; (a) Angelo Adams, 1351 72d (10744).

NEPTUNE AV, 410-18, s e c W 1st, 1-sty bk garage, 100x39; \$2,500; (o) Jos. Nass, 424 Neptune av; (a) Seelig & Finkelstein, 26 Court (10856).

5TH AV, 6502-20, n e c 66th, 160-1-sty bk garages, 39.2x15.9; \$96,000; (o) Constant Motor Service Corp., 443 Ovington av; (a) Ebling, Magnuson & Kleinert, 52 Vanderbilt av (10772).

STORES AND DWELLINGS.

CROPSEY AV, 3831, n s, 39.4 e Bay 49th, 2-sty fr storage & 2 fam dwg, 16.8x50; \$6,000; (o) Rosario Fichera, 94 James, Manhattan; (a) Frank V. Laspia, 525 Grand (10743).

86TH ST, 2054, s w c Bay 26th, 2-sty bk str & 2 fam dwg, 19.8x96; \$17,500; (o) Bay 26th St. Constn. Co., 124 Bay 28th st; (a) Jacob Lubroth, 44 Court (10859).

86TH ST, 2042-50, s s, 29.8 w 26th, 4-2-sty bk str & 1 fam dwgs, 19x50; \$40,000; (o) same (10860).

STORES, OFFICES AND DLOFTS.

FLATBUSH AV, 1205-9, e s, 95.2 n Av D, 1-sty bk str, 55x55; \$10,000; (o) Wm. Schlage, 1101 Flatbush av; (a) Robt. T. Schaefer, 1526 Flatbush av (10553).

MISCELLANEOUS.

10TH ST, 62-112, s s, 120 w 2 av, 1-sty bk foundation; \$8,000; (o) Ernest Yobel, 116 2 av; (a) John J. McEnaney, 664 4th (10838).

BEDFORD AV, 257-59, s e c Metropolitan av, 2-sty bk public bath, 74.75x127; \$350,000; (o) City of New York; (a) Henry Bacon, 101 Park av, Manhattan (10573).

Queens.

DWELLINGS.

CORONA.—Alburti av, w s, 250 n Sackett st, 2-2-sty bk dwgs, 18x52, slag roof, 2 families, gas; \$14,000; (o) A. Krauss, Martense, Corona; (a) A. Schoeller, Way av, Corona (4502-03).

CORONA.—Polk av, n s, 75 w 43d st, 2-2-sty fr dwgs, 20x50, felt roof, 2 families, gas; \$15,000; (o) V. Scuderi, 277 Woodside av, Elmhurst; (a) Chas. J. Stidolph, 15 Ivy, Elmhurst (4436-37).

ELMHURST.—Jennings st, s s, 207 n Junction av, 2-sty fr dwg, 16x38, shingle roof, 1 family, gas, steam heat; \$5,500; (o) Chas. Kleinschmidt, care archt; (a) W. S. Worrall, Jr., 132 4th, L. I. City (4417).

ELMHURST.—Gleane st, w s, 157 n Britton av, 4-2-sty fr dwgs, 18x31, shingle roof, 1 fam, gas, steam heat; \$20,000; (o & a) Fred Hoffman, Elmhurst, L I (4471-73-72-74).

ELMHURST.—Saunders pl, s s, 54 e Woodhaven av, 2-sty fr dwg, 16x38, shingle roof, 1 family, gas, steam heat; \$5,000; (o) Chas. Falter, 20 Rensen av, Elmhurst; (a) Chas. J. Stidolph, 15 Ivy, Elmhurst (4435).

FLUSHING.—Smart av, e s, 150 n Forest av, 2-sty fr dwg, 20x45, slag roof, 2 families, gas; \$4,500; (o) Frank Russo, 49 Smart av, Flushing; (a) Wm. J. McKenna, 6 Taylor av, Flushing (4514).

FLUSHING HEIGHTS.—Norwood av, s s, 40 w N 26th st, 2-sty fr dwg, 26x34, shingle roof, 1 family, gas; \$6,000; (o) Emil Sioboda, 219 25th, Flushing Heights; (a) A. P. Sorice, Jr., 363 Fulton, Jamaica (4485).

HOWARD BEACH.—Flynn av, sec Deer st, 2½-sty fr dwg, 22x30, shingle roof, 1 family, gas, steam heat; \$5,000; (o) Henry Stephen, Howard Beach; (a) H. W. Redlin, 139 Maple, Richmond Hill (4491).

HOWARD BEACH, L. I.—Thadford av, 100 n Morrell av, 1-family fr dwg, 20x36, shingle rf, plumbing; \$2,500; (o & a) J. C. McCullough, premises (4523).

JAMAICA.—Union Hall st, s w c Center s 2½-sty fr dwg, 21x52, shingle roof, 1 family, gas, steam heat; \$6,000; (o & a) Frank Gabriel, 12½ Washington, Jamaica (4446).

JAMAICA SOUTH.—7th st, s s, 170 w Garfield av, 1 family fr dwg, 16x22, 1-sty, shingle roof; \$1,000; (o & a) Rachel E. Roehrig, prem (4526).

LAURELTON.—Washington av, n s, 320 e Central av, 1½-sty fr dwg, 18x30, shingle roof, 1 family, gas, steam heat; \$5,000; (o) B. b. Christ, 990 Madison, Bklyn; (a) E. M. Anderson, Springfield, L I (4470).

MASPETH.—Jefferson av, w s, 233 n Grand st, 2-sty fr dwg, 18x38, slag roof, 2 families, gas; \$5,500; (o) Michael Galas, 25 Gaspian, Maspeth; (a) M. Perlstain, 49 Fulton, Middle Village (4463).

