

# Real Estate Record and Builders Guide

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# EDITORIAL

## Mayor Hylan's Opportunity

Another stage in the making of the 1921 budget was reached this week, and it was a very important one. October 20th was the last day on which the budget-makers could add anything to the hundreds of millions they are setting aside to be spent by the city next year. The total budget of \$343,894,049.56 with which they threatened the taxpayers ten days ago has been increased \$12,000,000 in the meantime.

It always takes something really big to arouse the interest of the metropolis, and the 1921 tentative budget is so big that it is causing many thousands of New Yorkers to sit up and take notice. The fact that property-owners are not the only ones affected is beginning to be realized by many citizens who never find their names written on the tax rolls. Every tenant in the city is vitally interested in the budget if he only knew it. Tenants seem only lately to be grasping the fact that a higher budget is directly responsible for higher taxes and thus indirectly responsible in a large measure for higher rents.

The budget-makers have until October 31st to revise the allowances for the money-spending orgy of 1921. During the intervening days the only changes they can make in the tentative budget will be the reduction of various items. If the Board of Estimate during these days should reduce the budget by \$100,000,000 they merely would be performing a solemn act of justice to the tax-ridden property-owners of the city. The advocates of extravagance are running riot. If no effective method of checking their amazing demands can be found, then indeed are the finances of the city in a bad way.

Reports from the City Hall indicate that Mayor Hylan has sensed the public alarm over the size of the tentative budget. His desire to check a pyramiding tax rate undoubtedly is sincere. If His Honor now takes a decisive stand, if he insists that his department heads must manage the city's business with much smaller appropriations than those fixed in the tentative budget, he will win the gratitude of the taxpayers and will greatly enhance the standing of his administration. If the Mayor fails to do this he must shoulder the responsibility of forcing upon New York the most costly and most extravagant administration in its history.

## A Quarter Century of Usefulness

The Real Estate Board of New York celebrates this year its twenty-fifth anniversary. Its existence is practically co-extensive with that of Greater New York, having been formed while the movement for the amalgamation of the five boroughs into the one city was under way. Originally a board of brokers it now includes in its membership representatives of all the leading branches of the real estate business. The record of its activities during the last year proves conclusively that it is gaining in power and ascendancy as its membership increases and recognition of the need of such an organization and acknowledgement that it meets the

requirements spread throughout the circle of those interested in any way in real estate.

Without disparaging the efforts of other realty organizations to aid owners of city property and those who make a business of buying and selling it there is every reason for insisting on the prime necessity of concentration of these efforts if any headway is to be made in preserving the rights of property owners to the use of their own holdings, and the consequent stability of the real estate market so that investors will continue to highly regard their commitments therein. For this reason attention is called to the report of the Board of Governors, printed in this issue of the Record and Guide, in which this question of cooperation with other existing organizations is discussed and the proposal made to secure a closer working agreement through a **central body**.

It is only necessary to review the antagonism to real estate interests developed during the last two years to convince any owner or dealer in real estate that a solid front must be presented to those who seek in every possible way to deprive property owners of their just rights. With the compact organization, the well developed method of work, the recognized ability of its leaderships, there can be little hesitancy in giving the Real Estate Board of New York, with its twenty-five years record to its credit, the position of premiership in the real estate world, and without impairing their own usefulness to their members other realty organizations may well unite with it in any movement for the benefit of all concerned.

## Improved Service the First Consideration

The public hysteria which has manifested itself on so many occasions since the World War upset normal conditions was in evidence once again when the Public Service Commission of the Second District began on Monday its hearing on the application of the New York Telephone Company for higher rates. Several of those attending the hearing made excited protests and there was spirited criticism of the service.

No one contends that the telephone service is up to the standard which prevailed before the war, at which time it was everywhere conceded New York had the best telephone service in the world. Even the company officials themselves recognize that the present service is inadequate and as unsatisfactory to them as to the general public. It is that very fact which has prompted the company to ask for rates sufficiently higher to provide for extensions and improvements to bring the service up to what telephone patrons in the metropolis expect and should have.

The people of New York City, because of the war, have been required to pay more for everything they eat and wear and for places in which to live. In a vast majority of instances wages have been increased in proportion to these increased living costs. How the average citizen, in view of his personal experiences, can expect public service corpora-

tions to meet increased costs without getting increased returns from the service furnished by them is not easy of comprehension. The logic of the situation is perfectly plain and the public, under the circumstances, should welcome the opportunity to get improved service even at a slightly increased cost.

The Public Service Commission, in passing upon the application of the telephone company, undoubtedly will be impressed by the statement made by Mr. J. L. Swayze, the company's general counsel, that an expenditure of more than \$78,000,000 will be required to complete the extensions and additions that have been planned for 1920, 1921 and 1922. The increases in pay of employes and wages of additional employes have absorbed the net revenues of the company and produced a deficit. In other words, it is costing the company much more to furnish the present service than is being received for it. Its revenues now are insufficient to

pay operating expenses and the company has pursued a proper course in seeking permission from the state authorities to increase its rates sufficiently to overcome the present unsatisfactory conditions.

That public service corporations must be given a square deal, that the relation of present conditions to their businesses is entitled to fair and serious consideration, was made plain in the United States District Court the other day, when Judge Hough held that existing laws regulating the price of gas and fixing rates around eighty cents per thousand cubic feet are confiscatory and therefore unconstitutional in their present operation. In that important case the right of a public service corporation to get a reasonable return for its product was sustained. The principle involved in the decision applies with equal force to telephone transportation and any other kind of service furnished by public service corporations.

### Tentative Budget Adopted Exceeds Legal Limit

**T**HE Board of Estimate on Wednesday adopted a tentative budget of \$355,898,341.34 and adopted a resolution inviting the public generally and editors and proprietors of newspapers in particular to present recommendations for reductions.

Controller Craig said that \$347,000,000 was the greatest amount which could be lawfully raised under the State laws restricting city taxation, and he urged that the board proceed at once to cut out the excess, \$8,000,000. Mayor Hylan and President LaGuardia of the Board of Aldermen, however, insisted that the cuts should be made with the co-operation of the city departments.

The proposed 1921 budget, by counties, compared with the 1920 budget, is as follows:

	Last year	Proposed Budget	Increase
New York County...	4,365,155.12	\$323,669,532.11	\$67,228,091.95
Bronx County .....	1,038,390.34	5,053,789.22	688,634.10
Kings County .....	2,413,908.33	2,844,280.19	430,371.86
Queens County ....	661,664.85	772,562.17	110,897.52
Richmond County..	229,770.16	259,003.94	29,233.78
Total counties .....	\$8,708,888.60	\$10,187,625.96	\$1,478,737.30
Total, city and counties—	\$265,150,328.76	\$333,857,158.07	\$68,706,829.31
State tax .....	8,539,156.37	\$22,041,183.27	\$13,502,026.90
Gross total .....	\$273,689,485.13	\$355,898,341.34	\$82,208,856.21

In his decision denying the application of the Citizens' Union, through Walter Frank, a taxpayer, that the Board of Education be allowed more than \$50,000,000 allotted to it by the Board of Estimate for budget expenses next year, Justice McAvoy of the Supreme Court did not pass upon the constitutional interpretation for which the suit was brought, it is declared by Leonard M. Wallstein, counsel to the Citizens' Union.

The members of the Board of Estimate, with the exception of Borough President Curran of Manhattan and President LaGuardia of the Board of Aldermen, contended in opposing the suit that in complying with the mandatory obligation of giving the Department of Education 4.9 mills on the assessed valuation of city property it was doing all that was necessary. The Citizens' Union declared this was but camouflage, as the money now withheld from the schools in the budget must later be provided by the issuance of bonds which the taxpayers would have to foot, although the amount of the budget would be kept down.

In his opinion, made public this week, Justice McAvoy pointed out the futility of attempting to direct administrative

officers by mandamus proceedings to carry out their duties in any specific manner. Justice McAvoy said in part:

"The assertion of various members of the board that further and additional appropriations above the statutory prescription were withheld from the Board of Education because of a fear that additional appropriations would result in exceeding the 2 per cent. constitutional limitation of the tax levy on the assessed valuation of the real and personal estate of the city does not, except inferentially, indicate a lack of consideration of the Department of Education.

"Whether the board would make additional appropriations to the Department of Education if it conceived it had the power to exclude from the amount to be raised by tax for county and city purposes, the principal and interest of all so-called floating indebtedness as distinguished from funded debt, cannot be determined by anything that appears from the papers submitted on this application.

"To include these items in the annual tax budget makes for protection of the holders of lands in the city and the owners of personal property taxable therein by way of this limitation upon the spending power of the officials. The argument in favor of excluding short-term obligations from the limitation based on the 2 per cent. regulation in the Constitution is supported somewhat by the language or text of Section 10, but the sense of the word 'debt' as it is used in that section of Article VIII is not always synonymous with the current term 'indebtedness.'

"A decision may not be had in this proceeding at all authoritative on the limitation of the powers of the municipal authorities in this respect."

Mr. Wallstein declared that the court refrained from passing upon the constitutionality of the matter "because the majority of the Board of Estimate submitted affidavits in which, attempting to deny the allegation that the board had never considered the educational estimates upon their merits, they issue a smoke screen of words which, in my opinion, shows no broad consideration of the estimates, but only considerable efforts to find some way of evading the board's responsibility and duty to make adequate educational appropriations."

**P**ATRICK J. REVILLE, Superintendent of Buildings for the Borough of the Bronx, reports 259 new buildings, costing \$4,297,650, for the quarter ending September 30, 1920, compared with 388, costing \$6,956,425, for the same period last year. Of these, 29 were dwellings costing less than \$20,000 each, and 4 between \$20,000 and \$50,000; 6 tenements costing over \$15,000; 98 public buildings costing \$1,072,750, and 85 stables and garages costing \$486,150. Alterations were made in 819 buildings at a cost of \$1,179,140, compared with 751, costing \$852,615, last year.

# REAL ESTATE SECTION

## Stephen H. Tyng Reelected President of Real Estate Board

Annual Report of Governors Discloses Record of Activities During Year in Which There Has Been Big Gain in Membership

**T**HE Real Estate Board of New York held its Annual Meeting yesterday for the election of directors and for other business. The attendance was the largest in the history of the Board. Directors elected to represent the Active Members on the Board of Governors were Stephen H. Tyng (re-elected), Clark T. Chambers and Herman LeRoy Edgar. The three directors whose terms expire were Stephen H. Tyng, Walter C. Wychoff and Mark Rafalsky.

The six continuing directors are Laurence McGuire, David A. Clarkson, William M. Benjamin, Charles C. Edwards, J. Irving Walsh and Walter Stabler.

Active-Associate Governors to represent the Active-Associate members on the board of governors, William D. Kilpatrick and Franklin Pettit, the latter being re-elected, were elected. Active-Associate Governors whose terms continue are: John M. Stoddard, H. H. Murdock, Robert E. Dowling and William C. Demarest.

Resolutions were adopted approving the conduct of the affairs of the Board by the Board of Governors during the fiscal year just ended. The constitution was amended to provide for new classes of membership and in other ways generally for building up the Board.

The Board of Governors re-elected Stephen H. Tyng President; David A. Clarkson, Vice-President; J. Irving Walsh, Treasurer, and Charles C. Edwards, Secretary.

A comparison of the membership figures for this year and last is as follows:

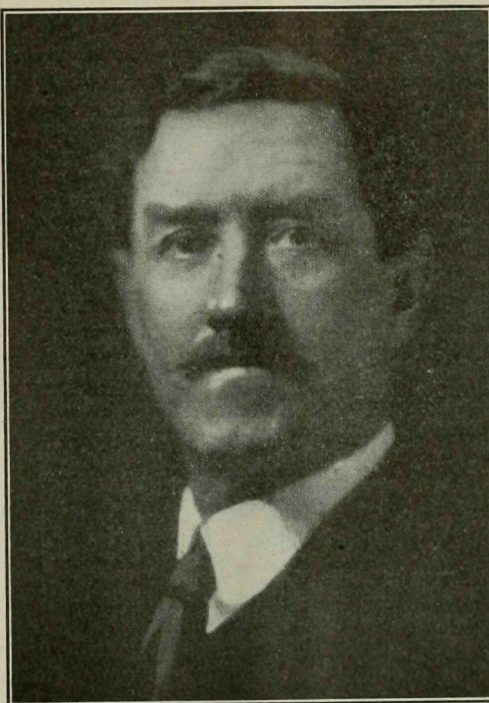
Membership	1919	1920	Increase	Decrease	Total
*Broker Class Active.....	200	273	73	..	...
Non-Resident .....	52	77	26	..	...
Registered .....	28	39	11	..	389
Non-Broker Cl. Sustaining ..	..	2	2	..	...
Active-Associate .....	599	657	58	..	...
**Associate .....	329	294	..	35	953
Grand Total .....	1208	1342	169	35	1343

\*Exclusive of 14 on Waiting List in 1919.

\*\*Figures for 1919 revised.

The Annual Report of the Board of Governors calls attention to the fact that the Real Estate Board of New York has reached its twenty-fifth anniversary, it having been organized in 1896. Incorporation followed in 1908 and the present name adopted in 1913.

The Board recommends that this Twenty-fifth Anniversary be especially made the occasion and the inspiration for an active, definite, and well-organized drive for new members in every class; and that the anniversary feature be utilized



STEPHEN H. TYNG

to the fullest extent in connection with the twenty-fifth anniversary banquet to be held in February next.

"New York City is again passing through a critical period," the report continues. "The situation affects every class of membership in the Board, brokers, property owners, and allied interests alike.

"We refer, of course, to the landlord and tenant legislation passed at the regular session of the Legislature of 1920, and made law on April 1, and at the extraordinary session of September 20-24 and made law on September 27. The Board of Governors and the officers, as constituted after the election today, will need the active, loyal support of the entire membership; and this not in any ordinary sense. It must express itself in a willingness to help swell the funds needed for fighting what the board believes to be a great wrong done to owners of real estate in the passage of these laws; and because these rent laws strike at the fundamentals of real estate ownership in this State and indeed in the

United States, and property owners may literally be said to have their backs against the wall, the Board shortly after the close of the session, decided to test their constitutionality.

"To this end it has been fortunate in having been able to retain eminent counsel in the person of Hon. George L. Ingraham, former Presiding Justice of the Appellate Division of the Supreme Court. A committee of lawyer members of the Board, acting in conjunction with counsel for the Legal Bureau of the Board, will sift out and prepare the cases for Judge Ingraham who will present them in the higher courts. Arrangements have been made to cooperate with other organizations and the services of counsel for the Board have been placed at the disposal of members and their attorneys for consultation and advice as to the best procedure to follow in minor cases.

"We will not, in this report, attempt to go into the details of the law, more than to say that the Board is advised that so far as they cut off, even for a limited period, recourse to the Supreme Court for the common law right of eviction, they deprive citizens of property without due process of law and are unconstitutional and void; and that others of them may be for technical but highly important reasons, invalid because of the circumstances under which they were passed.

"The Board of Governors, advised through its Legislation and Taxation Committee and its legislative and other advisers, understood fully that the Legislature was not strong enough to withstand the popular clamor that some way be found to put an end to the practices of those who were taking unfair advantage of tenants, and that fair dealing landlords

(Continued on page 572)

# Aldermen to Act on Exemption of New Buildings Tuesday

Resolution Prepared by Alderman Collins Criticised by City Club Because It Restricts General Application of Law Passed at Special Session

THE Board of Aldermen, last Tuesday, sent the resolution prepared by Alderman Collins, providing for the carrying out of the law passed at the special session permitting New York to exempt new buildings from local taxation, to a special committee which will report back to the Board next Tuesday. There was considerable discussion of the terms of Alderman Collins' resolution, which restricts the exemption to buildings certified as necessary by the Tenement House Commissioners, and approved unanimously by the Board of Estimate.

The City Club sent a communication to the Board of Aldermen outlining the objections to the resolution in its present form, as follows:

"The accumulated tax savings during the period of proposed exemption would aggregate about one-third of the entire cost of the building, thus overcoming much of the handicap which makes it impossible for present builders to compete with those who built at pre-war prices. This relief will enable many who now rent to own their own homes. It will enable the merchant builder to construct and sell at a reasonable profit. It will make it possible for investment builders to figure a return on their money without estimating on a basis of rentals far beyond the ability of tenants to pay.

"This policy will incidentally encourage the flow of mortgage money. By having the saving in taxation applied each year to amortization of the mortgage, the security will be improved and lenders who now fear that new buildings will not long hold their original cost value will be willing to loan a larger percentage than at present.

"In preparing an ordinance to make available the benefits of this act we respectfully urge that no attempt should be made to follow the narrow restrictions set forth in the ordinance as proposed by Alderman Collins. This proposal, after repeating most of the text of the statute tacks on the following proviso:

" . . . provided, however, that the Board of Estimate and apportionment shall first inquire into, hear and determine any application for such exemption, when the Tenement House Commissioner shall have certified to said Board in writing

that in his judgment the granting of such exemption in any such case will provide relief in an emergency existing in the City of New York, due to lack of housing; and provided further that said Board of Estimate and Apportionment shall, thereupon, by unanimous vote, approve of applying such relief, for a period not extending beyond January first, nineteen hundred and thirty-two, in any such case, and it shall thereupon certify its approval to the Commissioners of Taxes and Assessments for their appropriate action in assessing such property for purposes of taxation.'

"To begin with there is grave doubt about the legality of an ordinance which instead of being a direct exercise of the exemption powers definitely granted by the Legislature to the local legislative body with the approval of the Board of Estimate, is in substance an attempt to further delegate this legislative power, under peculiar conditions, to the Board of Estimate. There is, furthermore, serious doubt about the validity of any scheme which allows official discretion as to each piece of property instead of granting an exemption uniformly wherever a property owner can show that the definite statutory conditions have been met. Under the terms of the Collins' ordinance the Board of Estimate is supposed to act upon each separate piece of property, thus usurping the legislative power delegated by the statute as well as the functions of the Department of Taxes and Assessments. They are to take favorable action only upon recommendation of the Tenement House Commissioner and only by unanimous vote.

"In other words, instead of a general law allowing exemptions based upon definite classifications and state of fact set forth in the statute, no house builder could base his calculations upon any certainty whatever. His fate would depend upon the frame of mind of some present or future Tenement House Commissioner and upon favorable action by each and every member of the board. Even with the most conscientious officials, an appearance of favoritism would be unavoidable. So far as the stimulation of building is concerned the intent of the statute—even if we can imagine that the courts would sustain such an ordinance—would have been completely nullified."

## Stephen H. Tyng Reelected President Real Estate Board

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would suffer with the guilty. But it left no legitimate expedient untried that was calculated to lead the legislature to enact laws as little harmful and obstructive as possible. The Legislation and Taxation Committee worked practically day and night through the Special Session. The facts were placed before the Governor. Every legislator of any consequence and all of the Joint Legislative Housing Committee were repeatedly interviewed and the actual facts placed before them. Hearings at Albany were attended. Some minor amendments were secured; and similar legislation against office, commercial, and all non-residential buildings was defeated. The Real Estate Board bore the entire brunt of this battle for all the property owners of New York City.

"The procedure was repeated at the Extraordinary Session. Again the Board of Governors was accurately informed, on the highest authority in this State, that nothing could stop the proposed legislation.

"But in spite of all this the Real Estate Board of New York relaxed no effort. It furnished a definite program. It enlisted the cooperation of various organizations. It notified its members to do their part individually. It appointed a Special Committee to represent it, with counsel. Its staff was at Albany in advance and throughout the session. It had its headquarters there.

"If the legislative program was designed for housing relief, it may well be asked why this relief was not granted six months earlier.

"It must be apparent to all that the best way for the real estate interests of New York to accomplish results is to have one common organization, properly equipped to meet all the exigencies of local and State situations that arise from time to time and to follow intelligently, day in and day out, all the workings of local and State administrative and legislative bodies, departments, bureaus and so forth. One of the greatest obstacles to the securing of the best results is the division of interest, the scattering of resources, the lack of unanimity. It is little wonder, perhaps, that legislators and other find it difficult to gauge real sentiment in these matters when these interests have so many mouthpieces and no large measure of agreement.

"It is with this thought in mind that the Governors have been working up to a point where some method of close cooperation with existing organization might be effected. It hopes ultimately to achieve this, and to make the Real Estate Board of New York, insofar as this is humanly possible, the great centre around which will revolve all the activities that are comprehended in an intelligently worked-out program and procedure for the information and the protection of the real estate interests of New York."

# Lockwood Committee Starts Building Materials Inquiry

Its Chief Counsel, Samuel Untermyer, Outlines at Opening Session the Plan He Intends to Follow in Seeking Existence of Alleged Trust

THE Joint Legislative Committee, empowered at the recent special session of the Legislature to inquire into the alleged existence of a building materials trust, held its opening session at the City Hall on Wednesday. Senator Lockwood, of Brooklyn, is chairman of the committee, the other members being Senators Carson, Abeles, Dunnigan and Kaplan, and Assemblymen McWhinney, Caufield, Leninger, Pettie and Hammill. Samuel Untermyer is chief counsel to the committee and Leonard M. Wallstein his assistant. Deputy Attorney General Samuel A. Berger represents the State.

At the opening of the investigation Mr. Untermyer outlined his plans, saying it was proposed to inquire first into the conditions of the building materials trade in this city and the relation of labor to the trade. After that, he said, will come the question of how best to secure a loan market, "for it must be evident you cannot stimulate housing or the construction of buildings without a loan market." This would involve, Mr. Untermyer said, an investigation of a mass of statistics showing the available assets of all the insurance companies and saving banks in the State and other public institutions under State banking supervision. This inquiry would show the character of these assets, the returns that are made upon them and the returns that could be made by the investment of these assets in mortgages on unencumbered real estate in the cities of the State.

The third and last phase would be the suggestion of remedies, and for that purpose the experience of all available authorities on the subject, including the Federal Trade Commission, will be invoked, "so as to arrive at a comprehensive plan of constructive legislation that will stimulate the building of houses in the City of New York."

This plan, Mr. Untermyer warned the committee, would mean a prolonged inquiry and the calling of many witnesses—many of them unwilling witnesses, he said—but the outstanding fact will be that:

"The purpose of counsel and of the committee will be to pursue this inquiry in a judicial, dispassionate spirit, aimed at nobody but stopping nowhere, and allow the facts to speak for themselves when they have been developed."

The first witness called before the committee was Samuel B. Donnelly, Secretary of the Building Trades Employers' Association, who explained that the Building Trades Employers' Association comprises about 50 members representing the various building trades. There are active members who belong to the individual trade associations and pay \$30 a year dues each; associate members, who do not employ labor but are interested in the building trades, such as trade papers, manufacturers' agents, etc., who pay \$40 a year, and "individual members who cannot be active because they do not belong to trade associations." They also pay \$30 a year each. Only the active members vote.

The Association supervises all wage and other agreements made by its active members, through their individual associations, with the local unions of the various trades. But since last fall, when the Building Trades Council was organized by Robert P. Brindell, the Employers' Association itself has made a comprehensive wage agreement with Brindell and the executive members of the council.

Mr. Donnelly told the committee that an agreement had been entered into between his organization and the Building Trades Council in December, 1919, for a period of two years, but that four months after it was signed the employers voluntarily granted the workers in the building trades an increase ranging from 15 to 20 per cent. He said this was done to stabilize conditions and to get some assurance that the agreement would be enforced.

