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EDITORIAL

Open Port and Open Shop

One very important gain has resulted from the week's discussion of the trucking situation in the metropolis, namely, the point at issue has been defined so clearly as to be easy of comprehension by all citizens.

Nothing could be more concise or more enlightening than the following paragraph from the statement issued on Thursday evening by Mr. Alfred E. Marling, as Chairman of the Citizen's Transportation Committee, representing the business organizations of the metropolis:

"The welfare of the community being dependent on impartial and uninterrupted transportation service, all classes of people and merchandise should be served by transportation and trucking facilities without discrimination, and there should be no interruption to such service through industrial warfare, except as a last resort, when all efforts of adjustment have failed and there is no impartial tribunal available to the parties presenting a grievance."

Equally sound is the committee's further declaration that "Employes on piers, docks, railroads, steamships, lighters, tugs and trucks should perform their usual service, regardless of whether the connecting points which they serve or the facilities or vehicles through which the merchandise is received or delivered are manned by union or non-union men. Impartial service should be extended to all merchandise, regardless of whether it has been worked upon or handled by union or non-union men."

Involved in the controversy, judging from the comments of some leaders on each side, is the question of the open shop. But, even if that be true, there also is involved the question of the open port. If the people of the metropolis, as a result of this controversy, should find themselves in a position where they must choose between the open port and the open shop, there need be no question as to what their decision would be.

There are more than six million people in the metropolis and their interests are paramount. They must have food, fuel and the other necessities of life, along with an opportunity to earn a living wholly regardless of such disputes as the present one. Mr. Marling and his associates stand on solid ground when they emphasize "the fundamental importance of the interests of the public, that irrespective of the rights of the companies or the rights of the union or other private parties involved, the paramount interest is that of the public."

Chairman Marling, outlining in detail the position of the committee, said: "In discussing the local situation we have reached a definite conclusion as to certain principles which we believe should govern. That declaration is that whether the man on a truck belongs to a union or not, and whether his truck hauls union or non-union goods, the public is entitled to free passage of the goods.

"Our feeling is that those principles are so important

for the interests of the public, not only for the present, but for the future, that we intend to stand by them. It is the right of every man to join a union if he wants, or not to join if he doesn't want. In any event, the public has the right to the free passage of its goods, whether handled by union or non-union agencies. There must be a free inflow and outflow of goods irrespective of whether the agency is organized or unorganized."

Whatever else may be open or closed, the great Port of New York must be kept open.

A Very Unsatisfactory Record

Governor Smith finished last Monday the task of disposing of the hundreds of measures passed by the Legislature during the closing days of the session of 1920. Some of the Governor's vetoes have attracted wide attention, comment on them being favorable or unfavorable, according to the political views of the commentators. The Governor cut out various appropriations totalling several millions of dollars, but nevertheless the bills which the taxpayers will have to meet for the current year are many millions higher than at any other time in the history of the state.

Governor Smith, in reviewing the work of the Legislature, very accurately observes that the legislators ignored at their recent session the fundamentals of the housing situation.

"The Legislature," as Governor Smith says, "overlooked the fact that the vital necessity of this situation is construction, the building of more houses. The laws that were passed to prevent rent profiteering only touched one phase of the question. They did not affect the fundamental situation. They merely scratched the surface."

The enactment of laws to encourage investment of money in building operations still remains the vital need of the hour. Governor Smith, while unwilling at this time to say whether or not he would call a special session of the Legislature to consider the housing problem, indicated that early legislation must be had if permanent relief is to be accorded the metropolis and other cities of the state. But it is doubtful if any real benefit would come from a special session of the present Legislature.

The Governor unquestionably expresses the general sentiment in feeling disappointment over the failure of the Legislature to advance constitutional provisions for an executive budget and the consolidation of state departments and commissions on a satisfactory basis. From whatever angle the work of the legislators is regarded, it must be conceded that they accomplished little of benefit to the taxpayers and solved none of the pressing problems which were presented during the recent session.

One Necessary Readjustment

President Wilson's new Secretary of the Treasury, Mr. Houston, may be a bit of an optimist, but never-

theless it is interesting to note his prediction that within the next nine months a readjustment of the disturbing business and financial conditions of the country may be looked for. Secretary Houston addressed a group of New York bankers on Wednesday and the general tenor of his remarks was reassuring.

Mr. Houston made it plain that he expects the process of readjustment will be somewhat painful, and in order that the nation may pass through this period in orderly fashion he recommended the husbanding of the nation's resources and steadiness, common sense and thrift on the part of individuals. In repeating the old adage that it is necessary to work and save, the Secretary revealed new statistics of the extravagance of the nation. He said that, according to the income tax data for the last year, the people of this country spent \$22,000,000,000, an amount nearly equal to America's war debt, on extravagance. Among the items mentioned were \$50,000,000 for chewing gum, \$1,000,000,000 for candy, \$800,000,000 for cigarettes, \$800,000,000 for tobacco and snuff, \$810,000,000 for cigars, \$750,000,000 for soft

drinks, and \$750,000,000 for admission to motion pictures and other places of amusement.

Secretary Houston admitted that no one ought to expect the American people to give up all luxuries, but argued that it would be a good thing if they would save and invest more than they do in essential industries and Liberty bonds.

Optimism is a good trait and the Secretary of the Treasury did more good than harm in letting his hearers know that his own optimism extends to the present situation. Undoubtedly it would help if people stopped spending so much money on luxuries, but it would help more if people would go to work. The problems of readjustment can all be solved in time, but they will not be fully solved until workers get themselves readjusted to the old habit of doing a day's work for a day's pay. The financial and business readjustment of which Secretary Houston spoke must be accompanied by this sort of readjustment on the part of individual workers everywhere before the process of national readjustment can be regarded as complete.

Housing Situation to Be Investigated by U. S. Senate

A THOROUGH investigation of the housing problem and of construction work throughout the country is to be made by a special committee of the United States Senate, under the chairmanship of Senator William M. Calder. The other members of the committee are Senator Kenyon of Iowa, Senator Edge of New Jersey, Senator Wolcott of Delaware, and Senator Gay of Louisiana. Mr. Franklin T. Miller, chairman of the board of directors of the F. W. Dodge Company, has been selected as Advisory Expert by the committee.

The scope of the inquiry, outlined in a speech by Senator Calder, follows:

"The specific obligation now confronting the United States is so to increase its facilities for the production and distribution of useful commodities as to adequately meet the needs of its people. The plant development in the United States today is not adequate for its domestic needs. The United States cannot give foreign succor or meet world competition until it has corrected this situation and has facilities for the production of necessities in excess of those required at home.

"We recognize the influence of the introduction of improved means of production and distribution upon the world during the past century and particularly upon the United States immediately after the Civil War.

"It is to be hoped that we are not to have a serious business

depression, but if one should come it will, I believe, be of short duration, and after it is over I believe the nation will enter into a period of physical development which will be even greater in magnitude than that period of physical development succeeding the Civil War and which will more adequately utilize its national resources. This reconstruction must be physical in fact. To increase production we must first increase our means of production.

"Senate Resolution No. 350, introduced by me, was adopted by the Senate on April 15. Under the provisions of that resolution a special committee has been appointed to investigate housing and all forms of construction throughout the country, and of industries upon which the construction industry is directly and indirectly dependent. In my opinion the adoption of this resolution by the Senate is a timely act, recognizing as it does that structural development is necessary for the fuller utilization of the nation's resources, for the production of its essentials, and for the amelioration of its housing conditions, and that construction was curtailed by the war and is now hampered by an unprecedented demand for consumables.

"The scope of the committee's work is necessarily extended because of the interdependence of the various factors, it being evident that construction cannot proceed without transportation, labor and capital, and that construction of all kinds is necessary for increased production."

Favorable Attention Given to Mortgage Exemption Bill

A DELEGATION of New York real estate men went to Washington this week to attend the hearing before the Ways and Means Committee of the House on the Calder-Siegel bill, which provides for the exemption from taxation of the income "on an aggregate of principal not to exceed \$40,000 of loans secured, under mortgage or otherwise, solely by real estate, and upon bonds or other certificates of indebtedness of equal amount secured by or issued against such mortgage or mortgages."

Among those who were present at the hearing were: Clarence H. Kelsey, president, Title Guarantee and Trust Company; James Frank, president, New York State Association of Real Estate Boards; Stephen Yates, president, Long Island Real Estate Board; Robert Simon, Merchants' Association of New York; John W. Paris, National Association of Real Estate Boards; L. E. Brown, of Rickert-Brown Company; Franklin T. Miller, chairman, board of directors of the F. W. Dodge

Co.; Louis V. Bright, president, Lawyers' Title and Trust Co.; Harry A. Kohler, president, New York Title and Mortgage Co., and president American Trust Co.; and John L. Parish, secretary, Advisory Council of Real Estate Interests, and Edward P. Doyle, representing the Real Estate Board of New York.

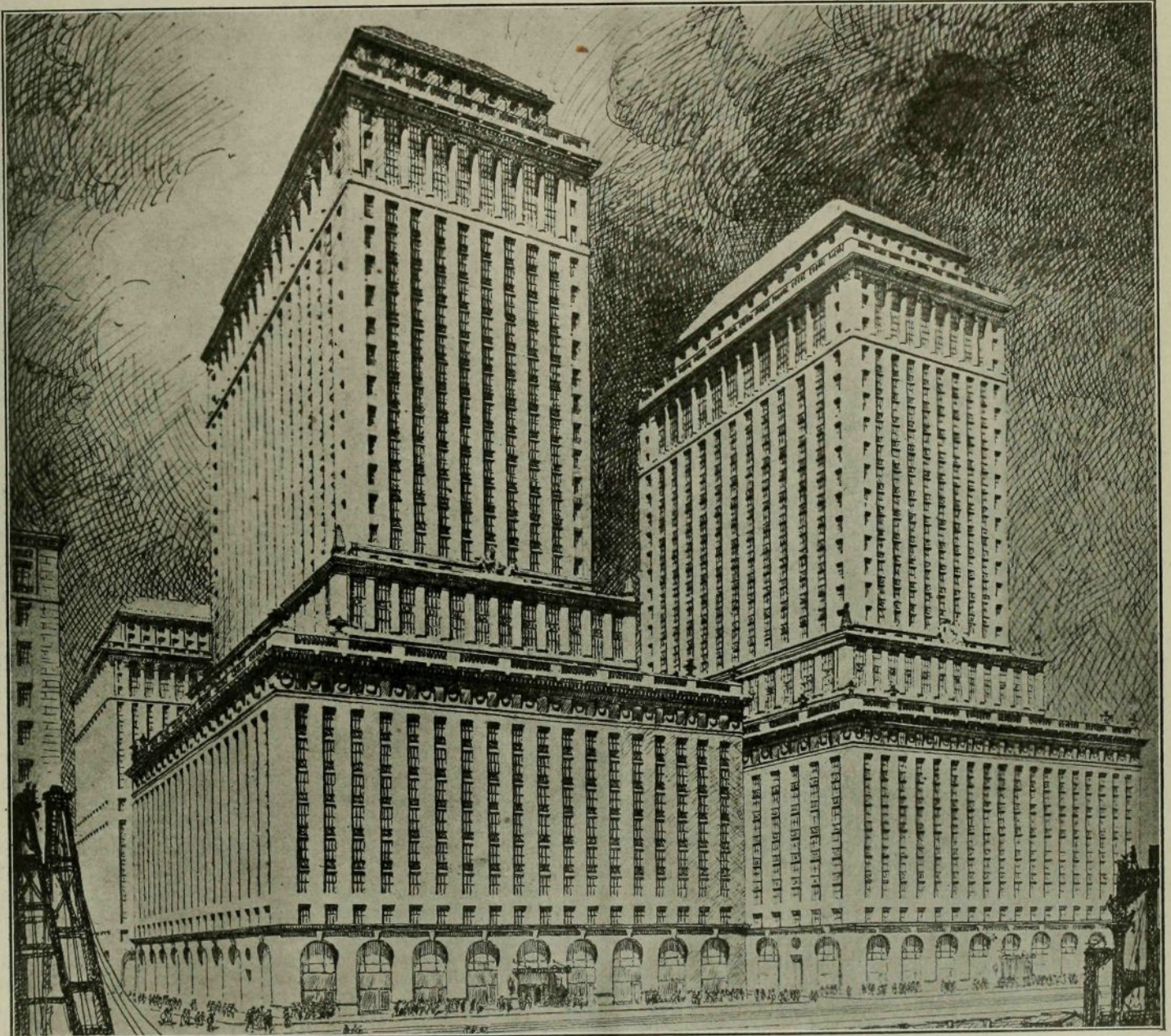
The hearing developed considerable interest among the members of the Ways and Means Committee. Chairman Fordney and other members showed broad acquaintance with the subject and sympathy with the arguments advanced in favor of the bill. The New York delegation was impressed with the possibility of securing action on the bill at this session of Congress.

At the end of the hearing the committee showed a desire for further information regarding a possible loss of revenue to the Federal Government from the enactment of the Calder-Siegel bill, and asked for briefs covering this point.

REAL ESTATE SECTION

Plans for Thirty-one Story Grand Central Building Ready

Work to Start This Fall and Larger of Two Structures Should Be Completed in January, 1922—Many Realty Firms Interested



Warren & Wetmore, Architects.

PROGRESS was made during the week in carrying out the plans to erect two thirty-one-story co-operative office buildings in the Grand Central zone, between Forty-fifth and Forty-seventh streets, Madison and Park avenues. Details of the project were discussed at a conference of representatives of nearly all the real estate brokers in New York, who have been invited to participate in it.

Actual work on the larger of the two buildings, to be known as the Grand Central Building, will be started this fall. One of the structures should be ready for occupancy January, 1922, unless present plans fall through.

Real estate brokers were interested especially in the large single floor unit space which will be made available in the new uptown business zone around Grand Central Terminal. Warren & Wetmore, the architects, explained that one of the outstanding features of the plan is the offering of from 15,000 to 60,000 square feet on one floor to large corporations.

The same co-operative ownership plan which has been worked successfully in several large apartment houses in the Park avenue district will be followed in financing the Grand Central Building. Approximately two-thirds of the office
(Continued on page 708)

Grand Union Hotel Site Goes Begging At Auction Sale

Unfavorable Terms Fixed by City Authorities Prevent Bidding on This and Four Other Parcels with Subway Easements

THERE were no bids for the old Grand Union Hotel site and for several other pieces of city-owned property at the auction sale Wednesday conducted by Henry Brady and authorized by Transit Construction Commissioner John H. Delaney.

Buyers were found for only two of the six big plots offered at various upset figures and four properties were withdrawn from the sale after ineffectual efforts on the part of the auctioneer to stimulate interest in the offerings.

Real estate men expressed the opinion that two powerful deterrent factors had operated against the success of the sale. The first factor was the unfavorable terms demanded by the city, which called for the payment of the entire purchase price in cash not later than July 26.

The second factor was the recent announcement that the directors of the Victory Hall Association had definitely decided upon the site for the erection of the war memorial building, to be financed by popular subscription in a ten-day drive, beginning on Armistice Day, November 11. Under the law recently enacted at Albany the association may acquire by purchase or condemnation any block which it desires for its purposes. For this reason, it was said, many prospective bidders were unwilling to tie up large amounts of cash in a site which in a very short time might be involved in long and costly condemnation proceedings.

This theory was scouted by Commissioner John H. Delaney, who insisted that the provisions of the Victory Hall condemnation bill did not specify the Grand Union site, and therefore the Victory Hall Association was no more entitled to it than to any other block in the city.

The real deterrent to the sale, Mr. Delaney said, lay in the curtailment of credits by banks which prevented prospective buyers from raising sufficient money on mortgage to justify the purchase of the property. This difficulty might have been

overcome, he added, if the city had been able to offer easier terms. His statement was borne out in a measure by the fact that four out of the entire six choice parcels offered at the sale had to be withdrawn for lack of bids.

To carry out its subway construction program the city bought the Grand Union in May, 1914, for \$3,577,000, and the work of demolishing the hotel brought the entire cost up to \$4,221,000. Since then the city has been losing an average of \$1,000 a day, or \$365,000 a year, in interest charges and loss of taxes, according to an estimate by one authority. On this basis the loss in the six years has been about \$1,990,000.

The block front on West Broadway from Barclay street to Park Place, formerly occupied by the Martin B. Brown printing plant, was sold to John B. Hibbard for a client for the upset price of \$325,000. The buyer plans a commercial improvement. This plot, which has an area of 14,583 square feet and foundations sufficient to support a thirty-story building, cost the city \$654,000.

Charles F. Noyes, for a client, bought the rectangular plot on the west side of Flatbush avenue extension in Brooklyn, 120 feet north of DeKalb avenue, for \$14,250, or \$2,250 above the upset price. It cost the city \$24,000.

The building site at the northeast corner of William and Beekman streets, a plot with an area of 5,315 square feet, in the insurance district, was one of the plots withdrawn. This plottage, which cost the city \$226,749, was offered at an upset price of \$185,000. The other properties withdrawn were the block front on the west side of Centre street from Canal to Walker street, which cost \$146,775, and was offered for \$85,000, and the block front on the west side of Centre street, from Canal to Howard street, which cost \$559,000 and was offered for \$175,000. The great difference between the original costs and the upset prices were explained by the fact that the city retained in each instance valuable easement rights.

Plans for Thirty-One Story Grand Central Building Ready

(Continued from page 707)

space will be sold to tenants who assume the obligation of purchasing stock in the corporation to the amount of seven years' rent in advance. This initial investment is to be paid in several installments covering the eighteen months in which it is estimated, barring interruptions caused by strikes, shortage of materials and other contingencies of that nature, the building may be completed.

All running expenses, including ground rental and taxes, will be met by revenue from rental of the remaining one-third of the floor space.

Major Weaver has announced to real estate brokers that space will be offered first in the Grand Central Building, the larger of the two skyscrapers. Both buildings will be erected by a syndicate including Major Weaver, William Crawford and Walter Russell of New York, and Edward H. Everett of Washington, D. C. The syndicate has an option on a twenty-one-year lease, with a privilege of two renewals, on the property from the New York Central and the New York, New Haven & Hartford Railroad companies. Douglas L. Elliman & Company are the agents of the syndicate in supervising the sale of stock and rental of space in the two buildings.

The first one of the twin structures to be built will be known as the Grand Central Building. It will be erected on the two blocks between Forty-sixth and Forty-seventh streets from Madison to Park avenues, but will virtually be two buildings divided by Vanderbilt avenue extension. A series of connecting bridges over the street will make a new marble way of what is indicated on official city maps as the extension of Vanderbilt avenue which now ends at Forty-fifth street.

That section of the Grand Central Building on the block bounded by Forty-sixth and Forty-seventh streets, Madison avenue and Vanderbilt avenue extension will be thirty-one stories high with the upper floors set back to conform with the building regulations. The section located on the block bounded by Forty-sixth and Forty-seventh streets, Park avenue and Vanderbilt avenue extension, will be seventeen stories high.