QUEENS.—Lewellen av, w s, 150 n 92d av, 1½-sty fr dwg, 20x33, shingle roof, 1 family, gas, steam heat; \$7,000; (o) F. B. Heinsom, Doran av & Poplar, Queens; (a) H. T. Jeffrey, Jr., Butler Building, Jamaica (4492).

RICHMOND HILL CIRCLE.—Lusitania av, w s, 55 n Academy st, 1-sty fr dwg, 13x28, shingle roof, 1 family, gas; \$1,000; (o & a) Anton Knetzky, 717 Seneca av, Bklyn (4445).

RICHMOND HILL CIRCLE.—Elmwood st, s s, 100 e Woodhaven av, 2-sty fr dwg, 18x38, shingle roof, 1 family, gas, steam heat; \$9,000; (o) J. McEnaney, Richmond Hill; (a) H. T. Jeffrey, Jr., Butler Building, Jamaica (4493).

SOUTH OZONE PARK.—Quebec st, e s, 36 n Vista av, 1½-sty fr dwg, 1 family, 22x34, shingle roof, hot air heat, plumb; \$3,500; (o & a) Henry H. Ramshaw, 10716 101st, Ozone Park, L I (4519).

SOUTH OZONE PARK.—Messing av, w s, 105 n Helen av, 1-sty fr dwg, 28x14, shingle roof, 1 family, gas; \$2,000; (o) Mr. and Mrs. Tewes, 50 Messing av, South Ozone Park; (a) A. H. Knoll, Jr., Rockaway Beach (4462).

SPRINGFIELD.—Higbie av, n w c Farmers av, 1-sty fr dwg, 24x41, shingle roof, 1 family, gas, steam heat; \$7,000; (o) John E. Brown, Springfield; (a) H. T. Jeffrey, Jr., Butler Building, Jamaica (4495).

SPRINGFIELD.—Grandview av, s s, 475 e Willow pl, 2½-sty fr dwg, 16x36, shingle roof, 1 family, gas; \$5,000; (o) Gustave Habe, 32 Louis pl, Brooklyn; (a) Chas H. Pfaff, 673 Elderts lane, Bklyn (4458).

SPRINGFIELD.—Pearl pl, e s, 225 s Clinton av, 1½-sty dwg, 17x40, shingle roof, 1 family, gas, steam heat; \$4,200; (o & a) E. C. Killane, Bway & Willow pl, Springfield (4443).

SPRINGFIELD.—Clermont av, w s, 100 s Clinton av, 1½-sty fr dwg, 17x40, shingle roof, 1 family, gas, steam heat; \$4,200; (o & a) E. C. Killane, Springfield (4444).

UNION COURSE.—91st av, s s, 150 e Montana av, 1 fam fr dwg, 2-sty, shingle roof, plumb, steam heat; \$6,000; (o & a) Edward Haas, 91st, Union Course (4527).

WHITESTONE.—5th st, n s, 100 w 7th av, 2-sty fr dwg, 22x30, slag roof, 2 families, gas; \$8,000; (o) Jas. Daunham, 64 Hyatt av, Winfield; (a) F. Chemilk, 796 2d av, L I City (4510).

WOODHAVEN.—Thrall av, w s, 138 n Liberty av, 1-sty bk dwg, 1 family, 24x50, shingle roof, hot air heat; (o) Sam Barone, premises; (a) J. Monda, Jerome av and Ferry st, Woodhaven (4525).

FACTORIES AND WAREHOUSES.

GLENDALE.—Van Dine av, w s, 927 s Old rd, 1-sty bk factory, 121x303, slag roof; \$80,000; (o & a) Eastern Eng. & Constn. Supply Co., East Rockaway, L I (4481).

JAMAICA.—Archer pl, s s, 300 e Church st, 1-sty fr market, 92x34, slag roof; \$3,500; (o) L. I. R. R. premises; (a) Louis Dannacher, 328 Fulton, Jamaica (4450).

L. I. CITY.—Orchard st, n e c Halsey, metal storeroom; \$1,200; (o) H. V. Ellis, prem (4483).

STABLES AND GARAGES.

ELMHURST.—Carter st, e s, 375 s Warren, bk garage; \$1,000; (o) Fred Marino, prem (4289).

FLUSHING.—Whitestone av, w s, 60 n Covert pl, fr garage; \$1,000; (o) David Graham, prem (4275).

GLENDALE.—Fosdick av, e s, 66 n Luther pl, 1-sty fr garage, 48x20; \$2,500; (o) Kohler Optical Co., 412 Cornelia, Glendale; (a) L. Berger Co., 1696 Myrtle av, Ridgewood (4479).

GLENDALE.—Fosdick av, n e c Luther pl, 1-sty fr show room & garage, 66x20, slag roof; \$2,000; (o) Hannah Wenzel, 715 Lexington av, Bklyn; (a) L. Berger Co., 1696 Myrtle av, Ridgewood (4480).

JAMAICA.—Washington st, e s, 281 s Fulton st, 29-1-sty conc blk garages, 18x15, slag rf; \$24,000; (o) Kane M. Ambrose, 10 Judd, Jamaica; (a) A. P. Sorice, Jr., 363 Fulton, Jamaica (4488-89-90).

Richmond.

DWELLINGS.

ELTINGVILLE.—Seacrest av, s s, 170 w beb or shore front, 1½-sty frame dwg, 20x50, shingle rf; \$3,500; (o & a) Louisa Wittenberger, 105 Bway, Union Hill, N. J. (829).

