

Real Estate Record and Builders Guide

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E D I T O R I A L

Harding and Business

The large army of business and professional men who have been waiting until "after election" to make plans for the future are now in a position to go ahead. The national and state elections were held on Tuesday, and the results were so decisive as to leave no one in doubt. The men who will shape the governmental policy of the country during the next few years have been selected and, in so far as their official course may bear upon business conditions, it is pretty well understood where they stand.

President-elect Harding reflects in his sweeping victory the widespread desire of the nation for a change in the manner of conducting affairs at Washington. The unprecedented pluralities in Massachusetts, New York, Illinois, Indiana and other great industrial states indicate that business people of all classes feel the need of closer attention at the national capital to the various domestic affairs which make for the prosperity or the demoralization of the country. Senator Harding based his campaign largely on the promise that, if elected, his administration would concentrate on the pressing problems here at home. He promised a business administration of the nation's affairs, and the voters of the United States, by pluralities which cannot fail to impress the President-elect with his great responsibility, have indicated their willingness to accept his promise at face value.

Due not only to conditions resulting from the war, but also very largely to the manoeuvres of the politicians, the business of the country has been thoroughly bedeviled. It has been difficult for business men or professional men to make plans. Chaos has confronted them on all sides. About the only conditions of which they have been sure were that they would have to pay top prices for materials and labor and be satisfied with whatever they might get in return. Tight money, scarcity of materials, inefficient and unreliable labor and inadequate transportation are the bugaboos with which they have been confronted. Discouragement, lack of initiative and curtailment of endeavor were the inevitable results.

With the passing of the Presidential election business men in the United States can look forward to a new deal. They voted for a change, and it is reasonable to expect that the new administration will give it to them. The need of the hour is an opportunity for business and industry to settle down. President-elect Harding promises to do all he can to restore normal conditions.

One of the important things which should be done promptly at Washington is the modification of the excess profits tax, and the great mass of war-time regulations should be amended or repealed at the earliest moment. The business men of the country have a proper regard for the peace of the world, and presumably expect the new administration to attend to that matter. But if Tuesday's vote means anything it means that the people of the United States want peace at home, industrial peace that will lead to the return of widespread activity and prosperity.

A Rational View

Three reports just issued indicate that basically business conditions throughout the country are not entirely disheart-

ening. The National City Bank, the Federal Reserve Board and the Association of Railway Executives all find reason for optimism, after recognizing that the country is passing through a rather strenuous period.

The National City Bank calls attention to the fall in prices in many commodities and to increased coal production and the decreased congestion on the railroads without diminution of traffic. It says: "The expectations that the depression affecting certain industries would disappear with the opening of the fall season has not been realized; on the contrary, business is generally receding, and there is no longer room for doubt that the country has passed the crest of the post-war boom and begun the process of readjustment upon a lower level of values.

It is pointed out that while the public in many countries are reluctant to buy goods, there remains, nevertheless, a real demand for many products and materials. The bank maintains that no class of producers is being discriminated against, and that, while the reactionary swing has gone further than most people expected, there is no reason for "extreme pessimism."

Covering much the same ground with respect to price revisions and cautious buying and increasing unemployment by labor, with sporadic wage reductions, the Federal Reserve Board says that the recovery from war and post-war conditions is "proceeding apace in the United States" and the "natural forces in evidence which make for stabilization carry assurance for the future."

Although the readjustment process has been marked by uncertainty and some suspensions of activity, the board describes the economic and business situation as a whole as one showing "much inherent strength and an ability to attain a position of relative stability through an orderly transition." It argued that the necessary changes in the direction of normal conditions would be accomplished without great disturbance unless unforeseen factors entered into the process.

Most optimistic of the three bodies weighing business conditions is the Association of Railway Executives, which reports that the railroads of the United States are being operated at a degree of efficiency the equivalent of adding 500,000 freight cars, valued at \$2,000,000,000, to the nation's transportation system as it existed on March 1 last, when Federal control ceased.

At the end of Federal control the average number of miles per car per day was 22.3 and the average tonnage of each car was 28.3. On September 1 the average number of miles per car per day was 27.4 and the average tonnage of each car was 29.6. Translated by railroad experts into terms of efficiency, the gain in car movement alone was 22 $\frac{3}{4}$ per cent., and this was topped by a gain of more than 7 per cent. in capacity loading. As there are in use in the United States at present 2,350,000 freight cars, it was made clear at once by the executives that such a growth in efficiency had added as a minimum the equivalent of 500,000 cars to the service of the shippers of the United States and the saving at \$4,000 a car in capital requirements was no less than \$2,000,000,000.

When it is considered that the congestion on the railroads this year has undoubtedly been a big factor in bringing about

stagnation in business, especially in the building line, it is encouraging to hear that this trade deterrent is rapidly being done away with. There is still room for improvement

in commercial circles, but at least there is a more substantial basis to build on than existed at the height of the post-armistice boom.

Joint Committee to Investigate Coal Supply

OWING to the difficulty of securing coal and the high and varying prices of it in New York City, a number of organizations have taken this matter up for investigation as the result of a call issued by the Building Managers and Owners Association. Two meetings were held last week and a committee was appointed with Edward P. Doyle of the Real Estate Board of New York as Chairman. The other members of the committee are J. L. Herman, B. H. Belknap, A. C. Bang and H. Voorhees of the Building Managers; David Robinson of the Downtown League; John L. Parish of the Advisory Council of R. E. Interests and Joseph L. Lonergan, Chief Sanitary Inspector of the Board of Health.

On behalf of this committee the following statement was made:

"New York City needs annually 12,000,000 tons of anthracite coal and 6,000,000 tons of bituminous coal. This would necessitate an average weekly delivery of 360,000 tons. During the past six months this delivery has been negligible and only during the past three weeks has any real attempt been made to supply New York City with coal.

"During that time the average delivery per week has been 11,000 cars almost equally divided between anthracite and bituminous. Eleven thousand cars mean 550,000 gross tons of coal.

"The result of the neglect to furnish New York City with a needed supply is an alarming shortage at the beginning of cold weather. The testimony taken before the United States Wage Commission and before the Calder Committee showed that bituminous coal could have been contracted for at the mine last spring for \$3.70 a gross ton and the cost of production of anthracite coal giving a fair profit to the operator, was \$6.40 per gross ton.

"The average freight to New York City is \$2.25 per gross ton. The cost of terminal handling and delivery should not exceed \$1.50 per ton. In other words bituminous coal should be delivered in New York allowing a profit of \$1.00 per ton to the retailer for \$8.45 per ton and anthracite coal should be delivered for \$11.15 per ton. It should also be remembered that the dealers pay for a gross ton of 2,240 lbs. and deliver a ton of 2,000 lbs. The difference in gross and net will more than cover the screening and yard deteriorating and loss in weight.

"The retail price of anthracite ranges from \$11.50 per ton for pea coal to \$14.00 for larger domestic sizes, and bituminous has sold as high as \$21.00 per ton.

"To ascertain why an average of 360,000 tons is not allowed weekly to New York City and why there is such a difference between a fair price and the price charged is the object of the committee.

"The committee will make a thorough investigation and will find out the following: Cost of production of anthracite and bituminous at the mines; the cost of transportation to New York; cost of unloading and storage and the cost of delivery to consumers.

"It will also investigate and report on the difficulties in the way of production which affect supply and cost and the difficulties in the receipt at terminals and delivery to consumers which add to cost and delay delivery.

"The committee will spare no effort to get at the bottom of the whole question, particularly as the members of the Real Estate Board of New York and the Building Managers and Owners Association represent a large percentage of users of both anthracite and bituminous coal."

Government Tests of Slag for Coarse and Fine Aggregate

TESTS made in 1916 and 1917 by the U. S. Bureau of Standards on the value of slags for fine and coarse aggregate have recently been reported. The concrete so made seems to be of an equal strength with concrete made from ordinary gravel. In the tests concrete of satisfactory local sand and gravel was made at the same time of the same cement and mix as the concrete using crushed slag furnished by three commercial companies. The consistency in all the concretes was the same as judged by eye. The slag was crushed to coarse and medium sizes, the former being fairly uniformly graded from $\frac{1}{4}$ to $\frac{1}{2}$ -inch openings, through the larger of which 100 per cent. passed, the latter being all through a $\frac{1}{2}$ -inch screen, 57.4 per cent. through a $\frac{1}{4}$ -inch, and 6.2 per cent. through a 0.85-inch screen, these figures, of course, being for only one of the specimens and being merely typical. The weight of the gravel was approximately 100 pounds per cubic foot, while the slag was between 70 and 85. The various slags had a sulphide sulphur content varying between 0.04 and 1.43 per cent. The strength of the various specimens varied according to the different times and the different mixtures of which they were made, but quite uniformly the crushed slag aggregate made stronger concrete than the Potomac gravel aggregate. The conclusions of the bureau are as follows: Crushed slag as a coarse aggregate produced concrete of as high strength as gravel. The tests were not extensive enough to determine the durability of the slag, but to the extent of the tests there were no signs of disintegration due to the sulphide sulphur or other causes. Slag sand, because of its lack of fine material, does not produce easily workable concrete when used as a fine aggregate. If it must be used its working qualities can probably be improved by the addition of small amounts of fine sea sand, hydrated lime or other fine

material. Provisions in specifications for slag aggregate calling for a maximum sulphide sulphur content of 1.5 per cent. and a minimum weight per cubic foot of 70 pounds are tentatively recommended.

IN accordance with an order issued recently by Judge Julius M. Mayer, upon application of the Guaranty Trust Co., trustee for the First Real Estate and Refunding Mortgage Bondholders of the N. Y. Railways Co., now in the hands of a receiver, a portion of the unused real estate belonging to the company will be sold by Joseph P. Day, auctioneer, under the direction of Francis M. Scott, special master. The sale will be held on Tuesday, November 9, at 12 o'clock, noon, on the steps of the New York County Court House.

The two most important properties to be sold are the car barn blocks in Fourth avenue, at 33d street, and in the west side of Madison avenue, from 85th to 86th streets. The Fourth avenue property comprises the entire square block bounded by Fourth and Lexington avenues, 32d to 33d streets, and will be sold, as a whole, with immediate possession. The Madison avenue block will be sold, first as a whole, and then in plots of various dimensions. Other parcels are also included in the sale.

When figuring on the installation of new lighting equipment it must be remembered that when the lamps become old and more or less dirty between cleaning periods the emitted light falls off about 25 per cent. Consequently for a desired foot-candle illumination the rating of the lamps must be about 33 per cent. higher than that found necessary from calculations based on the efficiency of new clean lamps.

REAL ESTATE SECTION

Justice Doubts New Rent Laws Are Constitutional

Bases Decision on Belief That They Deprive Landlords of Remedy for Getting Possession of Property and Denying Equal Protection to All Realty Owners

JUSTICE HENRY D. HOTCHKISS in the Supreme Court has rendered a decision that the emergency rent laws passed by the special session are unconstitutional. He accompanied his decision with a statement that the matter is of such importance it should be passed on to the Court of Appeals as soon as possible.

The decision was made against Mortimer Osterweis, a tenant, who was named as defendant in ejectment proceedings on the complaint of Rose Heyman, landlord. Mrs. Heyman sought to eject Osterweis from an apartment at 242 West 104th street. Justice Hotchkiss overruled the demurrer, granting \$10 costs to the plaintiff, but gave the defendant permission to answer the complaint so that the suit may be tried in open court.

The text of the decision follows:

"Plaintiff sues for ejectment. The defendant demurs for failure to state a cause of action and the plaintiff moves for judgment on the pleadings. The defendant was the plaintiff's tenant. Under the terms of the lease his tenancy expired September 30, 1920, but he holds over.

"The motion involved the application and validity of the laws of 1920, Chapter 947, which became a law on September 27 and which provides that ejectment in certain localities and except under certain circumstances, shall not be maintainable until November 1, 1922.

"It is of immense importance that, in view of the series of so-called 'housing' laws recently passed, and of which the above is one, the entire matter should be passed upon by the court of last resort as soon as possible. It is, therefore, important that a decision of this motion should be promptly

made, but to do this and express my views in this opinion is impossible.

"The gist of what are strong impressions rather than mature conclusions is as follows:

"First, the law of 1920, Chapter 947, does not apply to leases the terms of which commence prior to September 27, 1920.

"Second, if construed to so apply, the act, read in *pari materia*, with the other housing acts, would be unconstitutional because, assuming that the leasing of tenements is a business charged with a public use and as such subject to the exercise of the police power, the result of these acts is to force upon the landlord the continuance of such use and to deprive him of his right to 'Withdraw his grant by discontinuing the use.' See *Munn vs. Illinois*, 94 U. S., 113-126.

"While I put my decision on the foregoing grounds, I may properly add that I have grave doubts as to the constitutionality of the act in question when considered in the light of the legislation of which it is part because:

"First, it deprives landlords such as the plaintiff of all remedy for the repossession of their property. It is not based upon any proper application of the doctrine of eminent domain and cannot otherwise be sustained as a valid exercise of the police power.

"Second, it is discriminatory, because, as between owners of old and new buildings and as between owners who seek to regain possession of premises for their personal use and those who seek possession for other purposes, the act denies the equal protection of the laws.

"The motion of the plaintiff for judgment against the defendant on the pleadings is granted with \$10 costs, with leave to answer settle order on notice."

Realty Board Provides Forms for Rent Stipulations

THE rent laws enacted at the Extraordinary Session of the Legislature in September have created a situation which the Legislature certainly did not contemplate.

By reason of disagreements concerning amount of rent due, landlords generally have failed to receive their rents for the month of October and this situation is making it impossible for many landlords to pay interest on mortgages on their property and provide adequate supplies of fuel for winter.

Quite as serious as this is the fact that many landlords will be unable to meet the taxes on their property which are due on November 1st. The net result of this situation will mean inconvenience to tenants as well as financial loss, and possible foreclosures to the landlord and failure of the city to receive the taxes necessary to carry on the business of city government.

In order to meet this situation the Joint Real Estate Law Committee has prepared two forms of stipulations and have received for these stipulations, approval of the Committee on Rules of the Board of Municipal Court Justices and the Mayor's Committee on Rent Profiteering.

One is a form of stipulation between landlord and tenant under which amount of rent conceded to be due by a tenant may be received by a landlord without prejudice to his rights to bring action for balance of rent the landlord claims to be due him.

The other form of stipulation is for use where a tenant holds over, under which the landlord may receive such sum as the holdover may be disposed to pay on account of any sum which hereafter may be adjudged to be due the owner because of the holding over of the occupant after his tenancy has terminated.

The Real Estate Board of New York, 217 Broadway, has had these forms printed in quantity and it is probable that the same procedure will be followed by the Apartment House Builders' and Owners' Association of 420 Park avenue and by the Real Estate Investors of New York, 135 West 72nd street.

To command ready sale and bring a good price, it is not sufficient that the house offered for sale be in good condition—clean and well painted. The surroundings must also measure up.

It thus follows that the real estate salesman must become a booster for the paint dealer. He must, in his own interest, preach the doctrine of "save the surface and you save all." "All" in his case means easier sales, quicker sales, better prices, larger commissions.

The Fifth Avenue Association will hold its Annual Dinner in the Grand Ball Room of the Waldorf-Astoria on Wednesday evening, November 10, 1920, at 7 o'clock. Addresses will be given on important subjects of the day by distinguished men whose names will be announced later.

Tentative Budget for 1921 Now Stands at \$346,453,878

Board of Estimate Adopts Measure After Reducing It to Legal Limit, But Board of Aldermen May Make Further Cuts

THE Board of Estimate has adopted a budget providing for expenditures of \$346,453,878 in 1921. This budget goes to the Board of Aldermen, who have the power to make further reductions, but not to make any additions.

The budget was adopted by a vote of 11 to 5, President La Guardia of the Board of Aldermen and President Curran of the Borough of Manhattan, the two minority members, voting in the negative.

The budget includes an appropriation of \$50,000,000 for the Department of Education, and the majority holds that the additional \$28,000,000 must be appropriated by the Legislature.

There is no precedent to go on as to the probable result of this action of the Board of Estimate in leaving to the Legislature the provision of funds for such purposes.

Further cuts and slashes were made during the week to bring the budget within the legal limit of \$347,000,000. Controller Craig placed the total, as passed, at \$346,453,878, but this figure

is not exact. Many of the smaller cuts were not expressed in exact figures, and the exact total depends on a number of minor calculations. For instance, when the price of an automobile was stricken from the list, the salary of a chauffeur, gasoline and other costs sometimes went with it, and the board was in too much haste to have the problem in arithmetic worked out.

Controller Craig sought to have heavier cuts made all through departments by allowing them only the amount provided in 1920 for all other items except personal service and fuel, but he was consistently beaten.

The biggest cut was in the Street Cleaning Department, which lost \$623,000 from its estimates. Of this \$500,000 was stricken out of the estimate for garbage disposal on the ground that new boats now building would be ready for service next year. Approximately \$500,000 was stricken from the estimates of the Department of Plant and Structures.

JUDGE JULIUS M. MAYER of the United States District Court, upon application of the Guaranty Trust Company of New York, Trustee of the First Real Estate & Refunding Mortgage of the New York Railways Company, now in the hands of a receiver, has ordered the Auction Sale of a portion of the real estate of the Company not used for railway purposes.

The Sale will be held on Tuesday, November 9th, at 11 A. M., on the steps of the New York County Court House, under the direction of Hon. Francis M. Scott, Special Master.

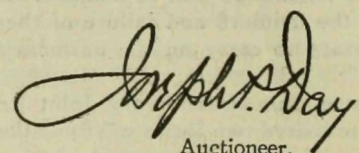
All of the properties to be sold are in Manhattan. They include the Block Front on Madison Avenue between 85th and 86th Streets and the Entire Square Block on Fourth Ave., 32d to 33d Sts., Fourth Ave. to Lexington Ave., and other valuable parcels.

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Review of Real Estate Market for the Current Week

Some Large and Important Leases In Various Parts of City Show Some Big Business Was Done Despite Presidential Election

THE volume of dealing in real estate this week reached low water mark. Undoubtedly the national election had much to do with the situation as it had to do with the dull condition of the previous week. What there was of the market this week was a good one. There were several good sales of mercantile properties and some fine dwellings were sold, some of the latter to be occupied by the buyers and some to be altered into small apartments. Notable among the dwellings to be altered is that at Madison avenue and 72d street, which was built for Mrs. Rhinelandt Waldo, but which was never occupied by her or anyone else.

Private dwellings among the wealthy are becoming less and less of an attraction in New York City. Fine apartments are still in strong demand as successors to fine dwellings. On the other hand, many persons of the middle class, who long lived in apartments, are turning to good dwellings on Washington Heights and in Harlem for occupancy. Many sales of this character have taken place in those parts of the city recently; and numerous tenants are still buying houses they rented.

It is very likely that the next few years will witness all of the fine dwellings in the Fifth avenue neighborhood south of 59th street altered to business buildings. Whether buildings will creep north of 59th street on Fifth avenue remains to be seen. About a decade ago no real estate man was rash enough to predict that business would pass St. Patrick's Cathedral in its northward march; but it has.

The most notable feature of the market this week was the large number of big leases negotiated. One in West 23d street, reported in detail elsewhere, means the transition of an old residential block to offices and trade. Being in the old Chelsea section of town, this lease is a surprise, considering the purpose behind it. It proves that no part of New York is immune from business. There is no doubt that the Seventh avenue subway route has had much to do with this lease.

A sale that attracted wide interest was that of a large plot in the Morningside section of Harlem, for improvement with apartment houses. It marks the passing of more of the famous Pinkney holdings into other hands. This estate once owned much of the western part of Harlem.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week, was 51, as against 77 last week and 127 a year ago.

The number of sales south of 59th st was 20, as compared with 33 last week and 36 a year ago.

The number of sales north of 59th st was 31, as compared with 44 last week and 91 a year ago.

From the Bronx 16 sales at private contract were reported, as against 12 last week and 33 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 648.

Merchants' Association Year Book.

The Year Book of the Merchants' Association for 1919-20 is now being distributed.

The annual reports of the president, Mr. William Fellowes Morgan, the secretary, Mr. S. C. Mead, and of the ten service bureaus are given.

President Morgan refers to the work of the association during the past year as both "reconstructive and constructive in character." After referring to the effect of the war in broadening the scope of the association's work, he says:

"The motto of the association expresses its primary purpose, namely, 'To foster the trade and welfare of New York.' That its efforts have commended themselves to the citizens of New York is shown in the membership records. The number of new members elected during the past year was 816, giving a total at the close of the year, April 30, of 6,363, which exceeds by 482 the total stated in my last annual report."

In the secretary's report, Mr. S. C. Mead characterizes the work of the year as "co-operation in rehabilitation of business on a peace basis."

"At the period of its greatest activity," Mr. Mead says, "the Re-employment Bureau was probably the largest single free employment office of a public nature ever operated in this country. During the eight months more than 46,000 ex-service men applied to the bureau, of whom about 30,000 were actually placed in positions."

The report of the Association's Traffic Bureau refers to the direct assistance which was given constantly to members during the year and to its co-operation with the United States Railroad Administration.

The bureau received 1,781 requests for service in traffic matters during the year and complied with 1,740 of them, leaving only forty-one in course of completion at the end of the year.

The association's Foreign Trade Bureau was active during the year in the campaign for the establishment of Neutral Trading Zones, the improvement of the foreign postal service, the modification of tariff regulations discriminating against our exports, trade-mark regulations, the efficiency of shipping and cable communication.

It received 2,147 notices of trade opportunities during the year, covering 8,465 commodities, and it distributed this information to 108,000 firms, or something more than 2,000 each week.

The bureau notified almost 23,000 houses this year that their names had been given in

connection with a business opportunity and furnished all possible information regarding the inquiry.

Approves Building Inquiry.

Approval of the work done by the Lockwood Legislative Committee which is investigating the causes of retarded building activities was expressed by the Long Island Real Estate Board at its last regular meeting. The board through its special committee, of which John W. Paris is chairman and James Frank and John J. Halleran associate members, unanimously passed the following resolution:

Resolved, That the members of the Long Island Real Estate Board, recognizing the important work being done by the Lockwood Legislative Committee in the investigation of the causes which have retarded the building activities throughout the State and the lack of investments in mortgages by the savings banks and insurance companies, do heartily approve of the work of said committee and urge upon it the active continuation of its investigations.

Further, That the organization stands ready to render any co-operation possible to the said Lockwood Committee.

Activity of Mortgage Money.

The Emigrant Industrial Savings Bank made a loan of \$665,000 to the Brennan Estate, Inc., on the 9 and 10-sty Hotel San Remo, occupying the block front on Central Park West, between 74th and 75th sts, 204.4x105x irregular. The same bank also made a loan of \$245,000 to the Ralph Realty Corporation on the 6-sty Balmoral Court apartment house at the southwest corner of Broadway and 163d st, 157.5x100x irregular. Both loans are for 5 years and bear interest at the rate of 6 per cent per annum.

Charles B. Van Valen, Inc., placed for I. Breakstone and Joseph Breakstone a loan of \$26,000 at 6 per cent per annum on the 5-sty and basement apartment house 1048 Forest av; for Abraham Martz and Benjamin Sher a loan of \$7,500 on the 4-sty tenement house 2015 Second av; and for Mrs. Sidney Levy a loan of \$20,000 at 5½ per cent per annum on the 5-sty and basement apartment house 827 Jackson av. The Van Valen Company also placed for Wise & Seligsberg, as attorneys for Mrs. Marie Freidlander, a loan of \$25,000 on the 4-sty and basement dwelling 66 East 79th st. It is leased to Mrs. Vanderbilt at \$3,500 a year with an option to purchase at \$80,000.

William A. White & Sons announce they have since summer placed 40 mortgage loans aggregating approximately \$3,500,000. These loans were all placed at 6 per cent interest and 11 of them were made to complete new buildings. Twenty-nine of these loans were placed with savings banks, 3 with life insurance companies and the balance with estates, mortgage companies, individuals, etc.

