

Real Estate Record and Builders Guide

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EDITORIAL

Future of the Lockwood Committee

Mr. Untermeyer, as counsel to the Lockwood Committee on Housing, has taken the public into his confidence about the committee's future plans. He has made it clear that, no matter what may be done by way of investigating the city administration, it is his purpose to have the Lockwood Committee confine its efforts to the problems it was originally appointed to solve.

There has been much talk, especially since the recent election, of a sweeping investigation of the Hylan Administration. It has been assumed on many sides that the new Legislature would extend the life of the Lockwood Committee and charge that committee with responsibility for investigating all phases of the city administration. In fact, it was the common belief that Mr. Untermeyer and the members of the committee would like nothing better, and friction with other would-be investigators at Albany was in prospect.

If the new Legislature takes Mr. Untermeyer at his word, however, the Lockwood Committee will be continued along its present lines with the scope of the inquiry and the power of the committee materially broadened. But Mr. Untermeyer indicates that neither he nor the Lockwood Committee is willing to investigate the city administration after the conclusion of its present labors. To get at all the facts in the housing situation and to build a comprehensive program of constructive legislation is the goal aimed at by Mr. Untermeyer and his legislative associates. "In order to succeed," Mr. Untermeyer says, "this legislation must have the support of the Legislature and public, regardless of party lines." To which he wisely adds: "If your committee were to become involved in a city investigation, that would not be possible."

Adequate housing is not a partisan subject, nor should it be made one. It is always difficult to keep a public investigation of any kind free from the suspicion of partisanship, and even the Lockwood Committee itself has not escaped this criticism, especially from friends of the Hylan Administration. But Mr. Untermeyer expresses the right idea and the work of the Lockwood Committee will be more productive of helpful results if its efforts can be held to the line marked out by its counsel.

Various efforts have been made to ascertain the attitude of Governor-elect Miller toward a sweeping investigation of the Hylan Administration. Thus far these efforts have led to nothing definite. There are indications that the new Governor may favor a careful revision of the New York City Charter, rather than a partisan investigation of the Hylan Administration, as the best method of correcting permanently the principal abuses and extravagances in administration so widely complained of. Politicians with their eyes focused on the municipal campaign next fall may prefer a partisan investigation of the city departments early in the year. But permanent results are more likely to be obtained if Governor-elect Miller decides upon charter revision. This is a policy which has been earnestly urged by the Real Estate Board of New York and by other influential organizations which have at heart the best interests of

the metropolis, and which are convinced that efficient and economical government cannot be obtained under the provisions of the present charter.

Juggling the 1921 Budget

The city budget for 1921 will total \$345,530,034, that amount having been accepted by the Board of Aldermen last Monday. An increase of more than \$70,000,000 over the budget for 1920 has been made and a tax rate of approximately 2.85 will be adopted early in the new year. Father Knickerbocker thus is assured of the distinction of having in 1921 the highest budget and the highest tax rate he has ever known.

Interesting developments attended the final action of the Aldermen on the budget. Mayor Hylan sent to the Board an extended letter, in which he held out hope that the shortage of nearly \$28,000,000 in the appropriation for the Board of Education may be overcome without further delving into the pockets of the taxpayers. The Mayor told the Aldermen that the Board of Education had found ways of cutting their requests by nearly \$4,000,000, thus reducing the department's shortage in round numbers from \$32,000,000 to \$28,000,000. The Mayor's plan is to have other city departments get along next year with less than the amounts carried for them in the budget, and to have the millions thus saved transferred to the Department of Education. Mayor Hylan said he has been assured by the heads of the departments and the Borough Presidents that they will make the greatest possible reductions, which it is hoped will average seven per cent. in all departments.

This method of meeting the Department of Education's needs during the coming year is an amazing bit of municipal jugglery. If the other city departments can meet their obligations during 1921 with seven per cent. less appropriations than are provided for them in the budget, why could not that fact have been established in the early stages of budget-making? Why should a total of nearly twenty-eight millions of dollars destined for the use of the Department of Education be carried in the budget in the form of appropriations for other city departments?

The trouble with the whole budget situation is that the city authorities failed to get down to business in their budget-making at the beginning. They lacked the foresight or the firmness to reject in the first instance the extraordinary demands made by many department heads. The policy outlined by Mayor Hylan to take care of the Board of Education during 1921 may accomplish the purpose, but it is ludicrous, nevertheless.

Backer Jury Disagrees

The first of the criminal prosecutions resulting from the Lockwood Committee investigation came to a climax early this week, without affording much satisfaction to any of the interested parties, the trial having ended in a jury disagreement.

George Backer, who had given sensational testimony during the early stages of the Lockwood investigation, was

indicted on a charge of perjury and went to trial in Judge Rosalsky's court. After deliberating for seven or eight hours the jury was unable to agree on a verdict and was discharged. The rumor is that the jury stood seven to five for a verdict of "not guilty."

The Backer trial attracted much more interest than it would otherwise because of the fact that it was the first of the Lockwood Committee cases to be prosecuted. Backer had testified before the committee that he paid \$25,000 to end labor disturbances on a large building contract in which he was engaged. He told two stories while testifying before the Lockwood Committee, first stating that the \$25,000 had been lost at the race track, and later declaring that that story was untrue and that he actually had given the \$25,000

Board of Estimate Orders Inquiry Into Holland Ash Contract

ON the same day that testimony relative to collusion in bidding on school-house contracts was heard by the Joint Legislative Committee Samuel Untermyer wrote to Joseph Haag, secretary to the Board of Estimate, asking if the suggestion he had previously made that these matters should be gone into in the inquiry into city contracts had been carried out and what action had been taken relative to the contracts by the Board of Estimate. "The Board," Mr. Untermyer wrote "may rest assured that this demand will not be allowed to go unanswered." Continuing he wrote with reference to the dumping contract of Holland & Co., of which firm Grover Whalen, Commissioner of Plants and Structures, was once a member:

Mr. Whalen and his firm, and any other contractor who dumped ashes into the Court House site, will have to repay the city the cost of their removal, which the city is now paying at the exorbitant price of \$5.70 per load under a contract that should have been canceled when the other contracts regarding the Court House site were annulled.

Permit me to suggest that the prosecution of these suits be placed in the hands of your special counsel, Meler Steinbrink, who can be relied upon to see to it that the suits will not be allowed to die and that the city's rights will be safeguarded. Every \$400,000 saved to the city in this way counts for something.

While we are upon this general subject, you may recall that a month or more ago, at the request of the Corporation Counsel, the Hettrick papers were placed at his disposal, and he had some one examining and taking notes from them. Presumably the contents of these papers were investigated, but if so I fear that the work was very superficially done. Our committee has now had the subject gone over, and we find important evidence, apparently overlooked by Mr. O'Brien's representative relating to Heating contract affecting Public School 100.

Limestone contracts affecting Public Schools 57, New York; 144, Brooklyn; 97, New York, and 43, New York.

Also with respect to sandstone for Ward's Island, New York, all bearing the most conclusive evidence of matched and collusive bidding. The heating contract with respect to Public School 100, amounting to nearly \$100,000, is particularly flagrant.

May I suggest that instead of the board spending a day or more of every week, to say nothing of the considerable amount of the taxpayers' money involved, in going through this dreary farce of asking contractors the futile question of whether they were parties to combinations or matched or collusive bids, to which they would of course answer "No," the board might devote itself to taking up the mass of bids that have ripened into contracts and that are already shown to be collusive.

At the first of two meetings of the Board of Estimate devoted to its examination of the general contractors to whom awards of public school building contracts have been made in the last eighteen months no evidence was obtained of collusive bidding, suspicion of which, as a result of the disclosures before the Lockwood committee, led the city officials to undertake a separate investigation.

The only approach to testimony indicating that the general contractors ever sought to reach an agreement in advance of submitting bids came when William H. Haywood, former Superintendent for T. A. Clarke & Co., said he received a telephone message from a man who gave his name as "Connors" a few days before bids were opened for the construction of Public School 61, in the Bronx. Mr. Haywood, now a member of the Putnam Construction Company, said this man told him he was not going to bid on School 61, because of dissatisfaction with the form of contract, and asked what Clarke & Co. was going to do.

At last Tuesday's session the Board of Estimate referred to Meyer Steinbrink, associate counsel in its investigation of alleged collusive bidding on city contracts, the suggestion of

to two representatives of a powerful labor leader. In his charge Judge Rosalsky advised the jurors that if they found the story about losing the money at the race track to be untrue and the second statement that the money was paid to strangers to be the true story, then they should return a verdict of "not guilty."

In some quarters the outcome of the Backer trial will be regarded as a set-back for the Lockwood Committee, but such a conclusion will not carry much weight. None of the revelations brought out by the committee was involved. The charge on which Backer was tried was a technical one. It had no bearing on the sweeping disclosures which the committee has made. It was merely a sidelight of the investigation.

Mr. Untermyer that the city bring suit against Grover A. Whalen, Commissioner of Plant and Structures, and the members of the contracting firm of Holland & Co. for the \$400,000 it will cost the city to remove from the Court House site the ashes which were dumped there to fill a previously existing excavation.

Mr. Steinbrink was directed to report back to the board within two weeks his opinion as to whether the city had any cause of action against Commissioner Whalen or Holland & Co.

The testimony taken at the hearing was almost entirely devoted to an attempt to prove that the Board of Education had decided to use limestone in school construction before the Hylan-Hettrick letter of Feb. 8, 1919. C. B. J. Snyder, Superintendent of School Buildings, testified that limestone had been used generally in school construction for the last twenty-five years. Frank D. Wilsey, a member of the Board of Education, testified that the Mayor's letter had caused no change of policy, because the Board of Education already had decided to specify limestone in school building contracts.

Best Use of Terra Cotta

EDITOR RECORD AND GUIDE:

Under the caption "The Mayor's Discrimination Unjust," I have read with interest your editorial. May I congratulate you on its intelligence, justness and fine spirit.

From this appreciation may I call your attention to the fact that terra cotta is not a substitute or an imitation material.

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NATIONAL TERRA COTTA SOCIETY,

OSWALD SPEIR, Managing Director.

New York, Dec. 6, 1920.

At a meeting of the Forty-second Street Property Owners and Merchants' Association this week it was announced that a petition signed by more than a thousand business men in the Forty-second Street area asking for the removal of the elevated spur between Third and Park Avenues on Forty-second Street will be considered by the Board of Estimate at their next meeting.

The association decided to send a committee to Washington to urge before Congress the need of a vehicular mail tunnel between the Grand Central Terminal and the Pennsylvania Station.

REAL ESTATE SECTION

Board of Aldermen Passes Budget Without Reducing Total

Mayor Hylan Proposes That Departments Make Voluntary Cuts in Their Expenditures and Pay Board of Education's Deficit

THE Board of Aldermen on last Monday passed without change the \$345,571,399.77 city budget for 1921, as received from the Board of Estimate. This is an increase of \$71,881,914.85 over the budget of 1920, and is expected to result in a tax rate estimated at from 2.75 to 2.85.

This action was taken following the reading of a communication from Mayor Hylan proposing a seven per cent. reduction in the expenditures of the various city departments, the money thus saved to be turned over to the Board of Education to meet the deficiency between the amount granted by the budget and the necessary expenditures of that department on account of mandatory salary raises to teachers.

As the city charter empowers the Board of Aldermen to make reductions in the budget but prohibits it from making increases, it was not possible to make this proposed 7 per cent. cut officially and add this amount to the appropriation for the Department of Education.

In his letter suggesting this scheme for filling the treasury of the Department of Education by contributions from other city departments, Mayor Hylan said:

"Notwithstanding the most rigid scrutiny and the paring down of the requests by the many city departments, the budget as it now stands does not meet the mandatory requirements of the Department of Education for the year 1921.

"The Department of Education has reduced their estimates for 1921 from \$82,026,462.77 to \$77,946,038.77, a reduction of over \$4,000,000. Of this amount \$50,270,960.83 is now provided for in the budget before you. The Board of Education this morning, every member being present, made further assurances of a reduction of at least \$3,000,000, and perhaps more, to a point where it will not impair or interfere with the services and efficiency of the department.

"Such reduction by the Board of Education reduces the deficit which the Board of Estimate and Apportionment is endeavoring to make up by reduction in departments of the city.

"When the State Legislature passed the mandatory legislation adding many millions of dollars to the school budget, which the city is compelled to provide, it was realized that such legislation would force the city budget for 1921 millions of dollars beyond the constitutional tax limit. It likewise provided for an amendment to the constitution, which if acted favorably upon by the next session of the Legislature and approved by the people at the next election, will exempt from the constitutional tax limit funds for the Board of Education.

"I am pleased to say that with but individual exceptions there has been a united effort to co-operate and help in the solution of this most pressing problem. Three different propositions were advanced; (1) Obtain relief from the Legislature by the imposition of a State tax. This simply means that the State would collect the tax on New York City property which the taxpayers would find added to their 1922 tax rate. (2) Another suggestion would require the Board of Education to come in with a request under Subdivision 8 of Section 877 of the State education law. This would immediately add between \$22,000,000 and \$28,000,000 to the 1922 budget, in addition to what the budget would naturally be for that year. From the budgetary and financial viewpoint it has the same difficulties and disadvantages as the first proposition.

"Unless the State finds some other means of taxation the property owners of the city will be forced to pay the bill. The third suggestion presented was to reduce the activities of every department, and then turn over the Board of Education the money procured by this drastic curtailment in the many city departments. This is the most businesslike but difficult plan.

"The only way other than by legislative enactment that any part of the deficit in the Department of Education can be made up is to transfer funds from other departments after the budget becomes effective in 1921. If any items in the budget of the various departments be reduced or stricken out the amounts so saved cannot be used to reduce the deficit in the Board of Education. Reductions suggested should be left in the budget so a transfer may be made from these departments to the Board of Education after the first of the year. I have been assured by the heads of departments and the Borough Presidents referred to that they will make the greatest possible reduction that can be made, which it is hoped will average a 7 per cent. reduction in all departments.

"In addition to the proposed reduction above referred to, I am reliably informed, although it is impossible to secure the exact figures from the Finance Department of the city, that probably \$4,000,000 or \$5,000,000 appropriated for the redemption of special revenue bonds and tax notes will be saved, which can also be transferred to the Board of Education."

Although President La Guardia, a Republican, urged compliance with the Mayor's request that no official reductions be made in the budget, most of the Republican members of the

board supported the report of the minority members of the Budget Committee, Aldermen August Ferand and William F. Quinn, who submitted a report which recommended reductions which totaled on their face \$7,533,030.

This report recommended "the reduction of the appropriation for the office of City Chamberlain from \$2,055,063 to \$1,600,000, with the statement that the office should be abolished and merged with the Finance Department.

Alderman B. C. Viadeck, Socialist leader, put in a second minority report, recommending that the budget be sent back to the Board of Estimate without approval.

Controller Craig called the plan "humbug" and pointed out that the only real effect of the day's proceedings was the adoption of the budget unchanged by the Board of Aldermen.

"Once the Board of Aldermen lets go of the budget, there's an end of it," Controller Craig said.

Mr. Craig said:

"Borough presidents and department heads are spenders, not savers."

"How can the city make up the Department of Education deficit, which now seems to be \$25,000,000?" Mr. Craig was asked.

"This deficit is more apparent than real," he replied. "The Legislature attempted to take care of this situation by increasing the teachers' quota for New York City, the amount paid by the State toward each teacher's salary, from \$100 and \$200 to \$600, and added for that purpose 1½ mills to the State tax rate. Now it seems there was a miscalculation and that the 1½ mill will not produce the \$600 quota and that the \$600 quota was too small to meet the increases in salaries.

"But even with this \$600 quota, the amount to be received by the city is only for the period ending June 30 next. If the Legislature continues this quota for the remainder of the year the city will receive from this source between \$10,000,000 and \$12,000,000, which will reduce the apparent Department of Education deficit by that much. This matter will be taken care of by the Legislature."

Borough President Curran was equally opposed to the Hylan-La Guardia method of meeting the Education Department deficit, but had a different remedy. "I think the scheme is all wrong," he said. "Despite what the Mayor says, salaries would have to be cut to effect the saving needed.

"The Mayor says this scheme is the only way to do it without legislation. The issue of revenue bonds does not require legislation, and that is probably what we will come to in the end. Revenue bonds for the required amount should be issued now, so that the Board of Education may know where it stands. Nobody knows how much the department can save, and under the scheme suggested the whole thing is up in the air.

Ordinarily, the Mayor, under the city charter, has ten days in which to approve or disapprove reductions made by the Aldermen, who then have an opportunity to pass the reductions over the Mayor's veto. As there were no cuts, the action of the Board of Aldermen seems to have settled the budget problem permanently. According to Controller Craig and Mr. Curran there still remains, despite the board's action and the Mayor's promises, considerable to be done to supply the Board of Education with \$25,000,000 or \$27,000,000.

Appellate Division Upholds Law Staying Dispossession

Rules New Rent Laws Are Constitutional in Cases Brought in Brooklyn by Real Estate Company Against Tenants

THE Appellate Division in Brooklyn upheld Wednesday the constitutionality of the rent laws which prevent a landlord for two years from summarily dispossessing a tenant.

The decision was rendered in the action of the Rayland Realty Company against William R. Fagan, as clerk of the Sixth District Municipal Court in Brooklyn. The landlord obtained a final order last May to dispossess a tenant at 1918 Avenue H. The warrant, however, was stayed until October 1, 1920. Three days later the company applied to Clerk Fagan for the warrant of dispossession, but he refused to issue it, as the rent laws staying dispossession had been passed on September 27.

When the landlord sought from Justice Faber a peremptory writ of mandamus compelling Fagan to issue the warrant its application was denied. The landlord thereupon took the appeal which is now decided against him.

Presiding Justice Almet F. Jenks, writing the court's opinion, held that the proceeding was pending at the time the rent laws, Chapter 942 of the Laws of 1920, were enacted and therefore within their purview.

"Whatever the contract rights of the relator or its tenant," said Justice Jenks, "they must give way to the public welfare. And a statute enacted in the exercise of the police power—the law 'of overruling necessity' as it once was termed—is paramount and cannot be affected by previous contracts between individuals."

Answering the contention that the statute was unconstitutional in that it took private property without compensation, Justice Jenks said that according to the authorities "acts done in the proper exercise of governmental power and not directly encroaching upon private property though their consequences may impair its use, are universally held not to be a taking within the meaning of the constitutional provision."

"The Legislature is not dealing with an invasion of tramps," said Justice Jenks. "It is not yielding to a new variation of the cry 'bread and the circus.' It would assure the present home to citizens who pay for their habitation. Confronted with the stress of circumstances, could not the Legislature have asked what city—even our city of New York, however law abiding—can maintain its peace, health and order against the consequences of the eviction of perhaps thousands of its law abiding citizens so that they became outcasts with no places to lay their heads?"

"What consequences in this densest city ever known may not follow when the life and health of these citizens and their families face the peril of homelessness? All landlords are not profiteers and many are humanitarians. There may be, there must be, isolated cases of hardship in all applications of the rule of the greatest good of the greatest number."

"The house of the owner may be destroyed to prevent the spread of fire, but what is the chief peril of conflagration but the destruction of shelter, whereupon civil government may totter, pestilence may come, crime and anarchy stalk in. Concede that this statute does not add one square foot to the housing accommodations in the city of New York. Yet there remains the question of the preservation of civil order and the health of the people."

"If we can, I think we may suppose that the Legislature believed that this statute of stay for such a period might make for the order and health and life of this community. Upon this view might it not be 'comparatively insignificant' that as a necessary incident to meet the 'emergency'—to keep tranquility—the owner who purposed to continue the use of his land for tenants should not change the tenant without reason save caprice or avidity for higher rentals? 'New occasions make new duties.' In this emergency I cannot see that the statute flouts the Constitution or is collectivism beyond the spirit and the law of our land."

Justice Mills, in concurring, said that the new rent laws were threefold in purpose, those limiting the application of the remedy of summary process, those limiting the remedy

of ejectment, and those limiting the right to recover agreed rentals.

Supreme Court Justice Leonard A. Giegerich on Monday denied writs of peremptory mandamus to two real estate concerns who sought to compel a Justice of the City Court to issue dispossession warrants.

The cases were those of the Durham Realty Company against Olga J. Weil, a tenant, of 490 West End avenue, and the Brixton Operating Corporation against David E. Levey, a tenant, of 120 West Seventeenth street.

In his decision in the case of the Brixton Operating Corporation, Justice Giegerich spoke of the cessation of construction during the war, and the fact that rents went up "by leaps and bounds," with the resulting overcrowding which culminated in "great social unrest and discontent."

"A panic fell upon the people because those threatened with eviction could find no other place to go and there was danger that thousands of families would be turned into the streets. At this juncture the new laws were adopted."

Discussing the contention that the laws deprived persons of property without due process of law and that they impaired the obligation of contracts, Justice Giegerich pointed out that in the consideration of constitutional questions it must be remembered "that the meaning of the words 'police power' and the meaning of the word 'property' are not and cannot be fixed and unchanged. The two concepts are more or less in conflict, and as one is enlarged the other is sometimes correspondingly diminished. The one represents the right of the community to protect itself. The other represents the right of the individual to dominion over such things as are permitted by the State to be subjects of ownership, Justice Giegerich continued.

But the individual right of dominion extends only so far as the welfare of the community permits it to extend, or probably it would be more accurate to say so far as the preponderant public sentiment of the time deems that the welfare of the community can safely permit it to extend.

As industrial and economic conditions change, and indeed as public sentiment changes, the idea of property changes with it and the correlated idea of police power changes. In general, it may be said that as population becomes more dense and concentrated in very large cities, with the corresponding increase in complexity of organization made necessary to support so large a population in so small an area, the police power is enlarged and individual property rights, in many cases, have to be correspondingly diminished and curtailed in the public interest.

Whatever injuries an individual may suffer in the diminution of his property rights are, however, deemed to be made up to him by his sharing in the general benefits which the regulations secure to the community of which he is a member.

The court called attention to the fact that landlords were not deprived of the income from their properties, but were only prevented from collecting an unjust and unreasonable rent. It was true that the scarcity of dwelling space was the fundamental evil, but there was another and more urgent evil, and that was the impending eviction of thousands of families. He recognized that there was room for argument as to whether the Legislature adopted the best means to attain the end sought, but the selection of the means he held to rest with the Legislature and not with the courts.

New Rules and Commissions Adopted by Real Estate Board

THE following changes were made in the Rates of Commissions, Special Rules and Code of Ethics at the annual meeting of the Real Estate Board. Those applying to commissions and special rules were effective as of October 19, 1920.

Leases Less than 21 Years.—When a lease is made for a period of less than twenty-one years, containing an option to the tenant for a renewal or extension thereof, and the tenant avails himself of said option of renewal or extension, the broker who consummated the original lease shall be entitled to a commission, payable by the lessor.

Leases with Cancellation Clause.—A full commission for the entire term called for in a lease shall be paid on all leases containing any privilege of cancellation.

Queens, Long Island and Westchester.—For negotiating sales, exchanges or leases of real estate and other real estate

transactions in the Borough of Queens, on Long Island and in Westchester County, the rates of commissions promulgated by the Real Estate Boards of Long Island and Westchester County shall obtain.

Suburban Areas.—For negotiating sales, exchanges or leases of real estate and other real estate transactions affecting real estate located outside of Greater New York, the rates of commissions shall be not less than the rates established in such areas; except that the rate for selling real estate in the suburbs of Greater New York, within a radius of 50 miles from City Hall, shall be not less than 5 per cent.

Code of Ethics.—Advertising Property Managed by Others: No member of the Real Estate Board of New York shall advertise in the newspapers by location property managed by other members of the board without permission in writing of the owner of such property or the managing agent thereof.

Review of Real Estate Market for the Current Week

Large Leases Were a Conspicuous Feature, While the Sale of Dwellings for Alteration into Apartments Added Much to the Dealing

THERE was considerably more activity to the real estate market this week, as compared with last week. Several large transactions gave pronounced character to the dealing, a \$1,000,000 sale among them. It is likely that the generally dormant condition will continue until after the New Year with an occasional large sale to relieve the monotony.

Most notable of the market features of the week were numerous large and lengthy leases in nearly all the business sections of the city. These appear to have superseded numerous sales of real estate for the time being. A lease running to the million dollar class was that of eight floors in the new Gotham Bank building at Broadway and Fifty-ninth street. Many other long leases of large floor space and of entire buildings were reported. It is characteristic of an era of constant demand for commercial, professional and residential space, such as this is, that a lull in buying at high prices should be followed by a strong leasing market.