No name has been selected as yet for the co-operative office building to be erected on the block bounded by Forty-fifth and Forty-sixth streets, Madison and Vanderbilt avenue extension. The architects have made this building thirty-one stories high, so that the twin towers may add to the dignity and impressiveness of this project, the largest single real estate development in the business, hotel and financial zone enveloping Grand Central Terminal.

The site by Forty-fifth and Forty-sixth streets, Vanderbilt avenue extension and Park avenue is not included in this project.

Among the real estate firms represented at the conference to bring out suggestions concerning the Grand Central Building plan were Stephen H. Tyng & Company, Loton H. Slawson & Company, Pease & Elliman, Frederick Fox & Company, Charles F. Noyes & Company, William Cruickshank & Sons, Albert B. Ashforth & Company, Brown, Wheelock & Company, Frank Veiller, Brett & Goode, Horace S. Ely & Company, Douglas L. Elliman & Company, and others. Leonard Schultz, of Warren & Wetmore, explained the main features of the architectural plan which brings the co-operative office buildings in harmony with other buildings in the Grand Central group.

Review of Real Estate Market for the Current Week

Commercial Buildings Throughout the Downtown Area Loomed Strongly and Cooperative Apartment Houses are Attracting More Tenant Investors

SINCE the previous issue of the Record and Guide much has happened in the real estate market of interest to business men as well as to investors and operators. The week shows a larger number of sales than is usual in the west side of the city south of Fourteenth street. Old buildings in the Battery district, in the neighborhood of the St. John's Park terminus of the New York Central, in Greenwich Village and in the old wholesale drygoods district figured in the movement. There is a pronounced mercantile movement to these parts of the city. A notable instance of it transpired recently when a wholesale stationery firm that had been in the William street neighborhood for a century bought a building in Washington street for its own uses and occupancy. And there are other similar cases. The Seventh avenue and Varick street subway route has given the lower west side an accessibility that will cause a complete structural and commercial change in it during the next decade. Demand for particular business sites must necessarily cause an upward trend of property values.

The passing of the Hotel Woodstock, in West Forty-third street, into the hands of the Du Pont interests would seem to show that this syndicate, which controls much hotel space adjacent, believes that the Times Square neighborhood is not going to be captured altogether by loft and office buildings, even though the Knickerbocker is a victim of the mercantile movement thereabouts. There was a rumor that another famous large hotel in the district had given way to business invasion, and while it seems possible, there was no confirmation of the rumor.

PRIVATE REALTY SALES.

THE total number of sales reported, but not recorded in Manhattan this week was 118, as against 126 last week and 79 a year ago.

The number of sales south of 59th street was 60, as compared with 50 last week and 24 a year ago.

The number of sales north of 59th street was 58, as compared with 76 last week and 55 a year ago.

From the Bronx 33 sales at private contract were reported, as against 28 last week and 48 a year ago.

Statistical tables, indicating the number of recorded instruments, will be found on page 717.

Career of Henry Brady.

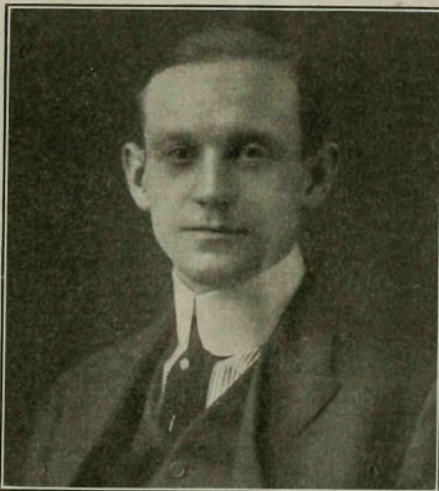
HENRY BRADY, the auctioneer who offered for sale Wednesday, the surplus properties of the city of New York that were taken over in connection with easements for subway construction, including the old Grand Union Hotel site had been long identified with the auction and private phases of the real estate business before he went into business for himself. Born in New York on August 8, 1882, the son of a man bearing the same name as himself, Mr. Brady started his business career as collector for Joseph P. Day, with whose interests he was identified for seven years and became manager of the Day office when it was at 258 Broadway. Mr. Brady held the first voluntary auction sale for Mr. Day and the latter congratulated him upon the skill with which he handled it for him. That was in 1904.

Leaving Mr. Day in 1905 Mr. Brady started in business on his own account at 200 West 23d street, where he remained until his removal on May 1 to 139 West 33d street, within one-half block of the Pennsylvania station. One of his notable sales at auction was that of the Century Theatre. An auction sale that drew considerable attention was the sale, in 1917, for the State Banking Department of 2,000 lots, many of them at Grantwood on the New Jersey shore, opposite Grant's Tomb. It was recognized as the largest sale of lots that year. Mr. Brady served as Sheriff's Auctioneer for Sheriffs Harburger and Smith, and he is now auctioneer for Sheriff Knott. He is almost a daily figure on the auction block.

A distinctive phase of his career, too, is that of an appraiser of real estate. In 1914 Mr. Brady appraised all the real estate of private bankers on the east side of the city for the State Banking Department; and the outcome of his work was the prosecution of numerous private

bankers in that part of the city by District Attorney Whitman. He was an expert witness called by the District Attorney during their trials. He has been an expert appraiser for the State Banking Department since 1914.

During the acquisition of the new Court House site Mr. Brady was chosen as city expert for the appraisal of the various lots assembled for the site; and he was Commissioner of Appraisal in the matter of the widening of Seventh avenue and of Varick street.



HENRY BRADY.

In real estate inheritance tax matters Mr. Brady was appraiser for State Comptroller Sommer; and he is now appraising real estate for the Internal Revenue Estate Tax Division. He is aiding City Chamberlain Johnson in appraising real estate for the Internal Revenue Estate Tax Division. He is aiding City Chamberlain Johnson in appraising the value of city real estate on which the city holds mortgages. He was appraiser for the city in the exchanges of property at Inwood Hill for Fulton Market, and many of the old downtown firehouses and schoolhouses during the Mitchell administration. Among some of the large private estates appraised by Mr. Brady were those of Benjamin Altman, Isidor Straus, Peter Doelger, Jacob Ruppert and John Jacob Astor.

Co-operative buying of high class apartment houses continues fairly active. The news columns will show the transactions of that character. It is likely that the movement will gain impetus.

Numerous good-sized loft and office buildings changed hands during the last seven days and a notable transaction was the leasing by George Ehret of a valuable plot of his in East 125th street for renovation and improvement for varied business purposes. Another break in the row of private dwellings in West Fortieth street, overlooking Bryant Park, was made by a business firm that will remodel the building for its own purposes.

There were numerous fine dwellings sold north of Fifty-ninth street, notably on Riverside Drive and in West End avenue. In the face of excessive apartment rentals the circumstance would seem to show a reversion to good private houses. Perhaps, after all, there may be a renaissance of fine dwellings, as there seems now to be of middle class individual homes.

Maiden lane contributed an impressive sale of the week when six ownerships in one block were transformed into two ownerships. Two parcels in upper Sixth avenue changed hands. A Beaver street parcel was bought, while an important Liberty street corner and a Front street corner changed ownership. A large corner office building on Madison avenue was bought.

The capacity of the market was reflected at private sale. One prominent auctioneer has been conspicuous lately for the number of sales he has made at private contract.

Auctioneer for the United States Marshal for the Southern District of New York, Mr. Brady is also a member of the executive committee of the Real Estate Auctioneers' Association.

Report of Charles F. Noyes Co.

CHARLES F. NOYES CO.'S annual report has been announced. Paul B. Warner & Co., certified accountants, state that the business aggregated nearly \$75,000,000 for the 12 months ending April 30, 1920. This represents the company's biggest year, with transactions aggregating nearly \$250,000 daily. The record is remarkable when it is considered that the business was mostly made up of a large number of relatively small transactions in leasing and selling. The Warner report also shows that the agency business of the company made its greatest increase during the fiscal year, both in number of buildings secured and increase of tenants. The company manages all types of business property from the Battery to the Harlem River. The mortgage department, under Edwin C. Benedict's management, made a substantial gain over the year 1918-1919, and Mr. Benedict states that he expects a decided improvement in mortgage conditions early in the fall, and at the present time he has sufficient mortgage funds to satisfy the clients of the company.

The Charles F. Noyes Co. was organized in 1898, and from the beginning has been under the active management of Charles F. Noyes. It is one of the few businesses of its type operated and owned by an individual. Following his custom of 11 years, the company distributed a few days ago among its employees the yearly co-operative fund. Every employe participated.

Features inaugurated by the company, and other matters of interest to the company's clients affecting the organization for the past 12 months include: The purchase by Mr. Noyes of 118 William st., a plot of 3,200 square feet, adjoining the 20-story building at the northeast corner of John and William sts., and which is now being improved with a modern 6-story office building from plans of Clinton & Russell at an expense of nearly \$350,000. Early in the fall a portion of the building, including the ground floor, will be occupied by the company. The organization, with regular meetings and monthly luncheons of a Board of Control, consists of Col. M. S. Keene, chairman; William B. Falconer, Joseph D. Cronan, Frederick B. Lewis Francis W. Gridley, William J. O'Connor, Edwin C. Benedict, Charles F. Heller, Thomas Christie, H. S. Ford, F. S. Wellert, Walter J. Cashel, A. B. Himmelman, T. D. McBride and E. H. Hesse. All company matters are regularly taken up and discussed at the meetings of this board. The following Executive Committee was appointed for the coming year: Col. M. S.

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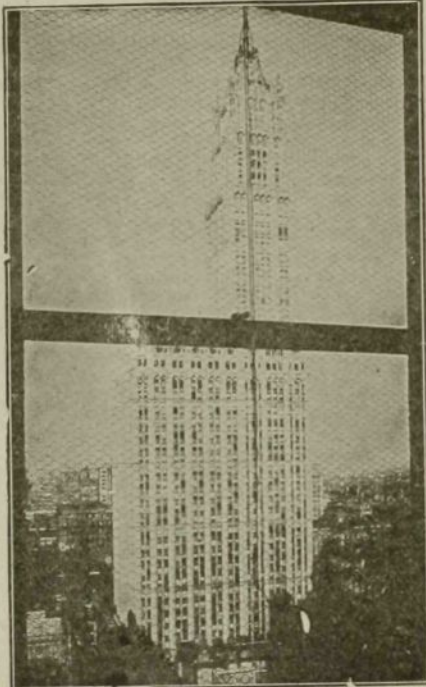
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Keene, chairman; William B. Falconer, F. B. Lewis, H. S. Ford, F. S. Willert and W. J. Cashel. Col. M. S. Keene, a trained executive, recently came to the company as office manager, and takes charge of the organization. The coming year a life insurance feature, by which every employe of the company will be insured at the company's expense will be introduced.

Mr. Noyes states that the demand for space is as brisk as ever, and there are no recessions in rental values at any downtown point, and that the buying demand for buildings for occupancy remains undiminished. It is his opinion that there will be no material difference in occupancy conditions in 1921, and the company advises its clients whose leases are expiring on May 1, 1921, to take up the matter of renewal or securing new space, either by lease or purchase, at an early date.

Du Pont Interests Buy Hotel Woodstock.

The Hotel Claridge Co., which controls the hotel at the southwest corner of Broadway and West 43d street, formerly known as Rector's, has bought the 12-story Hotel Woodstock, 127 to 139 West 43d street, on a plot 144.4x100.5, from the Hotel Woodstock Co., headed by Henry G. Smith, and in which former Governor Clement, of Vermont, was also interested. The Woodstock was built in 1903 and practically rebuilt in 1909. The Claridge Co., which is headed by the Coleman Du Pont interests, also bought the three 4-story and basement brownstone houses adjoining the Woodstock at 141 to 145 West 43d street, on a plot 60x100.5.

These houses were acquired by the Woodstock in December, 1918, as a site for a future annex, and it is understood that such an annex will now be built by the new owners of the property, connecting the Hotel Woodstock with the Claridge.

Only a few weeks ago the Hotel Wallick, on the northeast corner of Broadway and West 43d street, and the Hotel Yates, at 147 to 151 West 43d street, were taken over by the Claridge interests, who now control a Times Square plot which measures 203.9 feet on Broadway, 131.5 on West 44th street and 389.8 on West 43d street, taking in about one-half of the entire north block front between Broadway and Sixth avenue. Extensive alterations are now being made to the Wallick and the Yates.

The Woodstock will not lose its identity, but will be operated as an independent unit of the chain. With the ownership of the Woodstock the list of hotel and restaurant properties controlled by Coleman du Pont and L. M. Boomer includes the Waldorf-Astoria, the McAlpin, the Annex, formerly the Martinique, the Claridge, the Woodstock, the Yates, the Bellevue-Avenue Restaurant and the Cafe Savarin in this city.

Maiden Lane Looms on the Market.

Charles F. Noyes Co. sold for various estates to Joseph F. Cullman 153 to 159 Maiden lane, extending through to 31 to 37 Fletcher street. It was a cash transaction and one of the largest deals in old buildings made downtown in a long time. The properties have a total frontage in Maiden Lane of 79.8 feet, with a depth varying from 48.6 feet to 50.7 feet in Fletcher street and a frontage in the latter street of 79.5 feet. One building is 4 stories, two are 4½ stories and one is 5 stories in height. The Fish estate sold 153, the estate of Archibald D. Russell sold 155 and 157, and the estate of William F. Milton sold 159. A short time ago Mr. Cullman bought, through the same broker, 159 Front street, a 4-story and basement building, on a plot 51.10x41.9x50.7, extending from Maiden Lane to Fletcher street and adjoining the foregoing holdings. The buyer now has a frontage in Maiden Lane of 121.4 feet or about one-half the block, the other half being held by one owner, the Kennedy estate. Mr. Cullman will extensively remodel the buildings just bought by him, as the present leases expire, and hold the properties as an investment. He also owns most of the entire block to the north, bounded by Fletcher, Front and South streets and Burling Slip.

Overlooking Bryant Park.

Estate of Frank Curtiss sold through Pease & Elliman 46 West 40th street, opposite Bryan Park, a 4-story and basement brownstone dwelling, on a lot 22x98.9. This has been the home of the Curtiss family since 1878. It was bought by the late Frank Curtiss when he was president of the Sixth Avenue Railroad. The house will be remodeled for business purposes.

Liberty Building Changes Hands.

Spear & Co. sold for the D. A. Schulte Co. to the estate of C. F. Hoffman 123 Liberty street, at the northeast corner of Greenwich street, a 7-story stone front office building, known as the Liberty Building, on a plot 36.8x102.11x50x100.10. The Schulte Co. bought the property several months ago, and it is now resold to the Hoffman estate for investment.

Madison Avenue Corner Sold.

Lillian Babbitt Hyde sold to Julius Tishman & Sons, Inc., builders, 278-280 Madison avenue, at the southwest corner of 40th street, a 12-story office building known as the Foster, on a plot 54.1x120. It was erected 4 years ago.

Walbridge Estate Sells Corner.

James S. Anderson & Co., in conjunction with Robert F. Bonsall, sold for the estate of O. G. Walbridge 273 to 279 Lafayette street, at the northeast corner of Prince street, a 5-story loft building, on a plot 46.9½x99.103½x41.8. The Walbridge estate had owned the property many years.

Sells Eleven-Story Loft.

Mommer estate sold to Samuel Hoffman, as president of the Hob Mfg. Co., the 11-story loft building 13-15 West 24th street, on a plot 52x98.9, for occupancy. The buyer manufactures children's clothing.

Pitt & Scott Buy in Front Street.

Markham Realty Co., Clarence W. Eckhardt, president, sold to Pitt & Scott, Limited, express forwarders, 55 Front street, southeast corner of Cuylers alley, a 5-story mercantile building, on a lot 19.8x84.7x20.5. Horace S. Ely & Co., were the brokers.

Sale of Greenwich Village Corner.

Williams-Dexter, Inc., sold for Mandelbaum & Levine to J. K. Byrd 278 to 284 West 4th street, at the southwest corner of West 11th street, four 3-story and basement brick dwellings, on a plot 84.4x53.7x52.10, together with 260 West 11th street, adjoining said corner, a 3-story and basement brick dwelling, on a lot 22x84.4.

Dorchester Becomes Co-operative.

Winter & Wilkes, Inc., sold through the Wood-Dolson Co., to the tenants, the north corner of Riverside drive and West 85th street, a 12-story apartment house known as the Dorchester, on a plot 102.2x125. It is one of the two buildings occupying the block front and it contains 48 apartments, twelve of which are occupied by tenants in the purchasing syndicate. Other members of the syndicate will soon move into the Dorchester.

College Professors Co-operate.

A syndicate of Columbia College professors and instructors, who occupy 531 West 124th street, a 6-story apartment house, on a plot 52x100, have purchased the property through Frederick Buckmann and will conduct it on a co-operative basis. The house is between Amsterdam avenue and Broadway.

Tenants Buy the Minuit.

Eleanor P. Palmer sold through Earle & Calhoun, to various tenants, 25 Claremont av., an 11-story apartment house, known as the Peter Minuit, on a plot 78.1¼x100.

Negro Co-operative Buyers.

J. B. Wood Co. bought the 6-story elevator apartment house, 100x75, at the southeast corner of West 129th street and Seventh avenue for a syndicate of colored tenants.

De Peysters Sell Water Front.

Estate of Frederick J. de Peyster sold a plot of seven lots at the foot of East 121st street to a buyer who contemplates improving the tract with a commercial building and dock facilities. Three of the lots, 75x100.11, comprise 522 to 526 East 121st street and the first number contains a 3-story frame building. There are four shore front lots abutting the side of the other plot and these front 101.1 feet on East River with a depth varying from 128 feet on the south line to 76.3 feet on the north line.

Buy Site for Big Garage.

Winthrop Astor Chanler sold through Edward M. Simmons to Louis Gold, a prominent Brooklyn builder, 529 to 533 West 55th street, running through to 528 to 532 West 56th street, between Tenth and Eleventh avenues; Nos. 529-531 West 55th street, running through to 528 to 532 West 56th street form a vacant plot fronting 50 feet in the former street and 75 feet in the latter, with a depth of 200.10 feet; while 533 West 55th street is a 3-story brick building, on a plot 50x100.5. Mr. Gold heads the C. I. Building Corporation, of Brooklyn, which has for its directors F. Knowlton, W. Metkiff and E. M. Beyhl. It will improve the entire plot with a service station and garage.

Allen Street Corner Bought.

Harvey B. Newins sold for Major Lorillard Spencer 38-40 Allen street, at the southwest corner of Hester street, a 4-story brick tenement house, on a lot 40x24.9.

New Harlem Colored Church.

A negro religious denomination bought the Third Christian Scientist Church, at 33-35 East 125th street, which was recently vacated by the latter congregation for a new edifice at East 63d street and Park avenue. It is understood the price asked is \$250,000. The building was erected in 1874 by the Harlem Presbyterian Church and was used by that religious body up to 1905, when it was sold for \$174,000 to the Third Christian Scientist Church. The Harlem Presbyterian Church is now at 122d street and Mt. Morris Park West. The Christian Scientists

Church has bought a large plot on Park avenue for a new church. In the same section a temporary church has been established.