Among the more important loans were: \$600,000 to Rogers, Peet Co. on 842-846 Broadway, through to Fourth ave, recently purchased from the Astor Estate; \$170,000 on 126 to 130 East 59th st through to 127 East 58th st; \$115,000 to Tams Music Library on its new building, 318-320 West 46th st; \$125,000 to complete the new garage at 4350 Broadway; \$160,000 to the Dose Engineering Co. for its new service station at 529 to 533 West 55th st, through to 524 to 548 West 56th st; \$300,000 on the Hamilton Building, 125 Greenwich st.

New Real Estate Organization.

A certificate of incorporation for the Real Estate Investors of New York, Inc., has been submitted to the Supreme Court for approval. The officers are Jesse Sharp, president; William H. Dolson, vice-president, and Arlington H. Hall, treasurer. According to Julius H. Zieser, chairman of the law committee, the objects of the organization are as follows:

To create an agency for the study and solution of housing problems, present and future.

To encourage investment in and ownership of real estate by promoting the welfare of investors and owners.

To present the views of real estate investors and real estate owners whenever and wherever such interests are involved or may come into question.

Members of the board of governors include: Charles A. Du Bois, Victor M. Earle, Frederick G. Hobbs, Charles S. Kohler, J. Sebastian Maxwell, Charles Newmark, Joseph H. Nassoit, John P. Peel, Joseph Paterno, Harold M. Silverman, Weymer H. Watt and Frank M. Zittel. The temporary offices of the organization are at 3489 Broadway. Ernest L. Pratt is executive secretary.

Three Ex-Presidents Join Forces.

STRONG evidence of the fraternal relations which have grown out of the activities of the New York State Association of Realty Boards is evidenced in the recent announcement that Alfred H. Wagg and James Frank have become actively associated as vice-president and secretary, respectively, of the M. Morgenthau, Jr., Co. The president of the company, M. Morgenthau, Jr., is an ex-president of the New York Real Estate Association and was succeeded in this office by Mr. Wagg. James Frank this year retired from the presidency of the association, having been succeeded by John D. White, of Utica. Messrs. Morgenthau, Wagg and Frank have previously been associated together in operations in Palm Beach, Florida, where, under the name of the Associated Realty Investors, Inc., they developed the community of South Palm Beach. Mr. Wagg and Mr. Frank have been active also as developers of Long Island real estate, particularly in Nassau county, where Mr. Frank has been associated with the Woodmere Realty Co., and Mr. Wagg with the Amsterdam Development and Sales Co., owner and developer of Malverne.

Mr. Wagg will have charge of the auction and suburban development departments of the M. Morgenthau, Jr., Co. Mr. Frank is a member of the bar of long standing, and has specialized in real estate law. He has been counsel to numerous real estate companies, including the Hudson Realty Co., Banister Realty Co., Broadway-Flushing Co., Stability Realty Co., and Oak Point Corporation.

At a recent meeting of the stockholders of the M. Morgenthau, Jr., Co., the number of directors was increased and, in addition to Alfred H. Wagg, S. L. Gelband, manager of the insurance department, was elected to the directorate. The company has enjoyed the most prosperous year in its existence.

Market Buys on Madison Avenue.

Pease & Elliman sold for Joseph G. Abramson the 4-sty dwelling 958 Madison av, on a lot 25 x95, to the Central Market, Julius J. Dietz, proprietor. It adjoins the residence of Judge A. I. Elkus.

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East Side Parcels Traded.

Antonio Caltabellotta has taken in exchange from Adelaide M. Wear the 2 and 3-sty buildings, on plot 48.4x98.9, at 206 and 208 East 29th st for improvement with a large building. Mr. Caltabellotta gave the 4-sty flat, on lot 26.8x102.2, at 237 East 75th st. Charles A. Rosenthal and Charles De Rosa, of Lewis L. Rosenthal's office, negotiated the deal.

Canal Street Corner Sold.

Samuel Weil sold to Dr. G. E. Hayunga the southwest corner of Canal and Greenwich sts, an old 3-sty brick building, on a plot 23.11x30.4x56.1xirregular. The seller had owned the property 25 years. It is close to the entrance to the projected New York-New Jersey vehicular tunnel.

Assembles Apartment Plot.

Edward N. Crosby & Co. and Julius Levy sold for B. Landauer the two 5-sty apartment houses 135 and 137 West 84th st, on a plot 44x100, to the 46 West Eighty-third Street Co., Joseph Polstein, president. Mr. Polstein bought, in September, through the same brokers the two adjoining houses, 139 and 141 West 84th st, and is preparing plans for a 9-sty apartment house to be built on the combined plot, 88x100.

New Lofts in Penn. Zone

As a site for a 6-sty loft building with stores and showrooms, Max Gold leased from Robert E. Simon the old frame and brick buildings, on plot 75x98.9, at 127 to 131 West 33d st. The lessee intends to demolish the present buildings and to start construction work immediately. The site is midway between Sixth and Seventh avs.

Wilton Lackaye Sells His Home.

Edward C. H. Vogler sold for Wilton Lackaye, an actor, 261 West 90th st, a 4-sty brick American basement dwelling, on a lot 17x100.8½.

Franklin Street Parcel Resold.

George R. Read & Co. resold for Anna Blum to the Nucoa Butter Co., for occupancy, 185 Franklin st, a 6-sty brick mercantile building, on a lot 20.1x70. The Dimick estate long owned the parcel and sold it to Frederick Brown, the operator, who sold it to Anna Blum, who now takes a profit.

Pinkney Estate Sells Harlem Plot.

Estate of Mary G. Pinkney sold through Charles Griffith & Eugene Moses & Co. to a builder, for improvement with apartment houses, the large vacant plot, 425x100.11, on the north side of West 123d st, opposite the north end of Morningside park and between Morningside and Amsterdam avs.

To Remodel Waldo Dwelling.

Frederick T. Ley and others sold through Pease & Elliman to the newly formed Renaissance Building, Inc., the southern corner of Madison av and 72d st, a 5-sty American basement stone dwelling known as 26 East 72d st, fronting 40 feet on the street and 102.2 feet on the avenue. The purchasing corporation is capitalized at \$100,000 and is composed of H. W. Healy, C. W. Hansen, and W. L. Allott. The sale is subject to a mortgage of \$200,000.

Erected more than 15 years ago by Mrs. Rhineland Waldo, Sr., mother of the former Police Commissioner, the property has long been known as "the house without a tenant" from the fact that it has never been occupied. Mrs. Waldo superintended the construction, bringing the interior decorations from abroad. Modeled after a French chateau, the dwelling ultimately cost more than \$550,000. Shortly after its completion Mr. Waldo died and his widow, as a matter of sentiment, would never live in the miniature palace.

Subsequently the property passed out of Mrs. Waldo's hands and was eventually taken over by the Dime Savings Bank in foreclosure proceedings. The private restriction was removed through a suit, thus opening up the way for the new project. The house next to the property, at 28 East 72d st, was also built by the Waldos.

The dwelling will be altered by the new owners into a multi-family house with suites of from 2 to 4 rooms each with baths. Pease & Elliman are agents for the building.

Theatre for the Colored Zone.

Arabella Realty Co. sold, as a site for a theatre, the eleven 3 and 4-sty apartment houses at the southwest corner of Seventh av and 135th st, fronting 100.5 feet on the avenue and 125 feet on the street. There will be offices in the theatre building. The total estimated cost is \$1,000,000.

Valuable Acreage Bought.

S. A. W. Baltazzi sold for the estate of John Davis and Mrs. Henrietta Rushmore the large farm at Wheatley, Long Island, known as the Rushmore-Davis farm, 190 acres of land, together with farm buildings. The property is in the heart of the hunting country and adjoins the estates of Harry Payne Whitney, William A. Prime, James N. Hill and E. D. Morgan. The price paid is about \$200,000.

Farwell's Island Sold.

George F. Bonnell of Port Chester, N. Y., purchased Farwell's Island at Byram Shore, off Greenwich, Conn., which has been for some time past a mecca for motor boat owners and yachtmen. It has been in the Farwell family for nearly half a century. The island was bought by John Farwell in 1876, and since that time his wife and children have lived there.

Manhattan.

South of 59th Street.

FRANKLIN ST.—Frederick Brown, operator, sold to Anna Blum 185 Franklin st, a 6-sty mercantile building, with elevator, on lot 20x70, adjoining the southeast corner of Greenwich st. The parcel is in the coffee district, and carries immediate possession. It was held at \$65,000.

FRONT ST.—Thornton Woodbury sold to William G. Daub and Ambrose A. Carr 128 Front st, a 5-sty commercial building, on a lot 23.5x70.

PERRY ST.—Crist & Herrick sold for the Doris Detjen estate to a client of R. Telfair Smith, the 3-sty and basement brick dwelling at 23 Perry st. Extensive alterations and improvements into apartments will be made.

READE ST.—Reader & Solomon sold to the tenant, 169 Reade st, a 5-sty brick mercantile building, on a lot 20x49, adjoining the southeast corner of Washington st.

WATER ST.—George Karsch, as executor, sold to Umberto Vitarelli 361 Water st, at the southwest corner of James pl, a 3-sty frame building, on a plot 39.4x21.9xirregular.

WHITE ST.—Isabelle Anderson, of Washington, D. C., sold to James H. Cruikshank 60 White st, a 5-sty and basement stone front loft building, on a lot 23.6x110.9. Daniel Birdsall & Co. and E. H. Ludlow & Co. were the brokers. It is the first sale of the property in 13 years.

WHITE ST.—Charles F. Noyes Co. sold for all cash for the Smith estate to Eugene L. Bennett 79 White st, a 5-sty store and loft building, on a lot 25x100, adjoining the southeast corner of Cortlandt alley, with possession February 1. The property is valued at \$90,000 and was purchased by Mr. Bennett free of mortgage. The sellers purchased the property in 1887. The building has been placed in charge of the Noyes Co. for management.

4TH ST.—A. Bianculli sold through Pepe & Bro. to Dr. Peter Lavalle 241 West 4th st, a 3-sty and basement brick dwelling, on a lot 21.10x101.8, between West 10th and Charles st.

24TH ST.—Erastus E. Haff sold through Dwight, Archibald & Perry to Frank W. Blauvelt 421-423 West 24th st, a 1-sty brick garage and yard, 50x98.9. It has long been used by the wholesale plumbing supply firm of F. N. Dubois & Co.

35TH ST.—Henry Hof sold for Mary A. Harrington to J. Metsch 232-234 East 35th st, the first being a 4-sty brick building, on a lot 19.10½x98.9, with a brick stable in the rear; and the second a 4-sty brick tenement house with stores, on a lot 25x98.9, with a 4-sty brick building in the rear.

47TH ST.—The Standard Oil Company of New York, which last year acquired 620 to 626 West 47th st, extending through to 631 to 639 West 46th st, has bought from Mary C. White the adjoining 1-sty frame stable, on a plot 50x100.5, at 634 and 636 West 47th st. It now controls a plot having a frontage of 200 feet on 47th st, 125 feet on 46th st and a depth of 200.10 feet.

49TH ST.—Columbus Holding Co., Inc., sold to James H. Cruikshank 349-351 and 355-357 East 49th st, four 3-sty and basement brownstone dwellings, each on a lot 18.9x100.5. F. R. Houghton Co. and J. Levy were the brokers.

51ST ST.—Daniel H. Jackson bought from Virginia P. Adams 72 West 51st st, a 4-sty and basement brownstone dwelling, on a lot 16.8x100.5, adjoining the southwest corner of Sixth av. The house has been in the Adams family's possession since 1880.

53D ST.—Brenauer estate sold through Henry Hof to Mrs. J. Oliver and to Mrs. H. Selwan, respectively, for occupancy, 242-244 East 53d st, two 3-sty and basement brownstone dwellings, each on a lot 18.10½x100.5.

FIRST AV.—Mary Wetzel and another sold to Max Horowitz the 4-sty brick tenement house at 887 First av, on a lot 20x56.3, adjoining the northwest corner of 50th st.

SECOND AV.—Bernard Cohen, who recently purchased the northeast corner of Second av and 4th st and 71 Second av, has acquired the adjoining property 73 Second av, a 6-sty flat, on a lot 25x77.11, from Jacob Abeles, from whom Mr. Cohen bought the corner. With these purchases and 75 Second av, previously acquired, Mr. Cohen has a frontage of 100 feet on Second av and 77.11 on the street.

North of 59th Street.

65TH ST.—Mrs. Fannie Wheeler sold to a buyer, for occupancy, 48 East 65th st, a 4-sty and basement stone front dwelling, on a lot 20x100.5. The new owner will remodel the structure into an American basement dwelling.

82D ST.—George F. Archer, the tenant, bought from Ida Grant the 4-sty and basement brick

dwelling 307 West 82d st, on a lot 20x102.2, adjoining the northwest corner of West End av.

84TH ST.—Edward N. Crosby & Co. and Julius Levy sold for B. Landauer the two 5-sty apartment houses 135 and 137 West 84th st, on a plot 44x102.2, to the 46 West Eighty-third Street Co.

84TH ST.—Harris & Maurice Mandelbaum sold to Albert Kreuter, the tenant, the 3-sty and basement brick dwelling 342 East 84th st, on a lot 20x102.2; also the similar house 346 East 84th st to Amelia Cruger, who occupied it for several years.

92D ST.—Henry E. Dunn, tenant, purchased from Morris J. Hirsch the 4-sty and basement stone front dwelling, on a lot 20x100.8, at 7 East 92d st.

105TH ST.—Anna A. M. Dennerlein, of Mt. Kisco, sold to Harriet E. Jarvis the 2-sty and basement stone front dwelling 216 East 105th st, on a lot 16.6x100.11.

109TH ST.—Charles Heymann sold to Michael Maresco 249 West 109th st, a 5-sty and basement brick triple apartment house, on a lot 25x100.11.

115TH ST.—Annie Peisackoff resold to Rose Fatdjen the 3-sty and basement dwelling 48 West 115th st, on a lot 18x100.11.

119TH ST.—Frank Porco sold to Molly Feldman 132 East 119th st, a 5-sty brick flat with store, on a lot 27x100.11.

121ST ST.—E. K. Van Winkle sold for W. H. Peck to a buyer, for occupancy, 107 West 121st st, a 3-sty and basement stone front dwelling, on a lot 17.6x100.11.

126TH ST.—Mary E. Shea sold to Catharine C. Saunders 52 West 126th st, a 3-sty and basement brownstone dwelling, on a lot 16.8x99.11.

127TH ST.—H. J. Close sold to Johanna Dait the 3-sty and basement brownstone dwelling 250 West 127th st, on a lot 16.8x99.11.

127TH ST.—Charles Jacob sold to Ada Seeker 74 East 127th st, a 3-sty and basement brownstone dwelling, on a lot 12.6x99.11.

128TH ST.—Mary Le Boutillier sold to Marion McAleer the 3-sty and basement brick dwelling 172 East 128th st, on a lot 19.3x99.11.

128TH ST.—Susan Haight sold to Mary Byrnes 253 West 128th st, a 3-sty and basement stone front dwelling, on a lot 15x99.11.

129TH ST.—Porter & Co. sold for Charles L. Linsley to the Wells Holding Co. 227 West 129th st, a 3-sty and basement stone front dwelling, on a lot 16.8x99.11.

132D ST.—Charles Moran sold to David Lion and Samuel Kilpatrick 53 East 132d st, a 3-sty and basement brownstone dwelling, on a lot 20x99.11.

136TH ST.—James H. Cruikshank resold to Bartley Norton 311 West 136th st, a 3-sty and basement dwelling, on a lot 16.8x99.11. S. A. Kelsey was the broker.

138TH ST.—J. S. Maxwell sold for Banton Moore to a buyer, for occupancy, 617 West 138th st, a 3-sty and basement stone front dwelling, on a lot 15x99.11.

140TH ST.—I. A. Wollheim sold to John Flynn, for occupancy, 310 West 140th st, a 3-sty and basement brick dwelling, on a lot 15x99.11.

142D ST.—Anna K. Hays resold to Elena Rionda 454 West 142d st, a 4-sty stone front American basement dwelling, on a lot 18x99.11.

142D ST.—Samuel C. Baum sold to William Strayhorn 206 West 142d st, a 3-sty and basement stone front dwelling, on a lot 16.8x99.11.

149TH ST.—William F. Norton sold to Katharine T. Brown the 3-sty and basement stone front dwelling 510 West 149th st, on a lot 15x99.11.

PLEASANT AV.—Isabelle G. Torrens sold to Salvatore Arcidiano the 3-sty and basement brownstone dwelling 435 Pleasant av, on a lot 15x100.

FIRST AV.—Henry S. Van Duzer sold to Adolph Wels 1792 First av, a 5-sty brick tenement house with stores, on a lot 25x94, adjoining the southeast corner of East 93d st.

FIFTH AV.—D. H. Scully & Co. sold for the Misses S. & E. Arnott the 3½-sty and basement brownstone dwelling 2002 5th av, on a lot 18.6x80, adjoining the northwest corner of West 124th st to the Rev. Kalle Mackinen.

EIGHTH AV.—Press Improvement Co. bought 2157 Eighth av, a 5-sty brick flat with store, on a lot 20x90.

Bronx

FREEMAN ST.—Harry Cahn sold to Lena Manassa 809-811 Freeman st, a 5-sty and basement brick apartment house known as the Greenwich, on a plot 60x90.

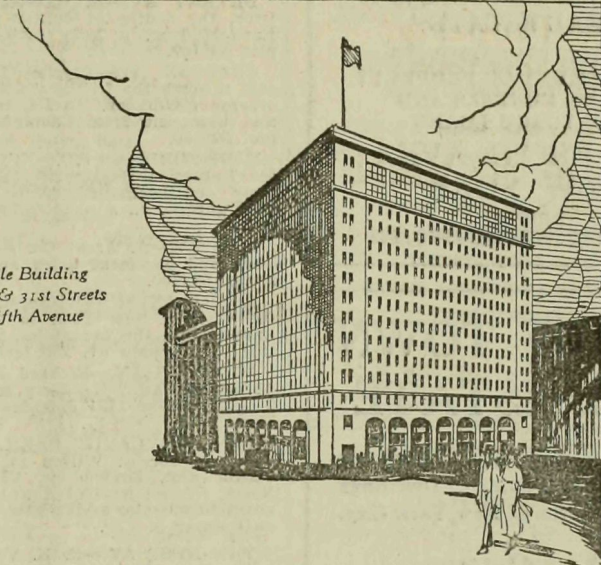
148TH ST.—Harry Freidin sold to William Sager 420 East 148th st, a 4-sty brick double tenement house, on a lot 25x100.

177TH ST.—J. Cohen sold to Nathan Suchman 53 East 177th st, at the northeast corner of Walton av, a 2-sty and basement frame dwelling, on a lot 22.6x100.

179TH ST.—Ella H. Tompkins sold 617 East 179th st, a 4-sty and basement brick apartment house, on a plot 33.2x94, adjoining the northwest corner of Hughes av.

184TH ST.—I. Lincoln Seide Co. sold for William J. and Adolph Hohle 12 West 184th st,

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a 2½-sty and basement frame dwelling, on a lot 25x111, to a buyer, for occupancy.

BROOK AV.—Brook Avenue Real Estate Corporation sold 1515 Brook av, a 4-sty and basement brick apartment house, on a plot 100x39, between Claremont Parkway and East 171st st.**BRYANT AV.**—A. Gaveles sold to Dubelier Bros. the southwest corner of Bryant av and East 173d st, a 1-sty factory building, on a plot 50x100.**CRESTON AV.**—Creston Realty Corporation sold through the I. Lincoln Seide Co., to a buyer, for occupancy, 2703 Creston av, a 2½-sty and basement frame detached dwelling, on a plot 50x100.**EAST FORDHAM RD.**—Kilpatrick & White sold for Lawrence Davies 301 East Fordham rd, a 2-sty and basement frame detached dwelling, with garage, on a plot 50x156, opposite Tiebout av.**HOE AV.**—A. Arent Co. sold 1291 Hoe av, a 5-sty and basement brick apartment house, on a plot 50x100.**SHERIDAN AV.**—J. Clarence Davies sold for the City of New York to the Morgan Steam Laundry Co. the vacant lot, 25x100, on the west side of Sheridan av, 250 feet north of 153d st.**STEBBINS AV.**—Richard F. Junker sold for Abram B. Castor the 2-sty and basement frame 2-family house 1191 Stebbins av, on a lot 17.8x71.**VAN CORTLANDT PARK.**—J. Clarence Davies sold for E. Wilson to Denton Oliver the vacant plot, 50x100, on Van Cortlandt Park North, 86 feet west of Aqueduct av. The seller acquired the plot at the King estate auction sale on October 9.**VAN NEST AV.**—E. K. Van Winkle sold for a client to a buyer, for occupancy, 640 Van Nest av, a 2-sty and basement frame 2-family house, on a lot 25x95, adjoining the southwest corner of Unionport rd.**WALLACE AV.**—William Peters & Co. sold for Peter Schwing and August Messing to Minnie M. Bauer 1912 Wallace av, a 2-sty and basement frame 2-family house, on a lot 25x100.**Brooklyn.****BREVOORT PL.**—Bulkeley & Horton Co. sold for Mary Blaney 16 Brevoort pl, a 3-sty and basement brownstone dwelling, on a lot 16x95.**LIVINGSTON ST.**—Realty Associates sold to Oliver W. Williams, piano dealer, 291 Livingston st, a 2-sty store building, on a lot 20x125 with an L, 20x45, running to Grove pl. When the lease of the present tenant, the Anderson Piano Co., expires on May 1, next, the new owner will occupy the premises.**PACIFIC ST.**—Berkshire Realty Co., Inc., Joseph G. Haft, president, sold to Asma Ishac and Khallei Attayh 284 and 299 Pacific st, two 4-sty flats.**VISTA PL.**—Realty Associates sold to Peter McGovern a new 2-family brick house at the northwest corner of Vista pl and Bay Ridge av, Bay Ridge.**VISTA PL.**—Realty Associates sold to M. Salmari the new 2-family brick house 6801 Vista pl, southeast corner of 68th st, on a lot 20x80.**13TH ST.**—Edward B. Kegel sold the 2-family house 414 13th st, South Brooklyn, for Benjamin Shapiro.**15TH ST.**—F. M. & E. Walsh sold to Louis Axelbrad 396 15th st, South Brooklyn, a 2-sty garage. The buyer is a manufacturer of auto bodies.**31ST ST.**—The Princess Construction Co., who recently completed a 1-sty warehouse, 250x100, on the north side of 30th st, 100 feet east of Third av, on land sold to them by the Realty Associates, have purchased a plot, 100x100, on the north side of 31st st, 100 feet east of Third av. Because of their success in building and leasing the 30th st property, they are to improve the property on 31st st with a similar building and have obtained from the same seller an option on the adjoining 150 foot frontage for 3 months. Should this option be exercised the complete operation will be a building of the same size as that built on 30th st.**55TH ST.**—Tutino & Cerny sold for Henry W. Woodstock to a buyer, for occupancy, the 2-family frame and brick house, 128 55th st.**80TH ST.**—Harris & Maurice Mandelbaum and Fisher & Irving I. Lewine sold through Brown Bros. to Charles Dibner, an operator, the three 3-sty stucco houses with garages at 1968, 1972 and 1978 80th st, Bensonhurst, each on a plot 40x100, which they acquired recently in part payment for the Donald Court Apartments, at Broadway and 180th st, Manhattan. Mr. Dibner

is reported to have resold the houses to the tenants.

