

Real Estate Record and Builders Guide

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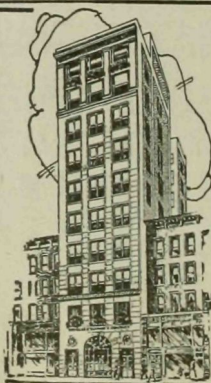
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EDITORIAL

New Conditions Which Favor Building

Prospective builders, who have structural projects in mind but who have held them in abeyance because times have not been propitious for building, would do well to carefully analyze the new conditions existing today. In many instances the result would be an immediate start on these long-delayed operations.

Numerous reasons obtain why prospective builders should plan an early start on delayed construction. Prospects of an open winter, with more actual working days than have been known for the past few years, are excellent. Building material markets are now in a better position to supply required structural commodities than they have been for many months. Real price concessions are to be had in order to stimulate buying activity and, as stocks on hand are generally plentiful, immediate deliveries are to be had. If all projected construction should wait for a concerted start there would be the same congestion of orders and long waits for materials that marked the early part of 1920.

Material markets are more fully stabilized as to prices and assurance of deliveries than they have been for many months. It is believed throughout the industry that the recession of material prices probably is ended. Manufacturers have cut both production costs and profit margins to the limit in the hope of influencing purchasers to come into the market, but just as soon as the demand increases to any great extent building material prices are bound to advance above the levels that now maintain. Labor for construction is plentiful and, what is more important, is willing to give better value in the form of work accomplished than has been known during the years since the start of the war. This factor in itself makes possible a considerable saving over former building costs.

During the past two weeks have come announcements of substantial reductions in important building commodity lines. Makers of cast iron pipe are offering their product at a recession of about \$14 a ton in order to influence prospective purchasers to place orders. Hollow tile manufacturers offer significant concessions on definite orders. The railroads, by removing their charges for harbor lighterage, have been responsible for reductions in hydrated lime, plaster boards, plaster and other essential building materials, which, while in themselves not important, do affect the completed cost of a structure. Reduced fuel costs and a better supply of coal to manufacturers have brought down the price of Portland cement, and other lines will be similarly affected.

The prospective builder who takes early advantage of this combination of favorable factors will obtain a finished structure at a cost considerably lower than that possible only a relatively short time since. There is no great hope for a further lowering of building commodity prices to any extent, although some slight reductions may be announced, but, on the other hand, with the concerted rush for building materials and supplies that is sure to come with any revival of structural activity, the markets will

be offered more business than they can absorb and prices will stiffen perceptibly. There may then be the same scramble for preference in deliveries, the same delays, and the consequent advance in prices that have been experienced in the past.

Restoring Open Competition

The authority of the Lockwood Investigating Committee, as delegated by the Legislature of 1920, will expire in a few days. It is taken for granted, however, that upon the organization of the Legislature of 1921 Senator Lockwood and his associates will be authorized to continue their work where it is left off at the expiration of the closing year.

In one respect, developments of the last few days indicate, the committee practically has completed the most vital phase of its work. Due to the persistent and determined efforts of its chief counsel, Mr. Untermyer, the committee already has broken up the practice of combinations among the different factors in the building industry. The Association of Cut Stone Dealers is as good as ended, the Stone Mason Contractors' Association has abandoned its organization, the Composition Roofers' and Water Proofers' Association is taking steps to comply with the new order of things, and the indications are that numerous other associations of similar character will follow suit.

Thus, no matter how the courts may deal with the various individuals who have been indicted as a result of the investigation, definite benefits of far-reaching consequence in the building industry in the metropolis already have been obtained.

This is reflected in the prices at which contracts for new construction and for rebuilding are being let. It is beyond question that the excessive cost of building had almost completely put an end to operations unless exceptional circumstances, such as excessive rentals or the absolute necessity for space, led those interested to discard general conditions and build at any cost and at any hazard of competition at a later period.

Such building as has been done during the period since the armistice has not been on a healthy basis, nor for the lasting benefit of the allied industries engaged in it. There may not be as much profit in individual operations in the future as under the system of "matched bids" that had grown up under the tutelage, often, of men who had no real knowledge of the building business nor any real interest in it except to get a percentage rake off on the amount of money involved, which it was to their interest to make as big as possible, even if the business as a whole was inevitably made to suffer.

There is so much building to be done that there is no longer any need, if there ever was, for associations to see that "no mistakes were made" in bids. There is more construction work needed in Greater New York than can be done by all the builders, big and little, in this vicinity in the next ten years. It is a certainty that fair profits

can be made on all operations carefully planned and executed. A further rise in wages has been checked and prices of materials are on the down grade. Transportation is improving. The demand for space is undiminished.

What the Lockwood Committee has accomplished is the

rehabilitation of the construction industry as a business venture in which competent builders may engage without fear that the cards are stacked against them but with confidence in their own ability and experience to do business in an honorable and profitable manner.

Real Estate Board Institutes Membership Luncheon Meetings

THE first of a series of membership luncheon meetings was held at the Real Estate Board on Monday, December 20. It was in the nature of a family gathering of the active members to bring the members together, give them a sort of birdseye view of the work of the board and stimulate interest in this work; and also to inaugurate a campaign for larger membership.

Representatives of a number of other organizations were invited. These included John D. White, president of the New York State Association of Real Estate Boards, who was unable to be present, but was represented by Meade C. Dobson, executive secretary; William Raymond Burling, president of the Brooklyn Real Estate Board; Charles B. Best, president of the Building Managers' and Owners' Association; S. Fullerton Weaver, president of the Apartment House Owners' Association; Stephen Yates, president of the Long Island Real Estate Board, and George Howe, president-elect of the Westchester County Realty Board. Judge Ingraham was unable to be present because of a court engagement.

President Stephen H. Tyng said that one of the purposes of the meeting was to show the members what the board actually was doing, and to ask from them cooperation in its activities. He said that it was through the members' efforts that the board will be able to secure the cooperation of all interests in the City of New York in regard to real estate matters and questions that come before the State Legislature and the Federal Congress that are really vital to the interests of real estate as an investment security, and he urged that all organizations that have been formed for similar purposes sit in and cooperate with the Real Estate Board. When the board goes to Albany or to Washington it must have a united front. Mr. Tyng said that the influence of the active members will be tremendous if they get together and push the work.

Richard O. Chittick, executive secretary, reviewed the current work of the board. He referred to the board's keen interest in Federal legislation relating to real estate—namely, the exemption of the interest on mortgages from the Income Tax Law, strongly supported by the board, and the proposal to repeal the Excess Profits Tax and substitute a Sales Tax.

In relation to State legislation, the board was formulating a programme part of which, of course, would be amendments to the landlord and tenant laws recently enacted.

Mr. Chittick referred to the work of the Committee on Building Laws and Regulations on the following: the proposal for concreting cellars in buildings within 600 feet of the water front; proposed revision of plumbing rules now pending, and the recently defeated ordinance to license elevator operators, the work of the Insurance Committee, and to the recent study and report on the coal situation. In these matters the board has had the active cooperation of the Building Managers' and Owners' Association. An important work now in progress was the study being made by the City Government Committee on a plan for more economical city government.

John M. Stoddard, a governor of the board and a member of its Joint Real Estate Law Committee, reviewed briefly the board's work in testing the rent laws, under the guidance of Hon. George L. Ingraham. He emphasized the point that the attempt was being made, in effect, to establish the fact that real estate in New York is a public utility. He laid stress on the serious situation that would be created if this should be established as the law of the State. He hoped, however, this would not be the final result.

A. C. MacNulty, counsel to the board, referred to the so-called emergency under which the rent laws were passed. So far as amendments to the laws are concerned, something must be done respecting the monies paid into court on account of

rents. Hundreds of thousands of dollars had been paid in. Some courts take very good care of it, and see that it is paid over to the landlords or agents in due course. Other courts are in utter confusion through handling of this money. In one instance rent money had been stolen from the court by a burglar.

One of the first things to be done at Albany is to have an amendment passed that will provide for the payment of rents to landlords by tenants, without prejudicing the case on either side.

Edward P. Doyle, manager Bureau of Information and Research, said that City Government Committee of the Real Estate Board had recommended the consolidation of several bureaus and departments under one head; also the election of the City Chamberlain, with greater power, and the taking away of the vote of the Borough Presidents in the Board of Estimate relative to appropriations.

Meade C. Dobson, executive secretary of the New York State Association of Real Estate Boards, spoke of the work of his association in organizing local boards throughout the State. There are now fifteen of them and several others were being organized. Since the first of December, real estate boards have been organized in Albany, Troy and Watertown. Jamestown, Elmira, Norwich and Alleghany would be asked to affiliate, and Newburgh is ready to do so.

Laurence McGuire, of the Board of Governors, and chairman of the Membership Committee, said:

"You have been made aware of the situation which confronts us, and now the only question is, how are we going to meet it? We are organized to meet it and we ought to be equal to it. I am going to review briefly the membership of the board. In 1913 we had 154 members; in 1916 we had 960 members; in 1920, that is on September 30, the end of the fiscal year, 1,342 members, and today we have 1,402 members.

"Now, we are going to celebrate the twenty-fifth anniversary of the board, which will occur at the time of our annual banquet in February. We want to increase the membership to 2,500. In coming from 154 members in 1913 to 1,402 members in 1920, that splendid result is due entirely to the loyal membership of the board.

"Every dollar that comes into the Real Estate Board is carefully accounted for. Your Board of Governors has a monthly statement of every expenditure made. The members of the board know at the end of the year exactly how much money has been collected and how much has been spent. The annual report shows that in considerable detail. I believe the Real Estate Board of New York is equipped and has made for itself a place not only in the City of New York but in the State of New York, where it can better than in other organizations represent real estate interests.

"Secondly, I believe the Real Estate Board should have the full support of all of the real estate interests. What we want to center on now is this, that unless we get the membership and the cooperation from that membership, and get the funds to represent properly the people of the City of New York, we cannot do it. We cannot get the membership unless the active members of the board undertake to build it up.

"The Real Estate Board has a standing before the Legislature of the State of New York, before the Board of Estimate, and we must guard our reputation jealously. We must carry on in the way we have been going and, therefore, we are entirely dependent, and our efforts can only be put forward in your betterment in the measure in which you will obtain people to support the board and contribute to it in dues. I do hope in this membership movement that we will have the whole support of every member of the board—the whole-hearted support of the board. That is the only kind worth while."

REAL ESTATE SECTION

Effect of Vehicular Tunnel on West Side Realty Values

Great Improvement in Business Properties Expected When Under-River Thoroughfare Replaces Ferries in Huge Traffic Carried on with New Jersey

A DECADE ago there was despair among investors in and owners of lower west side real estate because they were fearful that that ancient but important part of the city would not witness any benefits from modern transit routes. It will be recalled that the city had agreed to have the Seventh avenue subway route completed and ready for connection with the Pennsylvania Station when that huge terminal of a great railroad system was finished; but it did not have it built. It had not even begun the construction of the Seventh avenue route. It had only condemned land for the Seventh avenue connection with Varick street and the widening of the latter thoroughfare. The railroad management was sorely disappointed among other property owners, with the result that until the Seventh avenue route was built and operated the Pennsylvania Station was considerably isolated as compared with other big terminals within the city.

Finally the Seventh avenue route was finished connecting the Pennsylvania Station directly with the Bronx, upper and lower Manhattan, Staten Island and Brooklyn; and as a result the lower west side, from 14th street south to the Battery, was brought into closer traffic contact with other business parts of the city and directly with the residential boroughs. Property in the region adjacent to the North river front felt the impulse of closer communication. Antiquated streets in the Greenwich Village part of town, whose real estate had lain dormant for generations, took on new investment life. Greater possibilities for it loomed and many parcels there were sold and resold. Previously selling of property there was occasional over long periods. Trinity Church Corporation, whose holdings of real property in the lower west side are extensive, began to have a demand from prospective buyers for some of its choice parcels with the result that it has sold many pieces, square blocks in some instances. Trinity is no longer a close owner of property there. Its shell of extreme conservatism, that long held back modern improvements on the lower west side, has been broken, and while it is not forcing the sale of its numerous holdings, it is entertaining and in some cases accepting good offers for them.

Last summer property owners throughout the lower west side received another pleasant thrill when excavating actually was begun in Canal street for the construction of the vehicular tunnel under the North river that when completed within four years will link Jersey City and the surrounding industrial area to the lower west side. Probably no other traffic route has been fraught with more meaning to owners of commercial property and to business men on Canal street and for a mile or more north and south of that wide thoroughfare than this projected tunnel. The skin of activity has been merely scratched compared to what it will be as the tunnel approaches completion and wholesale merchants behold it as an actuality. There is no doubt in the minds of professional real estate men that it means the complete rebuilding of the lower western half of the city; in fact, it will mean much for the whole downtown commercial area. The New Jersey shore will become more, in effect, an actual part of the Port of New York. Newark, whose active development of its shore front on Newark bay has seemed ominous to the interests of this port, will henceforth be inconsiderable in its competition. Real estate men believe that even Newark, with its broad

highways leading toward the North river will, as a result of the vehicular tunnel, be a contributing factor to New York's enhancing commercial supremacy. The tunnel means the shifting of vehicular traffic along the lines of least resistance. Work upon it is progressing daily. A large shaft has been sunk on Canal street within one block of the river and the ground hogs are burrowing as industriously as they burrowed in the past for subway routes between the boroughs.

The tunnel will run practically on a straight line from Canal street to Twelfth street, Jersey City. A perusal of the accompanying diagram will show the direct accessibility to and from points north and south of Canal street. The latter street is one of the widest in the city and its direct connection

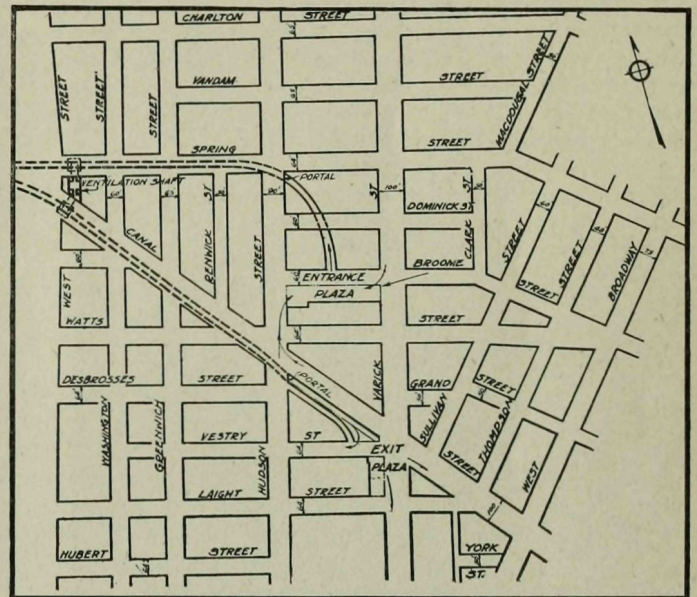


DIAGRAM OF STREETS AT MANHATTAN TERMINAL.

with the lower east side means the easy communication of that part of town with the tunnel also.

There is nothing in the Federal permit to build that gives any property rights either in real estate or material or any exclusive privileges with adjacent property. It simply expresses the assent of the government so far as concerns the public rights of navigation. The work is under the supervision of the engineer corps of the United States Army. The Supervisor of New York Harbor has much to do with the distribution of subaqueous material removed.

It is estimated that this tunnel will pay its cost three times over within 20 years. It will obviate all delays of wagon and motor traffic across the river on ferries in time of fog or severe winter storms and when the river is blocked by packed broken ice. Consequently there will be no congestion of traffic along West street as a result of drivers of vehicles waiting their turn to get aboard ferry boats. It will do away with the shortage of milk and other food supplies in New York in severe weather as a result of navigation being impaired. It will reduce the high cost of trucking considerably,

(Continued on page 864)

Aldermen Defeat Tax Exemption of New Housing 34 to 28

Resolution Provided that All Buildings Erected Between April 1, 1920, and April 1, 1922, for Dwelling Purposes Should Be Untaxed for Ten Years

THE Board of Aldermen, by a vote of 34 to 28, defeated at last Tuesday's meeting the resolution which had been before it for some time to exempt from taxation for two years all buildings erected for dwelling purposes, as an aid to the housing situation. The resolution was lost by a non-partisan vote.

The resolution provided that all buildings erected for dwelling purposes between April 1, 1920, and April 1, 1922, should be exempted from taxation on a period of ten years to the amount of \$10,000 for one-family houses, \$20,000 for two-family houses and \$10,000 for each apartment in an apartment house.

Alderman Charles H. Haubert, of Brooklyn, in opposing the ordinance declared that the situation in the building field was not as acute as when the Legislature passed the law giving the cities in the state permission to pass a tax exemption ordinance. He said that if the ordinance became a law the person who owned property for five or ten years before it went into effect would have to carry the burden that the new construction would be relieved of, and the owner of the new property could charge any rent he chose, while the old property owner would have to go to the courts to prove that he was not a profiteer. He declared the emergency was not a real one at the present time.

Alderman B. C. Vladeck, Socialist, said that the Legislature should pass a law to compel insurance companies to loan a

certain percentage of their surplus in building loans, and in this way building would be encouraged.

"If Mr. Untermyer, Mr. Lockwood or any newspaper man thinks this investigation is going to break the building combination they are greatly mistaken," declared Alderman Vladeck.

Dr. Royal S. Copeland, health commissioner, made a plea for the passage of the ordinance in the interest of the health of the community.

Borough President Henry H. Curran strongly urged the passage of the ordinance. He said it was a proper home rule measure and should not be sent back to the Legislature. He said no change was needed in the law, but the need was for more houses, which such an ordinance would produce. He declared that the ordinance would not cost the present taxpayer a dollar, but it would start the building of one and two-family houses and permit the people to live like decent, rational human beings.

Major La Guardia opposed the ordinance on the ground that rents would increase on the properties that would have to carry the burden of the tax exemption of other dwellings, and that it would cost the City of New York from \$50,000,000 to \$60,000,000 in ten years. He declared the city could not stand this.

Commissioner William J. Flynn urged that the board draft its own legislation and then ask the Legislature to adopt it, but no action was taken in that direction.

Effect of Vehicular Tunnel on West Side Realty Values

(Continued from page 863)

owing to a saving of much time. It will allow the easy and quick removal from big railorad terminals on the New Jersey shore and eliminate dependence on lighters and other floating equipment as main factors in shipping across the river. Delay in the movement of perishable freight especially will be done away with entirely. And it will reclaim to the use of ocean, coastwise, river and canal commerce many docks now used for the shipment and reception of perishable freight. The abolition of freight loading stations along the river has long been a problem. It will mean, too, a reduction in harbor congestion.

The tunnel will come to grade at Varick street while the portal to it will be east of Hudson street so as not to interfere with traffic on that wide north and south thoroughfare. The maximum grades will be on the New York side of the river on account of reaching the street level west of Varick street, under which is the Seventh avenue tunnel subway route. A plaza is to be created at the grade of the tunnel so as to expedite traffic. The total estimated cost of this under-river traffic route is close to \$30,000,000, divided equally between the two states. It is calculated it will be done and ready for use four years hence.

New Jersey at the last election passed favorably on a referendum bonding the state for \$14,500,000 to pay its part of the cost of the tunnel, and \$5,000,000 is practically forthcoming now for construction work. The necessary resolution for this sum has passed the Legislature. A similar sized instalment of New York's share of \$14,500,000 is soon to be appropriated, when the next Legislature meets.

The plaza at the New York end of the Hudson river tunnel will be wider on the north side than on the south side for the reason that the north tube leads to New Jersey and the traffic Jersey bound will be slower and denser than the traffic New York bound for the reason that there is more delay as a result of paying fares while entering the tube.

No condemnation proceedings for the acquisition of property for the plaza have yet been begun. Few if any very large

buildings will be involved in the condemnation, as most of the buildings to be taken are old ones, some of them having been built for residential purposes when New York first began to grow north of the City Hall. Others are small loft buildings.

On the north side the plaza will embrace the north half of the block bounded by Hudson, Watts, Broome and Varick streets, and on the south side (exit) the east tip of the block bounded by Canal, Lighthouse, Varick and Vestry streets. The entrance plaza at Broome street connects directly with the main thoroughfares across town to the Williamsburg bridge. Thus Williamsburg and Greenpoint manufacturing and industrial interests will have direct motor truck connection with the New Jersey shore. It is believed that the circumstance will aid materially the value of manufacturing sites in those parts of Brooklyn.

The professional real estate opinion is that the entire commercial region penetrated by Hudson street will become an immense shipping center for various lines of business, domestic and foreign, with the result that the whole lower west side will be rebuilt. Numerous vacant plots scattered here and there through this commercial zone have changed hands recently; and with the advent of the tunnel's operation the majority of the ancient and antiquated holdings of Trinity Church Corporation there will be things of the past. Property will become too valuable for anything but modern structures.

The Board of Estimate has approved the recommendation of Corporation Counsel John P. O'Brien for the cancellation of three public school heating and ventilating contracts held by Gillis & Geoghegan, and transmitted the recommendation to the Board of Education, with the request that it cancel the contracts at once.

Grounds for the cancellation were that the firm through its membership in the John T. Hettrick "code of practice" was in collusion with other bidders in violation of the law. The three contracts were for Public School 20, Brooklyn, \$155,894; Public School 29, Brooklyn, \$118,666, and Public School 11, Richmond, \$58,700.

Cut Stone Men Fined \$5000 Each and Plumbers Indicted

Legal Action Taken as Result of Evidence Brought Out by Inquiry of the Joint Legislative Committee on Housing

LEGAL proceedings, which were the outgrowth of the inquiry of the Joint Legislative Committee on Housing, resulted on Friday, December 17, in the appearance before Justice John A. McAvoy in the Criminal Term of the Supreme Court of sixteen individuals and fourteen corporations, members of the New York Cut Stone Contractors' Association indicted on evidence brought out at the Lockwood Committee's investigation.

John T. Hettrick, who evolved the "code of practice" under which the stone men operated, failed to plead. Mr. Hettrick will go to trial next month.

Those who pleaded guilty were Edward Shuttleworth, Rudolph Seus, James Gillies, Pierre J. Horner, George G. Barr, E. J. Kelly, Herbert D. Brown, Gilbert C. Brown, James McLaren, Edwin R. Spurr, Henry Hanlein, John Davidson, John E. Miller, Clarence P. Smith, James Nelson and Frederick J. McCann, and the following corporations: Edwin Shuttleworth Company, James Gillies & Sons, Inc., H. J. Horner & Sons, Barr, Thaw & Fraser Company, Monahan Stone Company, William Bradley & Son, B. A. & G. N. Williams, Inc., George Brown & Co., James McLaren & Son, J. J. Spurr & Sons, Durie & Davidson, David Miller Company, John R. Smith's Son, Inc., and Nelson Brothers Company.

The maximum, without jail penalty, fines of \$5,000 each, were imposed by Justice McAvoy on the recommendation of Samuel Untermyer, counsel for the Lockwood Committee, and the plea of Clarence J. Shearn, who said that he advised his clients to acknowledge that their methods were illegal and to accept such consequences as the Court might deem just.

In appealing for his clients Mr. Shearn said:

"My advice has been ungrudgingly accepted and fully carried out. The combination or group complained of has been broken up and permanently disbanded. All information sought by the Lockwood Committee has been frankly placed at the disposal of its counsel without reserve. So far as possible the committee has been assisted in its important work. All of the defendants who have been asked to do so have gone before the Grand Jury and stated the facts, waiving any claim of immunity. They knew that they were absolutely innocent of any criminal intent, that they had relied implicitly on what they believed to be competent legal advice, and felt that in passing judgment, both the Court and the public would take these facts into consideration.

"This has been no combination of prosperous concerns to boost prices or profiteer. On the contrary, it has been a desperate and ill-advised effort on what they thought competent legal advice to keep a falling business going. Not one of these concerns shows a net profit for the period of the last five years.

"In this situation a group of the leading concerns got together and conferred as to ways and means of saving their business. They sought legal advice and were advised that the law did not exact ruinous competition, and that there was a perfectly legal method by which those who wished to do so might co-operate in a fair division of the work for which they were contending with one another.

"The method advised did not contemplate price fixing. It consisted of dividing the work, on which the members of the group were invited to bid, in proportions to be governed by their respective plant capacities. In the case the yearly amount of work done by any plant fell below its capacity rating, such plant was to be compensated in part out of a fund created by a contribution of a small percentage paid into the fund on each contract performed.

"In this manner these concerns have worked, on and off, since 1912. There were periods when it was abandoned, but during the depression in the trade while the war was in

progress the plain was revived. The arrangement embraced only about 60 per cent. of the trade. No coercion or influence was employed by the members to bring others into the group."

On last Tuesday, December 21, twenty-eight individuals and twenty-four corporations, comprising the so-called Hettrick group of plumbers, were arranged before Justice McAvoy in the Criminal Term of the Supreme Court yesterday on indictments returned Monday, which charged them with violation of the Donnelly Anti-Monopoly Act. Bail of \$5,000 was fixed in the case of each individual after all of the defendants had pleaded not guilty with the usual reservations relating to change of pleas.