ELTINGVILLE.—Ridgecrest av, e s, 426 n Hill Top rd, 1-sty frame dwg, 24x32, rubberoid roof; \$2,500; (o) Geo. Deirling, Eltingville, S. I.; (a) Michael J. Mallin, Eltingville, S I (920).

ELTINGVILLE.—Richmond av, e s, 178 n Leverett av, 2-sty frame dwg, 24x27, rubberoid roof; \$2,250; (o & b) Carl Anderson, Eltingville, S I (834).

ELTINGVILLE.—Wilson av, n s, 167 e Eltingville road, 2-sty frame dwg, 22x27, shingle roof; \$2,500; (o & b) Bernard Fayer, Box 63, Eltingville, S I (856).

ELTINGVILLE SHORE.—Lincrest av, s s, 510 e Southfield blvd, 1-sty frame dwg, 28x42, shingle roof; \$3,000; (o) C. J. Knothe, 124 5 av, N Y C; (a) Godfrey Carstens, Oakwood Heights (896).

GRANT CITY.—cor Midland av & n e c Husson st, 1-sty frame dwg, 22x33, shingle roof; \$3,000; (o) M. A. Amodeo, 41 Grand, N Y C; (a) Wm. W. Westering, 111 W 18th, N Y C (868).

GRANT CITY.—Lincoln av, n s, 197 n Paris st, 1-sty frame dwg, 26x24, shingle roof; \$3,000; (o) Felicia Ferrary, 255 5th, Midland Bch; (a) Ernest Ferrary, 255 5th, Midland Beach (966).

GRANT CITY.—Central av, e s, 60 n Hamilton av, 1-sty frame dwg, 28x33, rubberoid roof; \$2,500; (o) Henry Cavarra, 103 Hamilton av; (a) Chas. Hewecker, Tompkinsville, N Y (960).

GREAT KILLS.—King st, n s, 215 w Osborne av, 2-sty frame dwg, 22x18, shingle roof; \$3,500; (o) Hilmer F. Ahlin, 176 Dahill rd, Bklyn; (a) Sears Roebuck & Co., Chicago, Ill (833).

MARINERS HARBOR.—Van Name av, w s, 303 n S. I. R. R. tracks, 2-sty hol tile dwg, 25x28, shingle roof; \$8,000; (o) Vincent A. Jella, Mariners Harbor; (a) S. W. Molokl, 81 Treadwell av, Pt Rich (862).

MARINERS HARBOR.—57 Van Pelt av, e s, 600 n railroad, 2-sty frame dwg, 25x27, shingle roof; \$3,000; (o) R. J. Cross, 59 Van Pelt av; (a) C. B. Egbert, Jr., 1841 Richmond Turnpike (927).

NEW BRIGHTON.—Beechwood av, w s, 227 s Crescent av, 2½-sty frame dwg, 21x21, shingle roof; \$4,600; (o) Edgar A. Centers, New Brighton, S I; (a) H. F. Comptois, New Brighton, S I (981).

NEW BRIGHTON.—Clinton av, w s, near Henderson av, 2½-sty frame dwg, 46x28, shingle roof; \$9,000; (o) J. A. Johnson, PtRich; (a) Jos. Tortorra, Pt Rich (940).

NEW BRIGHTON.—Cortelyou pl, e s, s of Prospect av, 460, 2-sty frame dwg, 25x28, shingle rf; \$2,500; (o) C. G. Elmer, La Fayette av; (a) Jno. J. McHenry, New Brighton (825).

NEW BRIGHTON.—Scribner av, n s, 180 e Bushwick av, 1½-sty frame dwg, 22x30, shingle roof; \$6,000; (o) H. C. Baldwin, 89 Scribner av, N B; (a) Jno. A. B. Larsen, 30 Homestead av, Pt Rich (846).

NEW DORP.—9th st, n s, cor Beach, 1½-sty frame dwg, 35x44, shingle roof; \$8,750; (o) L. W. Staughton, Ross av, New Dorp; (b) A. P. Kirkwood, 133 Colfax av, Grant City (863).

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BLEECKER ST, 170-172, rearrange partitions, remove show windows, shaft, new stairs, enclosure, show windows, windows, steps in 6-sty bk str & apts; \$25,000; (o) Hearth & Home, Inc., 575 5 av; (a) F. Y. Joannes, 52 Vanderbilt av (2717).

DELANCEY ST, 126, new partitions, sky-lights, etc., on 5-sty bk str, lofts & dwg; \$3,500; (o) Levinson & Shapiro, 98 Canal; (a) B. H. & C. N. Whinston, 2 Columbus Circle (2686).

FRONT ST, 99, lower floor, new stairs, elevator shaft, wall, toilets, 1 sty add, enlarge windows in 5-sty bk offices; \$60,000; (o) Levi Sheppard & Francis Core, 99 Front; (a) Emilio Levy, 331 Madison av (2702).

HAMILTON PL, 9-11-15, remove partition, new partitions, sinks in 2-sty bk str, offices & theatre; \$1,500; (o) Winfield Realty Co., 1472 Bway; (a) Moore & Landsiedel, 148th & 3 av (2683).

HUDSON ST, 153-5, new stair ext, partitions in 6-sty bk storage; \$1,500; (o) Hugh Getty, 359 W 26th; (a) owner (2703).

NASSAU ST, 80, new passageway, beams, floor in 5 & 3-sty bk str & restaurant; \$1,800; (o) Jas. B. Colgate, 36 Wall; (a) Louis E. Dell, 1133 Bway (2707).