86TH ST.—Meister Builders, Inc., resold to J. Matriciano 1663 86th st, Fort Hamilton, a detached house, on a plot 95x100.**COLONIAL RD.**—Greenman & McGuire, Inc., sold 7915 Colonial rd, Bay Ridge, a detached dwelling.**PARK AV.**—Bulkeley & Horton Co. sold for Clara Mathews 114½-120 Park av, a 2-sty store and factory, on a plot 75x100.**Queens.****FLUSHING.**—Ira Terry sold the northwest corner of Main and Amity sts, Flushing, containing five apartment houses with stores, on a plot 60x100, to James H. Quinlan, who owns the adjoining property.**RECENT LEASES.****Long Lease Changes Hands.**

Reuben Sadowsky bought from the Times Square Improvement Co., Harry Fishel, president, the lease, for a term of 78 years, on the 12-sty Hobart Building at the northeast corner of Broadway and 37th st, covering a plot fronting 130 feet on Broadway and 154 feet on the street. The latest assessed valuation (1921) of the property is \$2,666,000. The aggregate amount involved in the lease, however, is several times more than the assessed valuation of the entire property.

The land was bought from the Hobart estate early in 1912. At that time the northward movement in the cloak and suit trade was in progress and it was suggested that if Reuben Sadowsky, who is the largest manufacturer in his line, could be induced to move uptown others would quickly follow.

As a result the plans of the Times Square Improvement Co. were completely changed, and the present 12-sty loft, store and office building was erected, Mr. Sadowsky taking five entire floors on a long term lease. Other firms in the same line followed the uptown movement and all the space in the building was leased before the tenth story steel work was in position. It was completed in February, 1914.

Following the signing of contracts for the sale of the lease of the building it was announced that one or more floors in the structure would be occupied by a recently formed business organization known as the Affiliated Stores Corporation, composed of 19 of the leading department stores in the United States.

Notable Lease in West 23d St.

Meister Builders, Inc., leased the 20 4-sty brick dwellings in the old Chelsea district at 245 to 263 West 23d st and 238 to 256 West 24th st from Lawrence Santos Suarez and Francis Santos Suarez, of Paris, France, for a term of 42 years at an aggregate rental of \$1,500,000. The brokers were Leonard J. Carpenter & Co. Meister Builders, Inc., are preparing plans for the erection of 8-sty office buildings on this property. There has been much activity of late in this vicinity along these lines. The same company recently purchased from the Cushman estate 345-347 West 23d st, which has already been leased to the Athenia Realty Corporation for a term of 10 years.

Rental Increase in Leonard St.

A lease of considerable interest is an extension with Boorum & Pease for their premises 109-111 Leonard st at an aggregate rental of \$75,000 for the ground floor, basement and second floor of the building. The new rent represents an increase of nearly 100 per cent. over present figures and indicates that in this Leonard st district property values are still going up and premises for rental or for sale are scarce. Charles F. Noyes Co. negotiated the lease and are the agents of the property. The building was purchased a few months ago through the Noyes Co. by Sigsbee Graham in connection with adjoining buildings.

\$200,000 Leases in Greenwich Village.

M. Morgenthau, Jr., Co., have closed a series of leases, for a long term of years, on premises 44, 48 and 50 West 12th st to the West Twelfth Street Corporation. For the Center-White Co. they leased 44-46; for Annie R. Greenberg they leased 48, and for the Livia Realty Co., Inc., 50. The total rental to be paid by the West Twelfth Street Corporation will aggregate over \$200,000. The latter has already taken possession of the premises and is altering same into studios and apartments. Frank Parker Stockbridge is presi-

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dent and Mrs. C. C. Marshall is treasurer of the corporation, which personally manages the property. Each of the houses leased consists of 4 stories and basement, on a lot 21x103, and is located between Fifth and Sixth avs.

Lease of Yonkers Theatre.

George V. McNally leased for Charles F. Pope, for a period of 21 years, the Coliseum Theatre at Nepperhan and Morgan avs., Yonkers, at an aggregate rental of \$400,000. Mr. Pope earlier in the month purchased this property from the Coliseum Realty Co., Henry Meyers, president.

AMES & CO. leased for clients the store in 455-457 Seventh av to Kirshbaum & Son; also the store in 166 West 35th st to Crossman & O'Brien; and the store in 52 West 27th st to the Mohawk Woolen Co. for a long term of years.

A. V. AMY & CO. leased the ground floor in 156 West 72d st to John Davis, who will run a high class restaurant and rotisserie after alterations are completed.

AUTOMOBILE REALTY CO. leased to the L. K. Schwartz Co. the 4-sty garage 177-179 East 73d st, for a term of 21 years from January 1 next at a net rental of \$12,500.

HENRY BRADY leased for John J. Cavanagh the 4-sty building, 20x75, at 345 Seventh av, at an aggregate rental of \$90,000, to Morris Pomerantz and Max Lubiner, who will alter into stores and lofts.

ROBERT M. BUSH & CO. leased for the estate of Henry M. Hoyt the two 3-sty and basement brick dwellings 16 and 18 Bank st, southwest corner of Waverly pl, on a plot 39x75. The lessees are planning to remodel the buildings into apartments.

CARSTEIN & LINNEKIN, INC., leased for a term of 10 years a floor in the southeast corner of Front and Broad sts for the Carl Platou Realty Corporation, owners, to Charles Hardy & Rupert, Inc., dealers in minerals and metals. The lease is for an aggregate rental of \$90,000.

JOHN J. CODY leased for Dr. J. Smith Petersen the 3-sty furnished dwelling 112 East 85th st for a term of 5 years to Mrs. Helen J. Foss.

CROSS & BROWN CO. leased space at 245 West Broadway to Ferdinand Suren; at 335 Broadway to L. Diamond & Co., Inc., and to Maurice Pinto; at 258 West 69th st to the McFarland Automobile Co.

CUSHMAN & WAKEFIELD, INC., and Loton H. Slawson Co. leased for the Bearfort Corporation, the store, basement and the two entire floors above in 9-11 East 37th st to the Wright-Fox Co., Inc., P. D. Wright, president, for a long term of years at a rental aggregating \$350,000. This lease covers the major portion of the space formerly occupied by Higgins & Seiter. Douglas L. Elliman & Co. represented the Bearfort Corporation in the negotiations.

W. E. DEAN & CO. leased for a client, in 6 Stone st, the first floor to J. S. Waterman & Co., the second floor to Theodore Moss & Co., the third floor to Caballero & Carvalal and the fourth floor to the New York Signal Trading Co.; also, leased for a client to Walter Carr the third and fourth lofts in 121 Broad st; also, to Maurice Larkin the first loft in 3 Coenties slip and to Charles Kirschoff the first loft in 2-2 1/2 Coenties slip and to Charles Peters the first loft in 24 Water st.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. Henry S. Schley 127 East 34th st, a 4-sty dwelling on a lot 16.10x100, to the Inwood House Corporation.

DUROSS CO. leased the 3-sty building at the southeast corner of 24th st and 13th av for Clarence Stephens to Sarah Bellinger for a term of 5 years; also the 5-sty building 413 West 16th st for the Stafford Ink Co. to the Auto Van and Storage Co. for a term of 8 years, and the store in 76 Ninth av to Marie Gallery.

HAGGSTROM-CALLEN CO. leased for a term of 3 years the store and basement of 2173 Eighth av for Rose Cahen to Gabaeff Bros.

M. & L. HESS, INC., leased the 18th floor in the Hess Building at 354 Fourth av to Funk & Wagnalls Co. The floor contains 20,000 sq. ft. of space and the lease is for a long term. Before the completion of the buildings in January, 1913, Funk & Wagnalls contracted to lease the 19th and 20th floors. In 1914 they leased in addition the 15th floor and will now occupy a total of 80,000 square feet. The 18th floor will be used for office purposes.

M. & L. HESS, INC., leased, for clients, space on the third floor of 128 West 30th st to Ben Wiener Co., publishers of "Live Buys"; space on the sixteenth floor at 354 Fourth av to the American Wholesale Corporation for use as an office and salesroom; also the tenth floor of 135 Fifth av to A. J. Fondeville & Co., importers and exporters of china and glassware, Cross & Brown representing the tenant in the last mentioned lease.

M. & L. HESS, INC., leased for Trinity Church Corporation the second floor in 334 Fourth av to the Phoenix Silk Co.; also the store and basement in 136 West 34th st to Lifschutz Shoe Studio, Richard R. Sinclair, representing the tenant; and space on the third floor 134 West 29th st to Rudin & Seaman and the D. & D. Tucking & Hemstitching Co.

THE HOLLYWOOD HOTEL, at 42 East 28th st, has been leased by the Burroughs Realty Co. to Hyman Iceland for a term of 4 years at from \$18,000 to \$20,000 a year.

WILLIAM S. LALOR leased to the United Cigar Stores Co., for a term of 21 years, from February 1, 1921, the 4-sty and the 2-sty building at the northwest corner of Park av and 59th st; at an annual net rental of from \$7,000 to \$8,000.

LIVIA REALTY CO. leased to the West 120th Street Corporation for a term of 21 years the 4-sty building 50 West 12th st, at \$4,300 a year.

HARVEY B. NEWINS, Inc., leased the southerly store in the new Embassy Hotel at Broadway and 70th st to M. M. Golde.

CHARLES F. NOYES CO. leased, for clients, the store and basement in 113 Maiden la for Ernest C. Schortmeier to Anthony Garone and Alfred Storch; also, the ground floor in 113-115 Broad st for a term of 10 years to Samuel Steinberg; also, a floor in 104 Front st for Leo Jolles; also, a large suite of offices in the Lorsch Building, 35 Maiden la to Harry Goldstone, and a suite of offices in the Masonic Building, 46 West 24th st, to Dr. Joseph Kuttner.

John H. Scheifer leased large office space in the Romax Building, 245 West 47th st, to the Johnstone Studios; also, offices to Schomburg Bros., Bernard Lohmuller and the Slate Veneer Co.

PEASE & ELLIMAN and Felix Isman, Inc., leased to John D. Dale, distributor of the Cunningham motor car, the ground floor in 144-146 West 72d st, having a frontage of about 40 feet.

L. J. PHILIPPS & CO. leased store No. 1 for Adolph Lewisohn, Joseph Pollock and Joseph Posen, to be used for haberdashery, and an office in 1148 St. Nicholas av for S. J. Reckford to Dr. Richard Heyder; also leased to Leopold

Brown store 5 in 4029 Broadway, the new building now nearing completion at the southwest corner of 170th st and Broadway, and store 7, in the same building, to Victor E. Nagler for auto accessories.

ROMAN-CALLMAN CO. leased to S. Glemby, Inc., of Manhattan, importers of ladies hair nets, for a term of years, the third floor in the new fireproof factory building of Repetti, Inc., on Ely av, near the Bridge Plaza, Long Island City. The tenant will use the space for its Eastern packing and distributing depot.

WILLIAM J. ROOME & CO., INC., leased for the estate of Louise L. Wernert the northeast corner of 23d st and Seventh av to John Bergin and have subleased the said premises for John Bergin to Philip Mandelman, who is altering the ground floor into 4 stores, all of which have been re-leased for Philip Mandelman.

LEWIS L. ROSENTHAL CO. leased for the Apex Leasing Co., Walter J. Salmon, president, to the International Millinery Co., the store in 53 West 42d st, for a term of years at an aggregate rental of \$150,000. Also, leased for a term of 10 years for the Krim Realty Holding Corporation the store and basement at the northeast corner of 71st st and Broadway to the Gordon Drug Co. This is the third store leased by this company, and negotiations are pending for two other locations. The same brokers leased the store in 160 1/2 Broadway, in "Churchill's" to Nozawa Bros. Both leases aggregate a rental of \$135,000.

LOUIS SCHRAG leased for clients a store in 228 West 23d st (Hotel Chelsea) to the Greater Engineering Co.; for Ritchie & Cornell, to Saul Becker, men's furnisher, a store in 140 West 23d st, and for the Clemons Realty Co., to Ideal Photo Service, a store in 145 West 21st st.

HENRY SHAPIRO & CO. leased to the 218-20 West 34th Street Corporation for the estate of Charles J. Miller, the entire 6-sty building, 25.6x70, at 128 Delancey st. The same brokers leased to a client the 5-sty building 120 Delancey st. Both leases are for a long term of years and involve an aggregate rental of \$250,000.

HENRY SHAPIRO & CO. and Pocher & Co. leased to Rullias & Ladas the store in 1628 Broadway for a confectionery store. The lease is for an aggregate rental of \$100,000.

JOHN SLOANE leased to Albert Z. Gray 9 East 79th st, a furnished 5-sty American basement dwelling. Worthington Whitehouse was the broker.

SPEAR & CO. leased, for client, the fourth loft in 119 West 33d st to Joseph Gottlieb; the store and basement in 163 Greene st to Herbert J. Grey; the sixth floor in 116-118 West 14th st to Wolf, Mansell, Gross & Robinson, and the fifth floor in 121 West 33d st to Joseph Rothbardt.

SPOTTS & STARR, INC., leased the store at the southwest corner of 43d st and Sixth av to the Export American Products Co.; also, offices in 145 West 45th st to Charles Bergeret, Broker & Conn. Max Kendler and Hochenberger, Smith & Green.

HENRY L. UNDERWOOD leased to Samuel Markoe for a term of 10 years from February 1, 1925, the 4-sty building 44 West 14th st, at \$12,000 per annum.

GEN. ARTHUR R. WILSON, of the collar firm of Earle & Wilson, is understood to have leased for a long term of years to a theatrical syndicate 155 to 163 West 125th st, 2107-2109 7th av, and 162-164 West 126th st, comprising 14 3 and 4-sty buildings. The properties are in the heart

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REAL ESTATE NOTES.

JAMES BROWN is the lessee of the building at 247 West 34th st, recently reported leased.

THOMAS R. CRAWFORD and E. E. Thomas were the brokers in the sale of the plot on the west side of Amsterdam av, 50 feet north of 160th st, 49.11x125, for Frank P. Schimpf to Daniel P. and Eugene P. Mahoney, and also sold for Clara E. Costigan 419 West 156th st, a 3-sty dwelling, to Samuel Robinson, Inc.

EVERLY M. DAVIS is the buyer of the dwelling at the southwest corner of West End av and 71st st, sold recently by Myrtle L. Bickmore.

ENNIS & SINNOTT were the recent buyers of 51 Wooster st.

WILLIAM R. HEARST is the buyer of 33-35 West 58th st, recently sold.

HUBERTH & HUBERTH were the brokers in the sale of the two 4-sty and basement brownstone dwellings 33-35 West 58th st for Mathilda Rothschild and Flora Blum to the Randolph Realty Corporation. This property abuts the 14-sty apartment house 36 Central Park South, which was recently purchased by the same company.

JAMES KYLE & SONS have been appointed by Paul S. Bolger as agents for the three apartment houses 662 to 666 Lexington av.

JOHN M. LECHICH is the buyer of 72 Riverside dr, a 5-sty American basement dwelling, sold recently.

PENNSYLVANIA CEMENT CO. is the buyer of 131 East 46th st, recently sold.

S. STEINGUT & SON, real estate and insurance brokers, have removed from 1476 Broadway to 1393 Broadway, corner of 38th st.

E. E. THOMAS AND THOMAS R. CRAWFORD procured for an out of town client a mortgage of \$15,000 on the dwelling 792 West End av; also for the Ryan estate \$3,700 on the dwelling 475 West 165th st.

CHARLES B. VAN VALEN, INC., placed for the Greenwich Associates, represented by Ames & Co., a loan of \$57,000 on 252-254 West 28th st. The property is improved with a 2-sty fire-proof building costing \$75,000. It is leased to

George B. Heitzig Co. for 31 years, at \$9,000 a year net.

LUIA B. VIDAL is the buyer of the dwelling at 23 West 83d st, and Charlotte Burns is the buyer of 456 West 144th st, both sold recently.

J. L. WEBSTER is the buyer of the dwelling 48 East 65th st, sold recently. He will rebuild for his own occupancy.

MAXIMILIAN WINSTON has removed his real estate office from 505 5th av to 1451 Broadway.

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of the theatrical district and diagonally opposite the Alhambra Theatre, and on 125th st adjoins the site purchased by the Columbia Trust Co., for a new home. Gen. Wilson is said to have been asking a rental of \$60,000 a year net for the property. It fronts 200 feet on 7th av, 100 feet on 125th st and 131 feet on 126th st.

MAY COMERFORD is the purchaser of the dwelling at 21 West 73d st, sold recently by the Clark estate.

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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. 27 to Nov. 1	Oct. 30 to Nov. 5
Total No.	157	302
Assessed Value.....	\$4,875,950	\$30,810,500
No with consideration	21	43
Consideration.....	\$1,320,000	\$2,026,450
Assessed value.....	\$1,092,250	\$1,850,600
Jan. 1 to Nov. 1 Jan. 1 to Nov. 5		
Total No.	14,092	8,482
Assessed Value.....	\$894,272,600	\$552,628,750
No. with consideration	1,780	1,308
Consideration.....	\$101,613,027	\$48,800,211
Assessed Value.....	\$85,508,600	\$47,687,200

Mortgages.

	1920	1919
	Oct. 27 to Nov. 1	Oct. 30 to Nov. 5
Total No.	131	261
Amount.....	\$8,895,075	\$4,729,375
To Banks & Ins. Co..	13	30
Amount.....	\$6,307,181	\$1,266,225
No. at 6%.....	99	96
Amount.....	\$3,211,566	\$1,997,384
No. at 5½%.....	12	34
Amount.....	\$5,147,999	\$675,350
No. at 5%.....	3	36
Amount.....	\$19,000	\$1,267,225
No. at 4½%.....	.....	.....
Amount.....	.....	.....
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual Rates.....	.....	1
Amount.....	.....	\$3,750
Interest not given ..	17	94
Amount.....	\$516,510	\$785,666
Jan. 1 to Nov. 1 Jan. 1 to Nov. 5		
Total No.	9,551	4,834
Amount.....	\$321,992,072	\$139,679,148
To Banks & Ins. Cos..	1,223	1,182
Amount.....	\$116,126,028	\$48,075,375

Mortgage Extensions.

	1920	1919
	Oct. 27 to Nov. 1	Oct. 30 to Nov. 5
Total No.	28	22
Amount.....	\$1,341,800	\$2,014,750
To Banks & Ins. Cos..	15	11
Amount.....	\$1,069,300	\$1,752,500
Jan. 1 to Nov. 1 Jan. 1 to Nov. 5		
Total No.	1,903	1,163
Amount.....	\$125,147,781	\$82,933,413
To Banks & Ins. Cos..	1,200	646
Amount.....	\$101,575,422	\$66,702,443

Building Permits.

	1920	1919
	Oct. 27 to Nov. 1	Oct. 30 to Nov. 5
New Buildings.....	15	19
Cost.....	\$1,040,700	\$2,026,000
Alterations.....	\$204,500	\$391,650
Jan. 1 to Nov. 1 Jan. 1 to Nov. 5		
New Buildings.....	703	322
Cost.....	\$91,259,218	\$60,211,711
Alterations.....	\$40,552,843	\$24,480,945

BRONX. Conveyances.

	1920	1919
	Oct. 27 to Nov. 1	Oct. 30 to Nov. 5
Total No.	123	297
No. with consideration	7	17
Consideration.....	\$77,375	\$168,155
Jan. 1 to Nov. 1 Jan. 1 to Nov. 5		
Total No.	10,510	7,856
No. with consideration	1,194	669
Consideration.....	\$8,271,443	\$7,475,959

Mortgages.

	1920	1919
	Oct. 27 to Nov. 1	Oct. 30 to Nov. 5
Total No.	85	181
Amount.....	\$770,780	\$1,237,932
To Banks & Ins. Cos..	5	4
Amount.....	\$247,500	\$78,300
No. at 6%.....	72	106
Amount.....	\$553,820	\$685,022
No. at 5½%.....	6	35
Amount.....	\$54,200	\$313,600
No. at 5%.....	1	17
Amount.....	\$10,500	\$112,035
No. at 4½%.....	.....	1
Amount.....	.....	\$900
Unusual Rates.....	.....	.....
Amount.....	.....	.....
Interest not given ..	6	22
Amount.....	\$152,260	\$126,375

Jan. 1 to Nov. 1 Jan. 1 to Nov. 5

Total No.	7,324	4,537
Amount.....	\$47,866,878	\$30,520,692
To Banks & Ins. Cos..	294	194
Amount.....	\$6,237,235	\$2,594,042

Mortgage Extensions.

	1920	1919
	Oct. 27 to Nov. 1	Oct. 30 to Nov. 5
Total No.	19	15
Amount.....	\$473,200	\$209,500
To Banks & Ins. Cos..	10	2
Amount.....	\$334,200	\$57,000
Jan. 1 to Nov. 1 Jan. 1 to Nov. 5		
Total No.	686	698
Amount.....	\$14,360,177	\$11,121,502
To Banks & Ins. Cos..	338	197
Amount.....	\$9,731,600	\$5,805,600

Building Permits.

	1920	1919
	Oct. 27 to Nov. 1	Oct. 30 to Nov. 5
New Buildings.....	18	100
Cost.....	\$189,100	\$685,100
Alterations.....	\$22,600	\$93,975
Jan. 1 to Nov. 1 Jan. 1 to Nov. 5		
New Buildings.....	893	772
Cost.....	\$16,765,550	\$16,867,790
Alterations.....	\$2,830,180	\$1,618,971

BROOKLYN. Conveyances.

	1920	1919
	Oct. 26 to Oct. 30	Oct. 29 to Nov. 5
Total No.	619	1,427
No. with consideration	44	77
Consideration.....	\$375,678	\$653,475
Jan. 1 to Oct. 30 Jan. 1 to Nov. 5		
Total No.	45,517	46,139
No. with consideration	2,205	2,593
Consideration.....	\$26,024,205	\$27,078,422

Mortgages.

	1920	1919
	Oct. 26 to Oct. 30	Oct. 30 to Nov. 5
Total No.	511	1,234
Amount.....	\$2,154,231	\$4,663,279
To Banks & Ins. Cos..	86	123
Amount.....	\$490,150	\$748,550
No. at 6%.....	464	1,019
Amount.....	\$1,928,631	\$3,500,338
No. at 5½%.....	28	177
Amount.....	\$139,800	\$1,009,921
No. at 5%.....	5	16
Amount.....	\$19,550	\$85,600
Unusual Rates.....	2	3
Amount.....	\$6,000	\$7,000
Interest not given ..	12	19
Amount.....	\$60,250	\$60,420
Jan. 1 to Oct. 30 Jan. 1 to Nov. 5		
Total No.	37,581	34,005
Amount.....	\$173,101,777	\$125,347,697
To Banks & Ins. Cos..	3,767	2,859
Amount.....	\$30,466,484	\$18,877,378

Building Permits.

	1920	1919
	Oct. 27 to Nov. 1	Oct. 30 to Nov. 5
New Buildings.....	77	148
Cost.....	\$364,755	\$1,717,800
Alterations.....	\$124,345	\$117,120
Jan. 1 to Nov. 1 Jan. 1 to Nov. 5		
New Buildings.....	6,923	8,124
Cost.....	\$52,655,673	\$69,124,169
Alterations.....	\$10,688,172	\$7,838,501

QUEENS. Building Permits.

	1920	1919
	Oct. 27 to Nov. 1	Oct. 30 to Nov. 5
New Buildings.....	81	143
Cost.....	\$331,200	\$374,255
Alterations.....	\$13,275	\$4,273
Jan. 1 to Nov. 1 Jan. 1 to Nov. 5		
New Buildings.....	5,978	7,243
Cost.....	\$31,213,359	\$36,742,977
Alterations.....	\$99,225	\$2,946,899

RICHMOND. Building Permits.