There are very few operators in the market buying apartment houses, and it would seem that the rent laws have much to do with the inactivity. There are very few operators, too, buying commercial buildings, most of these being bought by mercantile firms for their own business uses. The circumstance shows a good investment tone and a strengthening of fee values in given neighborhoods.

Several vacant lots in the lower west side were sold this

week for improvement with mercantile buildings by particular firms. The movement of these vacant parcels just now is auspicious in the light of the operation of the Seventh avenue rapid transit route and the projected building of a vehicular tunnel between New York and New Jersey. While the tunnel is toning up values it is not far enough advanced in construction to predicate values upon it accurately. Values somewhat removed from the tunnel entrance may prove to show greater increment than values adjacent to it. At any rate the tunnel project has had something to do with the sale and resale of numerous old parcels in the lower west side during the autumn. There were some sales there this week.

A sale downtown that attracted some attention was that of a brick building on West street, near Rector street. An investor bought it. It is timely to remark that the new building of the Curb Market Association is only about a block away. The West street parcel is on the edge of the Syrian quarter where activity has not entirely abated.

There were many dwelling houses and old tenement houses sold as compared with other kinds of property. Most of the dwellings bought will be remodeled into small apartments, one fine house on West End avenue being bought for that purpose. Old tenement houses in the lower east side and in the easterly parts of Harlem and Yorkville changed hands. The trouble over the rent laws has not affected these properties so much as it has more modern buildings.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded, in Manhattan this week, was 117, as against 101 last week and 130 a year ago.

The number of sales south of 59th st was 47, as compared with 47 last week and 44 a year ago.

The number of sales north of 59th st was 75, as compared with 54 last week and 86 a year ago.

From the Bronx 33 sales at private contract were reported, as against 41 last week and 71 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 808.

New Offices for Coburn.

AFTER conducting a general real estate and insurance business for the last 14 years at 11 West 81st st, Alfred P. Coburn has acquired the stone front building 159 West 72d st and has remodeled the basement floor for his offices, which he recently removed into.

West 72d st, from Columbus av to Broadway, has for some time past been growing into a colony for substantial real estate firms, nearly a dozen of them being situated there, with a tendency for the number to increase. There is a tendency, too, for real estate brokers of this colony to own their own offices; and where they do not they have long leases of the buildings they are in and have the interiors arranged to meet their particular purposes.

No Bids for the Old Arsenal.

No bids were received by the Armory Commission for the New York State Arsenal property at the northeast corner of Seventh av and 35th st, which the commission had been advertising for sale, the bidding having closed at 4 o'clock Monday afternoon. The commission also sought to dispose of the property several weeks ago on sealed bids but no offers were made.

The property is considered by real estate men as one of the most attractive parcels between the Pennsylvania Depot and Times square. It has a frontage of 98.9 feet on Seventh av and 208.4 feet on 35th st. Present mortgage conditions are blamed for the failure to dispose of the property. The terms of sale called for all cash. The commission will now endeavor to sell the property at private sale.

Adjournment of Important Auctions.

The auction sale of the real estate and car barn properties of the New York Railways Co., which was scheduled to be sold at auction Tuesday on the steps of the New York County Court House by Joseph P. Day, has been adjourned to Feb. 2, 1921. The auction offering of the realty and personalty of the late "Big Tim"

Sullivan, originally scheduled for Nov. 23 by Auctioneer Henry Brady and adjourned till last Tuesday by order of Justice Giegerich, was again adjourned until Jan. 11, 1921.

Ice Company Buys Car Barn.

The Colonial Ice Co. bought from the Eighth Avenue Railroad Co. the former car barn block bounded by Eighth av, Macombs Dam rd, 151st and 152d sts. It has been used by the New York Railways Co., and has a frontage of 200 feet on Eighth av, 226.9 feet on Macombs Dam rd, 129 feet on 151st st and 237 feet on 152d st. The railroad company allows a mortgage for \$170,000 to remain, bearing interest at the rate of 6 per cent. and payable in instalments.

Operators Buy Greenwich Village Corner

The Williams Dexter Co. bought through the Duross Co. from Elvira Pastore 250-252 West 11th st, at the southeast corner of West 4th st, two renovated old 3-sty and basement brick dwellings, on a plot 33.5x48.7.

Synagogue Buys In Harlem.

The Halleran Agency sold for the Monoboro Corporation of Flushing the 4-sty brick tenement house with stores, on a lot 25x100.11, at 222 East 103d st, to the Congregation of Asharath Israel of Harlem. The property has been purchased for synagogue purposes and is to be remodeled for a synagogue in the near future.

A Good Sale on West Street.

The Seaboard Trading Co., a well established export salt fish concern, have acquired for their own use 30-31 West st, a 5-sty brick mercantile building, on a plot 43.4x90, between Morris and Rector sts. After alterations they will occupy the premises for office and warehouse purposes, about May 1, 1921. This company is a strong believer in the value and future of property in the export section of the city and owns 7-9 Front st, 20 South st and 46-48 Water st, besides leasing their present office and warehouse, 12 Water st, where they have been located for 15 years and which they will continue to hold under a long lease. W. E. Dean & Co. were the brokers in the West st transaction.

Chain Grocer Buys Warehouse.

James Reeves, president of Daniel Reeves, Inc., grocers, bought from Mary E. Joy the 5-sty brick warehouse the concern occupies at 451 to 455 West 125th st, through to 50 Manhattan st, fronting 25 feet on the latter thoroughfare. The name of this part of 125th st was recently changed to Lasalle pl. On the 125th st end the property measures 79x59.1x irregular, and the Manhattan st outlet is 25x81. The grocery concern has been the tenant in the building for a number of years.

Cash Sale on Murray Hill.

The Lebertan Corporation purchased from the estate of the late Charles Martin, represented by Harris & Towne, attorneys, the 2-sty fire-proof garage, on a plot 40x98.9, in the Murray Hill section, at 236 and 238 East 37th st. The buyer has had plans prepared for the building of two additional stories. The property is free and clear and the purchaser paid all cash. The seller was represented by Harold T. Lewis, broker.

An Irish Estate Sells in Yorkville.

The Goodman estate, of Castleblaney, Ireland, sold through Duff & Conger to Terence F. Murphy 511 to 515 East 80th st, the first two parcels forming a vacant plot 50x102.2 and the third is a 2-sty brick stable, on a lot 25x98.9. The properties are within one-half block of East River. The buyer will use them for his business.

American Chic Co. Concentrates Here.

The American Chic Co., which recently decided to concentrate the making of its products in its \$6,000,000 plants in Long Island City, in Chicago and on the coast, sold through Joseph P. Day its properties in Cleveland and Kansas City. The former is a 5-sty structure on 2½ acres on Detroit av and was sold to the Sheets Elevator Supply Co. for \$135,000 cash. The Kansas City building is 4 stories, with warehouse, having about 2,000 square feet, at 17th st and Central av. It was sold to a local man for \$90,000 cash.

Estate Sells an Avenue D Corner.

Camman, Voorhees & Floyd, in conjunction with M. Wallowitz, sold for the estate of Henry Wenzel 40 Av D, at the northeast corner of East 4th st, a 6-sty brick tenement house, with stores, on a lot 24x100.

Hotel Anderson Changes Hands.

A syndicate composed of William Goldstone, Simon Myers and Edwin Bendheim, operators, sold through D. Kempner & Son to Charles Tannenbaum 102 West 80th st, adjoining the southwest corner of Columbus av, an 8-sty brick and stone elevator apartment hotel, with restaurant, known as the Anderson, on a plot 60.1x 102.2.

The hotel has changed hands twice during the last six months, the sellers having bought the property subject to a lease, which expired September 1, 1920, but were unable for 15 days to get possession as the former lessee locked the doors against the owners, claiming an oral lease. Finally an amicable agreement was reached, the owners buying the furniture and running the hotel on their own account, with D. Kempner & Son as agents. Stoddard & Mark were the attorneys representing the sellers.

Big Apartment House Deal

J. Axelrod & Son sold through Henry J. Kantrowitz to Louis Israelson 105 to 119 West 73d st. close to the northwest corner of Columbus av. two 9-sty and basement brick and stone apartment houses, on a combined plot 144x102.2. They are new buildings containing suites of from 3 to 6 rooms and baths. The price was about \$1,000,000 and all cash. The new owner is an operator, but he states that this is an investment.

Notable Washington Heights Sale

Samuel H. Golding, an operator and builder, bought the vacant block front of 10 lots on the east side of Fort Washington av. between 170th and 171st sts. The property was purchased from Robert S. Clark and has frontages of 195 feet on the avenue by 133.10 feet on 170th st and 125 feet on 171st st. Mr. Golding is having plans prepared for the erection in the near future of a high-class apartment structure.

The property is the remaining westerly frontage of the block bounded by Broadway, Fort Washington av., 170th and 171st sts., acquired by the Clark Estate from the late Charles T. Barney in 1905, and is the best unimproved plot in that section of the city. It is situated on the crest of the plateau, Fort Washington av is tree lined and is maintained under the jurisdiction of the Department of Parks. It has exceptional advantages in having total street frontages of 453 feet, of which 328 feet front on 80 feet thoroughfares, and at that point there is an absence of steep grades.

Old Estates Sell Parcels

Boyce Estate sold through Walter F. Sherwood to the R. E. Cochrane Co., produce commission merchants, 257 Washington st., at the northwest corner of Murray st., a 4-sty mercantile building, on a lot 21.3x65.9, together with 259, adjoining, a similar building, on a lot 20.11x65.8, the latter being sold by the Billingsley estate of Seattle, Wash. It is the first sale of both properties in 75 years. The new owner will occupy.

Some Good Mortgage Loans

Charles B. Van Valen placed for the Chemist Club a loan of \$120,000 on the 4-sty building 46-48 East 41st st., occupying a plot 40x98.9. The club, under the name of the Chemists' Building Co., owns the 10-sty building adjoining on the east and has just acquired 46-48 East 41st st for future needs. The same brokers also placed for the heirs of the estate of C. L. Van Rensselaer, a loan of \$10,000 on 182 Grand st. The building is on a plot 25.8x100, and was erected by the lessee on a bond lease running to May, 1923, at \$1,600 net per annum. It reverts to the owners at the expiration of the lease.

Charles B. Van Valen, Inc., placed for Charles E. Johnson and Charles G. Trussell a loan of \$200,000 on 557 Fifth av., a lot 25x100 improved with a 5-sty building with a 1-sty extension. The property has undergone considerable "High Finance" in leasing during the past month. It was leased to Alfred A. Hagedorn at \$25,000 net per annum. Mr. Hagedorn sub-let to F. R. Tripler at \$32,000 net, who in turn rented to Therese Serposs at \$36,000 net. It was occupied by Hicks, the fruiterer, before his purchase of 675 Fifth av from Samuel Untermyer. Townsend Morgan of Morgan, Carr & Baiter, represented the borrowers as attorneys.

Manhattan.

South of 59th Street.

BEEKMAN ST.—Estate of James Cruikshank sold through Pease & Elliman to the Lebertan Corporation 136-138 Beekman st., a 4-sty brick building, on a plot 37x25.10, adjoining the northeast corner of Front st.

CHAMBERS ST.—Frederick E. Gilbert sold to the Adolfgrieda Realty Corporation 121 Chambers st., extending through to 103 Reade st., a 5-sty loft building, on a plot 25x150.10.

CROSBY ST.—John D. and Mary C. Ferguson and Ella F. Goggin sold through Joseph P. Day to Charles I. Taylor 57 Crosby st., an old 1-sty frame building, on a lot 25x100. The property had been in the family of the sellers for almost a century.

DELANCEY ST.—Thomas J. O'Reilly sold for the Emigrant Industrial Savings Bank to Barnett Breitman 222 to 226 Delancey st., at the northwest corner of Willett st., a 6-sty brick tenement house with stores, on a plot 44.8x98.

DELANCEY ST.—Anna H. Byrd, as executrix, sold to Samuel Lobel 290 Delancey st., a 5-sty brick tenement house, with store, on a lot 25x100, adjoining the northeast corner of Cannon st.

ESSEX ST.—Amy L. Lowenstein sold to Beckie Feinberg 27 Essex st., a 6-sty brick tenement house with store, on a lot 25.9x43.6, adjoining the northwest corner of Hester st.

GROVE COURT.—Pepé & Bro. sold for the Alentaur Realty Corporation the premises 1, 2, 3, 4, 5 and 6 Grove court, adjacent to Grove st., to individual owners, they being Alexander C. Proudfit, Cornelia L. Swinnerton and Elizabeth B. Dunlap. The houses will be improved and occupied by the individual owners. The large

court is to be made into a park. The houses will be remodeled and steam heat, electric light and open plumbing will be installed.

HUDSON ST.—Flanton Realty Corporation sold for Joseph Yellen 637 Hudson st., at the northwest corner of Horatio st., a vacant lot, 19.7x59.4x19.6.

JAY ST.—Estate of Frederick W. Rhineland-er sold to Mondschein & Zeller, butter and egg merchants, 45 Jay st., an old 3-sty brick mercantile building, on a lot 23.3x88.4, between Washington and West sts. The buyers have long been in lower Duane st., but will remove to the building just bought.

LUDLOW ST.—Tiffany Realty Co. sold to Hyman Soifer 13-15 Ludlow st., a 5-sty brick tenement house, with stores, on a plot 37.3½x88.3.

PITT ST.—Gustave Mahler sold to Isaac and James Wernick 86-88 Pitt st., two old 3-sty and basement tenement houses, with stores, on a plot 41x100.

RIDGE ST.—Caroline T. Kissel sold to the Derbin Holding Co. 93 Ridge st., a 5-sty and basement brick tenement house with stores, on a lot 30x50.7, adjoining the southwest corner of Rivington st.

SOUTH ST.—Samuel H. Korey sold to Jacob Koretsky 369 South st., an old 3-sty brick building, on a lot 21.2x70, between Montgomery and Gouverneur st.

WARREN ST.—Nazareno Gazzale sold to Abraham Kornblum the 5-sty brick loft building 115 Warren st., on a lot 25x92.9.

WOOSTER ST.—The United Brush Manufacturing Co. bought from Howard C. Forbes the 6-sty brick loft building, on plot 50x100, at 116 and 118 Wooster st.

11TH ST.—Isabella Wilson sold to Bernard E. Katz 519 East 11th st., a 5-sty brick tenement house, with store, on a lot 25x103.3.

22D ST.—Edward S. Foley & Co. sold for Charles F. and Maud M. Saar the 3-sty brownstone English basement dwelling 217 West 22d st., on a lot 16x78.9, to Katle Berke.

22D ST.—Grace E. Storm sold to Elizabeth O'Brien 314 West 22d st., a 3-sty and basement brick dwelling, on a lot 20x98.9.

24TH ST.—Frederick Brown resold to a client of Dwight, Archibald & Perry the 3-sty and basement brownstone dwelling remodeled for business at 27 East 24th st., on a lot 20x49.4. The property is 80 feet west of the northwest corner of Fourth av and adjoins the Carlisle Building.

34TH ST.—F. & G. Pfimm sold for the City Real Estate Co. to Leo Kahn 262 West 34th st., a 4-sty English basement brownstone dwelling, on a lot 14.6x98.9.

36TH ST.—Carl W. von Dohn sold to Eustace B. Thornton the 4-sty brick tenement house, with store, on a lot 25x98.9, at 345 West 36th st.

40TH ST.—Benjamin Beekman sold to David M. Van Pragg the 5-sty stone front tenement house, with a 3-sty and basement frame rear house at 422 West 40th st., on a lot 25x98.9.

48TH ST.—William Freese sold to William A. and A. S. de Watteville 251 East 48th st., a 3-sty and basement stone front dwelling, on a lot 20x100.5.

48TH ST.—Eugene Blanc sold to Louis Leone 239 West 48th st., a 3-sty and basement brick dwelling, on a lot 20x100.5.

50TH ST.—Charlotte H. P. Benjamin sold to William Freese 329 East 50th st., a 4-sty and basement stone front dwelling, on a lot 16x100.5.

51ST ST.—Douglas L. Elliman & Co., Inc., sold for Julian A. Ripley 45 East 51st st., a 5½-sty brick American basement dwelling, on a lot 22x100.5, to a client for occupancy.

52D ST.—Clarendon I. T. Gould sold 57 West 52d st., a 4-sty and basement stone front dwelling, on a lot 20x100.5.

54TH ST.—Anna Allers sold to Dietrich Kligenberg 411 West 54th st., a 4-sty brick tenement house, on a lot 25x100.5.

54TH ST.—James Kyle & Sons sold for Kate Lehman 114 East 54th st., a 5-sty brick apartment house, on a lot 22x100.5; and for May H. Meyer 116 East 54th st., a 5-sty brick apartment house, on a lot 28x100.5. The buyer of both houses is a co-operative syndicate for occupancy.

56TH ST.—Max Marx purchased from Algernon D. Lesser 148 West 56th st., a 3-sty brick garage, on a lot 25x71.8. Hall J. How & Co. acted for the buyer, and P. S. Treacy represented the seller.

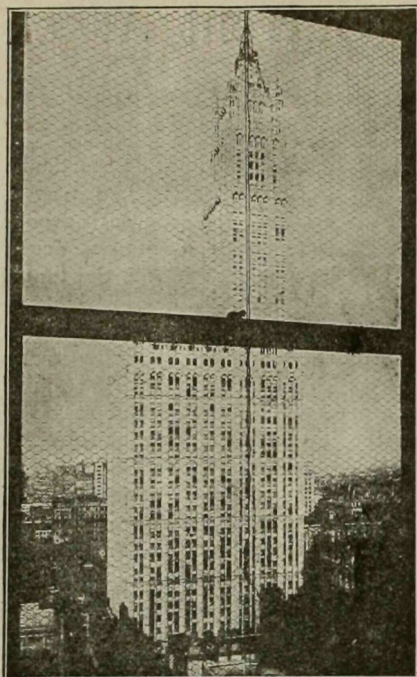
AV C.—The Kellner Realty Co. sold to Rose Applebome the two 5-sty brick tenement houses with stores, at 159 Av C, southwest corner of East 10th st., on a lot 23.3x83.

AV C.—Amelia Dieck sold to Pauline Goldfisher the 4-sty brick tenement house, with store, at 204 Av C, on a lot 25x62.6.

AV C.—Rose Appelbome bought from the Kellner Realty Co. 157 Av C, a 4-sty brick tenement house with store, on a lot 23x83, adjoining the southwest corner of East 10th st.

FIRST AV.—Welworth Property Co. sold to Wolf Morgenrath the 6-sty brick tenement house, with store, on a plot 40x100, at the southwest corner of First av and 21st st.

SIXTH AV.—John C. Bode and others sold to



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John P. Korn 188 Sixth av, at the southeast corner of 13th st, a 3-sty brick tenement house with store, on a lot 25x100.

TENTH AV.—Sarah J. Leonard sold to Owen Dooley the 4-sty brick tenement house, with store, on a lot 20.6x75, at 499 Tenth av, southwest corner of 38th st.

TENTH AV.—Meyer Nussbaum sold to Hugo J. Hanf 209 Tenth av, a 4-sty brick tenement house, with store, on a lot 12.4x100.

North of 59th Street.

61ST ST.—The General Synod of the Reformed Church of America bought from B. Nichteuser the 5-sty brick flat 338 East 61st st, on a lot 28x100.5.

64TH ST.—Dr. Godfrey R. Pisek, the tenant, bought from Priscilla S. Auchincloss and others the 4-sty and basement brick dwelling, on a lot 21x100.5, at 26 East 64th st.

64TH ST.—Maurice Wertheim sold for Cora Anhalt Ferguson to a physician, for occupancy, 48 East 64th st, a 4-sty and basement stone front dwelling, on a lot 15x100.5.

76TH ST.—Lillian Sutro and others sold to Daniel Daly 54 West 76th st, a 4-sty and basement stone front dwelling, on a lot 18x102.2.

76TH ST.—Marie G. Kuerzi sold to Ralph and Max Schwelbisch the 2-sty brick building 512 East 76th st, on a lot 25x87.11.

77TH ST.—Bauer, Milbank & Molloy, Inc., sold for the estate of Caroline F. Seeligman 124 West 77th st, a 4-sty and basement dwelling, on a plot 20x102.2. Joseph L. Smith acted for the purchaser, who will use the premises for his own occupancy.

84TH ST.—Edward C. H. Vogler sold for the estate of Thomas Malloy 9 West 84th st, a 4-sty and basement stone front dwelling, on a lot 18.9x102.2. The buyers are Frank and Rose V. Dingle.

87TH ST.—City Real Estate Co. sold to Elizabeth J. Heuel 151 West 87th st, a 3-sty and basement brick dwelling, on a lot 16.8x100.8½.

96TH ST.—The Metropolis Holding Corporation sold to Appolonia Gebauer the 5-sty brick apartment house, on a lot 18x100.11, at 153 East 96th st, adjoining the northwest corner of Lexington av.

99TH ST.—Meyer Schuman sold to Julius Pezenek the 1-sty brick garage 323 to 341 East 99th st, on a plot 185x100.11, adjoining the northwest corner of First av.

109TH ST.—Consiglia Arbolino sold to Pepina Quirolo 327 East 109th st, a 4-sty brick tenement house with store, on a lot 25x100.11.

111TH ST.—Sherman Brokerage Co. and H. S. Kirschner sold to H. Chipow 72 East 111th st, a 3-sty and basement brownstone dwelling, on a lot 16.8x100.11.

115TH ST.—E. Sharum resold to Anna L. Bulger 304 West 115th st, a 3-sty and basement stone front dwelling, on a lot 16.8x100.11, adjoining the southwest corner of Eighth av.

115TH ST.—The Hudson P. Rose Co. sold to Antonio Castorina the 3-sty and basement brownstone dwelling, on a lot 12.6x100.5, at 167½ East 115th st.

121ST ST.—Porter & Co. sold for the Wells Holding Co. to Anna Murphy, for occupancy, the 3-sty and basement brick and stone dwelling 209 West 121st st, on a lot 16x100.11.

123D ST.—The New Church Board of Publication sold to Laura E. Walker the 3-sty and basement stone front dwelling 204 West 123d st, on a lot 16x100.11.

123D ST.—The Nathan Davis Association, Inc., V. F. W. Post 391, bought for its clubhouse, through M. Nasanowitz & Son, from Marie E. Hoyt the 3-sty and basement stone front dwelling 141 West 123d st, on a lot 19x100.11, between Lenox and Seventh avs.

123D ST.—Porter & Co. resold for Laura E. Walker to Pauline Vohl 204 West 123d st, a 3-sty and basement stone front dwelling, on a lot 16x100.11.

124TH ST.—George W. Brettell and James Henry sold for Mrs. Edwin Krows to John Fitzpatrick 73 West 124th st, a 5-sty brick flat, on a lot 21.6x100.11. This is the first sale of the property in 15 years.

125TH ST.—Mulvihill & Co. resold for Harry Lelman to H. Anderson 310 to 314 East 125th st, a 3-sty and basement business dwelling, on a plot 37.6x100.11.

130TH ST.—James H. Cruikshank sold to Simon S. Friedberg 244 West 130th st, a 3-sty and basement brick dwelling, on a lot 18.9x99.11.

133D ST.—Donald Holding Co. sold through Nail & Parker to a buyer, for occupancy, 245 West 133d st, a 3-sty and basement brownstone dwelling, on a lot 16.8x99.11.

134TH ST.—Clara G. Griggs bought 255 West 134th st, a 3-sty and basement brick dwelling, on a lot 15x99.11.

145TH ST.—Real Estate Management Co. sold for the estate of Mary G. Pinkney the plot of 4 lots on the south side of West 145th st, 375 feet east of Lenox av.

155TH ST.—The Washington Heights Post, American Legion, bought for its clubhouse the 3-sty brick building with store at 464 West 155th st, at the southeast corner of Amsterdam av, 25x150. The premises have been used for

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Employers anxious to secure help (clerical or professional), or employees wishing to obtain a position or better a present one will find this department of the Record and Guide the quickest and most direct method of bringing their wants to the attention of the largest number of interested readers, in the real estate or building professions.

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

PROPOSAL.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., December 2, 1920. — SEALED PROPOSALS will be received at this office until 3 p. m., Dec. 29, 1920, and then opened, for Mezzanine floor, etc., at the United States Post Office, Beloit, Wis., in accordance with the specification, and drawings mentioned therein, copies of which may be had at this office or at the office of the Custodian, in the discretion of the Supervising Architect, JAS. A. WETMORE, Acting Supervising Architect.

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club purposes for several years and are at present occupied by the Corrigan Council, Knights of Columbus. The new owners will get possession January 1. The building has meeting rooms, cardrooms, gymnasium, dance parlor, billiard room, &c. Thomas J. Mullaney, Jr., is commander of the post.