Mayor Hylan, according to Mr. Donnelly, had "overbalanced the situation" in granting the bricklayers \$10 a day. This, he said, caused "restlessness and other craftsmen had to be increased." The by-laws, copies of the agreements between the two associations and constitution were filed with the committee.

Mr. Donnelly denied that the Building Trades Council threatened to violate its contract with the employers, and that this was why the "voluntary" increase was granted. He said instead that the council "requested an amendment" of the two years' contract.

The second witness was Robert P. Brindell, who stated that the Building Trades Council, of which he is President and Chairman of the Executive Committee, had been organized under a charter from the American Federation of Labor in October, 1919. Mr. Untermyer asked various questions to bring out Mr. Brindell's activities prior to his coming to New York. In the course of his testimony, Mr. Brindell stated that as a boy of thirteen he worked on the docks in Canada until he was seventeen and that he came here from Providence fifteen years ago. He also stated that the building at number 12 St. Mark's Place, used by the Building Trades Council, is owned by his wife, who receives from the Council \$1,000 per year rent. After coming to New York, Brindell testified, he became business agent of the dock builders, the membership of whose union has been increased from 350 to 4,800 men during that time. The members pay 50 cents per month dues.

There are between 85,000 and 90,000 men engaged in the various building construction trades that belong to unions affiliated with the council, Brindell said. These organizations pay no dues to the council, nor do the men, except that for each "business agent recognized by the council the union local pays \$10 a year. Out of this the cost of maintaining the office is paid. Brindell told Mr. Untermyer he would willingly turn over the books of the council to him for examination, adding "there's nothing in them."

The reason for organizing the Building Trades Council, Brindell said, was to make contracts with the employers at favorable wage scales and bring about a condition where both sides would "live up to their agreements." He denied the Council was started in opposition to the Central Federated Union, which, he said, was "merely a legislative body" and insisted that the proposed Central Trades and Labor Unions' Association, which is now being formed was quite different in character from his own Council.

All but the bricklayers and four other unions engaged in building construction work are affiliated with Brindell's Council. He has recently recognized a local union of painters in opposition to the A. F. of L. local, and this is causing some trouble in the relations between the Council and the American Federation of Labor.

When Brindell resented Mr. Untermyer's close inquiry into his career, Mr. Untermyer explained to the committee that Brindell was "one of the most potent factors in the housing situation, and, as the evidence will develop, perhaps the most potent factor."

The third witness was John T. Hettrick, an attorney at 165 Broadway, who said he has been acting as counsel for men engaged in the building industry, namely, plumbing, steam-heating and cut stone contractors. Mr. Hettrick explained to the committee that in handling these matters for his clients he kept in touch with contracts and bids by a system of cards in which his clients are identified by numbers. There was a dramatic scene when Mr. Untermyer produced a batch of these cards. Mr. Hettrick asked whether the cards were all

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# Upholds New Law Suspending Right of Dispossession

First Action Brought Squarely on Question of Constitutionality of Action by Special Session Decided by Justice Finch of Bronx Supreme Court

**I**N the first case decided squarely on the question whether the Legislature acted within its powers in enacting law suspending ejectment for two year, Justice Edward R. Finch, in the Bronx Supreme Court, held that a public emergency existed, and the protection of homes and housing were certainly within the police power of the state.

The case was that of Jacob L. Guttag, owner of an apartment house at 1953 Crotona Parkway, who sought to eject Hyman Shatzkin, a tenant, whose lease expired on October 1. Shatzkin refused to sign a lease at a considerably increased rental and did not move when his lease expired.

The landlord sued, charging that the new law by which ejectment proceedings were suspended until 1922 was unconstitutional. Bernard S. Deutsch, his attorney, asserted that if the Legislature were permitted to suspend the court's action in ejectment proceedings for two years, it might continue to extend the limitation indefinitely.

Julius Tobias, counsel for the tenant, entered a demurrer, upholding the right of the Legislature to declare that an emergency existed which threatened the state's police power, designed to protect its citizens.

Justice Finch sustained the demurrer in the following decision:

"The complaint alleges that the plaintiff is the owner of real property, and that the defendant was a tenant of an apartment therein under a lease expiring October 1, 1920, and refused to vacate. The defendant has interposed a demurrer and the only question raised and argued by counsel is the constitutionality of the law passed at the recent special session of the Legislature, prohibiting the recovery by the owner thereof of real property used for dwelling purposes, except in certain specified instances (not alleged in the case at bar), provided a reasonable rental value has been paid.

"Protection of homes and housing is certainly within the police powers of the state, provided a public emergency exists which threatens the same. In enacting the statute in question the Legislature has declared, in its best terms, that such a public emergency exists, and it is within its province to so determine.

"It remains for the court to consider whether the means adopted by the Legislature are reasonably adopted to the end sought. Until the expiration of a two-year period the Legislature has prohibited the ousting of a tenant from his dwelling except in certain prescribed instances, provided the tenant is not objectionable and pays a reasonable rental value of the premises, which reasonable rental value may be determined by the court.

"It would appear that the means which the Legislature has adopted are appropriate to the end sought. The court may take judicial notice for the cause of the existing emergency, namely, a World War, during which new building was halted for several years while a large portion of the entire population was taken from its accustomed tasks and turned to war work.

"The disorganization which has resulted from a return to peace from a war basis has delayed transportation of materials and fuel. This condition, coupled with the scarcity of labor and materials to replace the prior accumulations exhausted by the years of war, has as yet apparently prevented even catching up with the normal building needs arising since the war and due to normal growth of population. These conditions to be coped with are accentuated in densely populated centers. It is no answer to say that no action precisely similar to the case at bar has been taken heretofore.

"It overlooks a fundamental attribute of the principle known as the 'police power,' which takes into consideration the economic and social conditions of the times. A reasonable allow-

ance must be made for the exercise of legislative judgment, and if the matter is within the legislative discretion, the court will not substitute his judgment for that of the Legislature. It follows that the demurrer should be sustained."

The decision probably will be appealed by the landlord.

**F**IRE PREVENTION DAY was observed at the bureau of buildings, Borough of Manhattan, New York, by an address by Mr. Ira H. Woolson, Consulting Engineer of the National Board of Fire Underwriters.

Mr. Woolson spoke of the effect of fires on different forms of construction and the necessity of careful study and investigation of materials and types of construction, to the end that they might be properly used to secure safe and fire resistive buildings. While iron and steel are incombustible materials and for that reason were formerly deemed to be suitable for fireproof construction, the necessity for properly protecting them soon became apparent after the introduction and development of the skyscraper. Tests made at the old Continental Iron Works on Long Island about 1916 showed that unprotected cast iron and steel would fail when a temperature of about 1,000 degrees Fahrenheit is reached.

Reinforced concrete has come in for considerable investigation. The nature of the aggregate is very important when fire resistive construction is desired. Not only laboratory tests, but actual fires have shown that a quartz gravel is an unsafe material to use where the fire hazard is a serious one. When the temperatures are likely to be excessive, even the best of concrete might suffer seriously, as was evidenced in the fire at the Edison Works at Orange, N. J., and more recently in the destruction of the Barrett Manufacturing Company's plant near Norfolk, Va. Examples of fused concrete were shown. It seems, therefore, necessary in the highest type of fire resistive construction, concrete should also be protected. Tests by the United States Bureau of Standards indicate this may be successfully done by a covering of metal lath and plaster.

One of the chief things to consider in the planning of buildings is the avoidance of openings through floors connecting one story of a building with another.

## Lockwood Committee Starts Inquiry

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blank cards and was informed by the committee's counsel that not one of them was blank.

"The only reason I am asking," Mr. Hettrick then stated, "is this: My mail has been robbed down at the office and if you are using any of those cards from that robbed mail, it is my duty to warn you in reference to that."

Mr. Untermyer retorted that "if you are not engaged in an illegitimate business you have nothing to fear" and added that he didn't know how these cards were obtained.

Throughout his examination Mr. Hettrick insisted that he dealt only with individual clients and not members of any association. In reply to further questions Mr. Hettrick stated in general terms that members of the Master Plumbers' Association who were his clients had done a business last year in the neighborhood of \$4,000,000, on which his fees were based at one per cent. He also stated that all of the trades operating under the Code of Practice paid another 3 per cent. of gross earnings into what he termed an insurance against the hundred evils that beset their business. He further admitted this fund had been distributed among the members, but could not remember how many times. He thought the last time it was in the neighborhood of \$40,000. He stated this arrangement had saved several firms from bankruptcy during the war.

The hearings are being continued at the City Hall.



# Review of Real Estate Market for the Current Week

## Sales of Numerous Important Corners Was Strong Feature of a Diversified Market, While Bronx and Brooklyn Contributed Building Sites

**R**EAL estate of all kinds was in good demand this week. Transactions ranged from frame dwellings in the Bronx to a valuable site in the Wall street district for a new office building. One sale involved a fine private dwelling as a gift. There is a stronger demand than there has been for some time heretofore for vacant plots, and this is true of the Bronx and Brooklyn as well as upper Manhattan. In Brooklyn most of the plots are being bought for immediate improvement with flats and stores. South Brooklyn is especially active in the sale of plots. The diversity of the market generally is increasing weekly. The fine autumn weather has been a favorable factor in the sale of dwellings for occupancy.

Numerous medium sized mercantile buildings in the lower West Side were sold during the week and tenants were in many instances the purchasers. The news indicates that the investing public has not lost interest in the Greenwich Village section which is now active in old house sites for re-improvement with small business buildings and alteration of antiquated dwellings into business structures. There is also some buying for residential occupancy.

A sale of the week that attracted some attention was that of a Broadway parcel owned by the Roosevelt family after it had

held it for 76 years. A Roosevelt had lived on the site when Broadway below Prince street was a residential thoroughfare. Such sales as this emphasize the evolving character of New York real estate.

The market abounded in sales of valuable corner holdings throughout the city. Numerous modern as well as old fashioned apartment houses changed hands. Upper Broadway, Seventh avenue, Second avenue and Third avenue parcels of this character figured prominently in the dealing.

The sale of 35-37 Broad street this week makes the second sale of the property within a short time. It was understood that a large office building would supplant the old building now there; but, presumably the owners saw a chance to take a substantial profit on the property as it stands. The paucity of office space in the Wall street district makes speculation in choice office building sites there, which are few, a tempting proposition. It would not be surprising if another profit were taken on this site before a new building covers it.

There appears to be a movement of vacant property in the industrial section of the Bronx at Port Morris, where several large plots changed hands during the week. This part of the city gives promise of being a rival of Long Island City as an industrial center.

### PRIVATE REALTY SALES.

**T**HE total number of sales reported, but not recorded, in Manhattan this week, was 159, as against 154 last week and 122 a year ago.

The number of sales South of 59th st was 40, as compared with 43 last week and 31 a year ago.

The number of sales north of 59th st was 119, as compared with 111 last week and 91 a year ago.

From the Bronx 37 sales at private contract were reported, as against 20 last week and 27 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 582.

#### Big Washington Heights Deals.

William H. Caldwell and Alexander Henschel sold for Mary A. Berndt to Jeannette Chandler the northwest corner of Broadway and 148th st, three 7-sty and basement elevator apartment houses, on a plot 100x100. Stores will be installed on the ground floor upon the expiration of present leases.

Leware Realty Corporation sold to the Great Northern Apartment Corporation the 6-sty apartment house, with stores, at the northeast corner of Audubon av and 180th st, on a plot 100x72.

#### St. Boniface's Church Buys.

Church of St. Boniface, at the southeast corner of Second av and 47th st, bought from Emilie Messerschmidt the 5-sty tenement house, on a lot 25x100.5, at 316 East 47th st, adjoining St. Boniface's School on the east, giving it control of 75 feet of street frontage at this point.

#### Seamen's Institute Squares Plot.

Lawrence, Blake & Jewell resold for Norman S. Riesenfeld to the Seamen's Church Institute of New York 49 Front st, a 5-sty building, on a lot 20.2x81.5, purchased last month from Oscar Engel. The Seamen's Institute owns the block from Front to South st on Coenties slip, and the latest purchase squares out its holdings, which will now be improved with a large building as an addition to its present structure.

#### Resale of Broad Street Plot.

The Broad-Exchange Co., a subsidiary of the Alliance Realty Co., purchased from the Cammann Estates the two buildings 35-37 Broad st, adjoining on the south the Broad-Exchange Building. The plot has a frontage of 45.9 on Broad st and an average depth of about 106 feet, containing an area of approximately 4,000 square feet. No immediate plans are in contemplation for the improvement of the property, as it is understood that the property is leased for several years. Walter T. Rosen is president of the purchasing company.

Cammann, Voorhees & Floyd were the brokers. The sale was an all-cash transaction and

the Lawyers Mortgage Co., appreciating the strength and stability of property located in the heart of the financial world, have arranged to make a loan of \$250,000 up to the property. The loan, it is understood, will be sold to investors in the form of certificates for small amounts.

#### Sells an Old Roosevelt Holding.

Charles F. Noyes Co. sold for Roosevelt & Son, bankers, to Norman F. Riesenfeld, 645 Broadway, a 5-sty stone front building, on a lot 25.6½x75, adjoining the northwest corner of Bleecker st. The property has been in the Roosevelt family since 1844 and was sold with possession.

#### Sell Columbia Leaseholds.

Albert H. Stout sold for clients 60 West 49th st, a 4-sty and basement brownstone dwelling, on a lot 20.10x100.5, and 60 West 51st st, a 4-sty and basement brownstone dwelling, on a lot 18.2x100.5, both Columbia University leaseholds.

#### Acquires Upper Seventh Avenue Corner.

Hamilton Holding Co. sold to James Rensselaer 2449 to 2453 7th av, and 152-154 West 143d st, forming the southeast corner of the two thoroughfares. On 7th av are two 6-sty modern apartment houses with stores, with a frontage of 99.11 feet, and in the street is a 6-sty modern apartment house with stores, with a frontage of 50 feet. The total area is 99.11x150.

#### Good Sale on Second Avenue.

Morris Freundlich and others sold to George A. Molleson 1859 to 1863 2d av, at the southwest corner of 96th st, three 5-sty brick flats with stores, on a plot 73.8½x74.6. The buyer also bought from Matthew McNamara 1857 2d av, adjoining the foregoing, a 5-sty brick flat with stores, on a lot 27x74.6. The total purchase comprises half the block on the west side, between 95th and 96th sts.

#### Gift of a Fine Dwelling.

Daisy Strauss has made a gift to Constance S. Lewisohn of the 4-sty and basement brownstone dwelling 20 East 74th st, on a lot 22x102.2. The house is free of mortgage.

#### Hebrew Orphan Asylum Buys.

For the purpose of accommodating 250 children of its orphanage the Harlem Hebrew Orphan Asylum, represented by Mrs. Jennie Kramer and Louis Cohen, bought the Schmidt mansion, facing Spencer and Huxley avs and Whalen st, and being one block west of 260th st, Broadway and Van Cortlandt Park. The property covers a plot known as the Knolls, which is considered the highest point overlooking the greater part of Manhattan. It is improved with a mansion, constructed of hand hewn oak ship timbers, with immense rooms. Jules Nehring, Inc., sold the realty for an estate represented by former Corporation Counsel John Whalen.

#### Sale of a Madison Avenue Corner.

Mulvihill & Co. sold for Catherine Sauer to Peter Marine 52 East 110th st, at the southeast corner of Madison av, a 5-sty brick and stone flat with stores, on a lot 20x100.11, the latter frontage being on the avenue. Also, sold for the same owner to William E. Gearon 54-56 East 110th st, adjoining the foregoing parcel, two 3-sty and basement brownstone dwellings, each on a lot 16.8x100.11. They have been converted to business uses. It is the first sale of all these properties in 25 years.

#### Pearl Street Corner Resold to Investor.

Charles F. Noyes Co. resold for Norman S. Riesenfeld to Francis Herman the 6-sty loft and store building, on a plot 41x96x57x100, at 339 and 341 Pearl st, southwest corner of Frankfort st. The property was recently purchased by the seller through the Noyes Company in an all cash transaction from George Ehret. The building will be extensively altered and placed in charge of the Noyes company for management and rental.

#### Tenant Buys West Street Parcel.

Markt & Hammacher Co., the tenant, bought from Edith F. Randolph and others the 5-sty business building, with stores, at 196 West st, on a lot 29.9x80.3, extending through the block to Caroline st. The parcel adjoins the southeast corner of Jay st, which the buyers also occupy.

#### Operator Resells Hotel Senton.

Daniel H. Jackson resold to John J. Flannery the Hotel Senton, 35 and 37 East 27th st, between Fourth and Madison avs, facing Madison Square Garden, a 6-sty structure on a plot 50x113.6. Spotts & Starr were the brokers. Mr. Jackson bought the hotel recently from the Anna T. E. Kirtland estate.

#### Washington Heights Corner Sold.

The Whitlock estate sold through John R. & Oscar L. Foley the northwest corner of St. Nicholas av and 146th st, a 6-sty elevator apartment house, known as Montalva Court, on a plot 74.11x100.

#### Sheffield Farms Co. Buys Plot.

Estate of Peter A. Hegeman sold through Bernard Smyth & Sons to the Sheffield Farms Co., Inc., 542-544 West 57th st, a plot 50x100.5 that has been used as a lumber yard. There is a 1-sty frame building on part of the plot. It adjoins the main office of the buyer. With the acquisition of this property the company now controls a plot fronting 275 feet on 57th st x 300 feet on 56th st. It has been the policy of Loton Horton, president of the company, to locate all of its holdings on the leading thoroughfares.

#### Gordon Knox Bell Sells Home.

Hamilton Fish Benjamin, stock broker, purchased from Gordon Knox Bell 58 East 72d st, at the southwest corner of Park av, a 4-sty and basement brick dwelling, on a lot 24x67.

**Slater Estate Sells Old Parcel.**

Estate of John Slater sold through John Finck 920 Sixth av, at the northeast corner of 52d st, a 4-sty stone front loft and store building, on a lot 25.5x75. It is the first sale of the property in 40 years.

**Vacant Harlem Plot Bought.**

J. Clarence Davies sold for Sigmund and Henry M. Susslein the vacant plot, 175x100, on the south side of East 105th st, 263 feet east of First av, to Gallagher & Shand, Inc., who intend to improve with a garage. The plot has been in the possession of the sellers since 1904.

**Co-operative Negro Buyers.**

Guy & McDonald Realty Corporation purchased for a syndicate of negro tenants under a co-operative plan 103 to 109 West 141st st, a 6-sty brick apartment house, known as Diva Court, on a plot 100x99.11, adjoining the north-west corner of Lenox av.

**Ostend Apartments Bought.**

Girard Trust Co., as trustee, sold to Charles Galewski the northeast corner of Broadway and 112th st, a 7-sty and basement elevator apartment house, known as the Ostend, on a plot 100.11x100.

**Cyril Hatch Sells Fine Home.**

Mrs. Charles B. Dillingham has bought from Cyril Hatch his former residence at 153 East 63d st, a 3-sty brick American basement dwelling, on a plot 32x100.5, between Lexington and Third avs. It is one of the finest residences east of the immediate Fifth av section.

**Investor Buys West 3d Street Corner.**

J. Clarence Davies sold for the H. W. G. Corporation, Henry W. Gennerich, president, 55-57 West 3d st, at the northeast corner of West Broadway, an 8-sty loft and store building, on a plot 50.2x90.

**Large Deal in Shore Front.**

The Harrison S. Colburn Co. sold the Winterburn property located at Edgewater, N. J., to a large industrial corporation for the development of a shipping pier and tidewater factory.

The property lies between the plants of the Midland Linseed Co. and the Valvoline Oil Co. and fronts 233 feet on the Government pierhead line, extending westerly across the River road to Undercliff av 1,349 feet, approximately 6 acres.

This sale removes another of the few remaining undeveloped waterfronts in this section of the port. It is the last of the waterfronts owned by the estate of John Winterburn, who

about 50 years ago acquired most of the shore frontage on the Hudson River in this neighborhood.

**Burns Bros. Buy in Brooklyn.**

Realty Associates sold to Burns Bros., wholesale coal dealers, the vacant plot, 80x100, on the southside of 48th st, 100 feet east of Second av, South Brooklyn. The purchasers will improve the plot with a garage for their own use.

**Bronx Factory Sites Bought.**

Mugler's Iron Works sold through George Price 841-843 East 136th st and 840-842 East 137th st, a 2-sty brick and a 1-sty frame building, on a plot 50x202; and the Port Morris Land & Improvement Co. sold through the same broker the adjoining vacant plot on the west, 50x202. The buyer of both plots is the Wickwire Spencer Steel Corporation.

**Long Island City Factory Site Sold.**

Roman-Callman Co. sold for Alexander Arnold and Frank Sorger to Charles Moschella the vacant plot of 7,500 square feet on the west side of Academy st, 100 feet south of Webster av, Long Island City, for improvement with a 2-sty factory building.

**Large Mortgage Loans.**

Particulars have been learned of the \$2,250,000 loan made by the Metropolitan Life Insurance Co. to the Marcus Loew Realty Corporation for the erection of the 16-sty office building in course of construction at the northeast corner of Broadway and 45th st, and the theatre building on abutting property on 45th and 46th sts.

The mortgage in the form of a building loan is due Nov. 1, 1930. It bears interest at the rate of 6 per cent. per annum for the first 5 years and at 5½ per cent. per annum for the following five years. The property has a frontage of 120.7 feet on Broadway, 186 feet on 45th st and 103.3 feet on 46th st.

Charles B. Van Valen, Inc., and Cross & Brown placed for the Interstate Land Holding Co. a loan of \$375,000 on the 12-sty office building 47-49 Maiden lane. The building occupies a plot 45x139 directly opposite the Federal Reserve Bank site. It has recently been converted from a manufacturing to an office building, about \$75,000 being spent.

The same brokers placed for J. Richard Manhelm a loan of \$78,000 on the two 6-sty buildings 76-78 Warren st. The buildings occupy a plot 50x100 and, together with 86 Warren st, are occupied mainly by Mr. Manhelm for his harness business.

Charles B. Van Valen, Inc., placed for the Beadleston Realty Co. a loan of \$135,000 on 23-25 West 51st st. The property is the old home of the Beadleston family, one of the oldest in the city, and has been in the family many years. To relieve housing conditions, the old 4-sty dwelling has been converted into a modern 7-sty apartment hotel, with 4 apartments on each floor and a restaurant in the store and basement. Two elevators were installed. The building occupies a plot 33.4x100.5 and rents for \$54,000 above the store floor.

Lawrence, Blake & Jewell placed for the Seco Holding Corporation a building and permanent loan of \$210,000 at 6 per cent. interest, for a term of 10 years, on its property 812 Riverside drive, 111x212x irregular, north of 158th st, for the erection of a 6-sty elevator apartment house. The rental is estimated at \$72,000 per annum. Contract for the building has been awarded to Ely Moran.

**Manhattan.****South of 59th Street.**

ALLEN ST.—Frank Benjamin, as executor, sold to Louis Wahrsager 141-143 Allen st, two old 2½-sty and basement brick dwellings, on a plot 40x70, at the southwest corner of Rivington st.