Seventh Day Adventists Buy.

Temple Israel of Harlem sold its property at the northwest corner of Lenox av and 120th st to the Seventh Day Adventists, who will use it for their national shrine. The synagogue has a frontage of 110.11 feet on the avenue and 170 feet on the street. Temple Israel will have its new home somewhere west of Central Park.

Lessees Buy Broadway Parcel.

Mordecai Realty Co., Benjamin Mordecai, president, and the Alliance Realty Co. sold to the Childs Co., 440 Broadway, adjoining the northeast corner of Howard st, a 5-sty stone front mercantile building, on a plot 30.6x98. The buyer has long been the lessee of the property and runs a restaurant there. The late George C. Boldt owned the property for a long time, and his estate sold it to the interests that have just sold it to the lessee.

C. B. Van Valen Buys Newark Building.

C. B. Van Valen, president of Charles B. Van Valen, Inc., purchased 206 North 7th street, Newark, N. J., a 3-story and basement brick dwelling with a one-story garage, on a plot 50x150. The buildings will be extensively altered for Mr. Van Valen's occupancy in the fall.

Manhattan.

South of 59th St.

BARCLAY ST.—Justice Whitaker, of the Supreme Court, granted permission to St. Michael's Protestant Episcopal Church to sell 33 Barclay st, a 5-sty mercantile building, on a lot 25x75, to H. E. Benjamin & Co., Inc.

BEAVER ST.—The Standard Commercial Tobacco Co. bought from the Marine Underwriters' Exchange the 5-sty building, on a plot 38x70.4x 21, at 51 Beaver st.

BETHUNE ST.—William N. Smith bought through Spear & Co. from Rosina Volhart 40 to 44 Betuhne st, three 3-sty and basement old brick dwellings, each on a lot 14.11x80. The buyer will reimprove the plot with a warehouse. The seller recently acquired the properties at auction.

BLEECKER ST.—A. Q. Orza sold for Henrietta Wyre 253 Bleecker st, a 3-sty brick tenement house, on a lot 15.7x66.6. The same broker has leased the property for the new owner for a term of years.

BLEECKER ST.—Mrs. A. Mariano sold through A. Q. Orza 271 Bleecker st, a 3-sty and basement brick tenement house, on a lot 12x80.

CHARLES ST.—Van Alen Chemical Co. sold to the Abigail Free School and Kindergarten 15 Charles st, a 4-sty building, on a lot 22x95, which the school has long occupied.

GREENWICH ST.—Cross & Brown Co. sold for the Greenwich Realization Co., J. O. Tryon, president, to a buyer, for occupancy, 491-493 Greenwich st, a 6-sty warehouse, on a plot 44x 90.

GREENWICH ST.—William Cruikshank's Sons, in conjunction with A. Q. Orza, sold for the New York Life Insurance & Trust Co., as trustee, 590-592 Greenwich st, two 1-sty brick and frame buildings, on a plot 50x73.

KING ST.—The Cruikshank Co., in conjunction with A. Q. Orza, sold for Antoinette M. McCabe and others 38 King st, a 3-sty and basement brick tenement house, on a lot 20x100.

LISPENARD ST.—Mary J. French sold to the Columbia Doll & Toy Co., tenants, 44 Lispenard st, a 5-sty stone front mercantile building, on a lot 23.3x93.5½.

LUDLOW ST.—Harris S. Lines sold for Harris D. Colt to Mrs. Sarah Goldschlag, one of the tenants, 152 Ludlow st, a 5-sty tenement house, on a lot 25x89. The buyer will make extensive alterations.

NORTH MOORE ST.—Charles F. Noyes Co. sold for the Markham Realty Corporation (Clarence W. Eckardt, president) to Margaret E. Callaghan the seller's interest in the two properties 17 and 23 North Moore st. The first is a 4-sty loft building, on a lot 22.3x75, at the northwest corner of Varick st, and the second is a vacant lot 21.8x75.

PRINCE ST.—Kleinberg Corporation sold to the Life Realty, Inc., 127-129 Prince st, at the northwest corner of Wooster st, a 7-sty loft building, on a plot 40x94.4, with an interior L 23.9x46.6.

THOMAS ST.—James F. Hughes Co. bought through Daniel Birdsall & Co. 68 Thomas st, a 5-sty mercantile building, on a lot 25.6x100.6.

VANDEWATER ST.—Charles F. Noyes Co. sold to a client of Jacob Bloch for Leonard Weil 14-16 Vandewater st, a 5-sty and basement building covering plot 52x126. The property was purchased by Mr. Weil through the Noyes Co. at the recent Wright auction sales. Mr. Bloch has sold eight buildings in the same neighborhood during the past few months.

WASHINGTON ST.—P. J. Foster sold 229-231 Washington st, a 4-sty mercantile building, on a plot 43x77.10.

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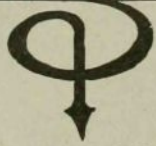
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WHITE ST.—Estate of J. R. Ford sold through Daniel Birdsall & Co. to S. M. Schwab, Jr., & Co., 22 White st, a 6-sty mercantile building, on a plot 37.74x100.10.

WOOSTER ST.—Clara Bloomingdale, as trustee, sold to the Burden Realty Co 152 to 156 Wooster st, a 6-sty loft building, on a plot 75x100.

11TH ST.—Le Grand L. Clark sold to Florence F. Noyes 215-217 West 11th st, at the northeast corner of Waverly pl, two 3-sty and basement brick dwellings, each on a lot 20x60.

15TH ST.—William D. Stewart and others sold through Daniel Birdsall and White-Goodman to the Anine Chemical Products 58 West 15th st, a 10-sty loft building, on a plot 31.3x103.3.

17TH ST.—Estate of E. B. Knox sold through Joseph P. Day 38 West 17th st, a 4-sty and basement brownstone dwelling, on a lot 25x92.

21ST ST.—Mrs. Joseph Murphy bought 245 West 21st st, a 4-sty and basement brick dwelling, on a lot 23x92.

22D ST.—Thomas J. Bannon bought from Max N. Natanson 28 East 22d st, a 9-sty loft building, on a lot 25x98.9, known as the Pacific Building.

23D ST.—Annie F. Peel sold to the Parfait Realty & Lunch Co. 121 East 23d st, a 5-sty mercantile building, known as the Brookside, on a lot 28x110.

27TH ST.—The Beverwyck Co. sold to David H. Van Dam, Edwin Bendheim and S. Schweiger 39-41 West 27th st, a 7-sty apartment hotel known as the Beverwyck, on a plot 50x98.9. The sellers had owned the property since 1898.

28TH ST.—Joseph R. Potter bought 210-212 West 28th st, a 3-sty and a 4-sty building, on a plot 33.4x98.9. The buyer will renovate the property and occupy it for his business.

30TH ST.—Isabella Hart sold 210 East 30th st, a 3-sty and basement brownstone dwelling, on a lot 18.9x98.9.

35TH ST.—Jacob J. Tabolt sold for A. J. Kiernan 457-459 West 35th st, two 5-sty brownstone double flats, on a plot 50x98.9.

38TH ST.—Estate of Frederick K. Trowbridge sold to Chester Aldrich, Alfred Erickson, William Crawford and Carroll W. Ladd 112 East 38th st, a 3-sty and basement brick dwelling, on a lot 15.6x98.9; also to the same buyers 114 to 120 East 38th st, four 3-sty English basement brownstone dwellings, each on a lot 14x98.9.

38TH ST.—The Brown Wheelock Co., Inc., sold for E. Trowbridge Hall 124 East 38th st, a 4-sty English basement dwelling, on a lot 14.8x80.9. The purchaser will occupy after extensive alterations.

43D ST.—The estate of Adam Knobloch sold to James Bracken, tenant, 442 West 43d st, a 4-sty dwelling, on a lot 25x100.

44TH ST.—John Gorman sold to John Schlosser 324 West 44th st, a 4-sty brick tenement house, on a lot 17x100.5.

45TH ST.—Gaines, Van Nostrand & Morrison, Inc., sold 141 East 45th st, a 3-sty and basement brownstone dwelling, on a lot 20x100.5, to John F. Jackson, architect, who intends to alter the house into executive offices for his firm and into small apartments.

47TH ST.—Joseph S. Abramson bought through Pease & Elliman 261 West 47th st, a 5-sty apartment house, on a lot 25x114.

49TH ST.—Excelsior Estate Co., S. H. Stone, president, bought from the Margaret Williams estate 48 East 49th st, a 4-sty dwelling, on a lot 20x100.11. The house adjoins the Hotel Chatham and is in the zone of the Park av apartment house and office building improvements, plans of which were recently announced.

51ST ST.—William Ziegler bought through Jesse C. Bennett & Co. from Henrietta Reed 33 West 51st st, a 12-sty apartment house, on a plot 42x100.5. It was leased in 1916 for a term of 10 years to Raymond W. Jones at an annual rental of \$29,000.

52D ST.—L. J. Phillips & Co., in conjunction with Joseph P. Day sold for Adolph Lewisohn 125 West 52d st, a 3-sty garage, on a lot 25.6x100.

56TH ST.—Katherine E. Rapp sold 157 East 56th st, a 3-sty and basement dwelling, on a lot 18.9x80.5.

58TH ST.—Albert B. Ashforth, Inc., sold for Mrs. H. K. S. Williams 132 West 58th st, a 4-sty and basement dwelling, on a lot 16.8x100.5 to Miss Anna Dolan, who will occupy, after extensive improvements, at the expiration of the present lease.

BOWERY.—Mildred B. Hanke sold to the D. Ulimweiss Holding Corporation the 5-sty building 77-79 Bowery, on a plot 38x119x irregular. The property is occupied by the Jewish Press.

BROADWAY.—Charles F. Noyes Co. sold for Abraham L. Gutman, Leo B. Gutman and Martin H. Goodkind, representing three different estates, to Frederick Brown 452 Broadway, running through to 14 to 18 Crosby st, a 5-sty stone and brick commercial building, on a plot 24x200. Possession of the property will be had Feb. 1, 1922.

MADISON AV.—Madison Avenue Co. sold 415

Madison av, a 5-sty brownstone building, on a lot 19.6x100, adjoining the northeast corner of East 48th st. It is understood that the parcel will be embodied in a reimprovement of an assembled plot.

3D AV.—John B. Dunstan sold 194 3d av, a 4-sty loft building, on a lot 23x100. Henry Brady was to have sold it at auction soon.

6TH AV.—Elmio Del Salo sold to John Babbling 885 6th av, at the southwest corner of West 50th st, a 5-sty brownstone building, on a lot 23.5x61.11.

6TH AV.—Sömmer Bros., who for 45 years have occupied the store in 910 6th av, a 4-sty brownstone building, on a lot 22x7.8x74½, have bought the property from Sarah T. E. Nichols.

North of 59th Street.

64TH ST.—Samuel H. Martin resold for the Pitthan Realty & Holding Corporation 133 West 64th st, a 4-sty and basement brownstone dwelling, on a lot 17.6x100, to a buyer for occupancy.

69TH ST.—Pease & Elliman, in conjunction with the Brown, Wheelock Co., sold for Eleanor B. Locke 14 West 69th st, a 4-sty and basement dwelling, on a lot 25x100.5.

71ST ST.—Lawyers Mortgage Co. sold 68 West 71st st, a 3-sty and basement brownstone dwelling, on a lot 20x75.5, to Mrs. F. Rauer, who will occupy after making extensive alterations.

73D ST.—Elizabeth S. Reeves sold to Benjamin H. Baker 59 East 73d st, a 4-sty and basement brick and stone dwelling, on a lot 17.6x102.2, adjoining the northwest corner of Park av.

74TH ST.—Estate of James M. Donald sold to the tenant 27 West 74th st, a 4-sty and basement dwelling, on a lot 25x109.4. It was long the house of Oscar S. Straus.

74TH ST.—Julius Tishman & Sons resold 235 to 239 West 74th st, an 8-sty apartment house, known as the Umatilla, on a plot 50x102.2.

80TH ST.—Mrs. John E. Keveney sold to a buyer, for occupancy, 138 East 80th st, a 3-sty and basement brownstone dwelling, on a lot 18.4x102.2.

82D ST.—Estate of Alexander Katzenberg sold 134 East 82d st, a 3-sty and basement brownstone dwelling, on a lot 17x70, adjoining the southwest corner of Lexington av.

82D ST.—Louis Reinig sold to Arthur Sutcliffe 151 East 82d st, a 4-sty and basement brownstone dwelling, on a lot 19.2x102.2.

82D ST.—Cruikshank Co. sold for Amalia Humbel 155 East 82d st, a 3-sty brick and stone dwelling, on a lot 19.2x102.2.

85TH ST.—Marry N. Muller sold to E. Goldberger 427 East 86th st, a 5-sty flat, on a lot 25x100.8.

87TH ST.—Edward C. H. Vogler sold for a client to Mrs. Anna Quinn, for occupancy, 23 West 87th st, a 4-sty and basement brownstone dwelling, on a lot 20x100.8½.

91ST ST.—Convent Realty Co. sold 5-7 West 91st st, a 6-sty elevator apartment house, known as the Chacarnac, on a plot 57x100.8.

91ST ST.—Estate of John Livingston sold 120 West 91st st, a 3-sty and basement brownstone dwelling, on a lot 18x100.8½.

93D ST.—United States Trust Co., as trustee, sold to Mrs. Mary G. Pope 164 West 93d st, a 3-sty and basement dwelling, on a lot 18x100.8½.

94TH ST.—Isidore Hasbrouck sold to Ennis & Sinnott 39 West 94th st, a 3-sty and basement brick dwelling, on a lot 17.9x100.8½.

97TH ST.—Edward C. H. Vogler sold for Mrs. Isabella C. Starr 124 West 97th st, a 3-sty and basement brownstone dwelling, on a lot 17.6x100.11.

103D ST.—Lena Karp bought from Mathilda Muller, 103 East 103d st, a 3-sty and basement dwelling, on a lot 16x100.11.

112TH ST.—Lillian Lang sold 250-252 West 112th st, a 6-sty brick and stone apartment house, on a plot 50x100.11. A farm of 600 acres near Barrington, Mass., was given in part payment.

113TH ST.—Harry Goodstein resold 264 West 113th st, a 3-sty and basement brownstone dwelling, on a lot 18x100.11.

114TH ST.—Delafeld estate sold 604 West 114th st, a 4-sty and basement dwelling, on a lot 15x100.11.

124TH ST.—D. Conroy bought 56 East 124th st, a 3-sty and basement brownstone dwelling, on a lot 18x100.11.

125TH ST.—Goodwin & Goodwin sold for the estate of Charles Weisbecker to Paul Whitcomb 149 East 125th st, a 2-sty business building, on a lot 25x99.11, adjoining the northeast corner of Lexington av. The store floor has been leased to the Baltimore Dairy Lunch.

126TH ST.—Caroline Haffery sold to Thomas Carroll 169 West 126th st, a 3-sty and basement brownstone dwelling, on a lot 16.8x99.11.

126TH ST.—Mary E. Stafford sold through Porter & Co. to Joseph Pollack 225 West 126th st, a 3-sty and basement brick dwelling, on a lot 12.6x99.11. The buyer owns 223, adjoining.

126TH ST.—Buxton Estate Co. sold 159 West 126th st, a 3-sty and basement dwelling, on a lot 16.8x99.11.

127TH ST.—Samuel Williams sold to Ella Kelsch 5-7 West 127th st, a 3-sty semi-detached frame dwelling, on a plot 40x99.11.

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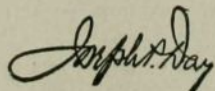
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127TH ST.—Simon S. Friedberg resold 254 West 127th st, a 3-sty and basement dwelling, on a lot 16.8x99.11.

127TH ST.—Herbert K. Brook sold 255 West 127th st, a 3-sty and basement dwelling, on a lot 18x99.11.

127TH ST.—M. Castellanos sold to James Maddos the 3-sty dwelling 142 West 127th st through Ernest T. Bowers and the T. J. Rullman Co.

127TH ST.—Porter & Co. sold for Sarah H.

Moon, as executrix, to Henry D. Reilly the 3-sty and basement brownstone dwelling, on a lot 15x 99.11, at 243 West 127th st.

129TH ST.—Direct Leasing Corporation sold 245 West 129th st, a 3-sty dwelling, on a lot 18.9x100.

183D ST.—John W. Springer sold to Eric Boetzel 553 West 183d st, a 3-sty and basement dwelling, on a lot 16x75.

LEXINGTON AV.—The Payne estate sold 2158 Lexington av, a 2-sty and basement brick dwelling, on a lot 16.8x40.

MADISON AV.—Duff & Conger sold for Harriet H. Duff to Kathleen Macy Finn 1283 Madison av, a 3-sty and basement brick dwelling, on a lot 15x68.

RIVERSIDE DR.—Edward Q. Payne sold 861 Riverside dr, a 3-sty and basement dwelling, on a lot 26.4x94.3x20.5. It is on the west side of the drive, between West 158th and West 160th sts.

ST. NICHOLAS AV.—Scott & Martin, in conjunction with James E. Barry, sold for Irene Rothwell to the Fordan Realty Co. 1360 St. Nicholas av, at the northeast corner of 178th st, a 5-sty apartment house, with stores, on a plot 50x100.

VERMILYEA AV.—H. Kaplan bought from J. Levine 25-27 Vermilyea av, a 5-sty apartment house, on a plot 50x150.

WEST END AV.—Julia B. Longfellow sold through the Rowantree-Schley Co. to Mary E. Shaw 235 West End av, a 5-sty American basement dwelling, on a lot 16x82.10.

WEST END AV.—Coughlan & Clisby Co. sold for Fannie G. Link 284 West End av, a 4-sty and basement brick dwelling, on a lot 20x80. The property had not changed hands for 30 years.

2D AV.—E. H. Perrella bought 2302 2d av, at the northeast corner of East 118th st, a 5-sty brick flat, with store, on a lot 27x80.

3D AV.—James Brady sold to the B. & E. Photoplay Corporation the northeast corner of 3d av and East 107th st, a 2-sty moving picture theatre, known as the Madrid, on a lot 25.2x100.

5TH AV.—Ames & Co. sold for Louis D. Ray to F. A. Low, for occupancy, the 4-sty and basement brownstone dwelling 2125 5th av, on a lot 16.8x75.

7TH AV.—Nall & Parker sold for the Equitable Life Assurance Society 2372 7th av, a 4-sty and basement brick dwelling, on a lot 16x87. The purchaser will occupy the premises.

Bronx.

LORING PL.—Debs Realty Co. sold to C. H. Dietzel 2315 Loring pl, a 2-family house, on a lot 25x100.

MACY PL.—A. M. Johnston sold 860 Macy pl, a 2-family house, on a lot 25x87.

133D ST.—J. Clarence Davies sold for Theresa Eldred 733 to 739 East 133d st, four frame 2-family houses, each on a lot 16.8x100.

137TH ST.—Louis Carreau sold for Emily L. W. Johns the 6-sty apartment house at 500 East 137th st, at the southwest corner of Brook av, on a plot 40x100.