CONVENT AV.—J. S. Maxwell sold for Eliza M. Guy to a buyer, for occupancy, 335 Convent av, a 4-sty American basement brick dwelling, on a lot 20x100.

MADISON AV.—Joseph Waterman resold for James H. Cruikshank to William L. Haynes 2048 Madison av, a 3-sty and basement brownstone dwelling, on a lot 16.4x75.

MORNINGSIDE AV. EAST.—Innes & Center, in conjunction with Ryan & Co., sold for the Center estate, of London, England, to a client of F. William Sohns 33 Morningside Av East, a 5-sty and basement stone front apartment house, on a lot 25x100.

WEST END AV.—Alfred C. Dodman sold 869 West End av, a 3-sty and basement stone front dwelling, on a lot 20x100. It is used as a private school.

WEST END AV.—William H. Parsons, as executor, sold to Harold Morris 437 West End av, adjoining the southwest corner of 81st st, a 5-sty American basement brick dwelling, on a lot 25x56.

FIRST AV.—Frieda Schwartz sold to Alexander J. Frank 1608 First av, a 5-sty brick tenement house, with store, on a lot 25x84.

SECOND AV.—Emma Wulff bought from Florence Boyle the northeast corner of Second av and 78th st, a 5-sty stone front tenement house, with store, on a lot 25.6½x100.

SEVENTH AV.—Philip Lotze sold through Nail & Parker to the Progressive Commercial Association the 5-sty brick apartment house with stores at 2546 and 2548 Seventh av, on a plot 39.10x100.

SEVENTH AV.—The Association of Trade and Commerce purchased 2370 Seventh av, a 4-sty and basement dwelling, on a lot 20x75 with a 12 ft. court adjoining the building on the south side. The association will occupy the premises for headquarters. This is an association representing the business and professional interests of the colored people of Harlem.

Bronx.

FIELDSTON.—Delafield Estate, Inc., sold at Fieldston, in the Riverdale section, to J. M. R. Lyeth the plot on the west side of Waldo av, 85 feet north of Livingston av, 65x16.8x irregular, with an abutting plot on Livingston av, 125x 176x irregular.

FOX ST.—F. Mohrman sold 953 Fox st, a 5-sty and basement brick apartment house, on a plot 40x108.

139TH ST.—Farmer's Loan and Trust Co., as trustee, sold for \$7,500 the 2-sty and basement brick dwelling 497 East 139th st, on a lot 16.8x 100, to the Machizky Talmud Torah D'Cherna Mishanayoth, Inc.

236TH ST.—Mary Suttler sold to John Gruner 110 East 236th st, Woodlawn Heights, a frame 2-family house.

BOSTON RD.—Henry A. Kroeger sold to Dieterich Scharninghauser and John H. Feldscher, respectively, 1225-1227 Boston rd, two 5-sty and basement brick apartment houses, each on a plot 50x167, one-half block south of McKinley square.

BROOK AV.—Bessie Horowitz sold to the W. & D. Realty Co, 1219 Brook av, a 3-sty and basement frame 2-family house, on a lot 25x80, adjoining the southwest corner of East 168th st.

BROOK AV.—Celia Frank sold to Louis Shemin the 4-sty and basement brick flat house at 1514 Brook av, on a lot 25x100.

CONCORD AV.—J. Clarence Davies sold for the estates of Thomas L. and William T. Raymond to Irene Pierce 321 and 323 Concord av, northwest corner of 141st st, two 3-sty brick dwellings, on a plot 40x80.

CONCORD AV.—Albert L. Fessler sold to William Englert the vacant plot, 50x100, on the east side of Concord av, 23.1 feet north of Crane st.

CRESTON AV.—Joseph Schlesinger sold to H. Perry 2680 Creston av, a 2½-sty detached frame dwelling, on a plot 40x76.

CRESTON AV.—Alexander Selkin and David Mintz sold 2691 Creston av, a 2½-sty and basement frame dwelling, with garage, on a plot 50x100.

DELAVELL AV.—The Kane estate sold to the Hudson P. Rose Co. 3517 DeLavell av, a 2-family house.

FOREST AV.—The Hudson P. Rose Co. purchased from P. Halpern the 3-sty frame 2-family house, 963 Forest av, on a lot 16.2x100.

GRAND AV.—Samuel Rubin sold to Isadore Benenson the vacant plot, 41.9x103.4, at the northeast corner of Grand av and 165th st.

JEROME AV.—S. J. Taylor sold for Dennis W. Moran the Woodlawn Inn, on a plot 125x200, on the east side of Jerome av, 36 feet north of East 213th st, to B. Lepinsky.

MARMION AV.—Morris Hyman sold to Ida Yhdah the 5-sty and basement brick apartment house, on a plot 96x100, at the northeast corner of Marmion av and Elsmere pl.

MELROSE AV.—Debb Corporation sold to Robert H. Bergman the 6-sty brick apartment house with store at the southeast corner of Melrose av and 155th st, on a plot 100x70, known as 692 to 698 Melrose av.

PARK AV.—Henry Schwarz bought 3140 Park av, a 3-sty and basement brick detached dwelling, on a plot 56x104.8xirregular.

PARK AV.—Walter E. Brown sold for Lucy E. McBride 3948 Park av, a 2½-sty and basement frame dwelling, on a lot 25x150. A garage will be built on the site.

PERRY AV.—Armstrong Bros. sold for J. Hanlon to J. Scott 3321 Perry av, a 2½-sty and basement frame detached 2-family house, on a lot 22x84, running through to Reservoir Oval East.

RYER AV.—Laura G. Phelan sold to Rosie Axel the vacant plot, 50x267.8x irregular, on the west side of Ryer av, 245.1 feet north of Burnside av.

STEBBINS AV.—Arthur Weyl & Co. sold for a client to J. Gelbard 1035-1037 Stebbins av, a 3-sty and basement brick and frame shop and a 2-sty brick garage, both on a plot 47x50x59x 34xirregular.

UNIVERSITY AV.—Richard H. Scobie resold for Ferdinand Sieghart to Joseph Lcse 2505 University av, at the northeast corner of West

190th st, a 6-sty and basement apartment house, on a plot 76.8x105, containing 36 apartments.

VALENTINE AV.—Egbert L. Brady sold to Edward A. McCooley the vacant plot, 50x85, on the east side of Valentine av, 76.4 feet north of 184th st.

WILKINS AV.—National Family Laundry Service Corporation bought from the H. & R. Construction Co. 1471 to 1475 Wilkins av, a 2-sty brick laundry building, on a plot 100x85.7x irregular.

WOODLAWN RD.—Dennis W. Moran sold through S. J. Taylor to James C. Gaffney the vacant plot, 190.34x100x160x193x irregular, on the west side of Woodlawn rd, 104 feet north of East 213th st, to James C. Gaffney.

WOODYCREST AV.—Ernesto J. Cuzzo sold for Joseph E. Martire to Frederick W. Mincus 1079 to 1083 Woodycrest av, three 2-sty and basement frame dwellings, each on a lot 16x93.

THIRD AV.—The Bond and Mortgage Guarantee Co. sold to Simon R. Gregman the vacant plot, 115.2x116.10x irregular, on the west side of Third av, 316 feet north of 174th st.

Brooklyn.

BERGEN ST.—Patrick J. Carlin sold through the Bulkley & Horton Co. 1268 Bergen st, a 3-sty and basement brick and stone dwelling, on a lot 20x100.

KOSCIUSKO ST.—Realty Associates sold to the B-A Realty Co., Inc., the plot, 50x100, at 43-45 Kosciusko st, 175 feet east of Spencer Court, on which the purchasers intend to erect a garage.

57TH ST.—William P. Jones sold for James S. Ware to Charles and Martha Oberg the lot, 20x 80, on the southwest corner of 57th st and 21st av; also the lot, 20x102, on the south side of 57th st, 80 feet west of 21st av.

AV M.—Clinton Trading Corporation sold to Elsie M. Wood the dwelling and garage at 303 Av M, corner of East 3rd st. Williams-Dexter Co., Inc., were the brokers.

BUFFALO AV.—Bulkley & Horton Co. sold for the Krogman estate 190 Buffalo av, a 2-sty and basement 2-family house, on a lot 17.11x100.

AN UNSOLICITED LETTER THAT SPEAKS FOR ITSELF**Four Twenty Park Avenue Co. Inc.**

S. Fullerton Weaver
President

420 Park Avenue
New York

November 11, 1920.

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15 East 49th Street,
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Yours very truly,

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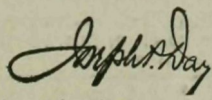
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GATES AV.—Estate of John Cassidy sold through the Bulkley & Horton Co. 732-A Gates av, a 2-sty frame dwelling, on a lot 20x100.

GREENE AV.—Brooklyn Eye and Ear Hospital purchased the block front on the north side of Greene av, between Cumberland st and Carlton av, as a site for a new building to replace its present home on Livingston st, which was sold to the Polytechnic Institute. The new location, comprising a plot 200x95, covered with 12 brick and frame dwellings, was purchased through Dorus McRae from the Reeve estate and the Hill Section Co.

JEFFERSON AV.—Abraham Saffir sold for E. B. Strong to a client, for occupancy, the 3-sty dwelling 410 Jefferson av, on a lot 18x100.

ST. MARKS AV.—G. Tuoti & Co. sold for Mary C. O'Brien to F. Filosa the 4-sty flat, on a lot 25x100, at 493 St. Marks av.

STILLWELL AV.—Realty Associates sold to Anna Pero the vacant plot, 40x119, on the west side of Stillwell av, 600 feet north of Neptune av, Coney Island.

Queens.

FAR ROCKAWAY.—Lewis H. May Co. sold for Sarah Demme a 2-sty dwelling, on a plot 60x120, on Roanoke av, Far Rockaway, to Harold Levy.

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LONG ISLAND CITY.—William D. Bloodgood & Co., Inc., sold to M. Cross for the Queensboro Holding Corporation 70-72 Radde st, Long Island City, fronting 120 feet on Radde st, improved with a 2-sty brick garage.

MALBA.—Gen. Frank Hines, U. S. A., purchased the Italian renaissance residence and large plot at the corner of Malba Drive and Fourth av, Malba-on-the-Sound.

RECENT LEASES.

East Side Block Front Leased

George R. Read & Co. leased for the Stuyvesant Real Estate Co. the entire block front of vacant lots on the east side of First av, from 31st to 32d st, containing over 15,000 square feet, to the Empire Carting Co.

New Building for Fox Films.

The Fox Film Corporation leased the new fireproof building erected under the supervision of Necarsulmer & Lehlbach for the Kelly-Springfield Tire Co. at the southeast corner of 54th st and Tenth av, for a term of 21 years at a rental of more than \$47,000 a year above taxes and operating costs. L. J. Phillips & Co. and A. N. Gitterman were the brokers.

The site measures 175x100 and was acquired two years ago by the tire company for storage and service requirements. They improved it with a 4-sty and basement building, covering a plot of more than 50,000 square feet. The ceilings are 12 to 15 feet high and the lower floors were constructed to carry 300 pounds to the square foot.

The Fox Film Corporation has a studio building with executive offices at 55th and 56th sts and Tenth av which cost \$1,200,000. It is rumored that other moving picture interests are seeking sites in the vicinity, as the labor situation outside of Manhattan has caused considerable trouble. The Kelly-Springfield Tire Co. is leasing this space, as its Cumberland plant, costing \$10,000,000, is nearing completion, and because of the necessity of the company having service stations throughout the city.

Knickerbocker's Grill Room Leased.

The Knickerbocker and Forty-second Street Co., of which Vincent Astor is a director, leased to Joseph L. Pani the grill room of the former Knickerbocker Hotel, at the southeast corner of Broadway and 42d st, for a term of 10 years, at an aggregate rental of about \$1,000,000. It will be known as the Knickerbocker Grill and will be ready for the autumn of 1921. Pease and Elliman were the brokers. It is the first lease to be signed for space in the remodeled Knickerbocker building.

The lessee has for some time operated Woodmansten Inn and Castle-by-the-Sea at Long Beach, L. I.

J. A. Chaloner Leases Buildings.

Ria Construction Co. leased for John Armstrong Chaloner (Chandler), kin of the Astor family, to L. & A. Pincus and H. L. Goldstone

the eight apartment houses, now nearing completion, at 320 to 328 West 55th st, and 329 to 333 West 55th st, for a long term of years, at an aggregate rental of more than \$1,300,000. The rear yards of the buildings are being converted into a private park, 50x100, with fountains which were imported from Europe by Mr. Chaloner, and will also contain private tennis courts for the use of tenants. The architecture is under the supervision of Henry Roth.

AMES & CO. leased for the Terminal Realty Co. the store and basement 121 West 28th st to Herman Weiss; also, for Albin Sellikowitz the first loft in 57 West 24th st to Arthur Shulman and Mary Como; and for the Millbrook Realty Co. the top floor in 17 East 31st st to Smilovitz, Pler and Feldman.

HENRY BRADY leased, for clients, to Gadda N. Marzano the store in 224 West 27th st; and to C. Kovalsky the store in 742 Ninth av.

CROSS & BROWN CO. leased for the owner to Samuel Wohlstetter and Joseph Gilman the 9-sty hotel property formerly known as Relsenweber's, at 987 Eighth av, adjoining the southwest corner of 58th st, for a term of 16 years, at an aggregate rental of more than \$325,000. The upper part of the building will be maintained as a hotel. The first three floors will be given over to trade. A new entrance will be built as well as new store fronts on the ground floor.

DUFF & BROWN CO. leased for a client to the Le Petit Paris Confectionery Co. the 1-sty brick store building 3547-3549 Broadway, near 145th st, 50x85, for a term of years.

J. ARTHUR FISCHER leased for Fox & Lefkowitz the first loft in 458 Seventh av to E. Barahet Singh, for a hindoo tearoom.

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THE GARAGE REALTY CO. leased to the M. K. L. Corporation the 6-sty garage 205-213 West End av, 100x100, for a term of 21 years, at an aggregate rental of \$900,000; the 3-sty garage 520-530 West 145th st, 100x100, to C. F. G. Corporation for a term of 20 years, aggregate rental \$600,000; 334-340 West 40th st, 70x100, two floors, for Samuel Milbauer to a client of Sidney Warsawer for a period of 15 years at an aggregate rental of \$325,000; 133 Amsterdam av, 40x100, five floors, to a Mr. Carver for a term of 8 years, aggregate rental \$150,000. The same company leased 304 West 49th st, 50x100, three floors, to McDermott & Ring for a term of 8 years, aggregate rental \$90,000; 510-512 West 53d st, 50x100, two floors, to Cicary & Verdi for a term of 10 years, aggregate rental \$100,000; 50 East 134th st, 100x100, to Louis Freedman for a term of 8 years, aggregate rental of \$50,000, \$20,000 paid for the lease; and 541-543 West 52d st, 50x100, to a Mr. Capps for a term of 10 years, aggregate rental \$35,000.

GOTHAM NATIONAL BANK leased to the Columbia Graphophone Co., for a term of years, 8 floors in the bank's new building at Broadway and 59th st, at a total rental of \$1,000,000. It is one of the largest leases ever made north of 34th st.

JOHN J. HEALY leased the theatre building, 125x100, at 1763 to 1771 Amsterdam av, adjoining the northeast corner of 147th st, to the Major Amusement Co. The lease is for a term of 10 years at an aggregate rental of \$120,000.

HUBERTH & HUBERTH leased for the Silwhin Enterprises, Inc., the store in 1834 Broadway, at the northwest corner of 52d st to Jacob Harris, tailor.

HUBERTH & HUBERTH, in conjunction with Lewis H. May & Co., leased the store in 211 West 58th st to the Motor Hearse Corporation of America.

SAMUEL H. MARTIN leased for the owner the corner store at 401 West 57th st, for a term of years, to the E. L. S. Co.

THE MASON-JACOBS CO. has completed the renting of the 6-sty loft building under construction at 165-167 West 26th st to ten manufacturers in the garment trade for a term of years. The rentals aggregate \$212,000.

LEWIS H. MAY CO. leased at 38 East 30th st the third loft to the Melba Waist Co., for a term of years.

PEASE & ELLIMAN leased for Mrs. Emil Heuel to Miss Annie K. Brown the 3-sty and basement dwelling 151 West 87th st; also leased the easterly store and the entire second floor in 21-23 West 34th st for the K. & R. Stores, Inc., to B. Ratkowsky, who conducts a chain of fur shops in the Fifth av district, for a term of years, at an aggregate rental of \$150,000, and the new tenant will take immediate possession.

PEASE & ELLIMAN leased in 253 Madison av, for the Savage Realty Co., to which they recently leased the entire building, the front parlor to the Military Order of the World War.

GEORGE R. READ & CO. leased for a client to Sigmund Eisner & Co., uniform makers, the entire first floor in building 126-128 Fifth av for C. A. Gould, owner, represented by Carstein & Linnekin.

J. M. SILVER leased for the United Retail Stores Candy Co. to Rice & Hutchins, Inc., of Boston, the easterly store in 135 to 139 West 42d st for a term of 20 years at an aggregate rental of \$850,000. The lessees will occupy the premises as an addition to their chain of shoe stores.

SINGER BROTHERS IMPORT AND EXPORT, INC., leased for a term of 10 years from the Postal Life Insurance Co. the stores and basements in 532 and 534 Broadway and 85 Spring st, 50x125 and 25x100, at a gross rental of \$125,000.

ROBERT E. SIMON leased the two tenement houses, 50x98.9, at 123 and 125 West 33d st through I. Reis & Co. to a client, who will improve the site with a 6-sty office building from plans by Gronenberg & Leuchtag, architects, at a cost of \$200,000. The plans were filed in the name of the Sidem Building Co. A similar building is to be constructed by Max Gold on the adjoining property at 127 to 131 West 33d st, which site was leased recently through the same brokers.

CHARLES B. VAN VALEN, INC., have renewed the lease for a client to Stephen J. Gnash & Co. to offices in 51-53 Maiden la. The lessees are stock brokers.

REAL ESTATE NOTES.

FREDERICK BROWN, who recently sold his lease on the building at the corner of 12th and Chestnut sts, Philadelphia, to Von H. Herr, of Atlantic City, has taken in exchange the 6-sty bachelor apartment house 35 West 52d st, New York, on a lot 22x100.5. It rents for \$14,000 per annum. Henry B. Newins, Inc., and Robert Coverdale were the brokers.

GEORGE H. COWIE is the buyer of 45 Mercer st, a loft building recently reported sold.

GOLCONDA REALTY CO., buyer of the 6-sty apartment house at the northwest corner of St. Nicholas av and 146th st, has transferred the property to Henry J. Abrahams.

WILLIAM B. GUNTHER ESTATE, which for more than 50 years owned the 6-sty loft building 51 Greene st, has sold it to the 51 Greene Street Corporation, capitalized at \$50,000 and having as its directors H. Kottler, S. Silinsby and H. Gibert. The building covers a plot 28.8 x100.

R. L. JULIAN, long identified with west side real estate, has opened an office in his own building, 300 West 106th st, southwest corner of West End av. Miss Mary Monahan, well known in real estate circles, will be associated with Mr. Julian.

JAMES MOSS is the purchaser of the building at the northwest corner of Gold and Spruce sts.

E. A. SNYDER, formerly with Harvey B. Newins, Inc., has opened a real estate office at 49 Wall st.

SPEAR & CO. have been given the management of the St. Denis Building, Broadway and 11th st, which has been altered into offices and showrooms.

S. H. STONE was the broker who arranged the loan made by the New York Title and Mortgage Co. on the new home for the New York Curb Market Association on Trinity pl and Greenwich st in the rear of Trinity pl.

HENRY ULMER is the buyer of 64 to 68 East 128th st that was sold recently.

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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 resumé from January 1 to date.)

MANHATTAN. Conveyances.

	1920		1919	
	Dec. 1 to Dec. 7	Dec. 1 to Dec. 7	Dec. 1 to Dec. 7	Dec. 1 to Dec. 7
Total No.	251	251	353	353
Assessed Value	\$9,814,100	\$9,814,100	\$21,911,000	\$21,911,000
No. with consideration	30	30	31	31
Consideration	\$995,900	\$995,900	\$955,988	\$955,988
Assessed value	\$875,600	\$875,600	\$919,500	\$919,500
Jan. 1 to Dec. 7 Jan. 1 to Dec. 5				
Total No.	15,073	15,073	9,693	9,693
Assessed Value	\$943,249,150	\$943,249,150	\$621,787,500	\$621,787,500
No. with consideration	1,901	1,901	1,591	1,591
Consideration	\$106,300,356	\$106,300,356	\$53,187,937	\$53,187,937
Assessed Value	\$89,650,200	\$89,650,200	\$52,171,550	\$52,171,550

Mortgages.

	1920		1919	
	Dec. 1 to Dec. 7	Dec. 1 to Dec. 7	Dec. 1 to Dec. 7	Dec. 1 to Dec. 7
Total No.	165	165	220	220
Amount	\$2,685,826	\$2,685,826	\$6,616,795	\$6,616,795
To Banks & Ins. Cos.	24	24	31	31
Amount	\$506,000	\$506,000	\$3,126,050	\$3,126,050
No. at 6%	133	133	132	132
Amount	\$2,214,518	\$2,214,518	\$4,086,075	\$4,086,075
No. at 5 1/2%	11	11	33	33
Amount	\$187,600	\$187,600	\$876,550	\$876,550
No. at 5%	3	3	32	32
Amount	\$37,600	\$37,600	\$1,293,050	\$1,293,050
No. at 4 1/2%	.....	.....	.....	.....
Amount	.....	.....	.....	.....
No. at 4%	.....	.....	.....	.....
Amount	.....	.....	.....	.....
Unusual Rates	2	2	\$3,000	\$3,000
Amount	\$33,708	\$33,708	.....	.....
Interest not given	16	16	22	22
Amount	\$212,400	\$212,400	\$357,120	\$357,120
Jan. 1 to Dec. 7 Jan. 1 to Dec. 5				
Total No.	10,257	10,257	5,576	5,576
Amount	\$337,014,404	\$337,014,404	\$158,813,037	\$158,813,037
To Banks & Ins. Cos.	1,347	1,347	921	921
Amount	\$121,624,528	\$121,624,528	\$54,793,450	\$54,793,450

Mortgage Extensions.

	1920		1919	
	Dec. 1 to Dec. 7	Dec. 1 to Dec. 7	Dec. 1 to Dec. 7	Dec. 1 to Dec. 7
Total No.	44	44	23	23
Amount	\$1,849,500	\$1,849,500	\$1,924,000	\$1,924,000
To Banks & Ins. Cos.	21	21	13	13
Amount	\$1,362,500	\$1,362,500	\$1,419,500	\$1,419,500
Jan. 1 to Dec. 7 Jan. 1 to Dec. 5				
Total No.	2,097	2,097	1,277	1,277
Amount	\$138,672,939	\$138,672,939	\$89,425,413	\$89,425,413
To Banks & Ins. Cos.	1,312	1,312	704	704
Amount	\$113,143,872	\$113,143,872	\$71,298,693	\$71,298,693

Building Permits.

	1920		1919	
	Dec. 1 to Dec. 7	Dec. 1 to Dec. 7	Dec. 1 to Dec. 7	Dec. 1 to Dec. 7
New Buildings	9	9	4	4
Cost	\$847,410	\$847,410	\$1,900,000	\$1,900,000
Alterations	301	301	477	477
Amount	\$477,850	\$477,850	\$477,850	\$477,850
Jan. 1 to Dec. 7 Jan. 1 to Dec. 5				
New Buildings	743	743	354	354
Cost	\$96,686,325	\$96,686,325	\$65,319,411	\$65,319,411
Alterations	\$42,466,418	\$42,466,418	\$26,930,570	\$26,930,570

BRONX. Conveyances.

	1920		1919	
	Dec. 1 to Dec. 7	Dec. 1 to Dec. 7	Dec. 1 to Dec. 7	Dec. 1 to Dec. 7
Total No.	275	275	303	303
No. with consideration	125	125	11	11
Consideration	\$232,078	\$232,078	\$217,225	\$217,225
Jan. 1 to Dec. 7 Jan. 1 to Dec. 5				
Total No.	11,503	11,503	9,351	9,351
No. with consideration	1,423	1,423	743	743
Consideration	\$8,957,931	\$8,957,931	\$8,195,084	\$8,195,084

Mortgages.