4TH ST, 282-284 W, remove stairs, new openings, entrance, partitions, plumbing, studio in 3-sty bk dwg; \$10,000; (o) Mrs. Eugene Schoon, 30 Olive pl, Forest Hill, L. I.; (a) Eugene Schoon, 112 E 19th (2718).

15TH ST, 314 E, new rf ext, framing on 5-sty f. p. hospital; \$1,100; (o) Salvation Army, 122 W 14th; (a) Robt. F. Smallwood, 507 5 av (2710).

23D ST, 136-140 W, new partitions in 5-sty bk lofts & str; \$3,000; (o) Est of Geo. L. McAlpin, 55 W 33d; (a) Adolph E. Nast, 56 W 45th (2690).

26TH ST, 208 W, remove partitions, etc., new ext, etc., in 4-sty bk factory; \$15,000; (o) Meyer & Abraham J. Scheeter, 171 W 26th; (a) Sam Cohen, 32 Union sq (2685).

30TH ST, 312-316 E, remove stairs, partitions, new ext, gymnasium, f. p. stairs, partitions in 3-sty bk club house; \$40,000; (o) Madison Sq. Boys' Club, 316 E 30th; (a) A. C. Holden, 101 Park av (2693).

35TH ST, 338-340 E, new windows in 4-sty f. p. light mfg; \$1,200; (o) N. Y. Assoc. for the Blind, 111 E 59th; (a) Hunt & Hunt, 28 E 21st (2719).

42D ST, 1 E, new ext, fire tower, opening, beams in 5-sty bk restaurant & offices; \$6,000; (o) Oceanic Investing Co., 49 Wall; (a) John C. Westervelt, 36 W 34th (2692).

42D ST, 142-150 W; BROADWAY, 1462-1466; 41ST ST, 142 W, remove partitions, stairs, balcony, walls, dormers, new stairs, elevator shafts, enclosures, toilet rooms, partitions, pent-house, floor, dormer, windows, revise framing in 15-sty f. p. str & offices; \$600,000; (o) Knickerbocker 42d St. Co., 23 W 26th; (a) Chas. A. Platt, 101 Park av (2709).

73D ST, 273 W, remove steps, change partitions in 4-sty bk dwg; \$7,500; (o) Victor Hugos, 273 W 73d; (a) B. H. & C. N. Whinston, 2 Columbus Circle (2700).

74TH ST, 127 E, new pent house, bath, change partitions in 3-sty bk dwg; \$3,000; (o) Donn Barber, 125 E 74th, Elsie Delafield, 121 E 74th; (a) Donn Barber, 101 Park av (2452).

74TH ST, 10 E, remove stoop, new entrance, elev, rearrange partitions in 4-sty bk dwg; \$20,000; (o) Edwin Palmer, 1033 5 av; (a) A. H. McCrea, 27 E 40th (2029).

75TH ST, 140-44 W, remove stoops, change partitions, entrance in 4-sty bk apts; \$10,000; (o) Mary L. Watts, 127 E 57th; (a) Maurice Deutsch, 50 Church (2540).

80TH ST, 11 East, new front house, walls, stairs, elevator in 5-sty bk dwg, 20x102; \$1,500; (o) W. Kingsland Macy, Islip, L I; (a) Saml. Rosenblum, 51 Chambers (2377).

81ST ST, 51-57 W; also COLUMBUS AV, 443-449, new bath rooms, toilets, partitions, vents in 12-sty f. p. store & hotel; \$7,000; (o) Mosley Hotel Co., 150 W 47th; (a) Buchman & Kahn, 56 W 45th (2510).

85TH ST, 43 West, remove piers, new lintels, in 5-sty bk dwg, 20x68; \$500; (o) Dr. Herbert D. Manley, 525 West End av; (a & s) Nicarsulmer & Lehlbach, 507 5 av (2360).

91ST ST, 26 W, remove steps, new entrance, stairs in 4-sty bk dwg; \$3,000; (o) Augustine W. Roff, 68 W 92d; (a) Franz Wolfgang, 553 E Tremont av, Bronx (2720).

97TH ST, 58 W, new partitions, toilets, fire-escapes in 4-sty bk nursery; \$5,000; (o) Holy Name Church, 207 W 96th; (a) Faraci C. Dunn, 219 W 99th (2696).

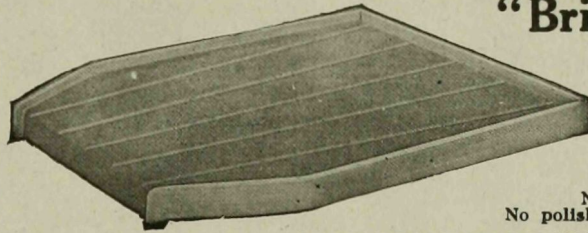
AV A, 215-217, remove wall, new columns, girders, show windows in 5-sty bk str & tnts; \$1,000; (o) Frank Vettel, 328 E 18th; (a) Wm. Shary, 22 E 17th (2477).

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AMSTERDAM AV, 1389-1399, new column, walls, beams in 3-sty bk storage; \$8,000; (o) 3 Ave. Railway Co., 2396 3 av; (a) Jno. S. McWhirter, 25 Beaumont (2527).

BOWERY, 30-36, new partitions, stairs, skylights, marquee in 2-sty bk restaurant; \$3,000; (o) Max Gartunkel, 2 E 120th; (a) Jos. L. Dussick, 144 E 58th (2698).