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148TH ST.—M. C. Wright sold 325 East 148th st, a 3-sty and basement frame double flat, on a lot 25x106.5.

148TH ST.—M. C. Wright sold 325 East 148th st, a 3-sty and basement frame double flat, on a lot 25x106.5.

151ST ST.—R. Laubenheimer sold through Schwab & Co. 313-315 East 151st st, a 2-sty brick warehouse, on a plot 50x117.

162D ST.—Harry Cahn sold 863 East 162d st, northwest corner of Stebbins av, a 5-sty apartment house, 44x98, to H. Adelman.

168TH ST.—William F. Hopwood sold to Liberia Cimono 580 East 168th st, a 2½-sty and basement frame detached dwelling, on a plot 35.5x83x29, adjoining the southwest corner of Franklin av.

Brooklyn.

CORNELIA ST.—John Delaney sold to George Koebele 90 Cornelia st, a 3-family house.

DEAN ST.—Bulkley & Horton Co. sold 1129 Dean st, a 3½-sty dwelling, on a lot 20x100, to Hans Sorenson; also sold for George Wollenweber to a buyer, for occupancy, 1069 Dean st, a 3-sty and basement brownstone dwelling, on a lot 20x100.

PIERREPONT ST.—Martin Co. sold for Mrs. Elizabeth L. Bellows to Andrew Nicola, for occupancy, 30 Pierrepont st, a 3-sty dwelling.

WILLOW PLACE.—Meister Builders, Inc., sold to a client, for occupancy, the southeast corner of Willow pl and Joralemon st, a 3½-sty brick dwelling, which has been lately renovated.

2D ST.—The A. J. Shannon Co., Inc., has sold for Mrs. Mary O'Donnell the 2-sty and basement dwelling 403 2d st to a client for occupancy.

5TH ST.—Th A. J. Shannon Co., Inc., has sold for the estate of Lillie F. Wellbacher the 2-sty and basement brownstone 1-family house 438 5th st to a client for occupancy.

6TH ST.—The A. J. Shannon Co., Inc., has sold for the Carl J. Lundquist Co., Inc., the 3-sty and basement brick 1-family house 398 6th st to a client for occupancy.

6TH ST.—The A. J. Shannon Co., Inc., has sold the 3-sty single flat 422 6th st for the estate of Elizabeth M. Brydon to a client for investment.

8TH ST.—Realty Associates have sold 432 4th av, corner of 8th st, 3-sty brick store and flats, 16x45x60, to Milton Stoltzky.

50TH ST.—Realty Associates have sold 219-223 50th st, between 2d and 3d avs, two 4-sty double brick flats, 25x70x100, to Ida Rosen through Julius Small, broker.

86TH ST.—Frank A. Seaver & Co. sold for R. Mitchell to a buyer, for occupancy, 1033 86th st, a 2½-sty detached frame dwelling, on a plot 100x100.

BUSHWICK AV.—The old Pope Mansion at the northeast corner of Bushwick av and Himrod st, untenanted for 12 years, has been purchased by the Jewish Home for the Aged and Infirm. It stands on a plot 120x199, and was sold by the Pope estate to the new owner.

THIRD AV.—M. Hamburger sold through Tutino & Cerny 7205 Third av, a 4-sty brick double flat with stores.

7TH AV.—The A. J. Shannon Co., Inc., has sold for the Brooklyn Trust Co., as executors of the estate of Annie L. Betts, the 4-sty store and dwelling 150 7th av to a client for investment.

Queens.

OZONE PARK.—Lichtenstern & Raabe sold the Bay View Dairy, comprising 5 acres with new buildings containing 50,000 square feet of space, located on Haw Tree Creek rd and Rockaway Boulevard, Ozone Park. The purchasers are F. L. Farrell & Co., cork materials, who will consolidate their factories in Brooklyn upon the completion of extensive alterations. It has been used as a model dairy, but upon the advent of prohibition the owners found it difficult to get their supplies of grains from the breweries. The property was held at \$100,000.

RECENT LEASES.

French Consulate Goes Uptown.

PEASE & ELLIMAN leased for Cross & Brown as agents, a floor, 50x100 ft, in 9 and 11 East 40th st to Gaston Liebert, the French Consul.

Italian Chamber of Commerce Leases.

G. & W. Heller leased through the Duross Co. to the Italian Chamber of Commerce the third floor of 95 to 99 Hudson st, for a term of years.

Col. House Leases Apartment.

The 112 East 74th Street Corporation, S. Morrill Banner, president, leased an apartment at 112 East 74th st for a term of years, to Col. E. M. House.

Big Lease in Brooklyn.

The Schulte Cigar Stores Co. leased through Tankoos, Smith & Co., for a long term at a rental aggregating approximately \$200,000, from the Estate of Joseph Wechsler, the entire triangular shaped 3-story building at the junction of Fulton and Washington sts, Brooklyn. Upon completion of extensive alterations and improvements the lessee will occupy the store and the remainder of the property will be sub-leased.

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PROPOSAL.

HIGHWAY WORK.

OFFICE OF THE STATE COMMISSION OF HIGHWAYS, ALBANY, N. Y.: Sealed proposals will be received by the undersigned at their office, No. 55 Lancaster Street, Albany, N. Y., at 1 o'clock p. m., on MONDAY, the 7th day of JUNE, 1920, for the repair of the following highways: Albany.....(2 contracts; reconstruction) Broome.....(1 contract; reconstruction) Chemung.....(1 contract; surface treatment) Dutchess.....(1 contract; reconstruction) Erie.....(1 contract; reconstruction) Greene.....(1 contract; reconstruction) Jefferson.....(1 contract; reconstruction) Lewis.....(1 contract; reconstruction) Montgomery.....(1 contract; reconstruction) Orange.....(2 contracts; reconstruction) Rensselaer.....(1 contract; reconstruction) St. Lawrence.....(1 contract; reconstruction) Sscuyler.....(1 contract; surface treatment) Steuben.....(1 contract; reconstruction) Suffolk.....(2 contracts; reconstruction) Tioga.....(2 contracts; reconstruction and surface treatment) Tompkins.....(1 contract; surface treatment) Warren.....(1 contract; reconstruction and resurfacing)

Maps, plans, specifications and estimates may be seen and proposal forms obtained at the office of the Commission in Albany, N. Y., and also at the office of the division engineers in whose division the roads to be repaired are located. The addresses of the division engineers and the counties of which they are in charge will be furnished upon request.

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

FRED'K STUART GREENE, Commissioner.

IRVING V. A. HUIE, Secretary.

PROPOSAL.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., May 24, 1920.—Sealed proposals will be opened in this office at 3 p. m., June 7, 1920, for furnishing certain materials for the construction of the main hospital, transformer building, gas house, and an extension to the present boiler house for the United States Public Health Service Hospital at Sewell's Point (Norfolk), Va., including reinforcing metal, structural tile, gypsum blocks, miscellaneous iron work, sheet-metal work, hollow steel doors, interior marble and slate, millwork, fly screens, linen chutes, hardware, plumbing, heating, electric work, etc., in accordance with drawings and specifications, copies of which may be obtained from the Medical Officer in Charge, U. S. Public Health Service, Custom House, Norfolk, Va., or at this office, in the discretion of the Supervising Architect, JAS. A. WETMORE, Acting Supervising Architect.

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Lease of a Broadway Corner.

J. B. English, in conjunction with Albert B. Ashforth, leased for John I. Downey to Jacob J. Shubert the southwest corner of Broadway and 68th street, fronting 84.9 on Broadway and 103.7 on 68th street, for a term of 21 years from May 1, with renewals. This plot faces the old 22d Regiment Armory.

CHARLES F. NOYES CO. leased for Robert E. Simon, president of the Sidem Building Co., to F. L. S. Buffet Lunch (Joseph Sobel, proprietor), the basement of the Fulton Building, at the southwest corner of Fulton and Nassau sts, for a term of 15 years at an aggregate rental of about \$150,000. Mr. Sobel will operate the premises for restaurant purposes.

BROADWAY-JOHN STREET CORPORATION, Elias A. Cohen, president, leased to the Fire Insurance Co. of America, Inc., a floor in 122-126 William st at \$20,000 a year for a term of 20 years, through the Cruikshank Co.; also to Vuco & Serrantine the building 221 Front st, and to Peter Dunadee the building 223 Front st, through William A. White & Sons.

SPEAR & CO. leased the entire building at 412-414 Lafayette st, containing 14,000 square feet, to the Federal Motor Freight Corporation of Philadelphia.

SPEAR & CO. leased the west store, basement and sub-basement at 23 to 29 Washington pl, northwest corner of Greene st, to the Herrmann Paper Co. for a term of years at an aggregate rental of \$50,000.

I. TANENBAUM, SON & CO., insurance, after 60 years in the Broadway and Maiden lane section, leased for a long term of years, through the E. Tanenbaum Corporation, the entire fifth floor at 516 5th av, northwest corner of 43d st, for their offices.

L. TANENBAUM, STRAUSS & CO. leased for a long term the two 5-sty buildings, 25x80 each, at 13 and 15 East Houston st to the York Sign Co.

RICHARD H. SCOBIE leased for a long term of years for E. E. Smathers 152 and 154 West 72d st to the King Car Corporation, who will occupy after extensive alterations are completed.

HENRY SHAPIRO & CO. leased for Maria S. Simpson to the 218-20 West Thirty-fourth Street Corporation the entire building 222 West 34th st. The same brokers recently leased for the Schulte Realty Co. the two buildings at 218-220 West 34th st to the same interests and with their new acquisition they now control in 34th st a frontage of 50 ft. which is now being altered for business purposes into stores, lofts and offices. The lease is for a long term of years and represents an aggregate rental of approximately \$150,000.

REAL ESTATE NOTES.

ALLIANCE REALTY CO. is the buyer of 1103-1105 Park av, two apartment houses that were sold recently.

H. V. MEAD & CO. have moved their real estate and insurance office from 493 to 397 8th av.

THE M. MORGENTHAU, JR., CO., at its annual meeting elected the following officers: M. Morgenthau, Jr., president; J. Halberstadt, vice-president; Edward Hart, treasurer; James Frank, secretary; M. Blume, assistant secretary; M. L. Stone, assistant treasurer.

WARREN & SKILLEN, INC., have been appointed managing agents for the Potter Building, 38 Park Row, and have taken offices there.

WELD & SUYDAM were the brokers who leased the ground floor of the Emmett Arcade, at Madison av and East 95th st, to the National Drug Stores Corporation for a long term of years. Douglas L. Elliman & Co. negotiated the leases for space in the upper floors of the same building.

LIFE REALTY, INC., is the purchaser of the 7-sty loft building at 127 and 129 Prince st, sold recently.

ROBERT A. TODD is the buyer of 5 East 80th st, recently sold.

Touring by Electric.

Electric vehicle tours to points within radius of 250 miles of New York are described in a booklet which the New York Edison Company has just published for free distribution to electric car owners. The booklet also lists all electric automobile charging stations and garages in and around New York. Two route maps are included showing trips which may be made in an electric starting from New York City to points as far away as Buffalo, Albany, Pittsfield, Mass., Hartford, Conn., Atlantic City, N. J., or Philadelphia.

Owners have come to realize that the electric is capable of making much longer trips than it has generally been called upon to make. It was to give information about such trips and to comply with constant requests for up-to-date lists of charging stations around New York that this booklet was published. A great deal of very valuable information on the care of batteries is included in the book.

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Mayor's Housing Conference Committee Is Instructed

Plans Outlined to Various Groups That Will Assist in Relieving Famine in Living Accommodations in Greater New York

THIS week Mayor Hylan made public the specific requests he has made to the various groups in the Housing Committee named some time ago. The plans thus outlined inaugurates the extensive campaign that will have for its objective the construction of many hundreds of homes in an effort to relieve the famine in living accommodations so general throughout the city.

The Public and Press Committees have been asked to recommend legislation that may be feasible to bring speedy relief in the present crisis, as, for instance, the exemption of new construction from taxation for a limited number of years, exemption of mortgages from income taxes and giving some elasticity to the Tenement House law with a view to increasing the number of apartments available for home seekers.

The request to the Real Estate Committee involved encouragement to clients in favor of the construction of new houses and the alteration of existing old-fashioned dwellings into modern living quarters, and even to discourage work on non-essential construction, and also to help in the formation of corporations, building and loan associations and other co-operative organizations for joint ownership.

The Architects' Committee was asked to give preference to house plans and to engage in any plan that may increase and better living conditions, particularly in multiple family dwellings, and to bear in mind that the class of houses most needed in the community at the present time is the house for working people as well as for the so-called "middle class," and that all efforts should be directed to planning living accommodations that will be available at a minimum rental per room.

The Transportation Committee was urged to give preference to all building materials and supplies used for the construction of living quarters and to see that all such materials is transported and released expeditiously and at the lowest possible expense; to release, wherever possible, building materials now held up by the railroad freight congestion, and to get into direct touch and contact with railroad and other transportation companies, as well as with the Brotherhood of Teamsters, Chauffeurs, etc., through Vice-President M. J. Cashel, who is a member of the Labor Group of the Mayor's Housing Conference Committee.

The Manufacturers of Building Materials Committee has been asked to give preference to the production and prompt delivery of materials and supplies for the construction of additional housing accommodations, to stabilize and get down to the minimum the price of essential building materials and to produce as intensively as the needs may require.

The Statistics and Information Committee was asked to gather the necessary information, and to provide for and encourage its publicity wherever the same may be beneficial to the purposes of the Housing Committee.

According to a recent announcement by the Interracial Council, of New York City, approximately 275,000 emigrants have left the United States since the armistice, taking \$550,000 with them, while during the same period immigration has consisted largely of war widows and other women or industrial non-producers.

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BUILDING SECTION

Remodelling Hotel Earlington for Business Purposes

Alterations Already Under Way Will Change Well-Known Hostelry Into Modern Store and Office Building

THE Hotel Earlington, a ten-story and basement structure, located at 49 to 55 West Twenty-seventh street, between Broadway and Sixth avenue, is being altered into a modern business building containing stores, offices and showrooms, as a result of a deal recently closed. This hotel, which contained about two hundred rooms and occupies a plot 100 by 100, was sold by Benjamin Menschel to a syndicate represented by B. L. Shivers and David Strausman, attorneys, for a sum said to be approximately \$500,000. The new owners contemplate the expenditure of about \$200,000 in remodelling the structure for business purposes, thus making the entire transaction involve a total outlay of approximately \$700,000.

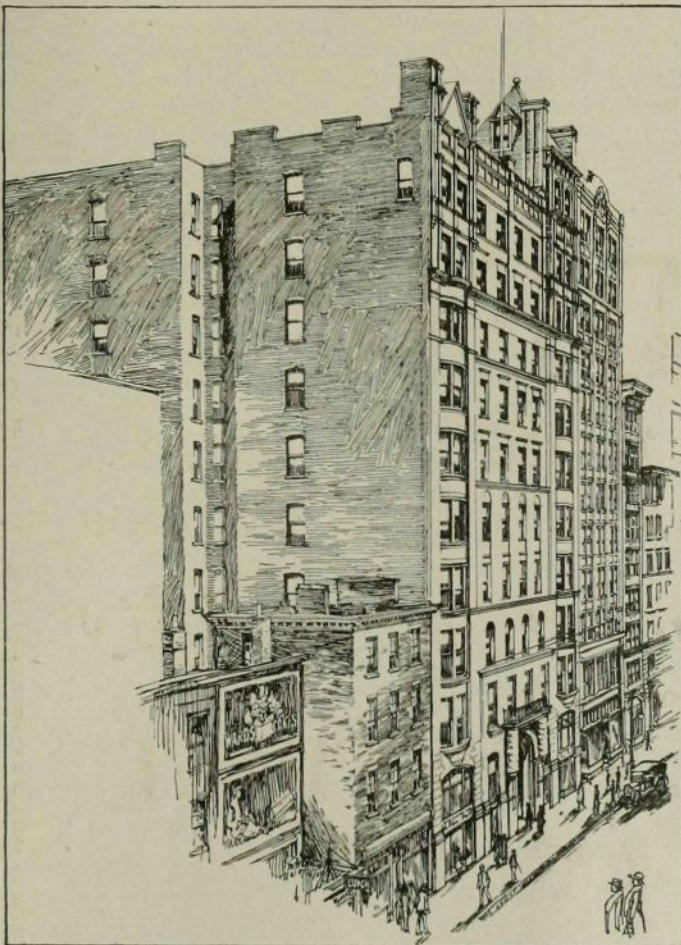
Until recently the Hotel Earlington was used by the War Camp Community Service as a hotel for visiting soldiers and

finished remodelling the five-story mercantile building at 471 to 473 Fourth avenue, for the Rhinelander Estate. He also has successfully altered a number of high class private residences. Mr. Siegel was for a number of years in charge of the estimating department for Bing & Bing and later was associated with J. E. R. Carpenter in a similar capacity.

The work on the Hotel Earlington will involve important changes to the front of the structure, providing for stores on the first floor and the creation of offices and showrooms on the upper floors by the removal of existing partitions. The building now contains an old-style electric elevator which will be replaced by a new high speed machine and two additional electric elevators will be installed in existing shafts.

New plumbing and electric wiring will be installed throughout. Among the special conveniences planned for tenants of this building will be shower baths and hand ball court located on the roof.

It is planned to have all work completed and the building ready for occupancy by early autumn. Already preliminary negotiations are underway for space in this building to be leased for long terms. The owners stated to a representative of the Record and Guide that rentals in this building will average from \$3 to \$4 per square foot and it is likely that the structure will be fully leased long before completion.



J. G. Siegel, Builder.

Bloodgood & Sugarman, Architects.

HOTEL EARLINGTON IN WEST 27TH STREET.

sailors, and since demobilization the building has been used by the Pennsylvania Railroad to house its workmen.

The alteration of this building is from plans by Bloodgood & Sugarman, architects, under the supervision of J. G. Siegel, general contractor, who recently completed the Pennsylvania garage at 146 to 154 West Thirtieth street for Stern Brothers, from plans by Starrett & Van Velck, and who also lately

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Governor Blames Legislature for Not Aiding Building

Ignored Fundamental Conditions Which Have Resulted in Housing Shortage and Passed Rent Laws Which Touched Only One Phase of Question

(Special to the Record and Guide)

Albany, May 28, 1920.

THE Legislature ignored the fundamentals of the housing situation at the last session. The Legislature overlooked the fact that the vital necessity of this situation is construction, the building of more houses.

"The laws that were passed to prevent rent profiteering only touch one phase of the question. They do not affect the fundamental situation. They merely scratch the surface.

"Houses and more houses and the enactment of laws that will encourage investment of money in buildings and building operations and the adoption of the suggestions incorporated in the report of the Reconstruction Commission which made a broad and comprehensive survey and investigation of the housing situation in New York City and up-state localities, will remedy the present situation. Of this I am convinced, and communications I have received lately strengthen my convictions."