	1920		1919	
	Dec. 1 to Dec. 7	Dec. 1 to Dec. 7	Dec. 1 to Dec. 7	Dec. 1 to Dec. 7
Total No.	286	286	228	228
Amount	\$1,105,088	\$1,105,088	\$1,476,398	\$1,476,398
To Banks & Ins. Cos.	63	63	4	4
Amount	\$225,794	\$225,794	\$95,750	\$95,750
No. at 6%	112	112	149	149
Amount	\$658,234	\$658,234	\$989,825	\$989,825
No. at 5 1/2%	29	29	47	47
Amount	\$45,207	\$45,207	\$318,400	\$318,400
No. at 5%	8	8	19	19
Amount	\$25,755	\$25,755	\$92,773	\$92,773
No. at 4 1/2%	31	31	.....	.....
Amount	16,863	16,863	.....	.....
Unusual Rates	3	3	.....	.....
Amount	\$101,500	\$101,500	.....	.....
Interest not given	103	103	13	13
Amount	\$257,529	\$257,529	\$75,400	\$75,400

	1920		1919	
	Dec. 1 to Dec. 7	Dec. 1 to Dec. 7	Dec. 1 to Dec. 7	Dec. 1 to Dec. 7
Total No.	8	8	41	41
Amount	\$51,792,899	\$51,792,899	\$36,712,147	\$36,712,147
To Banks & Ins. Cos.	379	379	217	217
Amount	\$6,857,529	\$6,857,529	\$2,868,492	\$2,868,492

Mortgage Extensions.

	1920		1919	
	Dec. 1 to Dec. 7	Dec. 1 to Dec. 7	Dec. 1 to Dec. 7	Dec. 1 to Dec. 7
Total No.	16	16	16	16
Amount	\$648,720	\$648,720	\$300,000	\$300,000
To Banks & Ins. Cos.	9	9	5	5
Amount	\$579,500	\$579,500	\$129,000	\$129,000
Jan. 1 to Dec. 7 Jan. 1 to Dec. 5				
Total No.	746	746	765	765
Amount	\$16,054,022	\$16,054,022	\$12,355,552	\$12,355,552
To Banks & Ins. Cos.	376	376	217	217
Amount	\$11,106,850	\$11,106,850	\$6,340,600	\$6,340,600

Building Permits.

	1920		1919	
	Dec. 1 to Dec. 7	Dec. 1 to Dec. 7	Dec. 1 to Dec. 7	Dec. 1 to Dec. 7
New Buildings	10	10	16	16
Cost	\$593,000	\$593,000	\$450,700	\$450,700
Alterations	\$18,000	\$18,000	\$45,350	\$45,350
Jan. 1 to Dec. 7 Jan. 1 to Dec. 5				
New Buildings	973	973	865	865
Cost	\$18,130,600	\$18,130,600	\$19,471,985	\$19,471,985
Alterations	\$2,966,080	\$2,966,080	\$1,828,771	\$1,828,771

BROOKLYN. Conveyances.

	1920		1919	
	Nov. 30 to Dec. 6	Dec. 3 to Dec. 9	Nov. 30 to Dec. 6	Dec. 3 to Dec. 9
Total No.	781	781	2,349	2,349
No. with consideration	45	45	78	78
Consideration	\$345,000	\$345,000	\$1,140,888	\$1,140,888
Jan. 1 to Dec. 6 Jan. 1 to Dec. 9				
Total No.	49,092	49,092	53,952	53,952
No. with consideration	2,398	2,398	2,813	2,813
Consideration	\$27,819,773	\$27,819,773	\$30,352,237	\$30,352,237

Mortgages.

	1920		1919	
	Nov. 30 to Dec. 6	Dec. 3 to Dec. 9	Nov. 30 to Dec. 6	Dec. 3 to Dec. 9
Total No.	628	628	2,551	2,551
Amount	\$2,778,088	\$2,778,088	\$8,674,299	\$8,674,299
To Banks & Ins. Cos.	75	75	189	189
Amount	\$499,898	\$499,898	\$1,002,950	\$1,002,950
No. at 6%	575	575	1,705	1,705
Amount	\$2,441,973	\$2,441,973	\$6,427,007	\$6,427,007
No. at 5 1/2%	38	38	270	270
Amount	\$269,035	\$269,035	\$1,785,868	\$1,785,868
No. at 5%	3	3	38	38
Amount	\$20,700	\$20,700	\$250,204	\$250,204
Unusual Rates	2	2	5	5
Amount	\$1,330	\$1,330	\$104,900	\$104,900
Interest not given	10	10	33	33
Amount	\$45,000	\$45,000	\$105,450	\$105,450
Jan. 1 to Dec. 6 Jan. 1 to Dec. 9				
Total No.	40,584	40,584	41,059	41,059
Amount	\$187,347,118	\$187,347,118	\$151,344,359	\$151,344,359
To Banks & Ins. Cos.	4,108	4,108	3,449	3,449
Amount	\$33,617,918	\$33,617,918	\$22,220,928	\$22,220,928

Building Permits.

	1920		1919	
	Dec. 1 to Dec. 7	Dec. 3 to Dec. 9	Dec. 1 to Dec. 7	Dec. 3 to Dec. 9
New Buildings	73	73	151	151
Cost	\$689,000	\$689,000	\$2,334,350	\$2,334,350
Alterations	\$196,220	\$196,220	\$817,905	\$817,905
Jan. 1 to Dec. 7 Jan. 1 to Dec. 9				
New Buildings	7,379	7,379	8,119	8,119
Cost	\$55,985,373	\$55,985,373	\$78,742,319	\$78,742,319
Alterations	\$12,749,212	\$12,749,212	\$9,133,921	\$9,133,921

QUEENS. Building Permits.

	1920		1919	
	Dec. 1 to Dec. 7	Dec. 3 to Dec. 9	Dec. 1 to Dec. 7	Dec. 3 to Dec. 9
New Buildings	52	52	230	230
Cost	\$193,125	\$193,125	\$897,460	\$897,460
Alterations	.....	.....	\$36,830	\$36,830
Jan. 1 to Dec. 7 Jan. 1 to Dec. 9				
New Buildings	6,421	6,421	8,986	8,986
Cost	\$32,701,277	\$32,701,277	\$41,389,953	\$41,389,953
Alterations	\$565,275	\$565,275	\$3,128,626	\$3,128,626

RICHMOND. Building Permits.

	1920		1919	
	Dec. 1 to Dec. 7	Dec. 3 to Dec. 9	Dec. 1 to Dec. 7	Dec. 3 to Dec. 9
New Buildings	38	38	30	30
Cost	\$84,325	\$84,325	\$63,046	\$63,046
Alterations	\$2,650	\$2,650	\$650	

BUILDING SECTION

Untermeyer Outlines Plans for Continuing Inquiry

Brings Out Some Testimony Showing Collusion on School Contracts But Will Not Go into General Investigation of City Affairs

SAMUEL UNTERMEYER, counsel to the Joint Legislative Committee on Housing, on last Tuesday announced the plans for the future work of the committee, as follows:

"My purpose is to proceed on the present lines during the greater part of the present month, introducing evidence in demonstrating the harmful workings of a number of those combinations, and then to turn over the remainder of the evidence to the various Grand Juries that are now considering the subjects and to those that are being called for the January term.

"If this work is to be thoroughly done it will require the exclusive time of a half dozen grand juries, and of about thirty capable Assistant District Attorneys, and a large staff of investigators for many months to come. With the convening of the new Legislature we shall be prepared to submit a resolution for the continuance of the inquiry in which the defects in the present resolution will be remedied, and the scope of the inquiry as well as the power of the committee will be materially broadened.

"It cannot, however, be too strongly emphasized that, so far as I am concerned, and I believe, so far as the committee is concerned or can prevent any such action, this committee will not accept the duty or power to investigate the City Administration or the city departments either before or after the conclusion of its present labors.

"Our committee has other and far more important work to do than anything it has yet accomplished, and far more important than the work of investigating the city departments, important though they may be. All that we are doing is merely to erect a foundation on which to build our comprehensive structure of proposed constructive legislation. It will be drastic and far reaching, I think; some may say almost revolutionary, in the hope of reversing a narrow economic policy that has prevailed in the Federal and State Governments.

"In order to succeed, this legislation must have the support of the Legislature and the public, regardless of party lines. If your committee were to become involved in a city investigation, that would not be possible.

"We are hopeful that by transferring the plans of the unfinished branch of the present inquiry, as above indicated, we shall be able at, or possibly shortly before, the beginning of the new year to take up the insurance and banking end of the inquiry. We now have many thousands of blank forms in the hands of the banks and insurance companies that they are filling in with great pains, and that is costing them great labor.

"When that statistical work has been compiled, we shall be prepared to enter on that phase of the inquiry."

When the committee resumed its hearings on Wednesday, December 1, the announcement was made of the denial by Justice Hotchkiss of the motion of Martin Conboy, counsel to the Builders' Supply Bureau, to compel the committee to return the bureau's books to Joseph Penny, its chairman, and the refusal of a stay preventing the use of the books and the attendance of Penny as a witness.

Major George W. Steele, former secretary of the Builders' Supply Bureau, testified as to the system under which members of the Builders' Supply Bureau operated. He said that the suggestion for a card system for prices came from John P. Kane, who spoke of it informally to some members.

Q. Isn't it the fact that the purpose of organizing this bureau was not only to get higher prices, but to standardize and make uniform the prices in the trade? A. They hoped to accomplish that.

Q. That was the reason for organizing it? A. That was one of the reasons.

Mr. Untermeyer read from the constitution of the bureau, which stated that members had to submit a record of the contracts closed each day and of the stock on hand on the first of each month.

The initiation fee, according to the witness, was \$2,000, and assessments were levied quarterly as money was required on a per capita basis, about \$200 or \$300 each time. The income during one year was about \$34,000, he said.

Q. What is the oral understanding as to what the members are required to do, or supposed to do, when they are asked to estimate on a job and they have rung up the secretary of the bureau, and she has told them that an estimate has gone in by another member? A. In most cases the result has been that the member inquiring as to prices has filed the same price.

Q. So when the bids have all come in to the contractor, they are uniform. A. They were, yes, sir.

Q. We have had evidence here from people like the Fuller Company showing that in these building materials if they asked for ten or twelve estimates from different concerns they got a uniform price every time. That is the way it happens, is it? A. Yes, sir.

Q. That same thing applied to all contracts, didn't it? A. Yes.

Q. Whether public or private? A. Yes.

Q. Whether schools, court houses or anything else? A. Yes, sir.

Mr. Untermeyer called attention to the admission of Steele that the first card, sent before the contract was closed, was not binding and the bidder had a right to withdraw his estimate if he chose to do so.

Q. So that before he committed himself at all to any obligations to his customer or contractor, his competitors knew exactly what he proposed to do? A. Yes, sir.

Q. This contract card, which is the second card, was that sent in only by the member that received the contract? A. Yes, sir.

Q. Was this communication made by the secretary on receiving the estimate card to the other members at times made in writing, or was it always made by telephone? A. There were periodic meetings of the bureau and then there was a list compiled of the various estimates that had been submitted on jobs with the names of the bidders, and both the compilations and the cards and the cards themselves were accessible to the members.

Q. That is, the estimating cards? A. Yes.

The Masons' Supply Bureau of 32 Court Street, Brooklyn, was modeled after the Builders' Supply Bureau, Steele testified. The president of the Brooklyn organization was Cornelius McGuire, he said. Three of the members of the Manhattan organization were also members of the Brooklyn bureau because they had yards in Brooklyn. In addition the members of both bureaus were also members of the Association of Dealers in Masons' Building Materials at 18 Broadway, and this association sent out weekly quotations of prices, which the witness said the members were expected to maintain.

Builders erecting houses were forced to buy brick and cement from the same concern, according to the witness. If a builder found he could get brick cheaper from another dealer he was unable to avail himself of the opportunity unless he bought his cement from the same dealer.

Wright D. Goss, president of the Empire Brick and Supply Company, testified the company was capitalized at \$1,500,000. He declined to say what his share was on the ground that it was a personal matter. He was adjudged in contempt when he persisted in his refusal after having been directed to answer by Chairman Lockwood. His company, said Mr. Goss, was one of the largest manufacturers of brick, maintaining an output of from 65,000,000 to 70,000,000 brick annually. The present output was about 20,000,000 because of the lack of labor and a shortage of fuel.

Mr. Untermeyer read a report of Mr. Goss's testimony before the Mayor's Rent Committee in 1919, in which Mr. Goss admitted that he would not sell to anybody who was not a member of the Dealers' Association. Two votes out of forty were sufficient to keep a competitor out of the association, Mr. Goss testified at that hearing.

Mr. Goss declined to say whether he made any reports of quotations to the Builders' Supply Bureau on the regular cards of the organization. The witness was found in contempt a third time.

Mr. Untermeyer then read further from Goss's testimony at the 1919 hearing, this time about the "unanimity in price." Goss was questioned about answers he is purported to have made concerning the price of brick, and in reply to these questions said that whatever statement he made on the subject of prices was correct. He was adjudged in contempt for the fourth time for refusing to answer the previous questions.

John A. Philbrick was again called to the stand. He declined to testify about the workings of the "quotation" cards, and said he did not know where they were. He could not tell what became of them and would not tell if he knew. He said they were not destroyed under his direction, and also refused to

say whether they were in his custody. He was not aware that it was a criminal offense to destroy evidence. He was adjudged in contempt.

He was asked if the bureau were still in operation.

"It is," he answered, smilingly. "We shall be glad to have you come to a meeting some time." He refused to say whether there had been any change of the bureau's methods since the investigation began and was adjudged in contempt a second time.

Elizabeth O'Dea, employe of the Builders' Supply Bureau, was recalled. She testified she entered the service of the bureau in 1916, just after it was organized. Taking care of the card system was part of her work. Asked where the "quotation" cards were, Miss O'Dea first said that the system fell into disuse. Mr. Untermyer repeated the question and she admitted they had been destroyed. She said she destroyed them at the request of one of the members of the bureau, whose name she could not recall. The destruction of the papers took place some months ago, she said. She could not fix the date.

Q. When you brought down these books and papers, in answer to the subpoena, and said they were everything, why didn't you tell us that you had destroyed the quotation cards? A. Because that was so many months ago I didn't think it was germane to the inquiry.

Q. Not germane? You judged that, did you? And you hadn't discussed it with anyone? A. No.

Q. Suppose we go over the list of members, do you think you would be able then to tell us who told you to destroy the cards? A. I would only be guessing.

Q. Was it only one man who told you this? A. I think possibly it was.

Miss O'Dea testified that it was because the members did not send in their quotations that the system was discontinued. Her best recollection was that the bureau stopped the quotation of estimates at the beginning of the year. She knew of no resolution by means of which the sending of quotations was stopped.

Q. When you received a quotation card you communicated the contents of that card to the other members? A. No, sir, I did not.

Q. You never did? A. I never did.

Q. And when they telephoned, you never told them what it was? A. No.

Mr. Untermyer told the witness that Mr. Steele had previously testified that when the quotation cards came, the other members would telephone to the witness and she would give them the quotation. She said that was not so. A moment later she admitted that the cards were on file in the office and the members had access to them.

Q. Let me see the contract book. Now can you account for the disappearance of all the quotation cards, and at the same time of the quotation card index? A. No. I told you I had destroyed the quotation cards.

Q. Did you destroy the book, the index, too? A. No.

Q. Is it possible that it is still up there? A. I think not. I sent down everything.

Nobody was present in the office when she destroyed the cards, she said.

On Thursday, December 2, Robert Main of Saugerties, whose family controls a large block of stock of the Empire Brick and Supply Company, said the capacity of his yards was about 84,000,000 a year, and in the last five years they turned out about 20 per cent. of their output. He testified that the Greater New York Brick Company had acted as a "selling clearing house" for the Hudson Valley brick manufacturers, but had been abandoned two years ago. He denied that it had been a price-fixing agency. When the Greater New York Brick Company was formed about 85 per cent. of the brick manufacturers took stock in it. The total issue was \$50,000. He said he did not know whether the stock was apportioned to the members on the "basis of output," that it "might have been," but testified "that would be the fair way." The witness denied that the purpose of competitors entering a "selling clearing house" like the Greater New York Brick Company was to fix uniform prices. All the Hudson Valley brick manufacturers in the last five years have only done about 20 per cent. of capacity business, he said.

William K. Hammond, a brick manufacturer of Dutchess Junction, and a director of the Association of Dealers in Masons' Building Materials, testified to calling a meeting in his office on Feb. 28, 1919, at which were present fourteen of the principal dealers in brick in the Hudson River section. He said prices were discussed, but not fixed.

Over the protests of Martin Conboy, attorney, the books of the Builders' Supply Bureau and the Association of Dealers in

Masons' Building Materials were turned over to Marvin Scudder, the committee's accountant, for examination.

Sidney J. Treat, secretary of the Association of Dealers in Masons' Building Materials, testified that in July, 1920, he destroyed five bundles containing thousands of letters after learning from the newspapers that evidence alleging a criminal conspiracy had been forwarded by Mr. Untermyer to the District Attorney, who was supposed to be making an investigation.

Article 13 of the by-laws, which had been placed in evidence, was read by Mr. Untermyer, and stated that the minimum charge for selling and handling spruce lumber was \$7 per thousand feet "and as much more as may be prescribed by the Board of Trustees, by rule or otherwise, and no member of the association shall make a less charge or receive a less sum on retail spruce timber, at a rate less than the amount of said charge, added to the wholesale price of spruce timber current at the time of such sale and quoted by the Lumber Committee, except in case of timber actually and bona fide sold for shipping purposes or to be used outside the City of New York and all that part of Hudson County, N. J., east of the Hudson River."

Ernest Braun, secretary of the Masons' Supply Bureau, testified that he had destroyed the "option" cards of the organization "many months after they had gone into disuse."

Miss Emma Schmitt, secretary of Bird S. Coler, Commissioner of Charities, a former employe of the Brooklyn bureau, said the organization had a system of matching bids similar to that of the bureau in Manhattan, and testified that she was initiated into the workings of this system by Elizabeth O'Dea. In the examination of Miss Schmitt it appeared that the Masons' Supply Bureau of Brooklyn adopted a resolution on March 26, 1919, which called on the dealers to request the cement companies to establish a rebate of 10 cents a bag on each empty bag returned instead of 25 cents.

Included in the minutes was a speech of the then chairman, Cornelius McGuire. Mr. Untermyer called the committee's attention to the fact that while part of Mr. McGuire's speech was there on pages 124, 125, 126, 127, 128 and 129 had been extracted and were missing or had been lost.

Joseph Penny, chairman of the Builders' Supply Bureau, denied that he instructed Miss O'Dea to destroy the "quotation" cards, and said he had believed they were in existence until Miss O'Dea testified. He was twice adjudged in contempt, when he refused to answer questions regarding the bureau's operations. He denied knowledge of the index to the card system which has mysteriously disappeared.

Testimony was introduced to show that Arthur Hammond, a certified public accountant, was auditor for the Builders' Supply Bureau, and the Masons' Supply Bureau, of Brooklyn, and for John A. McCarthy.

Daniel J. Murphy, assistant auditor for Hammond, said that Hammond was out of town, probably in Cincinnati on a traveling audit for a railroad company. He thought that perhaps Hammond might have taken missing papers with him or that he might have them in his home at Montclair. The papers were records of monthly reports made by Hammond for the members of the Builders' Supply Bureau, and were typed many times by the witness. He thought the sheet attached to each report gave the sales of each man, and said that there were no names on the sheets, but numbers ran down the side. He could not say whether each member was given a number.

George X. O'Brien, an office boy for Hammond, swore he saw the reports that are now missing in the office of Mr. Hammond as recently as a month ago. He did not know who took the file containing the reports, but declared he knew they were taken because there "is some trouble on about it."

Anthony Brescia, a mason contractor of 681 Allerton avenue, Bronx, who said he formerly did a business of \$500,000 a year, testified that in 1916 he was forced to join the Stone Masons' Contractors Association, because Louis Mazzola, delegate for Local 74 of the Stone Masons' Union, called his men on strike. At the first meeting he attended Nicholas Conforti, the president, demanded that he pay \$1,500 in order to join the association. Dominick Salvato, Joseph Palladino and a third contractor were present, and demands were made on them. He did

the talking for the group, and it was agreed for his services his initiation was to be lowered to \$150. Palladino was to pay \$350, Salvato \$425 or \$450, and the last man \$700. He remained in the association from March, 1916, to September, 1917.

At the first meeting the price of stone contracting was increased from 25 to 35 cents a cubic foot. The members were required to pay two cents a cubic foot to Dominick Palosa, the treasurer. He was told, he testified, that the money was to be used to pay the president, Nicholas Conforti, and to pay the delegate of the Local No. 74 for his trouble of stopping the job and bringing more members into that association.

Brescia protested against the arrangement, which would levy a tax of \$2 on each workman a day, the entire sum per year to amount to \$1,000,000. At the second meeting he declared he saw the secretary give Mazola \$200. The question as to how to put the \$200 payment on the books arose, and it was decided to have it appear as a "bouquet" to "somebody who was dead."

At the fourth meeting, the witness testified, all the contractors agreed to submit their contracts to the association so that the members might see if their competitors were charging the fixed price of 35 cents. Brescia refused to show his contracts. He was charging 16 to 18 cents and was making a good profit.

Stone masonry work stopped during the war and was resumed in 1919. Brescia took a job for \$9,000 at 144th street and Whitelock avenue. The next day, he said, Mazzola drove up to the job in his automobile. He asked Brescia to "fix him up." At first he refused the offer of \$10 a week as "it would not pay for his gasoline," and then accepted it. Brescia paid the money for three weeks and Mazzola asked for more. The fourth week he got \$15.

Subsequently Brescia obtained four contracts. One was for \$300,000 worth of work on 250 two-family houses. When Mazzola heard of the four contracts he demanded that Brescia take him into partnership. Brescia testified that he refused, and the delegate wanted to compromise on \$25 a week. The contractor would not give up one cent.

Work on the 250 buildings began. Mazzola drove up one day and threatened to put Brescia out of business if he did not do his bidding. Six stone masons walked off the job at work from Mazzola. Mazzola laughed.

"Who told you to stop my job?" asked Brescia.

"The Stone Contractors' Association told me you cannot take big jobs without giving deposits. I got my orders from them."

Brescia, in search of workmen, said he went to Local 47, a union in Brooklyn. He voluntarily increased the wages from \$8 to \$10 a day for the two men he got to work, but they were stopped by Mazzola. When Brescia found he could not get any more men he gave up all his work, and said he has not been able to get any men to work for him since then.

Brescia testified that he was not able to enter the association now. He said the initiation fee now was \$3 and also that the assessment on members had been increased from 2 cents a cubic foot to 3 cents.

At the session held Friday, December 3, Marvyn Scudder, accountant for the committee, who had acted in the same capacity for the Hughes insurance and Untermyer money trust investigations, testified that the memoranda alleged to be the minutes of the thirty-six meetings of the Builders' Supply Bureau, held from Feb. 19, 1920, to Nov. 4, 1920, had been written at one time, not earlier than Nov. 4, 1920, on a fresh typewriter ribbon, and had been interpolated in the loose-leaf minutes book. Mr. Scudder swore, also, that minutes prior to Feb. 19, 1920, had been substituted.

George W. Gaylord, manager of the supplies department of the Oliver Typewriter Company, and Henry D. Higginsbotham, typewriter experts, corroborated the testimony of Mr. Scudder. Mr. Gaylord said the records purporting to be the minutes of the thirty-six meetings in 1920 must have been written at the same time, for the reason that the density of print was uniform throughout. The minutes of preceding meetings showed a regular normal variation in print, indicating that they were written on various dates.

Mr. Higginbotham said that the minutes of the meeting on Feb. 19 were darker than the record of the previous meeting,

Feb. 12, indicating that a different ribbon had been used. From then on and up to Nov. 4, 1920, he found the density of the print and the appearance of the work all of the same shade, indicating that these minutes had been typed at one writing.

Secretary Penny of the bureau, who had supervision of the minutes, said that he did not know whether or not the minutes were written at one time. He said he passed the minutes over to Miss O'Dea, the clerk, who did the typewriting.

"So the responsibility, if any, for that you put upon Miss O'Dea, do you?" asked Mr. Untermyer.

Mr. Conboy objected to the question. The stenographer repeated the question, and Penny answered, "Yes."

Mr. Untermyer informed the witness, "in all frankness and fairness," that the committee held that the minutes were substituted.

Miss O'Dea, recalled, testified in explanation of the uniform appearance of the minutes, that she used her machine only on that work and had typed no other matter during the nine months. Prior to February, 1920, she said she had done "outside work" on her machine, but that this work "petered out" at that time and she did no more.

Chairman Lockwood ordered all testimony and exhibits concerning alteration of the minutes to be sent to the Grand Jury.