The list of individuals was headed by John T. Hettrick, William J. Doran and William H. Chapman, walking delegates of Robert P. Brindell's Building Trades Council, were also indicted. All three are under indictment on other charges growing out of the investigation by the Lockwood Committee.

The individuals indicted Monday besides Hettrick, Doran and Chapman were:

George Connelly,
James Connelly,
John L. Knight,
Herbert Smith,
Harry Hemlin,
Monroe M. Golding,
Patrick F. Kenny,
Charles A. Murphy,
Frank J. Fee,
Milton Schnaier,
John C. O'Neill,
Isidor Pollack,
James McCullagh,

Jeremiah L. Murphy,
Frank B. Lasette,
Joseph H. Jasper,
Jacob Jarcho,
Morris Jarcho,
Edward Slosson,
William G. Cornell,
John J. Falihee,
Thomas F. McCaul,
David Deigan,
Michael J. Canavan,
William Wallace.

The corporations were Kenny-Moran Company, Inc.; J. McMillan Company, Inc.; V. S. Rittenhouse, Inc.; I. J. Barth Plumbing & Heating Company; J. S. Murphy Company, Inc.; John E. Weil, Inc.; Monroe M. Golding, Inc.; Charles H. Darmstadt, Inc.; George F. Gibson Company; Thomas P. McLoughlin, Inc.; W. Y. Jack Company; Alexander Brant Company; Canavan & Deignan, Inc.; Falihee & McCaul, Inc.; W. G. Cornell Company; Hopkin Plumbing Corporation; Jarcho Brothers, Inc.; J. H. Jasper, Inc.; Lasette & Murphy, Inc.; James McCullagh Company; Pollack & O'Neill, Inc.; Milton Schnaier Contracting Corporation; Wells & Newton Company, and William Young Plumbing Company.

All of the defendants furnished bail. Justice McAvoy gave them until December 28 to make the usual motions.

Justice John A. McAvoy in the Criminal Term of the Supreme Court set the trial of Robert P. Brindell, the head of the Building Trades' Council, under indictment for extortion as a result of the Lockwood Committee's investigation, for January 5. Earlier in the day Martin W. Littleton, Brindell's counsel, had obtained from Justice Hotchkiss an order directing the state to show cause why a change of venue to some county outside of the city should not be granted.

Mr. Littleton alleged in his application that a fair trial could not be had here because of the continued activities of the Lockwood Committee. A stay of all proceedings against Brindell pending the decision is also asked. The motion papers comprise 100 typewritten pages and consist of affidavits by Brindell and others under indictment.

The change of venue motion will be argued on December 27 in the Supreme Court. It will be opposed by Samuel Untermyer for the Lockwood Committee.

Robert P. Brindell, president of the Builders Trades Council; Richard J. Pike and William H. Chapman, his lieutenants, were named as defendants December 14 in a suit begun by Joseph H. Goldblatt, a builder, to recover \$2,000 which he alleged the men extorted from him.

Calder Committee to Investigate Building Conditions

Receives Additional Powers from U. S. Senate and Will Employ Counsel in Nation-Wide Inquiry Into Housing Problems

(Special to Record and Guide.)

Washington, December 22.

The Senate Committee on Reconstruction, of which Senator Calder of New York is chairman, is to continue its nation-wide investigation of the housing problem, the investigation to include the building trades situation in practically every state in the union. For the purpose of expediting the investigation the Senate has voted, without division, permission to the committee to employ counsel, with the limitation that the salary to be paid shall not exceed \$5,000.

Senator Thomas of Colorado outlined the purposes of the committee by saying that the extension of its activities was certainly justified by the disclosures which have been made by the New York Legislative Investigating Committee under the direction of Mr. Samuel Untermyer.

"There seems to be in every city sufficiently large to justify it," said Senator Thomas, "a similar coalition between a few owners of certain classes of material, a few building concerns and a few labor unions; and the combination enables the beneficiaries of it to work their will in every community where they exist, to dictate prices, to determine who shall and who shall not receive contracts and at what figures, to declare strikes and to create at any time differences between employe and employer and to levy blackmail by the hundreds of thousands of dollars.

"I have reason to believe that this committee, if given authority to investigate, will bring these things to the attention of the public and thereby set in operation the machinery of the courts of justice and punish this system of profiteering, which is little short of infamous because housing conditions everywhere are not up to the demand for shelter, and the one justification which the landlords of the country now have lies in the fact that they must pay an enormous excess price in the shape of blackmail for every brick that is laid, every column of steel that is erected and every bag of cement that is used in construction."

Senator Kenyon, a member of the Calder Committee, said

that the situation in New York as developed by the state investigation "has been such as to shock the conscience of all citizens who have read the proceedings of the committee."

"They cannot extend their work beyond the state," he added. "I have no authority to state that our committee will co-operate with them in any way, but we shall try to see whether this same plan of blackmail that has gone on in New York has been carried in the other states and resulted, through this building trust, in preventing the building of homes."

Records and correspondence of the National Coal Association secured during an examination of its offices here Saturday and Sunday by agents of the Calder Committee will be produced at a hearing before the Senate Committee on Reconstruction. J. D. A. Morrow, vice-president of the association, will be called as a witness.

"Representatives of the committee went to the association offices Saturday," Senator Calder said, "and produced for Mr. Morrow the subpoena authorizing an examination of the records and the production before the committee of such of them as seemed desirable. Mr. Morrow was informed that the law under which they were acting would be shown to him, and that the records, if necessary, would be put under lock and key to await the committee's action."

In a statement Mr. Morrow said that the National Coal Association has been at all times since its organization ready to co-operate with any agency of the Government.

"All its records," the statement continued, "were immediately placed at the disposal of the committee on Saturday without resort to any compulsion, in accordance with the offer made to the Calder Committee last summer by Colonel Wentz, president of the association."

Committee members stated today that the scope of the investigation will undoubtedly embrace two important factors in the whole coal situation, namely, profiteering and the operation of priority coal orders issued by the Interstate Commerce Commission.

U. S. District Court Upholds New Housing Legislation

THE United States District Court has decided that the state housing laws were constitutional and would remain so as long as the emergency which caused their creation remained. The decision was in a suit brought by the Marcus Brown Holding Company of Newark, N. J., to restrain public officials from preventing the expulsion of Marcus Feldman and Benjamin and Frank Schwartz, who occupy rooms in property belonging to the plaintiff in West 91st street, so that they could be let to other tenants at an increased rental.

Because a constitutional question was involved the case was heard by three judges, Hough, Mayer and A. N. Hand. It was stated that the plaintiff would carry the case to the United States Supreme Court.

Judge Hough wrote the opinion, which held that the state was justified in exercising its police power whenever an emergency existed and that shelter was as necessary as bread, and tenants should not be placed at the mercy of landlords.

The decision explains that the plaintiff had a right to institute the proceedings because if any attempt had been made to eject the tenants civil suits might have followed and the plaintiff be subjected to liability. Part of the opinion reads:

"A knowledge of pre-existing law and the words of the statutes are enough to prove that the legislative desire is to maintain for about two years the September status of the kind of dwellings in which, by common knowledge, lives the major portion of the population of the metropolitan district. This status is to be maintained against the landlords' will if necessary, but at the option of the tenants, for the landlord

cannot select his tenants, but must accept what may be called the statutory tenants. Every such tenant will be as free to depart and choose another landlord as he was before September, 1920."

"To prevent owners from rendering their apartments uncomfortable for, if not uninhabitable by, the unwelcome statutory occupants," it reads, "any intentional diminution or denial of the ordinary facilities or conveniences of apartment house life is made a misdemeanor on the part not only of the owner but substantially of every person connected with the management of the building, if intentional failure to furnish such facilities can be proved against him."

Concerning the reasons for the enactment of the housing laws the opinion recalled the fact that the war hindered the erection of dwellings sufficient to meet the growing demands of the people and stated that it was the province of the Legislature to make provision for the comfort or general welfare of the community.

"We must hold," the opinion reads, "that the business of renting out living space is as suitable for statutory regulation and as much affected with a public interest as fire insurance."

In conclusion the opinion states that nothing is left of the plaintiff's contention except the claim of inequality in legal protection which is answered by the statement that an emergency existed, that the resultant evils threatened to spread, and that the legislative remedy, although new in America, was properly applied.

Review of Real Estate Market for the Current Week

The Total Volume of Dealing Was Inconspicuous, But There Were Many Sales in the Downtown Area, While Queens Figured Prominently

THE real estate market this week witnessed the unusual situation of more sales taking place south of 59th street than took place north of that point. The total dealing throughout the city was less than during last week. The holiday season undoubtedly has something to do with the situation. Frequently it is the case that a brisker market ensues a month after the New Year; and this will probably be the case in 1921.

Although sales were not numerous this week, there were numerous important ones, the West Side especially figuring prominently. The sale of the Langham apartment house for about \$2,500,000 makes a fine climax to the year. The estate of William Waldorf Astor sold fifteen old dwellings on West 15th street; an old parcel on Abingdon Square changed hands; and a Sixth avenue corner property was sold after a long ownership. A West Side loft building, too, was bought. The Paterno Brothers bought a valuable vacant plot on Washington Heights, which would indicate that this well known building firm still has faith in apartment house construction, inasmuch as the plot lies in a logical apartment house district. Some small mercantile buildings were bought in the lower reaches of town.

A sort of an old family heirloom in Beekman street, owned by the Sands family, was sold after being held by it for more than half a century. The previous sale of it took place when Fulton Ferry was the great traffic route between Brooklyn and Manhattan, and when restaurants around Fulton Market were fashionable eating places. The Brooklyn Bridge was being built, its foundations having just been laid. During the boom of that era property adjacent to Fulton Market, such

as this Beekman street parcel was, figured in the dealing at big prices for that time. The year now ending has witnessed, somewhat, a revival of good dealing there at advanced prices.

There was a fine apartment on Park avenue sold during the week on the co-operative plan, which shows that the investing public has not lost interest in that character of buying. A fine private dwelling on Madison avenue changed hands and the seller took back a substantial mortgage at a good rate of interest. Some substantial dwellings in the northern parts of Manhattan were bought for occupancy.

Queens Borough contributed two important sales this week, one of them a large factory building in Long Island City and the other the sale of 200 lots or home sites in Hollis Park Gardens, a choice residential part of the borough. These lots figured some years ago in the long litigation following the failure of the Borough Bank in Brooklyn and the financial difficulties of Mr. Gow who then owned Hollis Park Gardens. The new owners will resell the lots which are subject to all municipal advantages. This lot purchase represents the first big sale of suburban home sites in a long time and would seem to presage the revival of suburban home building which was completely eclipsed at the time America entered the World War.

There were some unusually large leases effected in lower Manhattan during the week and more are pending. The sales market in the Bronx during the week was active, and many one and two-family houses found new owners. A large former brewery property in the northern borough was sold for warehouse purposes.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded, in Manhattan this week, was 92, as against 95 last week and 142 a year ago.

The number of sales south of 59th st was 61, as compared with 40 last week and 68 a year ago.

The number of sales north of 59th st was 31, as compared with 55 last week and 74 a year ago.

From the Bronx 29 sales at private contract were reported, as against 17 last week and 60 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 874.

Langham Apartment House Sold.

Long prominent as a fine apartment house, the Langham, a 12-sty structure covering the block front on Central Park West, from 73d to 74th st., has been sold by A. Corsney and Joseph Freedman to Louis K. Comstock and Edward Ellinger, who comprise an important part of a company known as the Langham Corporation. The building covers a plot 204x100 and was built by Boehm & Coon 12 years ago. It is one of the finest apartment buildings in the city and is tenanted by numerous prominent business and professional men. The asking price was \$2,500,000. There is a mortgage of \$1,842,500. The annual income is \$350,000. Elgar & Feinberg were the brokers.

The property was sold some years ago to the late Capt. J. B. Greenhut, who gave in part payment the estate Shadow Lawn at Long Branch, which later became the summer home of President Wilson.

The Langham is laid out in four apartments on a floor, with two suites of nine and two of ten rooms and baths. It is one of the four big structures occupying entire block fronts along Central Park West at this point, one being the Hotel Majestic, between 71st and 72d sts., purchased last year by Frederick Brown. The sellers acquired the property a year ago last month.

Activity on University Pl.

Camman, Voorhees & Floyd sold for the estate of Margaretta M. Ward 126 University pl., a 4-sty frame and brick building, on a lot 25,10½x107.9, adjoining the southwest corner of 14th st.

Innes & Center sold for a client to the Liberty Auction Rooms, Inc., 124 University pl., a 4-sty

mercantile building, on a lot 26x106, between 13th and 14th sts.

Wall Street Corner Changes Hands.

In a transaction involving properties valued at more than \$1,000,000 Byrne & Bowman have sold in conjunction with Jones & Martin for Klein & Jackson to Col. Delancey Kountze the 12-sty office building 80 Wall st, northeast corner of Pearl st, on a plot fronting 50 feet on Wall st and 76 feet on Pearl st by irregular. The property is leased to the Pacific Development Corporation for 18 years on a net basis, and the lessee occupies the lower part of the building.

In part payment Col. Kountze gives to Klein & Jackson the residence known as Delbarton in Morristown, N. J., consisting of an old English country estate of 350 acres, with 30 acres of lawns and 81 acres of pasture. There is a substantial 3-sty and attic Colonial mansion of white granite, containing about 40 rooms and measuring 150x125. There are also numerous outbuildings, including a farm cottage, stables, etc. Part of the grounds are laid out in Italian gardens, 300x250, including a lake of 8 acres. It is considered the finest place in the Morristown section and the buyers plan to occupy it next summer. Col. Kountze inherited the property from his grandfather, who built it for his own use.

Good Sale on Canal Street.

Dubois estate sold through William H. Whiting & Co., and Homer Foote, Jr., to Harry Aronson, operator, 264-266 Canal st, adjoining the southeast corner of Cortlandt alley, a 6-sty brick mercantile building, on a plot 49.7x91, together with 84 Walker st, abutting, a 4-sty brick building, on a lot 24.1x91.1. The property will probably be altered on April 1 next, when present leases expire.

Buys Site for New Building.

Estate of Mary E. Olcott sold to S. H. Stone 4 East 53d st, a 4-sty and basement stone front dwelling, on a lot 25x100.5, adjoining the southeast corner of Fifth av. It is the first sale of the parcel since 1880. The buyer will erect on the site a 7-sty mercantile building.

Sale Near Vehicular Tunnel.

An interesting transaction, affecting the two 4-sty tenement houses with stores, on plot 44x82, at 405 and 407 Canal st, diagonally opposite the exit of the proposed vehicular tunnel connecting New York and New Jersey, is reported by the Duross Co. and E. G. Gollner, brokers. The new owner, Henry H. Jackson,

holds title to the new adjoining property at 401, 403 and 409, giving him control of a street frontage of 110 feet, between Sullivan and Thompson sts. He will improve the property extensively. The William P. Douglas estate was the seller. Title to the property was taken on Wednesday by the new owner, and the consideration involved was \$30,000.

West Side Lofts Sold.

Benenson Realty Co. resold the 6-sty store and loft building 120-122 West 18th st, on a plot 49x92, between Sixth and Seventh avs. The structure was held at \$150,000 and returns an annual rental of approximately \$24,000. S. Alexander was the broker.

Buys a Beekman Street Parcel.

Pease & Elliman sold for the estate of Della B. Sands 134 Beekman st, a 5-sty brick building, on a lot 18x25.4, adjoining the southwest corner of Water st. It is the first sale of the property in 50 years.

Sixth Avenue Corner Changes Hands.

Dwight, Archibald & Perry, Inc., sold for Josephine Gordon Robinson to Milton E. Oppenheimer 429 Sixth av, at the southwest corner of West 26th st, a 4-sty and store brick building, on a lot 19.9x70. The building was built in 1904 by the seller and is occupied as stores, offices and salesrooms.

Buys a Dyckman Tract Corner.

Jacob Ruppert, who is an extensive property owner of realty in the Dyckman section, bought from Henry F. Schulte the vacant plot, 100x100, at the northeast corner of Academy st and Post av.

Paterno Bros. Buy Lots.

Miss Anna Maguire sold to Paterno Bros. the vacant plot, 125x124x143, on the south side of West 163d st, 100 feet west of Broadway, Washington Heights. Eventually the new owners will improve the plot with an elevator apartment house.

Astor Estate Sells on West Side.

Estate of William Waldorf Astor sold to Samuel Kilpatrick 333 to 365 West 15th st, 17 4-sty and basement brick dwellings, on a plot 320x—, a depth ranging from 126.9 to 156.6½ and adjoining the northeast corner of Ninth av. The city assesses them at between \$13,000 and \$14,000 each for taxation purposes.

Billings Court in New Hands.

A new company has been formed to take over the 8-sty Billings Court Building at the southeast corner of 34th st and Fifth av, on a Chanler leasehold.

The new company, which is known as the 353 Fifth Avenue Leasing Corporation, with L. Neuberger, G. Weimer and D. Nachbar as directors, has a capital of \$50,000. The company was formed by Daniel Harrison, an attorney.

The building fronts 59.3 feet on Fifth av and 100 feet on 34th st, and adjoins James McCutcheon & Co.'s store. The site has been owned by the Chanler estate, a branch of the Astor family, for a great many years, and several years ago the estate leased the ground to a syndicate which erected the building.

Sells an Abingdon Square Parcel.

Emily L. Carlisle sold 13 Eighth av or 6 Abingdon sq, a 3-sty and basement brick building and an adjoining 1-sty frame building, on a plot 30x43.8xirregular, overlooking Abingdon sq.

New Corporate Ownerships.

The Maryland Hotel Corporation has been formed at Albany with a capital of \$60,000 and J. Frieberg, R. C. Wigand and U. D. Marquardt as directors. The Maryland is a 9-sty structure at 104 West 49th st, on a plot 43x100.5, and is owned by Capt. William H. Wheeler.

The 5-sty building 119 Franklin st, on a lot 20.2x60.1, is to be taken over by 119 Franklin Street, Inc., formed at Albany, with S. A. and M. Steifel as directors. Title is held by Henry Youngs of Goshen, N. Y. The Messrs. Steifel also own 245 West Broadway and formed a company to take over this property.

A corporation known as 135 West Forty-seventh Street, Inc., has been formed to take over 137 West 45th st, a 6-sty building, on a plot 34.7x100.5. The company is composed of E. R. Mead, H. G. Armington and A. L. Bobbs as directors. The Harry C. Hallenbeck estate holds title.

The 834 East 155th Street Holding Co. is to take over the 4-sty flat at the southeast corner of Union av and East 155th st, Bronx, on a lot 27.5x95. The directors are W. Pomerantz, L. Scheikowitz and L. Schachter.

Bronx Landmarks Bought.

Samuel Wheeler bought from the Hallmark Realty Corporation the large brick building and adjacent brick buildings, on a plot 230x150, comprising the block front on the west side of Melrose av, from East 151st to East 152d st, and known as the J. & M. Haffen Brewery. The main building is 4 stories in height; and the central part of the plot was used as a yard. The main building will be enlarged and remodeled into a storage warehouse.

Several apartment houses now on the corner of 151st st will be retained, and the space on Melrose av, between the corners will be improved with a row of stores, over which will be erected small suites of apartments. A fire-proof garage, with capacity for 350 cars, will be built in the rear of the stores, with an entrance on 151st st.

Cooperative Queens Apartments

The three apartment houses at 52 to 58 and 60 to 66 and 70 to 76 27th st, Jackson Heights, Elmhurst, have been purchased by the tenants from the Queensboro Corporation, and will be owned and operated hereafter on the cooperative plan.

The three new tenant companies, which have just been incorporated for the purpose of taking title, have adopted a rental schedule of \$20 per room for properties becoming temporarily vacant. It also has been decided to set aside earnings above a 7 per cent. dividend for the creation of an amortization fund. The Queensboro Corporation will manage the properties for a period of 10 years.

It is also announced that the incorporate tenant-owners of the new apartment houses at 82 to 88 27th st and 92 to 96 27th st, have declared a semi-annual dividend of 4 per cent., indicating an annual dividend of 8 per cent. The two companies have been in operation since May 1, title to the houses having passed on that date from the Queensboro Corporation to the tenant-owners.

Long Island City Factory Site Sold.

Roman-Callman Co. sold for Michael Ferger to the Van Dorn Steel Products Co. of Manhattan, distributors for the Van Dorn Iron Works of Cleveland, O., manufacturers of metal furniture and builders supplies, a plot containing 10,000 sq. ft. on the east side of William st 67 feet north of Freeman av, Long Island City. The purchasers will erect a modern factory building from plans privately prepared.

Buys 200 Hollis Park Lots.

Two hundred lots in Hollis Park Gardens, one of the attractive residential developments in Queens, have been sold to Edward G. Burke of Pittsburgh. Joseph P. Storms of Jamaica City is the broker. Mr. Burke has bought the lots for resale and for development.

Payne Whitney Buys Acreage.

Payne Whitney purchased the old Mitchell place on the North Hempstead turnpike in Manhasset, L. I. It was last occupied by Charles T. Mitchell and originally comprised 150 acres. The residence is a well preserved example of the Colonial style of gentleman's farmhouse of bygone Long Island days. Mr. Whitney will annex the place to his estate.

Sells Bernardsville Estate.

The handsome residence and estate of 50 acres in Bernardsville, N. J., belonging to William P. Bonbright of the brokerage firm of William P. Bonbright & Co., bankers, has been sold to Charles A. Dana of Southampton, L. I. Besides the acreage, the estate comprises a garage, cottage and stables. It was valued at \$200,000. The deal was negotiated by Jones & Martin of this city. The same brokers also sold for Whitney Kernochan his property in Gladstone, N. J., to J. H. Coit.

Some Good Mortgage Loans.

Rosalind Realty Co. placed a \$100,000 loan for Nettie B. Moyle to the Sarco Realty Company on its new 2-sty theatre and store building at the northeast corner of 137th st and Seventh av.

Duff & Brown Co. secured for Martin Ungrich, Inc., a mortgage loan of \$30,000 on the 6-sty loft building 32 Laight st.

William Henry Barnum & Co. advanced a building loan of \$400,000 on the 12-sty structure being erected at 17 to 23 West 60th st, 73x100.5, off Columbus circle, by the American Bosch Magneto Co. under the title of the Chicago Realty Corporation. The loan is for one year, bearing 6 per cent. interest. The owners acquired the site in August of last year.

Benenson Realty Co. made a building loan of \$30,000 to the Brad Realty Co. (I. Abramowitz, M. Buchter and W. M. Kurtz, directors) on the plot, 100x150x irregular, on the north side of Fordham rd, 100 feet east of Bathgate av, Bronx.

The New York Savings Bank was the lender of the \$700,000 to the Collegiate Reformed Protestant Dutch Church on its property at the northwest corner of Fifth av and 48th st, 100x200, reported in October.

Charles B. Van Valen, Inc., placed for Henry A. Budd a loan of \$290,000 at 6 per cent. for a term of 5 years on 572 Fifth av, a 6-sty business building. It is occupied by Mr. Budd's Company, Samuel Budd—Men's Furnishings, which was established in 1854.

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

BROOME ST.—William H. Turrell sold 212-214 Broome st, and 63-71 Norfolk st, forming the northwest corner of the two streets, a 5-sty brick tenement house with stores, on a plot 42 x75.

COLUMBIA ST.—Charles M. Wimpfheimer sold to Congregation House of Learning, Remnant of Israel, for \$15,750, the 3-sty and basement brick building with store, on a lot 21.8x 100xirregular, at 120 Columbia st, 4 doors east of Stanton st.

MANGIN ST.—William P. Dixon, executor, sold to Hirsch Uram 101 Mangin st, a 5-sty brick tenement house with store, on a lot 15.9 x100, adjoining the southwest corner of Stanton st.

MURRAY ST.—William D. Kilpatrick resold 261 to 267 Murray st, at the southwest corner of Greenwich st, a 4-sty brick commercial building, on a plot fronting 79.10 feet in Murray st and 68.10 feet in Greenwich st irregular. The seller recently bought the property from the estate of Eugene Hoffman.

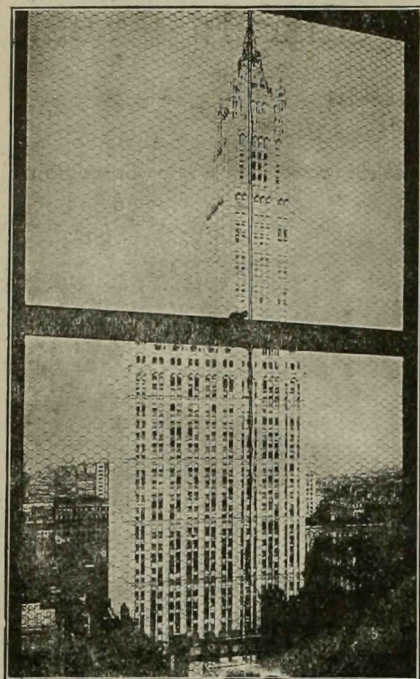
PEARL ST.—Cruikshank Company sold for Albert E. Gallatin and others the 5-sty brick store and loft building 276 Pearl st, on a lot 22.11x90.