Governor Smith made this statement when asked this week whether he was considering the recall of the Legislature in extra session for the purpose of enacting legislation to solve the housing problem. The Governor replied directly that he was not prepared to say at this time whether or not he would reconvene the Legislature, but he indicated that it was his belief that at the next session something practical should be done in the way of encouraging building and transforming tenements in New York City into habitable abodes.

"The housing situation in New York City constitutes a problem that will force itself upon the Legislature," the Governor declared. "If we continue as we have there will be no living quarters on Manhattan Island the rent for which will be in accord at all with the conveniences afforded.

"Under present circumstances the old law tenements—I mean tenements which were built before the enactment of the Tenement House Law, offer a problem in themselves. Practically all of these old law tenements occupy the entire lot upon which they are located. And a majority of them are in such condition that people will not live in them. This is true on the east and west sides of Manhattan and in the Bronx, as well as in Kings and Queens. The Reconstruction Commission's report contained a solution for the problem these tenements constitute and provided simple plans for their conversion into habitable quarters. But the Legislature did not give the proposed solution serious consideration.

"It might be necessary in years to come to tear down these old tenements and build anew, thus utilizing the land and giving it greater value. The housing situation in New York City is such as to make this project feasible in the long run.

"Tenements built since the enactment of the Tenement House Law and old one-family dwellings must also be converted into living quarters for families, and this will require legislation.

"I believe that legislation which will encourage investments

in building operations and carry into effect the plan provided by the Reconstruction Commission's report will do much to remedy the situation all over the state. This report urges the creation of a commission in New York City which will map out and plan new buildings and provide for the alteration and transformation of present structures which for various reasons are not habitable."

The Governor's views on the housing situation are in striking accord with the proposals favored by the New York City Real Estate Board so far as reconstruction and new building is concerned.

The Governor indicated that the failure of the Legislature to take the steps which would lay before the people the constitutional propositions providing for the establishment of an executive budget and the consolidation of state departments and commissions, supplanting the present 187 state bureaus with something like twenty departments and abolishing many useless departments, was not at all satisfactory to the people. He added that he predicated this statement upon numerous communications he had received from civic bodies all over the state, expressing dissatisfaction with the substitution measure introduced in the last days of the session, ostensibly designed to effect this reorganization of state departments. The Governor declared that these measures do not go far enough and would leave the Legislature with the power to increase the departments at will, with the result that after a time the departmental organization would be numerically the equivalent of the present organization of the state government.

Before the expiration of the thirty-day period in which the Governor must act upon all legislation left with him at adjournment, Governor Smith vetoed two dozen or more bills which would have placed upwards of \$3,000,000 upon New York City in the way of additional pensions for various department officers and employees. Some of these bills proposed changes in the present system of retirement and others called for enlarging the pension rolls by additions of more officers and employees.

One of the last bills signed provided an appropriation of \$25,000 for preliminary work on the State Psychiatric Institute on Ward's Island for the construction of which an appropriation of \$700,000 is authorized. The Governor vetoed the so-called Subway Constructor's Relief bill.

The New York City Budget bill providing for publication of all departmental estimates in the City Record before September 20 each, and prescribing the layout of schedules in the budget, was also vetoed by the Governor. The veto followed the disapproval of Mayor Hylan and was based upon the contention made by New York City fiscal authorities that the innovations proposed by this bill could be initiated without the enactment of a mandatory charter amendment. Comptroller Craig opposed the enactment of the bill while it was pending in the Legislature.

Large Clubhouse for Teamsters and Chauffeurs Is Planned

A PROJECTED building operation of more than ordinary interest, scheduled for erection in the mid-town section of Manhattan, was recently disclosed through the announcement that Slee & Bryson, architects, 154 Montague street, Brooklyn, were preparing plans and specifications for a combination clubhouse and office building that will be used as the headquarters of the Teamsters' and Chauffeurs' Union. This structure will be located on a plot, 50 by 100 feet, recently purchased at 250 to 252 West Twenty-fifth street, and it is proposed to commence construction just as soon as the plans are finished and estimates can be taken. This building will represent an outlay of approximately \$250,000.

The preliminary plans for this project call for a structure four stories in height, with basement. The frontage will be 50 feet and the building will have a depth of about 90 feet. The facade has been designed in the Renaissance style and will be constructed of Indiana limestone, terra cotta and face brick. Throughout the construction will be strictly fireproof and the building will embody a number of unusual features in its plans. The basement and part of the first floor will be used as an auditorium seating approximately one thousand, in which union meetings can be held. The upper floors will be devoted to executive offices, general offices and private meeting rooms.

Vast Amount of New Construction Work Is Projected

Figures Prepared by F. W. Dodge Company Show Steady Gain in Volume of Proposed Building Throughout Metropolitan District

THE local famine in building materials seems not to have affected the preparation of plans for new building and engineering projects in the metropolitan district. Architects and engineers are exceptionally busy on plans for a large number of important structural operations, and although at the present moment it would seem as though the major part of this work must be held in abeyance for a while, at least until the railroad freight congestion is relieved, the building industry is optimistic for the future. There is no doubt but for the existing scarcity of lime, cement, terra cotta products and other essential structural commodities, the building industry would now be engaged to its full capacity, and this part of the country experiencing a building boom of greater proportions than ever before known.

According to the statistics compiled by the F. W. Dodge Company, showing the number and value of projected building and engineering projects in New York State and New Jersey, north of Trenton, the week of May 15 to 21 inclusive will go on record as the best of the current year. During this period reports of plans being prepared for 472 new structural operations were obtained and this construction

will involve the outlay of approximately \$36,921,400. During the same week and in the same territory, contracts were awarded for 254 building and engineering projects that will require an expenditure of \$13,877,400.

The list of 472 projected operations is divided as follows: 105 business buildings such as stores, offices, lofts, commercial garages, etc., \$24,388,700; 21 educational projects of various types, \$749,100; 10 hospitals and institutions, \$736,400; 47 factory and industrial buildings, \$2,077,800; 1 structure for the U. S. Navy, \$100,000; 4 public buildings, \$120,000; 52 public works and public utilities, \$2,458,900; 8 religious and memorial buildings, \$198,000; 208 residential projects including apartments, flats and tenements and one- and two-family dwellings, \$5,114,500; and 16 social and recreational projects, \$978,000.

The list of 254 contracts awarded during the week of May 15 to 21 included 45 business and commercial buildings of various types, \$1,395,000; 11 educational projects, \$548,600; 1 hospital, \$25,000; 35 factory and industrial buildings, \$2,140,800; 1 public building, \$200,000; 45 public works and public utilities, \$5,972,400; 2 religious and memorial buildings, \$150,000; 105 residential operations of different types, \$2,655,000 and 8 social and recreational projects, \$890,600.

PERSONAL AND TRADE NOTES.

A. G. Richter, contractor for structural steel and ornamental iron work, announces the removal of his plant and office to 409-415 East 22d street.

Holmes Electric Protective Company announces a change in the location of its general offices from 26 Cortlandt street to 139 Centre street.

H. W. Miller, Inc., plain and ornamental plastering, announces the removal of both offices and shops to 410 Eleventh avenue.

E. K. Cortright recently resigned as chief engineer of the Morgan General Ordnance Depot, to enter as partner in the firm of John N. Pierson & Son, architects and engineers, Perth Amboy, N. J.

Joseph Dixon Crucible Co., Jersey City, N. J., announces the retirement of George E. Long as senior vice-president. Mr. Long will continue as a member of the board of directors of this firm.

Edwin J. Bengler has recently become associated with the Foundation Co. as vice-president, in charge of engineering. Joseph H. O'Brien has been appointed chief engineer of the same company.

Marcus Contracting Co., Inc., excavators, 309 Broadway, announce the removal of their offices from Suite 911 to Suite 308 of the same building because the rapidly increasing business of this firm made larger quarters necessary.

Sanford N. Mapes, widely known in Metropolitan building circles and formerly superintendent of construction for McKim, Mead & White, will have charge of the Atlanta office soon to be established by E. A. Fonda, contractor, of Greenville, S. C. This office will direct the construction operations for this builder in Georgia, Florida and Mississippi. It is the present intention of Mr. Fonda to shortly establish an office in New York City.

Hon. Frank Mann, Tenement House Commissioner of New York City, will attend the thirteenth annual convention of the National Association of Real Estate Boards to be held at Kansas City, June 2 to 5, inclusive. He will go with the delegates from the Real Estate Board of New York and will take part in the housing conference.

August Gross, who died May 26, first entered the employ of Toch Brothers, manufacturers of the R I W Damp Resist-

ing Paints, Varnishes, Chemicals, etc., in 1889. Mr. Gross was very well known to architects, builders and engineers throughout this city, in fact, throughout the country. He was loyal and faithful and always had his firm's interests at heart, and developed a great following. His passing away is a distinct loss not alone to the firm and their staff, but to all those who knew him, for everybody he came in contact with held him in the highest esteem. He is survived by a widow, three sons and a daughter, two of the sons having served during the war.

Laminated Glass.

Serious consequences are especially to be feared from the accidental breaking, in collision or otherwise, of automobile windshields, back and side curtain lights, street car doors and windows, railroad passenger car windows, locomotive cab windows, port hole and other window lights on ships, die cutting, grinding, polishing, loading and other types of machine guards, office and bank partitions, revolving doors, doors and windows generally in dwellings, stores, factories, etc.

Science has come to the rescue with a laminated glass consisting of two sheets of ordinary glass between which is interposed a thin sheet of pyroxilin plastic. Hydraulic pressure and the application of the proper degree of heat welds the glass and pyroxilin sheet together into a solid unit. The pyroxilin binder prevents any scattering of fragments in the event of violent breakage. The transparency of the glass is reduced but 2½ to 3 per cent. by the insertion of the plastic sheet. This would never be noticed by the ordinary person not especially looking for a difference. If life and accident insurance statistics were consulted to get a record of the vast number of accidents in the aggregate resulting from broken glass, it could readily be shown that the increased first cost of laminated glass to be used in exposed places where experience has proven accidents are most likely to happen, would be more than offset by savings in death and injury insurance payments, loss of wages due to lost time while recovering from wounds and damage to property. Then, too, the suffering and disfigurement caused by cuts should be considered. Laminated glass has its place in the world. As its virtues become known, it is undoubtedly going to be specified in many industries in which it is now unknown.

TRADE AND TECHNICAL SOCIETY EVENTS.

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

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

American Boiler Manufacturers' Association will hold its thirty-second annual convention at French Lick Springs, Ind., May 31 to June 2, inclusive.

National, State and Local Engineering Societies have planned to hold an organization conference at Washington, D. C., June 3 to 4 inclusive.

Empire State Gas & Electric Association recently moved its headquarters from the Engineering Societies Building, 29 West 39th street, to the Grand Central Terminal Building.

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

Joint Committee on Standard Specifications for Concrete and Reinforced Concrete will hold its next meeting at Asbury Park, N. J., June 22. Secretary, D. A. Abrams, Lewis Institute, Chicago, Ill.

National Retail Hardware Association will hold its annual convention at Buffalo, N. Y., June 22 to 25, inclusive. Headquarters will be located at the Hotel Lafayette. Herbert B. Sheets, secretary.

American Society for Testing Materials has practically completed its plans for the annual meeting to be held at the Monterey Hotel, Asbury Park, N. J., June 22 to 25. Fifty-nine papers and committee reports are scheduled on the program.

National Lime Association will hold its annual convention at the Hotel Astor, New York City, 17-18, inclusive. At this meeting the heavy demand for lime for numerous uses, the critical car supply, and educational publicity will be discussed. The program as now outlined will include addresses by men of national prominence in this rapidly growing industry.

CURRENT BUILDING OPERATIONS

A NUMBER of important building operations throughout Greater New York have been forced to stand idle during the past week because of the famine in cement, lime, terra cotta, fabricated steel and other structural essentials. The supply situation is serious and will not be improved while the railroad freight congestion remains unrelieved or while strikes prevent the hauling of supplies to the jobs. The building industry has been extremely patient during the crisis and has made full allowance for the inability of the building material and supply deal-

ers to promptly fill all orders for structural commodities.

In Brooklyn there has been a sudden falling off in house building activity due entirely to the shortage of materials and speculative builders declare they will not commence projected operations until fully assured of an adequate supply of all materials required to complete the jobs. The same situation applies to Queens and the outlying sections of Long Island. Here the building material famine has been felt more keenly than in Manhattan and the Bronx, and a vast amount of construction is being held up. Contractors from the eastern end of Long Island have expressed a willingness to send motor trucks into the city and haul their supplies fifty or one hundred miles to the jobs, but even at that they could not be accommodated because nothing is available for them, or any urban project either.

Building material prices for the most part are purely nominal, as none of the local dealers have anything in stock to sell, and will not have until the railroads are back to a normal basis and the harbor lighterage situation is improved.

Common Brick—As a result of the many factors operating to prevent local building progress, the past week in the New York wholesale market for Hudson River common brick was practically without feature. Sales were relatively light for this time of the year, but prices are holding firm at the \$25 a thousand level. A total of 19 barge loads of brick arrived during the week from up-river points, and at present there is a large amount of unsold common brick on the market. Although practically all of the Hudson River brick plants are now in operation the shortage of labor is likely to seriously curtail the 1920 output, and from all accounts common brick prices will be advanced next autumn owing to the increased manufacturing costs of this year. Brickyard labor is exceedingly scarce and producers as a rule are paying at least twenty-five per cent. more today than they

did one year ago for the same class of labor. The advance has effected all grades. Another wage advance was recently allowed the barge captains, and the unloaders have obtained the increase recently demanded. In both cases the brick manufacturers have assumed the burden without advancing the wholesale price of common brick.

Summary—Transactions in the North River common brick market for the week ending Friday, May 2, 1920. Condition of market: Demand decreased; prices firm and unchanged. Quotations: Hudson Rivers, \$25 a thousand to dealers in cargo lots alongside dock. Number of cargoes arrived, 19; sales, 15. Distribution: Manhattan, 4; Bronx, 2; Brooklyn, 4; New Jersey points, 5.

Lime—Local building materials state that the supply situation has not improved during the week and that according to the present outlook conditions will not change until the railroad freight congestion is relieved, and furthermore until the yardmen's strike is settled and the roads are back on a normal basis. At present the market is entirely out of lime, and a number of important building operations in this district have been forced to shut down pending the time this material is again available.

Portland Cement—Although dealers have been able to get one or two cars of cement through the blockade that have to some extent relieved the famine, the situation is still serious and cannot be materially improved while the railroad congestion lasts. It has come to a point now where local dealers are ordering cars sidetracked at Newark, East Orange and other points and trucking in to the jobs. This naturally increases the cost considerably and is not likely to be done to any great extent. Cement manufacturers are badly in need of cars to ship their product, which has now accumulated to a point where production is retarded. Another factor is the shortage of bags. Dealers are unable to ship empty bags back to

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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..\$25.00 to —
Hudson River, "off loads"..... — to —
RaritanNo quotation
Second-hand brick, per load of 3,000, delivered..... — to —

Face Brick—Delivered on job in New York:

Rough Red	\$44.00 to \$50.00
Smooth Red	44.00 to 50.00
Rough Buff	46.00 to 52.00
Smooth Buff	46.00 to 52.00
Rough Gray	51.00 to —
Smooth Gray	51.00 to —
Colonials	38.00 to 45.00

Cement—Delivered at job site, in Manhattan, Bronx, Brooklyn and Queens: Domestic Portland cement, per bbl.. **\$4.60**
Rebate for bags, 25c. each.

Gravel—Delivered at job site in Manhattan and Bronx:

1½-in., Manhattan deliveries, per cu. yd.	\$3.50
Bronx deliveries.....	3.50
¾-in., Manhattan deliveries.....	3.50
Bronx deliveries.....	3.50

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

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

Hollow Tile—

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

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

2x12x12 split furring..\$	per 1,000 sq. ft.
3x12x12.....	per 1,000 sq. ft.
4x12x12.....	per 1,000 sq. ft.
5x12x12.....	per 1,000 sq. ft.

Note—For deliveries north of 125th street, Manhattan, and in Brooklyn, Bronx and Queens, prices job site are slightly higher, according to location of work, which varies trucking charges.

Lath—

Eastern Spruce delivered at job site in Manhattan, Bronx, Brooklyn and Queens\$20.00 per 1,000

Lime—

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

Finishing Lime (Standard in 300-lb. barrel).....	\$5.00 per bbl.
Common Lime (Standard 300-lb. barrel).....	4.80 per bbl.
Hydrate Finishing, in cloth bags	30.00 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	\$25.50 per ton
Lath Mortar, in cloth bags...	18.50 per ton
Brown Mortar, in cloth bags.	18.50 per ton
Finishing Plaster, in cloth bags	28.00 per ton
Rebate for returned bags, 25c. per bag	
Finishing Plaster (250-lb. barrel)	\$4.75 per bbl.
Finishing Plaster (320-lb. barrel)	6.00 per bbl.

Plaster Blocks—

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

MATERIALS AND SUPPLIES

the mills and producers are short of containers in which to send their product to market.

Face Brick—There is a good demand for this material but the shortage of freight cars is keeping back shipments from producing points. Manufacturers generally have their plants going to the full extent of the available labor supply, and if the delivery situation was normal would have extreme difficulty in keeping up with the demand. Plans have been prepared for a large amount of country house work in which face brick is to be used in quantity, and good business is anticipated during the remainder of the year.

Structural Steel—During the past week there has been a decided drop in both inquiry and awards in the structural steel market. This is entirely due to the fact that prospective builders are unwilling to commit themselves while the general building situation is so uncertain and materials are as scarce as they are today. If the railroad freight situation were improved the building industry would be tremendously stimulated, and it is certain that the Metropolitan district would experience a building boom of unprecedented proportions. The plans for a vast amount of new construction are already completed, and in a number of instances the contracts have been placed but active work is being held up pending an adjustment of the material supply situation.

Roofing and Building Papers—The demand for these materials have improved to some extent during the past week but it is in nowise up to the normal for this season of the year. The fact that cement, lime, lath, and other building essentials are practically out of the market at present is responsible for holding a vast amount of projected construction in abeyance. Prices range considerable, but have not advanced above the levels of one week ago.

Cast Iron Pipe—Buying activity has dropped off to some extent but the market is healthy and manufacturers are confident

of the future. Producers are reporting an output of about fifty per cent. of maximum capacity, and this is largely due to inability to obtain sufficient labor and to get full efficiency from those who are employed. Prices are firm with, New York quotations as follows: 6 in. and heavier, \$76.30 per ton; 4 in., \$79.30, with \$2 per ton additional for Class A and gas pipe.

Nails—The shortage that has now existed for months still maintains, and although some jobbers hope to get shipments during the next week or so the outlook for a full supply is not promising for months to come. Builders are now being forced to shop about in various hardware stores in order to pick up nails in ten-pound lots, and as a consequence operations are being seriously delayed. Prices are uncertain and vary considerable according to the supply and the intensity of the demand.

Window Glass—There has been practically no change in the plate or window glass market situation during the past few weeks. Jobbers are almost entirely out of stock and buyers are willing to take almost anything in order to finish up their buildings. Manufacturers are months behind on their orders, and what little stock they have been able to accumulate is being held back on account of difficulty in obtaining freight cars for transportation and the local yard congestion. Prices are uncertain and entirely dependent upon the available supply.