BROOME ST.—Charles F. Noyes Co. and Charles E. Cathie sold for James M. Anderson, as trustee, to the Lebertan Corporation 497 Broome st, a 4-sty and store brick building, on a lot 20.10x64.8, adjoining the southeast corner of West Broadway.

CHRISTOPHER ST.—Williams-Dexter Co., Inc., bought from Dunlop & Lloyd, Inc., 33 Christopher st, and 172 Waverly pl, being the northwest corner of the two thoroughfares, a 3-sty brick store and loft building, fronting 21.4 feet on the street and 75 feet on the place.

HESTER ST.—George L. Hein and another, as executors, sold to Israel Solomon the 3-sty and basement brick tenement house, with stores, on a lot 21.9x76.2, at 115 Hester st.

EAST HOUSTON ST.—Howard Conkling sold to Vincenzo Cascale the old 2½ and 3-sty brick buildings 75 to 79 East Houston st, southeast corner of Elizabeth st, on a plot 68.3x29.9.

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MADISON ST.—Nora Gleeson sold to Max Messing 300 Madison st, a 3-sty and basement brick dwelling, on a lot 18x105x17.6.

MARKET ST.—Jonah Levy and another, as executors, sold to Domenico Benedetto 87 Market st, a 3-sty brick tenement house, with store, on a lot 20x51.

ORCHARD ST.—Helene Landan sold to the Emlese Realty Corporation (Marie L. Cole) 154 Orchard st, a 5-sty tenement house with stores, on a lot 25x87.10.

PARK AV.—Estate of Henry Wengell sold through Camman, Voorhees & Floyd 91 Park av, a 3-sty brownstone dwelling, on a lot 14.2½ x105, one-half block south of East 40th st, which street is the dividing line between the restricted and unrestricted parts of Park av.

PERRY ST.—Williams-Dexter Co. sold to A. J. Raffo, for occupancy, 30 Perry st, a 3-sty and basement brick dwelling, on a lot 20.10x85. The buyer will make extensive alterations.

VESTRY ST.—Abraham V. Whitman sold to George W. Arthur and David Cane the 6-sty mercantile building with store at 35 Vestry st, on a lot 24.10½x101.8x irregular.

WASHINGTON ST.—Emeline A. Eddy sold to Dorothy Golden 41 Washington st, northeast corner of Morris st, a 5-sty brick tenement house, with stores, on a lot 25x79.

WOOSTER ST.—John Palumbo sold to Pietro Dellaglio 200 Wooster st, a 3-sty brick loft and store building, on a lot 25x50, adjoining the northeast corner of Bleecker st.

5TH ST.—Harry Graf bought from Theresa Reinach 530 East 5th st, a 3-sty and basement brick dwelling, on a lot 19.7x96.

11TH ST.—St. John's Evangelist Church sold through the Duross Co. 259 West 11th st, a 3-sty and basement brick dwelling, on a lot 20.3x70, three doors from the northwest corner of West 4th st and adjoining the three 4-sty and basement brick dwellings 261 to 265 West 11th st, that were sold last week by the Benson Estate. The church had owned the parcel just sold since 1877. The buyer will remodel the house for occupancy.

18TH ST.—Christina Boyle sold to Frank O'Sullivan 233 West 18th st, a 3-sty and basement brick front and a 4-sty frame rear building, both on a lot 25x92.

18TH ST.—Julia I. O'Hara sold to Michael McCarthy the 3-sty and basement brick dwelling 445 West 18th st, on a lot 16.8x92.

18TH ST.—Alfred M. Rau sold to A. Cuneo 128 West 18th st, a 3-sty brick stable, on a lot 20.6x92.

22D ST.—Louis Schrag sold for Altana F. Garmi to a buyer, for occupancy, 421 West 22d st, a 5-sty brick dwelling, on a lot 16.8x98.9.

29TH ST.—Joseph A. Bittenweiser sold through G. Tuoti & Co. 212 East 29th st, a 5-sty and basement tenement house with stores, on a lot 25x98.9.

30TH ST.—The John C. Orr Co. sold to Hester M. McCullough 214 East 30th st, a 3-sty and basement brownstone dwelling, on a lot 18.9x98.9.

31ST ST.—Annie Kovner bought from Lillian Lang 28 West 31st st, a 4-sty stone front office and store building, on a lot 25x98.9.

35TH ST.—Samuel Sacks sold to Corinne H. Forsch the brick business building 21 West 35th st, on a lot 22x98.9.

37TH ST.—Alice Clarkson sold to Benjamin Gould 58 West 37th st, a 4-sty and basement stone front dwelling, on a lot 21.6x98.9.

47TH ST.—Werner Ilsen bought from Thomas J. Keatinge the 4-sty and basement stone front dwelling 43 West 47th st, on a lot 25x100.5.

49TH ST.—Estate of Thomas Lenane sold through John Finck and the Herman Arns Co. 310 West 49th st, a 5-sty stone front tenement house, on a lot 25x100.8.

50TH ST.—Blanche Krohnberg sold to the Amaranth Realty Corporation 420 East 50th st, a 4-sty and basement brownstone dwelling, on a lot 20x90.

51ST ST.—John F. O'Hara sold to Nathaniel H. Stafford the 4-sty and basement dwelling 307 West 51st st, on a lot 20.10x100.5.

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

53D ST.—Joseph Cohen sold to Anthony Rowland the 3-sty and basement dwelling 238 East 53d st, on a lot 20x100.5.

55TH ST.—Mrs. William H. Gunther sold, through Pease & Elliman, 56 East 55th st, a 4-sty and basement brick dwelling, on a lot 18x100.5. Joseph C. Abramson, an operator, is the buyer.

57TH ST.—Joseph P. Day sold for the Dr. Richards Dyspeptic Tablet Association the two 4-sty and basement brownstone dwellings, each on a lot 16.8x100.5, at 451 and 453 West 57th st, to Mary Haran; also for the same sellers, the similar dwelling at 453, adjoining, to M. F. Smith. The properties were to have been offered at auction yesterday.

AV C.—Mamie Ewen sold to Charles Drexler 152 Av C, a 5-sty brick tenement house with stores, on a lot 24x83.

FIRST AV.—William H. Bering sold to Moses H. Myers the 4-sty brick tenement house, with stores, at 940 First av, on a lot 25.1x74.

North of 59th Street.

HAMILTON TERRACE.—Carrie L. Gibson and another sold to Alice N. Moore 18 Hamilton terrace, Washington Heights, a 3-sty and basement stone front dwelling, on a lot 16x100.

HAMILTON PL.—Oscar D. & Herbert V. Dike sold for Frank M. Tichenor 7-9 Hamilton pl, a 2-sty brick store building, on a plot 54.4x81x54.4x66.5½, overlooking the intersection with Broadway.

61ST ST.—The Ruland & Whiting-Benjamin Corporation sold for Mrs. Mathilde V. R. White 205 East 61st st, a 3-sty and basement brownstone dwelling, on a lot 20x100.5. The property will be altered by the buyer.

62D ST.—Douglas L. Elliman & Co. sold for Mrs. Theodore J. Toedt the 3-sty and basement stone front dwelling, on a lot 16x98.9¼, at 163 East 62d st.

64TH ST.—Albert H. and Elsa M. Stout, respectively, sold 130-132 West 64th st, two 4-sty and basement stone front dwellings, each on a lot 23x100.5.

69TH ST.—United States Trust Co., as trustee, sold to Frances B. Hegeman 327-329 West 69th st, the first being a 5-sty brick loft and store building and the second a 5-sty brick tenement house, each on a lot 25x100.5.

70TH ST.—Florence A. Anyon and another sold to Ernest F. Dunham the 5-sty brick Ameri-

can basement dwelling 217 West 70th st, on a lot 15x100.5.

71ST ST.—Emille H. Southerland sold to Margaret E. Donovan the 3-sty and basement brownstone dwelling 203 East 71st st, on a lot 13.9x102.2, adjoining the northeast corner of Third av.

73D ST.—Phelps Stokes Estates, Inc., sold to the 166 West 73d Street Corporation the 4-sty and basement brownstone dwelling at 166 West 73d st, on a lot 18.8x102.2.

74TH ST.—Francis M. Loth sold to Benedict Lust 127 West 74th st, a 4-sty and basement brick dwelling, on a lot 20x102.2.

74TH ST.—Walter Mendelsohn sold to Catherine Mulligan 169 West 74th st, a 4-sty and basement brick dwelling, on a lot 25.6x36.4x irregular, at the northeast corner of Amsterdam av.

75TH ST.—Pease & Elliman sold an apartment in 103 East 75th st, on the co-operative plan, to H. P. Homans.

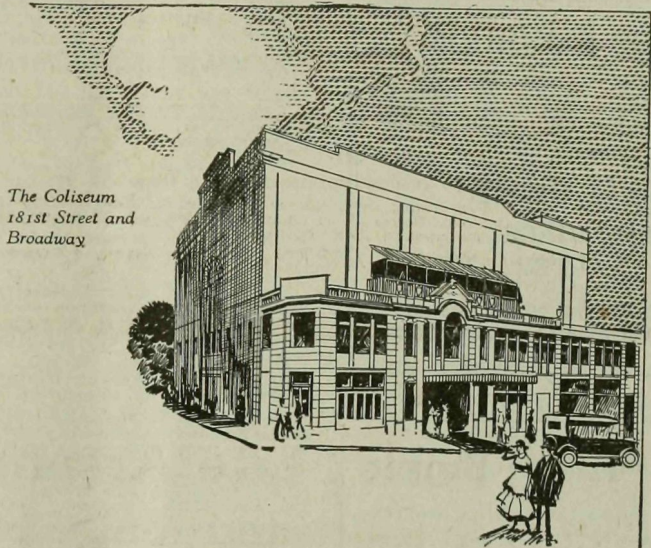
77TH ST.—Schindler & Liebler sold for Helen Sweeny to Bruce Kuhn, for occupancy, 209 East 77th st, a 3-story and basement brownstone dwelling, on a lot 16.8x102.2.

77TH ST.—Bertha Waldman sold to Helen Greenhut the 4-sty brick tenement house 348 East 77th st, on a lot 25x102.2.

81ST ST.—Diego de Saurez sold 160 East 81st st, a 3-sty and basement brownstone dwelling, on a lot 20x104.4.

82D ST.—Houghton Co., in conjunction with E. K. Van Winkle, sold for the estate of William Thurman to a buyer, for occupancy, 170 West 82d st, a 3-sty and basement brownstone dwell-

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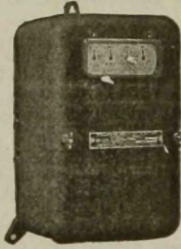
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ing, 16.8x54x102.2, adjoining the West End Synagogue.

82D ST.—Eleanor T. Smith and another sold to Grace S. Byrnes 170 West 82d st, a 3-sty and basement brownstone dwelling, on a lot 16.9x102.2.

88TH ST.—John Finck sold for Theophile Eyrlich 169 East 88th st, a 3-sty and basement brick dwelling, on a lot 25x108.8½.

90TH ST.—Frederick C. Wightman sold to Peter W. Fay the 3-sty and basement stone front dwelling 311 West 90th st, on a lot 19.10x100.8½.

91ST ST.—Charles B. Van Valen, Inc., sold for John Nash to a buyer, for occupancy, 31 West 91st st, a 3-sty and basement brick dwelling, on a lot 18.10x100.8½.

91ST ST.—Samuel Aufses sold through John Finck 164 East 91st st, a 3-sty and basement brownstone dwelling, on a lot 16.8x100.8½.

91ST ST.—Fannie Offerman sold through the Cusack Co. 45 West 91st st, a 3-sty and basement stone front dwelling, on a lot 20x100.8½.

92D ST.—Albert L. Brockway sold to Maurice C. Hill the 4-sty American basement brick dwelling 317 West 92d st, on a plot 56.10x30x56.

92D ST.—Slawson & Hobbs sold for Annie Mahoney and Mary Mahoney to a buyer, for occupancy, the 3-sty and basement brownstone dwelling, on a lot 17x100.8½, at 162 West 92d st, adjoining the Central Baptist Church at the southeast corner of Amsterdam av and West 92d st.

95TH ST.—Abraham Chopak sold to Isak Freiser the 5-sty tenement house 237 East 95th st, on a lot 25x75.

97TH ST.—William C. Orr, as trustee, sold to Mary Cooper the 4-sty and basement brownstone dwelling 141 West 97th st, on a lot 16x100.11.

97TH ST.—Secor estate sold through Charles B. Van Valen, Inc., 50 West 97th st, a 4-sty and basement brick dwelling, on a lot 20x100.11. The buyer will occupy.

98TH ST.—Moses A. Horowitz bought 204 East 98th st, a 4-sty tenement house, on a lot 25x100.

99TH ST.—James W. Kennedy sold to Pinkas Kornblum 211 East 99th st, a 6-sty tenement house, on a lot 25x100.11.

99TH ST.—Elkay Builders Corporation sold to James W. Kennedy the two 6-sty brick flats with stores at 230 to 234 East 99th st, each on a plot 37.6x100.11.

102D ST.—Annie Braham sold to Anthony H. Harrigan the 4-sty and basement dwelling 249 West 102d st, on a lot 18x100.11.

104TH ST.—Sherman Brokerage Co. sold for Sarah R. Cohen to a buyer, for occupancy, 178 East 104th st, a 3-sty and basement brick dwelling, on a lot 16.8x100.11.

104TH ST.—Charles S. Kohler, Inc., sold for Mrs. Margaret A. Hayunga to Louise K. Hansen 77 West 104th st, a 4-sty and basement brownstone dwelling, on a lot 16.8x100.11.

106TH ST.—Charles T. Marx sold to Fannie Walsh 40 West 106th st, a 3-sty and basement dwelling, on a lot 16.4x100.11.

108TH ST.—Nathan Abraham sold to Harry Efros the 4-sty tenement house with stores at 107 East 108th st, on a lot 26x74.

111TH ST.—E. L. Winthrop, Jr., sold to Olga Paffen the 3-sty and basement brick dwelling 132 West 111th st, on a lot 17x100.11.

112TH ST.—Hyman Bornstein sold to Yetta Berkowitz the 1-sty frame building at 51 East 112th st, on a lot 25x100.

113TH ST.—Estate of Mary F. T. Norwood sold through William A. White & Sons 209 East 113th st, a 4-sty brick flat, on a lot 16.8x100.11.

114TH ST.—Vincenzo Sollitto sold to Vincenzo G. Grolli the 6-sty and basement tenement house with stores at 341 East 114th st, on a lot 25x100.11.

118TH ST.—Alexander Henschel sold to Julia Peabody 155 West 118th st, a 4-sty and basement brick dwelling, with extension, on a lot 18x100.11, to John R. Caldwell.

119TH ST.—Louis C. Haggerty, guardian, sold the 3-sty and basement brownstone dwelling 108 West 119th st, on a lot 18x100.11, to William Smith.

120TH ST.—Cornelia W. Hall, trustee, sold the 3-sty and basement brownstone dwelling 60 West 120th st, on a lot 19x100.11, to Abram Leibovitz.

121ST ST.—Francis I. Gottschalk sold to George Schaub the 3-sty and basement stone front dwelling 129 West 121st st, on a lot 20x100.11.

121ST ST.—Anna E. Kack sold to Raphael Battista the 3-sty and basement brick dwelling 425 East 121st st, on a lot 17.11x100.11.

121ST ST.—Seligman estate sold to Vincenzo Celenza 356 East 121st st, a 3-sty and basement brick dwelling, on a lot 20x100.11.

123D ST.—Manville Realty Co. sold to Louis Elkins the 3-sty and basement brownstone dwelling 148 West 123d st, on a lot 17x100.11.

123D ST.—Joseph J. Fitzpatrick sold to Mary McMorrow 321 East 123d st, a 3-sty and basement brownstone dwelling, on a lot 18x100.11.

126TH ST.—V. Celenza sold to A. Kaufmann

247 East 126th st, a 2-sty and basement stone front dwelling, on a lot 20x99.11.

127TH ST.—Bessie Shaughnessy resold to Mary O'Reilly the 3-sty and basement brownstone dwelling 138 West 127th st, on a lot 16x99.11.

127TH ST.—George Brettell & Son, in conjunction with Shaw & Co. sold for the Lawlor Improvement Co. to Frida Siller 12 East 127th st, a 3-sty and basement brownstone dwelling, on a lot 20x99.11.

127TH ST.—Maria L. Mansfield sold to Florence L. Seaver, the present tenant, the 3-sty and basement frame dwelling 47 West 127th st, on a lot 18.9x99.11.

128TH ST.—Lawlor Improvement Co. sold to Mary R. Edwards the 3-sty and basement stone front dwelling 126 West 128th st, on a lot 15x99.11.

128TH ST.—Shaw & Co. sold for James L. Van Sant 138 West 128th st, a 3-sty and basement brownstone dwelling, on a lot 15x99.11. The purchaser will occupy.

128TH ST.—Hudson P. Rose Co. bought from Mrs. F. Kerr the 3-sty and basement brick dwelling 150 West 128th st, on a lot 16.8x99.11.

129TH ST.—Charles Reichart sold to the Progressive Commercial Association the 5-sty stone front flat 56 West 129th st, on a plot 27.6x99.11.

129TH ST.—Joseph Roheman sold to Isaac Gerr and Abraham Senauke the 3-sty and basement dwelling 145 West 129th st, on a lot 16.8x99.11.

130TH ST.—Wanen-Olshan Garage bought from the Shakespear Realty Corporation the 1-sty garage, covering a plot 114x100, at 512 to 520 West 130th st, 101 feet east of Old Broadway.

131ST ST.—Nail & Parker sold for the Donald Holding Co. to a client, for occupancy, 17 West 131st st, a 3-sty brick dwelling, on a lot 15x99.11.

132D ST.—B. W. Smith, Inc., with Walter J. Stevens, sold for Mary C. Moore 263 West 132d st, a 3-sty and basement stone front dwelling, on a lot 14x99.11, to Sarah Emma Friedle.

137TH ST.—Monserrat Progressive Society bought from Anna C. Stephens 207 West 137th st, a 3-sty and basement stone front dwelling, on a lot 19x99.11.

138TH ST.—Henry Parsons sold to Rose O'Loghry 612 West 138th st, a 4-sty brick American basement dwelling, on a lot 16x99.11.

145TH ST.—Duross Co. sold for Miss Sue Van Riper to Dr. John C. McCarthy, for occupancy, the 3-sty and basement dwelling 489 West 145th st, on a lot 16.8x99.11.

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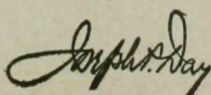
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4269 PlazaDIVISION AV.—M. Kannel sold 34-36 Division  
av, Williamsburg, two 4-sty flats.

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Real Estate Brokers261 MONTAGUE ST. Phone: Main 2738-9  
Established 1889147TH ST.—Michael Fleck sold to May C.  
Corey the 3-sty and basement brick dwelling  
624 West 147th st, on a lot 16.6x99.11.164TH ST.—Edward W. Browning purchased  
through F. M. Wells of the Lloyd Winthrop Co.  
the two 5-sty and basement brick apartment  
houses, on a plot 50x105.10, arranged for 20  
families each, at 463 and 465 West 164th st,  
from Bernard W. Webel.175TH ST.—Wilhelmina P. Meurer sold to  
William F. Brinztinger the 2-sty and basement  
brick dwelling 534 West 175th st, on a lot 18x  
78.8, adjoining the southeast corner of Audubon  
av.MADISON AV.—Samuel Mendelsohn sold to  
Marie A. and Harry G. Lichtschein the 3-sty  
and basement stone front dwelling 1305 Madison  
av, on a lot 20.4x102, adjoining the northeast  
corner of East 92d st.MADISON AV.—Alice M. Lynch resold to  
Evelyn F. Gordon 2042 Madison av, a 3-sty and  
basement brownstone dwelling, on a lot 16.4x75.MADISON AV.—Michael I. Harris sold to  
Dora Finkelstein the 3-sty and basement dwell-  
ing, on a lot 17.7x83, at 1843 Madison av. The  
new owner resold the realty to Laura B. Hirsch-  
feld.MANHATTAN AV.—Meister Builders, Inc., re-  
sold to Mary J. Murphy the 3-sty and basement  
brick dwelling 465 Manhattan av, on a lot  
16.8x82.RIVERSIDE DR.—William A. White & Sons  
sold for the estate of George W. Holden 18.  
Riverside dr, a 4-sty brick and stone American  
basement dwelling, on a plot 30x89.9, adjoining  
the south corner of West 91st st. Dr. D. Liv-  
ingston Morrison is the buyer.WEST END AV.—Samuel H. Martin sold for  
Augusta P. Fowler to C. Napolitano 42 West End  
Av, a 5-sty brick flat with store, on a lot  
25x100, adjoining the northeast corner of West  
61st st, overlooking the 60th st freight yard of  
the N. Y. C. & H. R. Railroad.

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RECENT LEASES.

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Charles V. Van Valen, Inc., leased the entire 17th floor at 110 William st, containing about 9,000 square feet, to Fester, Fothergill & Hartung, a prominent insurance firm. The lease was closed by cable and signed before the United States Vice-Consul in London by Fothergill, Hartung & Garner. Mr. Fester represented the firm at this end. It is for a term of years at an aggregate rental of nearly \$300,000.

CHARLES F. NOYES CO. leased for the Castle Building Corporation to R. P. Houston & Co., steamship owners and agents, the fifth floor in 16 Beaver st; and sub-leased for the China, Japan & South American Trading Co. a suite of offices in 80 Maiden la.

Long Lease of a Garage.

William A. White & Sons sub-leased for the Republic Storage Co., D. C. Griffith, president, to an investor, 140 to 156 East 31st st, between 3d and Lexington avs, a 6-sty brick garage, on a plot 146x98.9, or about 100,000 square feet of floor space. The term is 18 years at an aggregate rental of about \$1,000,000. The building is owned by William H. Seach and was originally built as a garage for John Wanamaker. It has recently been occupied by the lessors as a storage place for tobacco.

A Record Brooklyn Lease.

Joseph Balzarini leased through Cary, Harmon & Co. to the Forman Realty Co. the southeast corner of Flatbush and Tilden avs, Brooklyn, a 2-sty store building fronting 150 feet on Flatbush av and 84 feet on Tilden av. The term is 20 years at an aggregate rental of more than \$600,000. Known as the Balzarini Arcade, the building contains eight stores on each floor. Cary, Harmon & Co., Inc., have been appointed agents by the Forman Realty Co. for the subletting of the entire building to merchants.

ADAMS & CO. leased for the 92 Bleeker St. Co. the store and basement of 92-6 Bleeker st, containing 20,000 square feet, to Louis Olshin. These premises are at present occupied by J. W. Goddard & Sons, who are moving to their new location on Madison Square North.

HENRY BRADY leased offices in 309-311 Fifth

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

PROPOSAL

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Sealed proposals will be received by the undersigned at their office, No. 55 Lancaster Street, Albany, N. Y., at 1 o'clock p. m. on FRIDAY, the 29th day of OCTOBER, 1920, for the improvement and completion of the following highways:  
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Maps, plans, specifications and estimates may be seen and proposal forms obtained at the office of the Commission in Albany, N. Y., and also at the office of the division engineers in whose division the roads to be improved and completed are located. The addresses of the division engineers and the counties of which they are in charge will be furnished upon request.