The minutes book of the Association of Dealers in Masons' Building Materials was also examined. Mr. Scudder testified that in the cases of pages in which minutes appeared to have been interpolated the ink used in numbering the page was different from that used in the rest of the book, and that the supposedly interpolated pages were not signed by the secretary. In the minutes found in regular order the secretary's signature was found on the page, he said.

Sidney J. Trea, secretary of the association, was called on by Mr. Untermyer to "explain this." Trea readily admitted that the minutes had been inserted under his direction.

Q. Will you explain how it happened that they are different in the particulars described from the others? A. The stenographer, in starting the minutes, evidently made a mistake, which could not be corrected on that sheet. She, therefore, had to destroy the sheet, and take a blank sheet and number it with a numbering machine that we have in our office there, and went on with her minutes.

Q. How do you know? A. Because she told me she did it.

Trea said the minutes were unsigned "through my negligence."

Q. How does it happen, in these instances of substitution, not a single one is signed? A. There is not any substitution.

Q. There is a substitution, isn't there? A. No, I beg to differ. These minutes were written at the time they were dictated.

Frank Melton, a house wrecker, testified that in 1917 the Cornell Towing Company towed a scow load of second-hand brick for him from Breaker Island, near Albany, to New York for \$75. A competitor lowered the price to \$25 and he said the Cornell concern put this competitor out of business in a month when they reduced the price to \$15. With the competing concern out of business the price jumped back to \$75 and has since gone to \$300, as Melton said he must now pay at the rate of 50 cents a ton. The weight is computed by the Cornell Company's representative, he added, and he had to abide by the weight that he was told his material amounted to. The new rate went into effect two months ago.

Everett Fowler, president of the Greater New York Brick Company, and connected with the firms of Everett Fowler & Son and the Excelsior Brick Company, said that the Cornell Towing Company was the only one on the river, and had a monopoly of the towing. He said that the increases in recent years in towing charges had been from 500 per cent. to 1,000 per cent. of former years. In 1906 he paid 15 cents a thousand to have his brick towed from Haverstraw to New York. Now the rate is 40 cents and an addition of 20 per cent. for coal, or a total of 48 cents per thousand. He estimated that three tugs might draw 25 to 30 barges of brick at a time, and the revenue to the Cornell Towing Company for the work would be about \$5,000.

William K. Hammond, a brick manufacturer, testified that three selling agents handled the output of about fifty brick manufacturers putting out most of the brick for the New York market. They are the Greater New York Brick Company, Emmons & Roberts and Barnes, McNamara & Morrissey, he said. He also testified that every day the market price is quoted to the manufacturer by the selling agent. He admitted that the

price was uniform for a given day, but said that the buyer was usually a shrewd man who "nibbled here and nibbled there" in order to attempt to get a lower price.

"What good does it do for him to nibble when the price is uniform?" Mr. Untermeyer asked.

"Not a bit," replied Hammond.

Thomas F. McLaughlin, secretary of the Contractors' Protective Association, said that it was not affiliated with the Building Trades Employers' Association. The organization has four committees of four men each on excavating, sand, trucking and membership. McLaughlin read from the minutes of a meeting which took place on Nov. 19, 1919. The record showed that a committee was appointed to fix the rate at which motor trucks should be hired out by the members and to report at the next meeting. At the meeting held on Feb. 19, 1920, he said, two union delegates were present and an entry appeared in the minutes indicating that after Matthew McConville and Timothy Gorman, representing the Steam and Shovel Engineers, spoke about "The Iron League Association." Mr. Crimmins moved that the association keep on the side of the Building Trades Employers' Association in the event of a strike.

At the meeting held on April 13, 1920, a minimum schedule for various classes of labor was made only on jobs on a per diem basis. The witness said the contractors receiving \$9 a day for common laborers and \$10 for rockmen were paying these men \$6 a day. He estimated that the use of tools was about 50 cents a day, and that the remainder was profit for the contractor. Only one inquiry has come in for men on the per diem basis, he asserted. In the minutes of March 28, 1918, appeared an entry that the Klosk Company, dealers in second-hand brick, had been fined \$500 for using their chauffeurs when chauffeurs employed by one of the members went on strike.

When the hearings were resumed on Tuesday, December 7, John Aisenberg, a clerk in the office of John T. Hettrick, originator of the "Code of Practice," was questioned under oath as to records referring to school contracts, found when the lawyer's office was raided. Summarizing Mr. Aisenberg's testimony it was brought out that some of these papers have shorthand notes in Hettrick's handwriting, one in shorthand character saying "\$600 for us."

This notation was on the bid for limestone for Public School 144, Brooklyn. The job went to the Cohen Cut Stone Company for \$11,345, although the lowest bidders of the five submitted to Hettrick a bid for \$10,403. Hettrick, the testimony showed, changed the figures sent him by the contractors so that the Cohen Cut Stone Company was the lowest bidder to the Board of Education. An "accommodation" or "blind" bid was put in at a higher figure, the witness said, to impress the Board of Education with the idea that some one wanted to bid at a much higher figure, and that the lowest bidder was lower than he really was.

Mr. Untermeyer brought out by the testimony of this witness that contractors would furnish Hettrick with the estimated cost and profit of the job to their concerns, and then Hettrick would juggle the bids so that the man whose turn it was could bid low enough to get it, but always in advance of what he could well afford to do the work for. If Hettrick did not put in an "accommodation" bid the contractor might ask him to do so. The important fact, according to Mr. Untermeyer, which he said was "the milk in the coconut," was that the bids were not furnished to the Board of Education until after the board announced how much it was ready to spend. Then the price was fixed as close to the board's limit as possible.

A contractor ready to do limestone work on Public School 43, 136th and Brown streets, for \$2,583, had the bid raised by Hettrick to \$4,283. An "accommodation" bid for \$5,260 was sent to the Board of Education.

When the Board of Education announced that it was ready to pay \$105,000 for heating and ventilating work on Public School 100, six of Hettrick's Code of Practice men bid for the job. Gillis & Geoghegan proposed to do the work for \$92,770. Hettrick swung the contract to Wells & Newton, whose bid of \$101,050 was the lowest bid to the city. The estimated cost

of the work by Wells & Newton was \$77,686, and their bid to Hettrick was \$94,000.

The bids ranged from \$92,700 to \$95,790. They were as follows:

Builders.	Cost of Material and Labor.	Bid to Hettrick.	Hettrick's Figures.
Gillis & Geoghegan.....	\$73,334	\$92,770	\$101,500
Daniel J. Rice.....	74,166	95,790	.....
Philip & Paul (accommodation bid)...	.....	95,670	101,582
W. J. Oivaney.....	78,900	94,681	102,000
E. Rutzler Co.....	76,848	.....	101,440
Wells & Newton.....	77,686	94,000	101,050

On the contract for cut stone on Ward's Island there were seven bids. Four were "accommodation" bids ordered by Hettrick for a blind. He authorized three bids and fixed the one who was to get the work. The contract went to James B. Lenahan for \$20,359. Lenahan's original bid was for \$13,000.

A bid for cut stone work on Public School 83 was sent to the Board of Education for \$8,970 after the bidder furnished a figure of \$7,020 to Hettrick, making an increase of more than \$1,900 on a \$7,000 job.

M. S. Wandell, vice-president of the New York Trap Rock Corporation, said that his company was the only trap rock company on the Hudson, and that some time ago it had absorbed several limestone quarries. Questioned concerning an agreement between his organization and the Sand and Gravel Board of Trade, the witness insisted that he had made no contracts with the board as a board, but only with individual members.

The New York Trap Rock Corporation handled a million cubic yards of stone annually, he said, and the two other dealers in New York, the Material Delivery Company and Tino & Co., handled only 20,000 yards. His sale in this city is upward of 500,000 yards, the remainder being sold outside.

The witness remembered only one builder who had bought from his company in the last year, and that was on a contract made prior to the agreement with the members of the Gravel and Sand Board of Trade.

Henry Steers, president of the Henry Steers Sand and Gravel Company, and of Henry Steers, Inc., testified that the only competitors he had in New York selling sand and gravel mixture was the New Marlborough Sand and Gravel Company. He thought they did about \$500,000 or \$600,000 worth of business.

"So far as the mixture is concerned, you have no competition?" asked Mr. Untermeyer. A. "Very little."

Mr. Steers testified that he obtained the sand by dredging in Long Island Sound and that the company's own towboat hauled the product to New York. A profit was calculated on the work for the towboat, and this went to his company, the witness said.

Q. Don't you think it is a very anomalous condition in this great city of New York, Mr. Steers, this sand situation, with the sand plentiful all around us, and somehow or other nobody able to get it into the business? A. No, it is not, Mr. Untermeyer; it takes so much money to get into that business.

Q. But there are plenty of people around to go into that business with plenty of money? A. I don't see why they don't go into it.

Q. Don't you think that Goodwin-Gallagher, O'Brien Brothers and Steers, Incorporated, are a pretty good reason? A. I think not.

By the testimony of Thomas F. McLaughlin, secretary of the Contractors' Protective Association, it was brought out that the association, which was not a member of the Building Trades Employers' Association, made an agreement with Robert P. Brindell's Building Trades Council by means of which the chauffeurs' Union would not permit any of its members to work on a job where trucking was done by firms not members of the employers' organization. It was agreed that the chauffeurs employed by the latter firms would refuse to work even if they were working under better conditions.

George A. Gilfeather, of Purcell & Gilfeather, cellar diggers and contractors, admitted that he was a member of the Executive Board of the Contractors' Protective Association when minimum prices were fixed.

Gilfeather was questioned concerning snow contracts recently advertised by the city, and he said that the streets of the city had not been properly cleaned of snow in eight years. Of the three bidders, he said, his bid for snow removal was the highest, with 81 cents a yard. The other bids were for 54 and 62 cents.

November Totals Indicate National Decline in Building

F. W. Dodge Company Statistics Show Drop from Totals for Previous Month But Improvement as Compared with Figures for 1919

THE buyers' strike in the building field, combined with the usual tendency to slacken up on building operations with the approach of winter, resulted in a further decline in activity in November, according to statistics compiled by the F. W. Dodge Company. Contracts awarded during November in the twenty-five northeastern states of the country amounted to \$130,191,000, compared with \$177,791,000 in October.

However, the money value of contracts awarded during the first eleven months of this year has amounted to 5 per cent. more than the figure for the first eleven months of last year.

Projected work reported in November was more than double the amount of contracts awarded.

Projected work reported during the first eleven months of this year amounted to four and a half billions of dollars, as compared with about two and a half billions for contracts awarded.

Prices of building materials and wages of building labor have shown slight declines, but are not susceptible of the marked declines that have occurred in other commodities. In fact, there is reason to believe that building prices and wages are very nearly stabilized. New methods of financing housing developments are being worked out.

It appears that, in view of the known demand for building, the present slump, though of serious magnitude, is of a temporary nature, and that increased activity should develop after the opening of the new year.

New England

November building contracts in the New England States amounted to \$18,689,000, an increase of 4 per cent. over the October figure.

In detail the November figures show the following items: Public works and utilities amounting to \$6,378,000, or 34 per cent. of the total; residential buildings amounting to \$3,981,000, or 21 per cent. of the total; industrial buildings amounting to \$3,637,000, or 19 per cent. of the total, and business buildings amounting to \$2,408,000, or 13 per cent. of the total.

Projected work reported from January 1 to December 1, 1920, has been over \$200,000,000 in excess of contracts awarded, indicating a large amount of deferred construction.

New York State and Northern New Jersey

In New York State and Northern New Jersey building contracts for November amounted to \$29,514,000, a decline of twenty millions from the October figure.

The November total included: \$10,568,000, or 36 per cent. for residential buildings; \$6,039,000, or 20 per cent., for industrial buildings; \$4,573,000, or 16 per cent., for public works and utilities, and \$3,653,000, or 12 per cent., for business buildings.

Contracts awarded during the first eleven months of 1920 have amounted to \$579,000,000, as compared with \$496,000,000 for the same period of last year.

Projected work reported during the first eleven months of 1920 has been \$325,000,000 in excess of contracts awarded.

Middle Atlantic States

November building contracts in Eastern Pennsylvania, Southern New Jersey, Delaware, Maryland, the District of Columbia and Virginia amounted to \$12,711,000, about two millions less than the October figure.

The November total included: \$3,115,000, or 24 per cent., for residential buildings; \$2,807,000, or 22 per cent., for business buildings; and \$1,729,000, or 14 per cent., for public works and utilities.

Projected work reported during the first eleven months of this year amounts to nearly two and a half times the figure for

contracts awarded in the same period, indicating a vast amount of work in abeyance.

Pittsburgh District

November building contracts in Western Pennsylvania, West Virginia, Ohio, Kentucky and Tennessee, amounted to \$18,261,000, about half the October figure.

The November total included \$6,797,000, or 37 per cent., for residential buildings; \$4,078,000, or 22 per cent., for public works and utilities; \$3,406,000, or 19 per cent., for industrial buildings; and \$2,321,000, or 13 per cent., for business buildings.

Contracts awarded during the first eleven months of this year have been greater in value by 11 per cent. than the figures for the same period of 1919. Projected work reported from January 1 to December 1, 1920, has been \$180,000,000 in excess of contracts awarded.

The Central West.

Building contracts let during November in the Central West (comprising Illinois, Indiana, Iowa, Wisconsin, Michigan, Missouri and portions of Eastern Kansas and Nebraska) amounted to \$47,977,000, a decline of 6 per cent. from the October figure.

The November total included the following items: \$18,266,000, or 38 per cent., for industrial buildings; \$8,745,000, or 18 per cent., for business buildings; and \$7,113,000, or 15 per cent., for residential buildings.

Projected work reported during the first eleven months of this year has amounted to \$1,651,000,000, compared with \$768,000,000 for contracts let in the same period, indicating a large amount of work in abeyance.

From present indications, this district should show a resumption of activity early in 1921.

The Northwest

November building contracts in Minnesota and North and South Dakota amounted to \$3,039,000, or less than half the October figure.

The November total included: \$876,000, or 29 per cent., for social recreational projects; \$583,000, or 19 per cent., for residential buildings; and \$538,000, or 18 per cent., for public works and utilities.

Contracts awarded during the first eleven months of 1920 have amounted in value to 34 per cent. more than the figure for the first eleven months of 1919.

Projected work reported from January 1 to December 1, 1920, has amounted to nearly double the contracts awarded in the same period. It is expected that building activity will be resumed early in the new year.

Coatings Reduce Bond Strength of Steel

Results obtained in a special series of tests of bond strength of steel embedded in concrete are reported by the Bureau of Standards as follows: Galvanizing reduces the bond strength, but painting reduces it, considerably more. Any coating allows a noticeable amount of slip in the case of deformed bars before the corrugations or lugs reach a firm bearing, but when they come to bearing the bars act substantially as do uncoated bars of the same form. However, coated bars develop a smaller fraction of their maximum bond strength in attaining a slip limit of 0.001 inches than do uncoated bars. Lap splices require a lap length of about 48 diameters to give a satisfactory splice; this result was reached with ½-inch bars embedded in unusually strong concrete (5,000 lb. per square inch).

Jury in Trial of George Backer for Perjury Disagrees

John A. Philbrick and Joseph Penny Held in \$1,000 Bail after Indictment by Grand Jury for Refusal to Testify Before Lockwood Committee

THE jury in the case of George Backer, builder, on trial for perjury, failed to agree and on Wednesday morning Judge Rosalky dismissed the jury and paroled Backer in the custody of his counsel. His bail of \$25,000 was continued.

The case went to the jury Tuesday evening. At 9.15 o'clock the jury asked Judge Rosalky to have the stenographer read that part of Backer's testimony dealing with conversations he had in April with two men whom he says he bribed to call off a strike.

The jurors also asked that the cross-examination on this phase be read. This was done, and the jury retired for further deliberation.

Backer's indictment was the result of his conflicting testimony before the Lockwood committee. He was asked by Samuel Untermeyer what he had done with \$25,000 given him by Ephraim B. Levy, by whom he was employed as adviser in the construction of a \$2,000,000 building on Seventh Avenue.

"If he took an oath before the Lockwood committee," Judge Rosalky told the jurors, "that oath was just as solemn and as binding as if it had been administered in any court. Perjury strikes at the very fountain of justice and pollutes its source."

"I charge you that it was material for the committee to inquire what Backer had done with the money he got from Levy. It is no defense that he did not know the materiality, or that his statement did not affect the proceeding."

Judge Rosalky then pointed out that if the jury found either the race track story (which Backer admitted was false), or the story of the two strange men to be untrue they could return a verdict of guilty.

John A. Philbrick, former Chairman of the Builders' Supply Bureau, and Joseph Penny, the Secretary, who refused on Thursday, December 2, to answer the questions of Samuel Untermeyer before the Lockwood Committee, were indicted on Saturday last by the Extraordinary Grand Jury on the charge of violating Section 1330 of the penal law, under which refusal to testify before a legislative committee is a misdemeanor. They were held in \$1,000 bail each by Supreme Court Justice McAvoy and allowed until next Friday to plead and make motions.

Robert P. Brindell, President of the Building Trades Council, was arraigned twice on last Monday before Judge Mulqueen in General Sessions. The first time was on a new indictment charging extortion, and the second was on a superseding indictment.

On the new indictment William H. Chapman, of 101 West Seventy-fourth street, walking delegate of the Plumbers' Union, was charged with extortion. He appeared at the same time as Brindell. A third defendant not yet arrested was named in the indictment.

On the superseding indictment Brindell was arraigned with Peter Stadtmuller, one of his chief lieutenants. Bail for Brindell was continued at \$100,000, and for Shadtmuller at \$50,000. In the case of Chapman, \$50,000 was fixed. Chapman was represented by Henry Ginnane of the law firm of Fallon & McGee.

Bradstreet's and Dun's Review both report a decrease in the average price of commodities in this market as of December 1 as from 7 to 14 per cent. during November, and of 20 to 35 per cent. from the high level of the year.

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Building Activity in Local Territory Greatly Reduced

Weekly Figures of F. W. Dodge Company Show Declines in Both Contracts Awarded and New Projects Being Planned by Architects

REPORTS of building activity in the Metropolitan district show a decided falling off in both contracts awarded and projects planning during the week of November 27 to December 3, inclusive. The figures as prepared by the F. W. Dodge Company, including building and engineering construction in New York State and New Jersey, north of Trenton, indicate a greatly reduced volume of activity among general contractors and considerably fewer new jobs being planned by architects and engineers.

One of the most potent reasons for this change in conditions is the falling market for building materials and supplies. Prospective builders cannot be induced to proceed with proposed building operations while they feel that a wait for a few weeks or even a month or so will result in materially lower costs for a completed structure than are possible at present. Another factor that has effectually stopped activity on new building and engineering operations in this territory is the serious nature of the evidence being brought out daily in the sessions before the Lockwood committee, which is investigating the building industry.

During the week of November 27 to December 3, inclusive reports were obtained from architects and engineers of plans in progress for 295 new building and engineering

projects that will call for an expenditure of approximately \$8,872,200. Within the same period, however, only 135 contracts were reported and these will require an outlay of but \$2,381,700, a very low total when those of previous weeks are placed in comparison.

The list of 295 contemplated operations is divided as follows: 66 business projects, such as stores, offices, lofts, commercial garages, etc., \$2,223,000; 6 educational buildings including schools, colleges, libraries, etc., \$1,815,000; 4 hospitals and institutions, \$210,000; 18 industrial buildings, \$1,131,000; 1 structure for the U. S. Navy, \$25,000; 1 public building, \$35,000; 33 public works and public utilities, \$677,600; 5 religious and memorial buildings, \$500,000; 152 residential operations including apartments, flats and tenements and one and two-family dwellings, \$2,073,600 and 9 social and recreational buildings, \$182,000.

Among the 135 jobs for which contracts were placed during the week were included 29 business projects of various types, \$525,000; 3 educational buildings, \$207,400; 1 hospital, \$24,900; 8 factory and industrial buildings, \$410,000; 1 building for the U. S. Navy, \$36,600; 8 public works and public utilities, \$53,800; 83 residential projects including multi-family dwellings and one and two-family houses, \$1,094,000 and 2 social and recreational projects, \$30,000.

PERSONAL AND TRADE NOTES.

Edw. Koppell Elevator Works announces the removal of its office and plant to 32 Dodworth street, near Bushwick avenue, Brooklyn.

Jallade, Lindsay & Warren, architects and engineers, announce the removal of their offices from 37 Liberty street to 129 Lexington avenue.

Frederick A. Wonnberger, general contractor, announces the removal of his office from 2924 Fulton street to 1125 Deatur street, Brooklyn.

Richard W. Tull, who has been contracting manager of the Eastern Steel Co., in the New York office, has resigned and after January 1, 1921 will become the sales agent in New York for the Montgomery Iron & Steel Co., of Philadelphia, with headquarters at 13-21 Park Row.

John Calendo, formerly associated with the firm of Calendo & Cordi, general contractors, 1470 67th street, Brooklyn, is now a member of the firm of V. Calendo & Son, builders and general contractors, with offices at 7612 14th avenue, Brooklyn.

Hugh L. Moore, formerly sales manager for the E. C. Smith Company, wholesale and retail lumber dealers, has severed his connection with this firm and has entered the lumber business on his own account with office at 403 Sixth avenue, Brooklyn. Mr. Moore has had a wide and varied experience in the lumber business and is thoroughly familiar with all of its many phases. Although he will operate as a dealer in all kinds and grades, wholesale and retail, he will specialize in handling concrete form lumber for the building industry.

Watson Elevator Co., Inc., 407 West 36th street, recently obtained another notable contract for the installation of two high-speed traction electric passenger elevators for Wallach Brothers, at 265 Broadway. The building at this location is undergoing extensive repairs according to plans by C. F. Winkleman, architect. The order for new elevators for this project is the outgrowth of the successful installation recently made by the Watson Elevator Co., for the same owner in their 29th street building. Among other

recent contracts obtained by this firm includes the 10-story building at 334 West 39th street; Holbrook Hall, 145 West 55th street; building for Park & Tilford, 515-519 West 43d street; structure for the League for Political Education at 113-123 West 43d street; the Bush Terminal Building addition at 137 West 41st street, etc. Mr. Watson is most optimistic regarding the outlook for future building and states that in his opinion the coming months will witness the start of work on a large number of contracts that have been held in abeyance for a long time.

Charles Lyman Rand, secretary and chief chemist of the Mitchell-Rand Manufacturing Co., New York, manufacturer of waterproofing compounds, etc., has relinquished his duties as factory superintendent to devote his entire time to important research work in the chemical and allied fields for his company. He will be succeeded as factory superintendent by Joseph T. Lawrence, chemical engineer, formerly associated with E. I. du Pont de Nemours & Co. Mr. Rand was graduated A.B., Cornell University, class of 1904, and for the year following acted as instructor of chemistry at this institution. Later, he became connected with the laboratories of E. I. du Pont de Nemours & Co., and following with the analytical laboratories of the General Chemical Co. In 1906, he became secretary and chief chemist of the Mitchell-Rand Co., and since this time has devoted his efforts exclusively to this organization. He is considered a recognized authority on waterproofing products manufacture, as well as on wax, pitch and asphalt composition work and his developments in this line have resulted in the solution of many intricate manufacturing problems. Mr. Rand is a member of the American Chemical Society, Chemical Society of New Jersey, Chemist Club of New York and the American Association for the Advancement of Science.

Architectural League Exhibition.

By arrangement with the Park Commission of the City of New York and with the Trustees of the Metropolitan Museum of Art, the Architectural League of New York will hold its annual exhibition of architecture and allied arts in the unfinished south wing of the museum. According to the present plans the exhibition will be opened about March 25 and will close April 26, 1921.

TRADE AND TECHNICAL SOCIETY EVENTS.

Retail Lumber Dealers' Association of the State of New York will hold its annual convention at Utica, January 26-28, 1921, inclusive.

Associated General Contractors of America will meet in annual convention at New Orleans, La., January 25-27, 1921. Plans for this gathering are now being prepared.

National Association of Builders' Exchanges will hold its annual convention at Savannah, Ga., early in February, 1921. The program for this meeting is now in preparation.

New York Retail Hardware Association will hold its annual convention and exhibition at Rochester, N. Y., February 11 to 25, 1921. Secretary, John B. Foley, City Bank Building, Syracuse, N. Y.

Common Brick Manufacturers' Association of America will hold its annual convention at the Pennsylvania Hotel, New York City, January 31 to February 4, 1921, inclusive. Programs of interesting papers and addresses are being prepared for each session of this convention.

New York State Association of Builders will hold its twenty-fifth annual convention at Rochester, N. Y., February 1 and 2, 1921. Plans for this convention are now being considered, and according to the preliminary program sessions of great interest and value to the building industry of this state are promised.

Two New Committees for Exposition.