Lumber—Locally the market has been greatly affected during the past two or three weeks by the railroad freight embargoes, which have practically precluded the movement of building materials. The supplies of lumber products are therefore lower than they have been for some time past, and in the face of this situation there is a steadily increasing demand resulting from the growing number of active building projects in the Metropolitan District. There would be a tremendous volume of business in the lumber market if adequate

supplies could be provided, and the outlook is considered excellent if the transportation difficulties can be untangled within a short time. Lumber prices are exceptionally firm, and in some lines an advance is shown over the levels that maintained one month ago.

Building Stone—Owing to the general conditions demand for this material is not heavy and contractors are experiencing difficulty in getting stone ordered some time ago on account of the freight congestion. Prices are firm.

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IN THE METROPOLITAN MARKETS

Plaster Board—
Delivered at job site in Manhattan, Bronx, Brooklyn & Queens.
27x48x 1/2 in. \$0.45 each
32x36x 1/4 in. 0.33 each
32x36x 3/8 in. 0.34 each
32x36x 1/2 in. 0.40 each

Sand—
Delivered at job in Manhattan \$2.50 to — per cu. yd.
Delivered at job in Bronx \$2.50 to — per cu. yd.

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

Broken Stone—
1 1/2-in., Manhattan delivery, \$3.50 per cu. yd.
Bronx delivery, 3.50 per cu. yd.
3/4-in., Manhattan delivery, 3.50 per cu. yd.
Bronx delivery, 3.50 per cu. yd.

Building Stone—
Indiana limestone, per cu. ft. \$1.55
Kentucky limestone, per cu. ft. 1.85
Brier Hill sandstone, per cu. ft. 1.75
Gray Canyon sandstone, per cu. ft. 1.50
Buff Wakeman, per cu. ft. 1.75
Buff Mountain, per cu. ft. 1.65
North River bluestone, per cu. ft. 1.50
Seam-face granite, per sq. ft. 1.25
South Dover marble (promiscuous mill block), per cu. ft. 2.25
White Vermont marble (sawed) New York, per cu. ft. 3.00

Structural Steel—
Plain material at tidewater; cents per pound:
Beams and channels up to 14 in. 2.72 to —
Beams and channels over 14-in. 2.72 to —
Angles, 3x2 to 6x8. 2.72 to —
Zeas and tees. 2.72 to —
Steel bars 2.10 to —

Lumber—
Wholesale prices, New York.
Yellow pine, merchantable 1905, f. o. b., N. Y.:
3x4 to 14x14, 10 to 20 ft. \$66.50 to \$82.00
Hemlock, Pa., f. o. b., N. Y.,

base price, per M. 57.00 to —
Hemlock, W. Va., base price, per M. 57.00 to —
(To mixed cargo price add freight, \$1.50.)
Spruce, Eastern, random cargoes, narrow (delivered). — to —
Wide cargoes — to —

Add \$1.00 per M. for each inch in width over 12 inches. Add \$1.00 per M. for every two foot over 20 ft. in length. Add \$1.00 per M. for dressing.

Cypress Lumber (by car, f. o. b., N. Y.):
First and seconds, 1-in. \$140.00 to —
Cypress shingles, 6x18, No. 1 Hearts to —
Cypress shingles, 6x18, No. 1 Prime to —
Quartered Oak 315.00 to —
Plain Oak 236.00 to —

Flooring:
White Oak, quart'd, select. to \$235.00
Red Oak, quart'd, select. to 230.00
Maple No. 1 195.00 to —
Yellow pine, No. 1, common flat 110.00 to —
N. C. pine, flooring, Norfolk 120.25 to —

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

Linseed Oil—
City brands, oiled, 5-bbl. lot. \$1.70 to —
Less than 5 bbls. 1.75 to —

Turpentine—
Spot in yard, N. Y., per gal. \$2.45 to —
Prices are fluctuating somewhat.

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PLANS FIGURING.

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taken by architects or owners.

APARTMENTS, FLATS AND TENEMENTS.

BRONX.—Niewenhaus Brothers, Inc., 316 East 161st st, have the contract for a brick, limestone and terra cotta apartment house at the northeast corner of 163d st and Teller av from plans by Erb & Henkel, architects, and desire estimates on materials and all sub-contracts immediately.

MANHATTAN.—Niewenhaus Brothers, Inc., 316 East 161st st, are figuring the general contract for alterations to the studio apartment at 101 East 91st st, northeast corner of Park av, and desire estimates on all sub-contracts by June 1. Cost, about \$10,000. Andrew J. Thomas, architect.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

MADISON AV.—L. B. Santangelo, 2364 8th av, has completed plans for alterations to the 6-sty brick and stone tenement, 50x100 ft, at 1211 Madison av for Weil & Meyer, 5 Beekman st, owners and builders. Cost, \$10,000.

86TH ST.—Seelig & Finkelstein, 26 Court st, Brooklyn, have plans in progress for alterations to the 4-sty brick dwelling at 58 East 86th st into apartments for owner, to be announced later. Cost, \$15,000. Architects will take estimates on separate contracts.

116TH ST.—George & Edward Blum, 505 5th av, have been retained to prepare plans for a 4-sty brick and stone apartment and studio building, on plot 25x100 ft, at 422 West 116th st for Harry Goldstein, 261 Broadway, owner. Details will be available later. Owner will take bids on general contract.

DWELLINGS.

RIVERSIDE DR.—Moore & Landsjedel, 148th st and 3d av, have plans in progress for a 2 $\frac{1}{2}$ -sty brick and stone residence, 67x76 ft, with garage, at the southwest corner of Riverside dr and 158th st for C. Siegel Levy, 115th st and 3d av, owner. Cost, \$35,000. Owner will take bids on separate contracts.

ST. NICHOLAS AV.—Lawrence F. J. Weiher, 271 West 125th st, has completed plans for alterations to the 6-sty brick residence at 576 St. Nicholas av for Isidore Braveman, 510 West 123d st, owner. Cost, \$20,000.

12TH ST.—Theodore A. Meyer, 150 East 41st st, has finished plans for alterations to the 4-sty brick residence, 21x49 ft, at 47 West 12th st for Arthur Garfield Hays, 43 Exchange pl, owner. Cost, \$15,000. Architect will soon call for estimates on general contract.

154TH ST.—Samuel Cohen, 32 Union sq, has prepared plans for alterations to the 4-sty brick residence, 20x86 ft, at 402 West 154th st for the Manhattan Life Insurance Co., 66 Broadway, owner. Cost, \$15,000. Owner will take bids on general contract soon.

55TH ST.—P. J. Murray and J. E. Casale, 128 East 58th st, have prepared plans for alterations to the 4-sty brick and stone residence, 16x62 ft, at 145 East 55th st for Mrs. A. J. Moulton, owner, on premises. Cost, \$15,000.

Bronx

STABLES AND GARAGES.

3D AV.—Lucien Pisciotta, 3011 Barneš av, has completed plans for a 1-sty brick and stone garage, 85x126 ft, on the west side of 3d av, 130 ft south of 183d st, for the S. & P. Building Co., 3011 Barnes av, owner and builder. Cost, \$18,000.

PARK AV.—Charles Schaefer, Jr., 2853 3d av, has prepared plans for a 1-sty brick garage, 100x150 ft, on the east side of Park av, 168 ft south of 157th st, for the Benenson Realty Co., 509 Willis av, owner and builder. Cost, about \$20,000.

Brooklyn.

BANKS.

MANHATTAN AV.—Gustave Erda, 26 Manhattan av, has plans under way for a 2-sty brick and granite bank building, 50x60 ft, at the southeast corner of Manhattan and Norman avs for the Home Savings Bank, Charles F. Bell, chairman, owner. Cost, about \$175,000. Architect will take estimates on general contract when plans are completed.

DWELLINGS.

71ST ST.—Burke & Olsen, 32 Court st, have completed plans for a 2 $\frac{1}{2}$ -sty brick residence, 20x55 ft, with garage, in the north side of 71st st, 160 ft east of 13th av, for John Burke, 32 Court st, owner and builder. Cost, \$8,000.

AV J.—Frank B. Norris, 589 East 14th st, Brooklyn, has plans under way for a 2 $\frac{1}{2}$ -sty brick and stucco residence, 24x40 ft, with garage, at the northeast corner of Av J and East

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23d st for the Farragut Building Co., 589 East 14th st, owner and builder. Cost, \$25,000.

AV K.—Frank B. Norris, 589 East 14th st, Brooklyn, has prepared plans for a 2 $\frac{1}{2}$ -sty brick and stucco residence, 23x40 ft, with garage, at the southeast corner of Av K and East 23d st for the Farragut Building Co., 589 East 14th st, owner and builder. Cost, \$25,000.

EAST 24TH ST.—James A. Boyle, 367 Fulton st, has prepared plans for a 2-sty frame dwelling, 22x28 ft, in the west side of East 24th st, 100 ft north of Av M, for Wm. H. Dean, owner, care of architect. Cost, \$9,000.

SEVENTH AV.—Thomas Bennett, 7826 5th av, has completed plans for a 2-sty frame dwelling, 33x30 ft, at the northwest corner of 7th av and 85th st for Henry Duffee, 7428 5th av, owner and builder. Cost, \$8,000.

FACTORIES AND WAREHOUSES.

JEFFERSON AV.—Eisendrath & Hurwitz, 18 East 41st st, Manhattan, have prepared plans for a 4-sty brick factory building, 90x90 ft, at the northeast corner of Jefferson av and Stanwix st for the Knitwear Mfg. Co., 114 5th av, Manhattan, owner. Cost, \$150,000. Architect will soon call for estimates on general contract.

STABLES AND GARAGES.

COLER ST.—C. P. Cannella, 1163 Herkimer st, has prepared plans for a 1-sty brick garage, 47x100 ft, in the south side of Coles st, 84 ft west of Hicks st, for Joseph Macaluso, 58 Coles st, owner and builder. Cost, \$18,000.

LEONARD ST.—Chris. Bauer, 788 Manhattan av, has plans in progress for a 1-sty brick garage, 25x100 ft, at the northwest corner of Leonard and Frost sts for the Empire Moulding Co., on premises, owner and builder. Cost, \$10,000.

FULTON ST.—S. Millman & Son, 26 Court st, have prepared plans for a 1-sty brick garage, 75x100 ft, in the south side of Fulton st, 25 ft east of Troy av, for the N. J. and N. Y. Realty Co., 129 Front st, Manhattan, owner. Cost, \$20,000.

65TH ST.—Thomas Bennett, 7226 5th av, has completed plans for a 1-sty brick garage, 100x100 ft, in the south side of 65th st, 111 ft west of Fort Hamilton av, for Robert A. Hill, 6513 Fort Hamilton av, owner. Cost, \$30,000.

NORTH 1ST ST.—Frank V. Laspia, 525 Grand st, has prepared plans for a 1-sty brick garage, 50x100 ft, in the north side of North 1st st, 150 ft east of Kent av, for Samuel Brenner, 102 North 1st st, owner and builder. Cost, \$16,000.

CONEY ISLAND AV.—McCarthy & Kelly, 16 Court st, have finished plans for a 1-sty brick garage, 122x100 ft, on the east side of Coney Island av, 140 ft south of Av H, for Lazarus Rosenberg, 189 Montague st, owner and builder. Cost, \$35,000.

STORES, OFFICES AND LOFTS.

BEDFORD AV.—Charles B. Meyers, 1 Union sq, Manhattan, has prepared plans for a 1-sty brick and terra cotta automobile show room, 100x226 ft, on the west side of Bedford av, from Crown to Carroll sts, for the Randax Realty Co., 34 Nassau st, Manhattan, owner. Cost, \$100,000.

Queens.

CHURCHES.

RICHMOND HILL, L. I.—Heyl & McClaymount, 15 West 38th st, Manhattan, have plans under way for a 1½-sty brick and stone church, 48x75 ft, seating about seven hundred, at Richmond Hill for the First Church of Christ, Scientist, Greenwood av, Richmond Hill, owner. Details of construction will be available later. Architects will soon call for estimates on general contract.

DWELLINGS.

SPRINGFIELD PARK, L. I.—Louis Dannacher, 328 Fulton st, Jamaica, L. I., has completed plans for two 2½-sty frame dwellings, 24x35 ft, on the south side of Rosedale av, east of Foster Meadow road, for Charles Carter, Rosedale, L. I., owner and builder. Cost, \$10,000 each.

HOLLIS, L. I.—Louis Dannacher, 328 Fulton st, Jamaica, L. I., has prepared plans for two 2½-sty frame dwellings, 23x26 ft, at the southwest corner of Hollis and Millmore avs for Grace R. Stewart, Bellaire Gardens, L. I., owner and builder. Cost, \$6,000 each.

RIDGEWOOD, L. I.—L. Berger & Co., 1696 Myrtle av, Ridgewood, have prepared plans for two 2-sty brick dwellings, 20x55 ft, at the northeast corner of Woodbine and Doubleday sts for the Stier & Bauer Co., 651 Fresh Pond road, Ridgewood, owner and builder. Total cost, \$24,000.

GLENDALE, L. I.—Louis Dannacher, 328 Fulton st, Jamaica, L. I., has completed plans for five 2½-sty frame and stucco dwellings, 23x53 ft, on Central av, Postick and Epsall sts, for the Elm Construction Co., 10415 Church st, Morris Park, L. I., owner and builder.

DWELLINGS.

NEPONSET, L. I.—Holler & Kleinherz, 1012 Gates av, Brooklyn, have prepared plans for a 2½-sty frame residence, 28x65 ft, at the northeast corner of 145th st and Washington av, Neponset, L. I., for W. G. Cornell, Neponset, owner. Cost, \$20,000.

FLUSHING, L. I.—Chris. Bauer, 788 Manhattan av, Brooklyn, has plans under way for a 2½-sty brick residence, 40x54 ft, at the corner of Beech and Amber sts for Charles J. Schuller, 115 Milton st, Brooklyn, owner and builder. Cost, \$40,000.

QUEENS, L. I.—Eric Holmgren, 371 Fulton st, Brooklyn, has completed plans for two 2½-sty frame dwellings, 34x26 ft, at the southwest corner of Monroe st and Everett st for William Geiger, 45 West 34th st, Manhattan, owner and builder. Cost, \$12,000 each.

LONG ISLAND CITY, L. I.—Philip Resnyk, 131 West 39th st, Manhattan, has prepared plans for ten 2-sty brick and stone dwellings, 20x45 feet on the north side of Seventh av, 100 ft. from Grand av, for the Rickert-Brown Realty Co., 52 Vanderbilt av, Manhattan, owner and builder. Total cost, \$120,000.

JAMAICA, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has finished plans for nine 2½-sty frame and stucco dwellings, 21x56 ft, at the northeast corner of Willett av and Sutphin road, for E. M. Rosenblum, 357 Fulton st, Jamaica, owner and builder. Cost, \$13,000 each.

WOODHAVEN, L. I.—H. T. Jeffrey, Jr., Butler Building, Jamaica, has completed plans for eleven 2½-sty frame dwellings, 18x38 ft, on the west side of Diamond av, 80 ft north of Ridgewood av, for the B. Schauli Construction Co., Ozone Park, L. I., owner and builder. Cost, \$8,500 each.

WOODHAVEN, L. I.—Plans have been prepared privately for two 2½-sty frame dwellings, 20x39 ft, on the west side of Woodhaven av, 125 ft east of Beaufort av, for the Henry Vehling Corporation, First National Bank, Building, Ozone Park, L. I., owner and builder. Cost, \$14,000 each.

RICHMOND HILL, L. I.—George E. Crane, 8711 114th st, Richmond Hill, has completed plans for a 2-sty frame dwelling, 16x39 ft, in the east side of 107th st, 300 ft south of 86th st, for L. H. Newfield, 8635 107th st, Richmond Hill, owner and builder. Cost, \$7,500.

FLUSHING, L. I.—W. W. Knowles, Bridge Plaza, Long Island City, has prepared plans for a 2½-sty frame residence, 30x40 ft, on the south side of Broadway, east of Bowne av, for S. H. Busser, 224 Barclay av, owner. Cost, \$20,000.

FLUSHING, L. I.—Charles W. Ross, 46 Manor av, Woodhaven, L. I., has completed plans for a 2½-sty frame dwelling, 20x34 ft, on the west side of 35th st, 178 ft south of Mitchells av, for August G. Ryon, 96 Main st, Flushing, owner. Cost, \$8,000.

QUEENS, L. I.—H. E. Haugaard, Richmond Hill, L. I., has finished plans for a 2½-sty frame dwelling, 33x26 ft, at the southwest corner of Jefferson av and Spruce st, for Robert Jephson, Richmond Hill, owner. Cost, \$5,000.

HOLLIS, L. I.—H. E. Haugaard, Richmond Hill, L. I., has completed plans for a 2½-sty frame dwelling, 18x36 ft, on the west side of Seminole av, 107 ft south of Jamaica av, for Anton Jesser, Alsop st, Jamaica, owner and builder. Cost, \$5,000.

WOODHAVEN, L. I.—W. B. Wills, 1181 Myrtle av, Brooklyn, has plans underway for a 2½-sty frame dwelling, 18x54 ft, on the west

side of 113th st, 350 ft north of Broadway, for B. Kille, owner, care of architect. Cost, \$10,000. Architect will take bids on general contract.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY, L. I.—V. P. Krause, West av, Long Island City, has completed plans for a 1 and 2-sty brick factory building, 30x100 ft, at the northeast corner of West av and 8th st, for Toch Brothers, West av, Long Island City, owners. Cost, \$20,000.

RICHMOND HILL, L. I.—Chris. Bauer, 788 Manhattan av, Brooklyn, has plans in progress for a 3-sty brick factory building, 60x100 ft, in 129th st, near Metropolitan av, for Richard M. Krauser, owner, care of architect. Architect will soon call for estimates on general contract.

HOMES AND ASYLUMS.

EDGEEMERE, L. I.—Israel Orphan Asylum, J. Gustave Hartman, president, 33 West 42d st, Manhattan, contemplates the construction of a new building at Edgemere, L. I., to cost approximately \$100,000. Name of architect and details of construction will be available later.

Nassau.

DWELLINGS.

DOUGLASTON, L. I.—Plans have been prepared privately for two 2½-sty brick dwellings, 40x40 ft, on the south side of Main av, 953 ft west of Broadway, Douglaston, L. I., for Thomas Linke, Main av, Douglaston, owner and builder. Total cost, \$34,000.

DOUGLASTON, L. I.—George J. Hardway, 22 East 33d st, Manhattan, has prepared plans for a 2½-sty frame dwelling, 31x30 ft, in the south side of Forest rd, 300 ft east of Center dr, for Mrs. Susan D. Merrick, 36 Delaware av, Flushing, L. I., owner. Cost, \$10,000.

Westchester.

DWELLINGS.

YONKERS, N. Y.—Plans have been prepared privately for a 2½-sty frame dwelling, 25x35 ft, on Vernon av, near Edgewood av, for B. Hallenback, 77 Crescent pl, Yonkers, owner and builder.