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

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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	
	Oct. 13 to Oct. 19	Oct. 16 to 22	Oct. 13 to Oct. 19	Oct. 16 to 22
Total No.	294	296	294	296
Assessed Value	\$10,257,100	\$16,144,000	\$10,257,100	\$16,144,000
No. with consideration	41	35	41	35
Consideration	\$1,051,050	\$1,372,100	\$1,051,050	\$1,372,100
Assessed Value	\$798,600	\$1,027,100	\$798,600	\$1,027,100
Jan. 1 to Oct. 19 Jan. 1 to Oct. 22				
Total No.	13,710	1,987	13,710	1,987
Assessed Value	\$876,626,250	\$500,929,150	\$876,626,250	\$500,929,150
No. with consideration	1,747	1,252	1,747	1,252
Consideration	\$98,528,277	\$46,254,261	\$98,528,277	\$46,254,261
Assessed Value	\$82,771,150	\$45,330,600	\$82,771,150	\$45,330,600

### Mortgages.

	1920		1919	
	Oct. 13 to Oct. 19	Oct. 16 to 22	Oct. 13 to Oct. 19	Oct. 16 to 22
Total No.	229	189	229	189
Amount	\$4,437,239	\$4,998,800	\$4,437,239	\$4,998,800
To Banks & Ins. Co.	26	41	26	41
Amount	\$953,200	\$2,142,650	\$953,200	\$2,142,650
No. at 6%	163	98	163	98
Amount	\$2,578,574	\$1,830,050	\$2,578,574	\$1,830,050
No. at 5½%	36	27	36	27
Amount	\$1,247,890	\$1,112,300	\$1,247,890	\$1,112,300
Do. at 5%	6	48	6	48
Nmort	\$106,500	\$1,834,950	\$106,500	\$1,834,950
No. at 4½%	2	.....	2	.....
Amount	\$1,095	.....	\$1,095	.....
No. at 4%	1	.....	1	.....
Amount	\$11,500	\$1,500	\$11,500	\$1,500
Unusual Rates	2	1	2	1
Amount	\$80,000	\$20,000	\$80,000	\$20,000
Interest not given	19	14	19	14
Amount	\$411,680	\$200,000	\$411,680	\$200,000
Jan. 1 to Oct. 19 Jan. 1 to Oct. 22				
Total No.	9,260	4,462	9,260	4,462
Amount	\$309,096,666	\$133,071,113	\$309,096,666	\$133,071,113
To Banks & Ins. Cos.	1,191	758	1,191	758
Amount	\$108,473,347	\$46,276,150	\$108,473,347	\$46,276,150

### Mortgage Extensions.

	1920		1919	
	Oct. 13 to Oct. 19	Oct. 16 to 22	Oct. 13 to Oct. 19	Oct. 16 to 22
Total No.	70	40	70	40
Amount	\$6,097,850	\$2,067,000	\$6,097,850	\$2,067,000
To Banks & Ins. Cos.	47	22	47	22
Amount	\$5,488,350	\$1,515,500	\$5,488,350	\$1,515,500
Jan. 1 to Oct. 19 Jan. 1 to Oct. 22				
Total No.	1,836	1,111	1,836	1,111
Amount	\$119,348,981	\$80,087,663	\$119,348,981	\$80,087,663
To Banks & Ins. Cos.	1,160	623	1,160	623
Amount	\$96,364,122	\$64,633,443	\$96,364,122	\$64,633,443

### Building Permits.

	1920		1919	
	Oct. 14 to Oct. 20	Oct. 16 to 22	Oct. 14 to Oct. 20	Oct. 16 to 22
New Buildings	12	6	12	6
Cost	\$147,500	\$405,000	\$147,500	\$405,000
Alterations	\$470,900	\$999,025	\$470,900	\$999,025
Jan. 1 to Oct. 20 Jan. 1 to Oct. 22				
New Buildings	675	298	675	298
Cost	\$89,617,718	\$57,907,211	\$89,617,718	\$57,907,211
Alterations	\$39,356,593	\$23,362,045	\$39,356,593	\$23,362,045

### BRONX. Conveyances.

	1920		1919	
	Oct. 13 to Oct. 19	Oct. 16 to 22	Oct. 13 to Oct. 19	Oct. 16 to 22
Total No.	224	286	224	286
No. with consideration	15	17	15	17
Consideration	\$156,100	\$183,700	\$156,100	\$183,700
Jan. 1 to Oct. 19 Jan. 1 to Oct. 22				
Total No.	10,214	7,164	10,214	7,164
No. with consideration	1,178	522	1,178	522
Consideration	\$8,139,588	\$7,050,769	\$8,139,588	\$7,050,769

### Mortgages.

	1920		1919	
	Oct. 13 to Oct. 19	Oct. 16 to 22	Oct. 13 to Oct. 19	Oct. 16 to 22
Total No.	137	194	137	194
Amount	\$722,486	\$1,049,282	\$722,486	\$1,049,282
To Banks & Ins. Cos.	3	7	3	7
Amount	\$36,500	\$113,000	\$36,500	\$113,000
No. at 6%	96	110	96	110
Amount	\$510,863	\$427,869	\$510,863	\$427,869
No. at 5½%	9	43	9	43
Amount	\$71,500	\$435,580	\$71,500	\$435,580
No. at 5%	1	18	1	18
Amount	\$1,300	\$89,200	\$1,300	\$89,200
No. at 4½%	.....	.....	.....	.....
Amount	.....	.....	.....	.....
Unusual Rates	.....	4	.....	4
Amount	.....	\$4,846	.....	\$4,846
Interest not given	31	19	31	19
Amount	\$138,823	\$91,787	\$138,823	\$91,787

Jan. 1 to Oct. 19 Jan. 1 to Oct. 19

Total No.	7,130	4,079
Amount	\$46,097,977	\$28,215,271
To Banks & Ins. Cos.	283	187
Amount	\$5,589,235	\$2,499,742

### Mortgage Extensions.

	1920		1919	
	Oct. 13 to Oct. 19	Oct. 16 to 22	Oct. 13 to Oct. 19	Oct. 16 to 22
Total No.	13	16	13	16
Amount	\$516,000	\$263,200	\$516,000	\$263,200
To Banks & Ins. Cos.	9	4	9	4
Amount	\$473,500	\$126,000	\$473,500	\$126,000
Jan. 1 to Oct. 19 Jan. 1 to Oct. 22				
Total No.	653	662	653	662
Amount	\$13,611,017	\$10,638,252	\$13,611,017	\$10,638,252
To Banks & Ins. Cos.	323	188	323	188
Amount	\$9,205,900	\$5,581,100	\$9,205,900	\$5,581,100

### Building Permits.

	1920		1919	
	Oct. 14 to Oct. 20	Oct. 16 to 22	Oct. 14 to Oct. 20	Oct. 16 to 22
New Buildings	26	19	26	19
Cost	\$269,570	\$550,250	\$269,570	\$550,250
Alterations	\$40,100	\$16,100	\$40,100	\$16,100
Jan. 1 to Oct. 20 Jan. 1 to Oct. 22				
New Buildings	857	654	857	654
Cost	\$16,534,450	\$15,807,015	\$16,534,450	\$15,807,015
Alterations	\$2,787,280	\$1,499,096	\$2,787,280	\$1,499,096

### BROOKLYN. Conveyances.

	1920		1919	
	Oct. 13 to Oct. 18	Oct. 15 to Oct. 21	Oct. 13 to Oct. 18	Oct. 15 to Oct. 21
Total No.	607	1,809	607	1,809
No. with consideration	27	70	27	70
Consideration	\$269,650	\$564,331	\$269,650	\$564,331
Jan. 1 to Oct. 18 Jan. 1 to Oct. 21				
Total No.	44,085	43,181	44,085	43,181
No. with consideration	2,122	2,460	2,122	2,460
Consideration	\$25,324,099	\$25,840,186	\$25,324,099	\$25,840,186

### Mortgages.

	1920		1919	
	Oct. 13 to Oct. 18	Oct. 15 to Oct. 21	Oct. 13 to Oct. 18	Oct. 15 to Oct. 21
Total No.	488	1,446	488	1,446
Amount	\$2,028,216	\$5,282,828	\$2,028,216	\$5,282,828
To Banks & Ins. Cos.	59	109	59	109
Amount	\$234,350	\$720,125	\$234,350	\$720,125
No. at 6%	446	1,211	446	1,211
Amount	\$1,895,851	\$4,177,956	\$1,895,851	\$4,177,956
No. at 5½%	25	131	25	131
Amount	\$72,250	\$957,330	\$72,250	\$957,330
No. at 5%	6	25	6	25
Amount	\$8,975	\$81,050	\$8,975	\$81,050
Unusual Rates	4	2	4	2
Amount	\$12,400	\$10,500	\$12,400	\$10,500
Interest not given	7	27	7	27
Amount	\$38,740	\$55,992	\$38,740	\$55,992
Jan. 1 to Oct. 18 Jan. 1 to Oct. 21				
Total No.	36,465	31,630	36,465	31,630
Amount	\$167,871,478	\$117,627,642	\$167,871,478	\$117,627,642
To Banks & Ins. Cos.	3,637	2,605	3,637	2,605
Amount	\$29,232,784	\$17,657,373	\$29,232,784	\$17,657,373

### Building Permits.

	1920		1919	
	Oct. 13 to Oct. 18	Oct. 16 to 22	Oct. 13 to Oct. 18	Oct. 16 to 22
New Buildings	172	179	172	179
Cost	\$932,610	\$2,949,750	\$932,610	\$2,949,750
Alterations	\$282,725	\$122,905	\$282,725	\$122,905
Jan. 1 to Oct. 18 Jan. 1 to Oct. 22				
New Buildings	6,713	7,835	6,713	7,835
Cost	\$50,240,358	\$64,703,569	\$50,240,358	\$64,703,569
Alterations	\$10,410,572	\$7,318,631	\$10,410,572	\$7,318,631

### QUEENS.

### Building Permits.

	1920		1919	
	Oct. 13 to Oct. 18	Oct. 16 to 22	Oct. 13 to Oct. 18	Oct. 16 to 22
New Buildings	93	232	93	232
Cost	\$242,202	\$807,020	\$242,202	\$807,020
Alterations	.....	141,477	.....	141,477
Jan. 1 to Oct. 18 Jan. 1 to Oct. 22				
New Buildings	5,743	6,916	5,743	6,916
Cost	\$30,247,782	\$35,116,302	\$30,247,782	\$35,116,302
Alterations	\$85,950	\$2,841,869	\$85,950	\$2,841,869

### RICHMOND.

### Building Permits.

	1920		1919	
	Oct. 13 to Oct. 18	Oct. 16 to 22	Oct. 13 to Oct. 18	Oct. 1



# BUILDING SECTION

## Bronx Apartment For 250 Families Will Cost \$2,000,000

Niewenhou Brothers, Inc., Engineers and Builders, Proceed With Large Project to Relieve Housing Scarcity in Melrose Section

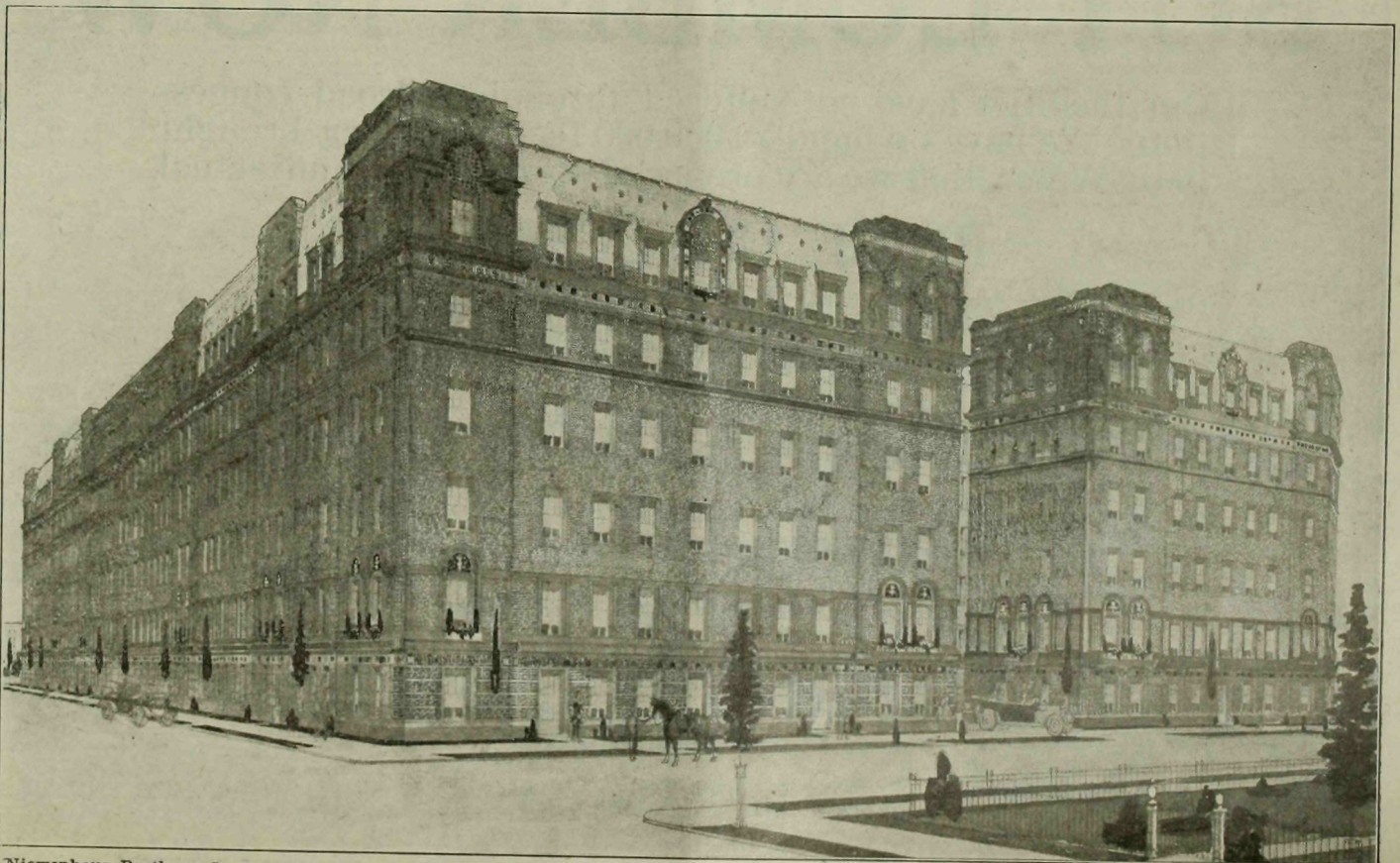
ONE of the largest multi-family house projects ever attempted in Greater New York is now being erected in the Melrose section of the Bronx by Niewenhou Brothers, Inc., engineers and builders, who for a number of years have been prominently identified with the construction of high class living quarters in this district. This operation, when completed, will contain a total of 1,072 rooms and will provide living accommodations for two hundred and fifty families in suites ranging from three to seven rooms, with foyers and baths. This project has been designed to cover an entire city block, containing thirty-four lots, which is bounded by 163d and 164th streets, Park and Teller avenues. The plans and specifications were prepared by William E. Erb and Paul R. Henkel, in collaboration with Niewenhou Brothers, who estimate the cost of construction to be in the neighborhood of \$2,000,000.

In commenting upon this project, Siebrand H. Niewenhou, president of Niewenhou Brothers, Inc., said that although labor conditions, high prices and slow delivery of building materials militated against economical building at present, his firm felt it their duty to push work on this operation through to a rapid conclusion as a means of partially relieving the grave housing shortage in this particular section of the borough. He further stated that in his opinion the scarcity of living accommodations would be even greater during the coming year on account of the few apartment projects now under active construction.

Melrose Courts, as this multi-family dwelling has been named, is situated in an excellent residential neighborhood, with unusually good facilities for rapid transit to the downtown business and shopping districts, as the location is within one block of the Melrose station of the New York Central Railroad, and also but two block from the 161st street Crosstown surface line which connects with the Jerome and Lenox avenue subways and the Third, Sixth and Ninth avenue lines.

These apartments are six stories in height, with basement, and have been designed with street and avenue facades of red tapestry brick, trimmed with architectural terra cotta and polychrome tile. The mansard roofs and dormers are of light green asbestos tile which affords a pleasing relief to the more solid coloring of the exterior surfaces. The design of these facades, with their marked Italian feeling, is unusual in structures that are planned to attract moderate rentals. The fact that although the structure is far from completed there have been numerous inquiries for apartments at rates ranging from \$20 to \$30 per month per room indicates that home seekers do consider the aspect and surroundings of the home something worth paying well for.

The main entrances to these apartments are approached through a spacious court or plaza, 165 feet long and 88 feet wide, which will be treated as a formal garden, with fountain, walks, flowers and evergreen shrubs. There will be no so-called rear or court apartments in this building as the treatment of the façades overlooking this plaza and the



Niewenhou Brothers, Inc., Engineers and Builders.

MELROSE COURTS, PARK AVENUE AND 163D STREET, NOW UNDER CONSTRUCTION.

William E. Erb and Paul R. Henkel, Architects.

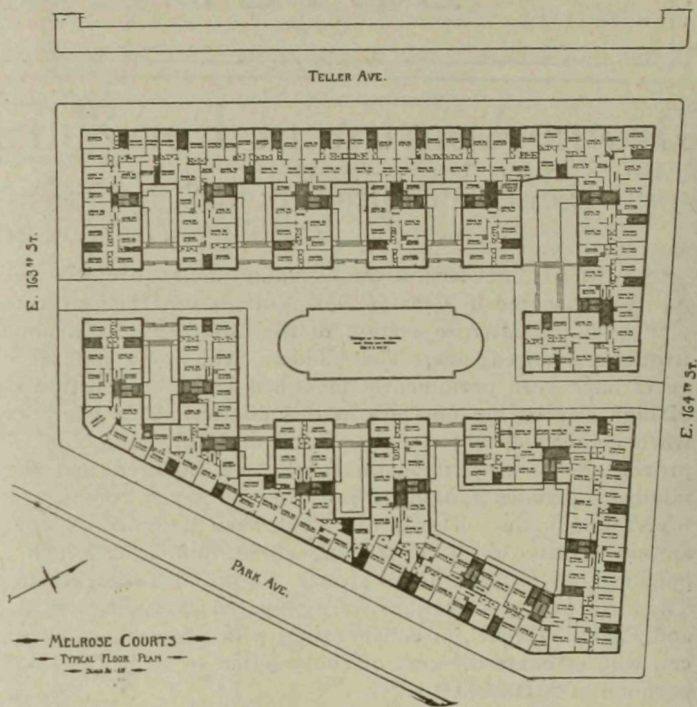
landscape features of the plaza itself, will make the suites facing this court unusually attractive as they will be secure from all the noises ordinarily encountered in units facing the street. The facades fronting on this plaza will be in complete harmony with the street fronts and will be decorated with brick and polychrome tile inserts in stucco. One of the unusual features of this plaza will be the thoroughfare provided through it from 163d to 164th street, which will be guarded at all times by a private watchman.

This method of planning modern apartments, with interior courts of vastly greater area than demanded by the Tenement House Law, and the artistic treatment of both street and court facades, originated with Niewenhou Brothers in the development of their structure, finished in the autumn of 1919, at the corner of Park avenue and 161st street. This project met with such signal success from its beginning that the commencement of work on this more ambitious project was warranted.

The entire first floor of Melrose Courts has been particularly adapted for the professional uses of doctors and dentists. These suites all have private entrances direct from the street and their plan and equipment provides for additional hot and cold water supply, electric wiring for both light and power and other special service features not usually encountered in a building of this character.

The new building is being equipped throughout with steam heating and plumbing systems of most approved type and the kitchens will be ventilated by means of a new system that will insure perfect freedom from cooking odors in other rooms or adjoining apartments. The owners and builders are also considering the advisability of installing an ice-making machine and a garbage disposal system so that tenants may be relieved from the ice supply and refuse disposal difficulties. In addition to the storage bins usually found in apartment house basements there will be two large storage rooms for the exclusive use of tenants and a room has also been provided for baby carriages. This room will be reached by means of a ramp which eliminates lifting carriages up and down steps.

The interior finish and decorations have received the special consideration of the owners and architects. The living and dining rooms have coved ceilings and the walls of the latter room are panelled in hard woods. Floors and walls of the



kitchens and bath rooms are of sanitary composition and the floors of the foyer halls are of inlaid cork. Hard wood parquet flooring has been used in the living, dining and bed rooms. In decorating great care has been taken in the selection of color combinations and in designing lighting fixtures to harmonize.

# BUY LUMBER NOW

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

## PRICE CONCESSION

Timber, Factory Flooring, Boards, Finish Flooring  
Siding, Roofers, Sash Material, Trim and Moulding

*Concrete Form Lumber a Specialty*

Shipped by Auto Truck, Lighter or Rail to All Points in the  
METROPOLITAN DISTRICT

*Complete Milling Facilities*

# E. C. SMITH CO., Inc.

(Established Fifty Years)

OAKLAND AND BOX STREETS  
PAIDGE AVENUE AND NEWTOWN CREEK

BROOKLYN, N. Y.

Greenpoint 198-9

# Building Report Shows Comparatively Few Housing Jobs

Figures Tabulated by F. W. Dodge Company Indicate Increased Activity in Public Utility Construction But Lack of Residential Work

**A**LTHOUGH many predictions of greater building activity along residential lines have been made during the past few weeks, the statistics showing the volume of new construction being planned or actually placed under contract, fail to disclose any decided improvement in house building of any type. The figures, covering New York State and New Jersey, north of Trenton, for the week of October 9 to 15 inclusive, indicate that structural activity in this territory is just about on an average with the rate of progress that has been apparent for the past two or three months.

According to statistics prepared by the F. W. Dodge Company announcements were made during the week of 220 new projects for which plans were in progress. These represent a total outlay of approximately \$5,825,000. Of the total number of proposed building operations 104 were residential in character. This, however, represents an outlay of but \$1,877,500. During the same week announcements were made of the award of 165 contracts for new building operations that will cost about \$6,645,700.

The list of 220 contemplated operations was grouped as follows: 58 business projects, such as stores, offices, lofts,

commercial garages, etc., \$1,220,500; 5 educational buildings, \$675,000; 1 hospital, \$6,000; 18 factory and industrial buildings, \$727,000; 1 structure for the U. S. Navy, \$25,000; 5 public buildings, \$235,000; 104 residential projects such as apartments, flats and tenements and one and two-family dwellings, \$1,877,500 and 4 social and recreational buildings, \$250,000.

Among the operations placed under contract during the week of October 9 to 15 inclusive were 41 business and commercial projects of various types, \$1,356,500; 2 educational buildings, \$2,600; 4 hospitals and institutions, \$857,000; 10 factory and industrial projects, \$376,000; 5 public buildings, \$486,300; 16 public works and public utilities, \$1,146,800; 2 religious and memorial projects, \$500,000; 80 residential operations including multi-family dwellings and one and two family houses, \$1,688,000 and 5 social and recreational projects, \$232,500.