	1920	1919
	Oct. 27 to Nov. 1	Oct. 30 to Nov. 5
New Buildings.....	25	36
Cost.....	\$42,435	\$96,575
Alterations.....	\$3,780	.....
Jan. 1 to Nov. 1 Jan. 1 to Nov. 5		
New Buildings.....	1,608	1,649
Cost.....	\$3,170,399	\$3,474,063
Alterations.....	\$562,871	\$180,476

BUILDING SECTION

Joint Legislative Committee Continues Housing Hearings

Additional Grand Jury Impanelled to Consider Evidence of Criminality Arising from Testimony Before the State Investigators

HEARINGS before the Joint Legislative Committee on Housing, interrupted by the election, will be continued with sessions several days each week until the matter has been thoroughly sifted. A Grand Jury was impanelled this week to dispose of any charges of criminality growing out of the investigation.

The Grand Jury held several sessions beginning Wednesday. Many witnesses included labor men, contractors, building material men and others.

For the purpose of protecting the witnesses and safeguarding the work of the Grand Jury, all information concerning the witnesses was withheld. It is known, however, that indictments will be sought on charges of extortion, perjury, destruction of evidence and illegal combinations in violation of the Donnelly Act.

Thomas M. McCarthy, treasurer of Austin Nichols Company, who lives at 31 Riverside Drive, was designated foreman of the Additional Grand Jury by Judge Joseph P. Mulqueen in Part I, General Sessions.

The complete list of jurymen follows:

Allen, F. Brevoort, insurance agent, 214 Central Park South.
Bacharach, Julius, real estate agent, 24 East Ninety-sixth street.

Brand, Charles W., clothier, 332 Central Park West.
Brussel, Dennis G., trustee, 28 West Seventy-fifth street.
Frankel, Emil, insurance agent, 8 East Eighty-first street.
Gerstman, Bernard, business manager, 314 West Ninety-fourth street.

Goodstein, Harry, real estate, 60 West Eighty-third street.
Guernsey, Henry W., printer, 230 West Fifty-ninth street.
Hardy, James, real estate agent, 1425 Broadway.
Heimerdinger, Morris, retired banker, 81 East Seventy-ninth street.

Keim, George H., retired, 1109 Madison avenue.
Lamar, Victor, manufacturers' agent, 12 West Forty-eighth street.
McCarthy, Thomas M., treasurer Austin Nichols Company, 31 Riverside Drive.

Moen A. Rene, real estate, 525 Park avenue.
Nathan, Joseph, merchant, 161 West Eighty-sixth street.
Newman, Abraham L., manufacturer, 44 East Sixty-eighth street.

O'Connor, John M., publisher, 84 West Seventy-sixth street.
Oppenheimer, Julius, meat business, 71 West Eighty-seventh street.

Smith, Lee T., real estate, 640 West 139th street.
Sperco, Constant J., importer, 29 Broadway.
Stern, Benjamin, retired, 1187 Lexington avenue.
Stillman, Charles C., trustee estate of James Stillman, 3 East Forty-fourth street.

Thorn, George, boiler salesman, 43 East Twenty-seventh street.

At the hearing before the Joint Legislative Committee last Thursday, Oct. 28, witnesses in the presence of Brindell, who was in the Chamber most of the day, swore to having paid money to him in order to go on with contracts they had for wrecking buildings, although they had always engaged union labor at union rates.

The witness who told of two bribes of \$1,000 each which

he gave to Brindell was William Waixel, who said he had been in the house wrecking business for thirty years and was President of the Garden City Wrecking Company.

For five years he was a member of the employers organization in the house wrecking trade. The organization went to pieces last spring, he said, because Brindell's organization had a fight with the members of the regular House Wrecking Union who refused to join the Building Trades Council. The council wanted a house-wrecking union of its own and wanted the bosses to employ only members of the union affiliated with the council.

The old union was headed by William Zaranko, he said, with whose men the house wreckers had found great satisfaction for many years and whom they agreed to pay \$1 an hour.

Waixel did not know at first why the employers signed an agreement to use none but the Council's men, but he soon found out when Peter Stadmuller, one of Brindell's delegates, notified him he would have to work with the Council's men or else a strike would be called on his job.

Waixel was engaged in wrecking the Munson Building for the George A. Fuller Construction Co., at Wall, Pearl and Beaver Streets. He started work with Zaranko's men and had trouble from the very beginning, because delegates from the Council ordered him to stop the work and put on their men. Mr. Whiting of the Fuller Co. made an appointment for him to call at Brindell's office. He called on Brindell, accompanied by Whiting, he said. This is what happened, as Waixel testified:

He finally reached an agreement with the Fuller Company to lay off his own men and take on Brindell's men, the Fuller Company agreeing to pay the excess payroll of \$35,000 over his old payroll. Thereafter he employed only men with Brindell cards.

Subsequently Waixel said he put in a bid on tearing down the old Windsor Arcade at 46th Street and Fifth Avenue for the Thompson Starrett Co. After he put in his bid Mr. Westphal, the man who let out contracts, said that he had a list of twelve wreckers from the Building Trades Council and the name of Waixel was not on it. Westphal would not give Waixel the work unless he had Building Council men, because if he did Brindell would call strikes on all the Thompson Starrett jobs. Westphal told him he had "better go and get fixed up" if he wanted the job.

Waixel said when Brindell demanded \$2,000 he told him he would give him a thousand dollars. "I wanted to give him \$500, and he told me he was no piker."

Waixel said he drew the money from the Corn Exchange Bank and paid Brindell in the rooms of the Building Trades Employer's Association on West 33d St. He produced the checks which were placed in evidence. He said Brindell did not say "Thank You" when he handed him the money.

A month later Waixel got the contract from the Thompson-Starrett Company. In order to get the contract he had to go to Brindell and get a statement from the labor chief which he showed to the Thompson-Starrett representatives. He then began the work with Council's wreckers and no men from Zaranko's House Wreckers, the A. F. of L. union.

However, before he actually started the demolition of the buildings for the Thompson-Starrett Company he went to Brindell.

Q.—What did you go there for? A.—Because I promised him \$1,000 if I got the job. I went there to give it to him.

Q.—You mean another thousand? A.—Yes, besides the other; that is two.

Q.—What was your estimate on that job at Forty-sixth street and Fifth avenue? A.—Seven thousand dollars.

Q.—You charged \$7,000? A.—Yes, to take it all down; me to get all the material.

Q.—You gave up a thousand dollars in order to get the right to bid, and you gave up another thousand dollars to get the contract; that is \$2,000 out of \$7,000? A.—Yes, sir.

Q.—And you made a little money then? A.—I figured \$1,000 came out of the Munson job.

The second check then placed in evidence was dated Aug. 14, 1920, and was drawn on the First National Bank of Tuckahoe. The \$2,000 was charged on his books to "expense," he said. Questioned as to the second payment, he said it took place in Brindell's office, and Brindell said he ought to get \$1,500.

Robert C. Whiting of the George A. Fuller Construction Company, the next witness, said his organization did an annual business in New York of from \$2,000,000 to \$15,000,000, employing directly 500 to 600 men and many more indirectly through sub-contractors. He said he had known Brindell about eight years and then told the story of the troubles on the Munson Building. One day he ran across Brindell at the Building Trades Employers' Association.

Brindell informed him that the Fuller Company must give the job of wrecking the Munson Building to one of two or three concerns whose names he mentioned, and of which Mr. Whiting made a memorandum.

Q.—What is the situation in the City of New York with respect to what happens to a man if he does not employ a housewrecker designated by Mr. Brindell? A.—This Munson job was the only job that we did not let to wreckers that Mr. Brindell wanted us to, and before we got through with it we had several of our jobs tied up by the Council mechanics to force us to put wreckers recognized by the Council on those jobs. We naturally supposed and knew had we given out any wrecking job to the old wreckers we would have a repetition of what we had already gone through, and we did not do it.

Q.—So you profited by your experience and only gave jobs to the housewreckers recommended by the Brindell organization, is that it? A.—Yes, sir.

Q.—From that time on? A.—Yes, sir.

Continuing his experiences with the Munson job, Mr. Whiting said he went to see Charles J. Kelly of the Building Trades Employers' Association. He understood from what Kelly said that there would be no trouble, and so the job was let to the Garden City Wrecking Company, of which Waixel was head.

After Waixel's men had been working several weeks Brindell tried to have him get Waixel to switch his men, drop the old men and take on men from the Council. It then came to a time when Kelly asked him to shutdown work for a few days in order that Brindell might force the old house wreckers into the new union.

Whiting informed Kelly that the Fuller Company had a contract with Waixel, and they were not in the habit of breaking their contracts. He asked Waixel to shut the job down, but Waixel demanded \$8,000 as compensation for the disorganization of his forces if he complied with the request.

Q.—And if he did not shut it down, what was the result to you? A.—The job went on, and about a week after I had refused to have the job shut down, I got a message from Mr. Donnelly, Secretary of the Building Trades Employers' Association, asking me to meet Mr. Kelly and Mr. Brindell at the Building Trades that afternoon, which I did. I went up there, and Mr. Kelly, Mr. Brindell and Mr. Albert Volk, a housewrecker, met me.

At this meeting Brindell threatened to call a strike on all Fuller jobs throughout the country if Waixel was not shut down, and actually went out and telephoned his local following which three jobs the Fuller Company had in this city were pulled.

Q.—Which three were they? A.—The Gillespie job on Dey street, the Kerr steamship job on Beaver street and part of the men on the Astoria gas plant.

Q.—Were these large jobs? A.—Yes, sir.

Q.—Involving millions of dollars? A.—The buildings themselves, yes.

Whiting then wrote a letter to the employers' association demanding a meeting of the Executive Committee to take up the matter of the strike. Accompanied by Mr. Starrett, president of the company, Whiting went to the employers' association and met Kelly and Brindell and the latter's committee.

Brindell and President Starrett had a talk outside in the hallway, he said. Starrett asked Brindell, "What do you want me to do? I have always been fair with labor," and Brindell said, "I want you to lay off those wreckers down there and

make them employ our wreckers." Starrett, without consulting Whiting, according to the witness, agreed to do what Brindell asked. Thereupon Brindell said he would call the strikes off that same evening. Two days later it was arranged that Waixel was to lay off his men, and he received an additional \$30,000 to \$35,000 because of the inefficiency of the new men.

Mr. Tompkins, secretary and treasurer of Brindell's organization, testified that only two men were on the payroll of the council. He was unable to say whether Margaret E. Doyle, employed in the compensation department was related to William P. Kenneally, vice chairman of the Board of Aldermen and a walking delegate in the council. Nor did he know whether Stephen W. Birmingham, manager of the compensation department, was related to Brindell.

Charles H. Wallas of the Gowanus Building Material Corporation, a house wrecker, testified that the Building Demolishing Contractors Association, which had been in existence for the last five years, was disrupted last spring because many of its sixty-seven members were forced to sign agreements with Brindell's Building Trades Council to hire none but men paying dues into the Council. This happened shortly after the wreckers signed an agreement with the regular A. F. of L. House Wreckers Union to pay the men \$1 an hour.

Wallas said the boss wreckers were given to understand that they would have to join a new employers' organization as well and that Brindell would be in charge of this organization.

After Peter Stadtmuller, a delegate of the Brindell organization, served notice on the wrecker bosses that they would have to deal only with employes of the council the employers had a meeting and the majority decided to have nothing to do with Brindell's council and that it was not up to them to compel their workers to join the council.

Stadtmuller, said Wallas, informed him that the union wreckers in the organization of William Zaranko would have to pay \$50 each and to join the council as individuals and not as members of a union. That would have meant \$70,000 to \$90,000 for the 1,400 to 1,800 men in the union and he said that \$6 per man was also asked for "disbursement" fees.

Wallas told of several jobs he lost because he would not hire Brindell men. Then he obtained a contract from the John T. Brady Company, 103 Park Avenue. One day Mr. Dordan, president of the company, called him on the telephone and asked him to call at the Brady Company's office. When he saw Brady, the former said that the men in all branches of the building trade were scheduled to go on strike if he continued having Wallas do his wrecking work.

Dordan did not permit him to call off his union men, said Wallas, but arranged a meeting between Wallas and three of Brindell's delegates. Stadtmuller, Moran and Cunningham. At the meeting Stadtmuller asked Wallas if he did not know he was licked. The wrecker acknowledged defeat and he asked permission to use his old experienced house wreckers on the promise that he would get them to join the council.

They agreed to do so if Wallas would lockout his men and not put them back to work until Brindell, who was out of town, returned. He gave the promise and locked out his men the following Monday morning.

He told of other contracts in which he had similar experiences.

Brindell finally agreed to permit Wallas to remain in business but refused to let him keep his old men.

"We give you our men and our foreman," he added. "You have to come here for the men we give you."

William Zaranko, head of the Wreckers' Union, testified that Brindell smashed his union and brought conditions to such a pass that his men were refused work by employers who had given them jobs for fifteen years. The men had to take out cards in Brindell's organization and had to pay \$50 each for the privilege. Even then, he said, the men did not get a union card, only a "privilege card," which was good for a

(Continued on page 651)

October Building Figures Indicate Decline in Activity

F. W. Dodge Company Statistics Show General Reduction Throughout Territory
But Totals Are Greater Than Those of 1919

PROLONGATION of the period of business uncertainty caused a slump in building operations in October, according to statistics compiled by the F. W. Dodge Company. Contracts awarded during October, in the twenty-five states comprising the northeastern quarter of the country, amounted to \$177,791,000, which was \$28,000,000 less than the September figure.

The decline was general throughout the territory, except in the Northwestern states, Minnesota and North and South Dakota, which showed an increase over September.

In spite of the relative inactivity of recent months, the total amount of money involved in building operations during the first ten months of this year has amounted to 10 per cent more than the amount for the same period last year.

October building contracts amounted to \$17,987,000, which was eight million less than the September figure.

In detail the October figures show the following items: Residential buildings amounting to \$5,953,000, or 33 per cent. of the total; industrial buildings amounting to \$3,421,000, or 19 per cent. of the total; and educational buildings amounting to \$3,116,000, of 17 per cent. of the total; business buildings amounting to \$2,229,000, or 12 per cent. of the total.

Construction in this district has been more active than last year. Contracts awarded in the first ten months of this year have amounted to \$275,000,000, as against \$188,000,000 for the first ten months of last year.

Projected work reported in the ten months has been \$200,000,000 in excess of contracts awarded. The greatest amount of deferred work is in public works and residential buildings.

In New York State and Northern New Jersey building contracts for October amounted to \$49,207,000, a decline of ten millions from the September figure.

The October total included: \$16,004,000, or 33 per cent., for public works and utilities; \$14,126,000, or 29 per cent., for residential buildings; \$8,858,000, or 18 per cent., for business buildings; \$3,168,000, or 6 per cent., for industrial buildings.

Contracts awarded during the first ten months of this year have amounted to \$549,000,000, as against \$445,000,000 for a similar period last year.

October building contracts in Eastern Pennsylvania, Southern New Jersey, Delaware, Maryland, the District of Columbia and Virginia amounted to \$14,896,000, about three millions

less than the September figure.

The October total included: \$4,210,000, or 28 per cent., for industrial buildings; \$2,851,000, or 19 per cent., for business buildings; \$2,706,000, or 18 per cent., for public works and utilities and \$2,677,000, or 18 per cent., for residential buildings.

Although activity has slackened considerably in this district, a resumption should be expected, for the amount of deferred construction is very great.

October building contracts in Western Pennsylvania, West Virginia, Ohio, Kentucky and Tennessee amounted to \$36,276,000, which was five millions less than the September figure.

The October figures included the following items: \$11,074,000, or 30 per cent., for public works and utilities; \$6,042,000, of 17 per cent., for residential buildings; \$4,602,000, or 13 per cent., for industrial buildings; \$4,122,000, or 11 per cent., for educational buildings.

Contracts awarded in the first ten months of this year have amounted to \$430,000,000 compared with \$362,000,000 for the same period last year.

Projected work reported in the ten months of this year has amounted to one hundred and forty millions in excess of the total contracts awarded. The greatest deficiency is in residential buildings.

Building contracts let during October in the Central West (comprising Illinois, Indiana, Iowa, Wisconsin, Michigan, Missouri and portions of Eastern Kansas and Nebraska) amounted to \$50,699,000, a decline of three millions from the September figure.

Included in the October total were the following items: Residential buildings amounting to \$13,725,000, or 27 per cent., of the total; public works and utilities amounting to \$12,233,000, or 24 per cent., of the total; industrial buildings amounting to \$9,547,000, or 19 per cent. of the total; business buildings amounting to \$5,498,000, or 11 per cent. of the total.

Contracts awarded during the first ten months of the year have amounted to \$721,000,000, about twenty-three million less than for the same period last year.

Projected work has been reported in the ten months of this year amounting to over one and a half billions, more than double the amount of contracts awarded. This shows a vast amount of deferred construction, principally public works and residential buildings.

Joint Legislative Committee Continues Housing Hearings

(Continued from page 650)

stated time. They were also expected to pay \$10 a week to the council out of their wage of \$44, he said.

James E. Trainer, 1,517 Commonwealth Avenue, the Bronx who described himself as an employer of metal lathers, contracting to supply lathes for builders. He has been in the business for nine years, and does a business of approximately \$75,000 a year.

He was asked if he were present at a meeting the previous Monday at 3 o'clock on the twelfth floor of the Building Trades Employers' Association, and replied in the affirmative.

He said there were 21 members and that the meeting was called by the secretary, Mr. Adams. The president, Mr. Greenfield, asked for what had the meeting been called.

Q.—Who answered? A.—Mr. McCartney.

Q.—Whom did he say had ordered the meeting called; didn't he say that Mr. Taggart had ordered it called? A.—He said Mr. Taggart, through Mr. Taggart's orders.

Q.—Mr. Taggart wasn't a member of your association, was he? A.—No, sir.

Q.—On what theory was he giving orders for a meeting, do you know? A.—No, sir; I do not.

Q.—Still nobody questioned it, did they? A.—No, sir.

Q.—Did not Mr. McCartney explain that the meeting was called for the purpose of looking over the minutes of previous meetings to see if they would incriminate any one in the investigation? A.—No, sir; I don't think. He said the meeting was called for the purpose of Mr. Kelly to address the members as to what they should do if they were called before the committee.

Q.—What did you understand him to mean? A.—Everybody stick to the same story.

Q.—What was the story that was to be told that everybody was to stick to it; tell us what he said as to what the story was to be that everybody was to stick to? A.—Well, he said he did not think any of us had done anything to incriminate us.

Q.—Was that the reason why you tore up the minutes? A.—I didn't tear up the minutes.

Q.—Was that the reason it was done? A.—I suppose so.

He said the minutes of April 26, last, were torn up.

The witness was asked to explain why the Employers' Association should pay the president of the labor union \$55 a week while he was acting as head of the labor union, for which he was being paid \$75 from the union itself. Mr. Trainer said he had nothing to do with the payment of the union representatives. On being pressed for an explanation of the reasons of the employers, the witness said:

"Well, he was hired for the purpose of watching the material that went to different jobs to see if that material was being erected by union labor.

Q.—Well, that is something that the union employs him for, wasn't it? A.—Well, that is what the delegates of the union are paid for.

Q.—Why should the employers pay for that? A.—I don't know.

Q.—So that both sides were paying a man for the same service, and that is for serving the union, to see that this material was union material; is that it? A.—That is right.

Jacob Fradus of 894 Riverside Drive, a general contractor and house wrecker, swore that Brindell's acts ruined his business and forced him into bankruptcy, after which he paid

Brindell \$1,000 for permission to do some small excavating jobs. Brindell, he testified, demanded \$25,000 the first time, and when he did not pay it he could get no more wrecking contracts from the large construction companies because they informed him they would not do business with any one who failed to sign an agreement with Brindell and to employ Brindell's men. Brindell told him "you got to be a good fellow."

On Oct. 13 Mr. Fradus made a contract with the Garment Centre Realty Company to wreck two blocks of buildings on Seventh Avenue, one between Twenty-sixth and Twenty-seventh Streets and the other between Twenty-seventh and Twenty-eighth Streets. The contract involved about \$300,000. He agreed to pay \$6,000 for the privilege of wrecking the buildings, and all the material he salvaged was to be his own. He bought steam shovels and had fifty auto trucks ready to go on with the excavating.

The wrecking part of the contract was sublet to Frank Melton. He had some trouble about getting the steam shovels, but finally, just as the steam shovels were being transported from the docks, where they were received, to the Seventh Avenue job, Brindell called a strike of his engineers.

Fradus went to see Brindell about the matter at his office at 12 St. Mark's Place.

Q.—That was the first time you met him. A.—The first time I spoke to him. He says: "You have a lot of drivers that don't belong to the union, and you have been very bad to the union." I says: "No, my drivers are organized. They all belong to the union." "Well," he says: "Where is your contract?" I says: "What the hell have you got to do with my contract? I come down here to straighten out the union labor conditions. You are not a bank president. I did not come down to borrow any money off you that I got to show you my contract." "Well," he says, "you will never do this job. I won't let you do this job." I got talking to him a little bit—

I says: "What did I ever do to you, and what is the trouble, Mr. Brindell?" He says: "You know that this organization is not run on chalk."

Q.—Chalk or chocolate? A.—On chalk. He says: "It takes money to run an organization like that, and I want you to produce \$25,000 if you want to go ahead with this job."

Fradus went to see Franklin Nevius, a member of the law firm of Kellogg & Rose, in order to have the lawyer attempt to straighten matters out for him.

When Fradus found himself unable to get any more work he went to Brindell and asked Brindell to "classify" him as being able "to do some kind of work in New York."

The witness then described his visit to Brindell and told of the payment of \$1,000 to him to be favorably "classified."

Fradus produced the letter which Brindell dictated to a stenographer and which he, Fradus, signed in Yiddish. Here is the letter, dated Aug. 17, 1920: "To Whom It May Concern: I hereby agree to conform to the rules, regulations and agreements concerning wages, hours and conditions as exists between the affiliations of the New York Building Trades Council and employers on file in the offices of the Building Trades Council, and further agree to employ none but union engineers and chauffeurs on all future work contracted for by me."

Franklin Nevius, of the law firm of Kellogg and Rose, told of his meeting with Brindell in the interest of Fradus.

Under the questioning of Mr. Untermyer Mr. Nevius admitted that the contract made by Fradus with the Garment organization amounted to about from \$225,000 to \$275,000 but he could not tell exactly. In effect Brindell's proposal was that the price should be raised to \$400,000.

Q.—Now, then, assuming that he got \$275,000 under the revised figure, and \$400,000 under Brindell's interpolation, Fradus would not get any more, would he, because he had a partner? A.—Fradus wouldn't get a cent more.

Q.—Who would get the rest? A.—I don't know.

Q.—Well, Pierce would? A.—It was never intended to make a new contract with Fradus. Fradus was to go on under his old contract.

Q.—Yes, but Pierce was—his own contract was to be increased to \$400,000, wasn't it? A.—No, not as I understand it at all. That was a matter for some separate dicker between Pierce and the Garment Centre Realty Company. I had nothing at all to do with that.

Q.—In order to get the building up, the Garment Centre Realty Company had to increase their price to \$400,000? A.—If they accepted that fourth alternative.

George H. Clark, who was asked by Fradus to see Brindell on the contractor's behalf, said he made an appointment over the telephone with the labor leader. He saw Brindell who demanded \$7,500 cash. Brindell, he testified, said he thought he ought to have a rake-off, and "was perfectly brazen about it."

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Public Utilities Predominate in Week's Building Record

F. W. Dodge Company Statistics Show Decided Increase in Totals Representing Both Projected New Construction and Contracts Awarded

FIGURES for the week of October 23 to 29, inclusive, covering the territory involving New York State and New Jersey, north of Trenton, show a decided increase both in newly projected building and engineering operations and in contracts actually awarded. Although a healthy growth in the volume of residential building indicated by the F. W. Dodge Company figures for the week, the greatest percentage of increase is in public works and public utilities construction. For some time past there has been a slackening off in work of this character owing to high material prices and labor difficulties, but according to the latest reports it is quite likely that a number of operations that have been held in abeyance for many months will soon be started.