RIDGE ST.—Joseph P. Day sold for the estate of Elizabeth Y. Thompson to Abraham K. Fletcher 128-130 Ridge st, two 5-sty brick tenement houses, with stores, each on a lot 16.6x100.

GOERCK ST.—Pauline and Peritz Bates bought from Emma Bruestle 81 Goerck st, northwest corner of Rivington st, a 5-sty tenement house with store, on a lot 25x50, subject to a mortgage of \$11,000.

11TH ST.—Pepe & Bro. sold for the Williams Dexter Co., Inc., 250 West 11th st, adjoining the southeast corner of West 4th st, a 3-sty and basement brick dwelling, on a lot 16.7x48.7.

16TH ST.—M. & L. Hess, Inc., sold for the Three West Sixteenth Street Corporation the 4-sty and basement building 3 West 16th st, on a plot 33.4x92, containing approximately 16,000 sq. ft., to the International Ladies' Garment Workers Union. Plans are being furnished for extensive alterations to the building with a view to its use by the purchasers for executive offices.



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18TH ST.—Benenson Realty Co. resold 120-122 West 18th st, a 6-sty loft building, on a plot 48.4x92, between Sixth and Seventh avs.

29TH ST.—Ryan & Co., in conjunction with Porter & Co., sold for a client to Henry Hof 215 East 29th st, a 5-sty and basement brick tenement house, with store, on a lot 25x98.9.

29TH ST.—Morris Shapiro and Abraham Schector bought from Elias Winograd 120 West 29th st, a 3-sty brick building, on a lot 25x98.9.

41ST ST.—Ryan & Co. sold for Mary A. Truslow of Montpelier, Vt., 447 West 41st st, a 4-sty brick building, on a lot 25x98.9. L. A. Kissling was associated as broker.

45TH ST.—Bud Realty Co. sold 304 to 316 East 45th st, seven 4-sty brick tenement houses, on a plot 185.4x100.5. The property was held at \$150,000. The buildings will be razed and a 2-sty garage built on the site after plans by George McCabe. Negotiations are under way to lease the garage from the plans.

46TH ST.—J. B. English sold for the Mahoney estate to Douglas Simpson 224 West 46th st, a 4-sty and basement brownstone dwelling, on a lot 17.6x100.5.

48TH ST.—Bleecker-Grove Co. sold to Polodoro Restaurant Co. 163 West 48th st, a 5-sty brownstone front building, on a lot 25x105.4, adjoining the 48th Street Theatre.

51ST ST.—Estate of Samuel D. Babcock sold through George S. Runk 141 West 51st st, a 2-sty brick garage, on a lot 25x100.5.

PARK AV.—Douglas L. Elliman & Co. sold for Fred T. Ley & Co. to Mrs. Robert W. Patterson a co-operative apartment in the large apartment house in course of construction at 290 Park av.

FIRST AV.—Jacob Houbert sold to Florence Ritter and Bessie Bachrach the 5-sty brick tenement house, with stores, at 344 First av, on a lot 22.6x58, adjoining the northeast corner of 20th st.

THIRD AV.—Henry Black sold to Solomon Mirman 943 Third av, a 5-sty brick tenement house, with stores, on a lot 20x80.

FOURTH AV.—Joseph Shenk bought from the 404 Fourth Avenue Corporation the 16-sty mercantile building 404 to 412 Fourth av, at the northwest corner of 28th st, on a plot 94.1x78.

SEVENTH AV.—Estate of Anna Gerken sold through Herbert Jacques Morris to the Schulte Realty Co. 740 Seventh av, at the southwest corner of 49th st, a 4-sty brick flat house, with store, on a lot 20x51. The parcel was owned by the Gerken family since 1863 and was held at \$125,000.

North of 59th Street.

61ST ST.—Hedwig S. Beck sold to Dr. James I. Russell, tenant, 37 East 61st st, a 4-sty and basement brownstone dwelling, on a lot 19x100.5.

66TH ST.—James Van Alst, Jr., sold to Cornelius H. Tanzeman 162 East 66th st, a 3-sty and basement brownstone dwelling, on a lot 18.6x100.5.

71ST ST.—The Houghton Co. sold for the Marketable Title Co. the 4-sty and basement brownstone dwelling 57 West 71st st, on a lot 18x102.2, to a client, who will occupy.

83D ST.—George S. Runk sold for Joseph McNamara 108 East 83d st, a 2-sty brick garage, on a lot 25x102.2, adjoining the southeast corner of Park av.

87TH ST.—Mrs. E. Wallach sold 165 West 87th st, a 3-sty and basement stone front dwelling, on a lot 20x100.8½.

89TH ST.—Scheer-Ginsberg Realty & Construction Co. sold through the Rooney Realty Co. to Mary A. Quish 104-106 West 89th st, two 5-sty brick triple flats, on a plot 50x100.8½.

113TH ST.—Sherman Brokerage Co. sold for Lustig & Schwimmer 74 East 113th st, a 5-sty brick double flat rouse with stores, on a lot 25x100.11.

115TH ST.—Sidney L. Warsawer sold for the Sineval Realities Corporation to buyer, for occupancy, 316 West 115th st, a 3-sty and basement brick dwelling, on a lot 16.8x100.11.

117TH ST.—William G., Theodore and Oswald M. Shaw bought the 3-sty and basement brick dwelling 361 West 117th st, on a lot 16.8x100.11.

119TH ST.—James H. Cruikshank resold to Darrie Weidhopf 19 East 119th st, a 5-sty brick flat, on a lot 25x100.11, adjoining the northwest corner of Madison av.

120TH ST.—Estate of Stephen H. Martling sold through Goodwin & Goodwin to A. Sternberg 233 West 120th st, a 3-sty and basement brownstone dwelling, on a lot 16.8x100.11.

127TH ST.—Gustav Lindholm sold to Emil Giezendanner the 3-sty and basement brownstone dwelling 235 West 127th st, on a lot 14x99.11.

133D ST.—Wooley, Watkins & Jordan, Inc., sold for the Keewis Realty Co. the 1½-sty brick stable, on a plot 50x99.11, at 607 West 133d st. The buyer will alter extensively.

138TH ST.—J. S. Maxwell sold for the estate of Ella M. O'Brien to a client for occupancy 628 West 138th st, a 3-sty and basement brick dwelling, on a lot 14x99.11.

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DIVIDEND NOTICE.

FULTON TRUST CO. OF NEW YORK, 149 Broadway, N. Y. City, Dec. 16, 1920. 57TH CONSECUTIVE SEMI-ANNUAL DIVIDEND and 12th EXTRA DIVIDEND.

By Resolution of the Board of Trustees, a Semi-Annual Dividend of FIVE PER CENT, and an Extra Dividend of TWO PER CENT, is payable on January 3, 1921, to stockholders of record at the close of business, 3 p. m., December 20, 1920. ARTHUR J. MORRIS, Secretary.

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138TH ST.—Estate of Ella M. O'Brien sold through J. S. Maxwell to a buyer, for occupancy, 628 West 138th st, a 3-sty and basement brick dwelling, on a lot 14x99.11.

145TH ST.—James L. Van Sant sold to K. A. Galgean 452 West 145th st, a 3-sty and basement stone front dwelling, on a lot 16x99.11.

145TH ST.—James L. Van Sant sold to K. A. Galgean 452 West 145th st, a 3-sty and basement stone front dwelling, on a lot 16x99.11.

147TH ST.—Max Singer sold to Philmar Realty Corporation the 5-sty garage 518 and 520 West 147th st, on a plot 50x100.

MADISON AV.—William C. Reick sold to Chandler Bates 1014 Madison av, a 5-sty and basement stone front dwelling, on a lot 23x100, adjoining the northwest corner of East 78th st.

MADISON AV.—Joseph H. Calisher sold to Harry Kaplan and others 1542 Madison av, a 4-sty brick flat with store, on a lot 17x70.

PLEASANT AV.—Thomas Ford sold to the Hudson P. Rose Co. for James B. Hartzell the 4-sty brick tenement houses 430 to 436 Pleasant av, each on a lot 18x74.

SECOND AV.—The Stebbins Realty and Construction Co. bought from the Metropolitan Savings Bank the 5-sty brick and stone tenement house, with stores, at 2458 Second av, southeast corner of 126th st, on a lot 20.5x100.

Bronx.

133D ST.—Hudson P. Rose Co. resold to Henry Ruhrs the 3-sty and basement frame dwelling 740 East 133d st, on a lot 16.8x100.

134TH ST.—Otto Markuske, as executor, sold to John Christ the 2-sty and basement brick dwelling 575 East 134th st, on a lot 17x100, adjoining the northeast corner of St. Anns av.

156TH ST.—Schwab & Co. sold for the Grand Terrace Construction Co., Inc., 1018 East 156th st, a 5-sty and basement brick apartment house on a plot 40x100. It was a cash transaction.

137T ST.—Holzman Bros. Co. bought the 6-sty and basement brick apartment house 584-586 East 137th st, on a plot 50x100.

139TH ST.—Carrie E. Ficke sold to Louisa Heine 342 East 139th st, a 5-sty and basement brick flat, on a lot 25x100.

179TH ST.—John C. Schull sold to John H.

Colwell the 2-sty and basement frame dwelling 214 East 179th st, on a lot 17x78.4.

181ST ST.—I. Lincoln Seide Co. sold for George Singer to the Bronx National Realty Corporation 881 East 181st st, a 2-sty and basement frame detached dwelling and a garage, on a plot 50x96x50x88.6, running through to Hornaday pl. This parcel was bought by the seller on December 8 last at the auction sale conducted by the Seide company.

COSTER ST.—Charles Schimek sold to Louis Schumer the 2-sty and basement brick house 630 Coster st, on a lot 20x100.

BEAUMONT AV.—Sophie Stelgis sold to Lilie Natalie the 2-sty and basement frame dwelling 2280 Beaumont av, on a lot 23.4x128.

DYRE AV.—Meister Builders, Inc., sold to Irwin F. Kahn 3718 Dyre av, a 2-sty and basement brick 2-family house, on a lot 18x100; and to William H. White 3726 Dyre av, a 2-sty and basement brick 2-family house, on a lot 18x100.

FOREST AV.—Forest Hall, a 7-sty elevator apartment house with stores at the northwest corner of Forest av and 158th st, on a plot 100x87.7, has been sold by Dorothy D. Blake to William A. Lincoln. It carries a mortgage for \$87,250.

MAPES AV.—The S. L. Aronda Co. sold for Julia Piass and Clara Cohen two 4-sty and basement brick flats at 2073 and 2075 Mapes av, on a plot 45x100.

MARION AV.—Ebro Realty Co. sold to Jeanette Duffy the 2½-sty and basement frame dwelling 2639 Marion av, on a lot 25x100.

MORRIS AV.—Emil Stein sold to Julius Stuzin the 6-sty brick apartment house with stores at 673 and 675 Morris av, northwest corner of 153d st, on a plot 50x100.

MORRIS AV.—Estelle M. Allison sold to the Walker Memorial Profit Sharing Corporation the three 2-sty and basement frame dwellings 848 to 852 Morris av, on a plot 50.4x100.

MORRIS AV.—Maria Holderman sold to Caterina Locicero the 4-sty brick flat house with store at 560 Morris av, on a lot 25x70.3.

PARK AV.—Jacob Zimler sold to the J. H. & H. Holding Co. the two 5-sty and basement brick apartment houses at the northeast corner of Park av and 185th st, on a plot 100x100.

ROMBOUTS AV.—Meister Builders, Inc., sold to Giuseppe Guarnieri, for occupancy, 3711 Rombouts av, a 2-sty and basement brick dwelling, on a lot 18x100.

SOUTHERN BOULEVARD.—Benenson Realty Co. bought from a client of Jacob M. Kronenberger the 1-sty taxpayers at 1769 to 1777 Southern boulevard, 75x130, at the 174th st subway station.

STEBBINS AV.—The Hudson P. Rose Co. resold to Daniel Pierrro 1016 Stebbins av, a 3-sty frame 2-family house, on a lot 18.1x100.

TIEBOUT AV.—Edward Hurley sold to Albert D. Phelps 2255 Tiebout av, a 2-sty and basement brick dwelling, on a lot 18x76.

TRINITY AV.—Ruth A. Stevens sold to Louis Waldman the 2-sty and basement frame dwelling 427 Trinity av, on a lot 17.6x71.

WALEs AV.—Realty Redemption Company sold to August Scheuermann the 2-sty and basement brick dwelling 429 Wales av, on a plot 50 x100.

Brooklyn.

57TH ST.—William P. Jones sold for James S. Ware to Gottfried O. Sallfors the vacant plot, 40x100, on the south side of 57th st, 320 feet east of Twentieth av.

STERLING PL.—Talbenon Realty Corporation sold 87-89 Sterling pl, a 3-sty and basement brownstone dwelling, on a lot 25x100, together with a lot adjoining, between Sixth and Seventh avs.

BEDFORD AV.—R. S. Fisher, Inc., sold for C. A. Daya to F. E. Sterba 2544 Bedford av, a 2-family house.

CENTRAL AV.—Mrs. A. Hirn sold 412 Central av, at a corner of Palmetto st, a 3-sty flat with store, on a lot 25x100.

CLERMONT AV.—Bulky & Horton Co. sold for N. P. Young to a buyer, for occupancy, 9 Clermont av, a 3-sty frame dwelling, on a lot 22x113irregular.

MYRTLE AV.—The Glenwood Theatre Co. purchased through Leonard Davidson & Co., Inc., the vacant plot, 100x132.6, at Myrtle av and Decatur st as a site for a theatre to seat 2,000 persons. The second story will be arranged for offices. Construction will begin in January, 1921.

PITKIN AV.—Matilda Behre sold through the Bulky & Horton Co. 2220 Pitkin av, a 1-sty and store brick building, on a lot 20x100.

Queens.

FAR ROCKAWAY.—Herman Frankfort sold in Far Rockaway for Jay & Candler a plot of about two acres at the junction of Bayswater and Mott avs.

RECENT LEASES.

Notable Broadway Lease.

The 4-sty building on the northeast corner of 46th st and Broadway has been leased for a long term of years by I. Miller, shoe manufacturer, with an option to purchase the property for \$1,000,000.

Mr. Miller, who now occupies a portion of the building under a lease expiring May 1, 1926, takes over the entire premises known as 1552-1554 Broadway for a term of 63 years beginning May 1, 1926.

For the first term of 21 years the net rental is \$45,000 and for each subsequent term of 21 years the net rental is to be 5 1/2 per cent. of the then appraised value of the land, with the provision that the minimum aggregate net rental shall not be less than \$4,635,000.

The lease gives Mr. Miller a 5-year option, commencing May 1, 1926, to purchase the property for \$1,000,000 in cash and contains provisions for the improvement of the corner by the erection of a new building.

The premises have a frontage on Broadway of 45.5 feet and on 46th st of 80 feet and are at present occupied by a 4-sty structure which was remodeled by Mr. Miller 5 years ago.

On the expiration of the present lease to the corner now occupied by a drug store, it is intended to erect a modern office building, the

entire ground floor of which will be used as a retail shoe store. Mr. Miller at present is erecting a modern office building at 46th st and Fifth ave, which will be ready for occupancy on Feb. 1, 1921.

Good Lease in Fifth Avenue District.

Albert B. Ashforth leased for Julius Tischman & Sons, Inc., the entire ninth floor in the building 13-17 West 37th st to the American National Language Service and Information Bureau. Considerable activity has been noted in this section in the leasing of space for executive offices.

Big Lease on Cortlandt Street.

Schulte Cigar Stores Co. sub-leased through Tankoos, Smith & Co., to William Mishkin and Joseph Harkavy the entire 5-sty and basement store front building 46 Cortlandt st, on a lot 20.1x124.4, adjoining the northeast corner of Greenwich st, for a term of 21 years at an aggregate rental of \$280,000.

The lessees will make extensive alterations and occupy the property on May 1, 1921, as a large restaurant.

Numerous West Side Leases.

Duross Co. leased for Mary D. Boyle to Harry Nystadt the 4-sty and basement brick tenement house 73 Seventh av, adjoining the southeast corner of West 15th st; also, for a client to John Doukas the store in 82 Seventh av; also, for a client to E. Pascual Monturiol, Martin Brown and Louise McG. Norton, each a studio apartment in 217 West 14th st; and to Donato Spero, Morris Levenson and George Neel stores in 66-68 West 9th st.

Leases Part of Empire Brewery.

Duross Co. leased for Beadleston & Woerz to the Reynolds-Whitney Warehouse Co. 158 to 166 Charles st, a 7-sty brick building that formerly was part of the Empire brewery, for a term of 20 years, at an aggregate rental of \$600,000. The lessees also obtained an option to lease a wing of the same building fronting at 674-676 Washington st, and the extensive frontage of the brewery at 287 to 303 West 10th st.

Big Lease on the Bowery

The building at 6 Chatham square has been leased by J. Finkelstein & Son for a long term at an aggregate rental of \$75,000 for the estate of David McClenahan. At present the building is occupied by a restaurant on the ground floor and a lodging house in the upper part. The lessees, a newly formed restaurant corporation, at the expiration of the present leases, will alter the building at a cost approximating \$20,000. The same brokers also leased for the Cantor Realty Co. the store at 20 Bowery to Moe Milman, clothier.

Long Lease of Meadow Land

A tract of 50 acres on the east bank of the Hackensack River, outside Jersey City, has been leased for 99 years with an option of purchase by the Fulton Lumber Terminal Co., which plans a large lumber terminal for the metropolitan district. F. J. Vander Beck is president, E. G. Thomie, vice-president, C. W. Daughs, secretary, Albert Carpenter, treasurer, and E. R. Shaw, general manager. The directorate consists of B. F. Fitch, Riley Williams and R. H. Reed and the president, vice-president and treasurer.

Factory in L. I. City Leased.

Judson A. Harrington subleased for a long term for the American Chic Co. to the U. R. S. Candy Stores, Inc., the 5-sty factory building, containing about 100,000 square feet of space, on the south side of Harris av, from Ely av to William st, Long Island City.

ADAMS & CO. leased for Pauline Feder the store and basement of 29-31 East 22d st, containing 10,000 square feet, to Howlett & Hochmeyer Co.; also, for E. S. Willard & Co. a floor containing 9,000 feet, 220 to 230 West 19th st, to Abraham Hirschfeld; and for the Sildon Realty Co., represented by L. Tanenbaum Strauss & Co., a floor in 28-30 East 16th st, to Peters & Keit.

AMES & CO. leased for Samuel W. Peck the store and basement of 130 West 34th st to Weiser & Roffway for a term of years; also for Samuel Shainberg and Joseph Schoenfeld the store and basement of 31-33 West 34th st to Krentzman Knitting Mills.

ALBERT B. ASHFORTH, INC., leased for a client to the Cohen, Friedlander & Martin Co., Inc., of Toledo, Ohio, a floor in 290 Fifth av.

ALBERT B. ASHFORTH, INC., leased for the Munson Steamship Line, at 67 Wall st, to Horace Havemeyer, a portion of the 17th floor for executive offices for a term of 15 years.

BASTINE & CO. leased for clients to L. & M. Bogen the tenth floor, and to A. & B. Heimlich the ninth floor in the loft building 15 West 26th st, and to Charles and Jean Drogkamp and to the Pilgrim Mfg. Co., offices in 112 East 19th st.

ERNEST T. BOWER leased for Bernhard Greeff 24 West 91st st, a 4-sty and basement

brick and stone dwelling, on a lot 18x100.8 1/2, for a term of years.

ROBERT J. COVERDALE leased for M. M. Hayward, agents, the front basement in the Broadway Central Building, at the northeast corner of 51st st and Broadway, to a restaurant concern.

CROSS & BROWN CO. leased space in 35 Great Jones st to Paul Friedman & Co., Lucille Hat Co. and Sun Ray Co.; in 40 and 42 West 17th st to Eiseman & Litof; in 229 West 28th st to Benner & Loberfeld; in 2 and 6 West 45th st to Hulscher-Rosenberg and in 100 West 42d st to the American Crayon Co.

DOUGLAS L. ELLIMAN & CO. leased for Arthur Weiser to Mrs. M. Steindler the parlor store in 45 West 48th st, for a term of years.

L. B. FIELD leased for a term of years, for the Ireland Real Estate Co., the two 4-sty and basement flats 77 Christopher st and 192 West 10th st, abutting, on a plot 25x180.6. The lessees are planning to remodel the buildings into high-class apartments.

ROBERT W. GOELET leased to the D. G. Eldridge Co. 5 East 52d st, a 3-sty building, on a lot 25x100.5.

JULIETTE H. GOODMAN leased to the Magoga Construction Co. the 3-sty building with store at 36 West 36th st, for a term of 21 years from next May, at \$5,250 net per year. Henry Goodman has made a building loan of \$15,000 to the construction company, which plans remodeling the building.

JUDSON A. HARRINGTON subleased to the Amalgamated Paper Co. the ground floor, containing 17,000 square feet of space, of the 12-sty concrete Gair Building No. 5 at 70 Washington st, corner of Front st, Brooklyn.

M. & L. HESS, INC., leased for the National Drug Stores Corporation for a term of years the store and basement in the Emmet Arcade building at 32 East 59th st to Samuel Eiron, who will occupy the premises for the sale of magazines and stationery.

HUBERTH & HUBERTH leased a store in the Columbus Circle Building 1830 Broadway and 5 Central Park West to the von Kattengell Motor Sales Corporation, eastern distributors of the H. C. S. Motor Cars, Harry C. Stutz, president.

MRS. KATHERINE J. WHIPPLE leased her home at 181 Madison av, adjoining the southeast corner of 34th st, a 4-sty and basement brownstone dwelling, on a lot 24.8x100.5.

MARY A. KOCHER leased for John N. Gardner to the Massas Floral Co. the 5-sty apartment house with stores at the northeast corner of Lenox av and 126th st, 33.10x75, for a term of 21 years at an annual net rental of \$10,500.

CHARLES MORNINGSTAR & CO. sub-leased to the 551 West Thirty-fourth Street Corporation the plot, 125x98.9, covered with 1 and 2-sty frame buildings at 547 to 555 West 34th st, adjoining the northeast corner of Eleventh av, for a term of 20 years. The property is opposite the New York Central freight yards. A modern garage will supplant the frame buildings.

CHARLES F. NOYES CO. leased for Herman P. Surcken and the Estate of John P. Surcken, for a long term, the 3-sty and basement building 59 Bleeker st, northwest corner of Lafayette st, to the United Cigar Stores of America.

CHARLES F. NOYES CO. leased for Bing & Bing the ground floor of 102-104 Fulton st to James Demas and Peter Kallas from December 1 at an aggregate rental of about \$75,000. Extensive improvements are being made and the lessees will open a confectionery shop and luncheonette.

PEASE & ELLIMAN leased for Emil Kaufman the 4-sty stable, on a plot 51x95, at 215-217 Lexington av, at the southeast corner of 33d st, to W. E. L. Muller, who will remodel the building, which is at present a stable, for his own use.

PEASE & ELLIMAN leased for the Tiffany Realty Co. (Joseph G. Abramson) to Nat Litwin a loft, 50x100, in 261 to 265 West 36th st.

JOHN H. SCHREIER leased office space in the Romax Building, 245 West 47th st, to Floyd W. Stoker, Moore-Megley Co., Martin L. Fay, Herman Timberg and Charles Leonard.

LOTON H. SLAWSON CO. leased the corner store and basement in the Armon Building, now under construction at the southeast corner of Seventh av and 36th st, to the Metropolitan Bank of 1 Madison av for a branch.

THE LOTON H. SLAWSON CO. leased for a term of years, at a new record rental for the district, the store and basement in the new building at 300 Madison av, northeast corner of 41st st, to the Metropolitan Bank of Fourth av and 23d st. The premises will be used as a branch bank.

SPEAR & CO. leased for clients to the Hoffman Fur Coat Co. the 7th loft in 119 to 125 West 25th st; also, to the M. Cohen Petticoat Co. the third floor in 121 West 33d st; also, to Glasser & Moskowitz the rear of the parlor floor in 9 West 21st st; also, to the American Shoe Crafters, Inc., the top floor in 227-229 West 17th st, and to the Arlington Paper Box Co. the first loft in 186-188 Wooster st.

SOL STERN leased for the Public National Bank the store and basement in 145 West 28th st to J. Laskin & Sons of Milwaukee, Wis.

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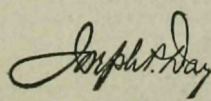
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WILLIAM S. SUSSMAN, INC., leased space in the newly erected 16-sty building 300 Madison av, northwest corner 41st st, to Dudley Field Malone, Dr. Joseph R. Ross and Wheton & O'Dare.

WINFRED WATSCH, manager of the real estate department of the Gotham National Bank, announces that during the past week leases have been made involving a rental payment of approximately \$250,000. Some of the tenants to whom these leases have been granted are New York Motorists Mutual Casualty Co., Washington Detective Bureau, Samuel Berson, Willcox Audit Co., Keystone Lubricating Co., Dr. Eugene A. Galvin, Monogram Realty Co., Robert W. Dewey, North American Service Corporation, Auto Financing Credit Men's Association.