Two new committees have been formed for the forthcoming New York "Own Your Home" Exposition, that of "Clay Products" of which William K. Hammond, president of the William K. Hammond Co., is chairman, and "Interior Decorations" with William Laurel Harris, managing director of the Art Center, Inc., as chairman. A meeting of the latter committee, which is composed of officials and members of various associations and clubs interested in "applying art to industry," was held and the general plans of the exposition approved. It was also decided to take active steps toward having several of the houses and rooms decorated for the purpose of creating an interest in art in the home.

CURRENT BUILDING OPERATIONS

ASIDE from the additional evidence of combinations brought out in the sessions of the Joint Legislative Committee hearings this week there has been nothing of particular interest in the local building situation. Contractors are progressing with projects that were started some time ago, but there is very little new construction getting started and, during the past week or so, there has also been a decided drop in the number of jobs out for estimates. Architects are busily engaged upon the preparation of plans and specifications for new building construction, but it is unlikely that many of these projects will be commenced before next spring.

As a result of the quietude in the building situation the material markets are extremely dull. Orders are scarce and invitations to submit bids are few and far between. Dealers for the most part are engaged with preparations for early spring business. They are getting their yards in shape and a number are slowly accumulating stocks of cement, lime, brick and other essentials so as to be ready when the rush comes as it will next spring. Prices are firm and it is the trade opinion that the market will continue firm until the demand is increased and then some slight advances from current levels are anticipated.

Common Brick—Although there was a fair volume of business registered in the wholesale market for Hudson River common brick during the past week it was of the routine character and not at all indicative of an improved building situation. There were a total of twenty-four barges that arrived with brick from up-river points during the week and under ordinary conditions this would mean a fairly busy period. The reason for the heavy arrivals, however, is that manufacturers are making haste to get as much of their finished brick into the market before the river is closed to navigation and it is probable that as long as the Hudson is free of ice the arrivals of new brick will be heavy. The weekly report shows barge sales numbering twenty-three and the price firm at \$15 to \$18 a thousand, the level that has now maintained for a month or more. Although the market is firm there seems to be no indication of a desire to advance common brick prices and it is likely that the present price level will hold for some time to come. Conditions at the plants along the river are unchanged. All of the yards have

stopped making brick for this year and producers are engaged in burning their product. The fuel situation, while better than it was some weeks ago, is still acute and brick makers are seriously hampered by the coal shortage and its high cost.

Summary—Transactions in the North River common brick market for the week ending Thursday, December 9, 1920. Condition of market: Demand fair, prices firm and unchanged. Quotations: Hudson Rivers, \$15 to \$18 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 24; sales, 23. Distribution:

Manhattan, 9; Bronx, 2; Brooklyn, 6; New Jersey points, 6. Remaining unsold in the New York wholesale market, 27.

Face Brick—Local dealers are fairly busy, but with orders placed some time ago, rather than with new business. Inquiries are not numerous, but there are indications that many plans will be submitted for estimates within a short time and as a rule dealers are in anticipation of good business during the coming spring and summer months. Face brick production is also hindered by the shortage of fuel, but so far not to the extent that man-

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
Raritan No quotation
Second-hand brick, per load of 5,000, delivered.....**\$36.00 to —**

Face Brick—Delivered on job in New York:

Rough Red	\$45.00 to —
Smooth Red	45.00 to —
Rough Buff	50.00 to —
Smooth Buff	50.00 to —
Rough Gray	53.00 to —
Smooth Gray	53.00 to —
Colonials	45.00 to —

Cement—Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:
Domestic Portland cement, per bbl. **\$4.80**
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 **\$14.00 per 1,000**

Lime—

Delivered at job site in Manhattan, Bronx, Brooklyn and Queens:
Finishing Lime (Standard in 300-lb. barrel) **\$5.40 per bbl.**
Common Lime (Standard 300-lb. barrel) **\$5.20 per bbl.**
Hydrate Finishing, in cloth bags **\$3.85 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 **\$0.00 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

Manufacturers of common brick have been affected. Prices for face brick are steady, but advances from current levels are likely before long.

Portland Cement—Demand is dull because of the lack of new building operations in the Metropolitan district and dealers are stocking up to some extent. Supplies are coming in from mill points with fair regularity and from all accounts there will be sufficient on hand to fill orders promptly when the demand improves. Prices have been reduced and dealers are now quoting \$4.80 per barrel, delivered.

Lumber—Trade conditions are practically unchanged in the local territory. Both wholesale and retail markets are quiet, with demand light and inquiries infrequent. What little business is moving comes mainly from manufacturing consumers and orders from building sources are largely restricted to the requirements of alteration and repair projects. Lumber dealers state that business prospects for the coming building season are excellent, but for the most part they cannot anticipate any great improvement in the market situation until after the first of the

new year. Reports from suburban districts indicate a great volume of small house construction during 1921, and this naturally means good business for the lumber interests, as these buildings are largely of frame construction. Lumber prices are fairly firm and undoubtedly will continue so for a while at least. The recent price recession is ended and many in the building industry anticipate a slight advancing trend, as the demand for lumber products is resumed. It is likely, however, that prices now current will hold for some weeks.

Linseed Oil—With practically no buying because of the rapidly falling market a number of the large dealers are considerably depressed over the situation. There is an almost complete absence of demand and prospects for an early improvement are lacking. Buyers, with the exception of those who habitually purchase in very small lots, are firm in their intention to hold orders in abeyance until they feel certain that the lowest level has been reached. At present prices range from 88c. per gallon for lots of five barrels or more to 91c. in lots of less than five barrels.

Structural Steel—Owing to the general quietude in the local building situation there has not been any great amount of activity among the fabricated steel interests. Orders are few, and what business is coming in applies to relatively small alteration projects. There are plans ready for a number of large building projects that will require an important steel tonnage, but from present indications these will not mature even as far as the estimating stage until there has been a complete readjustment of the building conditions as they apply locally. The recent price reductions by certain of the independent mills has not greatly stimulated business, but it is hoped that the effect of these price concessions along with those imminent in other lines will influence an early start upon a number of important structural operations that have been held in abeyance for quite a long time.

Nails—The report has been current during the past week or so that the outlook for an improved nail supply by next spring is steadily growing brighter, but at present the situation is not over encouraging. Although there are some mill deliveries, they immediately go out to fill back orders and jobbers have had no opportunity to rearrange their badly depleted stocks. Fortunately the demand is not great or there would be a serious shortage. Prices are about the same and range widely.

IN THE METROPOLITAN MARKETS

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

77x48x1/2 in.	\$0.45 each
32x36x1/2 in.	0.35 each
32x36x1/4 in.	0.36 each
32x36x1/2 in.	0.43 each

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

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

Broken Stone—
1 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.\$1.83
Kentucky limestone, per cu. ft. 2.07
Briar Hill sandstone, per cu. ft. 2.10
Gray Canyon sandstone, per cu. ft. 1.75
Buff Wakeman, per cu. ft. 2.00
Buff Mountain, per cu. ft. 2.10
North River bluestone, per cu. ft. 2.05
Seam face granite, per sq. ft. 1.35
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 6x3.....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. ... \$55.00 to \$68.90
Hemlock, Pa., f. o. b., N. Y.,

base price, per M. 57.00 to —
Hemlock, W. Va., base price, per M. 57.00 to —
(To mixed cargo price add freight, \$1.50).
Spruce, Eastern, random cargoes, narrow (delivered) to —
Wide cargoes to —
Add \$1.00 per M. for each inch in width over 12 inches. Add \$1.00 per M. for every two foot over 20 ft. in length. Add \$1.00 per M. for dressing.
Cypress Lumber (by car, f. o. b., N. Y.):
First and seconds, 1-in.\$140.00 to —
Cypress shingles, 6x18, No. 1 Hearts to —
Cypress shingles, 6x18, No. 1 Prime to —
Quartered Oak 250.00 to —
Plain Oak 130.00 to \$190.00

Flooring:
White oak, quart'd sel. to \$137.50
Red oak, quart'd select... to 137.50
Maple No. 1\$117.00 to 125.00
Yellow pine No. 1 common flat 61.00 to —
N. C. pine flooring Norfolk 72.00 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..\$0.88 to —
Less than 5 bbls..... 0.91 to —

Turpentine—
Spot in yard, N. Y., per gal. ... \$0.99 to —

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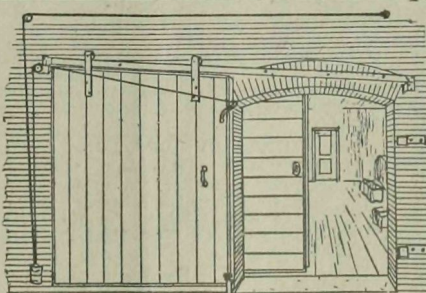
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APARTMENTS, FLATS AND TENEMENTS.

CANNON ST.—L. B. Santangelo, 2364 Eighth av. has completed plans for alterations to the 5-sty brick tenement, 25x65 ft. at 25 Cannon st. for Benjamin J. Weil, 21 East 82d st. owner and builder. Cost \$6,000.

116TH ST.—Harold L. Young, 253 West 42d st. has prepared plans for alterations to the 5-sty brick and stone tenement, 20x80 ft. at 68 East 116th st. for Adolph Rausch, 131 Beach 121st st. Rockaway Beach, L. I., owner. Cost, about \$8,000.

38TH ST.—Lewis C. Patton, 2 West 56th st. has plans in progress for alterations to the 4-sty brick and stone bachelor apartment and studio building, 25x69 ft. at 39 East 38th st. for owner to be announced later. Cost, about \$15,000. Bids will be taken later by architect.

FACTORIES AND WAREHOUSES.

AUDUBON AV.—H. L. Brandt, 38 Marble Hill av. has plans underway for alterations to the 6-sty brick and stone storage warehouse, 50x50 ft. at 286 Audubon av. for Mary Kranichfelt, 322 East 22d st. owner. Cost, about \$100,000. Architect will take estimates on general contract.

HALLS AND CLUBS.

106TH ST.—Rouse & Goldstone, 512 Fifth av. have prepared plans for a 5-sty brick, limestone and terra cotta community building, on a plot 60x100 ft. at 115-119 East 106th st. for the Federation Settlement, Inc., 240 East 105th st. owner. Architects will take estimates on general contract after January 1, 1921.

51ST ST.—New York Chapter, Knights of Columbus, 244 West 51st st. contemplates the construction of a brick, limestone and terra cotta clubhouse at 244 West 51st st. through to 50th st. for which name of architect and details of construction will be available later.

HOTELS.

LEXINGTON AV.—Arthur Loomis Harmon, 27 East 40th st. has prepared plans for a 17-sty brick, limestone and terra cotta hotel, 75x100 ft. with stores on the ground floor, at the southeast corner of Lexington av and 57th st for the Allerton House Co., 369 Lexington av. owner. Cost, about \$700,000. Bids will soon be called for.

SCHOOLS AND COLLEGES.

FIFTH AV.—Starrett & Van Vleck, 8 West 40th st. have plans in progress for a 5-sty brick and limestone school building, 100x150 ft. at the northeast corner of Fifth av and 102d st for the Lincoln School Teachers College, 646 Park av. owner. Purdy & Henderson, 45 East 17th st. structural engineers. Details will be available later. Bids will be called for about January 1, 1921.

STABLES AND GARAGES.

37TH ST.—Benjamin W. Levitan, 7 West 45th st. has started plans for a 2-sty brick garage, 40x100 ft. at 236-238 East 37th st for the Lebartan Corporation, 115 Broadway, owner.

62D ST.—Louis A. Sheinart, 194 Bowery, has plans in progress for a 1-sty brick garage, 100x93 ft. at 406-412 East 62d st. for the New York Historical Society, 170 Central Park West. owner. Lessee, Lippman Schumaker, 1128 First av. Cost, \$24,000.

219TH ST.—Tobias Goldstone, 50 Graham av. Brooklyn, has plans underway for a 1-sty brick garage, 100x100 ft. at the corner of 219th st and 11th av. for the Bismark Realty Co., N. D. Shapiro, president, 896 Broadway, owner. Cost, \$40,000. Owner will soon take estimates on separate contracts.

JANE ST.—J. M. Felson, 1133 Broadway, has plans nearing completion for a 1-sty brick and stone garage, 125x121x175 ft. at 99-109 Jane st and 100-108 Horatio st. for the Rothbart Garage Corporation, 175 East 96th st. owner. Owner will soon take estimates on separate contracts.

16TH ST.—Charles Kreymborg, 309 East Kingsbridge road, the Bronx, has started plans for alterations to the 5-sty brick and stone stable, 50x100 ft. at 235-237 West 16th st. into a garage for the American Express Co., 65 Broadway, owner. Lessee, Sixteenth Street Garage Corporation, care of architect. Cost, about \$100,000.

STORES, OFFICES AND LOFTS.

116TH ST.—Jacob Gescheidt, 142 East 43d st. has prepared plans for alterations to the 5-sty brick and stone store and storage building, 20x67 ft. at 68 East 118th st. for the Elliott Electrical Supply Co., 68 West 116th st. owner. Cost, \$12,500.

Bronx.

DWELLINGS.

RIVERDALE-ON-HUDSON.—Dwight J. Baum Spuyten Duyvil Parkway and Waldo av. Riverdale, has started preliminary sketches for a 2½-

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sty hollow tile and stucco residence and garage at Riverdale-on-Hudson, the Bronx, for owner to be announced later.

FACTORIES AND WAREHOUSES.

134TH ST.—A. E. Davis, 138th st and Third av. has started preliminary plans for a 1-sty brick manufacturing building, 106x50 ft. in the south side of 134th st, 129 ft west of Willow av. for Joseph Marel and I. Feldman, 528 East 120th st. owners. Details will be available later.

STABLES AND GARAGES.

SOUTHERN BOULEVARD.—Wm. Whitehill, 12 Elm st. has completed preliminary plans for a 1-sty brick garage, 100x150 ft. on the east side of Southern Boulevard, 225 ft south of 149th st. for William Kenny Co., 841 Broadway, owner. Cost, \$40,000.

JEROME AV.—John E. Kirby, 4187 Park av. has completed plans for a 1-sty brick garage, 50x246 ft. on the east side of Jerome av, 179 ft north of 177th st. for the Edell Realty Co., 1901 Walton av. owner and builder. Cost, \$75,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

JAY ST.—Henry J. Nurick, 772 Broadway, has plans in progress for alterations to the 3-sty brick and stone residence at 344 Jay at into bachelor apartments for Dr. Nathan I. Slutsky, 344 Jay st. owner. Cost, about \$15,000. Architect will take estimates on separate contracts.

EAST NEW YORK.—Wm. C. Winters, 106 Van Sicken av. has started preliminary plans for a 5-sty brick, limestone and terra cotta apartment, 75x100 ft. to cost about \$70,000. Exact location, name of owner and details of construction are not yet available.

CARROLL ST.—Shampan & Shampan, 50 Court st. have completed plans for two 4-sty brick, limestone and terra cotta apartments, 136x128 ft. at the corner of Carroll st and Albany av. for Charles Goell, 1418 Carroll st. owner and builder. Total cost, \$400,000. Owner now ready for bids on separate contracts.

14TH AV.—Ferdinand Savignano, 6005 14th av has completed plans for alterations to two 4-sty brick tenements at the southwest corner of 14th av and Ovington av. for Joseph Beva, 1368 65th st. owner. Total cost, \$45,000.

DWELLINGS.

16TH AV.—James J. Millman, 26 Court st. has completed plans for five 2-sty brick dwellings, 20x36 ft. with stores, on the west side of 16th av, 20 ft north of 51st st. for the N. R. Realty Co., Inc., Nathan Rollnick, president, 1438 52d st. owner and builder. Total cost, \$37,000.

56TH ST.—John V. Campisi, 33 Cheever pl. has prepared plans for a 2-sty brick dwelling, 20x50 ft. in the east side of 56th st. 180 ft north of Av. O. for Joseph Randazzo, 234 Sackett st. owner and builder. Cost, \$9,000.

SUNNYSIDE AV.—Wm. C. Winters, 106 Van Sicken av. has plans in progress for two 2-sty brick and stone dwellings, 20x36 ft. with garages, on the south side of Sunnyside av. 100 ft east of Miller av. for M. Gier, owner and builder. care of architect. Total cost, \$36,000.

64TH ST.—Maxwell A. Cantor, 373 Fulton st. has completed plans for a 2-sty brick and stone dwelling, 20x50 ft. with garage, in the north side of 64th st. 100 ft west of 20th av. for the Picker-Greenberg Corporation, Louis Wolf, president, 6414 20th av. owner and builder. Cost, \$25,000.

15TH AV.—Samuel Gardstein, 26 Court st. has completed plans for a 2½-sty frame and stucco dwelling alteration on the east side of 15th av, 60 ft north of 60th st. for Jos. Sukanick, 1270

44th st, owner. Cost, about \$10,000. Owner will soon be ready for estimates on separate contracts.

FACTORIES AND WAREHOUSES.

HENDRIX ST.—Wm. C. Winters, 106 Van Sicklen av, has finished plans for a 1-sty concrete block factory extension, 20x80 ft, at the northeast corner of Hendrix st and Liberty av, for Henry Kugelmann, 535 Liberty av, owner. Cost, \$6,000.

8TH ST.—Salvati & Le Quernik, 373 Fulton st, have completed plans for a 1-sty brick storage building, 25x100 ft, in the north side of 8th st, 275 ft east of Third av, for Thomas DeSimone, 971 Third av, owner. Cost, \$7,000. Owner will take estimates on separate contracts soon.

WARREN ST.—Koch & Wagner, 32 Court st, have completed plans for alterations and extensions to the 4-sty brick warehouse and office building at 649-663 Warren st, 51 ft west of Fifth av, for the Metropolitan Tobacco Co., 22 Fourth av, Manhattan, owner. Cost, \$75,000. Architects will take estimates on general contract.

HOSPITALS.

GREENE AV.—Crow, Lewis & Wick, 200 Fifth av, Manhattan, have started preliminary plans for a 7-sty brick, limestone and terra cotta hospital, 200x100 ft, on the block front on Greene av, Cumberland st to Carlton av, for the Brooklyn Eye & Ear Hospital, 94 Livingston st, owner. Details will not be available for some time. Project will not mature until next spring.

STABLES AND GARAGES.

MYRTLE AV.—Edward M. Adelson, 1778 Pitkin av, has completed plans for a 1-sty brick garage, 50x107 ft, on the north side of Myrtle av, 165 ft east of Nostrand av, for Jacob & Abraham Braslawsky, owner and builders, care of architect. Cost, \$15,000.

CLASSON AV.—Charles M. Straub, 147 Fourth av, Manhattan, has prepared plans for a 1-sty brick garage, 26x100 ft, on the west side of Classon av, 73 ft north of Lexington av, for the Bay 23d Street Construction Co., Inc., Marie J. Martignetta, president, 181 Bay 17th st, owner. Cost, about \$15,000.

VAN SINDEREN AV.—James J. Millman, 26 Court st, has finished plans for two 1-sty brick garages, 160x90 ft, and 130x90 ft, on the east side of Van Sinderen av, 140 and 270 ft north of Hegeman av, for the M. C. K. Contracting Co., A. Margolin, president, 1438 Park pl, owner and builder. Total cost, \$65,000.

PULASKI ST.—Ebeling, Magnuson & Kleinert, 52 Vanderbilt av, Manhattan, have prepared plans for a 1-sty brick garage, 100x275 ft, in the north side of Pulaski st, 150 ft east of Lewis av, for H. B. Scharmann & Son, 371 Pulaski st, owners. Cost, \$75,000.

FOURTH AV.—W. H. Harrington, 19 East 48th st, Manhattan, has completed plans for a 1-sty brick and stone garage, 110x118 ft, at the northwest corner of Fourth av and 62d st, for the Bay Ridge Land & Improvement Co., Richard Bennett, president, 189 Montague st, owner and builder. Cost, about \$30,000.

STORES, OFFICES AND LOFTS.

SACKMAN ST.—James J. Millman, 26 Court st, has plans in progress for a 2-sty brick and stone store and office building, 50x100 ft, at the southeast corner of Sackman st and Livonia av for the N. R. Realty Co., Nathan Rollnick, president, 1452 52d st, owner and builder. Cost, about \$50,000.

ST. JOHNS PLACE.—R. Thomas Short, 370 Macon st, has completed plans for twelve 1-sty brick and terra cotta stores, 200x45 ft, in the north side of St. Johns pl, 110 ft east of Brooklyn av, for S. C. Lavine, 215 Montague st, owner. Total cost, \$50,000.

41ST ST.—Samuel Gardstein, 26 Court st, has prepared plans for alterations to the 4-sty brick store and office building at 1302-1304 41st st, for Esther Kornblum, 1354 49th st, owner. Cost, about \$12,000.

MYRTLE AV.—Louis Allmendinger, 20 Palmetto st, has completed plans for a 2-sty brick, limestone and terra cotta moving picture theatre, 100x135 ft, at the corner of Myrtle av and Decatur st, for the Glenwood Amusement Co., 1476 Myrtle av, owner. Cost, about \$100,000. Owner will soon take bids on general and separate contracts. Project also includes stores and offices.

MANHATTAN BEACH.—Harry A. Yarish, 551 East 4th st, has plans underway for a 2-sty brick, stone and reinforced concrete moving picture theatre and billiard parlor, 80x100 ft, at Manhattan Beach, for owner to be announced later. Cost, about \$100,000.

THEATRES.

DE KALB AV.—Henry J. Nurick, 772 Broadway, has plans under way for a 1-sty brick, limestone and terra cotta moving picture theatre, 75x120 ft, with stores, on DeKalb av, near Central av, for the Sachs Realty & Improvement Co., Jacob Sachs, president, 184 Floyd st, owner. Cost, \$125,000. Owner will soon be ready for bids on separate contracts.

ONDERDONK AV.—Henry J. Nurick, 772 Broadway, has plans in progress for a 1-sty

brick, limestone and terra cotta moving picture theatre, 108x153x190 ft, at the corner of Onderdonk av, Myrtle av and Woodbine st for the Sachs Realty & Improvement Co., Jacob Sachs, president, 184 Floyd st, owner. Cost, \$125,000. Owner will soon call for estimates on separate contracts.

Queens.

APARTMENTS, FLATS AND TENEMENTS
FLUSHING, L. I.—F. F. Durang, 1220 Locust st, Philadelphia, Pa., has plans in progress for

a 4-sty brick and stone apartment, forty families, 150x120 ft, at Flushing, L. I., for the Co-operative Apartment Association, owner, care of architect. Cost, about \$200,000. Details later. Architect will take estimates on general contract about February 1, 1921.

RICHMOND HILL, L. I.—Charles Infanger & Son, 2634 Atlantic av, Brooklyn, has plans in progress for a 4-sty brick, limestone and terra cotta apartment, sixteen families, 50x80 ft, at Richmond Hill, L. I., for owner to be announced later. Cost, \$60,000.

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DWELLINGS.

LITTLE NECK, L. I.—I. P. Robinson, Little Neck, has completed plans for a 2½-sty frame dwelling, 23x40 ft, on the south side of Highland av, 625 ft east of Clinton av, Little Neck, for Valentine Chinela, Little Neck, owner and builder. Cost, \$7,000.

CORONA, L. I.—C. L. Varrone, 166 Corona av, Corona, has finished plans for a 2-sty brick dwelling, 20x40 ft, in the north side of Gunther st, 350 ft west of Peartree av, for Paul Kind-schu, 371 14th av, Corona, L. I., owner and builder. Cost, \$6,500.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—R. Lukowsky, Stevens st, Long Island City, has preliminary plans in progress for a 7-sty factory building, 72x106 ft, at the corner of Ely av and Wilbur av, Long Island City, for owner to be announced later. Details of construction not yet available.

STABLES AND GARAGES.

LONG ISLAND CITY, L. I.—The Ballinger Co., 1328 Broadway, Manhattan, has started sketches for a 1-sty brick and limestone sales room and automobile service station addition, 80x100 ft, on Harris av, Long Island City, for the Rolls Royce, Ltd., owner, on premises. Cost, about \$50,000.

Westchester.

DWELLINGS.

YONKERS, N. Y.—Plans are being prepared privately for two 2½-sty frame and stucco dwellings, 40x40 ft, with garages, at the corner of Fanshaw and Leighton avs, Yonkers, N. Y., for Dr. Henry Herman, 566 West 159th st, Manhattan, owner. Cost, about \$20,000 each.

HASTINGS ON HUDSON, N. Y.—Nathan Langer, 81 East 125th st, Manhattan, has completed plans for a 1½-sty frame dwelling, 28x45 ft, with garage, at Hastings-on-Hudson, N. Y., for Mrs. Jane Newburgh, 405 Manhattan av, Manhattan, owner. Cost, about \$10,000.