Totals for the week show that architects and engineers announced work on plans for 317 new operations that will involve an outlay of \$16,573,600. During the same week there were 169 contracts placed that will call for an expenditure of more than \$15,597,700.

Listed among the 317 projected building and engineering

projects were 68 business buildings such as stores, offices, lofts, commercial garages, etc., \$1,069,000; 7 educational projects, \$371,000; 2 hospitals and institutions, \$125,000; 26 factory and industrial buildings, \$1,962,000; 2 military and naval projects, \$8,000; 30 public works and public utilities, \$8,360,600; 8 religious and memorial structures, \$252,000; 165 residential operations such as apartments, flats and tenements and one and two-family dwellings, \$4,086,500 and 9 social and recreational projects, \$339,500.

Included among the 169 operations for which contracts were awarded during the week of October 23 to 29, inclusive, were 37 business projects of various types, \$872,000; 4 educational projects such as schools, colleges, libraries, etc., \$745,900; 2 hospitals and institutions, \$429,700; 15 factory and industrial buildings, \$713,000; 1 public building, \$25,000; 1 structure for the U. S. Navy, \$17,900; 19 public works and public utilities, \$8,649,200; 2 religious and memorial projects, \$19,000; 84 housing operations including multi-family and one and two-family dwellings, \$3,971,000 and 4 social and recreational buildings, \$155,000.

PERSONAL AND TRADE NOTES.

Major E. Holmes was recently appointed manager of the chemistry department of the National Lime Association.

Nicholas Serracino, architect, formerly at 507 Fifth avenue, is now located at the corner of Boston road and 172d street, the Bronx.

Clarence C. Brinley has been retained as Eastern manager of the trolley carrier department of the Conveyors Corporation of America, Chicago, and will be attached to the New York office, 110 W. 40th street. Mr. Brinley is an engineer of broad experience in elevating and conveying machinery.

Milton See, Noted Architect, Dies.

Milton See, for many years one of the leading architects of New York City, died last week at his home, 140 North Columbus avenue, Mt. Vernon, N. Y., at the age of sixty-seven years. He had been in poor health for some time. For a number of years Mr. See was a member of the firm of Cady, Berg & See, who designed some of the notable structures in this city. Later he formed a partnership under the name of Milton See & Son and maintained offices at 15 East Fortieth street. Among the prominent buildings erected from designs of Milton See are included the original Metropolitan Opera House, the Museum of Natural History and the Presbyterian Hospital. He was the architect for several of the Yale University Buildings at New Haven and was also widely known for his church designs, particularly Methodist. Mr. See is survived by his widow, a daughter and two sons.

Discuss Housing Plans.

The Long Island Real Estate Board had as the chief topic of discussion at its weekly luncheon at the Cafe Boulevard the legislation recently enacted whereby buildings for dwelling purposes erected within the next two years may be exempt from taxation for a period of ten years.

It was announced that the sentiment on the question was divided, but that a majority of members appeared to favor the bill as it appears on the statute books, believing, it was said, that it would afford additional housing accommodations, provided there is a substantial reduction in the cost of labor and materials. With building costs as now prevailing the members did not consider that there would

be any substantial increase in the number of apartments built for the family of average means.

The majority of the members were of the opinion that "this law will not bring about the construction of any apartment houses at less than \$25 a room." It was also said that the only solution of the housing problem in New York City is decreased cost of labor and materials.

Stephen Yates, President of the organization, read a letter which he had received from the Lockwood Investigating Committee, indorsing the organization for its promised support in the revelations of the building scandal.

Slag Aggregate Makes Good Concrete.

Tests made in 1916 and 1917 by the United States Bureau of Standards on the value of slags for fine and coarse aggregate have recently been reported. The concrete so made seems to be of an equal strength with concrete made from ordinary gravel. In the tests concrete of satisfactory local sand and gravel was made at the same time of the same cement and mix as the concrete using crushed slag furnished by three commercial companies. The consistency in all the concretes was the same as judged by eye. The slag was crushed to coarse and medium sizes, the former being fairly uniformly graded from $\frac{1}{4}$ to $1\frac{1}{2}$ -inch openings, through the larger of which 100 per cent. passed, the latter being all through a $\frac{1}{2}$ -inch screen, 57.4 per cent. through a $\frac{1}{4}$ -inch, and 6.2 per cent. through a 0.85-inch screen, these figures, of course, being for only one of the specimens and being merely typical. The weight of the gravel was approximately 100 pounds per cubic foot, while the slag was between 70 and 85. The various slags had a sulphide sulphur content varying between 0.04 and 1.43 per cent. The strength of the various specimens varied according to the different times and the different mixtures of which they were made, but quite uniformly the crushed slag aggregate made stronger concrete than the Potomac gravel aggregate. The conclusions of the bureau are as follows: Crushed slag as a coarse aggregate produced concrete of as high strength as gravel. The tests were not extensive enough to determine the durability of the slag, but to the extent of the tests there were no signs of disintegration due to the sulphide sulphur or other causes. Slag sand, because of its lack of fine material, does not produce easily workable concrete when used as a fine aggregate. If it must be used its working qualities can probably be improved by the addition of small amounts of fine sea sand, hydrated lime or other fine material. Pro-

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, Reginald Byron, Frances Building.

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

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.

New York City General Contractors' Association will hold its annual dinner at the Biltmore Hotel December 11. The dinner committee reports plans well under way and assures a very interesting program.

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

Federated American Engineering Societies meets in Washington, D. C., November 18-19, with headquarters at the Hotel Willard. The program includes the adoption of a constitution and by-laws, election of permanent officers and organizing meeting of executive board of the American Engineering Council. Seventeen organizations have joined the federation to date and it has been estimated that the membership will be considerable in excess of 60,000, the largest engineering organization in the world.

visions in specifications for slag aggregate calling for a maximum sulphide sulphur content of 1.5 per cent. and a minimum weight per cubic foot of 70 pounds are tentatively recommended.

CURRENT BUILDING OPERATIONS

BUILDING activity in the Metropolitan district now involves only the completion of those operations that have been under way for some time past. Although there have been a number of contracts awarded recently the majority of them are for relatively small alterations which do not affect the situation either way. The larger operations that have been put under contract are likely to be held in abeyance pending the outcome of the Legislative investigation as prospective builders are extremely doubtful about starting work while the building situation is chaotic as it is today.

As a consequence of the lack of new structural projects the building material markets are without feature. In the masons' material lines there is practically no business and dealers are simply marking time and endeavoring to accumulate stocks ahead against the time when demand will increase substantially. The car shortage is responsible for slow arrivals of Portland cement and lime as well as other essential materials. Prices are fairly steady and no important changes are on schedule.

Common Brick—Despite the Election Day interruption the New York wholesale market for Hudson River common brick experienced a lively week as far as the volume of business transacted is concerned. There were thirty-five arrivals reported during the week and sales numbered thirty cargoes, making the past week the busiest period in the past year. Prices have firmed up to some extent and quotations are now ranging between \$16 and \$18 a thousand to dealers in cargo lots alongside dock. The increase in the number of cargoes sent to this port was due to the fact that the navigation season is drawing to a close and producers desire to market their product so as to close their accounts for the season. Brick makers state that the fuel scarcity seems less intense and although they are still unable to get fuel in the desired amounts, their immediate requirements are being supplied and that is of considerable assistance.

Summary—Transactions in the North River common brick market for the week ending Thursday, November 4, 1920. Condition of market: Demand considerably increased; prices firm and with an advancing trend. Quotations: Hudson Rivers, \$16 to \$18 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 35; sales, 30. Distribution: Manhattan, 13; Bronx, 1; Brooklyn, 9; New

Jersey points, 5; Outside, 2. Remaining unsold in the wholesale market, 11.

Lumber—Locally there has been no change in the lumber market situation in either wholesale or retail branches of trade. The past week has been an unusually dull period, with buying light and inquiries few and far between. Current business is largely confined to supplying jobs that have been active for some time past and what business is coming from manufacturing consumers. Although there have been many promises of large lumber orders from new structural projects they

have failed to materialize and dealers are of the opinion that business from this source will not begin to be booked until there has been a complete readjustment of the local building industry. From all accounts no improvement in demand is anticipated before next spring and not even then unless both prices and supply are stabilized. Lumber interests declare that prices have now gone about as low as possible and as there is considerable curtailment in production it is expected that levels in the lumber market will again advance to some extent. It is not antici-

BUILDING COMMODITY PRICES

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

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

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

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

Hudson River best grades. **\$16.00 to \$18.00**
Hudson River, "off loads"..... to —
Raritan No quotation
Second-hand brick, per load
of 5,000, delivered..... **\$36.00 to —**

Face Brick—Delivered on job in New York:

Rough Red \$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. \$5.10
Rebate for bags, 25c each.

Gravel—Delivered at job site in Manhattan and Bronx:

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

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

Grit—Delivered at job site in Manhattan and Bronx:
Manhattan deliveries \$3.50
Bronx deliveries 3.50

Hollow Tile—

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

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

2x12x12 split furring \$0.25 per sq. ft.
3x12x12 0.25 per sq. ft.
4x12x12 0.23 per sq. ft.
5x12x12 0.37 per sq. ft.

Note—For deliveries north of 125th st., 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 33.85 per ton
Rebate for bags, 20c per bag.

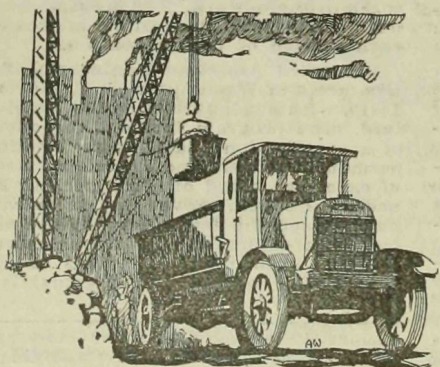
Plaster—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:
Neat Wall Cement, in cloth bags 29.00 per ton
Lath Mortar, in cloth bags.. 20.00 per ton
Brown Mortar, in cloth bags. 20.00 per ton
Finishing Plaster, in cloth bags 30.00 per ton
Rebate for returned bags, 25c per bag.
Finishing Plaster (250-lb. barrel) 5.30 per bbl.
Finishing Plaster 320-lb. barrel) 6.65 per bbl.

Plaster Blocks—

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

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MATERIALS AND SUPPLIES

ated, however, that prices will again return to the excessively high levels that maintained during the early part of this year, but they will before long be higher than they are today.

Structural Steel—There is very little new activity in the structural steel market and no improvement is anticipated until the legislative investigation is ended and building interests can proceed with more assurance than is possible today. During the past week or so a number of orders for fabricated material have been booked, but they are relatively small as to

tonnage and for projects that can not be strictly classed as building. These orders were for bridges, piers and other engineering operations and but a small percentage of the tonnage booked was for commercial or residential construction. Although there is a vast amount of new building construction planned, much of which is already under contract, it is doubtful if but a small part of the total will be started before next spring as prospective builders hope by that time the situation will be more fully stabilized and material prices substantially reduced.

Prices are well sustained. Current quotations on mill shipments, New York, are as follows: Fabricated material, 2.83c. to 3.48c.

Portland Cement—Car shortage is the outstanding feature in this market and this condition has been responsible for the fact that at present there is just barely sufficient cement at hand to supply the demand. If there should be an increase in the volume of building operations before adequate cement supplies are available there would likely be considerable of a scramble for this material. As a matter of fact a number of dealers in this city are practically out of stock and are doubtful when any will arrive. Prices are unchanged and no movement is anticipated at this writing.

Lime—There is practically no demand for this material, as practically all of the active operations are supplied and it will be some time before orders are booked for projects now getting under way. Owing to the lack of buying activity dealers are accumulating small stocks ahead, but the arrivals, due to the car shortage, are not up to the average and there would no doubt be a scarcity if building projects were active on a normal basis. Lime prices are fairly steady and no change is looked for at present.

Face Brick—Local dealers claim to have sufficient business to keep them going, but buying is not what it should be in a normal building year. Manufacturers are forced to curtail their production because of the fuel shortage and their inability to get cars for the transportation of their product. Dealers feel that building activity will pick up materially next spring and are in hopes of a much better year than they have experienced during the current one. Prices are firm and with a tendency toward further advances.

Roofing and Building Papers—There is practically no demand other than that coming from small alteration and repair projects, but dealers anticipate a large volume of business early next spring by reason of the vast amount of small house construction that is now promised. Prices are steady because stocks are not heavy and dealers are experiencing some difficulty in getting supplies.

Nails—There has been no improvement in the supply to speak of and jobbers are generally of the opinion that relief will be a gradual process and that it will be well into the coming year before the supply is adequate.

IN THE METROPOLITAN MARKETS

Plaster Board—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.
 27x48x 1/2 in.\$0.45 each
 32x36x 1/4 in. 0.35 each
 32x36x 1/2 in. 0.36 each
 32x36x 3/4 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 1/2-in., Manhattan delivery\$4.00 per cu. yd
 Bronx delivery 4.00 per cu. yd.
 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
 Erier Hill standstone, per cu. ft..... 1.75
 Gray Canyon sandstone, per cu. ft.... 1.50
 Buff Wakeman, per cu. ft..... 1.75
 Buff Mountain, per cu. ft..... 1.65
 North River bluestone, per cu. ft.... 1.50
 Seam-face granite, per sq. ft..... 1.25
 South Dover marble (promiscuous mill block), per cu. ft..... 2.25
 White Vermont marble (sawed) New York, per cu. ft..... 3.00

Structural Steel—

Plain material at tidewater; cents per pound:
 Beams and channels up to 14 in.2.72 to —
 Beams and channels over 14-in.2.72 to —
 Angles, 3x2 to 6x8.....2.72 to —
 Zees and tees2.72 to —
 Steel bars2.10 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, 6x13, No. 1 Hearts to —
 Cypress shingles, 6x18, No. 1 Prime to —
 Quartered Oak 315.00 to —
 Plain Oak 130.00 to \$190.00

Flooring:

White oak, quart'd sel... — 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—

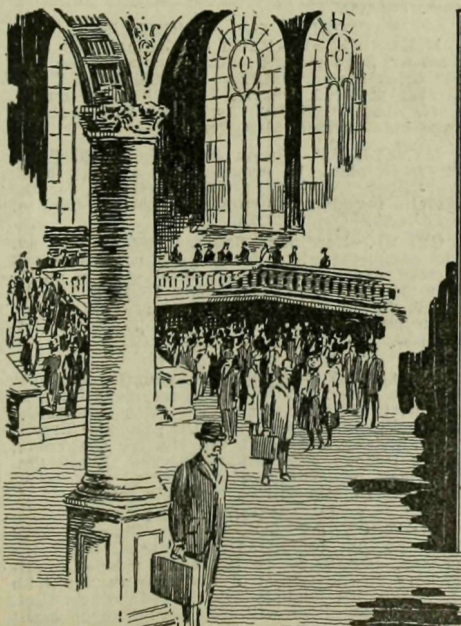
Official discounts from manufacturers' lists:
 Single strength, A quality, first three brackets79%
 B grade, single strength, first three brackets79%
 Grades A and B, larger than the first three brackets, single thick.....78%
 Double strength, A quality.....30%
 Double strength, B quality.....82%

Linseed Oil—

City brands, oiled, 5-bbl. lot..\$1.10 to \$1.15
 Less than 5 bbls..... 1.13 to 1.18

Turpentine—

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



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Manhattan.

APARTMENTS, FLATS AND TENEMENTS
RIVERSIDE DRIVE.—George Fred Pelham, 200 West 72d st, has plans in progress for a 14-sty brick, limestone and terra cotta apartment, 95x100 ft, at the northeast corner of Riverside Drive and 148th st, for Joseph Paterno and Anthony Campagna, 601 West 115th st, owners and builders. Cost, approximately \$900,000.

75TH ST.—George Fred Pelham, 200 West 72d st, has completed preliminary plans for a 9-sty brick, limestone and terra cotta apartment, 60 x102 ft, at 246-248 East 75th st, for the Lucania Realty Corporation, Anthony Campagna, president, 601 West 115th st, owner and builder. Cost, about \$500,000.

DWELLINGS.

59TH ST.—Frank & Jacobus, 511 5th av, have completed plans for alterations to the 5-sty brick and stone residence, 28x50 ft, at 208 West 59th st, for Dr. John A. Harrison, 511 5th av, owner. Cost, \$6,000.

34TH ST.—Frank Klein, 47 West 34th st, has prepared plans for alterations to the 3 and 5-sty brick residence, 17x55 ft, at 141 East 34th st, for Alexander Wolf, owner, on premises. Cost, about \$8,000.

FACTORIES AND WAREHOUSES.

38TH ST.—Ebeling, Magnuson & Kleinert, 52 Vanderbilt av, have completed plans for a 6-sty storage warehouse, 37x98 ft, at 518-520 West 38th st, for Hugh F. Ward & Brothers, 518 West 38th st, owners. Cost, about \$60,000. Architects will soon take estimates on general contract.

HALLS AND CLUBS.

36TH ST.—Ewing & Allen, 101 Park av, have completed plans for alterations to five 3-sty brick and stone residences, total 81x50 ft, at 151-159 East 36th st, into a clubhouse for the Ladies Christian Union, 49 West 49th st, owner. Cost, about \$80,000. Architects will soon call for estimates on general contract.

STABLES AND GARAGES.

54TH ST.—The Vesey Holding Co., Ralph B. Ittleson, 160 Broadway, contemplates the construction of a 4-sty brick and concrete garage, 150x200 ft, at 254-256 West 54th st, to cost approximately \$75,000. Name of architect and details of construction will be available later.

STORES, OFFICES AND DLOFTS.

WATER ST.—Densmore & LeClear, 88 Broad st, Boston, Mass., are revising plans for alterations to two 5-sty brick loft buildings, 19x59 ft each, at 126-128 Water st into an office building for Whittall & Co., 135 Front st, owners. Cost, \$60,000. Plans will be ready for estimates on general contract about November 15.

33D ST.—Gronenberg & Leuchtig, 303 Fifth av, have completed preliminary plans for a 6-sty brick and terra cotta store and office building, 50x98 ft, at 123-125 West 33d st, for the Sidem Building Co., Harold Thompson, president, 1457 Broadway, owner. Cost, \$200,000. Architects will take estimates.

Bronx.

DWELLINGS.

BRADFORD AV.—Stephen D. Brower, 371 East 165th st, has prepared plans for a 2-sty frame dwelling, 20x24 ft, on the west side of Bradford av, 275 ft south of Waterbury av, for Robert Lapp, 2176 Westchester av, owner and builder. Cost, \$6,000.

STABLES AND GARAGES.

SOUTHERN BOULEVARD.—Dunnigan & Crumley, 394 East 150th st, have prepared plans for a 1-sty brick and stone garage, 100x100 ft, at the northeast corner of Southern Boulevard and 172d st for John E. Sheehy, 256 Broadway, owner. Cost, about \$35,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

STAGG ST.—B. W. Dorfman, 26 Court st, has prepared plans for alterations to four 4-sty brick flats at 187-191 Stagg st, 125 ft west of Humboldt st, for Hyman Beskin, 375 Greene av, owner and builder. Cost, about \$10,000.

DWELLINGS.

BAY 50TH ST.—Frank Lasplia, 525 Grand st, has finished plans for a 1½-sty frame dwelling, 17x32 ft, in the east side of Bay 50th st, 100 ft north of Harway av, for Giacomo Cristiano, 153 Bay 50th st, owner and builder. Cost, \$5,000.

EAST 13TH ST.—Philip Caplan, 16 Court st, has completed plans for seven 2-sty frame dwellings, 18x44 ft, in the west side of East 13th st, 140 ft north of Av O, for the Spargo Construction Co., Max Spargo, president, 1857 East 10th st, owner and builder. Total cost, \$50,000.

BRIGHTON BEACH AV.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has completed plans for six 2-sty dwellings, 20x62 ft, on the north side of Brighton Beach av, 40 ft west of Lakeland pl, for Fisher Rosenberg, 12 Bay 35th st, owner and builder. Total cost, \$48,000.

BRIGHTON BEACH AV.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has prepared plans for a 2-sty brick dwelling, 20x62 ft, with

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store, on the north side of Brighton Beach av, 20 ft east of Ocean pl, for Morris Brodsky, owner and builder, care of architect. Cost, \$10,000.

TENTH AV.—Burke & Olsen, 32 Court st, have plans in progress for five 2-sty frame and stucco dwellings, 16x42 ft, at the northeast corner of Tenth av and 82d st, for the Boyd Realty Co., 738 81st st, owner and builder. Total cost, \$40,000.

66TH ST.—Salvati & Le Quornik, 369 Fulton st, have plans under way for a 2-sty frame and stucco dwelling, 17x45 ft, in the south side of 66th st, 822 ft west of Shell road, for V. Aspromonte, 2916 86th st, owner and builder. Cost, \$6,000.

86TH ST.—Jacob Lubroth, 44 Court st, has completed plans for four 2-sty brick dwellings, 19x50 ft, with stores, at the southeast corner of 86th st and Bay 25th st, for the Bay 26th Street Construction Co., Frank Kaiser, president, 128 Bay 26th st, owner and builder. Total cost, \$50,000.

EAST 54TH ST.—Salvati & LeQuornik, 367 Fulton st, have plans in progress for a 1½-sty frame and stucco dwelling, 25x30 ft, in the west side of East 54th st, 160 ft south of Av G, for Joseph Guglielmo, 83 McDougal st, Manhattan, owner and builder. Cost, \$5,000.

MALTA ST.—Edward M. Adelson, 1778 Pitkin av, has plans under way for two 2-sty brick dwellings, 20x30 ft, in the west side of Malta st, 123 ft north of Stanley av, for Rocco Singiamo, 206 Malta st, owner and builder. Total cost, \$30,000.

BLAKE AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for five 2-sty brick dwellings, 19x55 ft, at the southeast corner of Blake and Miller avs, for Benjamin Rosenstock, 634 Essex st, owner and builder. Total cost, \$45,000.

45TH ST.—Edward M. Adelson, 1778 Pitkin av, has completed plans for eight 2-sty frame dwellings, 17x50 ft, in the south side of 45th st, 100 ft west of 17th av, for the Wilson Building Co., 60 Amboy st, owner and builder. Total cost, \$64,000.

FACTORIES AND WAREHOUSES.

McKIBBEN ST.—Kunzi & Waillant, 394 Graham av, have plans nearing completion for a 4-sty brick factory building, 100x100 ft, at 7 McKibben st for J. Oehrig, 7 McKibben st, owner. Cost, about \$100,000. Architects will probably take bids on general contract.

MYRTLE AV.—Brook & Sackheim, 26 Court st, have plans in progress for a 2-sty brick warehouse, 25x100 ft, at 961 Myrtle av, for the Myrtle Plumbing Supply Co., owner, care of architects. Cost, \$20,000.

62D ST.—Ferdinand Savignano, 6005 14th av, has completed plans for a 1-sty concrete block factory, 37x40 ft, two 1-sty brick storage buildings, 15x60 ft each; two sheds, 15x42 ft, in the south side of 62d st, 80 ft west of 17th av, for John Santimma, 1467 71st st, owner. Total cost, \$,000.

HALLS AND CLUBS.

BROADWAY.—Shampan & Shampan, 50 Court st, have been retained to prepare plans for a 2-sty brick, limestone and terra cotta gymnasium and auditorium, 35x60 ft, at the corner of Broadway, Rodney and South 9th sts, for the Young Men's Hebrew Association, Harry J. Rosensohn, chairman, owner, care of architects. Cost, about \$35,000. Details will be available later.

STABLES AND GARAGES.

MONTGOMERY ST.—Thomas Bennett, 7826 Fifth av, has completed plans for a 1-sty brick garage, 140x162 ft, in the north side of Montgomery st, 88 ft west of Franklin av, for John J. Burke, 164 Highland Boulevard, owner. Cost, \$30,000. Architect will take estimates on separate contracts.