One of the significant facts noticeable in a comparison of these figures is the number and value of public utility projects either actually contracted for or planned for an early start in this territory. Plans for considerable additional work of this nature are under consideration and definite announcements of details will be made shortly.

## PERSONAL AND TRADE NOTES.

**Newton A. K. Bugbee**, State Commptroller of New Jersey, recently became vice-president of the Adamantex Brick Co., foot of Bay 47th street, Brooklyn.

**Baird & Martin, Inc.**, steel mill representatives, announce a change in the firm name to Baird, Lasker & Co., Inc. The offices at 120 Liberty street are continued.

**C. E. Halback & Co.**, ornamental iron and steel work, announce the removal of their offices from 23 East 26th street, New York City, to their new factory at 189 to 193 Banker street, Brooklyn.

**Western Waterproofing Co.**, Valentine Kennedy, branch manager, announces that contracts have been obtained for waterproofing basements at the following locations: 28 Midland avenue and 108 Linton place, White Plains, N. Y., and for waterproofing of elevator pit at the plant of the United Dressed Beef Company, 43d street and First avenue, New York City.

**Solomon Heller**, for fifteen years connected with the Department of Buildings of Newark, N. J., recently resigned to enter the insurance field. He is now associated with the firm of Schiff, Terhune & Co., Inc., 85 Maiden Lane, New York City, general insurance brokers. Mr. Heller will be the New Jersey representative and will maintain an office at 34 Clinton street, Newark, N. J.

## The New Heckscher Building.

The wrecking of the old three-story "taxpayer" on the southwest corner of Fifth avenue and 57th street, the site of the former H. P. Whitney residence, has been completed, and in its place is now being erected the highest and in many respects the most beautiful business building which has ever graced the famous thoroughfare. When, shortly after the first of this year, the announcement was made that a tall building was to be erected on the plot, the plans then included a theatre in the lower portion, with offices and apartments on the upper floors. Modifications and improvements in the design and planning have since been developed which eliminate the theatre and apartment feature entirely.

Cushman & Wakefield, Inc., having been appointed renting and managing agents of the new building, announced yester-

day that the completed plans provide for a business building in the strictest sense of the word, to be twenty-five stories in height, covering a plot of a base area of 26,250 square feet, which is the largest available plot on Fifth avenue. The building will have a frontage of 100 feet on Fifth avenue, 162 feet 6 inches on 57th street, and will run through to 56th street, with a frontage at that point of 100 feet. On the Fifth avenue and 57th street fronts the building will be "set back" at the tenth floor. Another set back will be made at the fourteenth floor, and still other set backs will occur on the 17th, 22d and 25th floors.

Stores will be made available for high-class merchants on the ground floor, and it is expected that the first eight floors above will each be rented in their entirety for select shops. This decision has been reached as a result of the well-known shortage of available shop space for the retail trade which caters to the Fifth avenue class of shoppers and which, according to the popular demand, must of necessity be located in the immediate vicinity of Fifth avenue and 57th street; and, since the available space for stores on Fifth avenue cannot be increased, it has been decided to provide floor upon floor of stores above the street level, which will at the same time enjoy a Fifth avenue location. This feature will fill not only a long-felt want, but will also enable merchants to secure inexpensive space for light manufacturing in a part of the building which will front in 56th street and which will be built to a height of only six stories. In that portion space will be reserved for tenants having show-rooms in the main portion of the building, with which it will be connected on each floor.

From the tenth floor to the thirteenth floor the space will be divided into small shops. The fourteenth to the twenty-fifth floors will be rented as offices for large corporations and estates requiring the exclusiveness of a Fifth avenue address and the conveniences and unobstructed light to be found to best advantage in the monumental tower, which will be known as "The Heckscher Building."

Another feature of particular interest will be the arcade which will run through the block from 56th to 57th streets, and at right angles to this north and south arcade another will run through the center of the block with an imposing entrance on Fifth avenue. The two arcades will thus form a large "T." On the north and south arcade 12 small shops or booths will be provided which will enable those up-

## TRADE AND TECHNICAL SOCIETY EVENTS.

**National Founders Association** will hold its twenty-fourth annual convention at the Hotel Astor, New York, November 18 and 19, inclusive.

**New York Building Superintendents Association.**—Regular meeting, second and fourth Wednesday of each month. Secretary, J. Clysdale Cushman, 50 East 42d street, New York City.

**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.

**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.

stairs who have not the advantages of street show windows to secure display representation on the street floor, where merchandise may be viewed by the throngs of shoppers which it is expected will patronize the arcade thoroughfare.

Twelve high-speed Otis electric elevators, arranged in express, local and freight groups, will carry the shoppers, office tenants and merchandise to the upper floors. Special attention has also been given to the handling of tenants' freight, especially generous shipping room having been provided in the basement. Likewise, no detail has been overlooked in the arrangement for employees' rest rooms, which will be most complete and up-to-date.

The agents stated that even though the building will not be completed until next year, numerous inquiries are being made and interest is being manifested on the part of those seeking store, shop and display space in that locality.

Judging from the plans prepared by Warren & Wetmore, architects, the appellation, "Cathedral of Commerce," which has been so aptly applied to this, the most imposing business building on Fifth avenue, will be amply justified. The building is being constructed by the George Backer Construction Company for the Heckscher Building Corporation. This new "Heckscher Building" will be the sixth large office building owned or controlled by August Heckscher.

# CURRENT BUILDING OPERATIONS

**C**ONDITIONS in the local building field have not changed to any extent during the week. There is at present a scarcity of large building projects other than those which were started early in the season and from all accounts prospective builders will not commence proposed operations until the building situation is more fully stabilized. The recent fluctuations in material prices have led to the anticipation of a decided drop in commodity levels and a large number of projects, plans for which are already completed, are being held in abeyance in the hope of reduced construction costs soon to come. According to reports from dealers and manufacturers of building materials, however, there is but limited possibility of greatly lowered material price levels for many months to come. The low rate of demand for structural essentials has increased the overhead of production by reducing the output of materials and no drop in prices can come while manufacturers are forced to curtail the production of materials and supplies.

Advices from suburban districts indicate numerous plans for the construction of housing development next season. These, however, will not be commenced before the spring of 1921.

**Common Brick**—Quietude prevailed in the New York market for Hudson River common brick this week and while the buying activity was practically up to the average of the past month or so, inquiry dropped off to some extent and dealers declare that prospects will not improve until there has been a real adjustment of building conditions throughout the territory. Prices are holding firmly to the \$15 to \$18 level and no change is anticipated for the present. Things are quiet along the river with almost all of the plants shut down for the winter. Coal remains scarce and manufacturers are being forced to pay exorbitant prices for what little they can obtain. The fuel situation is a most serious problem to the brick producers and will materially affect prices throughout the coming season.

**Summary**—Transactions in the North River common brick market for the week ending Thursday, October 21, 1920. Condition of market: Demand fair; prices firm and unchanged. Quotations: Hudson River, \$15 to \$18 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 14; sales, 18. Distribution: Manhattan, 7; Bronx, 3; Brooklyn, 5; New Jersey Points, 2; Outside, 1.

**Lumber**—The local lumber market has

been without special feature during the past week. Demand is dull in both wholesale and retail departments of the business and what few orders are drifting in are emanating from alteration projects and manufacturing consumers. The condition is generally considered a temporary one and it is freely predicted that demand will increase materially just as soon as business in general picks up. The building program for the coming year is now under way and from all accounts there will be a vast amount of small house construction in suburban districts.

Inquiries for early deliveries are few and far between and dealers do not anticipate much improvement in demand until after election. Prices for lumber products continue to fluctuate considerable, but in the majority of instances the concessions offered purchasers have been made in order to move stocks in yards that have a large surplus. There is no question in the minds of lumber dealers that prices are due to recover from the present slump and while the levels will undoubtedly not return to those of the past year, they will be higher than they are at present.

## BUILDING COMMODITY PRICES

**C**URRENT 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 \$17.00

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 ..... \$45.00 to —

Smooth Red ..... 45.00 to —

Rough Buff ..... 50.00 to —

Smooth Buff ..... 50.00 to —

Rough Gray ..... 53.00 to —

Smooth Gray ..... 53.00 to —

Colonials ..... 45.00 to —

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

Domestic Portland cement, per bbl.. \$4.10

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 ..... 0.25 per sq. ft.

5x12x12 ..... 0.27 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) ..... \$5.40 per bbl.

Common Lime (Standard 300-lb. barrel) ..... 5.20 per bbl.

Hydrate Finishing, in cloth bags ..... \$3.25 per ton.

Rebate for bags, 29c. per bag.

**Plaster—**

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

Neat Wall Cement, in cloth bags ..... \$23.00 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) ..... 5.20 per bbl.

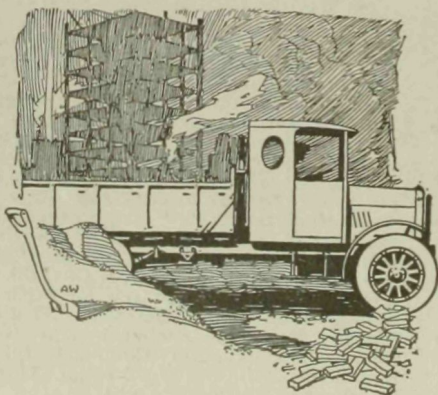
Finishing Plaster (320-lb. barrel) ..... 6.65 per bbl.

**Plaster Blocks—**

2-in. (solid) per sq. ft..... \$0.14½

3-in. (hollow) per sq. ft..... 0.14½

# ONEIDA TRUCKS



**T**HE Oneida Truck was designed especially to fulfill the great mission the motor truck has before it today. Its building has been a matter of years—not months. It represents the creation of an ideal. 1¼ to 5 tons.

**C-H MOTORS CORP.**  
18-26 Bainbridge St. Brooklyn, N.Y.

# MATERIALS AND SUPPLIES

**Structural Steel**—Very little new business in fabricated material has been reported during the past week and although there are a number of important jobs pending it is not likely that commitments for these will be announced for some time to come. Owing to the decrease in demand the mills are generally catching up with their orders and the majority of the independent mills are in a position to supply steel in from six weeks to three months. According to the monthly report of the Bridge Builders' and Structural Society for the month of September, 1920, it

is shown that during the month 77,700 tons of fabricated material were contracted for throughout the United States. This tonnage is equivalent to 43 per cent. of the entire capacity of the bridge and structural shops of the country. Structural steel prices are somewhat easier and further concessions are anticipated.

**Roofing and Building Paper**—There has recently been a decided slump in the demand for these materials because of the cessation of small house construction in the outlying districts of the city. The decreased demand has not affected prices,

however, which are holding firmly to their established levels. Jobbers are pinning their hopes on a large amount of small house construction in the suburbs next season.

**Electrical Supplies**—Recently there has been a pronounced tendency to shade price, and in some instances it is stated that quotations are being made within a very small margin above the actual cost, with practically no buyers in the market. The withholding of orders by retail consumers and builders has been reflected to a greater extent to the jobbers who are seeking a market for overstocks in such lines as wire, armored cable, etc. Requests to manufacturers to guarantee prices have thus far been refused, but some such action may be necessary on the part of producers if they are to sell their product.

**Cast Iron Pipe**—Manufacturers in this line have been forced to curtail their output to some extent because of the scarcity of labor. Transportation facilities are better and raw materials are coming in steadily and if the labor supply could be assured the manufacturers would be optimistic. At present buying activity is light but prospects for future business are promising. Prices are firm and with a slight tendency to advance. Any further advance will be due to higher freight rates and increased overhead.

**Nails**—The situation in this line has changed but slightly in the past week or so. Local stocks are in bad shape, and although deliveries from producers are improving to some extent some time must elapse before assortments will be complete and jobbers in a position to solicit business. Fortunately the demand is light, but there would undoubtedly be great difficulty in filling orders were building activity to be resumed on a large scale. Prices are easier and range from \$6.75 to \$8 base per keg, for wire nails and \$8.25 to \$9.75 base per keg, for cut nails. The latter, however, are practically out of the market.

**Linseed Oil**—Market conditions are extremely uncertain and the outlook is not promising. Buying interest is lacking, and the insignificant number of inquiries indicate a quiet season ahead. During the past week or so there has been a marked downward trend to prices and the market cannot recover until the demand increases materially. New York quotations average \$1.12 per gallon in lots of five barrels or more and \$1.15 for less than five-barrel lots.

## IN THE METROPOLITAN MARKETS

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

37x48x $\frac{1}{2}$ in.....	\$0.45 each
32x36x $\frac{1}{2}$ in.....	0.35 each
32x36x $\frac{3}{4}$ in.....	0.36 each
32x36x $\frac{1}{2}$ 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**—  
1 $\frac{1}{2}$ -in., Manhattan delivery.\$4.00 per cu. yd.  
Bronx delivery..... 4.00 per cu. yd.  
 $\frac{3}{4}$ -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..... 2.00

**Structural Steel**—  
Plain material at tidewater; cents per pound:

Beams and channels up to 14 in.....	2.73 to —
Beams and channels over 14-in.....	2.73 to —
Angles, 3x2 to 6x3.....	2.73 to —
Zees and tees.....	2.73 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.....	130.00 to \$190.00

**Flooring:**

White oak, quart'd, select.....	to \$178.00
Red oak, quart'd, select.....	to 178.00
Maple No. 1.....	\$163.00 to —
Yellow pine, No. 1, common flat.....	92.00 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..... 1.23 to —

**Turpentine**—  
Spot in yard, N. Y., per gal...\$1.50 to —

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## CONTEMPLATED CONSTRUCTION.

### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

105TH ST.—S. Rosenblum, 51 Chambers st, has prepared plans for alterations to the 6-sty brick and stone tenement, 37x87 ft, at 22-24 East 105th st for Sam. L. Ettlinger, 1746 Union st, Brooklyn, owner. Cost, about \$25,000.

68TH ST.—Block & Hesse, 18 East 41st st, have prepared plans for alterations to the 4-sty brick and stone residence, 20x70 ft, at 57 West 68th st into apartments for Mrs. Kathryn M. Sharry, 614 West 157th st, owner. Cost, about \$12,000. Architects will soon take estimates on general contract.

MADISON AV.—John F. Rieger, 154 Nassau st, has completed plans for alterations to the 5-sty brick and stone tenement, 24x44 ft, at 189 Madison av, for Philip H. Weiner 187 Madison av, owner. Cost, \$5,000.

#### DWELLINGS.

95TH ST.—H. P. Allan Montgomery, 131 East 40th st, has completed plans for alterations to the 3-sty brick and stone residence, 20x59 ft, at 116 East 95th st, for Lathan C. Reed, Atlantic Highlands, N. J., owner. Cost, \$8,500.

70TH ST.—B. H. and C. N. Winston, 2 Columbus Circle, have completed plans for alterations to the 5-sty brick and stone residence, 20x65 ft, at 51 West 70th st for Simon W. Baruch, 312 West 73d st, owner. Cost, about \$8,000.

74TH ST.—J. M. Felson, 1133 Broadway, has prepared plans for alterations to the 4-sty brick and stone residence, 20x56 ft, at 42 East 74th st for Max Vorschleider, 205 East 67th st, owner. Cost, about \$15,000. Owner will probably award general contract without competition.

#### FACTORIES AND WAREHOUSES.

CLIFF ST.—John H. Knubel, 305 West 43d st, has completed plans for alterations to the 5-sty brick factory, storage and office building, 56x75 ft, at 52-54 Cliff st for Paul Schulde Berg, Long Beach, L. I., owner. Cost, \$30,000.

#### HOSPITALS AND ASYLUMS.

33D ST.—C. P. H. Gilbert, 1 Madison av, has prepared preliminary plans for a 7-sty brick and stone hospital and home for nurses, 100x100 ft, at 441-443 West 33d st and at 445-447 West 33d st for the French Hospital, 450 West 34th st, owner. Details will be available later.

#### STABLES AND GARAGES.

129TH ST.—Moore & Landsiedel, 148th st and 3d av, have prepared plans for alterations to the 1-sty brick car barns, 150x200 ft, in 129th st, 100 ft east of Amsterdam av, for the West 129th Street Building Co., 335 Wadsworth av, owner and builder. Cost, \$60,000.

#### STORES, OFFICES AND LOFTS.

WILLIAM ST.—Cameron Clarke, 137 East 46th st, has plans in progress for alterations to the 4-sty brick and stone loft, 40x80 ft, at 99-101 William st into an office building for the Wendel Estate, 175 Broadway, owner, and Barnett Ellison, Inc., lessee. Bids will not be taken for some time.

37TH ST.—Schwartz & Gross, 347 5th av, have plans under way for an 8-sty brick and terra cotta loft building, 100x98 ft, at 313-321 West 37th st for the Herald Square Building Co., 247 West 36th st, owner. Owner will take estimates about November 15.

### Bronx

#### APARTMENTS, FLATS AND TENEMENTS.

149TH ST.—De Rose & Cavalieri, 370 East 149th st, have prepared plans for alterations to two 3-sty frame tenements, 25x49 ft, at 327 East 149th st for Bernard Bernstein, 345 East 149th st, owner and builder. Cost, \$7,000.

#### CHURCHES.

WASHINGTON AV.—Morris Winston, 116 West 39th st, has prepared plans for a 3-sty brick and stone synagogue, 45x100 ft, seating 1,500, and containing classrooms, reception room, etc., at the southwest corner of Washington av and 174th st, for the Congregation Gemilith Chasidom, L. Schattner, president, 494 Claremont Parkway, owner. Cost, \$150,000. Architect will take estimates on separate contracts.

#### DWELLINGS.

EDISON AV.—Plans have been prepared privately for two 1½-sty frame dwellings, 18x28 ft, on the east side of Edison av, 134 ft south of Bartlett av, for Valentine Becher, Edgewater Camp, New York City, owner and builder. Total cost, \$10,000.

BAINBRIDGE AV.—Wm. A. Gelsen, 2403 Creston av, has completed plans for a 2-sty brick dwelling, 20x46 ft, on the west side of Bainbridge av, 50 ft south of 213th st, for James C. Gaffney, 1148 Tiffany st, owner and builder. Cost, \$12,000.

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GRAND AV.—Plans have been prepared privately for a 2-sty frame dwelling, 26x53 ft, on the west side of Grand av, 150 ft south of 184th st, for Ehrich Peterson, 2247 Valentine av, owner and builder. Cost, \$8,000.

#### FACTORIES AND WAREHOUSES.

BETTNER'S LANE.—George Dress, 116 West 39th st, has prepared plans for alterations and additions to the 1-sty brick factory, including a 2-sty addition, 15x20 ft, in the west side of Bettner's lane, 1,057 ft north of 254th st, for Max Kaps, 120 East 16th st, owner. Cost, about \$10,000.

#### HOSPITALS AND ASYLUMS.

BRONX PARKWAY.—McKim, Mead & White, 101 Park av, have started preliminary plans for a group of buildings, including seven 2½-sty brick, artificial stone and rubble stone cottages, residence for principal, administration building, chapel and service group, on the plot bounded by Bronx Parkway, Pelham Parkway, Bronxwood av and Williamsbridge rd, for the New York Institute for the Education of the Blind, owner. Details will not be available for some time.

#### STABLES AND GARAGES.

CITY ISLAND AV.—Dunnigan & Crumley, 394 East 150th st, have new plans in progress for a 1-sty reinforced concrete garage, 14x150 ft, at the northeast corner of City Island av and Ditmas st for Bertram Smith, 2527 Hughes av, the Bronx, owner. Cost, \$30,000. Architects will probably be ready for estimates about November 1.

PARK AV.—Max Hausle, 3307 3d av, has completed plans for a 1-sty brick and stone garage, 50x150 ft, on the east side of Park av, 250 ft south of 173d st, for Oscar J. Mayer, 2085 5th av, owner. Cost, \$25,000.

WALTON AV.—Dunnigan & Crumley, 394 East 150th st, have completed preliminary plans for a 1-sty brick garage, 42x170 ft, on the east side of Walton av, 100 ft north of 177th st, for Elmer Stevens, 57 East 177th st, owner. Cost, about \$45,000.

### Brooklyn.

#### APARTMENTS, FLATS AND TENEMENTS.

LAFAYETTE AV.—Brook & Sackheim, 26 Court st, have completed plans for alterations to the 4-sty brick and stone apartment, 22x86 ft, at 642 Lafayette av, for I. Fredel, 644 Lafayette av, owner. Cost, about \$30,000. Owner will take bids on separate contracts.

#### DWELLINGS.

86TH ST.—John C. Wandell Co., 8525 4th av, has completed plans for twenty-two 2-sty brick and terra cotta block and stucco dwellings, 19x30 ft, in the south side of 86th st, between 3d and 4th avs, for N. Leuzzi, 661 Ovington av, owner and builder. Total cost, \$220,000.

AV. K.—Gibson & Kay, 201 Montauk av, have completed plans for a 2½-sty frame dwelling, 16x35 ft, on the north side of Av K, 140 ft west of Rockaway av, for Wm. Morris, 1299 East 94th st, owner and builder. Cost, \$16,000.

59TH ST.—Plans have been prepared privately for a 2-sty brick dwelling, 20x58 ft, in the

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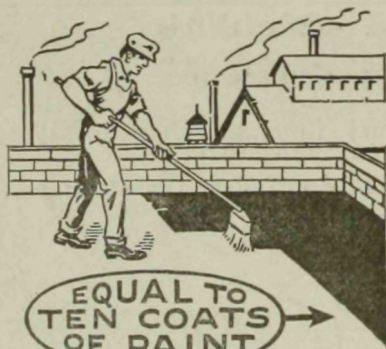
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north side of 59th st, 500 ft east of 17th av, for the McAvoy Realty & Building Association, Inc., 1770 59th st, owner and builder. Cost, \$17,000.

**HINSDALE ST.**—Peter Millman, 1780 Pitkin av, has completed plans for a 2-sty brick dwelling, 20x44 ft, in the west side of Hinsdale st, 180 ft south of Newport av, for Ida Greenberg, 622 Hinsdale st, owner and builder. Cost, \$10,000.

**27TH ST.**—John G. Michel, 323 45th st, has prepared plans for a 2-sty brick dwelling, 25x65 ft, with garage, in the south side of 27th st, 160 ft west of 4th av, for Samuel Demelio, 153 25th st, owner and builder. Cost, \$10,000.

**LOGAN ST.**—Charles H. Pfaff, 673 Elderts lane, has finished plans for a 2-sty brick dwelling, 20x55 ft, in the west side of Logan st, 310 ft north of Hegeman av, for Emanuel Sabbio, 289 Berriman st, owner and builder. Cost, \$7,500.

**AMBOY ST.**—E. M. Adelson, 1778 Pitkin av, has completed plans for a 2-sty brick dwelling, 20x55 ft, in the west side of Amboy st, 100 ft south of Lott av, for Victor Kramer, 291 Thatford st, owner and builder. Cost, \$10,000.

**FACTORIES AND WAREHOUSES.**

**MYRTLE AV.**—Henry Holder, 242 Franklin av, has prepared plans for a 1-sty brick shop and office, 50x100 ft, on the south side of Myrtle av, 25 ft east of Spencer st, for the John Clarke Estate, 840 Bedford av, owner. Cost, \$10,000. Owner will take estimates on general contract.