BOWERY, 133, remove front, new front, beams, columns, kitchen, toilets in 3 & 1-sty bk dwg & restaurant; \$5,000; (o) Jas. Somerindyke, care Geo. H. Hyde, 41 Park Row; (a) Alex. Brociner, 34 W 96th (2694).

BOWERY, 169, erect marquee on theatre, f. p., 4-sty, 23x102; \$5,000; (o) 169 Bowery Corp., 169 Bowery; (c) Wonder Iron Works, 144th st & Whitlock av (2372).

BROADWAY, 2180, new partitions, floors, beams in 3-sty bk restaurant; \$10,000; (o) Improved N. Y. Properties Corp., 32 Bway; (a) Espendius Zlococowick, 109 W 84th (2697).

BROADWAY, 2409, new balcony & screen platform in 1-sty f. p. theatre, 92x100; \$10,000; (o) J. Adolph Mollenhauer, 177 Montague, Bklyn; (a & s) Herbert J. Krapp, 116 East 16th (2373).

BROADWAY, 52, new balcony in 12 & 13-sty f. p. office bldg; \$550; (o) Exchange Court Corp., 52 Bway; (a) Albert E. Parfitt, 19 Liberty (2443).

COLUMBUS AV, 147, n e c 66th st, change 1st fl into stores, 2d & 3d into offices, new entrance in 4-sty bk store, rest & office bldg, 100 x100; \$20,000; (o) Thos. Healy, 147 Col av; (a) John H. Schrier, 25 West 42d (2388).

EDGEcombe AV, 231, remove partitions, bathrooms, new partitions, windows, fixtures in 4-sty bk str & tnt; \$10,000; (o) Riston Seerburger, 320 Central Park West; Daisy Metzler, 320 Central Park West; (a) S. J. Harris, 412 E 79th (2610).

LENOX AV, 405, new ext, foundation, walls, rf rafters in 3-sty bk church; \$10,000; (o) Christian Mission, Inc., 405 Lenox av; (a) Geo. H. Griebel, 81 E 125th (2470).

MADISON AV, 595-597, remove porch, steps, new porch, steps, framing, entrance doors, etc. in 1-sty bk church; \$10,000; (o) Trustees of Central Presbyterian Church, 595 Madison av; (a) Alex. M. Welch, 101 Park av (2695).

PARK AV, 885, change partitions, bathrooms, new fire-escape in 5-sty bk tnt; \$20,000; (o) Bernard Mayer, 5 Beekman; (a) Geo. & Edw. Blum, 505 5 av (2708).

ST. NICHOLAS AV, 757; also 148TH ST, 401 West, rearrange partitions, new bath rooms in 5-sty bk bachelor apts, 20x77; \$3,000; (o) Stephen H. Jackson, 106 Lex av; (a) M. Jos. Harrison, 110 East 31st (2355).

WEST END AV, 235, new partitions, bathrooms, stairs, floor in 4-sty bk dwg; \$1,000; (o) Wm. W. Shaw, 200 5 av; (a) Louis B. Santangelo, 2364 8 av (2464).

1ST AV, 75, remove columns, runway, stairs, new stairs, columns, beams, runway in 4-sty bk garage; \$9,000; (o) Geo. Zikmler, 882 Longwood av, Bronx; (a) M. Bernard Adler, 26 Court, Bklyn (2405).

3D AV, 23; ST. MARKS PL, 1, remove wall, columns, str fronts, new beams, columns, ext. girders, piers, str fronts, partitions, toilets, stairway, entrance, bulkhead in 3½-sty bk str, offices & hotel; \$3,500; (o) Ehler Osterhout, 21 E 93d; (a) L. E. Denslow, 44 W 18th (2699).

3D AV, 2382-2396, new walls in 3 & 4-sty f. p. offices; \$2,500; (o) 3d Av. R. R. Co., 2369 3 av; (a) John S. McWhirter, 1119 3 av (2688).

5TH AV, 182, new fire-escapes, bulkhead, skylight on 4-sty bk str, offices & lofts; \$5,000; (o) Union Trust Co., 80 Bway; (a) B. H. & C. N. Whinston, 2 Columbus Circle (2701).

5TH AV, 505, new pent house, mezzanine, stairs, ext, plumbing, &c. in 6-sty f. p. str, offices & apts; \$30,000; (o) Fredk. Brunswick, 5 W 37th; (a) Benj. W. Levitan, 7 W 45th (2668).

5TH AV, 251-253, 28th st, 1 W, new ext, shaft, floors, doors, raise floors in 6-sty bk str, offices & show rooms; \$60,000; (o) Abram I. Kaplan, 56 Pine; (a) Chas. C. Thain, 110 W 40th (2667).

5TH AV, 545; 45TH ST, 2 E, new marquee ext in 12-sty f. p. hotel; \$2,000; (o) Durham Hotel Co., Inc., 2 W 45th; (a) Jacob Feudtner, 181 Greenwich (2416).

5TH AV, 933, new pent house, partitions in 4-sty bk dwg, 25x100; \$5,000; (o) Chas. E. Mitchell, 933 5th av; (a) Walker & Gillette, 127 E 37th (2312).

7TH AV, 365-7, remove frame bldg, new ext, walls, fire escapes in 4-sty bk str & apts; \$30,000; (o) Edw. T. Kennard, 789 West End av; (a) Morris Schwartz, 1400 Bway (2462).

8TH AV, 937, new ext, toilet, doorway, entrance in 4-sty bk str & dwg; \$2,000; (o) C. A. Laurence, 49 W 57th, care Wm. C. Bowers, Eleanor LeRoy; (a) Chas. Schaefer, Jr., 394 E 150th (2687).