UNION AV.—Frank Laspia, 525 Grand st, has prepared plans for a 1-sty brick garage, 50x100 ft, at the southeast corner of Union av and Con-selyea st, for Charles Riso, owner, on premises. Cost, \$20,000.

GRAND AV.—Cohn Brothers, 361 Stone av, have finished plans for a 1-sty brick garage, 30 x178 ft, at the northeast corner of Grand av and Bergen st, for the Hyland Construction Co., Alfred Lawrence, president, 215 Montague st, owner. Cost, \$30,000. Owner will soon call for bids on separate contracts.

DE KALB AV.—Tobias Goldstone, 50 Graham av, has prepared plans for a 1-sty brick garage, 75x100 ft, at 876-880 DeKalb av, 175 ft west of Summer av, for the Grant Improvement Co., Joseph Lyman, president, owner and builder, on premises. Cost, \$25,000.

STORES, OFFICES AND LOFTS.

CONEY ISLAND AV.—Edward M. Adelson, 1778 Pitkin av, has finished plans for four 1-sty brick stores, 60x70 ft, on the west side of Coney Island av, 340 ft north of Av P, for the Greifer Realty Co., Barnett Rubin, president, 241 Bristol st, owner and builder. Total cost, \$20,000.

LIBERTY AV.—C. A. Ellis, 26 Broadway, Manhattan, has completed plans for a 2-sty brick office building, 15x22 ft, on the north side of Liberty av, 78 ft east of Berriman st, for the Standard Oil Co., 26 Broadway, Manhattan, owner. Cost, \$15,000.

FIFTH AV.—Boris W. Dorfman, 26 Court st, has prepared plans for alterations to the 3-sty store building, 30x100 ft, at the northwest corner of Fifth av and 51st st, into a loft, for M. A. Glass, 3302 Fifth av, owner. Cost, \$20,000. Owner will take estimates on general contract.

Queens.

DWELLINGS.

WOODHAVEN, L. I.—Louis Berger & Co., 1696 Myrtle av, Ridgewood, L. I., have completed plans for eighteen 2-sty brick and concrete dwellings, 20x42 ft, in the east side of 80th st and the north side of 97th av, Woodhaven, for Herman Schroeder, 791 Carroll st, Brooklyn, owner and builder. Total cost, \$224,000.

JAMAICA, L. I.—Charles Infanger & Son, 2634 Atlantic av, Brooklyn, have prepared plans for four 2-sty frame dwellings, 20x53 ft, at the northeast corner of Akron pl and Beaufort st, Jamaica, for James Moss, Woodhaven av and Bell pl, Ozone Park, L. I., owner and builder. Total cost, \$36,000.

JAMAICA, L. I.—Albert Thompson, Jamaica, has completed plans for 2½-sty frame dwelling, 29x30 ft, at the northeast corner of Radnor road and Chevy Chase, Jamaica, for Anna B. Corcoran, owner, on premises. Cost, \$10,000.

CORONA, L. I.—C. L. Varrone, 166 Corona av, has completed plans for 1-sty brick dwelling, 22x45 ft, in the north side of Penrod st, 250 ft west of Orontes st, Corona, for Vincenzo Pugliese, South av, Corona, owner and builder. Cost, \$5,000.

QUEENS, L. I.—Charles W. Ross, 46 Manor av, Woodhaven, L. I., has finished plans for six 2½-sty frame dwellings, 24x28 ft, on the west side of Lincoln av, 100 ft north of Jericho turnpike, Queens, for Charles Sohl, 100 Windom st, Woodhaven, owner and builder. Total cost, \$39,000.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has prepared plans for a 2½-sty frame dwelling, 23x32 ft, at the southeast corner of Maxwell and Lathrop avs, Jamaica, for K. Hrostoski, 55 North 1st st, Jamaica, owner and builder. Cost, \$8,000.

RICHMOND HILL, L. I.—Louis Dannacher, 328 Fulton st, Jamaica, has completed plans for 2-sty frame dwellings, 16x38 ft, in the east side of 109th st, 46 ft north of Roanoke av, for the Roanoke Construction Co., 2307 Myrtle av, Ridgewood, L. I., owner and builder. Cost, \$44,000.

HOLLIS, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has finished plans for two 2½-sty frame dwellings, 23x32 ft, on the south side of Foothill av, 350 ft east of Carlton av, Hollis, L. I., for K. Hrostoski, 55 North 1st st, Jamaica, owner and builder. Cost, \$8,000 each.

CORONA, L. I.—C. L. Varrone, 166 Corona av, has completed plans for a 2-sty brick dwelling, 19x45 ft, in the south side of Van Cleff st, 240 ft east of Orontes st, Corona, for Michael Risolo, 18 Van Buren st, Corona, owner and builder. Cost, \$6,500.

QUEENS, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for a 2-sty frame dwelling, 16x35 ft, in the west side of Crescent st, 100 ft south of Creed av, Queens, for John Slattel, owner and builder, care of architect. Cost, \$6,500.

QUEENS, L. I.—Plans have been prepared privately for four 2½-sty frame dwellings, 20x27 ft, in the west side of Crescent st, 155 ft north of Irving pl, Queens, for the Cottage Gardens Development Co., Queens, L. I., owner and builder. Total cost, \$22,000.

HOLLIS, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has finished plans for two 2½-sty frame dwellings, 16x36 ft, on the east side of Woodhull av, 250 ft south of Chicopee av, Hollis, for Frank Luce, care of the Woodhaven Water Supply Co., Jamaica, owner. Cost, \$7,000 each.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—Plans have been prepared privately for a 2-sty brick factory

building, 70x100 ft, in the west side of Academy st, 100 ft south of Webster av, Long Island City, for the Triconi Construction Co., Charles Moschella, president, 987 Boulevard, Long Island City, owner and builder. Cost, \$45,000.

STORES, OFFICES AND LOFTS.

ARVERNE, L. I.—Joseph P. Powers, Rockaway Beach, L. I., has completed plans for a 1-sty brick stores, 120x55 ft, at the northwest corner of Boulevard and Beach 58th st, Arverne, L. I., for Margolis & Horwitz, Beach 68th st, Arverne, L. I., owners and builders. Total cost, \$18,000.

JAMAICA, L. I.—Louis Dannacher, 328 Fulton st, Jamaica, has completed plans for a 1-sty brick store group, 120x90 ft, at the northwest corner of Fulton st and Clinton av, Jamaica, for the Gross Construction Co., Hillside and Flushing avs, Jamaica, owner and builder. Total cost, \$30,000.

Nassau.

THEATRES.

ROCKVILLE CENTER, L. I.—C. B. Brun, 228 West 34th st, Manhattan, has plans nearing completion for a 1-sty brick, limestone and terra cotta theatre, with balcony, seating 1,600, with stores on the ground floor, at Rockville Center, L. I., for the South Shore Construction Co., care of J. A. Stiles, Freeport, L. I., owner. Cost, about \$150,000. Project may not go ahead for some time.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

SCARSDALE, N. Y.—Andrew J. Thomas, 137 East 45th st, Manhattan, has plans under way for a 3-sty brick, hollow tile and stucco apartment house, 250x100 ft, with stores, in Popham road, between Chase road and East Parkway,

Scarsdale, N. Y., for the Scarsdale Housing Corporation, care of architect, owner. Details not yet available. Plans will not be completed for some time.

DWELLINGS.

WHITE PLAINS, N. Y.—Heyl & McClymount, 15 West 38th st, Manhattan, have plans in progress for alterations to the 2½-sty frame residence, 30x45 ft, at White Plains, N. Y., for Mrs. M. L. Weisse, owner, care of architects. Details will be available later. Architects will take estimates on separate contracts.

YONKERS, N. Y.—John E. Scharsmith, Flagg Building, Yonkers, has plans in progress for one hundred and fifty 2½-sty frame and stucco dwellings, varying in dimensions, on the Sweet estate, Yonkers, for the Midland Jerome Co., Flagg Building, Yonkers, owner and builder. Cost, \$16,000 to \$20,000 each.

YONKERS, N. Y.—Maxwell A. Cantor, 373 Fulton st, Brooklyn, has plans under way for twelve 2-sty brick and stone dwellings, 15x60 ft and 20x125 ft, with stores, on the east side of South Broadway, Randolph to Radford sts, Yonkers, for Morris Beinenstock, 1501 52d st, Brooklyn, owner and builder. Total cost, \$150,000.

New Jersey.

APARTMENTS, FLATS AND TENEMENTS.

PASSAIC, N. J.—Joseph De Rose, 199 Ellison st, has plans in progress for a 2-sty brick flat, 26x86 ft, with stores, at 401 Monroe st, Passaic, for Meyer Satkin, 397 Monroe st, Passaic, owner and builder. Cost, \$12,000.

CHURCHES.

MONTCLAIR, N. J.—Carrere & Hastings, 52 Vanderbilt av, Manhattan, are preparing plans for a brick and stone church on the plot

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bounded by Park st, Claremont av and Montague pl, Montclair, N. J., for the Central Presbyterian Church, Rev. Edmund Wylie, minister, 53 Church st, Montclair, owner. Details will not be available for some time.

RED BANK, N. J.—R. A. Schumann, 932 Lambert st, Trenton, N. J., has plans in progress for a brick and stone church, seating 500, at Red Bank, N. J., for St. Andrew's Roman Catholic Church, Rev. Father Thomas J. Walsh, pastor, 153 North Warren st, Trenton, N. J., owner. Cost, about \$40,000. Details will be available later.

DWELLINGS.

ASBURY PARK, N. J.—Clinton B. Cook and LeRoy Godfrey, 601 Mattison av, Asbury Park, have completed plans for a 2½-sty frame dwelling, 28x36 ft, with garage, at the corner of Fourth av and Ridge st, Asbury Park, for G. Isaacson, 1326 Locust drive, Asbury Park, owner and builder. Cost, \$10,000.

EAST ORANGE, N. J.—B. Halstead Shepard, 543 Main st, East Orange, has plans under way for a 2½-sty frame dwelling, 26x43 ft, at the northwest corner of William st and Morton pl, East Orange, for Miss E. L. Lannagan, corner Washington and William sts, East Orange, owner. Cost, \$10,000. Architect will take bids on general contract.

PATERSON, N. J.—Wm. Fanning, Colt Building, Paterson, has plans in progress for a 3-sty brick and limestone residence and office, 30x34 ft, at the corner of Church and Van Houten sts, Paterson, for Dr. Peter Brancate, 33 Church st, Paterson, owner. Architect will soon take bids on general contract.

MONTCLAIR, N. J.—H. Messinger Fisher and H. Charles Hammel, 460 Bloomfield av, Montclair, have prepared plans for a 2½-sty frame dwelling, 24x30 ft, at Montclair for Berger Melin, 43 Brookfield road, Montclair, owner and builder. Cost, \$10,000.

SOUTH ORANGE, N. J.—Simon Cohen, 163 Springfield av, Newark, has plans under way for two 2½-sty frame dwellings, 24x54 ft, on South Orange av, South Orange, for the Luedde-Wille Co., Inc., 35 Grand av, Newark, owner and builder. Cost, \$12,000 each.

NEWARK, N. J.—Fred L. Pierson, 160 Bloomfield av, Bloomfield, N. J., has plans in progress for a 2-sty brick and hollow tile dwelling, 34x45 ft, with two stores, at the corner of Bloomfield av and 5th st, Newark, for Cone & Alma Pecora, Heckel st, Belleville, N. J., owners. Cost, \$15,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Plans have been prepared privately for a reinforced concrete factory addition in Duryea st, near Morris Canal, Newark, for the Lauter-Humana Co., Sussex av, Newark, N. J., owner. Details will be available later.

EAST ORANGE, N. J.—Fred L. Pierson, 160 Bloomfield av, Bloomfield, N. J., has completed plans for a 2-sty frame lumber shed, 60x140 ft, at the foot of Harlow st, East Orange, for the Passaic & Bergen Lumber Co., 47 Lawrence st, East Orange, owner and builder. Cost, \$25,000.

RIDGEFIELD, N. J.—Walter B. Wills, 1153 Myrtle av, Brooklyn, has plans under way for a 1 and 2-sty brick and concrete factory, 100x512 ft, at the corner of Grand av and Hall st, Ridgefield, N. J., for the Continental Folding Paper Box Co., 212 Washington st, Brooklyn, owner. Architect will soon take bids on general contract.

SCHOOLS AND COLLEGES

CLIFTON, N. J.—Wm. T. Fanning, Colt Building, Paterson, N. J., has started preliminary plans for a 2-sty brick and stone parochial school, containing eight classrooms, at Clifton, N. J., for St. Paul's Roman Catholic Church, Rev. Father P. Gutrel, pastor, Clifton, owner. Cost, \$80,000.

SPRINGFIELD, N. J.—C. Godfrey Poggi, 275 Morris av, Elizabeth, N. J., has plans in progress for a 1-sty brick or hollow tile and stucco grade school, 60x85 ft, containing six classrooms, on Springfield av, Springfield, for the Board of Education of the Township of Springfield, owner. Cost, about \$50,000. Owner will advertise for bids about January 1, 1921.

STABLES AND GARAGES.

RED BANK, N. J.—Alfred Hopkins, 101 Park av, Manhattan, has started preliminary plans for a frame farm group, stables, garage, out-houses, etc., at Red Bank, N. J., for Percy S. Straus, Broadway and 34th st, Manhattan, owner. Details will be available later.

ASBURY PARK, N. J.—Clinton B. Cook and LeRoy Godfrey, 601 Mattison st, Asbury Park, have plans in progress for a 1-sty brick, stone and terra cotta garage on Fourth av, between Kingsley and Berg sts, for J. C. English, Asbury av and Main st, Asbury Park, owner. Cost, \$30,000. Owner will take estimates.

NEWARK, N. J.—Wm. E. Lehman, 738 Broad st, Newark, has started to revise plans for a 1-sty brick and stone garage and service station, 70x150 ft, at 1001 Broad st, for the McAllister Carton Co., 1001 Broad st, owner. Cost, about \$125,000. Architect will probably call for bids on general contract soon.

GARFIELD, N. J.—Anton Vegliante, 42 Passaic st, Garfield, has started preliminary plans for a 1-sty cement block garage, 30x50 ft, at Garfield, N. J., for owner and builder, to be announced later. Cost, \$10,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.
MANHATTAN.—John J. Hearn, 1036 Sixth av, has the general contract for alterations to the 4-sty brick and stone apartment, with stores, at 48 East 49th st for the Excelsior Estate Corporation, 135 Broadway, owner, from plans by George Fred Pelham, 200 West 72d st, architect. Cost, \$35,000.

DWELLINGS.

EAST MARION, L. I.—J. C. Manning, 951 Myrtle av, Plainfield, N. J., has the general contract for a 2½-sty frame addition, 25x50 ft, to the 2½-sty residence, 32x50 ft, at East Marion, L. I., for C. I. Vail, 1120 Myrtle av, Plainfield, N. J., owner, from plans by George H. Fisher, 220 Park av, Plainfield, architect.

HARRISON, N. Y.—Amsterdam Building Co., 140 West 42d st, Manhattan, has the general contract for alterations and additions to the 2½-sty residence, stables and garage and farm buildings on Union av, Harrison, N. Y., for Hugh Grant Straus, owner, on premises, from plans by Walker & Gillette, 128 East 37th st, Manhattan, architects.

MANHATTAN.—James McWalters & Son, Inc., 1493 Broadway, Manhattan, have the general contract for extensive exterior and interior alterations to the 4-sty brick and stone residence, 20x50 ft, at 115 East 71st st for Arthur A. Fowler, 30 Church st, owner, from plans by Mott B. Schmidt, 14 East 46th st, architect. Cost, about \$40,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—W. J. Conrady, 475 Greenwich st, has the general contract for a 4-sty brick manufacturing and office building, 57x100 ft, at 321-323 West 50th st for John H. Kligel, 240 West 50th st, owner, from plans by Adolph E. Nast, 56 West 45th st, architect. Cost, \$60,000.

HOSPITALS.

BROOKLYN.—Eugene F. Warwick, 108 South 8th st, has the general contract for alterations to the 3-sty brick hospital at 114-116 South 3d st for the Williamsburgh Hospital, owner, on premises, from plans by Henry Holder, 242 Franklin av, architect. Cost, about \$8,000.

STABLES AND GARAGES.

BRONX.—Upeeda Construction Co., Inc., 271 Broadway, has the contract for the mason work for the 1-sty brick and stone garage in the north side of Fordham road, 100 ft east of Bathgate av, for the Brad Construction Co., owner.

NEWARK, N. J.—Wm. L. Blanchard, 160 Sherman av, Newark, has the general contract for a 1-sty brick, stone and terra cotta automobile sales room and garage, 30x120 ft, at 168-170 Washington st, Newark, for the Aetna Realty Co., 738 Broad st, owner, from plans by Wm. E. Lehman, 738 Broad st, Newark, architect. Cost, \$25,000. Lessee, later.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Thompson-Starrett Co., 49 Wall st, has the general contract for a 10 and 17-sty brick, limestone and terra cotta office building and stock exchange, 125x181x113x123 ft, at 78-86 Trinity pl, through to 113-123 Greenwich st, for the New York Curb Market, John L. McCormick, president, 25 Broad st, owner, from plans by Starrett & Van Vleck, 8 West 40th st, architects. Cost, \$1,200,000.

MANHATTAN.—Lustbader Construction Co., 103 Park av, has the general contract for a 4-sty brick and concrete office and laboratory building alteration, 25x94 ft, at 128 West 52d st for the C. K. Realty Co., owner, Republic Laboratories, Inc., lessee, from plans by King & Campbell, 36 West 40th st, architects. Cost, \$40,000.

MANHATTAN.—J. O'Dell Whitnack, 231 West 18th st, has the general contract for alterations to the 4-sty brick and stone office building, 38x77 ft, at 99-101 William st for the Wendell estate, 175 Broadway, owner, and Bennett & Ellison, 63 Maiden lane, lessees. Plans were prepared by Clark & Arms, 137 East 46th st, architects. Cost, \$75,000.

MANHATTAN.—M. Cohen, 47 West 42d st, has the general contract for alterations to the stores at 45-47 West 38th st into a restaurant, with offices above, for the Mercury Lunch Co., lessee, 1558 Broadway, from plans by Alexander Brociner, 110 West 40th st, architect. Cost, \$150,000.

MANHATTAN.—J. O'Dell Whitnack, 231 West 18th st, has the general contract for alterations to the 4-sty brick and stone store and office building at 135-139 West 42d st for Acker, Merrill & Condit Co., on premises, owner, United Cigar Stores, lessee, from plans by L. E. Denslow, 44 West 18th st, architect. Cost, \$9,000.

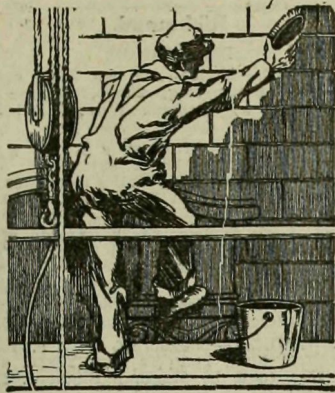
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APARTMENTS, FLATS AND TENEMENTS.

75TH ST, 246-250 W, 9-sty bk apt house, 60x86, slag rf; \$300,000; (o) Lucania Realty Corp., 240 W 75th; (a) Geo. Fred Pelham, 200 W 72d (374).

FACTORIES AND WAREHOUSES.

38TH ST, 518-20 W, 6-sty bk storage warehouse, 37x98, No. 10, Barrett 3 ply roofing; \$80,000; (o) Hugh F. Ward & Bros., 518-20 W 38th; (a) Ebling, Magnuson & Kleintert, 52 Vanderbilt av (377).

65TH ST, 100 E, new elev shaft in 5-sty bk dwg; \$2,500; (o) Mrs. William Day, 100 E 65th; (a) J. Odell Whitenack, 231 W 18th (3107).

STABLES AND GARAGES.

BEDFORD ST, 73-77, 2-sty bk garage, 75x194, 5-ply slag rf; \$75,000; (o) Clarence S. Nathan, 241 W 37th; (a) Ferdinand Savignano, 6005 14 av, Bklyn (385).

157TH ST, 467 W, 1-sty bk garage, 50x25, tin rf; \$8,000; (o) Adelaide Loewry, 478 W 159th; (a) Otto Reissmann, 147 4 av (381).

209TH ST & 9TH AV, n e c, 1-sty bk garage, 100x95, tar & gravel roof; \$20,000; (o) Leon Katz, 854 E 167th; (a) Nathan Langer, 81 E 125th (380).

STORES, OFFICES AND LOFTS.

33D ST, 123-125 W, 6-sty bk str & offices, 50x98, slag rf; \$200,000; (o) Sidom Bldg. Co., 1457 Bway; (a) Gronenberg & Leuchtag, 303 5 av (376).

MISCELLANEOUS.

BIRMINGHAM ST, 3-5 & 9, MADISON ST, 129-137, HENRY ST, 72-82, 1 & 2-sty bk office bldg & housing station, 139x54, 42x31, 31x20, pitch & felt rf; \$112,000; (o) City of N. Y., Dept. of Plant & Structures; (a) J. O. Eckersley, room 1814, Municipal Bldg (373).

97TH ST, 115 W, 3-sty bk electrical transforming sub-station, 30x100, asphalt & slag rf; \$170,000; (o) United Electrical Light & Power Co., 130 E 15th; (a) Eng. Dept. of owner (386).

1ST AV, 599, 3-sty bk club & dwg, 49x62x71, slag rf; \$90,000; (o) Friendly Aid Society, 246 E 34th; (a) F. P. Kelley, 477 5 av (383).

Bronx

DWELLINGS.

261ST ST, n s, 48.87 e Spencer av, 1½-sty fr dwg, 30x26, asphalt shingle rf; \$5,000; (o) May Holland, 269 W 261st; (a) Robt. Skrivan, 394 E 150th (702).

ANTHONY AV, w s, 209 n 178th, 1-sty & attic fr dwg, shingle rf; \$800; (o) Marie A. Eder, 1939 Anthony av; (a) Arthur Boehmer, 2001 Arthur av (712).

BRADFORD AV, w s, 275 s Waterbury av, 2-sty fr dwg, 20x24, shingle rf; \$6,000; (o) Robt. Lapp, 2170 Westchester av; (a) Stephen D. Bower, 371 E 165th (705).

GRAND AV, w s, 138.8 s Tremont av, 1 & 2-sty bk garage & dwg, 12x22 & 26x47, Spanish tile rf; \$25,000; (o) Mrs. Chas. Levy, 25 W 42d; (a) Moore & Landsiedel, 3 av & 148th (708).

MICKLE AV, n s, 82.44 w Syracuse av, 1-sty fr dwg, 20x36, rubberoid rf; \$3,000; (o) Thos. Swenson, Edgewater; (a) M. A. Buckley, 32 Westchester sq (716).

PRATT AV, s w c Strang av, 1-sty fr dwg, 25x34, rubberoid rf; \$3,200; (o) Con Lenihan, Ferris pl; (a) M. A. Buckley, 32 Westchester Square (711).

FACTORIES AND WAREHOUSES.

HOFFMAN ST, e s, 47.6 s Fordham rd, 1-sty concrete factory, 32.6x53.6, slag rf; \$9,000; (o & a) Fredk. L. Kummerle, 2529 Cambreling av (707).

BATHGATE AV, w s, 265.34 s 175th, 1-sty bk str & storage, 27.10x35, slag rf; \$3,500; (o) Sadie Linn, 1666 Bathgate av (717).

STABLES AND GARAGES.

146TH ST, n s, 309.14 w Morris av, 1-sty bk garage, 50x46, felt, & tar rf; \$8,000; (o) Jos. Jaciafano, prem; (a) Jos. Ziccardi, 3360 Cruger av (709).