**63D ST.**—Wm. N. Smith, 101 Park av, Manhattan, has prepared plans for a 2-sty brick top addition to the 1-sty building at 1614-1626 63d st, 200 ft east of 16th av, for Desbrock & Co., 1620 63d st, owners. Cost, \$20,000. Owner will take bids on general contract.

**SPENCER ST.**—Cohn Brothers, 361 Stone av, have prepared plans for a 1-sty brick storage building, 25x50 ft, in the east side of Spencer st, 142 ft south of Flushing av, for Robert R. Statts, 464 Flushing av, owner. Cost, \$5,000.

**16TH AV.**—Henry Firth, 8515 Bay Parkway, has finished plans for a 4-sty and brick factory building, 40x90 ft, at the southwest corner of 16th av and Benson av for Julius Bloom, 2049 65th st, owner and builder. Cost, \$30,000.

**VISITATION PL.**—R. Thomas Short, 370 Macon st, has started plans for a 1-sty brick storage building, 50x100 ft, in the south side of Visitation pl, 50 ft east of Dwight st, for T. E. Desmond, 71 Lorraine st, owner. Cost, about \$20,000.

**SCHOOLS AND COLLEGES.**

**PENNSYLVANIA AV.**—Charles Infanger & Son, 2634 Atlantic av, have started to revise plans for a 2-sty brick and stone school, 33x87 ft, on the north side of Pennsylvania av, south of New Lots av, for the New Lots Talmud Torah Society, Inc., 707 New Jersey av, owner. Owner will soon call for bids on separate contracts.

**STABLES AND GARAGES.**

**KOSCIUSKO ST.**—Murray Klein, 116 Grove st, has started plans for a 1-sty brick and stone garage, 50x100 ft, in Kosciusko st for owner, to be announced later. Cost, \$15,000. Exact location and details not available.

**ROCKAWAY AV.**—James J. Millman, 26 Court st, has started preliminary plans for a 1-sty brick and stone garage, 100x100 ft, on the west side of Rockaway av, 200 ft south of Riverdale av, for the Brownsville Associates, Inc., care of architect, owner. Cost, \$30,000.

**OAKLAND ST.**—Frank Lasplia, 525 Grand st, has completed plans for a 1-sty brick garage, 50x55 ft, in the east side of Oakland st, 45 ft north of Meserole st, for Matteo Marsilia, 26 Bushwick av, owner and builder. Cost, about \$15,000.

**FLUSHING AV.**—Cohn Brothers, 361 Stone av, have completed plans for a 1-sty brick garage, 100x100 ft, on the south side of Flushing av, 25 ft west of Classon av, for Isaac Carlson, 1884 Fulton st, owner. Cost, \$35,000. Owner will award separate contracts.

**35TH ST.**—Benjamin Driesler, 153 Remsen st, has finished plans for a 1-sty brick garage, 100 x200 ft, in the north side of 35th st, 100 ft west of 4th av, for the Linn-Cook Corporation, 1768 Pitkin av, owner. Cost, about \$75,000. Owner will take estimates on separate contracts.

**LIVONIA AV.**—James J. Millman, 26 Court st, has finished plans for a 1-sty brick garage, 100x100 ft, at the northeast corner of Livonia av and Van Sinderen av for the West Church Realty Co., Inc., Lee Levy, president, 44 Court st, owner and builder. Cost, \$30,000.

**ST. JOHNS PL.**—Morris Whinston, 116 West 39th st, Manhattan, has prepared plans for a 2-sty brick garage, 24x20 ft, with apartment for chauffeur on second floor, at 1113 St. Johns pl, northwest corner of Hampton pl, for L. Kovner, 1113 St. Johns pl, owner. Cost, \$35,000.

**DEAN ST.**—Bly & Hamann, 551 Nostrand av, have plans in progress for a 1-sty brick and stone garage, 131x107 ft, in the south side of Dean st, 140 ft east of Utica av, for the Martha Garage Corporation 1678 President st, owner and builder. Cost, \$50,000.

**STORES, OFFICES AND LOFTS.**

**BRIDGE ST.**—Plans have been prepared privately for alterations to the 4-sty brick and stone hotel, 25x80 ft, at the northwest corner of Bridge and High sts into a loft building for Harold E. Wittemann, 188 Montague st, owner and builder. Cost, about \$20,000. Owner will soon take bids on separate contracts.

**MYRTLE AV.**—Murray Klein, 116 Grove st, has plans in progress for alterations to the 1-sty brick and stone store, 25x35 ft, at 1067 Myrtle av for S. Bloomenfeld, 1065 Myrtle av, owner. Cost, \$7,000.

**THEATRES.**

**SLOCUM ST.**—Charles P. Cannella, 1163 Herkimer st, has plans nearing completion for a 1-sty brick and terra cotta moving picture theatre, 72x100 ft, at the corner of Slocum st and Myrtle av for M. Livoti, 691 Knickerbocker av, owner. Cost, about \$75,000. Owner will take estimates on separate contracts soon.

**Queens.**

**DWELLINGS.**

**FLUSHING, L. I.**—Andrew F. Brems, 83 Corona av, Corona, L. I., has completed plans for a 2-sty frame dwelling, 23x41 ft, on the north side of Cameron av, 100 ft west of Highland av, for Louis Voiron, 109 West 54th st, Manhattan, owner and builder. Cost, \$7,000.

**ELMHURST, L. I.**—W. H. Spaulding, 10 North 1st st, Jamaica, has prepared plans for two 2½-sty frame dwellings, 21x34 ft, in the west side of Goldsmith pl, northwest corner of Grand st, Elmhurst, L. I., for A. E. Pederson, Elmhurst, L. I., owner and builder. Cost, \$6,000 each.

**OZONE PARK, L. I.**—Plans have been prepared privately for a 1½-sty frame dwelling, 14x44 ft, in the west side of 97th st, 300 ft south of 10th av, for Frank E. Gibson, 1635 Woodhaven av, Woodhaven, L. I., owner and builder. Cost, \$4,000.

**ELMHURST, L. I.**—A. White Pierce, 26 Court st, Brooklyn, has completed plans for a 1-sty frame dwelling, 20x35 ft, at the southwest corner of Urania st and Marl av, Elmhurst, L. I., for Jacob Morgenthaler Sons, Inc., 636 Sackett st, Brooklyn, owners. Cost, \$5,000.

**EAST ELMHURST, L. I.**—A. DeBlasi, 94 East Jackson av, Corona, L. I., has prepared plans for a 2½-sty brick dwelling, 24x55 ft, in the east side of McIntosh, 235 ft south of Grand av, East Elmhurst, L. I., for Aaron Drapkin, 16 42d st, Corona, L. I., owner and builder. Cost, \$11,000.

**JAMAICA, L. I.**—Walter I. Halliday, 28 Union Hall st, Jamaica, has completed plans for a 2-sty frame dwelling, 22x26 ft, on the south side of Terrace av, 85 ft east of Victoria st, for Amy A. Kellum, 79 Flushing av, Jamaica, owner. Cost, \$6,000.

**HOWARD BEACH, L. I.**—Joseph P. Powers Co., Rockaway Beach, L. I., has completed plans for a 1½-sty frame dwelling, 24x47 ft, on the west side of Hawtree av, 260 ft north of Flynn av, Howard Beach, L. I., for Charles Eisenhardt, 715 John st, West Hoboken, N. J., owner. Cost, \$6,500.

**JAMAICA, L. I.**—A. P. Sorice, Jr., 363 Fulton st, Jamaica, has finished plans for a 2-sty brick and stone dwelling, 33x65 ft, with stores, in the east side of Washington st, 37 ft north of South

# “Most Convenient”

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st, for E. Carlucci, 78 Ray st, Jamaica, owner and builder. Cost, \$25,000.

JAMAICA, L. I.—Walter I. Halliday, 28 Union Hall st, Jamaica, has completed plans for a 2-sty frame dwelling, 25x31 ft, at the southwest corner of Terrace av and Alsop st, Jamaica, for Dr. Carl J. Zorn, 79 Flushing av, Jamaica, owner. Cost, \$8,000.

ELMHURST, L. I.—C. L. Varrone, 166 Corona av, Corona, L. I., has prepared plans for ten 2-sty frame dwellings, 20x30 ft, in the east side of 36th st, 40 ft north of Duryea road, Elmhurst, for Wm. R. Gibson, Elmhurst, L. I., owner and builder. Total cost, \$35,000.

HOLLIS, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 24x24 ft, in the west side of Irvington st, 100 ft south of Chichester av, Hollis, L. I., for E. G. Peterson, 310 South st, Jamaica, L. I., owner. Cost, \$7,000.

ELMHURST, L. I.—C. L. Varrone, 166 Corona av, Corona, L. I., has completed plans for fourteen 2-sty one and two-family dwellings, 20x30 ft, in the east side of 36th st, 30 ft south of Patterson av, and the northeast corner of 36th st and Duryea road, for Wm. R. Gibson, Elmhurst, L. I., owner and builder. Total cost, \$54,000.

WINFIELD, L. I.—Plans have been prepared privately for a 2½-sty frame dwelling, 20x40 ft, at the southwest corner of Monroe st and Fisk av, Winfield, for Charles Haegele, Fisk av, Winfield, L. I., owner and builder. Cost, \$6,000.

BAYSIDE, L. I.—Thomas W. Lamb, 644 8th av, Manhattan, has prepared plans for a 2½-sty frame residence and studio, 22x27 and 31x 60 ft, in 4th and 5th sts, 87 ft south of Ashburton av, Bayside, L. I., for owner to be announced later. Cost, \$26,500. Owner builds.

ST. ALBANS, L. I.—J. Beasley, St. Albans, L. I., has completed plans for a 2½-sty frame dwelling, 26x24 ft, in the west side of Roosevelt st, 180 ft south of St. Albans av, for George Benzo, owner and builder, on premises. Cost, \$10,000.

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### FACTORIES AND WAREHOUSES.

MASPEH, L. I.—Ballinger & Perrot, 1328 Broadway, Manhattan, have completed plans for a 1-sty brick warehouse, 64x106 ft, on the north side of Flushing av, 28 ft east of Furman st, Maspeth, L. I., for A. H. Hows & Co., 60 State st, Boston, Mass, owners. Cost, \$37,000.

### STABLES AND GARAGES.

LONG ISLAND CITY, L. I.—John Boese, 280 Broadway, Manhattan, has prepared plans for a 1-sty brick garage, 25x100 ft, at the northeast corner of Vernon av and 7th st, Long Island City, for Frederick Russell, 51 6th st, Long Island City, owner. Cost, \$7,000.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, Flushing, L. I., has plans in progress for alterations to the 3-sty brick and stone automobile service station and dwelling, 40x100 ft, on the south side of Broadway, 400 ft west of Union st, Flushing, for owner, to be announced later. Cost, \$25,000.

### Nassau.

### APARTMENTS, FLATS AND TENEMENTS.

FLORAL PARK, L. I.—Seelig & Finkelstein, 44 Court st, Brooklyn, have plans under way for a 4-sty brick, limestone and terra cotta apartment, 100x100 ft, at the northwest corner of Hinsdale av and Jericho Turnpike, Floral Park, L. I., for owner to be announced later. Cost, about \$100,000. Details later.

### CHURCHES.

PORT WASHINGTON, L. I.—F. G. Lippert, 5 Beekman st, Manhattan, has prepared plans for a 1½-sty frame church and Sunday school building, 50x20 ft, at the corner of Evergreen av and Franklin st, Port Washington, L. I., for the Lutheran Church of Our Savior, 182 Main st, Port Washington, owner. Owner builds.

### New Jersey.

### DWELLINGS.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, Newark, has plans in progress for a 2½-sty frame dwelling, 22x28 ft, on Grand av, Newark, for Lueddeke-Wille, Inc., 35 Grand av, Newark, owner. Cost, \$7,000. Owner builds.

NEWARK, N. J.—Wm. K. Schoenig & Son, 438 Peshine av, Newark, have completed plans for a 2½-sty frame dwelling, 24x56 ft, at 213 Custer av, Newark, for Paul Geovski, 205 Livingston st, Newark, owner and builder. Cost, \$14,000.

UNION HILL, N. J.—Joseph Turck, 770 Bergenline av, West New York, has prepared plans for a 2½-sty brick building, 21x40 ft, on Park av, Union Hill, for John Aragon, 717 Hudson av, West New York, N. J., owner and builder. Cost, \$9,500.

MORRISTOWN, N. J.—Walter Pierson, 3 Speedwell av, Morristown, N. J., has plans under way for alterations to the 3-sty brick and frame store and dwelling at 62 Speedwell av, Morristown, N. J., for Reuben Guervitz, 92 Speedwell av, owner. Cost, \$10,000.

### HALLS AND CLUBS.

NEWARK, N. J.—Henry D. Scudder & William Bishop, associated, Union Building, Newark, have started preliminary plans for a 2-sty hollow tile and stucco club house, 90x45 ft, at the northwest corner of Beaumont pl and Grafton av, Newark, for the Forest Hill Tennis Club, owner. Cost, about \$40,000. Details will be announced later.

### CONTRACTS AWARDED.

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

### APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—E. Van Houten, 201 East 68th st, has the general contract for alterations to the 5-sty brick and stone tenement, 28x58 ft, at 300 East 67th st for Ellen S. Auchmuty, Lenox, Mass., owner, from plans by George Kibitz, 800 East 175th st, architect. Cost, about \$15,000.

### HOSPITALS.

EASTVIEW, N. Y.—Frank N. Goble, 49 Brookfield st, White Plains, N. Y., and 299 Madison av, Manhattan, has the general contract for alterations to the brick and stone almshouse at Eastview, N. Y., into a hospital for the Board of Supervisors of Westchester County, White Plains, owner, from plans by Walker & Gillette, 128 East 37th st, Manhattan, architects. Cost, about \$115,000.

### FACTORIES AND WAREHOUSES.

SUMMIT, N. J.—Standard Construction Co., 270 South 6th st, Newark, N. J., has the general contract for a 5-sty reinforced concrete warehouse and office building, 60x100 ft, on New Jersey Railroad av, Summit, for the Summit Express Co., owner, from plans by R. S. Shapter, Record Building, Summit, architect. Cost, \$150,000.

BROOKLYN, N. Y.—Gabler Construction Co., 402 Hudson st, Manhattan, has the general contract for alterations to the brick and stone factory building at the southwest corner of 32d st

and 4th av, Brooklyn, for the Grand Corrugated Paper Co., Inc., 30 Crosby st, Brooklyn, owner, from plans by P. Tillion & Sons, 103 Park av, Manhattan, architects. Cost, about \$50,000.

BROOKLYN, N. Y.—Perry-Reid Co., Inc., 348 West 14th st, Manhattan, has the general contract for alterations to the loft, office and stable at the southwest corner of DeKalb av and Lewis av, Brooklyn, for the Borden's Farm Products Co., 63 Vesey st, Manhattan, owner, from plans by Albert Ulrich, 371 Fulton st, architect. Cost, about \$10,000.

### STABLES AND GARAGES.

YONKERS, N. Y.—Ninian Jamieson, North Broadway, Yonkers, has the general contract for a 1-sty brick and stone garage, 100x100 ft, at 390 Riverdale av, owner, from plans by J. W. Kirt, 221 McLean av, Yonkers, architect. Cost, \$44,000. Work will probably not be started for some time.

### STORES, OFFICES AND LOFTS.

MANHATTAN.—Goldberg & Fine, 22 Morton st, have the general contract for alterations to the store at the southeast corner of West Broadway and Bleeker st for the United Cigar Store Co., 44 West 18th st, lessee, from plans by L. E. Denslow, 44 West 18th st, architect. Cost, \$10,000.

MANHATTAN.—Frank & Frank, 246 West 42d st, have the general contract for alterations to the 3 and 5-sty brick and stone stores, lofts and dwelling at 725 7th av and 167 West 48th st, for the Frank Improvement Co., 244 West 42d st, owner, from plans by B. H. and C. N. Whinston, 2 Columbus Circle, architects. Cost, \$9,500. Lessee, C. & H. Lurch, Inc., 205 West 76th st.

LONG ISLAND CITY, L. I.—Owen Costello, 8th av, Long Island City, has the general contract for a 1-sty terra cotta, brick and marble store building, 75x80 ft, on the south side of Jackson av, 33 ft west of Skillman st, Long Island City, for Charles Wright, 7 East 42d st, Manhattan, owner, from plans by Harold E. Paddon, 280 Madison av, Manhattan, architect. Cost, \$25,000.

MANHATTAN.—Northeastern Construction Co., 101 Park av, has the general contract for a 2-sty brick and stone office building addition, 25x35x50 ft, at 18 Pearl st for the South Ferry Realty Co., 115 Broadway, owner, from plans by Starrett & Van Vleck, 8 West 40th st, architects. Cost, about \$40,000.

### THEATRES.

BROOKLYN, N. Y.—Hirschman & Marcus, 264 Hegeman av, have the general contract for a 1-sty brick and limestone moving picture theatre, 27x100 ft, at the northeast corner of Sands st and Green lane, Brooklyn, for John Tedesco, 213 Sands st, owner, from plans by Henry J. Nurick, 772 Broadway, architect. Cost, about \$35,000.

## STANDARDS AND APPEALS Calendar

### HOURS OF MEETING.

Board of Appeals, Tuesdays, at 10 a. m.  
Call of Clerk's Calendar, Tuesdays, at 3 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.

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Factory building regulations, including several resolutions relating to the labor law.

General resolutions relating to the Building Code.

And the following rules:

Fire Alarm.  
Sprinklers.  
Fire retarding fire escapes.  
Fire Escapes  
Smoking in Factories.  
Revolving Doors.  
Elevators.

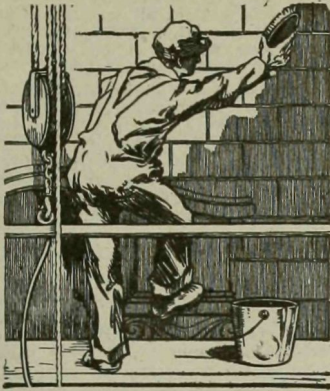
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## Manhattan.

### STABLES AND GARAGES.

OLD BROADWAY, 2392, 133D ST, 544 W, 1-sty bk garage, 104x134, tar & gravel rf; \$30,000; (o) Benj. Sagel & Morris Fein, 147 4 av; (a) Chas. B. Myers, 1 Union Sq W (360).

BROADWAY, 4366, 3-1-sty bk garages, 10x16, steel rf; \$1,500; (o) Adolph Lewisohn, 61 Bway; (a) Chas. Schneider, 401 W 50th (363).

BROADWAY, 4376, 3-1-sty bk garages, 10x16, steel rf; \$1,500; (o) Alex. Rose, 13 Bridge, Newark, N. J.; (a) Chas. Schneider, 401 W 50th (362).

### STORES, OFFICES AND LOFTS.

PEARL ST, 2½-sty bk office bldg, 43x107, composition slag rf; \$30,000; (o) 8 State St. Realty Corp., 115 Bway; (a) Starrett & Van Vleet, 8 W 40th (357).

52D ST, 128 W, 2-sty bk office bldg, 25x94, 5-ply slag rf; \$40,000; (o) Setay Realty & Trading Corp., 729 7 av; (a) King & Campbell, 36 W 140th (356).

153D ST, 473 W, 2-sty bk str & offices, 49x125, tin rf; \$40,000; (o) Eugene Mahoney, 473 W 153d; (a) Otto Reissmann, 147 4 av (359).

### MISCELLANEOUS.

FRANKFORT ST, 35-37, 1-sty bk lunch room, 30x9½, — rf; \$4,500; (o) Berth, Levi & Co., 149 Franklin; (a) Van Nay-Interstate Co., 120 Bway (361).

## Bronx.

### DWELLINGS.

BAINBRIDGE AV, w s, 55 n 213th, 2-2-sty bk dwgs, 20x46.8, slag rf; \$24,000; (o) Jas. C. Gaffney, 1148 Tiffany; (a) Wm. A. Gelsen, 2403 Creston av (677).

EDISON AV, e s, 134 s Barkley av, two 1½-sty fr dwgs, 18x28, shingle rf; \$10,000; (o & a) Valentine Becher, Edgewater Camp (670).

GRAND AV, w s, 150 s 184th, 2-sty bk dwg, 26x53, tin rf; \$8,000; (o & a) Ehrlich, Peterson, 2247 Valentine av (662).

GRAND CONCOURSE, n e c Bedford Park blvd, 1-sty bk dwg, 18.4x21.4, 1-sty bk garage, 16.8x10.8, slate rf; \$4,000; (o) Mrs. Albert D'Amio, 150 Nassau; (a) Edwin Wilbur, 507 5 av (665).

MATILDA AV, e s, 100 n 239th, 1-sty fr dwg, 20.6x26, shingle rf; \$4,000; (o) Chas. H. Low-erre, 4044 Barnes av; (a) A. R. Gullbert, 105 W 40th (676).

TAYLOR AV, e s, 50 s Seward av, 2½-sty fr dwg, 21x35, shingle rf; \$6,000; (o) Salvatore Vivola, 629 Taylor av; (a) Paul Lagana, 2526 Glube av (669).

### STABLES AND GARAGES.

HOME ST, e s, 290 n Westchester av, 1-sty bk garage, 100x100, slag rf; \$40,000; (o) 179th St. Bldg. Corp., Catello Cavallieri, 2167 Belmont, Pres.; (a) M. W. Del Gaudio, 160 W 45th (673).

150TH ST, from Exterior st to River av, 2-sty bk stable & office, 170.6x50, plastic slate rf; \$45,000; (o) Jos. Dollan Contr. Co., Inc., Jos. Dollan, 25 W 140th, Pres.; (a) Genaro Golino, 25 W 140th (672).

162D ST, s s, 125 e Prospect av, 1-sty bk garage, 70x26, slag rf; \$5,000; (o) Jas. Fenne, 862 E 162d; (a) Dunnigan & Crumley, 394 E 150th (663).

ARTHUR AV, w s, 77.59 n 187th, 1-sty bk garage, 25x50, slag rf; \$3,000; (o) Antonio Caucio, 2228 1 av; (a) M. W. Del Gaudio, 160 W 45th (658).

CARPENTER AV, w s, 223.70 s 228th, 1-sty bk garage, 40x18, rubberoid rf; \$1,000; (o & a) Chas. Massoth, on prem (674).

MAPES AV, e s, 245 s 181st, 1-sty stn garage, 33.4x23.4, slag rf; \$2,000; (o) Edw. Gillespie, on prem; (a) Wm. Kennedy, 30 W 259th (661).

PARK AV, e s, 250.37 s 173d st, 1-sty bk garage, 50x150, plastic slate rf; \$25,000; (o) Oscar J. Mayer, 2085 5 av; (a) Max Hausle, 3307 3 av (668).

TREMONT AV, n s, 58.45 e Bryant av, 1-sty metal garage, 18x18; \$3,750; (o) Church of St. Thomas Aquinas, Rev. Dennis J. Coyle, 1700 Crotona pkway, pastor; (a) P. J. Lavelle, 685 E 170th (659).

TREMONT AV, n s, 93.45 e Bryant av, 1-sty metal garage, 18x18; \$3,750; (o) Church of St. Thomas Aquinas, Rev. Dennis J. Coyle, 1900 Crotona pkway (660).