THE F. W. WOOLWORTH CO. leased the ground floor and basement of the Morton building, 116 Nassau st, adjoining the northeast corner of Ann st, for a new 5 and 10 cent store. The lease was made for the estate of Levi P. Morton by Frederick Zittel & Sons and Edward J. Hogan.

JAMES L. VAN SANT, operator, of 156 Broadway, will move after January 1 to 119 Nassau st.

REAL ESTATE NOTES.

THE DUROSS CO. states that no option was given by the Beadleston & Woerz Empire Brewery Co. to the Reynolds-Whitney Warehouse Co. (lessees of the structures at 158-166 Charles st) to lease the balance of the brewery property at 674-676 Washington st and 287-303 West 10th st.

FREDERICK FOX & CO. will remove their office on January 1 from 14 West 40th st to 297 Madison av.

BURGOYNE HAMILTON, formerly manager of the country department of Douglas L. Elliman & Co., and Adrian Iselin 2d, formerly Long Island representative in the country department of Douglas L. Elliman & Co., announce that they have formed a copartnership, under the name of Burgoyne Hamilton and Adrian Iselin 2d, and have opened offices at 8 East 45th st, as real estate brokers, covering the metropolitan and suburban fields.

EDWARD HENDERSON is the buyer of 936 Eighth av, sold recently by Daniel B. Freedman.

THE NEW YORK EDISON CO. is the buyer of the two houses 224-226 East 52d st, sold recently.

WILLIAM H. PECKHAM, for 25 years identified with West Side real estate and for the last six years associated with Slawson & Hobbs, has opened an office on his own account at 200 West 72d st.

Plans for Building Alterations. Manhattan.

HESTER ST, 89, new ext. f. p. door, partitions, fire-escapes in 5-sty bk str & lofts; \$9,500; (o) David Mayer Brewing Co., 3560 3 av; (a) Carl P. Johnson, 30 E 42d (3458).

JOHN ST, 36-38, new add stys (2), columns, girders, beams, front, f. p. stairs, enclosure, plumbing, heating, elec in 6-sty bk str & offices; \$38,000; (o) Ethel H. & Francis H. Zabriski, 120 Liberty; (a) David S. Lang, 110 W 34th (3470).

JOHN ST, 40, new add sty, columns, girders, beams, stairs, f. p. enclosure, front, plumbing, elec work in 4-sty bk str & office; \$12,000; (o) Ethel & Francis H. Zabriski, 120 Liberty; (a) David S. Lang, 110 W 34th (3469).

LEONARD ST, 17-19, new entrance, fire-escapes, reinforce floor const in 3 & 4-sty bk storage; \$5,000; (o) The Standard Rice Co., Inc., 17-19 Leonard; (a) Herman Lee Meades, 2 W 33d (3467).

MERCER ST, 45, remove front, new front, elevator shaft, stairs, repair where damaged by fire, straighten out rf on 5-sty bk factory; \$15,000; (o) Ozonated Beverage Corp., 487 Bway; (a) Sam Cohen, 32 Union sq (3357).

MURRAY ST, 43, new openings, stairway, f. p. balconies in 5-sty bk store & mfg loft; \$600;

(o) John Kunst, 43 Murray; (a) Jno. B. Clermont, 300 Gun Hill rd (3448).

MONROE ST, 92, new stalls, ramp in 3-sty bk stable & storage; \$11,000; (o) Mrs. Sarah A. Fay, 336 Madison av; (a) Jos. Levy, Jr., 395 South 2d, Bklyn (3382).

NASSAU ST, 32; also LIBERTY ST, 32; also CEDAR ST, 55, new mezzanine gallery, steel supports in 16-sty f. p. office bldg; \$1,800; (o) Mutual Life Insurance Co., 32 Nassau; (a) Clinton & Russell, 32 Nassau, N. Y. C. (3380).

OLIVER ST, 96-98, remove front, roof, ext, new front, ext in 3-sty bk storage; \$3,000; (o) Sylvester Regucel, 7 James; (a) Sam Cohen, 32 Union sq (3320).

RIVINGTON ST, 267, COLUMBIA ST, new columns, girders, partitions, show windows, str, wash basins in 5-sty bk str & int; \$3,000; (o) Est of Adolphus Ottenberg, 27 Cannon; (a) Maximilian Zipkes, 432 4 av (3451).

WALKER ST, 12-14, new toilet, dressing room in 5-sty bk lofts & offices; \$1,000; (o) Alister Greene, 65 E 72d; (a) Jas. J. Gavigan, Grand Central Terminal (3462).

2D ST, 6 E, remove windows, walls, new windows, roof, raise roof on 3-sty bk store & stock-rooms; \$2,500; (o) Louis Schneider, 6 E 2d; (a) Maxwell Schantz, 343 South 4th, Bklyn (3369).

10TH ST, 205 E, remove plbg, partitions, new openings, windows, doors, general repairs in 4-sty bk store & apts; \$1,500; (o) Amalgamated

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Centre, Inc., 621 Bway; (a) Geo. A. & Henry Boehm, 7 W 42d (3393).

11TH ST, 259 W, remove porch, steps, new window, bathrooms, partitions, balconies, stucco, ducts, repairs in 3-sty bk dwg; \$4,000; (o) Fred E. Dayton & Helen Smith Dayton, 313 E 18th; (a) F. H. Dewey & Co., 175 5 av (3323).

14TH ST, 252 W, remove partitions, stairs, remodel front, toilets, new dumbwaiter, stairs, heating system in 5-sty bk str & offices; \$8,000; (o) Union Liberty Co., 252 W 14th; (a) Stanley J. Checkow, 554 49th, Bklyn (3347).

14TH ST, 22-26 E, new tank and steel structure on 5-sty bk stores & lofts; \$1,000; (o) Jas. McCreery, Bway & 11th; (a) Edw. Klausner, 103 Park av (3419).

16TH ST, 109 W, new plastering, remove mezzanine, move stairway, repair floors in 3-sty bk garage & dwg; \$5,000; (o) John Lager, 23 W 23d; (a) Jas. P. Whiskeman, 153 E 40th (3459).

17TH ST, 128 W, remove wall, new floor, beams, columns, bk work, general repairs, enlarge doorway in 3-sty bk hall; \$4,500; (o) City N Y, Pres. Boro Man.; (a) Frank H. Hines 170 W 123d (3447).

17TH ST, 613-633 E, 18TH ST, 610-634 E, reinforce rf, new roofing in 1-sty bk pipe shed; \$1,500; (o) Consolidated Gas Co., 130 E 15th; (a) W. Cullen Morris, Eng of Const, 102 Franklin pl, Flushing, L. I. (3465).

20TH ST, 25 W, new fire-escape, windows in 4-sty bk str & lofts; \$1,100; (o) Glymann Schaeffel, 116 57th, Bklyn (3466).

23D ST, 304-306 W, 8TH AV, 259, remove wall, new columns, girders, partitions, window in 5-sty bk hotel & str; \$2,000; (o) Henry Kressler, 119 W 40th, care F. W. Dodge Co.; (a) Anastasios Castanos, 101 Park av (3359).

23D ST, 153-155-157 W, remove doors, stairs, alter partitions, new dumbwaiters (3), enclosures, elev, flooring, partitions, stairs, show window, 1 door in 12-sty office bldg & light storage; \$15,000; (o) Lane Realty Co., Inc., 90 Maiden lane; (a) Franklin M. Small, 407 Bway (3425).

27TH ST, 115-117 W, new toilets, partitions, reset stairs, doors in 12-sty f. p. str & lofts; \$2,000; (o) Gross, Engle & Gross, 115-117 W 27th; (a) Geo Geo. Nordham, R. A., 18 W 34th (3460).

30TH ST, 207-9-11 W, 31ST ST, 204 W, new skylights, rf, plastering, floor in 1-sty bk church; \$4,500; (o) Province of the Capuchin Order, 212 W 31st; (a) Jas. J. F. Gavigan, Grand Central Terminal (3455).

38TH ST, 34 E, new front, walls, fire-escapes, toilet in 4-sty bk str & lofts; \$5,000; (o) Mary Ray Winters, 35 W 37th; (a) Ben. C. Bloch & Walter Hesse, 18 E 41st (3457).

38TH ST, 155 E, new garage in 3-sty bk dwg; \$2,000; (o) Clyde Martin, 25 Madison av; (a) Fredk. W. Aceck, 101 Park av (3468).

43D ST, 413 W, new metal covered bay window on 3-sty bk dwg; \$500; (o) Leon Bailey, 413 W 43d; (a) W. H. T. Quest, 617 W 143d (3364).

44TH ST, 123-129 W, new steel channel, open ings, plastering, window, door, move steps in 13-sty hotel; \$3,000; (o) Edw. Louis Jacobs, 35 Nassau; (a) Chas. F. Winkelman, 103 Park av (3435).

45TH ST, 8-10, new partitions in 6-sty bk store & lofts; \$1,000; (o) Dr. Alex B. Norton & Dan J. Roberts, care potick Con. Co., 261 Bway; (a) Wm. I. Hohauser, 206 W 42d (3437).

46TH ST, 131 E, new ext, front, walls, roof, add, partitions, vent shafts, elev, fire escapes, f. p. floor in 5-sty bk office bldg; \$50,000; (o) Pennsylvania Cement Co., 30 E 42d; (a) Fredk. Lansing, 829 Park av (3445).

46TH ST, 74 W, remove pier, new show windows, beams, partitions in 4-sty bk str, offices & dwg; \$2,500; (o) Edw. Ashforth, 501 5 av; (a) Jos. Kleinberg, 20 W 43d (3453).

49TH ST, 335 W, remove enclosures, new stairs, runway, partitions, fire-escapes, windows in 4-sty bk garage & factory; \$4,000; (o) Homat Realty Corp., 51 Chambers; (a) Sidney Daub, 217 Bway (3284).

50TH ST, 53 W, rearrange apts, new studios in 4-sty bk dwg & studios; \$3,000; (o) Trustee of the Columbia University, 63 Wall; (a) Alfred M. Korff, 47 W 42d (3297).

51ST ST, 2 W; also 5TH AV, 632, new connecting bridge in 5 & 6-sty bk lofts & showrooms; \$1,500; (o) Dr. Louise Rosenzweig, 4601 13 av, Bklyn; (a) Albert Jos. Bodker, Inc., 62 W 45th (3291).

51ST ST, 422 W, new partitions, bath room in 4-sty bk dwg; \$450; (o) Francis Risso, 422

W 51st; (a) De Rose & Cavalieri, 370 E 149th (3456).

53D ST, 151 E, remove wall, partitions, girders, new ext, walls, beams, rf, piers, partitions, stairway, bulkhead, doorway, window, boiler flue, duct, plumbing, heating system in 3-sty bk offices; \$10,000; (o) F. Livingston Pell, 122 E 25th; (a) owner (3329).

54TH ST, 304 W, remove 3-stys, new ext, add floors, beams, ceilings, toilets, partitions, fire retarding material in 4 & 5-sty bk store & offices; \$20,000; (o) Michael & Louis Schaivone, 304 W 54th; (a) Rich. Shutkind, World Bldg (3377).

54TH ST, 19 E, remove partitions, new rooms, ext, f. p. doors, stair ext, fire escapes, f. p. floor, frames for windows, rearrange toilets in 5-sty bk office bldg; \$20,000; (o) Mrs. Minie Young, 19 E 54th; (a) Mott B. Schmidt, 14 E 46th (3431).

54TH ST, 114-116 E, remove stairs, partitions, new framing, front, stairs, f. p. partitions, elevators, plumbing, heating apparatus, rf, pent house, elec sign in 5-sty bk offices & hospital; \$70,000; (o) The Medical Chambers, Inc., 616 Madison av; (a) Polhemus & Coffin, 15 E 40th (3461).

59TH ST, 230 E, remove column, new girders, str front in 6-sty bk tnt house; \$1,500; (o) Minnie Seligman, 230 E 59th; (a) Seelig & Finkelstein, 44 Court, Bklyn (3422).

67TH ST, 205-217 E, remove partitions, wall, window, new columns, girders, door, stair, toilets in 6-sty hall; \$8,000; (o) Max Verschleiser, 205 E 67th; (a) J. M. Felson, 1133 Bway (3423).

69TH ST, 239 E, remove wall, new ext, copper dormers in 1-sty bk church; \$30,000; (o) Church of Our Lady of Peace, 239 E 62d; (a) Duff & Froendhoff, 348 W 14th (3430).

74TH ST, 101 W, new partitions, windows, basin, toilet in 5-sty bk str & dwg; \$1,500; (o) Margareta Card, 248 W 73d; (a) Bloodgood & Sugarman, 17 E 49th (3454).

77TH ST, 323-25-27 W, new storage room in east court in 9-sty f. p. dwg; \$200; (o) Henry Clamont, 241 W 43d; (a) Gronenberg & Leuchtag, 303 5 av (3365).

113TH ST, 226 W, new fixtures, bath rooms, doors, apts, openings, partitions, fire escapes in 6-sty bk tnt; \$7,500; (o) Greenlieb Corp., Inc., 145 6 av; (a) Louis Kasloff, 145 6 av (3300).

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REAL ESTATE STATISTICS

Record of Conveyances, Mortgages, Mortgage Extensions and
Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1919. Following each weekly
table is a résumé from January 1 to date.)

MANHATTAN.

Conveyances.

	1920		1919	
	Dec. 16 to Dec. 21	Dec. 17 to Dec. 22	Dec. 16 to Dec. 21	Dec. 17 to Dec. 22
Total No.	166	282	166	282
Assessed Value	\$7,827,750	\$16,193,300	\$7,827,750	\$16,193,300
No. with consideration	22	33	22	33
Consideration	\$639,275	\$5,516,050	\$639,275	\$5,516,050
Assessed Value	\$600,750	\$5,778,300	\$600,750	\$5,778,300

	1920		1919	
	Jan. 1 to Dec. 21	Jan. 1 to Dec. 22	Jan. 1 to Dec. 21	Jan. 1 to Dec. 22
Total No.	15,360	10,408	15,360	10,408
Assessed Value	\$959,096,350	\$670,648,400	\$959,096,350	\$670,648,400
No. with consideration	1,943	1,688	1,943	1,688
Consideration	\$107,384,356	\$62,262,837	\$107,384,356	\$62,262,837
Assessed Value	\$90,661,850	\$61,064,850	\$90,661,850	\$61,064,850

Mortgages.

	1920		1919	
	Dec. 15 to Dec. 21	Dec. 17 to Dec. 22	Dec. 15 to Dec. 21	Dec. 17 to Dec. 22
Total No.	160	152	160	152
To Banks & Ins. Cos.	\$3,982,764	\$3,799,410	\$3,982,764	\$3,799,410
Amount	37	6	37	6
Amount	\$2,006,000	\$207,000	\$2,006,000	\$207,000
No. at 6%	139	70	139	70
Amount	\$3,005,932	\$1,177,610	\$3,005,932	\$1,177,610
No. at 5½%	1	35	1	35
Amount	\$5,000	\$1,124,700	\$5,000	\$1,124,700
No. at 5%	3	26	3	26
Amount	\$14,500	\$899,100	\$14,500	\$899,100
No. at 4½%	.....	.....	.....	.....
Amount	.....	.....	.....	.....
No. at 4%	.....	.....	.....	.....
Amount	.....	.....	.....	.....
Unusual Rates	1	1	1	1
Amount	\$1,000	\$250,000	\$1,000	\$250,000
Interest not given	16	20	16	20
Amount	\$956,332	\$348,000	\$956,332	\$348,000

	1920		1919	
	Jan. 1 to Dec. 21	Jan. 1 to Dec. 22	Jan. 1 to Dec. 21	Jan. 1 to Dec. 22
Total No.	10,520	6,026	10,520	6,026
Amount	\$343,829,764	\$171,567,157	\$343,829,764	\$171,567,157
To Banks & Ins. Cos.	1,404	971	1,404	971
Amount	\$124,638,428	\$56,586,200	\$124,638,428	\$56,586,200

Mortgage Extensions.

	1920		1919	
	Dec. 15 to Dec. 21	Dec. 17 to Dec. 22	Dec. 15 to Dec. 21	Dec. 17 to Dec. 22
Total No.	72	35	72	35
Amount	\$3,578,825	\$1,397,800	\$3,578,825	\$1,397,800
To Banks & Ins. Cos.	49	13	49	13
Amount	\$2,924,675	\$852,500	\$2,924,675	\$852,500

	1920		1919	
	Jan. 1 to Dec. 21	Jan. 1 to Dec. 22	Jan. 1 to Dec. 21	Jan. 1 to Dec. 22
Total No.	2,219	1,343	2,219	1,343
Amount	\$144,622,664	\$93,207,463	\$144,622,664	\$93,207,463
To Banks & Ins. Cos.	1,396	736	1,396	736
Amount	\$118,011,947	\$73,966,443	\$118,011,947	\$73,966,443

Building Permits.

	1920		1919	
	Dec. 15 to Dec. 21	Dec. 17 to Dec. 22	Dec. 15 to Dec. 21	Dec. 17 to Dec. 22
New Buildings	4	7	4	7
Cost	\$220,000	\$1,195,200	\$220,000	\$1,195,200
Alterations	\$486,100	\$5,852,925	\$486,100	\$5,852,925

	1920		1919	
	Jan. 1 to Dec. 21	Jan. 1 to Dec. 22	Jan. 1 to Dec. 21	Jan. 1 to Dec. 22
New Buildings	758	367	758	367
Cost	\$97,172,125	\$64,814,611	\$97,172,125	\$64,814,611
Alterations	\$43,565,108	\$33,372,795	\$43,565,108	\$33,372,795

BRONX.

Conveyances.

	1920		1919	
	Dec. 15 to Dec. 21	Dec. 17 to Dec. 22	Dec. 15 to Dec. 21	Dec. 17 to Dec. 22
Total No.	143	183	143	183
No. with consideration	13	18	13	18
Consideration	\$61,608	\$253,370	\$61,608	\$253,370

	1920		1919	
	Jan. 1 to Dec. 21	Jan. 1 to Dec. 22	Jan. 1 to Dec. 21	Jan. 1 to Dec. 22
Total No.	11,881	9,962	11,881	9,962
No. with consideration	1,456	808	1,456	808
Consideration	\$9,079,764	\$9,017,829	\$9,079,764	\$9,017,829

Mortgages.

	1920		1919	
	Dec. 15 to Dec. 21	Dec. 17 to Dec. 22	Dec. 15 to Dec. 21	Dec. 17 to Dec. 22
Total No.	84	125	84	125
Amount	\$583,692	\$1,643,803	\$583,692	\$1,643,803
To Banks & Ins. Cos.	6	12	6	12
Amount	\$188,250	\$629,440	\$188,250	\$629,440
No. at 6%	66	75	66	75
Amount	\$387,370	\$859,945	\$387,370	\$859,945
No. at 5½%	1	32	1	32
Amount	\$3,500	\$181,565	\$3,500	\$181,565
No. at 5%	4	7	4	7
Amount	\$19,900	\$32,193	\$19,900	\$32,193
No. at 4½%	.....	.....	.....	.....
Amount	.....	.....	.....	.....
Unusual Rates	1	2	1	2
Amount	\$3,150	\$503,600	\$3,150	\$503,600
Interest not given	12	9	12	9
Amount	\$170,042	\$66,500	\$170,042	\$66,500

Jan. 1 to Dec. 21 Jan. 1 to Dec. 22

Total No.	8,302	6,060	8,302	6,060
Amount	\$53,062,616	\$40,143,850	\$53,062,616	\$40,143,850
To Banks & Ins. Cos.	401	252	401	252
Amount	\$7,317,279	\$3,693,132	\$7,317,279	\$3,693,132

Mortgage Extensions.

	1920		1919	
	Dec. 15 to Dec. 21	Dec. 17 to Dec. 22	Dec. 15 to Dec. 21	Dec. 17 to Dec. 22
Total No.	18	13	18	13
Amount	\$411,800	\$233,200	\$411,800	\$233,200
To Banks & Ins. Cos.	12	6	12	6
Amount	\$369,800	\$137,200	\$369,800	\$137,200

	1920		1919	
	Jan. 1 to Dec. 21	Jan. 1 to Dec. 22	Jan. 1 to Dec. 21	Jan. 1 to Dec. 22
Total No.	774	795	774	795
Amount	\$16,759,322	\$13,124,852	\$16,759,322	\$13,124,852
To Banks & Ins. Cos.	394	230	394	230
Amount	\$11,638,150	\$6,843,800	\$11,638,150	\$6,843,800

Building Permits.

	1920		1919	
	Dec. 15 to Dec. 21	Dec. 17 to Dec. 22	Dec. 15 to Dec. 21	Dec. 17 to Dec. 22
New Buildings	16	10	16	10
Cost	\$146,100	\$563,500	\$146,100	\$563,500
Alterations	\$9,100	\$31,100	\$9,100	\$31,100

	1920		1919	
	Jan. 1 to Dec. 21	Jan. 1 to Dec. 22	Jan. 1 to Dec. 21	Jan. 1 to Dec. 22
New Buildings	1,001	948	1,001	948
Cost	\$18,415,700	\$20,337,465	\$18,415,700	\$20,337,465
Alterations	\$2,982,480	\$1,885,871	\$2,982,480	\$1,885,871

BROOKLYN.

Conveyances.

	1920		1919	
	Dec. 14 to Dec. 20	Dec. 16 to Dec. 22	Dec. 14 to Dec. 20	Dec. 16 to Dec. 22
Total No.	561	222	561	222
No. with consideration	36	13	36	13
Consideration	\$373,179	\$131,400	\$373,179	\$131,400

	1920		1919	
	Jan. 1 to Dec. 21	Jan. 1 to Dec. 22	Jan. 1 to Dec. 21	Jan. 1 to Dec. 22
Total No.	50,163	55,127	50,163	55,127
No. with consideration	2,462	2,906	2,462	2,906
Consideration	\$28,393,552	\$31,148,782	\$28,393,552	\$31,148,782

Mortgages.

	1920		1919	
	Dec. 14 to Dec. 20	Dec. 16 to Dec. 22	Dec. 14 to Dec. 20	Dec. 16 to Dec. 22
Total No.	496	1,189	496	1,189
Amount	\$2,550,013	\$5,289,136	\$2,550,013	\$5,289,136
To Banks & Ins. Cos.	86	14	86	14
Amount	\$722,750	\$1,112,750	\$722,750	\$1,112,750
No. at 6%	467	986	467	986
Amount	\$2,388,374	\$4,309,761	\$2,388,374	\$4,309,761
No. at 5½%	15	152	15	152
Amount	\$60,350	\$808,400	\$60,350	\$808,400
No. at 5%	4	22	4	22
Amount	\$32,625	\$116,575	\$32,625	\$116,575
Unusual Rates	2	.....	2	.....
Amount	\$3,500	.....	\$3,500	.....
Interest not given	8	29	8	29
Amount	\$65,164	\$54,400	\$65,164	\$54,400

Jan. 1 to Dec. 20 Jan. 1 to Dec. 22

Total No.	41,518	43,095	41,518	43,095
Amount	\$192,081,137	\$160,289,904	\$192,081,137	\$160,289,904
To Banks & Ins. Cos.	4,245	3,597	4,245	3,597
Amount	\$34,813,468	\$24,089,378	\$34,813,468	\$24,089,378

Building Permits.

	1920		1919	
	Dec. 15 to Dec. 20	Dec. 16 to Dec. 22		

BUILDING SECTION

Testimony Gives Steel Companies' Attitude on Open Shop

Several Days Given Up by Joint Legislative Committee to Elucidating Reasons for Insistence on Selling Only to Certain Steel Erectors

WHEN the Joint Legislative Committee on Housing resumed its hearings on Tuesday, December 14, it went into the question of the attitude of the large steel manufacturers on the open shop and its effect on the building situation.

Paul Starrett, president of the George A. Fuller Construction Company, a subsidiary of the United States Realty Company, said his company is capitalized at \$3,000,000, and the realty concern at \$13,000,000. Up to a year and a half ago all structural steel work had been done by union labor. When the Iron Erectors Association became active, he said, he had been obliged to buy steel erected on the job. He sold \$250,000 worth of equipment used for erecting steel when he found he could not put up the work, but must give the contract to a member of the Iron League.

Asked the average difference in the cost of construction as between union and non-union labor, the witness said that with a good gang of men "you could save 25 to 35 per cent. on the cost of erection." He said that his company did the steel work on the Hotel Commodore and let the work on the Hotel Pennsylvania to Post & McCord, a member of the Iron League. The work on the Commodore was done for \$3 a ton less than that on the Pennsylvania, he testified.

About seven or eight months ago, Mr. Starrett said, Frank B. McCord of Post & McCord advised him that "we could not erect steel any more; they had us fixed so that we could not do it." McCord explained that Starrett could buy no steel unless he bought it erected and through a member of the Iron League.