MT. VERNON, N. Y.—Sibley & Featherston,

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101 Park av, Manhattan, have completed plans for a 2½-sty frame dwelling, 38x28 ft, on Clermont av, Mt. Vernon, for Rome & Webster, 752 East 226th st, New York City, owners and builders. Cost, \$12,500.

STABLES AND GARAGES.

YONKERS, N. Y.—Ross & McNeil, 39 East 42d st, Manhattan, have prepared plans for a 1-sty brick garage, 100x50 ft, at 282 Riverdale av, Yonkers, for Emil Deutsch, 314 Riverdale av.

WHITE PLAINS, N. Y.—Charles B. Platt, 128 South Broadway, Yonkers, has prepared plans for a 2½-sty frame dwelling at White Plains, N. Y., for Wm. L. Leoney, 48 Waller av, White Plains, owner. Cost, \$13,000. Owner builds.

SCARSDALE, N. Y.—Ernest Green 52 Vanderbilt av, Manhattan, has finished plans for a 2½-sty frame and stucco residence, 30x46 ft, with garage, at Scarsdale, N. Y., for W. L. Wotherpoon, 43 Exchange pl, Manhattan, owner. Cost, \$20,000.

CRESTWOOD, N. Y.—Philip Resnyk, 131 West 39th st, Manhattan, has prepared plans for a 2½-sty frame residence, 28x30 ft, on the west side of Pennsylvania av, 104 ft north of Vista pl, for Charles Legan, owner, Crestwood, N. Y.

NEW ROCHELLE, N. Y.—Plans have been prepared privately for a 2½-sty frame dwelling, 38x38 ft, in Wykagyl Park, New Rochelle, for George Watson, 230 Huguenot st, New Rochelle, owner and builder. Cost, \$11,000.

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CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—M. Manacher Construction Co., 946 Freeman st, has the contracts for carpenter work in connection with the 10-sty brick and stone apartment house in 53d st, near Park av, and the 14-sty apartment on Park av, near 86th st.

MANHATTAN.—H. H. Vought Co., 70 East 45th st, has the general contract for alterations to the 4-sty brick apartment, 25x72 ft, with stores, at 22 West 49th st for David McClure, 61 Broadway, owner, from plans by R. M. Hoed, 7 West 42d st, architect. Cost, \$20,000.

DWELLINGS.

MANHATTAN.—Frank A. O'Hare Co., 101 Park av, has the general contract for alterations and additions to the 5-sty brick and stone residence, 25x60 ft, at 134 East 47th st for Abram Peele, owner, care of Adler, Milliken & Work, architects, 4 East 39th st. Cost, \$30,000.

MANHATTAN.—Miller-Reed Co., 103 Park av, has the general contract for alterations to six 4-sty brick and stone dwellings, 16x50 ft each, at 241 to 251 East 72d st, for Mrs. Francis B. Hoffman, 58 East 79th st, owner, from plans by F. Burrell Hoffman, Jr., 120 West 32d st, architect.

MANHATTAN.—Smith & Leo, 103 Park av, has the general contract for alterations to the 4-sty brick and stone residence, 25x89 ft, at 25 East 79th st, for John S. McIcher, 43 Cedar st, owner, from plans by Lawrence F. Peck, 101 Park av, Manhattan, architect. Cost, about \$25,000.

MANHATTAN.—F. H. Wakeham, 7 West 47th st, has the general contract for extensive alterations to the 4-sty brick and stone residence, 25x66 ft, at 20 East 64th st, for Frederick W. White, 50 John st, owner, from plans by Harry Allen Jacobs, 320 Fifth av, architect. Cost, \$40,000.

MANHATTAN.—Smith & Leo, 103 Park av, has the general contract for alterations to the 4-sty brick and stone residence, 18x60 ft, at 184 East 75th st, for Sarah J. Hansen, 108 East 82d st, from plans by Lawrence Peck, 101 Park av, architect. Cost, \$12,000.

BRONXVILLE, N. Y.—Hegeman-Harris Co., 185 Madison av, Manhattan, has the general contract for a 2½-sty frame residence, 70x20 ft, garage and outbuildings, at Bronxville, N. Y., for Wm. O'Brien, owner, care of J. H. Phillips, 681 Fifth av, Manhattan, architect.

JERSEY CITY, N. J.—Elliott C. Brown Co., Grand Central Terminal, Manhattan, has the general contract for a 3-sty reinforced concrete manufacturing building, 41x50 ft, in Morris st, Jersey City, for Colgate & Co., on premises, owners, from plans prepared privately. Cost, about \$40,000.

HUDSON FALLS, N. Y.—George A. Fuller Co., 175 5th av, Manhattan, has the general contract for a 3-sty brick factory, 200x300 ft, at John and Allen sts, Hudson Falls, N. Y., for the Union Bag & Paper Co., owner, from plans by F. S. Ferguson, 200 5th av, Manhattan, architect and engineer. Cost, \$50,000.

MANHATTAN.—Turner Construction Co., 244 Madison, has the general contract for a 10-sty reinforced concrete factory building, 65x175 ft, on the east side of Varick st, between Watts and Grand sts, for the Varick Street Building Corporation, owner, from plans by Helmle & Corbett, 190 Montague st, Brooklyn, architects.

KEYPORT, N. J.—H. H. Vought Co., 70 East 45th st, Manhattan, has the general contract for a 3-sty brick factory building, 200x50 ft, at Keyport, N. J., for Whitehall-Tatum Co., 46 Barclay st, Manhattan, owner, from privately prepared plans. Cost, \$100,000.

BROOKLYN, N. Y.—Wharton Green Co., 37 West 39th st, Manhattan, has the general contract for a 1-sty brick factory building, 150x200 ft, at 518 Hamilton st, for Steven Ransom, Inc., 401 West st, Manhattan, owner, from plans by F. P. Kelly, 477 Fifth av, Manhattan, architect. Cost, \$200,000.

LONG ISLAND CITY, L. I.—George A. Fuller Co., 175 Fifth av, Manhattan, has the general contract for a 2-sty brick boiler house, 49x85 ft, on the north side of Winthrop av, 48 ft south of Van Alst av, Long Island City, for the Astoria Light & Power Co., 130 East 15th st, Manhattan, owner, from privately prepared plans. Cost about \$55,000.

HALLS AND CLUBS.

LONG BEACH, L. I.—Wm. Kennedy Construction Co., 215 Montague st, Brooklyn, has the general contract for a 2-sty hollow tile and stucco club building, 50x200 ft, at Lido, Long Beach, for the Beach Club, owner, from plans by Helmle & Corbett, 190 Montague st, Brooklyn, architects.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Becker Construction Co., 361 Grove st, Newark, has the general contract for a 2-sty brick and stone office building, 30x70 ft, at 241 Thomas st for J. L. Armitage Co., 54 Dawson st, Newark, owners, from plans by Fred. Phelps, Union Building, Newark, architect. Cost, \$23,000.

MANHATTAN.—George A. Fuller Co., 175 Fifth av, has the general contract for a 12-sty brick and limestone loft building, 89x74 ft, at the northwest corner of Fourth av and 30th st, for the Silk Traders Building, Inc., Paul Herring, president, 215 Fourth av, owner, from plan by George & Edward Blum, 505 Fifth av, architects.

BRONX.—D. C. Weeks, 1123 Broadway, has the general contract for a brick and stone addition, 48x99 ft, to the telephone exchange at the southeast corner of 178th st and Webster av, for the New York Telephone Co., 15 Dey st, owner, from plans by McKenzie, Voorhees & Gmelin, 1123 Broadway, architects. Cost, \$66,000.

MANHATTAN.—Tidewater Building Co., 16 East 33d st, has the general contract for alterations and additions to the 6-sty brick and stone telephone exchange at 61-63 Irving pl, for the New York Telephone Co., 15 Dey st, owner, from plans by McKenzie, Voorhees & Gmelin, 1123 Broadway, architects. Cost, \$80,000.

MANHATTAN.—Tidewater Building Co., 16 East 33d st, has the general contract for alterations to the 5-sty brick and stone telephone exchange at 422-430 West 58th st, for the New York Telephone Co., 15 Dey st, owner, from plans by McKenzie, Voorhees & Gmelin, 1123 Broadway, architects. Cost, about \$43,000.

MANHATTAN.—Charles A. Cowen, 30 East 42d st, has the general contract for an 8-sty brick, limestone and terra cotta store and loft building, 45x100 ft, at 36-40 West 29th st, for Charles Kaye, 131 East 23d st, owner, from plans by Buchman & Kahn, 56 West st, architects. Cost, \$500,000.

MANHATTAN.—George A. Fuller Co., 175 Fifth av, has the general contract for the 8-sty brick and stone office building to be built at 43-47 Broad st, for the Combustion Engineering Co., from plans by Ludlow & Peabody, 101 Park av, architects.

STANDARDS AND APPEALS Calendar

Tuesday, June 1, 1920, at 10 a. m.

Appeals from Administrative Orders.

16-20-A—North side of East 62d street, 600 ft. from Avenue V, Brooklyn.

293-20-A—4919 Broadway, Manhattan.

Under Building Zone Resolution.

239-20-BZ—129 Broadway, Flushing, Queens.

282-20-BZ—124 Union street, Brooklyn.

290-20-BZ—64 East 55th street, Manhattan.

304-20-BZ—36 Garfield place, Brooklyn.

306-20-BZ—188-238 Empire Boulevard, Brooklyn.

309-20-BZ—485 West street, Brooklyn.

310-20-BZ—909 59th street, Brooklyn.

319-20-BZ—2325-2335 Pitkin av, Brooklyn.

Fulton Market a Garage.

Rose Street Warehouse Corporation leased to the Namrab Corporation for a term of 18 years the west part of the block bounded by Fulton, Front, Beekman and South streets, formerly known as Fulton Market. The tenant proposes to alter and improve the premises into a garage with warehouse facilities. The rental for the term with the cost of improvements, aggregate \$330,000. The plans for the improvement have been made by Leo Feibel, C. E., who estimates the cost at \$10,000. The excessive demand for garage space for auto trucks that have had to be stored in Brooklyn and other remote locations have necessitated the rebuilding of this familiar landmark.

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PLANS FILED FOR NEW CONSTRUCTION
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Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
75TH ST, 134-8 W, 6-sty bk apts, 63x86, slag rf; \$20,000; (o) W 75th St Corp, 527 5 av, F. L. Brown, president; (a) Bethelem Eng. Corp, 521 5th av (183).

COLLEGES AND SCHOOLS.
34TH ST, 309-315, 4-sty bk college, 85x98, slag rf; \$200,000; (o) College of Dental & Oral Surgery of N Y, 304 E 35; (a) Jno. B. Snook Sons, 261 Bway (180).

STABLES AND GARAGES.
139TH ST, 218 W, 1-sty bk garage, 10-18, steel roofing; \$400; (o & b) Louis T. Wright, 2311 7th av (184).

BROADWAY, 3325-3335, 2-sty bk garage, stores & lofts; also 135TH ST W, 149x100, slag rf; \$150,000; (o) Mrs. Albert W. Woods, 236-242 W 142d; (a) Thos. W. Lamb, 644 8th av (182).

STORES, OFFICES AND LOFTS.
5TH AV, 1360-1366, 1-sty bk stores, 100x120, 5-ply slag rf; \$100,000; (o) Mrs. Anne E. Carroll, 330 W 102d; (a) F. W. Woolworth Co., 233 Bway (181).

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
176TH ST, s e c MacCombs pl, 6-sty bk tnt, 50x90, slag rf; \$70,000; (o) Varsity Constn Co, Fredk W. Heidelberg, 1733 University av, pres; (a) Jos. C. Cocker, 43 W 126th (301).

DWELLINGS.
CLARENCE AV, e s, 200 s Barklay av, 1-sty fr dwg, 21x36, rubberoid rf; \$1,000; (o) Wm. J. Ronan, 131 Keap st, Bklyn; (a) J. R. Manley, 3291 Park av (302).

EDISON AV, w s, 275 n Edenwald av, 1-sty conc dwg, 25x36, tin rf; \$4,000; (o) Angelo Cantale, 223 E 11th; (a) M. D. Miceli, 241 E 108th (309).

EDISON AV, w s, 100 n Morris Park av, 1-sty fr dwg, 21x34, tin rf; \$1,500; (o) Jno. Faith, 783 E 156th; (a) Otto Reissmann, 147 4th av (304).

EDSON AV, s s, 623.73 e Boston Port rd, 1-sty fr dwg, 20x44, slag rf; \$4,000; (o) Emilie Schmall, 3418 Wickham av; (a) John Marks, 3427 Kingsland av (306).

HOLLAND AV, w s, 550 n 213th, 2-sty bk dwg, 23x57, slag rf; \$15,500; (o) Raffaello Gorofalo, 220 E 53d; (a) Vincent Pampallona, 2250 Basford av (312).

SAMPSON AV, s s, 100 e Tiebout av, 5-2-sty fr dwgs, 25x27, asphalt shingle rf; \$20,000; (o) E 177th St Development Co; (a) Stern, 233 Bway, pres, A. Kolb Bldg Co, 30 Church (310).

TAYLOR AV, w s, 175 n Patterson av, 1-sty bk dwg, 20x40, slag rf; \$1,500; (o) Thos. Quigley, 417 Taylor av; (a) Kingsley Lloyd, Bergen Bldg Co.

MULFORD AV, n w c Laurie av, 1-sty fr dwg, 19x30, proslate rf; \$1,500; (o) Conrad Zinn, 1116 Swinton; (a) Edw A Bauer, 18 W 34th (317).

STABLES AND GARAGES.
FAILE ST, e s, 150 n Lafayette av, 1-sty b- & te garage, 33x16.6, slag rf; \$1,500; (o) Nathan Pilott, 691 Amsterdam av; (a) Jacob Fisher, 25 Av C (312).

179TH ST, n s, 100 w Crotona av, 1-sty stone garage, 20x20, tin rf; \$500; (o) Louis Stutzen, 1530 Minford pl; (a) Arthur Boehmer, 2001 Arthur av (311).

180TH ST, n e c Webster av, 1-sty bk garage, 103.2x103.8, plastic slate rf; \$30,000; (o) Edw. Robitzik, 1018 E 163d; (a) Chas. Schaefer, Jr., 150th & Melrose av (315).

212TH ST, n s, 100.38 e White Plains av, 1-sty stone garage, 50x200, tar & gravel rf; \$10,000; (o) Geo. L. Stivers, 3 Charlton; (a) S. A. Montgomery, Hasbrouch Heights, N J (305).

ANTHONY AV, e s, 230 s Prospect pl, 1-sty Hiller, on prem; (a) Max Miller, 2489 Tiebout bk garage, 20x18, slag rf; \$1,500; (o) Nettie av (303).

CROMWELL AV, s e c McCombs rd, 1-sty bk garage, 123.7x73, slag rf; \$30,000; (o) West 190th St. Corp., Chas. Schlessinger, 335 Wadsworth av, pres; (a) Chas. Kreyenberg, 309 E Kingsbridge rd (308).

GIRARD AV, w s, 125 s 144th, 1-sty gal iron garage & shop, 25x100, slag rf; \$1,500; (o) The Mott Haven Co., 2122 5th av; (a) Dunnigan & Crumley, 391 E 144th (318).

MARION AV, n w c 197th, 1-sty bk garage, 49.10x20.9, rubberoid rf; \$500; (o) Robt Foster, 608 Crescent av; (a) Francesconi, 928 E 169th (316).

STORES, OFFICES AND LOFTS.
FORDHAM ROAD, s s, 50.5 e Creston av, 1-sty bk strs, 53.4x90, slag rf; \$30,000; (o) Samuel Minskoff, 1312 Clinton av; (a) Chas. Kreyenberg, 309 E Kingsbridge rd (307).

Brooklyn.
CHURCHES.

JEROME ST, 211-33, e s, 150 n Liberty av, 2-sty bk church & monastery; \$160,000; (o) Rt. Rev. Chas. E. McDonald, 367 Clermont av; (a) G. E. Steinback, 157 W 74th, N Y (6178).

ATKINS AV, 308, w s, 270 n Blake av, 1-sty bk synagogue & 1 fam, 33x79; \$15,000; (o) Chevre Anshur Zodeck, 973 Dumont av; (a) C. Infanger & Son, 2634 Aalantic av (6170).

DWELLINGS.

BEAUMONT ST, 258, w s, 440 s Oriental bldv, 1-1-sty fr 1 fam dwg, 24x40; \$6,500; (o) Jas. Kaiser, 343 Bway, N Y; (a) W. C. Winters, 108 Van Siclen av (5976).

BRISTOL ST, 495-97, e s, 100 s Newport av, 1-2-sty bk 2 fam dwg, 20x58; \$15,000; (o) Hy & Isidore Epstein, 890 Rockaway av; (a) Cohn Bros., 361 Stone av (6071).

DWIGHT ST, 572, w s, 100 n Beard, 1-2-sty bk str & 1 fam dwg, 24x20, slag rf; \$5,000; (o) Meyer Pogoda, 766 3d av; (a) M. L. Reiser, 1613 Pitkin av (5969).

LAKELAND PL, w s, 40 n Olive ct, 3-1-sty 1 fam dwgs, 29x21; \$15,000; (o) Realty Associates, 162 Remsen; (a) Slee & Bryson, 154 Montague (6409).

OLIVE COURT, n e c Ocean pl, 1-sty 1 fam dwg, 29x21; \$5,000; (o) Realty Associates, 162 Remsen; (a) Slee & Bryson, 154 Montague (6405).

OLIVE COURT, s s, 40 w Lakeland pl, 3-1-sty fr 1 fam dwgs, 29x21; \$15,000; (o) same; (a) same (6406).

OLIVE COURT, n w c Onyx Court, 1-sty fr 1 fam dwg, 29x21; \$5,000; (o) same; (a) same (6407).

OLIVE COURT, n w c Lakeland pl, 1-sty fr 1 fam dwg, 29x21; \$5,000; (o) same; (a) same (6408).

E 10TH ST, 1295, n e c Av M, 1-sty bk 2 fam dwg, 20x52; \$9,000; (o) Malbone Realty Corp, 295 Fulton; (a) A. D. Hinsdale, 17 Hanover pl (6364).

E 11TH ST, 2545-49, e s, 282.55 s Av Z, 2-2-sty fr 1 fam dwgs, 16x32; \$16,000; (o) Associated Realty Imp Co., 192 Montague; (a) Slee & Bryson, 154 Montague (6237).

E 11TH ST, 2523-27, e s, 462.55 n Av Z, 2-2-sty fr 1 fam dwgs, 16x32; \$16,000; (o) Associated Realty Imp Co., 192 Montague; (a) Slee & Bryson, 154 Montague (6300).

W 16TH ST, w s, 320 n Av Z, 2-sty bk 2 fam dwg, 25x20; \$10,000; (o) Emanuele Pace, 325 E 12th, N Y; (a) F. V. Lasplia, 520 Grand (6090).