172D ST, n e c Southern Blvd, 1-sty bk garage, 100x100, slag rf; \$35,000; (o) John E. Sheehy, 256 Bway; (a) Dunnigan & Crumley, 394 E 150th (701).

JEROME AV, n e c Bedford Park Boulevard, 2-sty bk garage, 50x100, concrete rf; \$80,000; (o) Bainbridge Constn. Co., A. L. Guidone, 52 Vanderbilt av, pres.; (a) Max Kugelmann, 2342 Ryer av (710).

PARK AV, e s, 97.81 s Gouverneur pl, 1-sty concrete garage, 50.83x212.07, plastic slate rf; \$25,000; (o) Geo. H. Asphand, 371 Park pl, Bklyn; (a) De Rose & Cavaliere, 370 E 149th (715).

PARK AV, e s, 216 s 175th, 1-sty bk garage, 100x145, slag rf; \$50,000; (o) Webb Bldg. Corp.

Louis Lozner, 1767 Washington av, Pres.; (a) Moore & Landsiedel, 3 av & 148th (704).

SOUTHERN BLVD, e s, 150 n 144th, 1-sty H. T. garage, 11x30, rubberoid rf; \$800; (c) Cutler Hammer Mfg. Co., on prem; (a) R. W. Lawrence, 350 E 140th (703).

WEST FARMS RD, n w c 173d, 1-sty bk garage, 155x100.3, rubberoid rf; \$30,000; (o) Morris J. Bohrer, 206 W 23d; (a) J. M. Felson, 1133 Bway (714).

MISCELLANEOUS.

TINTON AV, e s, 154.52 s 163d, 1-sty bk shop, 26.7x50, plastic slate rf; \$3,500; (o) Marie G. Bonnano, 916 Tinton av; (a) M. W. Del Gaudio, 158 W 45th (713).

Brooklyn.

DWELLINGS.

W 15TH ST, 2757-9, e s, 420 n Neptune av, 1-sty bk 2 family dwg, 20x45; \$8,000; (o) Frank Pavaraiello, 2838 W 14th; (a) Jos. J. Galozin, 1 Webers Walk (12934).

E 26TH ST, 1181, e s, 100 n Av L, 2-sty fr 1 fam dwg, 22x37.6; \$5,000; (o) Farragut Consta. Co., Inc., 584 E 14th; (a) F. A. Norris, 584 E 14th (12926).

W 35TH ST, 2923-5, es, 180 s Mermaid av, 1-sty bk 1 family dwg, 14x39; \$4,000; (o) Hymam Charap, prem; (a) Morris Perlstein, 49 Fulton, Middle Village (13043).

47TH ST, 1691-3, n e c 17 av, 2-sty fr 1 family dwg, 38x23.6; \$6,000; (o) Isaac & Adolph Kishner, 2747 Ocean Pkway; (a) Harry Dost, 614 Kosciusko (12849).

68TH ST, 244-6, ss, 316-8½ w 3 av, 2-sty bk 1 fam dwg, 21.4x25; \$3,000; (o) Nicolo Luzzelli & Bro., 661 Ovington av; (a) John C. Wardall Co., 8525 4 av (12813).

86TH ST, 2032-34, s e c Bay 25th, 2-sty bk str & 2 fam dwg, 19.8x96; \$20,000; (o) Bay 26th St, Constn. Co., 128 Bay 28th; (a) Jacob Lubroth, 44 Court (12880).

FOSTER AV, 4313-23, n w c Troy av, 2-sty fr 2 fam dwg, 20x40; \$4,500; (o) Giordano Concetta, 523 Bklyn av; (a) John O'Rourke, 63 E 126th, N Y (12939).

GLENWOOD RD, 872, s e c E 87th, 2-sty fr str & 2 fam dwg, 20x42; \$2,200; (o) Vincenzo Faurello, 8515 Glenwood rd; (a) Pasquale Gagliardi, 239 Navy (12884).

HEGEMAN AV, 999, n s, 40 e Atkins av, 2-sty bk 2 fam dwg, 20x48; \$4,900; Dominick Palazzo, 481 Atkins av; (a) Ernest Dennis, 241 Sumner av (12919).

10TH AV, 8114-22, ws, 20 n 82d st, 4-2-sty fr 1 family dwgs, 16x42.6; \$18,000; (o) Boyd Realty Co., 723 81st; (a) Burke & Olsen, 32 Court (13003).

FACTORIES AND WAREHOUSES.

HINSDALE ST, 98-120, n w c Glenmore av, 1-sty bk factory, 200x100; \$100,000; (o) Shapiro & Aronson, 245 Glenmore av; (a) Henry J. Nurick, 772 Bway (12993).

WATKINS ST, 303, e s, 220 n Dumont av, 1-sty bk garage, 25x50; \$5,000; (o) Morris Molter, prem; (a) Jack Fein, 211 Snediker av (12916).

MISCELLANEOUS.

2D AV, 5708-18, ws, 50.2 s 57th st, 1-sty bk shop, 48.8x100; \$15,000; (o) Buckingham Steel Co., 5610 2 av; (a) Fredk. L. Hough, Jr., 360 Pearl (13001).

STABLES AND GARAGES.

JAVA ST, 224-8, s s, 100 e Oakland st, 1-sty bk garage, 70x200; \$60,000; (o) C. & K. Bldg. Co., Inc., Middle Village; (a) E. M. Adelsohn, 1778 Pitkin av (12933).

MENAHAN ST, 116-18, s s, 80 e Central av, 1-sty bk garage, 18.1x45; \$3,000; (o) Katharina Finck, 81 Menahan; (a) Ernest H. Talze, 155 Weldon (12928).

STOCKHOLM ST, 298, e s, 175 n Irving av, 1-sty bk garage, 22x55; \$2,500; (o) Geo. Wolling 194 Troutman; (a) Louis Allmindinger, 120 Palmetto (13002).

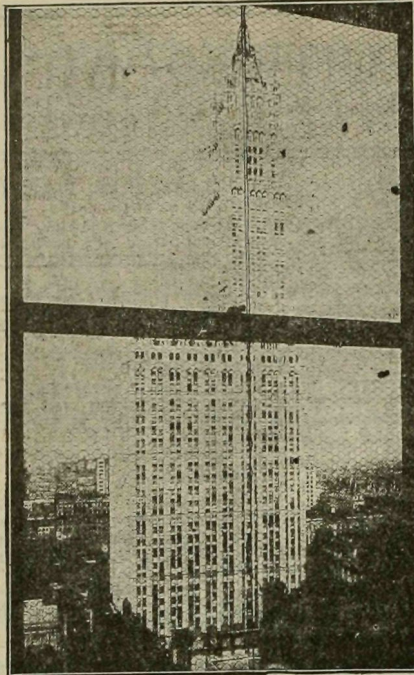
59TH ST, 1866-72, s s, 100 n 19 av, 4-1-sty conc garages, 9.6x18; \$3,000; (o) George Carlizo, 424 3 av; (a) Dominick Salvati, 369 Fulton (12989).

60TH ST, 1865-9, n s, 100 w 19 av, 4-1-sty conc garages, 9.6x18; \$3,000; (o) George Carlizo, 424 3 av; (a) Dominick Salvati, 369 Fulton (12989).

HAMPTON AV, 206, s e c Amherst st, 1-sty bk garage, 27x23.8; \$2,500; (o) Michael Di Menna, prem; (a) Geo. M. McGuire, 96 5 av, N. Y. (12963).

STORES AND DWELLINGS.

E 83D ST, 930-32, s s, 440 w Av J, 1-sty fr str & 1 fam dwg, 25x45; \$4,000; (o) Bragie Puno, 166 Montrose av; (a) Frank W. Laspia, 525 Grand (12883).



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86TH ST, 2036-40, s s, 29.8 e Bay 25th, 3-2-sty bk str & 1 fam dwgs, 19x50; \$30,000; (o) Bay 26th St. Constr. Co., 128 Bay 28th; (a) Jacob Lubroth, 44 Court (12881).

BRIGHTON BEACH AV, 241, n s, 20 e Ocean pl, 2-sty bk str & 2 fam dwg, 20x62; \$10,000; (o) M. Brodsky, 3601 W 1st; (a) Jacob Lubroth, 44 Court (12980).

STORES, OFFICES AND LOFTS.

LIBERTY AV, 801, n s, 78 e Berriman, 2-sty bk office, 15.6x22; \$15,000; (o) Standard Oil Co., 26 Bway, Manhattan; (a) C. A. Ellis, 26 Bway, Manhattan (12893).

Queens.

DWELLINGS.

BAYSIDE.—Woodhull av, n e c Prince st, 2-sty fr dwg, 18x24, shingle roof, 1 family, gas; \$3,500; (o) S. Payon, Vernon av, Bayside; (a) Jos. Josinsky, Bayside (5427).

CORONA.—Hayes av, n s, 40 w 49th, 2-sty fr dwg, 14x38, shingle rf, 1 family, gas, steam heat; \$3,800; (o) Emanuele Scadpinato, 312 E 105th, Manhattan (a) A. De Blasi, 94 East Jackson av, Corona (5438).

FAR ROCKAWAY.—Hollywood av, n s, 150 e Mott av, 1-sty fr dwg, 18x32, shingle roof, 1 family, gas, steam heat; \$2,000; (o & a) Wm. Stoddard, 1345 Hollywood av, Far Rockaway (5424).

FLORAL PARK.—Lowell av, s s, 40 w Brokaw av, 2-sty fr dwg, 15x28, shingle roof, 1 family, gas; \$3,000; (o & a) John J. O'Neil, prem (5437).

FLUSHING.—19th st, e s, 450 n State st, 2½-sty fr dwg, 40x27, shingle rf, 1 family, gas, steam heat; \$6,000; (o & a) Edward Antonius, 134 Lefferts av, Richmond Hill (5426).

FLUSHING.—Mitchell av, n s, 74 e White-stone av, 2½-sty fr dwg, 25x38, shingle roof, 1 family, gas, steam heat; \$8,000; (o & a) Jas. D. Tullis, Chestnut, Flushing (5428).

GLENDALE.—Fosdick av, e s, 417 n Central av, 10-2-sty bk dwgs, 16x38, slag rf, 2 families, gas; \$50,000; (o) F. Vitale & A. Varrone, 23 Olmstead pl, Glendale; (a) Louis Dannacher, 328 Fulton, Jamaica (5412-13-14-15-16).

HOLLIS.—Woodhull av, e s, 250 s Chicopee av, 2-2-sty fr dwgs, 16x36, shingle rf, steam heat; gas; \$14,000; (o) Frank Luze, Woodhaven Water Supply Co., Jamaica; (a) H. T. Jeffrey, Jr., Butler Building, Jamaica (5403-4).

JAMAICA.—130th st, w s, 205 n Hillside av, 4-2-sty fr dwgs, 16x38, shingle rf, 1 family, gas, steam heat; \$20,000; (o) Ralph Grant, 8472 130th, Jamaica; (a) Louis Dannacher, 328 Fulton, Jamaica (5408-9-10-11).

MASPETH.—Von Gilten st, s s, 75 e Burroughs av, 2-sty bk dwg, 22x35, slag rf, 1 family, gas; \$5,000; (o) Wm. Fremdrich, 40 Worthington, Winfield; (a) Louis Dannacher, 328 Fulton, Jamaica (5407).

QUEENS.—Crescent st, w s, 100 s Creed av, 2-sty fr dwg, 16x35, shingle rf, 1 family, gas, steam heat; \$6,500; (o) John Stattel, care archt; (a) H. T. Jeffrey, Jr., Butler Building, Jamaica (5405).

QUEENS.—Crescent pl, w s, 155 n Irving pl, 4-2½-sty fr dwgs, 20x27, shingle rf, 1 family, gas, steam heat; \$22,000; (o & a) Cottage Gardens Development Co., Queens, L. I. (5379-80-81-82).

RICHMOND HILL.—Birch st, e s, 310 n Atlantic av, 2-2½-sty fr dwgs, 16x40, shingle rf, 1 family, gas, steam heat; \$12,000; (o) Peter Richlin, 267 Hemlock, Bklyn; (a) D. Stage, Glen Morris, L. I. (5420-21).

STABLES AND GARAGES.

FLUSHING.—Sandford av, n e c 24th, 1-sty bk garage, 100x100, slag rf, steam heat; \$15,000; (o) H. T. Archer, Flushing; (a) A. W. Treat, prem (5389).

JAMAICA.—Clinton ter, n e c Hillside av, 2-sty bk dwg & garage, 33x21, shingle rf, 1 family, elec, steam heat; \$8,000; (o) Madame Jacques, Lebaudy, Jamaica; (a) Warren S. Mathews, Inc., 221 E 17th, Manhattan (5390).

MIDDLE VILLAGE.—Cross st, s s, 60 e Furman av, 2-sty fr dwg & garage, 20x60, shingle rf, 1 family, gas; \$5,000; (o) Meyer Krout, Furman av, Middle Village; (a) M. Perlstein, 49 Fulton av, Middle Village (5445).

RIDGEWOOD.—Grandview av, s e c Grove, 1-sty bk garage, 50x20; \$2,400; (o) Mrs. Christina Hoffman, 291 Grandview av, Ridgewood (5395).

UNION COURSE.—91st av, n e c Eldert la, 1-sty bk garage, 103x144, gravel rf, steam heat; \$90,000; (o) J. C. Smith, 102 Jerome, Bklyn; (a) Wm. C. Winters, 106 Van Sien av, Bklyn (5378).

STORES, OFFICES AND LOFTS.

ARVERNE.—Beach 68th st, n w c Boulevard, 1-sty bk str, 120x55, slag rf, gas; \$18,000; (o) Margolis & Herwitz, Beach 68th, Arverne; (a) Jos. P. Powers, Rockaway Beach (5400).

JAMAICA.—Fulton st, n w c Clinton av, 1-sty bk str, 192x90, slag rf, steam heat; \$30,000; (o) Gross Constr. Co., Hillside & Flushing avs, Jamaica; (a) Louis Dannacher, 328 Fulton, Jamaica (5417).

MIDDLE VILLAGE.—Pulaski st, n s, 175 e Hinman, 1-sty bk str, 25x62, slag rf; \$5,000; (o) Isreal Lubsher, 23 Fulton av, Middle Village (5444).

MISCELLANEOUS.

EVERGREEN.—Ozone Terrace, n s, 100 e Cypress av, 1-sty fr shed, 50x20, slag roof; \$4,000; (o) Frank Lyons, Cypress av, Evergreen; (a) Louis Berger Co., 1696 Myrtle av, Ridgewood (5431).

Richmond.

DWELLINGS.

ANNADALE.—Sheldon av, ws, 360.1 s Washington av, 1½-sty dwg, 20x25, shingle roof; \$3,000; (o & a) Mathias Wilson, 223 52 st, Bklyn (1483).

BULL'S HEAD.—Clifton st, s s, 125 w Richmond av, 1-sty fr dwg, 30x42, shingle rf; \$4,000; (o) Louis Klemseick, Jr., Bull's Head; (a) Geo. Colby, 13 Prospect, Port Richmond (1326).

CONCORD.—Richmond rd, e s, 500 n Fingerboard rd, 1-sty fr dwg, 24x32, shingle rf; \$4,000; (o) John Hollowell, South Beach; (a) Wm. J. King, Rosebank (1428).

CONCORD.—Oder av, e s, 250 n Steuber av, 2-sty fr dwg, 20x24, shingle roof; \$4,000; (o & a) Gustav Litsche, 1042 Van Duzer st (1452).

ELTINGVILLE.—Ridgecrest av, n s, 1320, 63 w Southfield blvd, 1-sty fr dwg, 22x30, shingle rf; \$2,000; (o & b) Ragmar Engberg, Eltingville (1413).

GRANT TERRACE.—Barton (Adams) av, e s, facing Maple av, 240 n Central av, 2-sty fr dwg, 14x26, rubberoid rf; \$3,000; (o) J. Casserie, 7721 5 av, Bklyn (1422).

GRASMERE.—Cloroe av, n s, 230 w Fingerboard rd, 2-sty fr dwg, 26x20, shingle rf; \$2,500; (o) C. D. Dinke, Grasmere; (a) W. H. Condit, Grasmere, Rosebank P. O. (1325).

GRASEMERE.—Hillcrest ct, ns, opp Lake View ter, 1½-sty fr dwg, 30x36, shingle roof; \$4,000; (o) C. D. Denke, Grasmere, SI; (a) W. H. Condit, Grasmere, S I (1446).

HUGUENOT PARK.—Carlton av, ns, 100 w Huguenot av, 2-sty fr dwg, 20x30, rubberoid roof; \$3,000; (o) Mrs G. McVay, 232 E 201; (a) C. L. Winant, Huguenot Park (1451).

LIVINGSTON.—Ameleia court, s s, 193 e Bard av, 2½-sty fr dwg, 25x25, shingle rf; \$4,000; (o) L. W. Kaufman, Corn Exchange Bank (1436).

MARINERS HARBOR.—Sylvania av, n s, 80 e Bush av, 1-sty fr bungalow, 14x28, shingle rf, \$2,647; (o) Wm. McKay, 80 e Bush av; (a) F. O. Drake, 59 Washington av, Graniteville (1417).

PORT RICHMOND.—Lexington av, e s, 125 n Sharret pl, 2-2½-sty fr dwgs, 19x25, wood rf; \$8,000; (o & b) Frank B. Steurner & Co., Inc., 25 Richmond av, Port Richmond (1411).

ROSEBANK.—Virginia av, 191, s w s, 275 n Tompkins av, 2-sty bk dwg, 20x30, rubberoid shingle rf; \$5,000; (o) Mrs. Jos. Lombardi, 196 St. Mary's av; (a) Jos. Sanza, 199 St. Mary's av (1400).

WEST BRIGHTON.—Egbert av, ss, 888 w Manor rd, 2½-sty fr dwg, 22x26, shingle roof; \$3,800 (o & a) A. H. Ludwig, 94 Egbert av.

WEST NEW BRIGHTON.—Forest av, n s, 100 e Du Bois av, 2-sty fr dwg, 20x25, shingle rf; \$4,800; (o) John Kelly, 1131 Forest av; (a) T. Benson, 170 Du Bois av (1408).

E s of Auther av, 354 n Old Town rd, 2-sty fr dwg, 20x20, shingle rf; \$4,500; (o) Lorenzo Maresi, 8 Prince, Manhattan; (a) John V. Campesi, 33 Cheever pl, Bklyn (1443).

STORES AND DWELLINGS.

SOUTH BEACH.—Old Town rd, e s, n e c Pieve st, 1½-sty fr str & dwg, 28x50, shingle roof; \$3,000; (o) Mike Grapanoso, 146 Mills av, South Beach; (a) M. Nastasi, South Beach (1456).

MISCELLANEOUS.

TOTTENVILLE.—Surf av, s w c Yetman av, 1-sty fr pub bldg, 40x80, rubberoid roof; \$3,000; (o) Improvement Association, Surf av, Tottenville; (a) Wm. Thompson, 410 Yetman av, Tottenville (1455).

WEST NEW BRIGHTON.—Elm court, e s, 110 s Richmond rd, 1-sty bk machine shop, 29x50, rubberoid rf; \$5,800; (o) Interborough Auto Supply Co., Richmond ter, West Brighton; (a) John Mulnes Co., Port Richmond (1401).

PLANS FILED FOR ALTERATIONS

Manhattan.

LUDLOW ST, 188, new walls, girders, str fronts, partitions, skylight, ext. toilets, vent ducts in 3-sty bk str & dwg; \$6,500; (o) Harry Greenberg, 265 Bowery; (a) Richard Rohl, 25 Bible House (3117).

SULLIVAN ST, 140, new stair, halls, fire escapes, bulkhead in 5-sty bk factory; \$3,500; (o) Arthur C. Friedrichs, 169 W 5th; (a) Fredk. W. Moors, 154 Nassau (3099).

WASHINGTON ST (ft. of), 168th to 169th, install temporary race track in 3-sty f. p. N. G. Armory; \$9,500; (o) City of N. Y., Armory Board; (a) V. Hugo Koehler, 2 Columbus Circle (3083).

Classified Advertisements

Wants and Offers, For Sale and For Rent—Rate 25c. per line; count six words to the line.

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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.

17TH ST, 107-109 E, new ext, openings in 5-sty bk factory; \$2,000; (o) Jno. Kroder & Henry Reubel Co., 107 E 17th st; (a) Richard Berger & Son, 305 Bway (3094).

19TH ST, 202-204 W, remove str front, partitions, wall, plumbing fixtures, new beams, partitions, str iron, move stairs in 4 & 3sty bk & str & dwg; \$5,000; (o) Jacob Yarmoolfsky, 12 E 113th; (a) Chas. M. Spindler, 26 Court, Bklyn (3052).

26TH TO 29TH ST, 1st av to East River, new sun parlor (f. p.) in 7-sty f. p. hospital; \$13,000; (o) Bellevue & Allied Hospitals of the City of N. Y.; (a) McKim, Mead & White, 101 Park av (3091).

31ST ST, 142-156 E, remove, elevator, partitions, new elevator, stairway, staircase, window, toilets in 4-sty f. p. show rooms & mfg; \$15,000; (o) Wm. H. Serich, Larchmont, N. Y.; (a) F. Geo. Hasselman, 53 W 39th (3121).

37TH ST, 147 E, remove stairway, sash, new stairway, plumbing, sash, openings, balconies, rearrange partitions in 4-sty bk apts; \$10,000; (o) Otis Keane, Park Av. Hotel; (a) M. Jos. Harrison, 110 E 31st (3118).

38TH ST, 147 E, remove bay window, new partitions, openings in 4-sty bk dwg; \$5,000; (o) Courtney Hyde, 147 E 38th; (a) Pat. J. Murray, 141 E 40th (3103).

42D ST, 131 W, new openings in 5-sty bk str & office; \$2,000; (o) Emma P. & Linda J. Springer, So. Carolina; (a) S. Millman & Son, 1780 Pitkin av, Bklyn (3085).

45TH ST, 214 E, remove stoop, railings, pier, cornices, partitions, new sash, frames, partitions, stucco, floor, vent, plbg, ext, steps in 4-sty bk studios & offices; \$4,000; (o) Chas. W. Humphries, 502 W 173d; (a) Frank Nussbaum, 412 E 109th (3098).

48TH ST, 231 E, rearrange partitions, new flues, roof in 3-sty bk dwg; \$15,000; (o) Charlotte W. Sorchan, 231 E 48th; (a) Edw. C. Dean, 2 W 47th (3104).

49TH ST, 424 E, remove stalls posts, girders, new opening, beams in 2-sty bk garage & office; \$2,000; (o) R. K. Owens Realty Co., 432 E 49th; (a) Edgar P. Reynolds, 409 E 91st (3120).

59TH ST, 208 W, new 1-sty add, elevs, plbg in 5-sty bk dwg; \$6,000; (o) Jno. A. Harris, 511 5 av; (a) Francisco & Jacobus, 511 5 av (3102).

86TH ST, 251-7 W; also 87TH ST, 250-6 W, remove str fronts, new str fronts, partitions in 2-sty bk stores & offices; \$9,000

86TH ST, 251-7 W; also 87TH ST, 250-6 W; also BWAY, 2361, remove str fronts, new str fronts, partitions in 2-sty bk str & offices; \$9,000; (o) United Cigar Stores Realty Co., Inc., 44 W 18th; (a) B. H. & C. N. Whinston, 2 Columbus Circle (3093).

87TH ST, 250 W, s w c Bway, new skylight, toilet, partitions, plumbing in 2-sty bk restaurant; \$5,000; (o) United Cigar Co., 44 W 18th; (a) Jos. Dussich, 7 Bay 17th, Bklyn (3039).