Mr. Starrett, continuing, testified that about a year ago Harry Black, one of the directors of the Fuller company, arranged for a meeting between Starrett, Mr. Schwab and President Grace of the Bethlehem Steel Corporation. It was about the time the Fuller Company began to "feel the effects" of the steel corporation's open shop policy. His concern had five or six orders on at the time and he was looking around for the steel and trying to get a price for delivery. Mr. Starrett continued:

"As I recollect, Mr. Grace said they were not in a position to fabricate this stuff, and referred us to the erectors around New York for prices; that they would co-operate with them as well as they could to furnish them steel, whatever they need, to finish up. At the time they were so full up with orders that they gave us very little encouragement. We suggested that we might, with their co-operation, build a shop near Bethlehem and fabricate our own stuff. Mr. Schwab said he would take it under advisement and speak to us about it later, but he neglected to do so."

Q.—I want to know what talk you had then, whether you would be able to get steel if you erected it yourself with union labor? That is the talk I want. A.—The talk you are looking for is this: Mr. Grace told me when I spoke about the difficulty of getting steel that they had just had a big fight to retain control of their shops and keep the union domination out, and he said: "Don't you imagine for a minute that we are going to let you fellows build up an organization of union men who can refuse to erect our steel and force union conditions in our shops." That is as near as I can recollect what Mr. Grace told me.

Q.—Is that the reason he gave for not selling steel free on board? A.—Well, I couldn't pin it right down to that; but that was the inference I got from the conversation.

Q.—What did Mr. Schwab say? A.—Mr. Schwab told me, among other things, I was getting in bad with the steel manufacturers, because I was the leader, so he said. It was reported I was the leader in the movement to support the union erection of steel buildings as against their policy of open shop.

Q.—It would not have been possible for you to have done any building in New York, would it, if you had undertaken to have yourself erect it non-union? A.—No, it would not have been possible on account of the agreement the Employers' Association made with the unions of New York City.

Q.—To use union labor? A.—Yes, sir.

Q.—So that if you had subscribed to a condition of getting the steel from the steel fabricators it would have required you to erect as non-union or open shop? It would paralyze the rest of your buildings? A.—Yes, sir; we could not do it under our agreement with the union.

"It means a scrap with the union," replied Mr. Starrett.

Louis Horowitz, president of the Thompson-Starrett Company, said the company had erected its own steel for twenty years prior to the advent of the Iron Erectors' League on the scene. Since last summer their iron erecting equipment, valued at \$100,000, has been in disuse. On a building at 300 Park avenue last June he tried to get steel from the American Bridge Company, a subsidiary of the United States Steel Corporation, but was unable to do so. He accused President Hatfield of giving late delivery because they preferred to have steel erected on the open-shop basis.

Mr. Horowitz then went to Mr. Blakely, sales agent of the Bethlehem Steel Company. After discussing the open shop question, Mr. Horowitz said he asked Mr. Blakely whether he would be willing to sell him the steel and allow the question of erection to remain in abeyance, hoping that his controversy would be cleared up, and Blakely said he could not do that, but made an appointment for Mr. Horowitz to see Mr. Grace, president of the Bethlehem Steel Company.

Q.—And what happened there? A.—I explained to Mr. Grace how vital it was to us to get the steel, to avoid labor complications, on the job; and Mr. Grace replied that they had just gone through a very bitter fight, as he characterized it, in order to control their shops, and they were afraid if steel was continued to be erected under union conditions it would merely open the door to the unions demanding union conditions in the shops, and that they could not possibly run the risk of that danger. I told him that it seemed to me he was looking for trouble far ahead; that the employers of the City of New York had distinctly said that they themselves would quarrel with the unions if they attempted in the slightest manner to control conditions under which steel was fabricated, and he replied to that, that the agreements of the unions were not to be relied upon; that the only way they found they could control the situation was by preventing it being erected by union men and for us to—

Q.—They are not in the business of erecting steel buildings, are they? A.—No, sir, but they sell materials to concerns who do.

Q.—As I understand it, they said what they would do, although they are only the manufacturers and sellers of steel, that they were going to control the conditions under which people erected their own steel? A.—That is what Mr. Grace said; yes, sir.

Subsequently, he said, he gave the job at 300 Park avenue to Post & McCord. He said that giving the job at 300 Park Park avenue to an erector might well make a difference of between 5 and 10 per cent. of the cost of the entire building, or from \$250,000 to \$500,000 on that particular building, a \$5,000,000 structure. The saving would have inured to the benefit of the owner, and would have extended to the renter, he admitted.

The witness said that union labor never objected to working on steel that had been fabricated under non-union conditions, and declared that the best tale in the building trades was to be found inside the unions.

Mr. Horowitz testified that his company still puts up its own steel in other cities outside New York and Philadelphia and thought the action of the steel companies in these two cities was only the entering wedge for a policy to be extended throughout the country. He declared that when the Iron League, representing one trade in forty, attempts to say how buildings shall be erected, it is a case of the "tail wagging the dog."

"But it is a big tail," put in Mr. Untermeyer.

Mr. Horowitz said the only way the Iron League could maintain itself was by controlling the material at its source.

Harry S. Black, chairman of the United States Realty Company, holding company to the Fuller Construction Company, also testified in confirmation of the conversation of Mr. Starrett with Messrs. Schwab and Grace.

Walter E. Giesen, estimator for the Foundation Company, testified that after he bought steel for the erection of a bank in Detroit from the American Bridge Company the latter "began to hedge," and he was informed that the steel was the last he could buy free on board, and that if he wanted more steel he would have to have it erected under open shop conditions.

Frank McCord of Post & McCord testified that the National Erectors' Association had established "open shop" labor bureaus throughout the country. At first he denied he knew builders could not get steel unless they had it erected under "open shop" conditions by a member of the Iron League, but subsequently admitted he "might have" made this statement to Mr. Starrett. As a member of the Iron League, he testified he was not permitted to erect steel on a union basis. His concern has been fighting the union for fifteen years. He admitted that his company gave a bond of \$1,000 that it would obey the league's rules.

George E. Gifford, secretary of the Bridge Builders and Structural Society, and clerk to the secretary of the Fabricators' Association, explaining the system of interlocking steel fabricating associations, said that nine men were on the Executive Committee of the National Steel Fabricators' Association. Five of the nine were selected by each of the five allied organizations tied up with the fabricators.

The minutes of this association for November, 1920, showed that Walter Drew, counsel for the Iron League and the National Erectors' Association, addressed the fabricators and dwelt upon "the open shop tidal wave spreading over the country." A resolution of the organization indicated that the members went on record as favoring the open shop and recommended that the members "adjust their business" so that the steel fabricated by them be erected in an open shop.

Howard H. Sherwin, vice-president of Terry & Tench, contractors, testified to attending two meetings of the Iron League last February, at which Mr. Drew spoke on the open shop. At the meeting he said he got the impression that the United States Steel Corporation and the Bethlehem Steel Company decided not to sell steel to any one in the future unless it was erected under open shop conditions.

Eugene Fox, a former policeman, manager of the labor office of the National Erectors' Association, said he never questioned applicants for work as to whether they were union members or not.

Eugene G. Grace, president of the Bethlehem Steel Company, was the principal witness on Wednesday, December 15. He testified that the Bethlehem Bridge Corporation, a subsidiary, was a member of the National Erectors' Association and the Association of National Steel Fabricators, but was not a member of the Iron Erectors' League, the New York City branch of the National Erectors. He denied that his company ever made an agreement with any other fabricators to sell steel only on the open-shop principle and through the Iron League. He admitted that in the instance given by Mr. Horowitz he had said that his company would refuse to sell steel for erection on a closed union shop basis.

Mr. Untermeyer read a resolution adopted Nov. 28, 1919, by the National Steel Fabricators Association, in which the members went on record "unreservedly and entirely in favor of the open shop in all fabricating plants."

Mr. Grace said the resolution "is news to me, but I believe in that policy."

Mr. Untermeyer sought to get an answer from the witness as to whether in its policy the Bethlehem Steel Corporation acted in accordance with the resolution. Mr. Grace main-

tained that the policy of his corporation was not reached in pursuance of any resolution.

"But you have observed it?" the examiner persisted.

"I have told you what our policy is," replied the witness.

In New York and Philadelphia, said Mr. Grace, his corporation's interest was in protecting the "open shop."

Q.—Assuming that all manufacturers of fabricated steel in the United States joined together and say to all the men who use steel in construction in the United States that they can't have any steel unless they will erect it in a manner dictated by the manufacturers or steel fabricators, do you think that would be a proper thing.

A.—I didn't know there was any such thing.

After considerable sparring between Mr. Untermeyer and Mr. Grace over the witness' answers to the question, Mr. Grace said he did not know whether the condition as described by the lawyer existed in the steel industry, and Mr. Untermeyer quickly asked whether he knew of any builder who could get steel in New York without subscribing to the resolution.

"I don't know," said Mr. Grace.

Q.—Now, assuming that he can't get it except by subscribing to the conditions that he would not erect it union shop, do you think that is a proper thing? A.—I think it is a proper thing, yes.

Q.—What? A.—I think it is a proper thing to protect the open shop principle.

Q.—In other words, you think it is a proper thing for manufacturers throughout this country to get together and to dictate to the builders in the different cities of the country whether or not they shall erect the steel on union principles or on open shop principles? A.—As to the question of getting together, I do not know. The question of whether it would be a good principle, I should say it would be.

Q.—No. Will you repeat the question? (The stenographer repeated the question.) A.—My personal opinion would be that it would be a good thing for any action that sustains for this country the open shop principle.

Mr. Untermeyer begged for a direct answer. He repeated his question. Mr. Grace answered, "I firmly believe that any character of relations or association to support and protect the open shop principle by giving service by any character of laboring man in this country is a good thing; yes."

Mr. Untermeyer asked whether he did not believe there were two sides to the question of union labor and what you call the open shop." Mr. Grace readily admitted that there were two sides.

Mr. Untermeyer asked whether it would be arrogant and inexcusable for the manufacturers to force their point of view regarding the "open shop" on other people who might believe it to be to their interest to erect steel by union shop.

"If they thought it was to protect their interest, in line with what they considered the right policy for their interest, I would not consider it arrogant, but self-protection," said Mr. Grace.

Mr. Untermeyer asked whether the witness knew of a case in New York where the structural steel union men refused to handle the Bethlehem corporation's product because the latter was a non-union shop. Mr. Grace said he did not know of a particular case. He also declared he was not familiar with the members or the work of the Iron League.

Questioned as to his attitude on the system of "collective bargaining," Mr. Grace said: "I was just wondering where you got that idea. I believe in the system of employes' representation."

Mr. Grace said the policy of selling to open shop erectors was adopted around September, 1919, when the American Federation of Labor attempted to organize the Bethlehem Steel plant. It was discussed by the Board of Directors. No resolution on the subject was adopted.

So far as Mr. Grace knew, the matter was never discussed at a stockholders' meeting. The witness said there were "lots of union men" in the Bethlehem plant. "There is no discrimination against them."

Asked by Senator Kaplan his definition of the "open shop," Mr. Grace said: "Where any man can work, where there is no discrimination against employment of any man to do any kind of work which he might have to do."

Mr. Untermeyer, resuming the examination, asked:

Q.—Don't you consider it discrimination for you to direct a person who is to erect your steel, that he shall discriminate against the union?

A.—I don't think we say to him that he must discriminate against a union.

Q.—Don't you believe that when you direct him in the purchase of your steel that he must see to it that other than union men or at least in addition to union men, shall erect it, you are discriminating?

A.—I think we are asking him not to discriminate; that is my inter-

pretation. He is discriminating because he rules out the non-union man.

Q.—He rules out the non-union man?

A.—Yes, when he won't employ him.

Q.—Isn't he discriminating against the union man as a union man if he were to follow your directions?

A.—No. I am not saying employ non-union men; I don't care how many union men he employs. Some of the best workers in the country are union men. We have lots of them, I am sure, in our employ.

Q.—Do you know you have?

A.—Yes.

Q.—Do you know how many?

A.—A number of our workmen.

Q.—You don't deal with them?

A.—We deal with them as a part of our employes representation system; they have a voice in the electing of the men who speak for them.

Q.—You don't deal with them as union men?

A.—Not as union men, no.

Q.—You don't consider that discrimination against union men?

A.—Not at all, because they have their voice in representation.

Q.—With respect to the effort of the Thompson-Starrett Company to purchase steel to be erected by them under a closed shop policy, would you still persist in your decision not to sell any steel to them.

A.—Yes, unless it was willing to stop discriminating against the non-union men.

Q.—It would not make any difference to you whether they did not get any steel anywhere else?

A.—Not as far as I am concerned, because I don't believe in the closed shop principle.

Q.—It would make no difference if operations in the city of New York were caused to cease, you would continue in your policy to refuse to give them steel?

A.—That is what I would recommend to my associates.

Q.—That is what you think your associates would follow?

A.—I should hope they would.

Q.—If 70 per cent. of the men in your shop happen to be union men, they would not have anything more to say as union men than if there were no union men, would they?

A.—No, we don't recognize—

Q.—As union men, would they have anything more to say?

A.—They would have more to say as representing 70 per cent. of our employes.

Q.—But not as union men?

A.—I don't know what you mean by that.

Q.—You don't recognize the union as a union, or the men as union men, do you?

A.—That is right; we did not.

Q.—You do not?

A.—No.

Q.—And if 95 per cent. of your men belonged to a union you would not recognize them as union men or as members of a union?

A.—Not as union men or as members of a union. We would recognize them as employes.

Q.—You know that is not as effective a representation as if they were recognized as union men, as part of a great mass, constituting a union, don't you.

A.—That is where you and I would differ.

Mr. Grace held to his opinion that it was better for the men not to be recognized as union men. Asked whether this was the reason he was refusing the men recognition, he replied, "Naturally, I think it is better."

Four union steel workers in the Pittsburgh district took the stand and told of being blacklisted by foremen in the steel mills because they were union men. Letters read into the record showed that Walter Drew, counsel to the National Erectors' Association, tried to prevent the Fuller company from obtaining a \$3,125,000 contract for the erection of a building in Providence because the company used union men in erecting steel. A copy of the letter was sent

Robert F. Brooks, member of the Iron Erectors' League, admitted that "open shop" means non-union and that while he was not opposed to collective bargaining by employers, he was opposed to it when it was used by employes.

Charles Kalthorn, formerly field superintendent of the labor bureau maintained by the National Erectors' Association, told of efforts made by the Bethlehem steel fabricators to have reports made of the union activities of employes. He denied there was a blacklist maintained in conjunction with the work of the Erectors' Association, but said that a card system of every structural steel worker was maintained and the reasons noted as to why men were discharged.

At the session of the committee held on Thursday, December 16, C. E. Cheney, secretary of the National Erectors' Association, was the first witness. A letter was sent to Cheney by John W. Bouchet, Pittsburgh manager of the association's open shop labor bureau, informing Cheney that at an executive meeting of the association in Pittsburgh a committee of which Mr. Drew was a member was designated to see the officers of the Steel Corporation "to explain to them in regard to notifying this association before making any changes in the rate of wages, etc., on erection work in the future."

"It was afterward suggested that this should not appear on the minutes," the letter continued. "Mr. Depew was instructed to see Mr. Zissing, president of the American Bridge

Company, so as to arrange to take the matters up with Mr. Gary."

The letter was dated Dec. 15, 1916. Cheney said that the following instructions from Bouchet he submitted the letter to Drew, who made the following memorandum:

Memorandum from Mr. Cheney, Dec. 19, 1916.—As to the minutes of the Pittsburgh meeting Dec. 14, I suggest that you merely have it appear after some general discussion of conditions. A resolution similar in form to the one sent out in my circular letter was proposed by Mr. Dean and adopted by unanimous vote. There were present at the meeting Mr. Mitchell, Mr. McClintock, Mr. McKenzie, Mr. Dean, Mr. Trotter, Mr. Earle. Mr. Hay was also present on invitation.

WALTER DREW.

Asked whether he complied with the instructions in making up the printed minutes of the meeting, Cheney said the minutes would show.

Q.—I ask you whether you complied with Mr. Drew's instructions?

A.—I made no minutes of that meeting.

Q.—You absolutely eliminated the whole thing?

A.—I made no minutes.

Q.—Why did you not make any minutes of the meeting? Isn't that falsifying your records.

A.—Not that I know of.

When Cheney insisted that the National Erectors and the American Erectors had any direct relation Mr. Untermyer drew out a minute book and read a resolution showing that the National Erectors adopted a resolution calling on the American Erectors to pay \$5,000 a year to pay its share of the labor bureau's costs. The American Erectors is composed of concerns erecting structural steel in the oil fields of the West and Southwest.

Another report of a meeting was read, and it was shown that Vice-president Earle of the Bethlehem Bridge Corporation, also head of the National Fabricators' Association, consisting of the large steel fabricators, was present, among others.

Q.—So that in this open shop, non-union organization, the employes, the erectors and the fabricators, got together and fixed standard sums for wages?

A.—Yes.

Q.—By combinations between the different members of the association?

A.—Yes.

Q.—And they indignantly protested against the employes of the different associations getting together for the purpose of doing the same thing they themselves did, didn't they?

A.—Yes, that's right.

Walter Drew, counsel of the National Erectors' Association, was ordered to leave the room, after several attempts to participate in the proceedings. W. W. Corbett, general solicitor, and A. L. Davis, engineer, of the American Bridge Company, were also ejected, having been charged by Senator Abraham Kaplan, a member of the committee, with coaching witnesses while on the stand.

Vice President Hatfield, of the American Bridge Company subsidiary of the United Steel Corporation, testified that the American Bridge Company did little if any, erecting in the metropolitan area, but gave the work to Post & McCord, an open shop concern.

Capt. Robert J. Foster, a private detective, testified that he employed about forty-five operatives, some of whom went into the steel mills to report on union activities.

Foster was twice adjudged in contempt for refusing to answer questions and refused to purge himself even though notified that his evidence of contumacy would be placed before the Grand Jury.

Thomas R. Preece of Indianapolis, vice-president of the Bricklayers, Masons and Plasterers International Union, admitted accepting \$1,500 from the Marble Industry Employers' Association, the payment being "just a little pot" that his friends, the employers, arranged to have him use to "entertain" his friends at the 1920 convention of the union in Cleveland.

William J. Bowen, \$10,000-a-year president of the union, branded as "absolutely false" the charge of William K. Fertig, secretary of the employers association, who asserted last week and repeated yesterday, that he paid \$6,500 to Bowen, Fertig and Secretary William Dobson for their "expenses" in coming to New York on a number of occasions when the officers' expenses were paid by the union. Secretary Dobson was entirely exonerated, as Fertig said Dobson repaid loans of \$850 advanced to him. Dobson denied as a "brazen falsehood" Fertig's charge that he shared in the expense money.

On Friday, December 17 C. E. Cheney, secretary of the National Erectors' Association, was recalled to the stand to testify with reference to the payment of \$100.55 to the I. W. W. by the National Iron Erectors' Association, predecessor of the National Erectors' Association. No light was thrown on the matter, which was dropped. The entry in the minutes of the Executive Committee meeting held on June 4, 1912, indicated that the association made an "unpaid advance" to the Industrial Workers of the World.

Minutes of a meeting in 1916 of the Iron League Erectors' Association showed that Milliken Bros., a member, made a rule that any foreman joining a union "must be laid off."

"That is what you call the open shop?" asked Mr. Untermyer.

"That is the record there," replied Cheney.

The records of the same meeting showed that an organization of non-union foremen was formed by the Iron League and that the league advanced \$1,300 to the organization for the purpose of paying a "field agent" \$50 a week. His duty was to see to it that foremen did not hire union men in the shops of the members.

The following item appeared in the minutes: "No foreman is expected to employ card men."

"That is what you mean by the open shop, that there should be no card men?" "Yes."

Cheney said a "card man" meant a "union man." He also explained that the nation-wide organization of non-union foremen is known as the United Supervising Iron and Steel Directors Association of America.

Charles H. Parson, formerly head of the Pekay Construction Company, said because he permitted a firm employing non-union men to use his machinery, his "doom was sealed" and he was "hounded out of business" by the employers' association, who prevailed on the union not to give him men.

Joseph Cardello told of being fined \$125 by the employers'

association for accepting a contract that was to go to some one else.

Cardello accepted another contract for \$2,200. The other bids ranged from \$2,800 to \$3,300, but when he started to do the work his men were called off, and the owner had to give the job to the firm which put in a bid at \$2,800.

The marble work was divided up by three rings of marble men, he testified. One controlled the work in Manhattan, one in the Bronx and the third in Brooklyn. On one occasion, the witness said, four of the contractors got together and estimated that \$7,000 would be a fair price for a piece of work and would yield a fair profit. They decided that the lowest bid would be \$9,500 in order that the difference, \$2,500, might be divided among the four firms. The bids were \$9,500, \$10,000, \$10,500 and \$11,000. The Aetna Marble Works was the lowest bidder and, according to the rules of the association, was "entitled" to the work, but the owner gave the contract to the Culo Marble Works.

At the close of this session Senator Kaplan moved that the committee go on record as favoring that counsel request the court to impose maximum jail sentences on all defendants pleading guilty to indictments.

Mr. Untermyer protested against this action on the ground that the punishment was a matter to be decided by the court, and at an executive session later a resolution was drawn up vindicating Mr. Untermyer's stand and expressing full confidence in him and in the lawyers associated with him. The resolution was adopted by a six to one vote. Those in favor were: Republicans, Senators Lockwood, Abeles, and Assemblyman Pette; Democrats, Senator Dunnigan and Assemblymen Hammil and Leininger. Senator Kaplan voted against the resolution, saying he approved of that portion of it which expressed confidence in counsel, but he maintained his attitude on the matter of recommendations in criminal proceedings.

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Steady Increase in Projected Building in Local Territory

Figures of F. W. Dodge Company Indicate Vast Amount of New Construction Ready to Be Started Early Next Year

STUDY of the building statistics, showing the number and value of operations being planned by architects and engineers and also the total of new commitments for structural projects, shows that during the week of December 11 to 17 inclusive there was an increase in the amount of contemplated construction, but a continued falling off in the volume of new work actually placed under contract. The reports from architects indicate a vast amount of proposed building getting in shape for an early start in 1921 and unless some new factors are injected into the already involved local building situation the coming year will be one of great structural progress. The very noticeable drop in the number and value of actual contracts awarded during the past few weeks is largely due to the disclosures of the Joint Legislative Committee and is but a temporary affair. Just as soon as these sessions are ended and building conditions are readjusted there will be a rush to get proposed building and engineering operations under contract and actually started.

Figures as prepared by the F. W. Dodge Company for the territory including all of New York State and New Jersey, north of Trenton, for the week of December 11 to 17 inclusive show new plans in progress for 350 building operations that

will require an expenditure of approximately \$18,043,900 and contracts placed to the number of 144 calling for a total outlay of \$3,870,100.

Among the 350 contemplated projects reported during the week were 75 business buildings such as stores, offices, lofts, commercial garages, etc., \$3,615,000; 24 educational projects of various types, \$539,500; 14 hospitals and institutions, \$3,807,000; 25 factory and industrial projects, \$1,188,000; 2 structures for the army and navy, \$21,000; 9 public buildings, \$296,000; 24 public works and public utilities, \$5,349,500; 9 religious and memorial buildings, \$139,000; 154 residential operations including apartments, flats and tenements and one and two-family dwellings, \$2,699,400 and 14 social and recreational buildings, \$389,500.

The list of 144 projects for which contracts were placed during the week of December 11 to 17 inclusive comprised 30 business buildings of various types, \$636,000; 1 hospital, \$1,100; 15 factory and industrial buildings, \$661,000; 2 buildings for the U. S. Army, \$32,200; 20 public works and public utilities, \$1,230,800; 1 religious edifice, \$16,000; 73 residential operations including multi-family dwellings and one and two-family houses, \$1,262,000 and 2 social and recreational projects, \$31,000.

PERSONAL AND TRADE NOTES.

Henry Belmont & Son, heating engineers and contractors, announce their removal to 437 Lexington avenue, at 44th street. Telephone, Murray Hill 5212.

R. P. Gustin and Michael J. Morris, formerly associated with the Degnon Contracting Co., have formed a partnership under the name of Gustin-Morris Contracting Corporation, with offices at Anabel avenue and Creek street, Long Island City.

Walter E. Spear, formerly department engineer of the New York Board of Water Supply, has returned to New York from Greece, where he conducted for a period of eight months an investigation for Ford, Bacon & Davis, consulting engineers, of the projects for water supply and sewerage disposal for Athens and Piraeus.

New York Society of Architects.

The New York Society of Architects held its regular monthly meeting, Tuesday evening last, at the United Engineering Societies Building, West 39th street, with President James Riely Gordon in the chair. A full quota of members was present.

A communication was read from the Chairman of the Board of Standards and Appeals, in regard to the proposed rules requiring rat-proofing of buildings along the river fronts. After somewhat extended discussion, the meeting, on motion by Henry Holder, passed a resolution that "the Society is opposed to the structural requirements under consideration before the Board of Standards and Appeals, and that this matter can be more effectually dealt with by the Board of Health, each individual householder co-operating." The discussion led to the conclusion that the good accomplished as applied to existing buildings, would not warrant the expense involved, and that there are simpler and more economical expedients—such as wire-netting applied to sewers, which are largely infested by rats; the filling in with broken glass or concrete between studs of partitions, and closing up runways of these vermin—which would suffice to meet the emergency. At the same time, as regards new buildings, the proposed additional precautions might, if only in a modified form, be adopted.