9TH AV, 39-41, new opening, ext in 5-sty bk str & factory; (o) Robt. Goelet Est, 9 West 17th; (a) Wm. Shary, 22 E 17th (2689).

Bronx

COLLEGE PL, 580, increase ½ sty in height new rf to 1½-sty fr dwg; \$2,000; (o) Raffo Sillite, 580 E 191st; (a) Chas. S. Clark, 441 Tremont av (455).

141ST ST, 365, new entrance, new windows, new plumbing & new partitions to 3-sty fr dwg; \$1,500; (o) Est of Ellen Drury, 2670 Marion av; (a) Wm. Shary, 22 E 17th (454).

144TH ST, 420, new posts & girders, new fire-proofing to 2-sty bk dwg & garage; \$700; (o) Theresa M. Stahl, on prem; (a) Wm. Shary, 22 E 17th (453).

169TH ST, 547, new f. p. door, new bk partition to 3-sty fr tnt; \$100; (o) Louis Held, 810 E 168th; (a) Harry Aaronson, 959 Prospect av (459).

BAINBRIDGE AV, GUNHILL RD, 210TH ST & STEUBEN AV, new partitions to 4-sty bk hospital; \$1,000; (o) Mortefiore House & Hospital, on prem; (a) Brenner, Buchman & Kahn, 56 W 45th (452).

BAHTGATE AV, 2158, 1-sty fr ext, 16x16, to 3-sty fr dwg; \$700; (o & a) Mary Arena, 2157 Arthur av (461).

BATHGATE AV, 1893-95, new ramp, new entrance to 2-sty bk garage; \$3,000; (o) St. Joseph's R. C. Church, Rev. P. Morris, 1949 Bathgate av, pastor; (a) John E. Kerby, 4187 Park av (456).

CROTONA AV, 2409, 1-sty bk ext, 14x12, to 4-sty bk tnt; \$1,000; (o) Salvatore Pannullo, on prem; (a) M. Del Gaudio, 160 W 45th (458).

GRAND CONCOURSE, 1854, built 1-sty of bk upon 1-sty bk str & club rooms; \$10,000; (o) H. Rohrbach, 781 E 175th, Pres.; (a) Chas. S. Clark, 441 Tremont av (462).

PROSPECT AV, 781, build 1-sty of fr upon present 1-sty fr ext of 3-sty fr dwg; \$600; (o & a) Ellen M. Quinlan, on prem (460).

ST. ANNS AV, 276, new str front, new partitions to 5-sty bk str & tnt; \$500; (o) Pintel & Yablowsky, 111 W 128th; (a) Samuel Livingston, 150 E 43d (450).

SPOFFARD AV, 1231, 1-sty fr ext, 17.3x13.6, to 2-sty fr dwg; \$400; (o) Max Weiner, on prem; (a) Albert E. Davis, 258 E 138th (451).

WEBSTER AV, n w c 233d, 1-sty bk ext, 24x 2.4, & new floor to 1-sty stone office; \$1,500; (o) Chas. A. Tier, Mt. Vernon; (a) Wm. H. Deacy, Ossining, N. Y. (457).

Brooklyn

BALTIC ST, 577, n s, 300 e 3 av, int alts to 2-sty bk 2 fam dwg; \$3,000; (o) Frank Birds, 26 Court; (a) Brook & Sackheim, 26 Court (10533).

CARROLL ST, 872, s s, 426.8 e 8 av, ext to 3½-sty bk 1 fam dwg; \$2,500; (o) Fredk. E. Switzer, prem; (a) Voss & Lauritzen, 65 DeKalb av (10575).

FROST ST, 134, s s, 75 e Manhattan av, ext to 3-sty fr 6 fam tnt; \$1,000; (o) Michele Di Candia, prem; (a) Frank V. Laspia, 525 Grand (10540).

GIRARD ST, 126, w s, 180 s Hampton av, alts to 1 fam dwg; \$3,000; (o) Thomas A. Hill, 130 Rutland rd; (a) Nelson K. Vanderbeck, 15 Maiden la, Manhattan (10734).

GRAND ST, 277, n s, 75 e Roebing, int alts to 4-sty bk str & 3 fam dwg; \$1,500; (o) Aaron A. Robb, 746 Flushing av; (a) Henry M. Entlich, 413 S 5th (10547).

GRAND ST, 349, n s, 59 w Marcy av, rf on 3-sty fr str & 1 fam dwg; \$800; (o) Harry Lippman, prem; (a) Will H. Erder, 331 Madison av, Manhattan (10854).

HALSEY ST, s s, 116.2 w Bway, int alts to str; \$1,000; (o) Michael Galano, 676 McDonough; (a) John Armendinger, 1612 Bway (10555).

HAVEMEYER ST, 137-9, s e c S 1st, int alts to str; \$2,500; (o) Abraham Conon, 274 S 2d; (a) W. I. Hohauser, 206 W 4th, Manhattan (10832).

HUMBOLDT ST, 252, e s, 75 s Ten Eyck, int alts to 3-sty fr str & 5 fam tnt; \$1,200; (o) James La Sasso, 262 Leonard; (a) Frank V. Laspia, 525 Grand (10541).

JEROME ST, 230, w s, 175 n Liberty av, ext to 2-sty fr 2 fam dwg; \$2,000; (o) Jos. Pfeuffer, prem; (a) Henry C. Brucker, 2549 Myrtle av (10862).