NEW ROCHELLE, N. Y.—P. J. Rocker, 6 East 46th st, Manhattan, has plans in progress for a 2½-sty frame and brick veneer dwelling, 30x60 ft, with garage, at New Rochelle, N. Y., for Mrs. E. J. Kaltenbach, New Rochelle, N. Y., owner. Cost, about \$10,000. George Watson, 230 Huguenot st, New Rochelle, general contractor.

WHITE PLAINS, N. Y.—Edward M. Hoffman, 522 Fifth av, Manhattan, contemplates extensive alterations and additions to the 2½-sty frame residence in the Riverview section of White Plains, for which name of architect and details of construction are not yet available. Project will also include a new garage.

New Jersey.

APARTMENTS, FLATS AND TENEMENTS

GARFIELD, N. J.—Joseph DeRose, 119 Ellison st, Paterson, has completed plans for a 3-sty frame apartment, with stores, 21x60 ft, at the corner of Van Winkle av and River road, Garfield, N. J., for Joseph Shubert, 79 Fourth st, Passaic, N. J., owner and builder. Cost, \$10,000.

TEANECK, N. J.—Plans have been prepared privately for a 3-sty frame flat, 36x86 ft, at the southwest corner of Teaneck road and Bergen st, Teaneck, N. J., for Ella J. Fibish, Teaneck road, Teaneck, N. J., owner. Cost, \$8,000.

PASSAIC, N. J.—Abram Preiskel, 684 Main av, Passaic, N. J., has finished plans for a 3-sty brick apartment, 31x46 ft, with stores, at 48 Bloomfield av, Passaic, N. J., for the Valley Realty Co., Peoples Bank Building, Passaic, N. J., owner. Cost, about \$20,000.

PASSAIC, N. J.—Abram Preiskel, 684 Main av, Passaic, N. J., has prepared plans for a 3-sty brick and limestone flat, 27x69 ft, at 51 Martha pl, Passaic, N. J., for Steven Pelligrino, 198 Washington pl, Passaic, N. J., owner and builder. Cost, \$15,000.

DWELLINGS.

PATERSON, N. J.—Joseph DeRose, 119 Ellison st, Paterson, has completed plans for a 2½-sty frame dwelling, 22x46 ft, at 1129 Madison av, Paterson, for Stanislaw Pezereni, 25 Madison av, Paterson, N. J., owner and builder. Cost, \$8,000.

RUMSON, N. J.—McKim, Mead & White, 101 Park av, Manhattan, have plans in progress for a 2½-sty terra cotta block and stucco residence, 40x70 ft, with garage, on Bellevue av and Ridge road, Rumson, N. J., for Edward D. Adams, 71 Broadway, Manhattan, owner. Cost, about \$50,000. Architects will take estimates on general contract when plans are completed.

VERONA, N. J.—H. Messinger Fisher and H. Charles Hammel, 460 Bloomfield av, Montclair, N. J., have completed plans for three 2½-sty frame dwellings, 22x24 ft, at Verona, N. J., for the Simpson-Merritt Co., 42 Spring st, Montclair, N. J., owner and builder. Cost, \$7,000 each.

MAPLEWOOD, N. J.—Strombach & Mertens, 1091 Clinton av, Irvington, N. J., have plans underway for a 2½-sty frame residence, 31x28 ft, with garage, in Westview Crescent, Maplewood, N. J., for Frank Bubet, owner, care of architects. Cost, about \$20,000. Architects will take estimates on separate contracts.

ELIZABETH, N. J.—Wm. Finne, 712 First av, Elizabeth, has completed plans for a 2½-sty frame dwelling, 28x28 ft, on Monroe av, Elizabeth, for Daniel New, 571 Marshall st, Elizabeth, owner and builder. Cost, \$5,000.

CALDWELL, N. J.—H. Messinger Fisher and H. Charles Hammel, 460 Bloomfield av, Montclair, N. J., have completed plans for a 2½-sty frame bungalow, 30x24 ft, at Caldwell Cedars, Caldwell, N. J., for the American Homes Co., 15 Exchange pl, Jersey City, N. J., owner and builder. Cost, \$6,000.

BOONTON, N. J.—Plans are being prepared privately for a 2½-sty residence on a twenty acre tract fronting on Lathrop av, Boonton, N. J., for George E. Fichtner, 4 Dawson av, Boonton, owner. Details will be available later.

NEWARK, N. J.—Ackerman & Sleder, 45 Clinton st, Newark, have prepared plans for a 2½-sty frame dwelling, 37x41 ft, at 121 Oakland Terrace, Newark, for Harry Hartman, 728 South 19th st, Newark, owner. Cost, \$10,000.

WEEHAWKEN, N. J.—F. H. Gowing, 15 Tremont st, Boston, Mass., has prepared plans for a 2-sty brick dwelling at Weehawken, N. J., for Edward F. Driscoll, 122 Dodd st, Weehawken, N. J., owner and builder. Cost, \$7,000.

NEWARK, N. J.—Plans have been prepared privately for a 2½-sty Fisklock brick, hollow-tile and stucco residence, 32x50 ft, with garage, at the northwest corner of Clinton av and South 13th st, Newark, for Frank Grad, 245 Springfield av, Newark, owner. Cost, about \$35,000. Owner will take estimates on general contract soon.

FACTORIES AND WAREHOUSES.

HARRISON, N. J.—John H. and Wilson C. Ely, Firemens Building, Newark, have plans underway for a 4-sty brick and reinforced concrete engineering building, 80x200 ft, in South st, Harrison, N. J., for the Edison Lamp Works of the General Electric Co., Sussex st, Harrison, owner.

HALLS AND CLUBS.

MONTCLAIR, N. J.—The Montclair Young Men's Christian Association, M. L. Bester, general secretary, 538 Bloomfield av, Montclair, contemplates the construction of a brick and stone association building in Park st, for which name of architect and details of construction are not yet available.

NORTH PLAINFIELD, N. J.—The Borough of North Plainfield, Wm. L. Smalley, mayor, 147 North av, Plainfield, contemplates the construction of a 3-sty frame community building, alteration from a hotel, 75x150 ft, at the corner of Sommerset st and Lincoln pl, at a cost of about \$25,000. Name of architect will be announced later.

JERSEY CITY, N. J.—Coffin & Coffin, 522 Fifth av, Manhattan, have plans in progress for a 4-sty brick and artificial stone auditorium, lodge rooms and stores, 50x100 ft, at Jersey City, for the Fraternal Hall Corporation, owner, care of architects. Cost, about \$125,000. Exact location and details of construction will be announced later. Architects will take estimates on general contract.

SCHOOLS AND COLLEGES.

KEARNY, N. J.—Guilbert & Betelle, Aldene Building, Newark, N. J., have been retained to prepare plans for a 3-sty brick and stone high school in Devon st, north of Garfield av, Kearny, N. J., for the Board of Education of Kearny, owner. Cost, about \$600,000. Details later.

RAHWAY, N. J.—John T. Rowland, Jr., 100 Sip av, Jersey City, has plans nearing completion for a 2-sty brick and stone grade school containing twenty classrooms for the Board of Education of the City of Rahway, owner. Cost, about \$125,000.

STABLES AND GARAGES.

PASSAIC, N. J.—Abram Preiskel, Main st, Passaic, has started plans for a 1-sty brick garage, 100x36 ft, at Passaic, N. J., for Philip Simon, Lexington av, Passaic, owner and builder. Cost, \$18,000.

ELIZABETH, N. J.—Wm. Finne, 712 First av, Elizabeth, N. J., has started revised plans for a 2-sty brick, stone and terra cotta automobile showroom and service station, 43x120 ft, at 1036 Elizabeth av, for the Riordan Motor Co., 955 Elizabeth av, Elizabeth, owner. Cost, \$45,000. Owner will soon call for new bids on general contract.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Guilbert & Betelle, Aldene Building, Newark, have plans nearing completion for a 10-sty brick, limestone and terra cotta office building, 80x100 ft, at the southwest corner of Branford st and Treat pl, Newark, for the Newark Board of Trade, 130 Market st, owner. Cost, \$700,000. Architects will soon take estimates on general contract.

JERSEY CITY, N. J.—Christian H. Ziegler, 75 Montgomery st, Jersey City, has preliminary plans in progress for a 1-sty brick and stone market building, 38x380 ft, in Maxwell st, between Jersey av and Cole st, for the Board of Commissioners of Jersey City, City Hall, owner. Cost, about \$70,000. Owner will advertise for bids on general contract.

THEATRES.

BRADLEY BEACH, N. J.—Clinton B. Cook and LeRoy Godfrey, 601 Mattison av, Asbury Park, N. J., have started sketches for a 2-sty brick and stone moving picture theatre seating 750, with apartments above, at Bradley Beach, for owner to be announced later.

LYNDHURST, N. J.—John T. Collins, 67 Kipp av, Rutherford, N. J., contemplates the construction of a brick and terra cotta moving picture theatre on Stuyvesant av, Lyndhurst, N. J., for which name of architect and details of construction will be announced later.

PALISADE, N. J.—P. A. Vivarttas, 4th st, Union Hill, N. J., has plans in progress for a 2½-sty brick, hollow tile and stucco theatre, seating 1,150, with stores and gymnasium, at Palisade Junction for the Palisade Theatre Corporation, 105 West 41st st, Manhattan, owner. Cost, \$100,000. Architect will take estimates on general contract about December 15.

JERSEY CITY, N. J.—P. A. Vivarttas, 110 4th st, Union Hill, N. J., has plans in progress for a 3-sty brick, limestone and terra cotta moving picture theatre, 94x176 ft, with stores and offices above, at the corner of Bergen av and Newkirk st, Jersey City, for the States Theatre Corporation, Frank G. Hall, president, 576 Fifth av, Manhattan, owner. Cost, about \$500,000.

CONTRACTS AWARDED.

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

BANKS.

MANHATTAN.—Nienewhuis Brothers, Inc., 316 East 161st st, has the general contract for alterations to the banking quarters at 25 Broad st, for the Continental Bank of New York, owner, from privately prepared plans.

DWELLINGS.

MANHATTAN.—Joseph Zallis, Inc., 270 West 261st st, has the general contract for a 2½-sty terra cotta block and stucco residence, 36x52 ft, in the south side of 232d st, 300 ft west of Palisade av, for Mary M. McKelvey, Spuyten Duyvil, N. Y., from plans by Julius Gregory, 56 West 45th st, architect. Cost, about \$25,000.

WESTBURY, L. I.—C. T. Wills, Inc., 286 Fifth av, Manhattan, has the general contract for a 2½-sty residence at Westbury, L. I., including stables, garage, etc., for Harry Payne Bingham, 165 Broadway, owner, from plans by Walker & Gillette, 128 East 37th st, Manhattan, architects. Plans are now being prepared. Details will be announced later.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—Guarantee Construction Co., 140 Cedar st, Manhattan, has the general contract for a 5-sty reinforced concrete mill building, 40x40 ft, 4-sty storage building, 40x40 ft, and a 1-sty warehouse, 80x200 ft, on Dutch Kills Creek, Long Island City, for J. H. Rhodes & Co., 115 Fulton st, Manhattan, owners, from privately prepared plans.

BROOKLYN.—R. W. Smith Contracting Co., 638 Lexington av, Manhattan, has the general contract for a 1-sty brick storage building, 71x100 ft, in the south side of 1st st, 274 ft east of Bond st, Brooklyn, for the Standard Oil Co., 26 Broadway, Manhattan, owner, from privately prepared plans. Cost, \$36,000.

BLOOMFIELD, N. J.—White Construction Co., 95 Madison av, Manhattan, has the general contract for a 1-sty reinforced concrete factory and power house, 33x34 ft, in Orange st, near the D. L. & W. R. R. tracks, for C. F. Stiefel, 60 Orange st, Bloomfield, N. J., owner, from plans by W. Wiegand, 43 West 34th st, Manhattan, architect and engineer. Cost, \$100,000.

EAST ORANGE, N. J.—Charles R. Hedden Co., 763 Broad st, Newark, N. J., has the general contract for a 2-sty brick side addition and a top addition to the brick factory building in Sterling st, for the Jepsen-Scott Body Co., 24 Sterling st, East Orange, N. J., owner, from plans by Marshall N. Shoemaker, 15 Central av, Newark, architect. Cost, \$75,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Valentine Lynch Co., 15 Park Row, has the general contract for alterations to the office building, including the construction of a mezzanine floor, at 60 Wall st, for the 60 Wall Street Co., owner; Goldman Sachs Co., 50 Wall st, lessee, from plans by J. A. O'Connor, 15 Park Row, architect. Cost, \$10,000.

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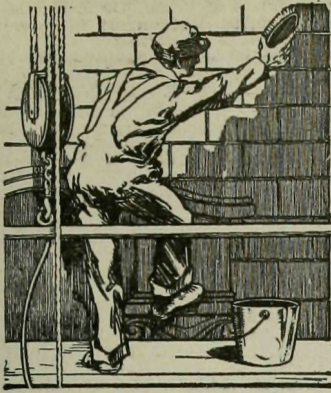
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Manhattan.

FACTORIES AND WAREHOUSES.

139TH ST, 225 W, 1-sty steel storage, 16x18, steel roof; \$600; (o) Mrs. Marguerite Varga, 255 W 139th; (a) Belmont Metal Ceiling Co., 2562 Webster av (422).

STABLES AND GARAGES.

BLEECKER ST, 303, 1-sty concrete store & garage, 10x42, steel roof; \$2,000; (o) Frank Meseia, 303 Bleecker; (a) Murray Klein, 37 Graham av, Bklyn (420).

104TH ST, 219-221 W, 1-sty concrete garage, 18x18, concrete rf; \$910; (o) Louis A. Servatius, 219 W 104th; (a) Raymond Constn. Co., 100 E 106th (426).

BROADWAY, 4378, 2-1-sty steel garages, 10 x16, steel roof; \$1,000; (o) Alex. Ross, 13 Bridge, Newark, N. J.; (a) Chas. Schmieder, 401 W 50th (423).

STORES, OFFICES AND LOFTS.

VARICK ST, 34-50, ST. JOHNS LANE, 6, 8-sty bk U. S. post office, 239x140, tar & felt rf; \$800,000; (o) Ultra Realty Corp., 50 Church; (a) Larremore V. V. Sweezy, 55 Bible House (427).

14TH ST, 137 W, 3-sty bk mercantile business bldg, 25x100, tar & gravel rf; \$30,000; (o) David Belais, 13 Dutch; (a) V. C. Farrar, 4 E 39th (425).

116TH ST, 308 E, 3-sty bk office & dwg, 28x 28, plastic slate roof; \$4,500; (o) Stronach Marble & Tile Co., Inc., 308 E 116th; (a) De Rose & Cavalleri, 370 E 149th (424).

9TH AV, 63, 1-sty bk office bldg, 19x40, tar & gravel roof; \$2,400; (o) Est. William Waldorf Astor, 23 W 26th; (a) Jas. S. Maher, 431 W 14th (419).

MISCELLANEOUS.

SOUTH ST, 251, 1-sty bk slaughter house, 24 x60, plastic slate roof; \$6,000; (o) Hirsh Rosansky, 19 Pitt; (a) Louis A. Sheinart, 194 Bowery (421).

Bronx.

APARTMENTS, FLATS AND TENEMENTS

SHERIDAN AV, n e c 167th st, 6-sty bk tnt, 72.7x90.9, plastic slate rf; \$135,000; (o) Tampa Constn. Co., Max Toonkel, 370 E 149th st, pres; (a) Springstein & Goldhammer, 32 Union sq (789).

CHURCHES.

MARMION AV, n w c 178th st, 4-sty bk synagogue & assembly, 48,103-16x150.2, slag rf; \$200,000; (o) Beth Hamedreth Shaary Zion, Inc., Isaac J. Levy, 752 Bway, pres.; (a) Louis A. Abramson, 48 W 46th (790).

DWELLINGS.

MAYFLOWER AV, w s, 100 s Waterbury av, 1-sty fr dwg, 20x26, shingle rf; \$3,000; (o & a) John C. Muller, 2675 Waterbury av (794).

FACTORIES AND WAREHOUSES.

134TH ST, s s, 104 w Willow av, 1-sty bk factory, 30x106.7, slag rf; \$8,000; (o) Marel & Feldman, 863 Hornaday av; (a) Albert E Davis, 258 E 138th (788).

STABLES AND GARAGES.

MANIDA ST, e s, 333.1 s Garrison av, 1-sty gal iron garage, 10x18; \$500; (o & a) Jos. P. Rose, on prem (795).

FORDHAM RD, s s, 100 e 3 av, 2-sty bk str & garage, 178.62x22.6, tar & gravel rf; \$150,000; (o) Harry Williamson, 1451 Bway; (a) Eugene De Rosa, 110 W 40th (792).

OGDEN AV, w s, 75 n 161st, 1-sty bk garage, 20.8x20.8, tar & felt rf; \$1,000; (o) Michele Marta, 94 Ogden av; (a) John P. Voelker, 979 3 av (793).

PARK AV, e s, 225.37 s 173d st, 1-sty bk garage, 75x150, plastic slate rf; \$35,000; (o) Oscar I Mayer, 2085 3 av; (a) Max Hausle, 3307 3 av (786).

WALTON AV, e s, 101 s 150th st, 1-sty angle iron garage, 13x13, gal iron rf; \$500; (o) H. H. Hurs, 144 E 150th; (a) Wm. L. Dale, 557 Walton av (791).

STORES, OFFICES AND LOFTS.

BURNSIDE AV, n w c Walton av, 1-sty bk str, 100x65, slag rf; \$60,000; (o) Wm. L. Phelan, Inc., Wm. L. Phelan, 2045 Ryer av, pres.; (a) Moore & Landsedel, 3 av & 148th (787).

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS

E 5TH ST, 719-23, e s, 300 n Av F, 4-sty bk tnt, 24-family, 60x91; \$60,000; (o) Treib Bldg. Corp., 4321 17 av; (a) M. A. Cantor, 373 Fulton (14269).

COLLEGES AND SCHOOLS.

SOUTH 1ST ST, 308-12, s e c Rodney st, 3-sty bk school, 50x100; \$5,000; (o) Hebrew School of Williamsburg, 310 S 1st; (a) Springstein & Goldhammer, 32 Union sq, N Y (14337).

DWELLINGS.

E 13TH ST, 2914, w s, 100 s Av U, 2-sty fr 1 fam dwg, 16x38; \$5,500; (o) Harry Kapelowitz, Geo. Stein, — Allen, Jamaica; (a) Louis Danancher, 328 Fulton, Jamaica (14247).

E 13TH ST, 2116-20, w s, 120 Av A, 2-sty fr 1 fam dwg, 16x38; \$5,500; (o) same (14249).

E 13TH ST, 2122, w s, 160 s Av A, 2-sty fr 1 fam dwg, 16x38; \$5,500; (o) same (14249).

78TH ST, 151-9, n s, 205 w Ridge blvd, 4-2½-sty fr 1 fam dwg, 16x35; \$32,000; (o) Gough Braun Realty Corp., 8001 3 av; (a) Jos. P. Farrell, 230 86th (14220).

LOUISIANA AV, 31-3, n s, 100 w Hegeman av, 2-sty fr 2 fam dwg, 21x56; \$8,500; (o) Louis Litwack, 291 Hinsdale; (a) Harry Brodsky, Jr., 291 Hinsdale (14202).

24TH AV, 6309, w s, 110 s 64th st, 1½-sty fr 1 fam dwg, 20x50; \$4,000; (o) Andrew Johnson, 940 59th; (a) Chas. G. Wessel, 1399 E 4th (14252).

FACTORIES AND WAREHOUSES.

N HENRY ST, 339-55, w s, 100 n Colyer st, 1-sty bk factory, 205.10x200; \$70,000; (o) Eclipse Box & Lumber Co., Inc., 425 Greenpoint av; (a) Gilbert & Ashfield, 350 Fulton (14182).

STABLES AND GARAGES.

KOSCIUSKO ST, 43-5, n s, 175 e Spencer ct, 1-sty bk garage, 50x100; \$20,000; (o) B A Realty Co., Inc., 7812 18 av; (a) Benj. Meade, Jr., 153 Remsen (14336).

SEIGEL ST, 163-7, n s, 100 w Bushwick av, 1-sty bk garage, 72.5x100; \$25,000; (o) Saml. Ageloff, 126 Reid av; (a) Murray Klein, 37 Graham av (14330).

MYRTLE AV, 767-71, n s, 165 e Nostrand av, 1-sty bk garage, 50x107.9; \$15,000; (o) Jacob Braslowsky, 1580 Eastern Parkway; (a) E. M. Adelsohn, 1778 Pitkin av (14190).

NOSTRAND AV, 2259-61, e s, 153.8¼ n Av I, 1-sty bk garage, 40x100; \$100,000; (o) John C. Seifer et al, 1522 Flatbush av; (a) R. T. Schaefer, 1526 Flatbush av (14298).

4TH AV, 6112-24, n w c 62d, 1-sty bk garage, 118.1x110; \$30,000; (o) Bay Ridge Land & Impt Co., 189 Montague; (a) W. H. Harrington, 19 E 48th, N. Y. (14161).

STORES AND DWELLINGS.

BRIGHTON BEACH AV, 261, n w c Lakeland pl, 2-sty bk store & 1 fam dwg, 20x62; \$12,000; (o) Fisher Rosenberg, 12 Bay 35th; (a) Morris Perlstein, 49 Fulton av (14297).

16TH AV, 5014-22, w s, 20.2 n 51st st, 4-2-sty bk str & 1 fam dwgs, 20x36; \$28,000; (o) N. R. Realty Co., Inc., 1438 52d; (a) Jas. J. Millman, 26 Court (14158).

16TH AV, 5024, n w c 51st st, 3-sty bk store & 2 fam dwg, 20x40; \$9,000; (o) same (14159).

STORES, OFFICES AND LOFTS.

AV J, 1308-10, s s, 40 e E 13th st, 1-sty bk stores 60x65; \$11,500; (o) Louis Fishman, 1414 Av J; (a) A White Pierce, 26 Court (14348).

AV O, 1201-11, n e c 12th st, 1-sty bk stores, 104.2½x58; \$18,000; (o) Kingsway Realty Corp, 1118 Kings Highway; (a) Jacob Lubroth, 44 Court (4352).

KINGS HIGHWAY, 1609-21, n s, 626 e E 16th, 1-sty bk store, 115.11x50; \$20,000; (o) Kingsway Realty Corp., 1811 Kings Highway; (a) Jacob Lubroth, 44 Court (14191).

KINGS HIGHWAY, 1601-7, n e c E 16th st, 1-sty bk store, 62.6x76.2; \$8,000; (o) same (14192).

ORIENTAL BLVD, 702-12, s e c Ocean av, 1-sty bk office, 65x98; \$50,000; (o) Manhattan Beach Park, Inc., 67 Liberty, N. Y.; (a) Nelson K. Vanderbeek, 15 Maiden lane (14216).

WASHINGTON AV, 720-30, w s, 326 s Prospect pl, 1-sty bk store & theatre, 80x137; \$125,000; (o) Rosenthal & Moskowitz, 1381 Pacific; (a) C A Sandblom, 19 W 45th, N Y (14284).

Queens.

DWELLINGS.

COLLEGE POINT.—College av, e s, 140 n Av C, 2-sty fr dwg, 16x36, shingle roof, 1 family, gas; \$4,000; (o & a) Wm. Burghoff, 19th, College Point (5809).

CORONA.—Siegel av, s e c 22d st, 2-sty fr dwg, 22x38, slag roof, 2 families, gas; \$6,500; (o) Roman Sankor, 979 2 av, L. I. City; (a) F. Chmelik, 796 2 av, L. I. City (5808).

ELMHURST.—Maurice av, n s, 63 w Corona av, 2-sty fr dwg, 16x35, shingle roof, 1 family, gas; \$5,000; (o & a) Julius Draye, Maspeth (5806-5807; two bldgs; \$10,000).

FAR ROCKAWAY.—Virginia pl, e s, 100 s Crescent st, 2-sty fr dwg, 23x34, shingle roof, 1 family, gas, steam heat; \$8,000; (o & a) Walter Verity, Inwood, L. I. (5798).

FLUSHING.—Parsons av, s w c Oak st, 2-sty fr dwg, 48x26, shingle roof, 1 family, elec, steam heat; \$10,000; (o) Island Lumber Co., L. I. City; (a) Bay City Co., Bridge Plaza, L. I. City (5814).