WALTON AV, e s, 100 n 177th, 1-sty bk garage, 42.8x170, slag rf; \$45,000; (o) Elmer Stephens, 57 E 177th; (a) Dunnigan & Crumley, 394 E 150th (664).

WHITLOCK AV, e s, 100 n 156th, 1-sty bk garage, 20x20, tar & gravel rf; \$600; (o & a) Jacob Skubis, 1662 Boston rd (675).

## Brooklyn.

### DWELLINGS.

AMBOY ST, 532, w s, 100 s Fatt av, 2-sty bk 2 fam dwg, 20x55; \$10,000; (o) Victor Kramer, 291 Thatford av; (a) E. M. Adelson, 1778 Pitkin av (12201).

CORBIN ST, 178-200, w s, 43.9 s Oriental blvd, 2-sty fr str & 2 fam dwg, 19x63; \$7,500; (o) Mater Realty Co., 233 Bway, N Y; (a) Wm. C. Winters, 106 Van Sicklen av (12313).

CORBIN PL, w s, 206 s Oriental blvd, 2-sty fr str & 2 fam dwg, 19x63; \$7,500; (o) Mater Realty Co., 233 Bway, N Y; (a) Wm. C. Winters, 106 Van Sicklen av (12324).

CORBIN PL, s w c Oriental blvd, 2-sty fr str & 2 fam dwg, 19x63; \$7,500; (o) same (12325).

CRESCENT ST, 1021, e s, 20 n Cozing av, 1-sty fr 1 fam dwg, 17.4x42; \$2,500; (o) Antonio Micechie, 257 Sackman; (a) Chas. H. Pfaff, 673 Eldert la (12428).

GILMORE CT, 1122, s s, 120 w E 12th st, 1-sty fr 1 fam dwg, 16x25; \$2,500; (o) Jacob Thorson, 240 Adelphi; (a) Frank V. Laspla, 525 Grand (12307).

LOGAN ST, 712, w s, 310 n Hegeman av, 2-sty bk 2 fam dwg, 20x55; \$7,500; (o) Emanuel Sabbin, 289 Berriman; (a) Chas. H. Pfaff, 673 Eldert lane (12243).

ROST PL, 9221, n s, 157.8 e E 92, 1-sty fr 1 fam dwg, 18x32; \$3,000; (o) Richard Biggs, E 86th & Av N; (o) Gibson & Kay, 201 Montauk av (12429).

PRESIDENT ST, 1388, s s, 200 w Kingston av, 2-sty bk 1 fam dwg, 22x63.8; \$20,000; (o) Saml. Blank, 820 Eastern pkway; (a) McCarthy & Kelly, 16 Court (12475).

WEST ST, 1789, e s, 60 n Av R, 2-sty fr 1 fam dwg, 30x28; \$6,000; (o) Mrs. John Greenaway, 1777 W 19th; (a) O. J. MacManus, 817 41st (12219).

W 2D ST, 2830-32, w s, 220 n Neptune av, 1-sty fr 1 fam dwg, 17x30; \$5,000; (o) Isidor S. Rosenberg, Washington mkt; (a) same as above (12409).

E 4TH ST, 1142, w s, 171.6 s Bay Pkway, 1½-sty fr 1 fam dwg, 30x24; \$5,000; (o) Realty Sales Co., 1409 Av J; (a) Fredk J. Dessau, 26 Court (12259).

E 7TH ST, 44-54, s w c Av W, 1-sty fr 1 fam dwg, 16x26; \$5,000; (o) Jos. Bruno, Neck rd & E 15th; (a) Jos. J. Gayziza, 1 Webers wlk (12347).

E 14TH ST, 2628, w s, 172.8 s Sheephead Bay rd, 1-sty fr 1 fam dwg, 22x40; \$4,000; (o) Mrs. Sophia Spitzer, 3026 W 22d; (a) Geo. H. Suss, 2916 R R av (12405).

E 37TH ST, s s, 885-7, e s, 255 n Glenwood rd, 2-2-sty fr 1 fam dwgs, 16x38; \$10,000; (o) Melville Schroeder, 815 E 37th; (a) R. T. Schaefer, 152.6 Flatbush av (12522).

E 37TH ST, 879-81, e s, 295 n Glenwood rd, 2-2-sty fr 1 fam dwgs, 16x38; \$10,000; (o & a) same as above (12523).

BAY 49TH ST, 112, w s, 616.73 n Harway av, 1-sty fr 1 fam dwg, 17x30; \$2,000; (o) Frank Guercia, 128 Bay 50th; (a) Frank V. Laspla, 525 Grand (12449).

BAY 49TH ST, 152, n s, 276.73 e Harway av, 1½-sty fr 1 fam dwg, 17x28; \$2,000; (o) Coplogero La Rocca, 116 Bay 49th; (a) Chas. P. Cannella, 1163 Herkimer (12550).

59TH ST, 1761-3, n s, 500 e 17th av, 2-2-sty bk 2 fam dwgs, 20x57; \$17,000; (o) McAvoy Realty & Bldg. Assoc., 1770 59th; (a) Robt. A. McAvoy, 1770 59th (12351).

61ST, 537-47, n s, 300 w 6 av, 4-2-sty bk 2 fam dwgs, 19.3x60; \$40,000; (o) Benj. Cohen, 1563 58th; (a) Seelig & Finkelstein, 44 Court (12453).

70TH ST, 1721-3, n s, 158.8 e 17th av, 2-sty bk 2 fam dwg, 19x52; \$6,000; (o) Pasquale Bevaque, 1466 68th; (a) Burke & Olsen, 32 Court (12320).

70TH ST, 1861-65, n s, 100 w 19 av, 1-sty fr 1 fam dwg, 17x49; \$3,500; (o) Salvatore Di Paolo, 1454 65th; (a) Burke & Olsen, 32 Court (12318).

E 85TH ST, 755, e s, 160 n Flatlands av, 1-sty fr 1 fam dwg, 20x40; \$3,500; (o) Pietro Salvati, 648 E 82d; (a) same as above (12412).

86TH ST, 314-54, s s, 100 e 3 av, 18-2-sty bk 1 fam dwgs, 19.2x30; \$126,000; (o) Economical Housing Corp., 8525 4 av; (a) John C. Wandell Co., 8525 4 av (12423).

86TH ST, 353-64, s s, 454 e 3 av, 4-2-sty 1 fam dwgs, 19.2x30; \$28,000; (o & a) same as above (12424).

AV K. 9607-9, n s, 140 w Rockaway av, 4-2-sty fr 1 fam dwgs, 16x35; \$16,000; (o) Wm. Morris, 1299 E 94th; (a) Gibson & Kay, 201 Montauk av (12365).

BAY RIDGE AV, 2-10, s s, 415.1 w Narrows av, 3-sty bk 2 fam dwg, 20x47.8; \$15,000; (o) Winant B. Wardell, 7615 Ridge blvd; (a) McCarthy & Kelly, 16 Court (12284).

FLATLANDS AV, 8717, n s, 40 w E 88th st, 2-sty fr 1 fam dwg, 18x38; \$5,000; (o) Jos. Amari, 648 E 82d; (a) Gilbert I. Fowler, 367 Fulton (12411).

HEGEMAN AV, ff 1419, n w c Ruby st, 2-sty fr 1 fam dwg, 20x35; \$3,500; (o) Joe Cannezang, 196 Johnson av; (a) Chas. H. Pfaff, 673 Eldert lane (12309).

OCEAN VIEW AV, 321-3, n w c E 4th st, 2-sty fr 2 fam dwg, 35x28; \$10,000; (o) Isidor S. Rosenberg, Washington mkt; (a) Seeling & Finkelstein, 44 Court (12408).

**Factories and Warehouses.**

FLUSHING AV, 336-38, s s, 75 e Classon av, 1-sty bk storage shed; \$6,150; (o) Jacob Galewitz, Inc., 215 Montague; (a) Frank P. Sabetti, 215 Montague (12317).

**Stables and Garages.**

BERGEN ST, 1661, n w c Rochesther av, 1-sty conc garage, 45x53.7; \$5,000; (o) Joe Lassoff, 55 Elton; (a) Harry Brodsky, 291 Hinsdale (12443).

CONSELYEA ST, 149, n s, 94 1/2 w Graham av, 1-sty bk garage, 25x39; \$3,200; (o) Louis Buonamto, prem; (a) P. Tillion & Sons, 103 Park av, Manhattan (12476).

LORIMER ST, 595, n w c Conselyea, 1-sty bk garage, 20.4x20; \$2,000; (o) Nicola Scarunzi, prem; (a) Frank V. Laspla, 525 Grand (12528).

MONTGOMERY ST, 298-318, s e c Ludlow pl, 8-1-sty conc garages, 18x18; \$9,600; (o) N. R. Realty Co., 438 52d; (a) Jas. J. Millman, 26 Court (12362).

OAKLAND ST, 172-74, e s, 45 n Meserole av, 1-sty bk garage, 55x50; \$7,000; (o) Matteo Marsello, 26 Bushwick av; (a) Frank V. Laspla, 525 Grand (12242).

ST. JOHNS PL, 1113-23, n w c Hampton pl, 2-sty bk garage & 1 fam dwg, 24x20; \$4,000; (o) Louis Kooner, premises; (a) Morris Whinston, 116 W 39th, N Y (12350).

UNION PL, 23, n e c Lincoln av, 1-sty bk garage, 18x26.9; \$2,000; (o) Mollie Fisher, 166 Autumn av; (a) E. M. Adelson, 1778 Pitkin av (12329).

35TH ST, 151-65, n s, 100 n 4 av, 1-sty bk garage, 200x100; \$75,000; (o) Lin-Cook Corp., 168 Pitkin av; (a) Benj. Dresler, Jr., 153 Remsen (12339).

ALBANY AV, 1904, w s, 320 s Av J, 1-sty conc garage, 20x18; \$1,500; (o) Louis Seiferd, 1635 E 12th; (a) Robt. T. Schaefer, 1526 Flatbush av (12517).

SAME PREM, 1-sty fr 1 fam dwg, 24x39; \$2,000; (o) same as above (12518).

CONEY ISLAND AV, 2763-69, e s, 80 s Av Y, 3-1-sty conc garages, 11x7; \$3,500; (o) Miss Colombo Marazzo, 2847 22d; (a) Peter F. Meyer, 414 Av N (12386).

LIVONIA AV, 457-67, n e c Van Soderen av, 1-sty bk garage, 100x100; \$30,000; (o) West Church Realty Co., Inc., 44 Court; (a) Jas. J. Millman, 26 Court (12261).

GLENMORE AV, 110-14, s s, 55 w Christopher av, 1-sty bk garage, 27x25; \$2,200; (o) Russian Christian Peoples Home, Inc., prem; (a) S. Millman & Son, 1780 Pitkin av (12535).

NELSON AV, 338, s e c Linden st, 1-sty bk garage, 42.6x225; \$4,000; (o) Jakob Katz, 361 Wilson av; (a) Montrose Morris Sons, 533 Nostrand av (12348).

SNEDIKER AV, 440-50, n w c Livonia av, 1-sty bk garage, 100x100; \$30,000; (o) same (12262).

WYCKOFF AV, 199, n e c Harmon st, 1-sty bk garage, 37x20; \$4,000; (o) Carl Blass, 438 Harmon; (a) Louis Berger & Co., 1696 Myrtle av (12220).

11TH AV, 5216-22, w s, 20 n 53d st, 3-1-sty conc garages, 18x19; \$2,400; (o) M. & P. Const. Co., 5216 New Utrecht av; (a) Herman A. Weinstein, 375 Fulton (12399).

**Stores, Offices and Lofts.**

BEARD ST, 40, n s, 50 e Dwight, 1-sty bk str & 1 fam dwg, 25x75; \$4,000; (o) Wm. Weinstein, 50 Beard; (a) Jas. A. Boyle, 367 Fulton (12460).

HOYT ST, 81-89, n e c Atlantic av, 2-sty bk str & 1 fam dwg, 51x25; \$6,000; (o) Sabad Aboumrud, 152 Bergen; (a) Brook & Sackheim, 26 Court (12304).

86TH ST, 1974-84, s w c 20th av, 1-sty bk str & 2 fam dwg, 86.8x92; \$20,000; (o) Saml Brill, Bath av & Bay Pkway; (a) Jacob Lubroth, 44 Court (12278).

AV U, 86-... s e c M 10th, 1-sty bk str & garage, 39x97; \$12,000; (o) John Bernardi, 139 Av U; (a) S. Gardstein, 26 Court (12504).

PITKIN AV, 1646-50, s e c Bristol st, 1-sty bk str, 60x80.7%; \$25,000; (o) 1650 Pitkin Ave. Constn. Co., 334 Utica av; (a) Chas. Infanger & Son, 2634 Atlantic av (12371).

**STORAGES AND WAREHOUSES**  
SPENCER ST, 15, e s, 142.3 s Flushing av, 1-sty bk storage, 25x50; \$5,000; (o) Robt. R. Statts, 464 Flushing av; (a) Cohn Bros., 361 Stone av (12194).

**Miscellaneous.**

WATER ST, s s, Dock st, w s, Front st, n s, 2-sty bk housing station, 204.6x246; \$263,700; (o) City of New York; (a) Jos. O. Eckersley, Municipal Bldg, Manhattan (12414).

5TH ST, 36-40, s e c Smith st, 2-sty bk gas pumping station locker room, 64x69; \$40,000; (o) Bklyn Union Gas Co., 176 Remsen; (a) The Berlin Constn. Co., 220 Bway, N Y (12370).

9TH ST, 72-78, ss, 490 w 2 av; also 10TH ST, 45-63, n s, 392 w 2 av, 1-sty fr shed, 25x100; \$2,500; (o) Saml Topersky & Saml Maslow, 72 9th; (a) Jacob Fisher, 25 Av A, N Y (12404).

**Queens.**

**Dwellings.**

BAYSIDE.—Crocheron av, n s, 150 e Bell av, 2-sty fr dwg, 20x34, shingle rf, 1 family, gas; \$3,000; (o) Geo. Johnson, Bayside; (a) J. Smulzewski, 51 Vernam av, Bayside (5155).

EAST ELMHURST.—McIntosh st, e s, 235 s Grand av, 2 1/2-sty bk dwg, 24x55, shingle rf, 2 families, gas, steam heat; \$10,800; (o) Aaron Deapkin, 16 42d, Corona; (a) A. De Biasi, 94 East Jackson av, Corona (5146).

EDGEWATER.—Beach 54th st, e s, 260 s Boulevard, 1-sty fr dwg, 15x52, shingle rf, 1 family, gas; \$2,500; (o & a) Mary McIntyre, Rockaway Beach (5133).

ELMHURST.—Goldsmith pl, w s, n w c Grand, 2-2 1/2-sty fr dwgs, 21x34, shingle rf, 1 family, gas, steam heat; \$12,000; (o) A. E. Pederson, Elmhurst; (a) W. H. Spaulding, 10 N 1st, Jamaica (5171).

ELMHURST.—Marlow av, s w c Uraina, 2-sty fr dwg, 20x35, shingle rf, 1 family, gas, steam heat; \$5,000; (o) Jacob Morgenthaler Sons, Inc., 663 Sackett, Bklyn; (a) A. White Pierce, 26 Court, Bklyn (5179-5180-5181-5182). Four buildings, \$20,000.

ELMHURST.—36th st, e s, 40 n Duryeas rd, 10-2-sty fr dwgs, 20x30, gravel rf, 1 family, gas, steam heat; \$35,000; (o) Wm. R. Gibson, Elmhurst, L. I.; (a) C. L. Varrone, Corona av, Corona (5113).

FAR ROCKAWAY.—Wave Crest av, s s, 145 w Grove, 2 1/2-sty fr dwg, 36x37, shingle rf, 1 family, elec., steam heat; \$12,000; (o) Chas. W. Smith, Far Rockaway; (a) A. J. Bogart, Far Rockaway (5201).

FLUSHING.—21st st, e s, 100 s Lucerne pl, 2-sty fr dwg, 20x35, shingle rf, 1 family, gas, steam heat; \$8,000; (o) Chas. J. H. Lubsen, 17 22d, Flushing; (a) Chas. F. Winkelman, 103 Park av, Manhattan (5204).

FLUSHING.—Murray st, e s, 100 s Myrtle av, 2-sty fr dwg, 16x30, shingle rf, 1 family, gas, steam heat; \$3,000; (o) Nell MacDonald, 52 State, Flushing; (a) W. J. McKenna, 6 Taylor av, Flushing (5145).

FLUSHING.—Crocheron av, n w c L-1th, 2-sty fr dwg, 22x44, shingle rf, 2 families, gas, steam heat; \$5,000; (o) Wm. Rogers, Flushing; (a) owner (5134).

FLUSHING.—Hawthorne st, s s, 100 w Deyo pl, 1 1/2-sty fr dwg, 25x40, shingle rf, 1 family, gas, hot water heat; \$5,500; (o) Mrs. Lillian L. Cleveland, 10 Beaufort, Flushing; (a) Andrew F. Brems, 83 Corona av (5161).

FLUSHING.—Cameron av, n s, 100 w Highland av, 2-sty fr dwg, 23x41, shingle rf, 1 family, gas; 7,000; (o) Louis Volron, 109 W 54th, Manhattan; (a) Andrew F. Brems, 83 Corona av, Corona (5162).

HOLLIS.—West Point av, w s, 100 n Beaufort av, 2-sty fr dwg, 44x26, shingle rf, 1 family, gas, steam heat; \$6,000; (o & a) Chas. J. Graff, 604 W 49th, Manhattan (5127).

HOWARD BEACH.—Hawtree av, w s, 260 n Flynn av, 1-sty fr dwg, 24x47, shingle rf, 1 family, gas, hot water heat; \$6,500; (o) Chas. Eisenhardt, 715 John, West Hoboken, N. J.; (a) Jos. P. Powers Co., Rockaway Beach (5153).

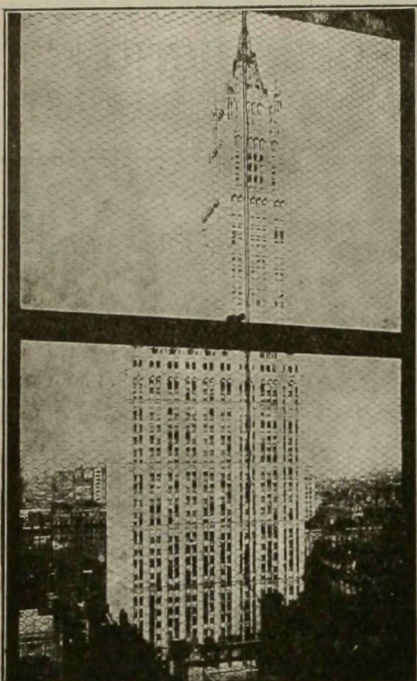
JAMAICA.—Terrace av, s s, 85 e Victoria, 2-sty fr dwg, 22x26, shingle rf, 1 family, gas, steam heat; \$6,000; (o) Amy A. Kellum, 79 Flushing av, Jamaica; (a) Walter I. Halliday, 28 Unionhall, Jamaica (5154).

JAMAICA SOUTH.—Rockaway rd, n s, 60 w Southern blvd, 1-sty fr dwg, 16x42, shingle rf, 1 family & str; \$2,800; (o) Henry Penna, Jamaica South; (a) owner (5148).

JAMAICA.—Terrace av, s w c Alsop, 2-sty fr dwg, 25x31, shingle rf, 1 family, gas, steam heat; \$8,000; (o) Dr. Carl J. Zorn, 79 Flushing av, Jamaica; (a) Walter I. Halliday, 28 Unionhall st, Jamaica (5125).

OZONE PARK.—97th st, w s, 300 s 10 av, 1-sty fr dwg, 14x44, shingle rf, 1 family, gas; \$4,000; (o & a) Frank E. Gibson, 1635 Woodhaven av, Woodhaven (5183).

ROSDALE.—Montgomery av, s s, 335 w Ocean av, 1 1/2-sty fr dwg, 18x26, shingle rf, 1 family, gas; \$2,600; (o & a) B. Baldwin, Rosedale (5149).



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WHITESTONE.—30th st, n s, 360 e 15th av, 1½-sty fr dwg, 24x34, shingle rf, 1 fam, gas, steam heat; \$8,000; (o & a) William P. Ryan, 8 W 19th st, Whitestone (5188).

WOODHAVEN.—Shoe & Leather st, s s, 75 w Boyd av, 2-sty fr dwg, 20x44, shingle rf, 2 families, gas; \$5,000; (o) Alfonso Strianese, prem; (a) Jos. Monde, 3917 Jerome av, Woodhaven (5121).

FACTORIES AND WAREHOUSES.

L. I. CITY.—Marion st, e s, 200 n Paynter av, conc storage; \$1,500; (o & a) Ravenswood Paper Mills Co., premises (5192).

MASPETH.—Flushing av, n s, 28 e Furman, 1-sty bk warehouse, 84x106, slag rf, hot water heat; \$37,000; (o) A. H. Hews & Co., 60 State st, Boston, Mass.; (a) Ballinger & Perrot, 1329 Bway, Manhattan (5126).

STABLES AND GARAGES.

JAMAICA.—Chichester av, s e c Longfellow av, 1-sty bk garage, 100x20, slag rf; \$7,000; (o & a) Joseph Catapano, 98 Johnson av, Jamaica (5175).

MIDDLE VILLAGE.—Fresh Pond rd, e s, 300 s Metropolis av, 1-sty bk garage, 24x33, slag rf; \$2,000; (o) Metropolitan Coal Co., 31 Winfield, Middle Village; (a) Kunzl & Wallant, 394 Graham av, Bklyn (5202).

RIDGEWOOD.—Grove st, n s, 100 w Prospect av, 1-sty bk garage, 18x27, gravel rf; \$1,600; (o) Catherine Reasner, Grove st, Ridgewood; (a) John H. Vanderveght, 2157 Bleecker, Ridgewood (5144).

WHITESTONE.—24th st, s s, 150 w 8 av, 1-sty bk garage, 24x20; \$1,000; (o) Samuel Blum, prem (5132).

STORES AND DWELLINGS.

JAMAICA.—Washington st, e s, 37 n South, 2-sty bk str & dwg, 33x65, slag rf, steam heat; \$25,000; (o) Effie Carlucci, 78 Ray, Jamaica; (a) A. P. Sorice, Jr., Fulton st, Jamaica (5151).

Richmond.

DWELLINGS.

FORT WADSWORTH.—Fingerboard rd, s s w Bay st, 2-2-sty fr dwgs, 23x24, shingle roof; \$8,000; (o) Aberle & Corsi, Cliff st, Rosebank; (a) Karleson Bros., Brighton Heights (1386).

GREAT KILLS.—Southfield Blvd, e s, 200 w Waman av, 2-2-sty fr dwgs, 18x36, shingle roof; \$8,000; (o) Fred C. Hurlberth, 45 Dodd st, Bloomfield, N. Y.; (a) Geo. Olsen, 46 3d st, Great Kills (1360).

MARINERS HARBOR.—Schuyler st, 230 e Harbor rd, 1½-sty fr dwg, 18x30, shingle roof; \$2,900; (o) Abraham Christopher, c/o Archer; (a) Edw. Gorman, 354 Washington av (1353).