JEROME ST, 604, s w c Livonia av, ext to 3-sty bk str & 2 fam dwg; \$2,000; (o) Rachel Weinstein, prem; (a) Max Cohen, 189 Grand (10847).

KEAP ST, 475, n w s, 140.5 n e c Ainslie, add sty to 5-sty bk factory; \$35,000; (o) J. L. Hopkins & Co., prem; (a) Jos. A. McCarroll, 33 Clinton (10830).

MONTAGUE ST, 200-212, s w c Court, steps & stairs in str & offices; \$1,000; (o) Municipal Mortgage Co., 176 Bway, Manhattan; (a) Edw. I. Shire, 373 4 av, Manhattan (10757).

OAKLAND ST, 89-91, w s, 220 s Norman av, int alts & plumbing to 2-3-sty fr 3 fam dwgs; \$2,500; (o) Morris Sokoloff, 125 Oakland; (a) Hy. M. Entlich, 413 S 5th (10789).

OAKLAND ST, 420-38, n e c Paigde av, plumbing in 2-sty bk office & factory; \$1,000; (o) Forest Box & Lumber Co., prem; (a) Gilbert & Ashfield, 350 Fulton (10785).

POWELL ST, 121, e s, 43 s Glenmore av, ext to 2-sty bk 2 fam dwg; \$2,000; (o) Harry Margolies, 69 Osborn; (a) Chas. Goodman, 1399 St. Johns pl (10524).

PROSPECT PARK W, 238, w s, 130 s Windsor pl, ext to str & 2 fam dwg; \$1,000; (o) Abraham Solomon, prem; (a) Bly & Hamann, 551 Nostrand av (10555).

5TH ST, 48-52, s e c Smith, rf on 1-sty bk gas generator house; \$6,000; (o) Brooklyn Union Gas Co., 176 Remsen; (a) owner (10769).

N 6TH ST, 222, s s, 158 w Roebing, alts to 3-sty 4 fam tnt; \$9,500; (o) Frank Cernese, 220 N 6th; (a) Frank V. Laspia, 525 Grand (10539).

N 6TH ST, 216, s s, 157 e Driggs av, ext to 2-sty fr 2 fam & driveway; \$2,500; (a) Angelo Bisesti, 197 N 8th; (a) Frank V. Laspia, 525 Grand (10556).

N 7TH ST, 152, s s, 50 w Bedford av, ext to 2 fam dwg; \$10,000; (o) Eva Zorkoff, prem; (a) Max Cohn, 189 Grand (10754).

8TH ST, 260, s s, 185 w 5 av, ext & int alts to 2-sty fr garage & 1 fam dwg; \$5,000; (o) Gabriel Brillante, 287 9th; (a) Meyer & Mathew, 357 Flatbush av (10812).

E 8TH ST, 478, w s, 160 s Cortelyou rd, ext to 2-sty fr 1 fam dwg; \$3,500; (o) Freida D'Avila, 478 E 8th; (a) Adam E. Fisher, 373 Fulton (10570).

W 9TH ST, 2252-54, w s, 200 s 86th, int alts to 1-sty 1 fam dwg; \$1,000; (o) Dominick Fasola, prem; (a) Jas. A. McDonald, 1630 Surf av (10558).

E 31ST ST, 279, e s, 100 n Clarendon rd, ext to 1-sty fr 1 fam dwg; \$1,000; (o) P. J. McCarthy, prem; (a) Robt. T. Schaefer, 1526 Flatbush av (10552).

E 58TH ST, 5801-17, n e c Church av, alts to 2-sty fr 1 fam dwg; \$2,500; (o) B. C. L. Realty Co., Inc., 292 Ryerson; (a) S. Millman & Son, 1780 Pitkin av (10527).

97TH ST, 421, n e s, 156.6¼ s e 4 av, int alts to 1½-sty fr 1 fam dwg; \$1,000; (o) Adolph Swendsen, 411 97th; (a) Jas. A. MacDonald, 1630 Surf av (10557).

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ext to 2-sty fr 1 fam dwg; \$2,500; (o) Sam Engel, prem; (a) R. T. Schaefer, 1526 Flatbush av (10747).

ATLANTIC AV, 2264, s s, 116.8 e Rockaway av, ext to 2-sty fr str & 3 fam dwg; \$3,000; (o) Giorgio D'Angelo, 178 Rockaway av; (a) Chas. P. Cannella, 1163 Herkimer (10529).

BROADWAY, 79, n s, 50 w Berry, int alts to 3-sty bk factory; \$3,500; (o) Ilka Spitzer, Sea Gate; (a) Austin H. Gates, 248 Bay 38th (10786).

BROADWAY, 1304-8, s w c Ralph av, int alts to business & 1 fam dwg; \$3,000; (o) Isaac Schulman, 171 Bowery, Manhattan; (a) Chas. Schneider, 401 W 50th, Manhattan (10740).

GREENE AV, 495, s w c Nostrand av, dumb-waiter shaft in hospital; \$1,000; (o) Mrs. H. A. Wade, 133 Hendricks; (a) H. A. Wade, prem (10767).

LAFAYETTE AV, 22-36, s s, from St. Felix to Ashland pl, pent house on theatre; \$13,000; (o) Brooklyn Academy of Music, prem; (a) Edw. H. Thatcher, 590 Flatbush av (10848).

LAFAYETTE AV, 319, n s, 59 w Grand av, alts to 1 fam dwg; \$2,500; (o) Henry Schenk, prem; (a) Voss & Lauritzen, 65 DeKalb av (10760).