HAMILTON BEACH.—Meyer rd, e s, 317 s Hawtree Creek rd; 1-sty fr dwg, 14x30, shingle rf, 1-fam, gas; \$2,000; (o & a) Louis Ledogar, Atlantic av & Church st, Richmond Hill (5721).

HAMILTON ON BAY.—Hutton rd, w s, 72 s Hawtree Creek rd, 2-2-sty fr dwgs, 16x24, shingle rf, 1-fam, gas; \$4,000; (o & a) Norman Parguey, 917 Greenwood av, Richmond Hill (4245-46).

HOLLIS.—Chichester av, n s, 50 w Garrison; 2½-sty fr dwg, 26x26, shingle rf, hot water supply, elec; \$8,000; (o) Mrs. H. A. Merz, 1062 Jefferson av, Bklyn; (a) Ernest W. Ruestow, Rockville Center, N. Y. (4915).

HOLLIS.—West Point av, w s, 100 s Atlantic av, 1½-sty fr dwg, 25x41, shingle rf, 1 family, gas; \$3,500; (o) H. Barylett, Fulton st, Jamaica; (a) E. Jackson, Herriman av, Jamaica (5742).

JAMAICA.—Barrett av, w s, 141 n Jamaica av; 4-2-sty fr dwgs, 16x35, shingle rf, 1-fam, gas; \$22,000; (o) Francis A. Bledenkapp, Lef-ferts av, Jamaica (5719-20).

JAMAICA.—Atlantic st, s s, 50 w Norris av, 1-sty fr dwg, 20x30, asphalt slate roof, stove heat, gas; \$2,500; (o) Pasquale Di Stasi, 59 Beaver, Jamaica; (a) Walter Halliday, 28 Union Hall, Jamaica, L I (5773).

JAMAICA GARDENS.—Cherry av, n s, 273 e New York av, 1½-sty fr dwg, 17x40, shingle roof, steam heat, gas; \$4,500; (o & a) John Kane, Jamaica Gardens, L I (5771).

JAMAICA.—Atlantic st, s s, 179 e Rockaway rd, 2-sty fr dwg, 16x34, shingle roof, 1 family, gas, steam heat; \$4,500; (o & a) John L. Meith, I Atlantic, Jamaica (5820).

LINCOLN HEIGHTS.—Yukon av, e s, 60 s Lincoln av; 1-sty fr dwg, 13x25, shingle rf, 1-fam, gas; \$1,000; (o & a) Florence DeCorman, prem (5709).

LITTLE NECK.—Highland av, s s, 625 e Clinton av, 2-sty fr dwg, 23x40, shingle rf, steam heat, gas; \$7,000; (o) Valentine Chnela, Little Neck; (a) I. P. Robinson, Little Neck (5779).

MASPETH.—Woodhill pl, w s, 100 n Grand; 2-sty fr dwg, 20x46, tin rf, 2-fam, gas; \$5,000; (o) Michale Alszewski, 171 Clermont av, Maspeth; (a) Albert H. Stines, 300 Grand st, Maspeth (5273).

MIDDLE VILLAGE.—Barnum av, e s, 40 s Lafayette av, 1-sty fr dwg, 24x34, shingle rf, 1-fam, gas; \$3,000; (o & a) F. Hatwig, prem (5292).

NEWTOWN HEIGHTS.—Jefferson av, w s, 160 n Jensen av; 1-sty fr dwg, 20x39, shingle rf, 1-fam, gas; \$4,000; (o & a) Fred Yorke, prem (5293).

QUEENS.—Monroe av, 225 n Jericho Turnpike, 7-2½-sty fr dwgs, 16x32, shingle roof, 1 family, gas; \$42,000; (o & a) Land Estates Co., Queens, L. I. (5823-4-5-6-7-8-9).

RICHMOND HILL.—133d st, s s, 206 s Jamaica av, 2-sty fr dwg, 22x45, shingle roof, 1 family, gas; \$8,000; (o) Herman Erbacher, 1464 Myrtle av, Bklyn; (a) L. J. Frank, 549 Autumn av, Brooklynd (5830).

RIDGEWOOD.—Palmetto st, n s, 225 e Prospect av, 2-sty bk dwg, 18x40, slag rf, 2 families, gas; \$8,000; (o) Balthasar Klee, 14 Kossuth pl, Ridgewood; (a) Louis Berger Co., 1696 Myrtle av, Ridgewood (51a3).

RIDGEWOOD.—Linden st, s s, 245 w Grandview av, 2-sty bk dwg, 20x56, slag rf, 2 families, gas; \$9,800; & 1-sty bk garage; \$1,200; (o) L. Flrenbach, 2571 Bleeker, Ridgewood; (a) Henry Brucker, 2549 Myrtle av, Ridgewood (5743-44).

ROCKAWAY BEACH.—Beach 94th st, w s, 376 s Boulevard; 1-sty fr dwg, 33x14, shingle rf, 1-fam, gas; \$1,000; (o) Jacob Berkowitz, 159 Beach 94th; Rockaway Beach; (a) P. Caplan, 16 Court, Bklyn (5716).

ROCKAWAY BEACH.—Boulevard, n s, 72 e Beach 94th; 2 & 3-sty bk fire engine house, 46x103, tile rf, steam heat; \$95,000; (o & a) City of New York, Municipal Bldg., N. Y. (5704).

ROCKAWAY BEACH.—Right of Way, e s, 60 s Sheffield, 4-2-sty fr dwgs, 22x10, shingle rf, 1 family, gas; \$4,000; (o) Paul Poggl, Beach 102d, Rockaway Beach; (a) J. P. Powers, Rockaway Beach (5749-50-51-52).

SOUTH OZONE PARK.—Kennet av, n s, 250 w Field av, 2-sty fr dwg, 18x28, shingle rf, 1 family, gas, steam heat; \$2,500; (o) Richard H. Ashby, South Ozone Park; (a) John B. Hilton, South Ozone Park (5756).

STABLES AND GARAGES.

L. I. CITY.—Potter av, n w c Theodore; fr garage; \$1,000; (o) A. Capone, prem (5715).

L. I. CITY.—Crescent st, 670; metal garage; \$800; (o) Wm. J. Ryan, 670 Crescent (4906).

L. I. CITY.—13th av, e s, 200 s Vandeventer av; metal garage; \$500; (o) A. M. O'Brien, prem (5464).

L. I. CITY.—7th av, w s, 80 n Graham av; bk garage; \$1,000; (o) Julius Pancy, 716 8th av, L. I. City (5211).

L. I. CITY.—Vernon av, w s, 70 s Pierce av; 1-sty bk garage, 12x31, slag rf, steam heat; \$8,000; (o) American Surety Co., 100 Bway, N. Y.; (a) Jos. Mitchell, 332 W 24th; N. Y. (4791).

MASPETH.—Firth av, e s, 150 n Caldwell av; fr garage; 450; (o) Wm. Pase, prem (4909).

MASPETH.—Firth av, e s, 120 n Caldwell av; fr garage; \$350; (o) Wm. Pase, prem (4908).

MASPETH.—Hull av, n s, 75 e Washington av, fr garage; \$300; (o) A. Hauck, prem (3892).

MASPETH.—Ward st, w s, 175 e Hempstead rd; fr garage; \$226; (o) Henry H. Andereya, 48 Roosevelt av, Corona, L. I. (4913).

STORES AND DWELLINGS.

RICHMOND HILL.—Jamaica av, s s, 29 w 108th st, 1-sty bk store & dwg, 28x65, slag rf, steam heat, gas; \$8,000; (o) S. J. & S. Realty Corp., 2608 Jamaica av, Richmond Hill; (a) C. W. Vanderbeck, 463 Elm, Richmond Hill (5799).

STORES, OFFICES AND LOFTS.

MIDDLE VILLAGE.—Metropolitan av, s s, 220 w Admiral; 1-sty fr office, 23x20, tar and gravel rf; \$550; (o) Robert Thankewitz, 785 Rockaway av, Bklyn; (a) Peter Millman, 1780 Pitkins av, Bklyn (4894).

MIDDLE VILLAGE.—Metropolitan av, n c s Nagy; 1-sty bk stores, 21x69, tar and gravel rf; \$5,000; (o) Jacob Subnick, 17 Wayne, Middle Village; (a) Morris Perlstein, 49 Fulton, Middle Village, L. I. (4895).

THEATRES.

CORONA.—51st st, w s, 40 n Provist; 1-sty bk theatre, 50x150, slag rf, steam heat, elec; \$30,000; (o & a) Sheer Amusement Ent., Corona (5432).

RIDGEWOOD.—Myrtle av, s e c Decatur st, 2-sty bk theatre, 100x120, slag roof, steam heat, elec; \$50,000; (o) Glenwood Theatre Co., 408 Knickerbocker av, Bklyn; (a) Louis Allmindinger, 20 Palmetto st, Bklyn (5836).

MISCELLANEOUS.

FLUSHING.—Jamaica av, w s, 2,000 s Union Tpke; 1-sty bk show room, 25x45, slag rf, elec, steam heat; \$2,000; (o) Franz Burthin, Jamaica av, Flushing; (a) Albert H. Stines, 300 Grand, Maspeth (3891).

FLUSHING, L. I.—Jamaica av, e s, 2170 s North Hempstead Turnpike, 1½-sty fr club-house, 127x60, slate roof, steam heat; \$75,000; (o) Flushing Country Club Land Co., 109 Main, Flushing, L. I.; (a) W. W. Knowles, 3 Bridge Plaza, L. I. City (5774).

JAMAICA.—Shelton av, n s, 123 e Campion av; fr shop; \$500; (o) Bertha Hauptman, prem (4137).

Richmond.

DWELLINGS.

ARROCHAR.—Richmond av, n w c Wallace, 2-sty bk dwg, 25x40, shingle rf; \$7,000; (o) Rose Bodosan, 8 Baxter, Manhattan; (a) Jos. Martine, 7 W 45th, Manhattan (1624).

MARINERS HARBOR.—Arlington av, n s, 415 w Arlington pl, 1½-sty fr dwg, 22x24, shingle rf; \$4,000; (o) F. L. Collins, Van Pelt av; (a) Frank B. Pherner, Van Pelt av (1431).

NEW DORP.—86 Richmond rd, s s, 2,500 w Amboy rd, 2-sty fr dwg, 24x27, rubberoid shingle rf; \$4,000; (o) Sam G. McConaugh, 86 Richmond rd; (a) Wm. Woods, Philadelphia, Pa (1594).

NEW DORP.—9th st, s s, 100 w Ocean av, 2½-sty fr dwg, 26x29, shingle rf; \$6,000; (o) Chas. A. Brushaber, 110 9th, New Dorp; (a) R. E. Archibald, 111 Locust av, New Dorp (1591).

OAKWOOD.—Guyon av, s e c 12th, New Dorp, 2-sty fr dwg, 26x32, asbestos rf; \$3,000; (o & a) E. Fuch, Oakwood (1198).

PORT RICHMOND.—Taber st, e s, 187 s Grove av, 2-sty fr dwg, 20x30, shingle rf; \$5,000; (o) Chas. Piccozz, 78 Jewett av; (a) Jos. Fortoli, 486 Villa av (1504).

SOUTH BEACH.—Surf av, e s, 215 n Seaside blvd, 2-sty fr dwg, 22x28, shingle rf; \$3,000; (o) Jos. Boggia & wife, 496 8 av, Manhattan; (a) Davis Evans, Seaside blvd (1578).

TOTTENVILLE.—Yatman av, e s, 277 s Arthur Kill rd, 2-sty fr dwg, 16x34, shingle rf; \$2,000; (o) Scholz & Kroecker, 135 Yatman av, Tottenville; (a) Jas. Whitford, Tompkinsville (1549).

STORES, OFFICES AN DLOFTS.

CASTLETON AV, 1210, s s, 175 e Clove rd, 1-sty bk business bldg, 70x40, concrete rf; \$5,000; (o) Richmond County Motor Co., 1270 Castleton av; (a) Harry D. Pelcher, 386 Richmond av, Port Richmond (1597).

WEST NEW BRIGHTON.—Richmond ter, 1696, s s, 200 w Alaska, 1-sty bk str & offices, 52x59, rubberoid rf; \$10,000; (o) Mechanical Movement, Inc., Richmond ter; (a) F. K. J. Butterwork, Concord (1503).

MISCELLANEOUS.

MARIENRS HARBOR.—Richmond ter, n s, 100 n w Andros av, 1-sty bk dry kiln & toilet room, 10x20x10x12, rubberoid rf; \$5,598; (o) Staten Island Shipbuilding Co., Mariners Harbor; (a) John Milnes Co., Port Richmond National Bank Bldg (1560).

PORT RICHMOND.—Richmond ter, n s, 50 s John, 1-sty bk mfg, 57x39, tile rf; \$2,000; (o) American Insurance Co., Port Richmond; (a) John Milnes Co., Port Richmond (1507).

PLANS FILED FOR ALTERATIONS

Manhattan.

CLIFF ST, 46, remove window column, new stairs, fireplace, windows, beams, partitions in 4-sty bk office & warehouse; \$3,000; (o) Innis Speiden & Co., 46 Cliff; (a) Raymond M. Hood, 7 W 42d (3316).

FRANKLIN ST, 139-141, LEONARD ST, 27, new bridge, iron frames, doors in 2-6-sty bk & f. p. wholesale warehouse; \$800; (o) Stroh-meyer & Arpe Co., Inc., 139-41 Franklin; (a) Maynicke & Franke, 25 Madison Sq N (3338).

LEONARD ST, 17, relocate stairs, new entrance, reinforced floor in 3-sty bk storage; \$5,000; (o) The Standard Rice Co., Inc., 19 Leonard; (a) Herman Lee Meader, 2 W 33d (3340).

20TH ST, 124-26-28 W, remove runway, enclosure, new beams, stairs, bulkhead, walls, beams, column, f. p. floor & ceiling in 3-sty bk garage; \$15,000; (o) Anna Rankin, 126-128 W 20th; (a) Geo. M. McCabe, 96 5 av (3349).

21ST ST, 137 E, new apt, bath rooms, flue, skylights, wall, boiler, d. w. shaft, partitions in 5-sty bk dwg; \$15,000; (o) Harper Silliman, 126 E 22d; (a) Alfred H. Taylor, 138 W 65th (3263).

27TH ST, 240 W, new stairs, doors, windows, posts, beams in 4-sty bk mfg; \$1,500; (o) Mary P. Davies, 143 Liberty; (a) Robt. L. Littell, 226 E 41st (3271).

29TH ST, 9 W, new stairs, partitions, framing, penthouse, skylight, screens in 5-sty bk str, offices & factory bldg; \$1,200; (o) Caroline M. Taylor, care F. & G. Pfomm, agents; (a) Chas. H. Gillespie, 1123 Bway (3335).

42D ST, 208 W, remove wall, stairs, new beams, stairs, str fronts in 4-sty bk str & offices; \$4,000; (o) Elizabeth Paddell, 9 E 22d; (a) Geo. M. McCabe, 96 5 av (3255).

44TH ST, 150 W, remove wall, new beams, piers, walls, ext. stairs, str fronts in 4-sty bk str & dwg; \$4,000; (o) Max Tepper, 120 W 44th; (a) Harry Schuler, 323 E 165th (3311).

48TH ST, 249 E, alter partitions, new bath rooms, d. w. shaft in 3-sty bk dwg; \$1,000; (o) Mrs. Eliz. Cushing, 249 E 48th; (a) Pat J. Murray, 141 E 40th (3276).

48TH ST, 148-154 W, new marquee in 3-sty f. p. theatre; \$300; (o) Vanderbilt Amusement Co., 148-54 W 48th; (a) Sol. Obewager, 306 W 52d (3268).

49TH ST, 604 W, new shed, beams in 3 & 4-sty bk office & mfg; \$500; (o) Bartlett & Graff, 604 W 49th; (a) Chas. J. Graff, 604 W 49th (3278).

73D ST, 266 W, new ext in 4-sty bk dwg; \$400; (o) Henry A. McAllenan, 266 W 73d; (a) Ludwig E. Misinger, 241 W 36th (3324).

76TH ST, 205-207 E, remove partitions, stairs, new door, framing, stairs, studs, partitions in 4-sty bk storage; \$5,000; (o) Sun Ray Realty Co., 261 Bway; (a) Sidney F. Oppenheim, 36 8 av (3322).

77TH ST, 111 E, remove doors, new partition, fire-escape in 3-sty bk garage & dwg; \$2,000; (o) Mrs. Amy H. Weatherbee, care Sam P. Savage, 30 Broad; (a) J. Francis Burrows, 410 W 34th (3325).

81ST ST, 160 E, new stairs, bulkhead, partitions in 3-sty bk dwg; \$5,000; (o) Dr. Theo. Abbott, 113 E 78th; (a) Geo. Dress, 116 W 39th (3254).

116TH ST, 166 E, raise beams, new str fronts, stairs, plastering, doors in 3-sty bk offices; \$5,000; (o) Hattie Hirschberg, 1844 Lexington av; (a) Wm. Horne, 261 W 37th (3302).

116TH TO 120TH ST, BROADWAY TO AMSTERDAM AV, new beams, floor, partitions in 2-sty f. p. power house & offices; \$28,000; (o) Columbia University, 116th to 120th, Bway to Amsterdam av; (a) McKim, Mead & White, 101 Park av (3312).

116TH ST, 354-356 E, remove steps, new windows, entrance, doors, show window, ext. stairs, partitions, lower floor in 3-sty bk office bldg; \$25,000; (o) Enrico Viggiano, 2169 1 av; (a) F. Y. Joannes & Maxwell Hyde, 52 Vanderbilt av (3332).

AUDUBON AV, 268, new ext, entrance, partitions in 6-sty bk garage & warehouse; \$100,000; (o) Mary Kranichfeld, care archt; (a) H. L. Brandt, 38 Marble Hill av (3273).

BROADWAY, 63-65, TRINITY PL, 43-47, remove walls, roofing, new roofing, floor in 21-sty f. p. offices, \$5,000; (o) American Express Co., 65 Bway; (a) Renwick-Wingate Co., 381 4 av (3326).

LEXINGTON AV, 616, nwc 53d st, remove steps, entrance, show windows, new stair, show windows, toilets, windows, partitions, vent ducts toilet rooms, skylight in 4-sty bk dwg; \$10,000; (o) Mrs. Bertha F. Achelle, 550 Park av; (a) Wm. Lawrence Bottomley, 597 5 av (3287).

1ST AV, 163, new toilets, ext, partitions, str fronts, bk work in 4-sty bk stores & dwg; \$15,000.

000; (o) Julius Singer, 90 Eldridge; (a) Harry Hurwitz, 230 Grand (3293).

3D AV, 997, remove str front, stairs, partitions, new stairs, str front, dumbwaiter, floor, wall, oven in 2-sty bk str & restaurant; \$8,000; (o) Wm. H. Brower, 1086 2 av; (a) Fred Liese, 10421 Wicks st, Richmond Hill, N. Y. (3344).

BLACKWELLS ISLAND, Staff House, N. Y. C. Home Dist., opp ft E 66th, remove partitions, new doorway, partitions, posts, beams in 2-sty fr dwg; \$9,500; (o) City of N. Y., Dept. Pub. Welfare; (a) Chas. B. Meyers, 1 Union Sq W (3307).

Bronx.

FAILE ST, 936, 1-sty fr ext, 22x12, to 2½-sty fr dwg; \$1,500; (o) Wm. J. Simpson, 91 Park Row; (a) A. G. Siveter, 510 W 170th (619).

FREEMAN ST, 827, new plumbing, new partitions to 2-sty bk dwg; \$500; (o) Elka Toroff, 185 Clinton; (a) Carl J. Itzel, 1365 Prospect av (618).

143D ST, 368-70, new fire escapes, windows to 3-sty bk factory; \$800; (o) Henry Bash, 530 Willis av; (a) Moore & Landsiedel, 3 av & 148th (614).

146TH ST, 540, new bk walls, new ice box to 1-sty stable & storage; \$1,600; (o) Morris Rootstein, 285 Brook av; (a) Chas. Schaefer Jr., 394 E 150th (613).

232D ST, 1037, 1-sty bk extension, 12.8x13, to 2-sty bk dwg; \$600; (o) Giovanni Vaspo, prem; (a) Vincent Pampallona, 2250 Bassford av (612).

236TH ST, 283, 1-sty fr ext, 16x12.6, to 2-sty fr dwg; \$1,500; (o) Ida A. Peacock, prem; (a) Walter Lockwood, 2298 Creston av (615).

239TH ST, n w c White Plains rd, 1-sty fr ext, 20x12, to 2-sty fr dwg; \$500; (o) C. D. Middlebrook, 16 Rivington; (a) John Olphey, 656 E 220th (617).

AQUEDUCT AV, 2260, erect garage under porch of 2-sty fr dwg; \$2,000; (o) Nathan Weiss, prem; (a) Irving Margon, 355 E 149th (610).

FORDHAM RD, s s, 73.10 e Davidson av, new bk front & new partitions to 3-sty bk dwg, office & str; \$7,000; (o) Wm. Hobson, 571 W 181st; (a) S. S. Sugar, 220 Bway (616).

MORRIS AV, 2272, 2-sty fr ext, 18x7, to 2-sty fr dwg; \$2,000; (o) Senatore Fanoni, prem; (a) Anthony Vendrasco, 1451 Rosedale av (611).

Brooklyn.

WARREN ST, 649-63, n s, 51.2 w 5 av, ext to 2-4-sty bk storage, stable, offices & 1 fam dwg; \$75,000; (o) Metropolitan Tobacco Co., 22 4 av, N. Y.; (a) Koch & Wagner, 32 Court (14148).

SOUTH 9TH ST, 284-92, s e c Rodney st, add story & int alt to 2-2- & 3-sty shop, office, gymnasium & auditorium; (o) Y. M. H. A. of Wmsburg, prem; (a) Shampam & Shampam, 50 Court (14326).

65TH ST, 1414-16, s s, 100 e 14 av, ramp separator & int alt in 2-sty bk garage & 2 fam dwg; \$5,000; (o) Peter Bressl, 1421 65th; (a) Ferd Savignano, 6005 14 av (14178).

CENTRAL AV, 177a, e s, 25 s Hart; wall & rf 1-sty fr shop; \$1,500; (o) Benj. Weiss, 179 Central av; (a) Murray Klein, 37 Graham av (13899).

SKILLMAN AV, 41, n s, 100 w Lorimer; ext 3-sty fr garage, store & 2-fam; \$2,500; (o) Roberto Casseo, prem; (a) Frank V. Laspia, 525 Grand (13957).

SNYDER AV, 12-14, s s, 99.10 e Flatbush av; ext 1-sty bk storage & stores; \$3,000; (o) Jos. Wilson, prem; (a) Tobia Goldstone, 50 Graham av (13849).

Queens.

AQUEDUCT.—Old South rd, s e c Centerville av, int alts to str & dwg; \$2,000; (o) Rausch & Son, Woodhaven; (a) H. T. Jeffrey, Jr., Butler Bldg, Jamaica (2948).

BAYSIDE.—Willets Point rd, s s, 200 w Bell av, int alts to dwg; \$1,500; (o) Mrs. Ida Smith, prem (2950).

BAYSIDE.—Bell av, e s, 131 s Park av, general int alts to str & dwg; \$6,500; (o) William Parker, Bayside; (a) A. E. Richardson, 100 Amity, Flushing (2933).

FLUSHING.—22d st, n w c Queens av, plbg in dwg; \$250; (o & a) A. Schlosbach, premises (2632).

FLUSHING.—Smart av, 301, plbg in dwg; \$250; (o & a) J. Smith, prem (2633).

FLUSHING.—Union av, w s, 150 n Laburnam av, plbg in dwg; \$50; (o & a) W. Coughlin, prem (2628).

JAMAICA.—Flushing av, e s, s e c Hillside av, int alts to str; \$1,000; (o) William Windlon, prem (2888).

JAMAICA.—Fulton st, n s, 140 w Grand, int alts to str & dwg; \$500; (o) Max Partman, prem (2814).

WOODHAVEN.—89th st, 1416, int alts to dwg; \$200; (o) Helen Kortgast, prem (2766).

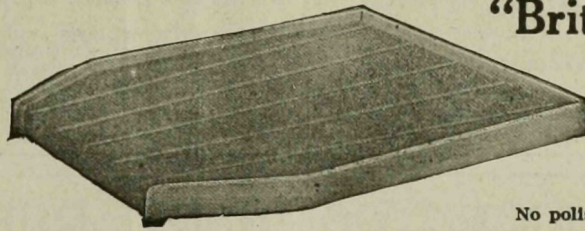
WOODHAVEN.—Canal st, w s, 100 s Unversity pl; plumbing in 3 dwgs; \$150; (o) Dubroff, prem (2824-25-26).

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