In response to an inquiry from a member as to whether a corporation can practice architecture under the title of Registered Architect, the information was elicited that such practice is illegal, since the title of R. A. is conferred only upon individuals; and a corporation, even though employing registered architects, may not assume such title.

President Gordon asked for suggestions from members which might assist Senator Dunnigan's Housing Committee; and the discussion brought out the general opinion of members that reforms are necessary in the practice of dealers and manufacturers refusing to give price quotations to architects or their clients. It was pointed out that corporations doing business in the State owe a duty to the public, by whose suffrage they are permitted to do business as such, and such corporations should be placed under a legal obligation to sell to any bona fide customer at a fair market price. Material men and dealers at present will not quote prices to anyone except contractors in their particular or affiliated line. This ignorance of costs prohibits the architect from giving a comprehensive estimate to prospective investors, entailing a loss of prestige and confidence in the architect. Another point brought out was the wasteful methods encouraged by the rules of the labor unions, which make necessary a great deal of work in the field which could be done in the shop at half the cost.

The idea of the open shop was strongly favored by the meeting, as being thoroughly American, and in accord with the principle that the right to work shall not be denied to any man.

The Society deplored the fact that there does not appear to be a man in public life who has courage to uphold the right of the individual as against combinations, whether of capital or labor. This same principle of class interest appears to dominate the commercial life of the community, to the grievous limitation of individual liberty.

Severe comment was also made upon the fact that architects as a class have been the chief sufferers from the conditions which have prevailed for some time past. The term architect in its original and strictly correct meaning signifies Master Builder. As such the man who bears that title ought to be able to control all classes and interests included in the domain of building construction. As a matter of fact, however, the architect is held to be of little account in these days,

TRADE AND TECHNICAL SOCIETY EVENTS.

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

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.

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

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 22 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.

and as to compensation for his services—essential to the welfare of the community as those services are—he is probably the most poorly paid of all professional men; the average employee in an architect's office receiving perhaps about the same pay as a common laborer on the building he designs and superintends.

CURRENT BUILDING OPERATIONS

No change of consequence has occurred in the local building situation during the past week. Building interests are in anticipation of considerable new structural work early next year, but are generally of the opinion that things will be exceptionally quiet until then. Although there are many plans being prepared for large projects there is little possibility that actual work will be undertaken until material prices are stabilized and the doubts that now hinder progress are removed. One of the noticeable improvements in the tone of the local building situation has been brought about by the revival of a number of large alteration projects that were figured some months ago and which have since been held in abeyance on account of high prices. During the past week or ten days a number of these operations have been revived and submitted to contractors for new estimates and it is likely that a fair percentage will shortly be started.

As a general thing the demand for building materials is slack and dealers are simply marking time until conditions improve. The majority of the local dealers have good stocks of all materials on hand now for immediate delivery and are looking forward to an opportunity to move some of this accumulated material. The recent action of the railroads resuming free lighterage has slightly reduced prices for hydrated lime, neat wall cement, plaster boards, etc., and although the reductions in themselves are slight, any recession from the high levels that have been maintained for a long time will be of material assistance in hastening the anticipated building revival.

Common Brick.—Trade conditions in this line have varied but slightly during the week. The demand maintains at about the average of the past month or so and dealers do not anticipate any important change until the spring of 1921. Prices are holding firmly in the New York wholesale market for Hudson River common brick and no further decline is expected. A few important inquiries have been received during the past few weeks, but definite orders are not expected immediately.

Summary.—Transactions in the North River common brick market for the week ending Thursday, December 23, 1920. Condition of market: Demand fair; prices firm and unchanged. Quotations: Hudson Rivers, \$16 to \$18 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 33; sales, 20. Distribu-

tion: Manhattan, 10; Brooklyn, 3; New Jersey points, 6; outside, 1. Remaining unsold in the wholesale market, 51.

Lumber.—The market for this material is very dull in both wholesale and retail departments of trade with demand practically nil and inquiries few and far between. In the wholesale branch of the business there has been some little business booked, but it is for immediate shipment, and retail yard men are not buying for stock. The demand from building sources is confined to relatively small alteration and repair projects and even in

the aggregate does not amount to much. Manufacturing consumers have also ceased to be factors in the present market and have largely curtailed their orders where they have not ceased buying altogether. During the past week there have been no announcements of further reductions in lumber prices either at wholesale or retail and it is generally believed that the decline has now reached its limit. There are many lumber interests who predict exceedingly firm prices and some advances just as soon as building activity is revived and demand resumes, but it is certain

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
 RaritanNo 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.	\$4.35
Bronx deliveries	4.25
¾-in., Manhattan deliveries.....	4.35
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 \$2.50 || 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.....	\$0.23 per sq. ft.
3x12x12	0.23 per sq. ft.
4x12x12	0.26 per sq. ft.
5x12x12	0.35 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	31.00 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	27.00 per ton
Lath Mortar, in cloth bags.....	20.00 per ton
Brown Mortar, in cloth bags.....	20.00 per ton
Finishing Plaster, in cloth bags	30.00 per ton
Rebate for returned bags, 25c per bag.	
Finishing Plaster (250-lb. barrel)	6.30 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

that not for a long time to come will this market see the high prices that have prevailed ever since the war.

Structural Steel.—Although there have been some new bookings for fabricated material reported during the past week the market is without strength and in the aggregate the tonnage commitments are not large. Generally things are quiet and steel interests do not anticipate any great increase in the volume of business until some time next spring. The monthly report from the secretary of the Bridge Builders' and Structural Society shows

that for the month of November, 1920, 49,200 tons of fabricated structural steel were contracted for in the United States. This is equivalent to 27½ per cent. of the entire capacity of the bridge and structural shops of the country.

Nails.—New interest was injected into the nail situation by the recent reduction in prices, which were promised for a long time, but for some reason or another has been delayed considerably. The price recession has stimulated buying to some extent and a number of the mills have been in receipt of fair sized orders from jobbers

who desire to fill their badly depleted stocks. At present there is little or no demand from consumers, but this will come with the revival of building activity next spring. The local supply, while much better than it has been, is still far from satisfactory, and if there should be an immediate increase in consuming demand prices would very likely increase again, to say nothing of the repeated difficulties in filling orders. Ruling prices for wire nails range from \$4.50 to \$5, New York, base per keg, and from \$7.50 to \$8.75 for cut nails, but the supply of the latter is not certain.

Cast Iron Pipe.—A cut in price of \$13.92 a ton was recently made by a prominent manufacturer of this material, which makes the New York price for 6-in. pipe \$63.30 per ton, which is only \$1 higher than the price of a year ago. At the same time the \$2 differential for Class A and gas pipe has been raised to \$4. This heavy cut in price is largely due to the drop in the price of pig iron and also to the desire on the part of manufacturers to attract municipal and private buying, which has been held in abeyance for some time in the hopes of just such action by the producers. It is anticipated that the announcement of this readjustment of prices will operate to immediately stimulate buying. Quotations are now \$63.30 for 6-in. and larger, New York; \$73.30 for 4-in., and \$83.30 for 3-in.

Window Glass.—Trade reports indicate that the amount of this commodity now being produced is considerably lower than the rate of production during October, and because of the difficulties in connection with fuel supply during the winter manufacturers are of the opinion that production will gradually decrease until the end of the present blast, which will occur about January 15, 1921. At present local jobbers are experiencing little demand except from alteration and repair work, but their stocks are low and as a rule they would be in no position to fill orders were the requirements heavier than they are. According to production costs as they maintain at present there seems to be no prospect of lower glass prices in the near future.

Linseed Oil.—The local market condition is unchanged. Buying is light, and consumers are apparently holding off because of generally unsettled conditions. Prices are weaker than they were one week ago, are unstable, and considerable fluctuation is anticipated.

IN THE METROPOLITAN MARKETS

Plaster Board—
Delivered at job site in Manhattan, Bronx, Brooklyn and Queens.
17x48x½ in. \$0.45 each
12x36x½ in. 0.33 each
12x36x¼ in. 0.34 each
12x36x½ in. 0.41 each

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

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

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

Building Stone—
Indiana limestone, per cu. ft. \$1.83
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 —
Eees and tees 2.72 to —
Steel bars 2.10 to —

Lumber—
Wholesale prices, New York.
Yellow pine, merchantable 1905, f. o. b., N. Y.:
3x4 to 14x14, 10 to 20 ft. ... \$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 —
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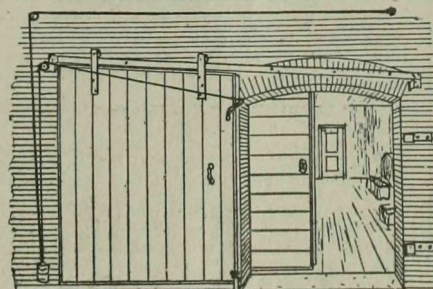
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APARTMENTS, FLATS AND TENEMENTS.

146TH ST.—Henry J. Nurick, 772 Broadway, Brooklyn, has plans underway for alterations to the 5-sty brick and stone apartment at 307 West 146th st, involving general interior changes, new plumbing, etc., for the Walzer Construction Co., Morris Walzer, president, 38 Graham av, Brooklyn, owner. Cost, \$30,000.

LEXINGTON AV.—Arthur C. Hess, 597 Fifth av, has prepared plans for alterations to the brick and stone tenement at 616 Lexington av, for Bertha Achelis, 550 Park av, owner. Cost, about \$10,000.

MADISON AV.—George & Edward Blum, 505 Fifth av, has completed plans for alterations to the 12-sty brick and stone apartment, 90x150 ft, at 121-125 Madison av, for the A. H. Investing Co., Inc., 299 Broadway, owner. Cost, about \$15,000.

STABLES AND GARAGES.

34TH ST.—George S. Streeton, 115 East 34th st, has prepared preliminary plans for a 1-sty brick and stone garage, 125x98 ft, at 547-555 West 34th st, for the Hester Realty Co., 31 Nassau st, owner; lessee, Garage, Inc., 551 West 34th st. Cost, \$30,000.

41ST ST.—Herbert Lippmann, 126 East 59th st, has completed plans for a 4-sty brick and stone garage, 33x98 ft, at 130-132 East 41st st, for Marie C. Heine, 230th st and Spuyten Duyvil Parkway, owner. Lessee, Commonwealth Garage, Inc., 132 East 41st st. Cost, \$40,000.

SOUTH ST.—James S. Maher, 431 West 14th st, has started preliminary plans for a 1-sty brick garage, 160x irreg, at 239 South st, 80-92 Peck slip and 463 Water st, for the City of New York, owner; lessee, James J. Riordan, 431 West 14th st. Cost, \$40,000.

Bronx.

DWELLINGS.

ELLISON AV.—Sterling Architectural Co., 99 Nassau st, has completed plans for a 2-sty frame dwelling, 18x35 ft, on the west side of Ellison av, 75 ft north of Waterbury av, for George W. Buck, 1321 Ellison av, owner and builder. Cost, \$5,000.

SHERMAN AV.—M. W. Del Gaudio, 158 West 45th st, has prepared plans for five 2-sty brick dwellings, 20x40 ft, at the corner of Sherman av and 164th st, for John Messimino, 205 East 163d st, owner and builder. Cost, \$10,000 each.

McCLAY AV.—M. W. Del Gaudio, 158 West 45th st, has plans in progress for four 3-sty brick dwellings, 20x50 ft, at the northwest corner of McClay av and Overing st, for owner and builder to be announced later. Cost, \$10,000 each.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

BEDFORD AV.—Harry Hurwitz, 230 Grand st, has plans underway for alterations to the 3-sty brick and stone tenement, 20x42 ft, at 511 Bedford av, for Jacob Lewis, owner, care of architect. Cost, about \$10,000.

WEST 1ST ST.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has plans in progress for a 4-sty brick, limestone and terra cotta apartment, 60x100 ft, in West 1st st, between Sheepshead Bay road and Sea Breeze av, for I. Shulman, 12 Mermaid av, owner. Cost, about \$75,000.

BROOKLYN.—S. Millman & Son, 1780 Pitkin av, have preliminary plans in progress for two 2-sty brick, limestone and terra cotta apartments, 50x100, each to cost about \$50,000 each. Name of owner and exact location will be available later.

DWELLINGS.

BANNER AV.—Seelig & Finkelstein, 44 Court st, have plans under way for a 2½-sty frame and stucco dwelling, 20x36 ft, on Banner av, 40 ft west of Coney Island av, for Ben. Eyl, owner, care of architects. Cost, \$6,000.

54TH ST.—Abraham Farber, 1746 Pitkin av, has plans in progress for a 2-sty frame dwelling, 26x60 ft, with garage, in 54th st, near 15th av, for J. Fine, 1388 44th st, owner. Cost, \$22,000.

WILLOUGHBY AV.—Henry J. Nurick, 772 Broadway, has plans in progress for four 3-sty brick and stone dwellings, 24x60 ft, in Willoughby av, near Bushwick av, for S. Honitz, 808 Broadway, Brooklyn, owner. Total cost, \$120,000.

BRIGHTON BEACH AV.—Morris Perlstein, 49 Fulton av, Middle Village, L. I., has prepared plans for two 2-sty brick dwellings, 20x 62 ft, with stores, on the north side of Brighton Beach av, 100 ft west of Ocean pl, for Hattie Maggiola, West 32d st and Surf av, owner. Total cost, \$24,000.

EAST 37TH ST.—R. T. Schaefer, 1526 Flatbush av, has completed plans for a 2-sty frame and stucco dwelling, 16x38 ft, in the west side

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of East 37th st, 95 ft north of Glenwood road, for A. W. Schmidt, Jr., Utica av & Glenwood road, owner and builder. Total cost, \$22,000.

18TH AV.—Ferdinand Savignano, 6005 14th av, has completed plans for a 2½-sty brick residence, 40x81 ft, with garage, on the west side of 18th av, 80 ft south of 56th st, for Salvatore Chisari, 6005 14th av, owner and builder. Cost, \$20,000.

WEST 19TH ST.—M. Bernard Adler, 44 Court st, has finished plans for two 2-sty brick dwellings, 20x37 ft, at 2866-2868 West 19th st for Jacob Wogelfauger, 2874 West 19th st, owner and builder. Total cost, \$18,000.

FACTORIES AND WAREHOUSES.

SOUTH FIRST ST.—Plans are being prepared privately for extensive alterations to the brick manufacturing plant at South 1st, 2d and 3d sts, between Kent av and East River, for the American Sugar Refining Co., owner, on premises. Details not yet available.

SOUTH SECOND ST.—Levy & Berger 395 South 2d st, have prepared plans for alterations to the 4-sty brick factory building at 394 South 2d st, 225 ft west of Hewes st, for I. Lorberbaum, owner, on premises. Cost, \$8,000. Owner will take estimates.

SKILLMAN ST.—W. I. Hohaus, 206 West 42d st, Manhattan, has completed plans for a 2-sty brick factory building, 40x105 ft, at 150-152 Skillman st, for the W. Scandore Paper Box Co., owner, on premises. Cost, \$25,000. Architect will take estimates on separate contracts about January 2, 1920.

KEMBLE AV.—Fred C. Podyen, 403 Gold st, has completed plans for a 1-sty brick storage shed, 48x104 ft, on the north side of Kemble av, 80 ft east of Mill av, for the National Lead Co., Mill Basin, owner and builder. Cost, \$10,000.

STABLES AND GARAGES.

ALBERMARLE ROAD.—Max Hirsch, 26 Court st, has plans in progress for a 1-sty brick garage, 137x142 ft, in the south side of Albermarle road, 292 ft east of Flatbush av, for the Bell Realty Co., Inc., Jacob Schwartz, president, 93 Columbia st, owner. Cost, \$50,000.

STANHOPE ST.—Charles Goodman, 375 Fulton st, will prepare plans for a 1-sty brick garage, 75x100 ft, in Stanhope st, near Central av, for Meyer Kaplan, 296 Marcy av, owner and builder. Cost, \$70,000.

WYTHE AV.—Philip Caplan, 16 Court st, has plans in progress for a 1-sty brick garage, 150x 200 ft, on the west side of Wythe av, between McKibben and Boerum sts, for the Webster Building Co., Louis Shapiro, president, 390 Saratoga av, owner and builder. Cost, about \$75,000.

STORES, OFFICES AND LOFTS.

WEST 1ST ST.—Seelig & Finkelstein, 44 Court st, have plans in progress for four 1-sty brick stores, 50x100 ft, at 3421 West 1st st, for I. Aiganskee, owner and builder, care of architects. Cost, \$10,000.

Queens.

BANKS.

JAMAICA, L. I.—Morrell Smith, Far Rockaway, L. I., has completed plans for a brick, limestone and terra cotta bank and office building at the southwest corner of Fulton st and Union Hall st, for the Bank of Manhattan Co., Jamaica, L. I., owner. Architect will take estimates on general contract soon.

DWELLINGS.

FLUSHING, L. I.—Adolph Mertin, 34 West 28th st, has prepared plans for a 2½-sty brick residence, 30x50 ft, with garage, at the southeast corner of Crecheron av and 26th st, for Emanuel

RENZENNI, 796 Broadway, Flushing, owner. Cost, \$20,000.

CORONA, L. I.—Alfred De Blasi, 94 East Jackson av, Corona, has completed plans for a 2-sty brick dwelling, 20x54 ft, in the east side of 51st st, 25 ft north of Lurting st, for L. Cardazzi, 88 Merritt st, Corona, L. I., owner and builder. Cost, \$13,000.

RICHMOND HILL, L. I.—Louis Danancher, 328 Fulton st, Jamaica, L. I., is preparing plans for a 2½-sty frame dwelling, 18x38 ft, at the corner of Roanoke av and 115th st, Richmond Hill, L. I., for Anthony Serafin, 601 Knickerbocker av, Ridgewood, L. I., owner and builder. Cost, \$6,500.

ARVERNE, L. I.—Plans have been prepared privately for two 1½-sty frame dwellings, 16x42 ft, in the east side of Beach 41st st, 330 ft north of the boulevard, for Maude Van B. Holmes, Beach 41st st, Arverne, L. I., owner and builder. Cost, \$6,000 each.

LONG ISLAND CITY, L. I.—Albert H. Stines, Jr., 300 Grand st, Elmhurst, L. I., has completed plans for a 2-sty brick dwelling, 22x57 ft, on the west side of Stone av, 300 ft north of Skillman av, for George Tark, Stone st and Skillman av, owner and builder. Cost, \$11,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—R. Lukowsky, Stevens st, Long Island City, is preparing plans for a 1-sty brick factory building, 72x106 ft, at the corner of Ely and Wilbur avs, for the Armon Realty Co., 170 East 73d st, Manhattan, owner. Cost, \$15,000. Owner will soon take estimates.

STABLES AND GARAGES.

KEW GARDENS, L. I.—H. L. Brandt, 38 Marble Hill av, Manhattan, has completed plans for alterations to the 1-sty brick garage, including a 1-sty brick addition, 90x50 ft, at the southwest corner of Queens Blvd and Devon pl, Kew Gardens, for James J. and John R. Mahon, owners, on premises. Cost, \$20,000.

Nassau.

DWELLINGS.

BAYVILLE, L. I.—G. S. Parker, 17 West 42d st, Manhattan, has plans in progress for alterations to the 2½-sty brick and frame residence, 40x40 ft, at Bayville, L. I., for Winslow E. Pierce, 37 Wall st, Manhattan, owner. Cost, about \$25,000. Project includes general interior and exterior alterations, new heating and plumbing, wiring, decorations, etc.

Westchester.

FACTORIES AND WAREHOUSES.

MT. VERNON, N. Y.—J. E. Woodwell, 501 Fifth av, Manhattan, has plans in progress for a 1-sty brick factory addition, 30x200 ft, at 256 Washington st, Mt. Vernon, N. Y., for the General Optical Co. owner, on premises. Cost, about \$75,000. Architect will take estimates on general contract about February 15, 1921.

New Jersey.

APARTMENTS, FLATS AND TENEMENTS.

EAST ORANGE, N. J.—William T. Garbrants, 343 Main st, East Orange, has completed plans for two 2-sty frame flats, 3—x54 ft, at 247-253 South Clinton st, East Orange, for Frank A. Basile, 300 Amherst st, East Orange, owner and builder. Cost, \$12,000 each.

ELIZABETH, N. J.—Harry M. Veix, 738 South Broad st, Newark, N. J., has completed plans for a 2½-sty frame flat, 32x60 ft, in Kilsyth road, Elizabeth, for William J. Cooper, 4 Kirk st, West Orange, New Jersey, owner and builder. Cost, \$20,000.

CHURCHES.

NEWARK, N. J.—Ackerman & Sieder, 45 Clinton st, Newark, have prepared plans for a 1½-sty brick and limestone church and parish house, 60x92 and 50x85 ft, on the plot bounded by Hawthorne av, Yates av and Osborne terrace, for the First German Presbyterian Church, Rev. Herbert Peters, pastor, 417 14th av, Newark, owner. Cost, about \$150,000. Architects will take estimates on general contract next spring.

NEWARK, N. J.—St. Francis Xavier Roman Catholic Church, Rev. Father Camillus Loponte, rector, 245 Abington av, Newark, contemplates the construction of a 1½-sty brick and stone church on Abington av, for which name of architect and details of construction will be announced later.

BELMAR, N. J.—James B. O'Rourke, 788 Broad st, Newark, has plans in progress for a 1½-sty brick and Delaware bluestone church, 38x100 ft, seating about 650, at the corner of Seventh av and E st, Belmar, N. J., for St. Rose's Roman Catholic Church, Rev. Wm. J. McConnell, pastor, Seventh av, owner. Cost, \$65,000. Architect will take estimates on general contract after January 15, 1921.

DWELLINGS.

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

NEWARK, N. J.—Donato R. Rizzolo, 625 North 6th st, Newark, has prepared plans for a 2-sty brick dwelling, 22x32 ft, at 486 North 5th st, Newark, for Quinto Gesuello, 14 Maple av, Montclair, N. J., owner and builder. Cost, \$6,000.

PATERSON, N. J.—Joseph DeRose, 119 Ellison st, Paterson, N. J., has finished plans for a 2½-sty hollow tile and stucco dwelling, 21x40 ft, at 110 23d av, Paterson, for Peter Vallone, 325 East 12th st, Manhattan, owner and builder. Cost, \$6,000.

SOUTH ORANGE, N. J.—Fitzsimmons & Richards, 207 Market st, Newark, N. J., have completed plans for a 2½-sty frame residence, 22x29 ft, at South Orange, N. J., for W. J. Terry, owner, care of architects. Cost, \$18,000. Axel Palmer, 134 Roland av, South Orange, general contractor.

NEWARK, N. J.—Robert E. Moore, 96 Polk st, Newark, contemplates the construction of a 2½-sty residence and garage at the southwest corner of Mt. Prospect av and Valentine Parkway, Newark, N. J. Name of architect and details of construction will be available later.

MONTCLAIR, N. J.—Joseph P. Baker, Jr., 109 Orange road, Montclair, has completed plans for a 2-sty frame dwelling on Watchung av, near Valley road, for Joseph Hughes, 515 Bloomfield av, Montclair, N. J., owner and builder. Cost, \$10,000.

ROSELLE PARK, N. J.—Clyde C. Bell, 8 South av, West Cranford, N. J., has completed plans for a 2-sty brick dwelling, 22x45 ft, with store, at the corner of Walnut st and Westfield av, Roselle Park, N. J., for L. Williams, 104 Westfield av, Roselle, Park, owner. Cost, \$9,000.

PLAINFIELD, N. J.—Clyde C. Bell, 8 South av, West Cranford, N. J., has completed plans for a 2-sty frame dwelling, 29x61 ft, in Terrill road, Plainfield, for N. Squiccicarin, Fanwood, N. J., owner and builder. Cost, \$10,000.

NEWARK, N. J.—Kruger & Siegler, 207 Market st, Newark, have completed plans for a 2½-sty frame dwelling, 22x24 ft, with garage, on Schuyler av, Newark, for Samuel Fried, 485 South 13th st, owner and builder. Cost, \$12,500.

JERSEY CITY, N. J.—Wm. Whitehill, 12 Elm st, Manhattan, has plans in progress for a 2½-sty brick dwelling, 30x45 ft, at 82 Boerum av, Jersey City, for James Bremen, Times Building, Manhattan, owner. Cost, \$10,000.

ELIZABETH, N. J.—Herman Fritz, News Building, Passaic, N. J., has prepared plans for three 2½-sty frame dwellings, 27x29 ft, at Elizabeth, N. J., for A. G. Oxley, Cleveland av, Elizabeth, N. J., owner and builder. Cost, about \$8,000 each.

FACTORIES AND WAREHOUSES.

EAST ORANGE, N. J.—Marshall N. Shoemaker, 15 Central av, Newark, has started sketches for a 2-sty brick and reinforced concrete factory addition, 100x150 ft, in Sterling st, East Orange, for the Jepson-Scott Body Co., 24 Sterling st, owner. Cost, \$125,000.