LAFAYETTE AV, 622, s s, 316.1 1/4 e Nostrand av, int alts to 2 fam dwg; \$2,000; (o) Edw. Staub, prem; (a) Abraham Brash, 26 Court (10531).

LEFFERTS AV, 452, s s, 139 w Brooklyn av, add sty to 2-sty fr 2 fam dwg; \$2,100; (o) Saml. Meledantres, prem; (a) Ernest Dennis, 241 Schenck av (10833).

MYRTLE AV, 200-2, s s, 24.33 e Hudson av, int alts to 4-sty bk 2 str & tnt; \$7,000; (o) Abraham Rosenberg, prem; (a) Thompson & Mallema, 189 Montague (10534).

ST. MARKS AV, 1290, s s, bet Buffalo & Rochester avs, int alts & elevator in hospital; \$10,000; (o) St. Mary's Hospital, prem; (a) Robt. J. Reilly, 477 5 av, Manhattan (10798).

SKILLMAN AV, 134, s s, 75 e Manhattan av, ext to 3-sty 5 fam tnt; \$1,200; (o) Cono Casella, prem; Frank V. Laspia, 525 Grand (10537).

STILLWELL AV, 2814, w s, 575 n Mermaid av, raise bldg 2 fam dwg; \$2,000; (o) Giovanni Corzana, 236 E 29th, Manhattan; (a) Wm. A. Parfitt, 26 Court (10791).

SUTTER AV, 407, n s, 59.10 e Sackman, int alts to 3-sty fr str & 2 fam dwg; \$2,000; (o) Francis Noble, 409 Sutter av; (a) S. Millman & Son, 1780 Pitkin av (10526).

WYCKOFF AV, 218, s s, 25 w Menahan, ext to 3-sty fr str & 4 fam tnt; \$2,500; (o) Louis Stockman, prem; (a) Hy. J. Nurick, 772 Bway (10731).

7TH AV, 4717-23, n e c 48th, ext to 3-sty fr church & 13 fam dwg; \$5,000; (o) Swedish M. E. Church, prem; (a) John C. Wandell Co., 8525 4 av (10829).

7TH AV, 9001, s e c Benson av, int alts & plumbing to 1-sty fr shop; \$2,000; (o) Jos. Straface, 1455 85th; (a) Burke & Olsen, 32 Court (10843).

21ST AV, 8638-42, w s, 300 s 86th, int alts & plumbing to 2 1/2-sty fr 2 fam dwg; \$2,500; (o) Max Kaplan, 1958 81st; (a) Philip Caplan, 16 Court (10765).

Queens.

L. I. CITY.—9th st, n s, 300 w West av, retaining wall for boiler; \$5,000; (o) Standard Oil Co., 26 Bway, Manhattan (2336).

L. I. CITY.—Franklin st, s s, 212 e Stevens, int alts to dwg; \$2,000; (o) Annie Lynam, prem (2320).

L. I. CITY.—5th to 6th av & Pierce av, elevator in M. P. studio; \$3,450; (a) Famous Players-Lasky Co., prem (2329).

L. I. CITY.—Van Alst av, s w c 3d, int alts to factory, remove partitions, etc.; \$10,000; (o) American Druggist Syndicate, prem (2330).

RIDGEWOOD.—Buchman av, e s, 91 n Myrtle av, 1-sty bk ext, 128x33, rear factory, int alts; \$20,000; (o) Hub Knitting Mills, 1007 Buchman av, Ridgewood; (a) Louis Berger Co., 1696 Myrtle av, Ridgewood (2323).

ROCKAWAY BEACH.—Boulevard, n w c Beach 98th st, 1-sty fr ext, 5x5, rear str, general int alts; \$8,000; (o) B. & B. Realty Co., 156+ St. Marks av, Bklyn; (a) Mac L. Reisen, 1613 Pitkin av, Bklyn (2334).

Richmond.

TOMPKINSVILLE.—Richmond turnpike, 25 w St. Pauls av, 3-sty brick dwg, 25x50, slag roof; \$9,000; (o) S. Seigel, Tompkinsville, S I; (a) Chas. B. Heweker, Tompkinsville, S I (737).

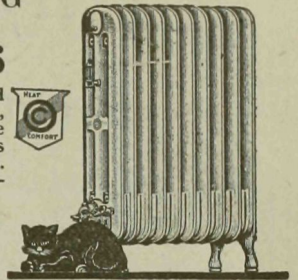
WESTERLEIGH.—College av, s s, 120 e New York pl, 2-sty bk dwg, 24x26, shingle roof; \$6,500; (o) Chas. Bingold, W Constant av; (a) Jno. P. From, 88 Decker av, Pt Rich (783).

SEA VIEW AV.—n s, n w c Gordon st, 2-sty frame dwg, 22x28, shingle roof; \$5,500; (o) Mrs. Hanna Cullen; (a) Egmont Scholl, 88 Bay st, St. George, S I (782).

ROSEBANK.—n s, Hope av, 150 w Hone av, 1-sty bk office, 50x86, rubberoid roof; \$5,000; (o) Wm. S. Lee, Rosebank; (a) H. T. Cornlois (619).

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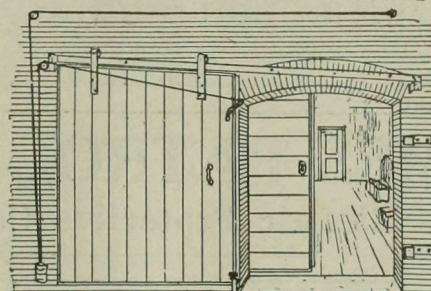
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