NEW BRIGHTON.—Sharon av, e s, 99 n Revere st, 1-sty fr dwg, 26x32, shingle roof; \$6,000; (o) E. J. McNally, Vantryul st, New Brighton; (a) Jos Keenan, 400 Jersey st, New Brighton (1374).

PORT RICHMOND.—Decker av, e s, 56 n Catherine st, 2-sty fr dwg, 22x45, shingle roof; \$9,000; (o) T Antons, Post av, Port Richmond; (o) John P. From, 88 Decker av, Port Richmond (1372).

PORT RICHMOND.—Cornell st, n s, 78 e Decker av, 1-sty fr dwg, 22x38, shingle roof; \$4,500; (o) K. A. Agrell, Decker av; (a) Louis Larsen, 112 Lex av (1361).

PRINCESS BAY.—Ashland av, ns, 160 w Rossville av, 1-sty fr dwg, 22x28, shingle roof; \$2,000; (o & a) Wm. Votapha, Princess Bay (1356).

SOUTH BEACH PARK.—Richmond av, n s, 185 w Sand la, 1-sty fr dwg, 18x30, shingle roof; \$2,000; (o) Camillo Millazzo, 61 Bedford av, Bklyn; (a) Jos J Fricano, McFarland av, Arrochar Park (1355).

STAPLETON.—Cedar st, e s, 110 s Broad st, 2-sty fr dwg, 22x55, shingle roof; \$3,000; (o) P Adler, Broad st, Stapleton; (a) S Adler, Broad st, Stapleton (1387).

STAPLETON.—Clark st, w s, 75 w Fulton st, 2-sty fr dwg, 20x28, shingle roof; \$6,000; (o) Jas Thompson Sons, Stapleton; (a) Jas. N. Thompson, Rosebank (1394).

WEST BRIGHTON.—Post av, 737, n s, 265 w Clove rd, 2-sty fr dwg, 17x36, rubberoid roof; \$7,000; (o) Henry Bishoff, 737 Post av, West Brighton; (a) John C. Haabestad, 130 Clinton av, Port Richmond (1354).

WEST NEW BRIGHTON.—Oakland av, w s, 563 w Forest av, 2-sty fr dwg, 26x31, shingle roof; \$8,500; (o) Arthur G Dunn, 19 Occidental av, Stapleton; (a) Jas Whitford, Staten Islander Building, Tompkinsville (1389).

WEST NEW BRIGHTON.—Elm st, e s, 600 n Henderson av, 2½-sty fr dwg, 22x46, shingle roof; \$6,000; (o & a) Max Bootnik & Co., 41 Pine st, New York (1363).

WESTERLEIGH.—Bidwell av, w s, 40 s Leonard av, 2-sty fr dwg, 22x29, shingle roof;

\$5,700; (o) Herbert S. Seiginson, 158 W 125th, N Y; (a) R E Archibald, 111 Locust av, New Dorp, S I (1364).

CLOVE RD, w s, 235 n Delefield av, 2-sty fr dwg, 23x26, shingle roof; \$4,000; (o & a) Brooks Estate Corp., 49 Wall st, N Y (1384).

TODT HILL RD, e s, 150 n Flegg pl, 2-sty bk dwg, 33x33, rubberoid roof; \$5,000 (o & a) Ernst Flagg, 111 E 140th (1375).

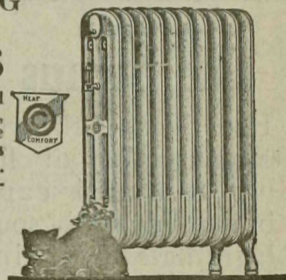
MISCELLANEOUS.

ELTINGVILLE.—Southfield Blvd, ss, e of woods of Arden rd, 2-2-sty fr bath house, 22x 90, rubberoid roof; \$12,000; (o) Assoc. for Improvement of Poor, 105 E 22d, N Y; (a) Delano & Aldrich, 126 E 38th, N Y (1369).

OAKWOOD BEACH.—Oakwood av, n s, 2,000 e Mill rd, 1-sty fr pavilion, 40x60, rubberoid roof; \$2,000 (o & a) Jos T. & Kate Oliver, 248 2d st, Union Hill, N J (1388).

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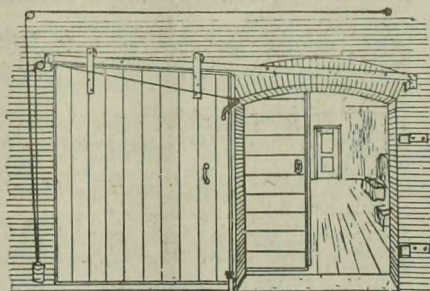
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GRAND ST, 394-8; SHERIFF ST, 3, remove partitions, new elevator shaft, floor, rf, walls in 5 & 6-sty bk bakery & storage; \$7,000; (o) Meyer London, Inc., 494 Grand; (a) Otto L. Spannhaake, 116 Nassau (3019).

NORFOLK ST, 171, remove stoop, stairs, partitions, new vestibule, ext. door, partitions, floor, tank, sidewalk, elec, painting in 5-sty bk apts & str; \$5,000; (o) Rachel L. Pasinsky, 171 Norfolk; (a) Maurice Courland, 47 W 34th (2976).

WILLIAM ST, 87, remove str front, columns, new str front, columns, piers, windows, bulkhead, skylight, partitions in 4-sty bk str & offices; \$7,000; (o) R. A. D. Wendel Swope, 175 Bway; (a) L. E. Denslow, 44 W 18th (2982).

12TH ST, 405 E, new partitions, toilets, openings in 5-sty bk str & tnt; \$2,500; (o) Pietro Seopelliti, 348 E 12th; (a) Louis A. Sheinart, 194 Bowery (3011).

17TH ST, 257-265 W, new add sty, wall, girders in 9-sty f. p. factory; \$18,000; (o) Wm. Steiner Sons & Co., 257-265 W 17th; (a) Jacob C. Holman, 101 Park av (2960).

17TH ST, 231-35 E, new partitions, doors, windows, stairs, leaders, louvers, baths, toilets in 4-sty bk offices & dwg; \$10,000; (o) Russian Church Relief Corp., 231-35 E 17th; (a) Peabody, Wilson & Brown, 140 E 39th (3022).

19TH ST, 413 E, remove partitions, balconies, windows, piers, new lintels, doors, elec lights, toilets, partitions in 4-sty bk storage & dwg; \$3,500; (o) Jacob Friedman, 658 Schenck av; (a) Maurice Courland, 47 W 34th (3008).

30TH ST, 6-8 E, rearrange partitions, floors, new plumbing, ext. stairways in 5-sty bk str & offices; \$25,000; (o) Jos. M. Samuels, Madison av & 30th; (a) M. Jos. Harrison, 110 E 31st (3029).

38TH ST, 45-47 W, new ext. front, elev. stairway, fire-escapes, pent house, floors in 5-sty bk str & offices; \$60,000; (o) Wm. Eyre Lambert, 112 E 35th; (a) Alex. Brocner, 110 W 140th (2983).

38TH ST, 230-232 W, new 1-sty add, elev. stairs, rf in 2-sty bk studios; \$10,000; (o) W. 38th St. Studio Corp., 232 W 38th; (a) Sommerfeld & Steckler, 31 Union sq (2958).

44TH ST, 158 E, remove floors, partitions, new floors, partitions in 4-sty bk club; \$8,000; (o) P. C. Gallagher, 145 E 35th; (a) Nugent Constn. Corp., 857 Crotona Park N (2985).

45TH ST, 135 W, remove stairs, str front, new add, stairs, f. p. shaft, show windows, floor, rf in 4-sty bk str & apt; \$8,000; (o) 135 W 45th St. Realty Co., 135 W 45th; (a) Hayden, Kenney & Bobbs, 137 W 45th (3005).

52D ST, 19 E, remove stairs, new stairs, toilets, opening, enclosure, steps, doors, skylights in 3-sty bk factory; \$5,000; (o) Angelica S. Mabel, 15 E 52d; (a) Jean Jeauime, 40 Sullivan (2987).

56TH ST, 65-67 E, remove stoop, vaults, wall, partitions, new entrance, elec, front, girders, stairway, elev. gallery, partitions in 4-sty bk club; \$50,000; (o) Art Centre, Inc., 10 East 47th; (a) Lord & Hewlett, 345 5 av (2984).

57TH ST, 301 W, rearrange & install toilets, new str front in 6-sty bk str & tnt; \$2,500; (o) Henry C. Copeland, 242 W 101st; (a) Sommerfeld & Steckler, 31 Union sq (3007).

59TH ST, 353-57, remove wall, str fronts, columns, new str fronts, columns, beams, partitions in 5-sty bk str & hotel; \$3,000; (o) Ehler Meyer, 357 W 59th; (a) L. E. Denslow, 44 W 18th (2991).

59TH ST, 116 E, remove wall, partitions, new ext. alt partitions in 5-sty bk str & apts; \$18,000; (o) John J. Buckley, Woolworth Bldg.; (a) Morgan M. O'Brien, 49 E 90th (3017).

70TH ST, 51 W, remove stoop, partitions, new rooms elevator shaft, partitions in 5-sty bk dwg; \$8,000; (o) Simon W. Baruch, 312 W 73d; (a) B. H. & C. N. Whinston, 2 Columbus Circle (2961).

72D ST, 446 E, remove wall, partitions, stairs, new ext. ceiling, floor, doors in 3-sty bk str & dwg; \$2,000; (o) Sam Goldberg, 446 E 72d; (a) Louis A. Sheinart, 194 Bowery (2959).

77TH ST, 136 W, remove stoop, doors, partitions, plumbing, light in 4-sty bk dwg; \$6,500; (o) Bertram Karfiol, Grantwood, N. J.; (a) Robt. A. Fash, 163 W 20th (2996).

81ST ST, 522-4 E, new plastering, partitions, wall, flooring, doors, beams in 5-sty bk factory; \$4,000; (o) Consolidated Cigar Corp., 40 East End av; (a) Otto L. Spannhaake, 116 Nassau (3018).

83D ST, 166 E, new partitions, vent shafts, str front, windows, door in 5-sty bk str & tnt; \$9,500; (o) Emanuel Ornstein, 128 E 83d; (a) Sidney F. Oppenheim, 36 8 av (2978).

87TH ST, 250 W, remove toilets, new partitions, toilets, kitchen, stairways, entrance, skylight in 1-sty bk restaurant; \$10,000; (o) United Cigar Co., 44 W 18th; (a) Jos. L. Duschich, 7 Bav 17th, Bath Beach, Bklyn (2977).

8TH ST, 44 W, change partitions, new plbg, openings in 4-sty bk dwg; \$15,000; (o) Gordon S. Kleebere, 66 Bway; (a) Palmer Rogers, 101 Park av (3006).

95TH ST, 116 E, remove partitions, new bath rooms, partitions, sink, ranges, flue in 3-sty bk dwg; \$8,500; (o) Latham C. Reed, P. O. Locust, Atlantic Highlands, N. J. (2998).

134TH ST, 508 W, remove str, floors, new rf, floors, partitions, piping, str front, toilets in 3-sty bk mfg.; \$4,000; (o) David W. Keene, 508 W 134th; (a) Benj. S. Goodman, 1777 Bway (2993).

BROADWAY, 2101-2119, remove stairs, new window, floor, stairs, toilet rooms, doors in 16-sty f. p. bank & hotel; \$25,000; (o) Wm E. Stokes, Ansonia Hotel, 73d & Bway; (a) C. B. French, 19 W 44th (3015).

LEXINGTON AV, 605, remove windows, new stairs, partitions, windows, plumbing in 4-sty bk studios & offices; \$5,000; (o) Kathryn E. Mulrony, 172 Manhattan; (a) Walter Williams, 309 5 av (2994).

1ST AV, 200, new partitions, toilets, openings in 5-sty bk str & tnt; \$2,000; (o) Pietro Seopelliti, 348 E 12th; (a) Louis A. Sheinart, 194 Bowery (3027).

3D AV, 1505, remove partitions, stairs, new kitchen, fire-escapes, girders, stucco, toilets in 3-sty bk & fr str & lofts; \$6,000; (o) John E. Sheehy, 256 Bway; (a) Fredk. Gerber, 131 E 87th (3020).

5TH AV, 673, alts on 7th sty & rf, new kitchen, partitions, windows, balconies, stairs, bulkhead, framework in 7-sty f. p. str, offices & apts; \$50,000; (o) David & Jas. McAlpine Pyle, Morristown, N. J.; (a) J. H. Phillips, 681 5 av (3010).

6TH AV, 656-658; 38TH ST, 69 W, new str fronts, walls, columns, partitions in 5-sty bk str & hotel; \$3,500; (o) Est of Mary D. Nesmith, 403 Madison av; (a) Sam A. Hertz, 15-17 W 38th (2981).

7TH AV, 356, remove wall, new ext. front, stairway, partitions, fire-escapes in 4-sty bk str & factory; \$10,000; (o) Oestreicher Bros., 1409 Bway; (a) John H. Knubel, 305 W 43d (2997).

BLACKWELL'S ISLAND, opp E 68th, new add sty, skylight, opening, door in 4-sty bk pavilions for blind; \$9,000; (o) City of N. Y., Dept. of Pub. Welfare; (a) Chas. B. Mayers, 1 Union Sq W (2995).

### Bronx.

BETTNER'S LA, w s, 1,057.69 n 254th, 2-sty bk ext, 15.6x20, & build 1-sty of bk upon 1-sty bk factory; \$10,000; (o) Max Kapo, 120 E 16th; (a) Geo. Dress, 116 W 39th (530).

202D ST, 413, 2 2-sty fr extensions, 25x16, 20x 4, to 2-sty fr dwg; \$4,000; (o) Vincent Sica, on prem; (a) De Pace & Juster, 3617 White Plains av (538).

BRUSH AV, e s, 551.17 s 177th, 1-sty bk ext, 75x50, to 1-sty bk factory; \$3,500; (o) Fenkel Umbrella Co., Inc., on prem; (a) Anton Pirner, 2069 Westchester av (532).

COMMONWEALTH AV, 1421, new doors, windows, plumbing & new partitions to 3-sty fr dwg; \$2,000; (o) Molly Spiegel, on prem; (a) Harold L. Young, 253 W 42d (529).

PARK AV, 4143, new plumbing, new partitions to 2 1/2-sty fr dwg; \$500; (o) Northern Union Gas Co., 1815 Webster av; (a) E. H. Schmit, on prem (535).

ROEBLING AV, 2863, 2-sty fr extension, new plumbing to 2-sty fr dwg; \$500; (o) Max G. Levitt, on prem; (a) John V. McEvilly, 120 Westchester square (536).

TREMONT AV, 726, 1-sty bk ext, 25x38.6, & new stairs to 3-sty fr dwg; \$5,000; (o) Jacob Barabau, on prem; (a) Chas. M. Straub, 147 4 av (533).

### Brooklyn.

BERRIMAN ST, 254, w s, 175 s Belmont av, ext to 2-sty fr synagogue; \$3,000; (o) Talma Thorah Holf Cedak, prem; (a) Chas. H. Pfaff, 673 Eldert la (12503).

CARROLL ST, 1468, s s, 20 e Albany av, ext to 2-sty 1 fam dwg; \$2,000; (o) Saml. H. Gason, prem; (o) John F. Pieger, 154 Nassau, Manhattan (12366).

COOPER ST, 172, s s, 200 e Central av, exterior & int alts & plumbing in 2-sty fr 2 fam dwg; \$3,000; (o) Herman Malwitz, prem; (a) Louis F. Schillinger, 167 Van Siclen av (12271).

FULTON ST, 406, s w c Gallatin pl, repair fire damage in str; \$2,000; (o) John French Corp., prem; (a) Lauritz Lautitzen, 65 DeKalb av (12176).

FULTON ST, 655, n s, 130.6 w Ashland pl, int alts to 3-sty bk str; \$2,000; (o) Little Campus Rest., prem; (a) Geo. Alex, Jr., 3402 Av K (12500).

GRAFTON ST, 170, w s, 80 s Blake av, exterior & int alts to 2-sty bk str & 2 fam dwg; \$4,000; (o) Julius Cohen, prem; (a) E. M. Adelson, 1778 Pitkin av (12439).

REID ST, 31-39, s w c Conover, walls & int alts in factory; \$3,000; (o) N. Y. Dock Co., 44 Whitehall, Manhattan; (a) M. J. Wlegand, 1020 E 38th (12403).

STOCKTON ST, 199, n s, 220 w Throop av, str fronts, wall & int alts to 4-sty fr 2 fam int; \$3,000; (o) Saml. Joffe, 2 Lewis av; (a) Gilbert I. Power Co., 367 Fulton (12507).

S 3D ST, 116, w s, 153.6 w Bedford av, int alts & windows to 2-sty bk 1 fam & garage; \$2,500; (o) Williamsburgh Hospital, 108 S 8th; (a) Henry Holder, 242 Franklin av (12389).

5TH ST, 48-54, s e c Smith, ext to 1-sty bk gas generator house; \$10,000; (o) Brooklyn Union Gas Co., 176 Remsen; (a) Berlin Constn. Co., 220 Bway, Manhattan (12375).

W 8TH ST, 2272, w s, 62.2½ s 86th, porch & add sty to ext of 1 fam dwg; \$2,000; (o) Rose Facher, prem; (a) Philip Caplan, 16 Court (12168).

S 9TH ST, 266-72, s s, 103.9 e Marcy av, int alts & plumbing in 5-24 family dwgs; \$20,000; (a) Chas. Goell, 1418 Carroll (12291).

11TH ST, 637, n s, 111.10 w Prospect Park W, int alts & plumbing in 3-sty bk 2 fam dwg; \$2,000; (o) Mantell Schultz, 39 W 8th, Manhattan; (a) Fred Savignao, 6005 14 av (12328).

BAY 29TH ST, 55, e s, 220 n Benson av, ext porch, int alts & plumbing in 3-sty fr 2 fam dwg; \$5,000; (o) B. Stecher, prem; (o) John C. Wandell Co., 8525 4 av (12249).

63D ST, 1614-26, s s, 200 e 16 av, add 2 stys to 3-sty bk factory; \$20,000; (o) Desbrock & Co., 1620 63d; (a) Wm. N. Smith, 101 Park av, Manhattan (12269).

E 95TH ST, 1017-25, n e c Smith's la, raise bldg 2-sty fr 1 fam dwg; \$2,500; (o) Henry J. Bailor, 2570 Hughes, Ridgewood; (o) Henry C. Prucker, 2549 Myrtle av (12520).

BEDFORD AV, 1267-9, e s, 30 s Herkimer, exterior & int alts & plumbing in 2-3-sty bk 1 fam dwg; \$15,000; (o) Nathan Friedman, 1193 E Bway; (a) R. Thos. Short, 370 Macon (12265).

DIVISION AV, 217, n s, 100 e Havemeyer, int alts to 3-sty bk 3 fam dwg; \$3,500; (o) Rosie Levine, 179 Rivington, Manhattan; (a) Jacob Fisher, 25 Av A, Manhattan (12196).

EASTERN PKWAY, 1135-37, n s, 80 e Utica av, ext to 2-sty bk 1 fam dwg; \$2,000; (o) Sarah Koven, prem; (a) Cohn Bros., 361 Stone av (12195).

EVERGREEN AV, 734, s e c Decatur, int alts & str fronts to 3-sty fr str & 2 fam dwg; \$2,000; (o) Saml. Kith, 653 Evergreen av; (a) S. Millman & Son, 1780 Pitkin av (12534).

FRANKLIN AV, 546, w s, 100 s Lefferts, int alts, stoop & plumbing to fur rooms & 1 fam; \$15,000; (o) Thos. F. Vralin, 16 Court; (a) McCarthy & Kelly, 16 Court (12431).

GREENPOINT AV, 130-2, s s, 261 w Manhattan av, raise tank on 4-sty bk factory; \$2,000; (o) Emil Kuer, prem; (a) Reliance Tower Steel Constn. Co., 94 Mangin (12234).

GREENWOOD AV, 702, s e c 7th, porch on 2-sty fr 2 fam dwg; \$2,000; (o) Sarah Goodman, prem; (a) E. M. Adelsohn, 1778 Pitkin av (12468).

MYRTLE AV, 276, s w c St. Edwards st, ext & int alt to 3-sty stores & 2-fam dwg & garage; \$2,000; (o) Thos. Petito, 179 Navy; (a) Jas. A. Boyle, 367 Fulton (11399).

NEPTUNE AV, 856-84, s s, 250 e W 12th, move bldg 1-sty fr barn; \$4,000; (o) Sea Beach Land Co., 61 Bway, Manhattan; (a) Peter F. Meyer, 414 Av N (12385).

ROCKAWAY AV, 683, e s, 200 n Livonia av, exterior & int alts to 1-sty bk str & factory; \$2,500; (o) Juna Katz, 188 Junius; (a) S. Millman & Son, 1780 Pitkin av (12415).

ST. MARKS AV, 1043, n s, 69.11 e Troy av, ext to 1 fam dwg; \$1,000; (o) Jas. Brum, prem; (a) Willard Parker, 342 E 32d (11612).

SHEEPSHEAD BAY RD, 444-46, s s, 146 w W 1st, move bldg 1 fam dwg; \$2,000; (o) Fred Benecker, 2945 W 1st; (a) Wm. Richter, 102 E 2d (11567).

SKILLMAN AV, 41, n s, 100 w Lorimer, ext to 1-sty bk garage; \$1,500; (o) Roberto Sas-sese, prem; (a) Frank V. Laspla, 525 Grand (11618).

STUYVESANT AV, 213, s e c Monroe, ext to 3-sty fr str & 2 fam dwg; \$2,000; (o) Jos. Miller, 1702 Park pl; (a) Tobias Goldstone, 50 Graham (12276).

SUTTER AV, 923, n w c Ashford, ext to 3-sty bk str & 2 fam dwg; \$2,000; (o) Samuel Katz, prem; (a) Mac L. Reiser, 1613 Pitkin av (12174).

THROOP AV, 488-90, w s, 54.8 s Gates av, int alts to 2-sty garage & mfg; \$3,500; (o) Saml. Feinsold, 448 Quincey; (a) Boris W. Dorfman, 26 Court (11796).

TOMPKINS AV, 174-76, w s, 50 n Pulaski, str fronts, int alts & raise bldg 2-3-sty 2 fam dwg; \$2,000; (o) Saml. Duchin, 772 DeKalb av; (a) Murray Klein, 37 Graham av (12172).

WASHINGTON AV, 480, w s, 14 n Gates av, ext & int alt & plbg in 3-sty bk 1 family dwg; \$8,000; (o) Otis S. Eldredge, 366 Clinton av; (a) Jos. A. McCarroll, 85 Monroe (11975).

WYTHE AV, 170, w s, 25 s N 7th, ext to 2 fam dwg; \$2,000; (o) Hyman Schwartz, prem; (o) Tobias Goldstone, 50 Graham av (11605).

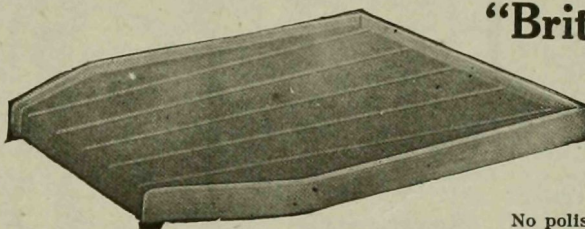
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