EAST ORANGE, N. J.—Plans have been prepared privately for a 1-sty brick and concrete machine shop at the corner of Shepard av and Brockwood st, East Orange, for the C. M. Gray Manufacturing Co., 358 Central av, East Orange, owner.

BELLEVILLE, N. J.—Wm. Whitehill, 12 Elm st, Manhattan, has plans under way for a 3-sty brick factory building, 40x100 ft, on Riverside

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av, Belleville, for Hanlon & Goodman, 270 Pearl st, Belleville, N. J., owners. Cost, \$30,000.

MAURER, N. J.—Lockwood Green Co., 101 Park av, Manhattan, has plans nearing completion for a group of 1-sty reinforced concrete mill buildings of various dimensions at Maurer, N. J., for the Barber Asphalt Co., 233 Broadway, Manhattan, owner. Cost, about \$4,000,000.

HALLS AND CLUBS.

LONG BRANCH, N. J.—J. Wesley Seaman, 192 Broadway, Long Branch, N. J., has plans in progress for a 1-sty frame community building alteration at Long Branch for the City of Long Branch, Board of Commissioners, City Hall, owner. Cost, about \$40,000.

MUNICIPAL.

JERSEY CITY, N. J.—Christian Ziegler, 75 Montgomery, Jersey City, has plans under way for a 2-sty brick and stone police and fire headquarters at the corner of Boland and Montgomery sts, Jersey City, for the Board of Commissioners of Jersey City, City Hall, owner. Cost, about \$1,000,000. Owner will advertise for bids on general contract next spring.

SCHOOLS AND COLLEGES.

PASSAIC, N. J.—F. J. Schwartz, Colt Building, Paterson, N. J., has about completed plans for alterations and additions to the 3 and 4-sty brick and stone convent and parochial school, 120x50 ft, at the corner of Monroe and Parker avs, Passaic, N. J., for St. Joseph's Roman Catholic Church, Parker av, owner. Cost, about \$25,000.

ELIZABETH, N. J.—C. Godfrey Poggi, 275 Morris av, Elizabeth, has plans nearing completion for alterations to the 3-sty brick, limestone and terra cotta high school building, including a new boiler room and power house, in South st for the Board of Education of Elizabeth, owner. Cost, about \$350,000.

SHORT HILLS, N. J.—Guilbert & Betelle, Aldene Building, Newark, N. J., have plans nearing completion for a 2-sty brick, limestone and terra cotta school building, 60x150 ft, containing 11 classrooms and auditorium, in Old Short Hills road for the Board of Education of Millburn Township, owner. Cost, 250,000. Owner will soon advertise for bids on general contract.

NEWARK, N. J.—John H. and Wilson C. Ely, Firemen's Building, Newark, have prepared plans for a 1½-sty brick and concrete school for crippled children, 160x172 ft, in Parker st, near Bloomfield av, for the City of Newark, Board of Education, City Hall, owner. Cost, about \$125,000. Bids will soon be advertised.

PHILLIPSBURG, N. J.—Richter & Eiler, 31 North 6th st, Reading, Pa., have plans nearing completion for a 2-sty brick and stone grade school, 160x133 ft., containing ten classrooms, auditorium, gymnasium, etc., at Phillipsburg, N. J., for the Board of Education of Phillipsburg, owner. Cost, about \$150,000. Owner will advertise for bids on general contract in January.

PHILLIPSBURG, N. J.—Richter & Eiler, 31 North 6th st, Reading, Pa., have plans under way for a 2-sty brick and stone high school, 275x156 ft, at Phillipsburg, N. J., for the Board of Education of Phillipsburg, owner. Cost,

about \$300,000. Owner will advertise for bids on general contract next January.

STABLES AND GARAGES.

ASBURY PARK, N. J.—Clinton B. Cook and LeRoy Godfrey, 601 Mattison av, Asbury Park, have started preliminary plans for a 1-sty brick, tile and stucco automobile showroom and garage, 50x118 ft, at the southeast corner of Third av and Main st for Andrew Lustbaum, 47 South Broadway, Long Branch, N. J., owner. Cost, \$20,000. Architects will soon take estimates.

NEWARK, N. J.—J. B. Acocella, Union Building, Newark, has completed plans for a 1-sty brick garage, 50x75 ft, at 19-23 Nicholson st, for Megaro & Soriano, 343 Seventh av, Newark, owners and builders. Cost, \$10,000.

NEWARK, N. J.—John T. Simpson and B. Ralston, associated architects, Essex Building, Newark, have prepared plans for a 1-sty brick garage, 50x100 ft, at the corner of Jan and Dickerson sts, Newark, for the Jay Realty Co., 126 Bruce st, Newark, owner and builder. Cost, \$14,000.

NEWARK, N. J.—Dennison & Hirons, 288 Lexington av, Manhattan, have started preliminary plans for a 1-sty concrete garage at 50 East Peddie st, Newark, for Lasher & Lathrop, 29 Lafayette st, Manhattan, owners. Details later.

STORES, OFFICES AND LOFTS.

ELIZABETH, N. J.—C. Godfrey Poggi, 275 Morris av, Elizabeth, has prepared plans for a 2-sty brick or hollow tile and stucco store and loft building, 70x90 ft, at 257-261 North Broad st, Elizabeth, for Albert F. Bender, 215 Broad st, Elizabeth, owner. Cost, \$50,000.

THEATRES.

NEW BRUNSWICK, N. J.—Alexander Merchant, 363 George st, New Brunswick, has started preliminary plans for alterations to the brick and stone theatre at 356 George st, adding a balcony and 500 new seats, for Aaron Shusterman, owner, on premises. Cost, about \$10,000.

MISCELLANEOUS.

NEWARK, N. J.—Litchfield & Rogers, 477 Fifth av, Manhattan, have plans in progress for a bicycle track and stadium, seating about 25,000, at 751-811 Frelinghuysen av, near Dayton st, Newark, for Beeks & Saddlemire, Inc., 41 Liberty st, Manhattan, owners. Cost, about \$250,000.

CONTRACTS AWARDED.

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

BANKS.

CARLSTADT, N. J.—Salmond, Scrimshaw & Co., 526 Elm st, Arlington, N. J., has the general contract for a 1-sty brick, limestone and terra cotta bank building, 47x90 ft, at Carlstadt, N. J., for the Carlstadt Mutual Loan & Building Association, owner, from plans by William Kauffman, 27 Lincoln pl, East Rutherford, N. J., architect. Charles Volz, 371 Fulton

st, Brooklyn, associate architect. Cost, about \$175,000.

DWELLINGS.

MANHATTAN.—Jacobs-Young Co., 108 East 70th st, has the general contract for alterations to the 5-sty brick and stone residence, 32x100 ft, for Henry Sinclair, 907 Fifth av, owner, from plans by C. P. H. Gilbert, 1 Madison av, architect. Cost, about \$40,000.

BROOKLYN.—John Carr, 1157 Ocean parkway, has the general contract for a 2-sty frame dwelling, 22x38 ft, on the west side of Ocean parkway, 65 ft north of Elmwood av, for Mrs. Ethel Walsh, 1157 Ocean parkway, owner, from plans by John A. Boyle, 367 Fulton st, architect. Cost, \$10,000.

BROOKLYN.—V. H. Braun, 8001 Third av, has the general contract for a 2½-sty frame dwelling, 22x32 ft, at the northwest corner of Snyder av and East 45th st for H. Yetter, 670 49th st, owner, from plans by J. P. Farrell, 230 86th st, architect. Cost, \$10,000.

BLOOMFIELD, N. J.—John Young, 17 Broad st, Bloomfield, N. J., has the general contract for a 1½-sty frame dwelling, 22x36 ft, in Upper Broad st, Bloomfield, N. J., for Lester W. Haines, Upper Broad st, owner, from plans by Fred L. Pierson, 160 Bloomfield av, Bloomfield, architect. Cost, \$7,000.

FACTORIES AND WAREHOUSES.

MANHATTAN.—A. Silverson, 111 Broadway, Manhattan, has the general contract for alterations to the 5-sty brick factory building, 25x99 ft, at 45 Mercer st for the Ozonated Beverage Corporation, 487 Broadway, owner, from plans by Samuel Cohen, 32 Union sq, architect. Cost, \$15,000.

BAYONNE, N. J.—Schaefer Construction Co., 5 West 31st st, Manhattan, has the general contract for a 5-sty brick and concrete factory building, 30x50 ft, at the corner of Hudson County boulevard and West 2d st, Bayonne, for J. M. Huber, 65 West Houston st, Manhattan, owner, from plans by Brutus Gundlach, 150 Nassau st, Manhattan, architect. Cost, about \$100,000.

BROOKLYN.—Thomas Drysdale, 250 Baltic st, has the general contract for a 1-sty brick foundry building, 57x96 ft, in the north side of Delevan st, 175 ft west of Richards st, for Randolph Ember, 209 King st, owner, from plans by Koch & Wagner, 32 Court st, architects. Cost, \$25,000.

HOSPITALS.

BROOKLYN.—Justus D. Doenecke & Son, 371 Fulton st, have the general contract for a 5-sty brick and stone hospital addition, 80x100 ft, at the corner of St. Nicholas av and Bleecker st for the Bethany Deaconesses Hospital, owner, on premises, from plans by Euvrard, Sembach & Euvrard, architects. Cost, \$200,000.

HOTELS.

MANHATTAN.—M. Reid & Co., 116 West 39th st, have the general contract for alterations to the 18-sty brick, limestone and terra cotta hotel, 200x240 ft, on the west side of Madison av, 56th to 47th sts, for Robert Walton Golet, 9 West 17th st, owner, from plans by Warren & Wetmore, 16 East 47th st, architects. Lessee, Ritz-Carlton Hotel, on premises.

SCHOOLS AND COLLEGES.

BROOKLYN.—Charles I. Mandel, 134 Broadway, Brooklyn, has the general contract for the construction of a brick and stone high school building at the southeast corner of Rodney and South 1st sts for the Hebrew School of Williamsburgh, owner.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Robert Johnson, Inc., 204 East 58th st, has the general contract for alterations to the 4-sty brick and stone office building, 36x81 ft, at 218 Fulton st, corner Greenwich st, for the Holm Realty Co., 35 Nassau st, owner, from plans by Meyer & Mathieu, 357 Flatbush av, Brooklyn, architects. Cost, about \$50,000.

BROOKLYN.—Frederick Martini, 2807 West 29th st, has the general contract for 1-sty brick stores, 39x101 ft, at the northwest corner of West 28th st and Surf av for Marcus Friedlander, 10 Prospect pl, owner, from plans by Philip Bades, 230 Grand st, Manhattan, architect. Cost, \$15,000.

MANHATTAN.—Goldberg & Fine, 22 Thorta st, Brooklyn, have the general contract for alteration to the 4-sty brick and stone store and office building, 25x100 ft, at 989 Eighth av and 300 West 58th st for John Reisenweber, owner, and United Cigar Stores Co., Inc., 44 West 18th st, lessee. L. E. Denslow 44 West 18th st, architect. Cost, about \$35,000.

MANHATTAN.—William J. Yennie & Co., Inc., 25 West 42d st, have the general contract for alterations to the brick and stone store and office building at 100-102 West 49th st from plans by William J. Russell, architect. Cost, about \$18,000. Project includes practically all subs.

MAURER, N. J.—Lockwood, Greene & Co., 101 Park av, Manhattan, has plans nearing completion for a brick and reinforced concrete asphalt plant, including various buildings, at Maurer, N. J., for the Barber Asphalt Co., 233 Broadway, Manhattan, owner. Cost, approximately \$4,000,000.

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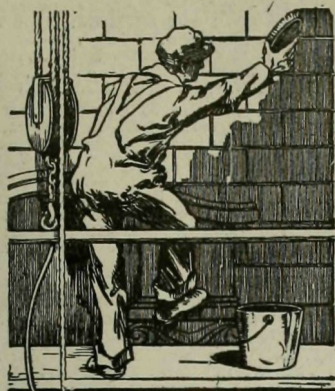
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Manhattan.

STABLES AND GARAGES.

1ST AV, 516-520, 2-sty bk garage, 98x100, plastic slate roof; \$50,000; (o) M. G. W. Realty Co., 277 Bway; (a) Springsteen & Goldhammer, 32 Union sq (441).

STORES, OFFICES AND LOFTS.

LEXINGTON AV, 1866-1868, 116TH ST, 126-128-130 E, 1-sty bk str, 80x100, plastic slate rf; \$20,000; (o) Wallent Cont. Co., 118 W 112th; (a) David S. Lang, 110 W 34th (442).

STORES AND TENEMENTS.

7TH AV, 932; also 59TH ST, 204 W, 4-sty bk stores & apts, 50x150, 5-ply tar, felt & slag roof; \$20,000; (o) Edw. Margolies, 19 E 33d; (a) Herbert J. Krapp, 116 E 16th (440).

THEATRES.

7TH AV, 926-930; also 58TH ST, 205 W, 2-sty bk theatre, 74x150, 5-ply tar, felt & slag roof; \$150,000; (o) Edw. Margolies, 19 E 33d; (a) Herbert J. Krapp, 116 E 16th (439).

Bronx.

DWELLINGS.

BARTHOLDI ST, s e c Hickory av, 3-sty bk dwg, 25.8x35, slag rf; \$8,000; (o) Dominick Riello, 779 E 214th; (a) De Pace & Juster, 3617 White Plains av (818).

219TH ST, s s, 405 e Barnes av, 2-sty fr dwg, 18x34, slag rf; \$5,000; (o) Domenico Mediatore, 402 E 121st; (a) Anton Pirner, 2069 Westchester av (820).

255TH ST, s s, 247.8 e Paulding av, 2-sty fr dwg, 21.6x46, tar & felt rf; \$7,000; (o) Angelina Liccione, 1103 E 215th; (a) Wm. Shary, 22 E 17th (819).

BAISLEY AV, n s, 77 w Crosby av, 2-sty fr dwg, 20x45, tin rf; \$6,500; (o) Elise Bentz, 23d, Throggs Neck; (a) John J. Bentz, 2366 Westchester av (813).

CLARENCE AV, e s, 340 s Philip av, 1½-sty fr bungalow, 24x36, shingle rf; \$5,000; (o) Wm. Steinberg, 37 Fort Green place, Bklyn; (a) Thos. C. Petersen, 1007 Kearney av (811).

HARRISON AV, w s, 893.8 n Morton pl, 5-2½-sty fr dwgs, 22x46, asphalt shingle rf; \$60,000; (o) Wm. L. Phelan, Inc., Wm. L. Phelan, 2045 Ryer av, Pres.; (a) Moore & Landsiedel, 3 av & 148th (809).

MINNIEFORD AV, e s, 237.5 n Ditmars, 1-sty fr dwg, 25x36, shingle rf; \$6,500; (o) Annie Booth, 425 King av; (a) Karl F. J. Seifert, 153 E 40th (822).

MINNIEFORD AV, w s, 212.5 n Ditmars, 1-sty fr dwg, 25x36, shingle rf; \$6,500; (o) Bertha Lee, 425 King av; (a) Karl F. J. Seifert, 153 E 40th (823).

MOSHOLU AV, w s, 67.4 n 256th st, 1½-sty fr dwg, 25x38, flush cote shingle rf; \$5,000; (o & a) Louis H. Robinson, 2420 Creston av (812).

FACTORIES AND WAREHOUSES.

3D AV, w s, 215.8 n 174th st, 2-sty bk str & factory, 50x100, slag rf; \$25,000; (o) Silverman & Kneeper, 4054 3 av; (a) Moore & Landsiedel, 3d av & 148th (815).

STABLES AND GARAGES.

JENNINGS ST, s s, 134.2 e Union av, 1-sty bk & stone garage, 36x20, rubberoid rf; \$1,500; (o) Carmine Cioffi, 833 Jennings; (a) R. F. Knockenhauer, 1295 Fulton av (814).

SOMER PL, s s, 100 w Edison av, 1-sty t. c. garage, 19x36, shingle rf; \$3,000; (o & a) Holger Gronagor, 650 W 177th (811).

219TH ST, s s, 355 e Barnes av, 1-sty bk garage, 25x20, tar paper rf; \$500; (o) August Moschanski, on prem; (a) Anton Pirner, 2069 Westchester av (821).

GRAND AV, w s, 25 n Buchanan pl, 1-sty bk garage, 25x60, tar & felt rf; \$2,000; (o) Samuel Brenner, 2251 Grand av; (a) Wm. Shary, 22 E 17th (808).

WEBB AV, e s, 90 s Devoe ter, 1-sty t. c. garage, 18x16, slag rf; \$600; (o) Rosa Warshaw, 2412 Webb av; (a) H. Lewis, 547 E 180th (810).

STORES, OFFICES AND LOFTS.

136TH ST E, n s, 300 e Locust av, 1-sty bk office, 27x17, plastic slate rf; \$4,000; (o) Michael Burus, 50 Church; (a) Robt. Viviano, 304 E 120th (817).

Brooklyn.

CHURCHES.

ORIENTAL BLVD, 614-24, s w c Ocean av, 1-sty church, 35x60; \$1,000; (o) Rev. C. E. McDowell, 5 Court; (a) Willard Parker, 342 E 52d (14747).

DWELLINGS.

E 12TH ST, 1815, e s, 108.4 s Av R, 2½-sty fr 2 fam dwg, 26x41; \$9,500; (o) Sadie Meyersohn, 1945 E 12th; (a) Maurice Meyersohn, 1945 E 12th (14604).

W 17TH ST, 2825, e s, 190 s Neptune av, 6-1-sty fr 1 fam dwg, 17x28; \$9,000; (o) Mrs. Phoebe Williams, 346 10th; (a) Geo. H. Suess, 2916 R. R. av (14716).

E 37TH ST, 900, w s, 155 n Glenwood rd, 2-sty fr 1 fam dwg, 10-0x38; \$5,500; (o) A. W. Schmidt, Jr., Utica av & Glenwood rd; (a) R. T. Schaefer, 1526 Flatbush av (14647).

E 37TH ST, 902-4, w s, 115 n Glenwood rd, 2-2-sty fr 1 fam dwgs, 16x38; \$11,000; (o & a) same (14648).

E 37TH ST, 906, w s, 95 n Glenwood rd, 2-sty fr 1 fam dwg, 15.10x38; \$5,500; (o) A. W. Schmidt, Jr., Utica av & Glenwood rd; (a) R. T. Schaefer, 1526 Flatbush av (14646).

BRIGHTON BEACH AV, 125-9, n w e 2d st, 2-sty bk str & 2 fam dwg, 42x91.6; \$30,000; (o) Avitable Ajello & Esposito & Germise, 2911 W 30th; (a) Jos. J. Galzia, 1 Webers wlk (14711).

BRIGHTON BEACH AV, 123, n s, 42.7 w E 2d st, 2-sty bk str & 1 fam dwg, 21x62; (o) \$12,000; (o & a) same (14712).

OCEAN PARKWAY, 842-4, w s, 65 n Elmwood av, 2-sty fr 1 fam dwg, 22x38; \$10,000; (o) Mrs. Ethel Walsh, 1157 Ocean Pkwy; (a) Jas. A. Boyle, 367 Fulton (14651).

2D AV, 60, n w s, 260 n e Bath av, 2-sty fr 2-fam dwg, 20x50.6; \$6,000; (o) Angelica Incognito, 222 Ave A, N Y; (a) Vincent S. Todaro, 1901 W 12th (14736).

FACTORIES AND WAREHOUSES.

WATERBURY ST, 110-28, s e c Maujer st, 1-sty bk factory, 25x125; \$30,000; (o) Calogero Giovenco, prem; (a) Chas. P. Cannella, 1163 Herkimer (14718).

PLANT AND STRUCTURES.

19TH AV, 5608-24, n s, 307 w 55th st, 2-sty bk housing station, 151x199¼; \$145,000; (o & a) City of New York (14820).

STABLES AND GARAGES.

PACIFIC ST, 1660, s s, 148.10% w Schenectady av, 1-sty bk garage, 231.1¼x245.6¼; \$4,500; (o) Jos. I. Aaron, 936 St. Marks pl; (a) Dunnigan & Crumley, 394 E 150th (14728).

61ST ST, 919-47, n s, 99.2 w Ft. Hamilton av, 2-sty bk garage, 42.4x24; \$7,000; (o) Abrast Realty Co., Inc., 422 Fulton; (a) Gross & Kleinberger, Astor pl, N. Y. (14604).

SUNNYSIDE AV, 88, s s, 100 e Miller av, 2-sty bk garage & 2 fam dwg, 20x57; \$12,000; (o) Philip Grier, 159 Sunnyside av; (a) Wm. C. Winters, 106 Van Sicken av (14640).

SUNNYSIDE AV, 92, s s, 128 e Miller av, 2-sty bk garage & 1 fam dwg, 20x36; \$10,000; (o & a) same (14641).

10TH AV, 8116-24, n w c 82d st, 4-1-sty fr garages, 11x18; \$2,000; (o) Boyd Realty Co., 724 81st; (a) Burke & Olsen, 32 Court (14617).

18TH AV, 5612-14, w s, 80.2¼ s 56th st, 2-sty bk garages & 1 fam dwg, 40x81.8; \$20,000; (o) Salvatore Chisari, 6005 14 av; (a) Ferd Savignano, 6005 14 av (14664).

STORES AND DWELLINGS.

86TH ST, 2202, s e c Bay Parkway, 2-sty bk store & 2 fam dwg, 20x100; \$15,000; (a) Argonne Constn. Co., 121 Bay 26th; (a) Isaac Kallich, 7922 21st av (14776).

86TH ST, 2200-8, s s, 30 e Bay Parkway, 2-sty bk store & 1 fam dwg, 20x55; \$20,000; (o) same (14777).

BRIGHTON BEACH AV, 229, n s, 20 w Ocean pl, 2-sty bk str & 2 fam dwg, 20x62; \$12,000; (o) Fisher Rosenberg, 12 Bay 35th; (a) Morris Perlstein, 49 Fulton av (14628).

STORES, OFFICES AND LOFTS.

92D ST, 569-79, n w c Gotting pl, 1-sty bk str, 20x15; \$2,000; (o) Metropolitan Motorist Ass'n, Inc., 4402 4 av; (a) Burke & Olsen, 32 Court (14699).

AV G, 1214-24, s w c E 13th st, 1-sty bk store, 100x80; \$15,000; (o) Miller Bergs Co., 743 C. I. av; (a) R. T. Schaefer, 1526 Flatbush av (14743).

FLATBUSH AV, 1332-40, w s, 36.1¼ n E 26th st, 1-sty bk stores, 80x60; \$15,000; (o) Merchants Holding Corp., 44 Court; (a) Seelig & Finkelstein, 44 Court (14638).

STORES AND TENEMENTS.

W 5TH ST, 2932-8, w s, 250 s Sheepshead Bay rd, 3-sty bk tnt & str, 14 fam, 52x70; \$60,000; (o) Sands Realty & Dev. Corp., 38-40 2d av, N. Y.; (a) Seelig & Finkelstein, 44 Court (14730).

MISCELLANEOUS.

SURF AV, 2802-34, s s, 249.8¼, e W 30th st, 2-sty fr lo'kers; \$6,000; (o) M. D. & G. Land Co., 515 Kent av; (a) Morris Perlstein, 49 Fulton av (14695).

2D AV, 129-37, s e c 11th st, 2-sty bk housing station, 100x234.2; \$142,000; (o) City of N. Y.; (a) Dept. of (14744).

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Queens.**DWELLINGS.**

ARVERNE.—Beach 26th st, e, s, 350 s Bay av, 3-1-sty fr dwgs, 18x32, shingle roof, 1 family, gas; \$9,000; (o & a) Edward Winter, Arverne, L. I. (5909-10-11).

ARVERNE.—Beach 41st st, e, s, 330 n Boulevard, 2-1-sty fr dwgs, 16x42, shingle rf, 1 family, gas; \$6,000; (o & a) Edward Winter, Beach 41st, Arverne (5907-08).

BELLAIRE PARK.—Linden rd, w, s, 600 s Clermont av, 1-sty fr dwg, 24x24, shingle roof, 1 family, gas; \$6,000; (o) Hilda L. Ljodon, Remsen lane, Bellrose, L. I.; (a) Kunzi & Wallant, 394 Graham av, Bklyn (5865).

BELLE HARBOR.—Beach 124th st, w, s, 180 n Newport av, 2-sty fr dwg, 24x28, shingle roof, 1 family, gas, steam heat; \$5,000; (o) A. Maney, 121 Beach 92d, Rockaway Beach; (a) W. T. Kennedy Co., 222 Beach 82d, Rockaway Beach (5970).

CORONA.—51st st, e, s, 25 n Lurting st, 2-sty bk dwg, 20x54, slag roof, 2 families, gas; \$13,000; (o) Luige Cardazzi, 88 Merritt, Corona; (a) Alfred De Blasi, 94 East Jackson av, Corona (5892).

EDGEMERE.—Beach 47th st, e, s, 75 s Boulevard, 2-sty fr dwg, 14x42, shingle rf, 1 family, gas; \$4,000; (o) T. Martin, Edgemere; (a) owner (5985).

ELMHURST.—Corinth st, s, s, 375 w Samuelson, 1-sty fr dwg, 25x14, tin rf, 1 family, gas; \$2,000; (o & a) Felix Pragarz, 16 Center, Elmhurst (5940).