88TH ST, 316 W, remove stoop, rearrange partitions, new boilers, radiators, plbg fixtures, in 3-sty bk dwg; \$2,900; (o) Grace Wallace, 316 W 88th; (a) Carl Hartzelius, 441 W 50th (3067).

89TH ST, 250 W, BROADWAY, 2409-15, remove str front, new str fronts, partitions, basins in 3-sty bk str & apts; \$3,500; (o) J. Adolph Mollenhauer, Bay Shore, L. I.; (a) B. H. & C. N. Whinston, 2 Columbus Circle (3116).

92D ST, 61 E, remove partitions, new ext, bathrooms in 4-sty bk dwg; \$2,500; (o) Francis K. Stevens, 61 E 92d; (a) Adolph E. Nast, 56 W 45th (3119).

116TH ST, 68 E, remove partitions, str front, new str front, elevator shaft, elevator in 5-sty bk str & storage; \$12,500; (o) Elliot Electrical Supply Co., 68 E 116th; (a) Jacob Gescheidt, 142 E 43d (3045).

116TH ST, 352 W, rearrange apts, new windows, openings, partitions, bathroom in 7-sty bk stores & tnt; \$6,000; (o) Mrs. Jane Newburgh, 405 Manhattan av; (a) Nathan Langer, 81 E 125th (3065).

118TH ST, 550 E, remove walls, new walls in 1-sty frame shipping room; \$2,000; (o) Phillipsdale Realty Corp., 46 Cedar; (a) Bart John P. Walther, 103 E 125th (3086).

144TH ST, 425-427 W, remove wall, woodwork, new floors, stairs, doors, window frames, partitions, fire-escapes, entire bldg to be fire-proofed in 5-sty bk hospital; \$50,000; (o) Lutheran Hospital of Man., Convent av & W 144th; (a) Francis Averkamp, 600 W 181st (3057).

181ST ST, 605-7-9 W, new partitions, bathroom in 6-sty bk tnt; \$2,000; (o) Fredk. Britsch, 800 Riverside dr; (a) J. M. Felson, 1133 Bway (3050).

BOWERY, 246, remove wall, chimneys, new stairs, wall, girders in 3-sty fr str & lofts; \$4,000; (o) Jacob Mandel, 246 Bowery; (a) Louis A. Sheinart, 194 Bowery (3032).

BROADWAY, 1514, lower orchestra floor, remove balcony, gallery, reconstructing balcony, rearrange seatings, new fire-escapes, exit stairs, elevators in 7-sty f. p. theatre, offices & roof theatre; \$500,000; (o) Seneca Holding Corp., 485 5 av; (a) Henry Wilkinson, H. W. Redfield, assoc., 114 E 28th (3031).

BROADWAY, 2824, remove partitions, str front, new ext, partitions, str front in 2-sty bk

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strs, offices & lofts; \$10,000; (o) Thilla W. Millett, Brookville, N. Y.; (a) John C. Watson, 271 W 125th (3075).

BROADWAY, 2790, rearrange partitions, new add, windows in 7-sty bk str & dwg; \$9,000; (o) Joseph Shenk Realty & Constn. Co., 118 W 120th; (a) Gronenberg & Leuchtag, 303 5 av (3054).

BROADWAY, 827-829, new partitions, plbg, elec wiring in 5-sty bk str & lofts; \$8,500; (o) Silwein Realty Co., Inc., 670 3 av; (a) B. H. & C. N. Whinston, 2 Columbus Circle (3092).

BROADWAY, 1487-1489, remove stairs, partitions, wall, new stairs, vault, partitions, windows, toilets, flue, roof, d. w. in 4-sty bk stores & offices; \$25,000; (o) Est. of Mary C. Warren, 68 Broad; (a) Walter Haeffel, 229 W 42d (3095).

LEXINGTON AV, 104, remove front, floor, new front ext, floor in 4-sty bk store & offices; \$15,000; (o) M. Chas. Schweinler, 421 Hudson; (a) Chas. A. Duke, 10 E 43d (3100).

MADISON AV, 26, new fr bicycle track in 1-sty bk amphitheatre; \$6,000; (o) Mutual Life Insurance Co., 32 Nassau; (a) Wm. W. Smith, 79 Decatur, Bklyn (3044).

MADISON AV, 1306-1312, new bathrooms in 10-sty f. p. hotel; \$7,500; (o) Frederica Ashton Bennache, Hotel Ashton; (a) Samuel Cohen, 32 Union sq (3040).

MADISON AV, 423, new str front, d. w. shaft, toilet rooms, wall, enlarge mezzanine; \$9,000; (o) Frank W. Bruns, 423 Madison av; (a) Archibald Cook, 103 Park av (3070).

MADISON AV, 63, remove walls, new columns, girders, stairs, partitions, piers in 4-sty bk str & lofts; \$2,500; (o) Edw. Fricke, 254 Hart st, Bklyn; (a) Rudolf C. B. Boehler, 116 W 39th (3108).

MADISON AV, 1839, remove partitions, new ext, beams, girders, openings, vent ducts in 3-sty bk str & dwg; \$2,500; (o) Benj. Kleinberg, 1839 Madison av; (a) Nathan Langer, 81 E 125th (3114).

RIVERSIDE DR, 72, new partitions in 4-sty bk dwg; \$2,000; (o) John Lechich, 72 Riverside dr; (a) C. B. Brun, 310 W 109th (3052).

1ST AV, 790, new smoke houses (2), flues in 2 & 5-sty bk abattoir; \$15,000; (o) Swift & Co., Chicago, Ill.; (eng) Archie E. Bump, care Sam E. Stott, 780 1 av (3110).

OPP FT OF E 77TH ST, Metropolitan Hospital Dist, Blackwells Island, new 1-sty ext on 2-sty bk & f. p. power house & laundry bldg; \$25,000; (o) City of N. Y., Dept of Public Welfare; (a) Chas. B. Meyers, 1 Union Sq W (3076).

Bronx.

ROCHELLE ST, 98, 2-sty fr ext, 18x9½, & new stairs to 2-sty fr dwg; \$4,000; (o) Henry Schieffelin Sayres, 67 Liberty; (a) Nelson K. Vanderbeck, 15 Maiden la (558).

149TH ST, 237 E, new str front, beams, columns, partitions to 3-sty fr str & office; \$2,000; (o) Samuel Benson, 361 E 149th; (a) Thos. A. Dunn, 62 W 45th (546).

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154TH ST, 333, 2-sty bk ext, 9x5.4, & new plumbing to 2-sty bk dwg; \$1,500; (o) Nicolina Lena, on prem; (a) Jos. Ziccardi, 3360 Cruger av (550).

227TH ST, 769, 1-sty bk ext, 18x6, to 2-sty bk str & dwg; \$1,000; (o) Carmine Squilante, prem; (a) Eugene Carmave, 826 E 227th (554).

BAILEY AV, 2546, new bath, foundation, partitions to 2-sty bk dwg; \$800; (o) Walter Welton, 181 Vermilyea av; (a) Louis Kasoff, 1441 Bryant av (552).

COSTER AV, 622, new fr front to 2-sty fr dwg; \$600; (o) Pincus Rochowitz, on prem; (a) Henry Brodsky, 291 Hinsdale, Bklyn (551).

HAVILAND AV, s s, 55.33 e Castle Hill av, 2-sty fr ext, 20x21, new plumbing, new partitions to 2-sty fr dwg; \$5,000; (o) Josephine Iseli, 2210 Haviland av; (a) Anton Pirner, 2069 Westchester av (566).

KINGSBRIDGE AV, w s, 195.12 s 234th, 2-2-sty bk exts, 15.6x15.6, 35x11.6, new asbestos shingle rf & new partitions to 2 1/2-sty fr dwg; \$8,000; (o) Jacob I. Eifferman, 2307 Morris av; (a) Wm. W. Schwartz, 238 W 238th (556).

PROSPECT AV, 2311, new stairway, new partitions to 1-sty fr dwg; \$2,000; (o) Concetta Di Giacono, 2309 Prospect av; (a) V. Della Perma, 289 E 149th (565).

ST. ANNS AV, 602, 1-sty bk ext, 24x28, to 2-sty fr str & dwg; \$3,000; (o) I. J. Scheudelman, prem; (a) I. R. Kaplan, 575 Westchester av (559).

WEST FARMS ROAD, 1924, 1-sty bk ext, 45 x14, to 2-sty fr market; \$4,000; (o) Hyman Raby, 1898 Longfellow av; (a) Wm. H. Meyer, 1861 Carter av (562).

3D AV, 2994, new bath rooms, new str front, new girders & columns, new partitions to 3-sty bk office, str & dwg; \$3,800; (o) Wm. Ebling, 760 St. Anns av; (a) John P. Voelker, 979 3 av (568).

Brooklyn.

COMMERCIAL ST, 52-54, s s, 144.3 e Clay; also CLAY ST, 15-17, n s, 144.3 e Commercial st, alt to boiler room, 1-sty bk garage; \$2,500; (o) Logan R. E. Co., 111 Bway, N. Y.; (a) Park McCord, 101 Park av, N. Y. (12907).

COURT ST, 162, s w c Amity, ext to 3-sty bk str & 2 fam dwg; \$2,000; (o) John F. Bauer, 166 Court; (a) Burke & Olsen, 32 Court (12834).

DUNHAM PL, 14-18, e s, 105.5 n Bway, int & F. E. to 4-sty bk factory; \$20,000; (o) Albert Voight, prem; (a) Nielson Co., 145 W 45th, Manhattan (12966).

HEWES ST, 94, s s, 223.3 w Bedford av, int alt & plbg in 3-sty 2 family dwg; \$2,500; (o) Isaac stang, prem; (a) M. Jos. Harrison, 110 E 31st, N. Y. (13012).

JEROME ST, 270-4, w s, 125 s Liberty av, ext to 2-sty fr 2 fam dwg; \$5,000; (o) Barney Stern & Saml. Evans, 308 Glenmore av; (a) Abraham Farber, 1746 Pitkin av (12683).

HOPKINS ST, 154-8, s w c Delmonico st, str fronts in stores & 16 family dwg; \$2,000; (o) Adolf Bergeda, 31 Tompkins av; (a) Ferd Savignano, 6005 14 av (12872).

LORIMER ST, 567, w s, 37.6 s Metropolitan av, ext, int & plbg alt in 3-sty fr office & 2-fam dwg; \$3,500; (o) John Manno, prem; (a) Salvati & Le Quornik, 369 Fulton (12803).

OSBORNE ST, 272-74, w s, 75 s Blake av, ext to 2-sty fr 2 fam dwg; \$5,000; (o) Morris Rosenberg, 348 Blake av; (a) Jack Fein, 211 Snediker av (12739).

PRESIDENT ST, 574, s s, 100 w 4 av, int pl f e & str front in 3-sty bk str & club; \$20,000; (o) Pietro Verri Holding Corp., 1560 46th; (a) Seelig & Finkelstein, 44 Court (12896).

PROSPECT PL, 1730, s s, 120 e Howard av, exterior & int alts to 1-sty fr str & 1 fam dwg; \$6,000; (o) Max Sanopsky, prem; (a) E. M. Adelsohn (12770).

STAGG ST, 189-91, n s, 125 w Humboldt st, int & plbg in 4-4-sty bk 4 fam dwgs; \$4,000; (o) Hyman Baskin, 375 Greene av; (a) Boris W Dorfman, 26 Court (12886).

E 5TH ST, 3-5, n e c Vanderbilt av, int alt in 3-sty bk str & 2-fam dwg; \$3,500; (o) Wm. Bachevitz, 98 Greenpoint av; (a) Morris Schwartz, 1400 Bway (12787).

86TH ST, 2145, n s, 300 w Bay pkway, int alts to 2 1/2-sty fr str & 1 fam \$7,500; (a) A. H. Aaron, prem; (a) Jacob Lubroth, 44 Court (12605).

AV K, 9418-24; s s, 125 e 94th, ext to 2-sty fr 2 fam dwg; \$4,000; (o) Antonio Medici, prem; (a) Gilbert I. Prowler, 367 Fulton (12627).

BROADWAY, 194, s s, 196.9 e Driggs av, ext & int alt & plbg in 2-sty fr office and 2 family dwg; \$5,000; (o) Clinton P. Hamilton, 2421 Bway; (a) Louis Allmendinger, 20 Palmetto (12938).

CORTELYOU RD, 21, n s, 16 w Gravesend av, add str to 2-sty bk office & 2 fam; \$3,000; (o) Bernard Nolan, 272 49th; (a) Thos. Bennett, 726 5 av (12685).

GRAHAM AV, 564, e s, 43.2 n Broome, exterior & int alts to 3-sty fr str & 2 fam dwg; \$3,000; (o) Jos. Jacobs, prem; (a) Kunzi & Macelland, 301 Graham av (12709).

LAFAYETTE AV, 468, s s, 175 w Franklin av, ext, cellar & chimney in 1-sty bk store and shop; \$2,000; (o) Agnes Brazenor, 458 Lafayette av; (a) Henry Holder, 242 Franklin (13005).

MYRTLE AV, 1067, s s, 325 e Sumner av, ext to 4-sty bk str & 6 fam dwg; \$3,000; (o) Jacob Bloomenfeld, prem; (a) Murray Klein, 37 Graham av (12874).

NICHOLS AV, 216-22, w s, 100 n Fulton, ext to 2-sty factory, office & garage; \$15,000; (o) Wm. A. Fowler, prem; (a) Larremore V. V. Sweezy, 55 Bible House, Manhattan (12738).

PARK AV, 825, n s, 255 w Sumner av, int alts & plumbing to 2-sty fr storage & 2 fam dwg; \$2,000; (o) Saml. Schmalheiser, 827 Park av; (a) Arnold Lederer, 25 Sumner av (12646).

PITKIN AV, 2662, s s, 80 w Chestnut, ext to 3-sty fr 3 fam dwg; \$2,000; (o) Scroortina & Serzio, prem; (a) Chas. H. Pfloof, 673 Eldert la (12711).

SARATOGA AV, 773, e s, 46.2 n Froonia av, porch to 2-sty bk 1 fam dwg; \$3,000; (o) Bernard S. Minkin, prem; (a) Ed. M. Adelsohn, 1778 Pitkin av (12661).

SHEFFIELD AV, 111-15, e s, 100 n Liberty av, move bldg, 2-sty fr 1 fam; \$6,000; (o) Abraham Miller, 111 Sheffield av; (a) same as above (12664).

SAME PREMISES, move bldg 1 -sty fr 1 fam; \$3,000; (o) same.

STONE AV, 564, w s, 125 n Dumont av, exterior & int alts to 2-sty fr 1 fam dwg; \$2,500; (o) Dr. Wm. Z. Spector, prem; (a) Max L. Reiser, 1613 Pitkin av (12569).

SURF AV, 814-26, s s, 120 w 8th, move 9 bldgs, str & 1 fam; \$3,000; (o) L. A. Thompson Scenic R. Co., 220 W 42d, Manhattan; (a) Chas. A. Voorhies, 188 Montague (12643).

VILLAGE RD, 76, w s, 140.1 s Neck rd, exterior & int alts to 2-sty fr 2 fam dwg; \$3,000; (o) Katherine Jost, prem; (o) Jacob Lubroth, 44 Court (12599).

WILSON AV, 47, n e c Melrose, ext, str fronts & int alts to 3-sty fr str, garage & 4 fam dwg; \$3,000; (o) Casimiro Liotta, 17 Troutman; (a) Chas. P. Cannella, 1163 Herkimer (12480).

3D AV, 439, n e c 8th, ext to 3-sty bk office, storage & 4 fam dwg; \$8,000; (o) Olsen & Marggraf, prem; (a) Fredk. Womberger, 1125 Decatur (11833).

3D AV, 589, n e c 16th st, ext to 2-sty bk & str garage & 1 fam dwg; \$3,500; (o) Leon Racer, prem; (a) E. M. Adelsohn, 1778 Pitkin av (12110).

4TH AV, 209, e s, 20 n Union, int alts & plumbing in 4-sty bk str & 6 fam dwg; \$5,000; (o) Leonarda Ferrara, 495 President; (a) Selig & Finkelstein, 4 Court (12407).

5TH AV, 93, e s, 40 n Park pl, exterior & int alts to 3-sty bk str & 2 fam dwg; \$2,500; (o) Meyer Goldner, prem; (a) Jos. J. Millman, 26 Court (12256).

5TH AV, 5022-4, n w c 51st st, int alt & str fronts to 3-sty bk store & lofts; \$20,000; (o) Max Grass, 5302 5 av; (a) Boris W. Dorfman, 26 Court (12929).

13TH AV, 4306, w s, 40.2 s 43d, ext to str & 2 fam dwg; \$2,000; (o) Rose Thatchenberge, prem; (a) Jas. J. Millman, 26 Court (12105).

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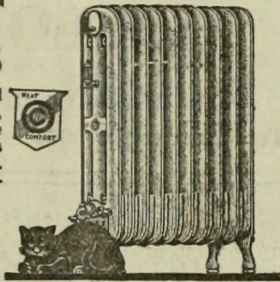
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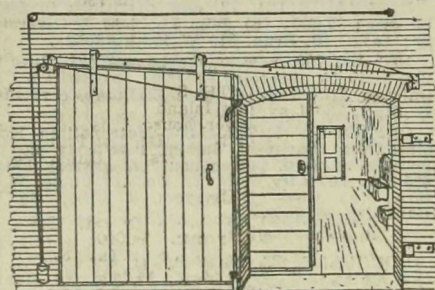
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18TH AV, 5301-5, s w c 53d, ext to 2-sty fr 2 fam dwg; (o) Rocco DeFina, 53 Mercer; (a) Frank V. Laspia, 525 Grand (12744).

Queens.

QUEENS.—Hempstead Tpke, 130 s L. I. R. R., int alt to storage house; \$6,000; (o) W. L. & J. T. Callister, prem; (a) W. H. Paulding, Jamaica (2556).

Richmond.

ROCHELLE ST, 159, new plumbing, new porch, new partitions to 2-sty bk dwg; \$2,000; (o) Mary J. Graham, 9 W 102d; (a) John Fitzpatrick, 271 W 198th (543).

ALEXANDER AV, 211-13, new door, windows, plumbing, partitions to 2-3-sty bk dwgs; \$5,000; (o) Catholic Charities, Louisa J. Madden, 50th st & Madison av, pres; (a) A. F. A. Schmitt, 604 Courtlandt av (544).

GRANITEVILLE—Richmond av, w s, new ext to present storehouse in 1-sty fr storage, \$2,000; (o) Unerlid Mfg. Co., Port Richmond; (a) Frank B. Stern & Co., Inc. (531).

WASHINGTON AV, 1011, 2-1-sty fr extensions, 25.6x3.11 & 12.6x37.5 to 2-sty fr shop & dwg; \$2,000; (o) Geo. Huy, 433 E 161st; (a) Wm. Kintzer, 1385 Crotona av (545).

WEST BRIGHTON.—Oakwood st, e s, 100 s Forest av, move bldg, new plastering, &c, in 1-sty fr dwg; \$2,500; (o) J. W. Watkins & Helen Watkins, 358 Forest av; (a) Wm. Crisson, 29 Houghunot st (556).

WEST NEW BRIGHTON.—Richmond ter, n s, ft. of Clove rd, new bk ext, vault, walls, footing, rf, floors, chimney in 1-sty bk offices; \$2,000; (o & b) W. S. Van Clief & Sons, ft of Clove rd, Richmond ter (518).

WESTERLEIGH.—Jewett av, 701, e s, 200 s Wariel av, new laundry ext, bath, toilets, ext, gable, plumbing, in 2½-sty fr dwg; \$2,000; (o) Frank I Lieutle, 701 Jewett av; (a) Peter Larsen, 50 Decker av, Port Richmond (537).

GREENWICH ST, 609-610, LEROY ST, 110-128, new ext, doorways, doors, elevators (2), sprinkler system in 9-sty f. p. storage warehouse; \$200,000; (o) Baker & Williams, 126 Leroy; (a) Renwick, Aspinwall & Tucker, 8 W 40th (3122).

59TH ST, 58 W, remove office, new wall, arches, rf, skylight, mezzanine gallery, beams, floor in 8-sty f. p. club house; \$5,000; (o) New York Athletic Club, 58 W 59th; (a) R. C. Gillios, 274 Cumberland, Bklyn (3130).

60TH ST, 51 E, remove partitions, new partitions, floors, door, plumbing, &c, in 5-sty bk str & office; \$5,000; (o) M. Edw. Kelly, 26 E 61st; (a) Edw. L. Angell, 57 W 127th (3128).

72D ST, 518 E, 71ST ST, 517 E, remove pier, new columns, beams, floor, steps in 2 & 4-sty bk bakery; \$500; (o) Cushman's Sons, Inc., 49 Manhattan; (a) L. S. Beardsley, 116 W 39th (3127).

85TH ST, 142 W, new bathrooms, vent duct, partitions, window, stairs in 3-sty bk dwg; \$4,000; (o) Thos. Ward, 79th & North River; (a) John H. Duncan, 347 5 av (3125).

127TH ST, 412 W, LAWRENCE ST, 7, remove runway, new beams, stairs, enclosure, walls, doors, move bridges in 3-sty bk storage; \$12,000; (o) Est of Geo. H. Beyer, 165 W 76th; (a) Geo. M. McCabe, 96 5 av (3131).

134TH ST, 81 W, remove stairway, new partitions, fire-escape, doorway in 3-sty bk church & dwg; \$600; (o) Christian Emanuel Mission Church, 81 W 134th; (agent) Isaac A. Alleyne, 81 W 134th (3123).

136TH ST, 325 W, EDGECOMBE AV, 26, remove sash enclosure, new ext, partitions, doors in 3-sty bk dwg; \$1,800; (o) Henry W. Bell, 325 W 136th; (a) Chas. Schaefer, Jr., 394 E 150th (3124).

BROADWAY, 2546, new opening, doors, lintels in 2-sty bk str & offices; \$2,500; (o) Real Constn. Co., 120 Bway; (a) E. H. & C. N. Whinston, 2 Columbus Circle (3126).

4TH AV, 325, remove str front, new window, str fronts, partitions in 3-sty bk restaurant & lofts; \$1,000; (o) Morris Levinson, 334 4 av; (a) John Davis, Tompkinsville, S. I. (3129).

JACKSON AV, 537, 2-1-sty bk exts, 9.6x5.6, 20.8x9.5, new plumbing, new stairs to 2-sty bk dwg; \$1,500; (o) Paul Everseek, 466 Jackson av; (a) W. W. Volckening, 55 W 39th (570).

PLIMPTON AV, 1453, 2-sty bk ext, 52x91.4, to sty bk garage; \$20,000; (o) John J. Conway, 557 W 169th; (a) Frank J. Schefek, 4168 Park av (571).

DWELLINGS.

LONGFELLOW AV, n s, 100 w Oak Point av, 2-sty bk dwg, 20x30, slag rf; \$2,500; (o) John J. Healey, 452 Coster; (a) Erhaus Djourup, 1345 Chisholm (718).

DWELLINGS.

ELMHURST.—Seabury st, s s, 40 s Buskirk pl, 2-sty bk dwg, 20x48, slag rf, 2 families, gas; \$8,000; (o) R. Guilliani, 35 Rowne, Elmhurst; (a) Chas. J. Stidolph, 15 Ivy, Elmhurst (5462).

MISCELLANEOUS.

WOODHAVEN.—Jamaica av, 8417, green-house; \$300; (o) Carl Anderson, prem (5454).

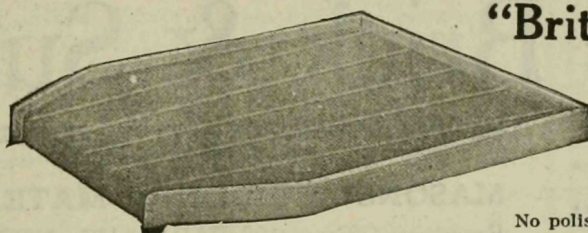
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