ELMHURST.—St. James pl, n, s, 193 e Roche pl, 5-2½-sty fr dwgs, 16x38, shingle roof, 1 family, gas; \$20,000; (o & a) Daniel M. O'Connell, St. James pl, Elmhurst (5971-72-73-74-75).

FAR ROCKAWAY.—Collier st, n, s, 450 e Cedar av, & Brinckerhoff av, s, s, 300 e Cedar av, 2-1-sty fr dwgs, 25x43, shingle rf, 1 family, gas; \$10,000; (o) Nettie Schulz, 6 Kane Building, Far Rockaway; (a) Howard & Howard, Far Rockaway (5853-54).

FLUSHING.—Crocheron av, s, e, c, 26th st, 2½-sty bk dwg, 30x50, tile roof, 1 family, elec, steam heat; \$20,000; (o) Emanuel Ronzoni, 798 Bway, Flushing; (a) Adolph Martin, 34 W 28, N Y (5913).

FLUSHING.—22d st, w, s, 320 n State st, 2½-sty fr dwg, 22x34, shingle roof, 1 family, gas, steam heat; \$8,300; (o) Jas. Callan, 219 Cypress av, Flushing; (a) A. E. Richardson, 100 Amity, Flushing (5879).

HAMILTON BAY.—Meyer Canal, w, s, 164 n bulkhead line, 3-2-sty fr dwgs, 16x24, shingle roof, 1 family, gas; \$7,500; (o & a) Pierpont Davenport, 36 Willoughby, Bklyn (5904-05-06).

HOWARD BEACH.—Lamberson av, s, s, 40 e Thadford av, 1-sty fr dwg, 24x36, shingle roof, 1 family, gas; \$4,000; (o & a) J. C. McCulloch, Howard Beach (5925).

HOWARD BEACH.—Hawtree av, w, s, 300 s Horstman av, 2-sty fr dwg, 26x36, shingle rf, 1 family, gas; \$3,500; (o & a) Clarence H. Blood, 143 Liberty, N. Y.; two bldgs.; \$7,000 (5882-5883).

JAMAICA.—Norwich av, n, w, c, Ayling av, 2½-sty fr dwg, 39x22, shingle roof, 1 family, gas, steam heat; \$10,000; (o) Mrs. M. Roth, 153 E 26th, N Y; (a) H. T. Jeffrey, Jr., Butler Building, Jamaica (5874).

JAMAICA.—Homerlee av, e, s, 439 n Fulton st, 2-sty fr dwg, 15x32, shingle roof, 1 family, gas; \$4,000; (o) A. M. Lewis, Homerlee av, Jamaica; (a) V. Baldus, R. R. av, Jamaica (5870).

L. I. CITY.—Stone st, w, s, 300 n Skillman av, 2-sty bk dwg, 22x57, slag rf, 2 families, gas; \$11,000; (o) George Tark, Stone st & Skillman av, L. I. City; (a) Albt. H. Stines, Jr., 300 Grand (5944).

QUEENS.—Orange st, n, e, c, Rockaway Hill rd, 2½-sty bk dwg, 33x26, shingle roof, 1 family, gas, steam heat; \$8,000; (o) J. O'Reilly, Queens L. I.; (a) H. T. Jeffrey, Jr., Butler Building, Jamaica, L. I. (5872).

QUEENS.—Perry pl, s, w, c, Monroe av, 2½-sty fr dwg, 16x38, shingle rf, 1 family, gas, steam heat; \$6,000; & Perry pl, s, s, 100 w Monroe av, 2½-sty fr dwg, 20x26, shingle rf, 1 family, gas, steam heat; \$6,000; (o & a) Land Estates Co., Queens, L. I. (5992-5993).

RICHMOND HILL.—109th st, w, s, 31 n Roanoke av, 14-2-sty fr dwgs, 16x38, shingle rf, 1 family, gas, steam heat; \$7,000; (o) Ring Gibson Co., 766 Fresh Pond rd, Ridgewood; (a) Louis Dannacher, 328 Fulton, Jamaica (5918-19-20-21-22-23-24).

RICHMOND HILL.—Lefferts av, w, s, 100 n Roanoke av, 4-2-sty fr dwgs, 16x38, shingle rf, 1 family, gas, steam heat; \$22,000; (o) Mendel N. Miller, 10415 18th, Richmond Hill; (a) Louis Dannacher, 328 Fulton, Jamaica (5916-17).

STABLES AND GARAGES.

CORONA.—50th st, w, s, 120 s Burnside av, bk garage; \$1,000; (o & a) Harry Ricordia, prem (5933).

EVERGREEN.—Charlotte pl, e, s, 211 s Dill pl, bk garage, 20x18, slag roof; \$1,500; (o) Frank M. McIntyre, 838 Vandever av, Woodhaven; (a) Baker & Koester, 9 Jackson av, L. I. City (5950).

EVERGREEN.—Charlotte pl, e, s, 211 s Dill pl, 1-sty bk garage, 28x18, slag roof; \$2,100; (o)

Frank McIntyre, 838 Vandever av, Woodhaven; (a) Baker & Koester, 9 Jackson av, L. I. City (5951).

JAMAICA.—Queens blvd, w, s, 126 n Hillside av, 1-sty bk garage, 80x100, slag rf, steam heat; \$24,000; (o) Wm. B. Focher, 48 Union av, Jamaica; (a) Jas. J. Millman, 26 Court, Bklyn (5858).

L. I. CITY.—Sunswick st, w, s, 75 n Beebe av, bk garage, 25x50, gravel roof; \$4,500; (o) Antonius Chester, Sunswick, L. I. City; (a) Jos. Delzio, 384 Academy, L. I. City (5932).

L. I. CITY.—Webster av, s, w, c, Radde, 1-sty bk garage, 36x25, slag rf; \$1,000; (o) P. Tobin, prem; (a) F. Chmelik, 796 2 av, L. I. City (5988).

L. I. CITY.—13th av, e, s, 375 s Wilson av, 1-sty bk garage, 25x21, slag rf; \$1,800; (o) Joseph Marone, 331 E 117th, Manhattan; (o) Chas. W. Hewitt, 613 Academy, L. I. City (5981).

RICHMOND HILL.—Lefferts av, w, s, 100 s Metropolitan av; fr garage; \$200; R. H. Adolph, prem (3813).

RICHMOND HILL.—105th st, e, s, 193 n Jamaica av; fr garage; \$450; (o) Jeanette E. Parker, prem (4687).

RICHMOND HILL.—Maple st, 174; conc bk garage; \$500; (o) Anna Weiss, prem (3840).

RIDGEWOOD.—Linden st, s, s, 220 e Fairview av; cement bk garage; \$1,600; (o) Henry C. Brucker, 2549 Myrtle av, Ridgewood, L. I. (4901).

WOODHAVEN.—Oakley av, e, s, 125 n Jehome av, conc bk garage; \$1,500; (o) John Franzese, prem (5711).

STORES AND DWELLINGS.

JAMAICA.—Hillside av, s, e, c, Middletown st, 5-2-sty bk store & dwgs, 20x55, slag roof, 1 family, gas, steam heat; \$46,000; (o) I. Wohl, 99 Union av, Jamaica; (a) Louis Dannacher, 328 Fulton, Jamaica (5967-5968).

STORES, OFFICES & LOFTS.

JAMAICA SOUTH.—Harrison av, s, e, c, Conduit lane, 1-sty fr store, 30x53, slag roof; \$2,500; (o & a) G. Linquist, prem (5955).

JAMAICA.—Sutphin rd, w, s, 115 s Fulton, 1-sty bk str, 20x50, gravel rf; \$6,500; (o & a) M. Huether, 2039 132d, Richmond Hill (5976).

PLANS FILED FOR ALTERATIONS

Manhattan.

CHURCH ST, 236, new elev shaft, ext. enclosure, f. p. doors, fire retarding material, rebuild chimney in 5-sty bk store & lofts; \$1,000; (o) Th. Michau & Co., 85 Leonard; (a) Stephen M. Smith, 99 Varick (3432).

HESTER ST, 157-159; also ELIZABETH ST, 70-80, new ext. windows, doors in 3½-sty bk offices; \$12,000; (o) Consolidated Gas Co., 130 E 15th; (a) W. Cullen Morris, 102 Franklin pl, Flushing, L. I. (3434).

HOUSTON ST, 148 W, remove show windows, doors, partitions, new show windows, partitions, floor, toilet, skylight in 1-sty bk str; \$3,000; (o) Hearth & Home, Inc., 575 5 av; (a) F. Y. Joannes & Maxwell Hyde, 52 Vanderbilt av (3355).

LISPENARD ST, 45-51, new opening, window in 9-sty store & lofts; \$150; (o) Alfred M. Rau, 505 5 av; (a) Chas. E. Miller, 111 Nassau (3443).

ROOSEVELT ST, 26, new ext. wall, toilet, bulkhead, lighting, vent, move toilet in 5-sty bk rectory; \$500; (o) Rev. Vincenzo Januzzi, 26 Roosevelt; (a) M. W. Del Gaudio, 158-160 W 45th (3446).

ST. MARKS PL, 69, remove ext. partitions, new partitions, ext. stairs in 5-sty bk meeting rooms; \$5,000; (o) Odd Fellows Assoc., 69 St. Marks pl; (a) Max Muller, 115 Nassau (3354).

SPRING ST, 40-42, remove str front, new entrance in 5-sty bk bldg; \$200; (o) Donato Montana, 130 Hooper st, Bklyn; (a) Cham. M. Straub, 147 4 av (3402).

THOMPSON ST, 15, remove closet, new partitions, closets, wash tubs, sinks in 5-sty bk bldg; \$600; (o) Filippo De Marco, prem; (a) Salvati & Le Quornik, 369 Fulton, Bklyn.

UNION SQ, 4, remove partitions, new partitions, openings, doors, stairs, shift stairs in 4-sty bk office bldg; \$2,500; (o) Daniel Burbacher, 6 Union sq; (a) Bruno W. Berger & Son, 121 Bible House (3426).

WALL ST, 63-65, new beams, tank, roof on 13-sty f. p. bank & office; \$890; (o) 63 Wall St. Corp., 63 Wall; (a) Rushing Co., 90 West Bway (3384).

WASHINGTON ST, 334, new girders, posts in 4-sty bk store & lofts; \$1,000; (o) Lincoln Trust Co., 204 5 av; (a) Jno. C. Wandell Co., 8525 4 av, Bklyn (3439).

31ST ST, 314 W, remove stoop, partitions, new ext. window in 5-sty bk store & dwg; \$1,500; (o) Kingston Realty Co., 316 W 30th; (a) Randolph H. Almiroty, 48 W 46th (3318).

33D ST, 165 E, remove partitions, change plbg, new front, doors in 4-sty bk dwg; \$2,500;

(o) Regina A. Klein, 238 East 34th; (a) Archibald D. Anstey, 162 W 20th (3313)

33D ST, 42-46 W, new balcony in 6-sty f. p. str & offices; \$8,000; (o) Julius & Jacob Drosin, 405 Lexington av; (a) B. H. & C. N. Whinston, 2 Columbus Circle (3342).

37TH ST, 57-9 W; also 38TH ST, 10-12-14-15 W, new bridges, beams, girders, columns, flooring in 12-sty f. p. show rooms & factory; \$2,500; (o) J. J. Steindler Co., Inc., 11 E 36th; (a) Maynicke & Franke, 25 Madison av (3333).

38TH ST, 205 W, raise 2d floor, new exts, 1-sty ad, stairs, elevator, toilets in 5-sty bk str & offices; \$30,000; (o) Mary A. Dooth, care W. I. Hoehner, 206 W 42d; (a) Wm. I. Hoehner, 206 W 42d (3258).

38TH ST, 118 E, new bay, studding, stucco, plastering, columns, roof in 3-sty bk dwg; \$3,500; (o) Alfred W. Erickson, 118 E 38th; (a) G. M. Fantschold, Grand Central Terminal (3301).

38TH ST, 66-68 W, new f. p. covered bridge in 4-sty bk stores, offices & dwg; \$1,500; (o) J. Oakley Rhineland, 27 William; (a) W. H. Bukmires Sons, 1133 Bway (3314).

41ST ST, 56 E, new pent house in apts; \$90,000; (o) Jas. Welton, 2015 Grand blvd & Concourse, N. Y.; (a) Severance & Van Alen, 372 Lex av (3420).

52D ST, 350 W, remove wall, partitions, new str front, walls, beams, partitions in 4-sty bk stores & dwg; \$6,000; (o) Jno. E. Ludin, 747 Madison av; (a) A. H. Hellers, 747 Madison av (3317).

52D ST, 406 E, remove partitions, rearrange partitions, new ext. kitchen, bathrooms in 3-sty bk str & dwg; \$6,000; (o) Jas. N. Dobbie, 406 E 52d; (a) C. L. Sefert, 306 W 76th (3280).

52D ST, 41 W, remove stoop, new partitions, entrance in 5-sty bk dwg; \$1,000; (o) Michael De Mari, 41 W 52d; (a) Wm. J. Russell, 73 W 46th (3356).

52D ST, 115-17 W, new ext in 3-sty bk garage; \$2,000; (o) Luke Blake, 959 6 av; (a) Alfred O'Toole, 115-17 W 52d (3327).

52D ST, 121 E, PARK AV, 375, new elevator shaft in 2-6-sty bk & f. p. dwg & apts; \$2,000; (o) Montana Realty Co., 30 E 42d; (a) Wm. F. Stabb, 30 E 42d (3337).

56TH ST, 18 E, remove plaster & lath partitions in 4-sty bk dressmaker's workroom; \$450; (o) Mary G. Duffy, 18 E 56th; (a) none (3363).

57TH ST, 654 W, new mezzanine floor, beams, arches, stairs, railing in 1-sty bk garage; \$500; (o) Edgar S. Appleby, 137 Bway; (o) Jno. S. Appleby, 55 Liberty; (a) Jno. A. Hamilton, 126 Liberty (3438).

58TH ST, 110-114 E, remove floors, new partitions, dining room, kitchen, storage room, locker rooms, retiring room, terrazzo floor, tile floor, marble counters, steam table, sink, gas range, kitchen equipment, metal shelves, window in 4-sty telephone central; \$14,500; (o) N. Y. Telephone, 15 Dey; (a) A. W. Allen, 15 Dey (3421).

116TH ST, 176-180 E, remove walls, beams, columns, &c. new floors, columns, runways, stairs, walls, windows in 3-sty bk garage; \$40,000; (o) Morris Borsodi, 115 Bway; (a) Benj. W. Levitan, 7 W 45th (3345).

117TH ST, 115 W, remove partitions, new openings, partitions in 5-sty bk dwg; \$3,000; (o) Nicholas Szentinklossy, 328 E 95th; (a) S. T. Oppenheim, 36 8 av (3252).

121ST ST, 407-415 E, raise beams, enlarge building in 1-sty bk market; \$5,000; (o) Wm. Austin, 2406 1 av; (a) Sam Cohen, 32 Union sq (3418).

125TH ST, 213-15-17 W, new balcony, stairs, opening in 5-sty f. p. str & offices; \$3,500; (o) Bank Building of Harlem, 217 W 125th; (a) Adolph E. Nast, 56 W 45th (3265).

125TH ST, 134 E; also LEXINGTON AV, 2058-2060, new wall, beams, ext. partitions, woodwork in 2-sty bk stores & lofts; \$5,000; (o) Shulte Realty Co., 134 E 125th; (a) Philip Bards, 230 Grand (3441).

183D ST, 555 W, new ext. piers in 4-sty bk dwg; \$800; (o) Anthony Campagna, 344 North-ern av; (a) Geo. Fred. Pelham, 200 W 72d (3351).

BROADWAY, 414, remove str front, partitions, new plbg, str front, stairs, partitions in 6-sty bk store & loft; \$3,500; (o) Arthur & Hyman Cohen, 520 W 124th; (a) C. H. & C. N. Whinston, 2 Columbus Circle (3331).

BROADWAY, 550-556, CROSBY ST, 90-92, remove wall, new columns, girders, walls, elevators, doors, lintels, windows, toilet, partitions in 4-5-6-sty bk str & lofts; \$10,000; (o) Phoenix Commercial Co., 477 Bway; (a) Ross & McNeil, 45 W 34th (3362).

Bronx.

FOX ST, 1061, 1-sty bk ext, 10.4x8.7, & new str front on 2-sty fr str & dwg; \$1,000; (o) Morris Ossoff, 423 E 169th; (a) Carl J. Itzel, 1365 Prospect av (625).

CONCORD AV, 469, 1-sty bk ext, 15.4x17.8, new plumbing, partitions to 1-sty bk dwg & garage; \$2,000; (o) Anna Gallick, on prem; (a) Irving Margon, 355 E 149th (624).

FORDHAM RD, s, e, c, Walton av, new str front, beams & skylights & partitions to 1-sty bk str; \$5,000; (o) Simrud Holding Co., 137

Bway; (a) Springsteen & Goldhammer, 32 Union sq (630).
LIEBIG AV, e s, 322.10 s 259th, move 2½-sty fr dwg; \$300; (o) Frank Hosford, on prem; (a) S. J. Sheridan, 5646 Newton av (627).
NEWMAN AV, 319, 1-sty fr ext, 20x7, to 2½-sty fr dwg; \$500; (o) Gossie Siegel, prem; (a) Anton Pirner, 2069 Westchester av (623).
TYNDALL AV, w s, 222.42 n Mosholu av, 2-sty fr ext, 22x10, to 2½-sty fr dwg; \$300; (o) Anna Walsh, on prem; (a) S. J. Sheridan, 5646 Newton av (626).

Brooklyn.

CLARKSON ST, 1138-48, s s, 50 e E 96th, move bldgs, 3-1-sty fr 1 fam dwgs; \$6,000; (o) John W. Mell, Clarkson av & E 96th; (a) E. M. Adelsohn, 1778 Pitkin av (14630).
FULTON ST, 498, s e c Bond st, str fronts & int alt to 4-sty bk stores & offices; \$50,000; (o) Edw. S. Calvert, 356 Fulton; (a) W. L. Rouse & L. A. Goldstone, 512 5 av, N. Y. (14645).
RODNEY ST, 160, s s, 209 w Lee av, int alt & plbg & fr ext 3-sty bk 3 fam dwg; \$2,000; (o) Annie Sohn, 161 Keap; (a) Hy M. Entlich, 413 S 5th (14642).
CLARKSON AV, 447, n s, 580 e N. Y. av, re-build bk hospital; \$4,000; (o) City of New York; (a) same as above (14505).
CLARKSON AV, 437, n s, 500 e N. Y. av, int alt & elev shaft in hospital; \$7,500; (o) same (14506).
CLARKSON AV, 503-41, n s, 520 w Albany av, storm enclosures in hospital; \$2,000; (o) same (14507).
CLYMER ST, 114, s s, 299.6 w Bedford av, int alt & plbg in 3-sty bk 2 fam dwg; \$2,000; (o) Susan M. Burroughs, 212 Bway; (a) same as above (14656).
SAME PREMISES, move bldg, 2-sty fr & 1 fam dwg; \$6,000; (o) same (14625).
THROOP AV, 483, n e c Madison st, ext to 3-sty bk stn garage & 2 fam dwg; \$2,000; (o) Hyman P. Gassen, prem; (a) John N. Lunn, 371 Fulton (14693).
1ST AV, 4201-23, s e c 42d st, move tanks, oil tanks; \$5,000; (o) National Meter Co., 299 Bway, N. Y.; (a) Adolph F. Elsig, 4207 1 av (14713).
13TH AV, 4602-8, s w c 46th, move bldg, int alts & plumbing to 2½-sty fr 2 fam dwg; \$8,000; (o) N. R. Realty Co., Inc., 1546 52d; (a) Jas. J. Millman, 26 Court (14368).
13TH AV, 4612, w s, 80.2 s 46th st, raise bldg, 3-sty fr str & 2 fam dwg; \$10,000; (o) Mrs. Rose Dinckerman, 5612 13th av; (a) Boris W. Dorfman, 26 Court (14663).

Queens.

ARVERNE.—Beach 59th st, s e c Ocean av, repairs to dwg; \$1,500; (o) M. Korner, prem (3188).
BROOKLYN MANOR.—Manor av, w s, 120 n Oakland, plumbing in dwg; \$100; (o) J. F. Calvert, prem (2889).
BROOKLYN MANOR.—Elmwood st, s s, 90 e Manor av, plumbing in dwg; \$100; (o) M. Passfeld, prem (2890).
CHESTNUT ST, e s, 300 s Jerome av, plumbing in dwg; \$100; (o) J. Curran, prem (2901).
COLLEGE POINT.—13th st, e s, 200 n 6th av, int alts to str & dwg; \$2,000; (o) Jos. Shainer, prem (2855).
CORONA.—Kingsland av, s s, 200 w Tieman av, plumbing in dwg; \$100; (o) R. Jonger, prem (2752).
CORONA.—45th st, 124, repairs to dwg; \$150; (o) C. Anderson, prem (2730).
DOUGLSTON.—Main av, s s, 200 e L. I. R. R., int alts to dwg; \$500; (o) W. C. Bilz, prem (2702).
EAST ELMHURST.—Ditmars av, w s, 30 n Schurz av, plumbing in dwg; \$200; (o) M. C. Spogren, prem (2731).
FAR ROCKAWAY.—Central av, e s, 100 s Nielson av, plumbing in dwg; \$500; (o) Fanny Goldstein, prem (2887).
FAR ROCKAWAY.—Wavecrest av, s e c Beach 25th st, repairs to dwg; \$500; (o) G. Jeser, prem (2827).
FAR ROCKAWAY.—Beach 20th st, 308, int alts to str; \$200; (o) Wm. Willet, Jr., Far Rockaway (2897).
FAR ROCKAWAY.—Mott av, 10, int alts to str; \$150; (o) P. Vagnier, prem (2898).
FAR ROCKAWAY.—Beach 6th st, w s, 175 s Sea Girt av, general int alts to club house, \$12,000; (o) Grove Club, Far Rockaway; (a) John H. Cornell, Far Rockaway (2899).
GLENDAL.—Cooper av, n w c Webster av, int alt to store & dwg; \$3,500; (o & a) Kaplaa & Benzer, prem (3248).
GLENDAL.—Myrtle av, 2696, elec sign on str; \$350; (o) H. Pastor, prem (2696).
GLENDAL.—Tesla pl, 53, repairs to dwg; \$600; (o) Chas. Fettinger, prem (2697).
GLENDAL.—Edsall av, s e c Tompkins pl, plumbing in dwg; \$300; (o) A. Bachman, prem (2709).

GLENDAL.—Sandol st, 371, int alts to str & dwg; \$1,400; (o) Gustave Heydt, 854 Woodward av, Ridgewood (2764).
GLENDAL.—McComb pl, e s, 200 n Cooper av, plumbing in dwg; \$150; (o) Jos Kostman, prem (2768).
GLENDAL.—Proctor st, e s, 50 n Central av, plumbing in dwg; \$100; (o) Aug. Staden, prem (2781).
JAMAICA.—Fulton st, n s, 79 e Union av, plumoing in str; \$1,200; (o) Plaut Bros., prem (2949).
JAMAICA.—Brown av, e s, 375 s South st, int alt to bk dwg; \$2,800; (o & a) Michale Manico, prem (3242).
KEW.—Austin st & Mowbray pl, repairs to dwg; \$500; (o) H. Hunter, prem (2828).
KEW GARDENS.—Queens blvd, s w c Devon pl, int alts to 1-sty bk garage, 90x50, rear; \$20,000; (o) Jas. J. & John F. McMahon, prem; (a) H. L. Brandt, 38 Marble Hill av, Manhattan (1407).
L. I. CITY.—Hancock st, s e c Bodine st, int alt to factory; \$2,000; (o & a) A. C. Horn Co., premises (3190).

L. I. CITY.—Vernon av, e s, 50 e 7th st, repairs to store & dwg; \$4,000; (o & a) Leonard Kuchert, prem (3195).
L. I. CITY.—Hancock st, s e c Bodine st, elev factory; \$3,000; (o & a) A. C. Horn Co., prem (3232).
MASPETH.—Remsen pl, n w c Grand st, int alt to greenhouse; \$200; (o & a) P. Jones, prem (2617).
MASPETH.—Jay av, s s, 125 w Columbia av, int alt in dwg; \$550; (o & a) K. Steidel (2694).
MASPETH.—Milton st, w s, 385 n Flushing av; plumbing in dwg; \$500; (o) H. Levelthal, prem (2806).
MASPETH.—Clinton av, n s, 400 e Clermont av; int alt in dwg; \$300; (o) F. Mohr, prem (2850).
UNION COURSE.—Snediker av, e s, 300 n Rockaway rd, plumbing in dwg; \$100; (o & a) Roger Purcell, prem (2622).
UNION COURSE.—77th st, 8801, repairs to dwg; \$400; (o) H. Tyon, prem (2844).
WHITESTONE.—Willets Pt Rd, 300 w Bell av, plumbing in dwg; \$300; (o & a) Mrs. Smith, prem (2630).

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