W 16TH ST, w s, 350 n Av Z, 2-sty bk 2 fam dwg, 25x52; \$90,000; (o) Thomas Vaccari, 35 Garfield pl; (a) M. J. Conway, 400 Union (6091).

79TH ST, 2106, s s, 40 E 21st av, 2-sty fr 1 fam dwg, 20.6x45; \$12,000; Popular Home Corp, 215 Montague; (a) Phillip Caplan, 16 Court (6231).

79TH ST, 2102, s e c 21st av, 2-sty bk 2 fam dwg, 22x58; \$15,000; (o) Popular Home Corp., 215 Montague; (a) Phillip Caplan, 16 Court (6229).

80TH ST, 1759-81, n s, 96.8 w 18th av, 10-2-sty bk 2 fam dwgs, 20x52; \$100,000; (o) Nicholas Rendano, 6005 14th av; (a) Ferdinand Savignano, 6005 14th av (6225).

82D ST, 436-38, s s, 282.8 e 4th av, 2-2-sty bk 2 fam dwgs, 20x60; \$24,000; (o) Morrison Allardyse Constn. Co., 7826 5th av; (a) Thos. Bennett, 4826 5th av (6366).

82D ST, 924, s s, 169.64 e 7th av, 2-sty fr 1 fam dwg, 17x46; \$10,000; (o) Lampert Bldg Co., 7112 Ft Ham av; (a) Thos. Bennett, 7826 5th av (6412).

82D ST, 928-34, s s, 193.64 e 7th av, 4-2-sty fr 1 fam dwgs, 14x46; \$40,000; (o) same; (a) same (6413).

ALABAMA AV, 600, n e c Newport av, 2-sty bk 2 fam dwg, 20x55; \$12,000; (o) Isaac Reichman, 117 Sutter av; (a) Morris Rothstein, 197 Sneider av (6245).

MONTRON AV, 93, n s, 125 e Leonard, 3-sty bk str & 2 fam dwg, 25x101x32.6x50.7; \$6,000; (o) Georgio ManrScaler, 42 Meserole; (a) C. P. Cannella, 1163 Herkimer (6062).

5TH AV, 6802, s w c 68th, 2-3-sty bk 2 fam dwgs, 20.7x60, slag rf; \$30,000; (o) Home Talk Bldg Corp., 5th av, N Y; (a) T. R. Thieme, 619 81st (6204).

8TH AV, 1655-57, n e c Prospect av, 1-sty bk 1 fam dwg, 22.8x37.6; \$8,000; (o) Kraslow Bldg. Co., 190 Montague; (a) Wm. T. McCarthy, 16 Court (5964).

28TH AV, 18, w s, 100 s Bath av, 2-sty fr 2 fam dwg, 20x46; \$8,000; (o) Ferdinand Rizza, 256 4th av; (a) Jos. J. Gallizia, 2930 W 19th (6232).

FACTORIES AND WAREHOUSES.

SACKMAN ST. & Atlantic av, 2-sty bk warehouse, 80x90; \$45,000; (o) Simon Halperin, 363 Hinsdale; (a) Cohn Bros., 361 Stone av (6066).

JEFFERSON ST, n e c Stanwix, 4-sty bk factory, 99x90; \$15,000; (o) Knitwear Mfg. Co., 114 5th av, N Y; (a) S. B. Eisendrath & Beriman Horwitz (6302).

STABLES AND GARAGES.

N 7TH ST, s s, 150 e Kent av, 1-sty bk garage, 50x100; \$16,000; (o) Saml Bremer, 102 N 7th; (a) F. V. Laspia, 525 Grand (6117).

60TH ST, 947-57, n s, 70 w Ft Ham av, 1-sty bk garage, 100x100; \$40,000; Verdun Imp. Co., 1416 Lincoln pl; (a) Lubroth & Jalkoy, 44 Court (6242).

CONY ISLAND AV 1169-81, e s, 14 s Av H, 1-sty bk garage, 122.6x100; \$35,000; (o) Lazarus Rozenberg, 189 Montague; (a) W. F. McCarthy, 16 Court (6141).

ROCKAWAY AV, n e c Lott av, 1-sty bk garage, 154x100, slag rf; \$25,000; (o) Inlet Constn. Co., 1438 Park av; (a) S. Milliken & Son, 1780 Pitkin av (5978).

SCHENECTADY AV, 346-70, s w c Crown, 1-sty bk garage, 225.7x100; \$45,000; (o) F. L. Cranford, 479 Clinton av; (a) Chas. Goodman, 1339 St. Johns pl (6142).

4TH AV, 4001-3, e s, bet 40th & 41st sts, 1-sty bk garage, 200x100; \$60,000; (o) Leonard Goddard, 5418 5th av; (a) Thos. Bennett, 4826 5th av (6365).

STORES, OFFICES & LOFTS.

SCHERMERHORN ST, 97-101, n e c Boerum pl, 3-sty bk offices & 2 fam dwgs, 42x56; \$5,000; (o) Brooklyn Soc. P. C. to Children, 105 Schermerhorn; (a) Donald P. Hart (6151).

58TH ST, 139-51, n s, 260 w 2d av, 1-sty bk, 3 stores & 2 fam, 124x200.4; \$100,000; (o) Meyer Pegodan, 2168 66th; (a) E. Mendelsohn, 1778 Pitkin av (6136).

GATES AV, 545-7, n s, 40 n Tompkins av, 2-2-sty bk str & 2 fam dwg; \$16,000; (o) Fulton Metal Co., Inc., 298 4th av; (a) Dominick Salvati, 369 Fulton (6308).

MISCELLANEOUS.

NEVINS ST, 266, s w c Degraw, 1-sty bk air blowers, 16.4x77.8; \$8,000; (o & a) Brooklyn Union Gas Co., 176 Remsen (6156).

BEDFORD AV, 1618-42, w s, Crown to Carroll sts, 1-sty bk auto showroom, 262x100; \$100,000; (o) Randax Realty Co., 34 Nassau, N Y; (a) Chas. B. Meyers, 1 Union sq, N Y (6086).

Queens.

DWELLINGS.

DOUGLASTON.—Main av, s s, 953 w Bway, 2-2½-sty bk dwgs, 40x40, shingle rf, steam heat, elec; \$17,000; (o & a) Thos. Linke, Main av, Douglaston (2750).

DOUGLASTON.—Forest rd, s s, 300 e Centre dr, 2½-sty fr dwg, 31x30, shingle rf, 1 family, elec, steam heat; \$10,000; (o) Mrs. Susan D. Merrick, 36 Delaware, Flushing; (a) G. J. Hardway, 22 E 33d, Manhattan (2689).

FAR ROCKAWAY.—Chandler av, n s, 100 w Townley av, 2-sty fr dwg, 24x38, shingle rf, 1 family, gas; \$7,000; (o) Joseph Rott, Far Rockaway; (a) J. H. Cornell, Far Rockaway (2691).

FAR ROCKAWAY.—Hude st, n w c Boule-

vard, 3-2-sty fr dwgs, 26x51, shingle rf, 1 family, gas, steam heat; \$24,000; (o) D. Isenberg, 520 Boulevard, Rockaway Beach; (a) J. H. Cornell, Far Rockaway (2694-2695-2696).

FAR ROCKAWAY.—McBride st, s s, 100 w Townley av, 2-sty fr dwg, 24x38, shingle rf, 1 family, gas, steam heat; \$7,000; (o) Jos Rott, Far Rockaway; (a) J. H. Cornell, Far Rockaway (2692).

FLUSHING.—35th st, w s, 178 s Mitchell av, 2½-sty fr dwg, 20x34, shingle rf, 1 family, gas, steam heat; \$8,000; (o) August G. Ryon, 96 Main, Flushing; (a) Chas. W. Ross, 46 Manor av, Woodhaven (2676).

FLUSHING.—35th st, w s, 98 s Mitchell av, 2½-sty fr dwg, 20x20, shingle rf, 1 family, gas, steam heat; (o) A. G. Ryon, 96 Main, Flushing; (a) Chas. W. Ross, 46 Manor av, Woodhaven (2677-2678-2679); three bldgs, \$24,000.

NEPONSET.—Washington av, n e c Beach 145th st, 2-sty fr dwg, 65x28, shingle rf, 1 family, gas, elec, steam heat; \$20,000; (o) W. G. Cornell, Neponset; (a) Holler & Kleinherz, 1012 Gates av, Bklyn (2755).

RICHMOND HILL.—107th st, e s, 300 s 86th av, 2-sty fr dwg, 16x39, shingle rf, 1 family, gas, steam heat; \$7,500; (o) L. H. Newfield, 8635 107th, Richmond Hill; (a) G. E. Crane, 8, 114th, Richmond Hill (2652).

UNION COURSE.—78th st, n e c 90th rd, 5-2-sty fr dwgs, 16x38, shingle rf, 1 family, gas, steam heat; \$32,500; (o) Rev. Jos. P. Brady, Seaside, Rockaway Beach; (a) Chas. Infanger & Son, 2634 Atlantic av, Bklyn (2683-84-85).

WOODHAVEN.—Manor av, n w c Ferris, 2½-sty fr dwg, 46x23, shingle rf, 1 family, gas, steam heat; \$8,000; (o) A. J. Cobb, 1822 Woodhaven av; (a) G. E. Crane, Richmond Hill (2653).

WOODHAVEN.—Diamond av, w s, 140 n Ridgewood av, 11-2½-sty fr dwgs, 18x38, shingle rf, 1 family, gas, steam heat; \$93,500; (o) B. Schauli, Ozone Park; (a) H. T. Jeffrey, Jr., Butler Bldg, Jamaica (2743-44-45-46-47-48-49-50-51-52-53).

FACTORIES AND WAREHOUSES.

L. I. CITY.—West av, n e c 9th, 1 & 2-sty bk factory, 50x100, slag rf; \$20,000; (o) Toeh Bros., West av, L. I. City; (a) V. P. Krause, West av, L. I. City (2697).

STABLES AND GARAGES.

ELMHURST.—Jackson av, n s, 50 w 25th, 1-sty bk garage, 50x100, gravel rf, steam heat; \$15,000; (o) Estate J. A. Hendry, 70 Baxter av, Elmhurst; (a) Chas. A. Hendry, Baxter av, Elmhurst (2736).

Richmond.

DWELLINGS.

CLIFTON AV, n w c Clifton av & Edgewater st, 2-sty fr dwg, 34x100, rubberoid rf; \$5,000; (o & b) John Mandra, Rosebank, S. I. (422).

GREAT KILLS.—Highland rd, e s, 500 s Amboy rd, 1-sty bk dwg, 23x34, shingle rf; \$7,500; (o & b) C. P. Higgins, Great Kills (356).

HUGENOT PARK.—Amboy rd, n s, c Vernon av, 1-sty fr dwg, 24x48, shingle rf; \$6,400; (o) H. Albrecht, 591 75th, Bklyn; (a) Fred Klein, Huguenot Park (347).

PRINCES BAY.—Amboy rd, s s, 145 e Bayview av, 1½-sty fr dwg, 28x38, shingle rf; \$5,-

000; (o) Geo. L. Harrison, 6075 Amboy rd, Princes Bay; (a) A. H. McGeehan, 36 Bayview av (365).

PORT RICHMOND.—Decker av, w s, 186 n Catherine, 2½-sty fr dwg, 22x28, shingle rf; \$5,000; (o) E. Sonnergen, Homestead av; (a) E. Pederson, Homestead av (374).

ROSEBANK.—Chestnut av, s s, 300 w Tompkins av, 2½-sty bk dwg, 22x26, shingle rf; \$5,000; (o & b) A. Lucker, Chestnut, Rosebank (626).

SOUTH BEACH.—Sound la, s s, 473.3 e MacFarland av, 1-sty fr dwg, 15x40, gravel rf; \$11,000; (o & b) Salvatore Marino, 4 Bleecker, Manhattan (392).

TOTTENVILLE.—Slaught av, w s, 300 n Belmont av, 1-sty fr dwg, 22x26, tar & gravel rf; \$3,500; (o) Jens Engmark, 225 Brighton St, Tottenville; (a) C. C. Christensen, cor State & Patterson St, Perth Amboy, N J (277).

WEST NEW BRIGHTON.—Castleton av, s s, w c State, 3-sty fr dwg, 30x40, rubberoid rf; \$6,600; (o & b) Harry Cohen, Jersey st, New Brighton (372).

WEST NEW BRIGHTON.—Myrtle av, n s, 255 w Elizabeth, 2-sty bk dwg, 23x25, asphalt shingle rf; \$5,700; (o) Mrs. A. Gibson, 178 Elizabeth; (a) Wm. H. Hoffman, 166 Clove rd (538).

WESTERLEIGH.—Potter st, off Manor rd, s s, 500 w Fairview av, 2-sty fr dwg, 24x28, shingle rf; \$5,000; (o) Charles Cortelyou, 54 Halfed pl, Port Richmond; (a) John Milnes Co., Port Richmond National Bank (329).

STABLES AND GARAGES.

NEW BRIGHTON.—Richmond Ter S, 462, 177 ft. from Westervelt av, 15-1-sty garages, 74x75, rubberoid rf; \$6,000; (o) M. Niora, 462 Richmond ter; (a) W. O. Olson, 176 Westerville av (568).

WEST NEW BRIGHTON.—Castleton av, n s, 375 w Clove rd, 1-sty bk garage, 40x88, 3-ply paper roofing; \$6,000; (o & b) Henry Christ, 110 Todt Hill rd (248).

STORES, OFFICES AND LOFTS.

CLIFTON.—Edgewater av, n s, opposite Sylva la, 1-sty bk str, 50x60x52x32, corrugated iron rf; \$17,000; (o & a) Fraser Brset Co., 1328 Bway (349).

MIDLAND BEACH.—Midland av & 1st st, n e c, 1-sty frame stores, 40x50, rubberoid roof; \$4,500; (o) Y. Messe, 55 W 38th, N Y C; (a) M. Schulman, Midland av, M B (147).

MISCELLANEOUS.

CLIFTON.—Norwood av, s s, 200 w Bay, 1-sty fr laboratory, 50x55, rubberoid rf; \$19,500; (o) F. A. Errington, Norwood av, Clifton; (a) Ole T. Kvenvik, 874 Delafield, West New Brighton (457).

PLANS FILED FOR ALTERATIONS

Manhattan.

BEEKMAN ST, 78, remove str front, new str front, i. p. stairs, f. p. doors in 6-sty bk warehouse; \$5,857; (o) Zinsser Realty Co., 78 Beekman; (a) B. Basco, 207 E 14th (1633).

BLEEKER ST, 27-29-31, remove str front, new partitions, flooring, str front, stairs in 7-sty bk str & offices; \$5,900; (o) Associated Realty Co., 1153 Bway; (a) Rudolf C. B. Boehler, 116 W 39th (1580).

CANAL ST, 276, new stair enclosure, toilets, also HOWARD ST, 31, fixtures, stairway, bulkhead window, partitions in 6-sty bk store, office & showrooms; \$6,000; (o) American Rug & Carpet Co., 273 Canal; (a) Seelig & Finkelstein, 26 Court, Bklyn (1637).

CANAL ST, 365-67, remove stairways, alter fire escapes, new stairs, bulkhead, partitions, toilet, windows in 5-sty bk store & loft; \$7,000; (o) Wendel Est, 175 Bway; (a) Louis A. Sheinart, 194 Bway (1620).

CLINTON ST, 189, remove piers, new columns; also HESTER ST, 1, girders, windows in 5-sty bk store & tint; \$9,000; (o) Morris Goldberg, 77 W 119th; (a) Nathan Schanupp, 317 W 79th st (1581).

FULTON ST, 73-75-77-79, remove posts, girders, new columns, girders, elev, stairways, f. p. shafts, entrance, a raise ext in 6-sty bk offices; \$130,000; (o) Best Bldg. Co., Inc., 75 Fulton, Bklyn; (a) M. L. & H. G. Emery, 68 Bible House (1635).

HUDSON ST, 420, remodel bldg, new toilets, stairs, doors, lift, dumbwaiter in 4-sty bk office bldg; \$10,000; (o) Dayton, Price & Co., Ltd., 405 Lex av; (a) Wm. Jno. Cherry, Grand Central Terminal (1572).

LAFAYETTE ST, 375, remove partitions, entrance, stairs, new elev, entrance, openings, windows in 9-sty bk offices; \$50,000; (o) Mission of the Immaculate Virgin for the Protection of the Homeless & Destitute Children, 375 Lafayette; (a) Sommerfield & Steckler, 31 Union sq (1608).

LEWIS ST, 82-84, remove wall, new walls, piers, beams in 3-sty bk store, synagogue & dwg; \$1,000; (o) Janow Lubelskye Cong., 82-84 Lewis; (a) Jacob Fisher, 25 Av A (1651).

WILLIAM ST, 201, remove str front, new str front, partition, entrance in 5-sty bk str & lofts;

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\$5,000; (o) Wm. C. Orr, 51 Chambers; (a) Morris Whinston, 63 Park Row (1585).

35TH ST, 209-211 W, remove wall, partitions, plumbing fixtures, front, stoop, stairway, new toilets, fixtures, piers, beams, stairway, str front in 4-sty bk store & offices; \$20,000; (o) Paul & Daniel Daly, care of Herman P. Storck, 20 Nassau; (a) Seelig & Finkelstein, 26 Court, Bklyn (1587).

41ST ST, 16 E, new front, ext, elevator shaft, f. p. doors, skylight, stairs, partitions, pent house on 5-sty bk dwg; \$40,000; (o) American Encaustic Tiling Co., Ltd., 16 E 40th; (a) Rich & Mathesius, 320 5 av (1469).

47TH ST, 110 W, new ext, stairway, roof, elev shaft, partitions, toilet, columns, girders, plumbing, fire escape in 5-sty bk stores and show rooms; \$50,000; (o) Laham Realty Corp., 222 W 47th; (a) Jno. H. Knubel, 305 W 43d (1584).

48TH ST, 68-70 W, remove stoop, wall, partitions, new 1-sty ext, partitions, plumbing, in 2-sty bk dwg; \$20,000; (o) Iredag Co., 634 5th av; (a) Sommerfeld & Steckler, 31 Union sq (1611).

50TH ST, 19 W, remove partitions, stoop, remodel wall, stairs, new front, entrance, partitions in 5-sty bk str & dwg; \$5,000; (o) Columbia University of City of N. Y., Frederick A. Goetze, Treas., 63 Wall; (a) Henry Ives Cobb, 1465 Bway (1531).

52D ST, 208 E, new partitions, windows, lift, fire-escapes in 4-sty bk factory; \$8,000; (o) 208 E. 52d St. Corp., 681 5 av, Elizabeth Arden, Pres.; (a) Geo. Fred Pelham, 200 W 72 (1532).

55TH ST, 142 E, remove stoop, rearrange front, new ext, add sty, bathrooms, partitions, elevator shaft, stairs in 4-sty bk dwg; \$15,000; (o) Mrs. Oliver Harriman, 142 E 55th; (a) James E. Casale & Pat J. Murray, 128 E 58th (1545).

55TH ST, 150 E, remove stoop, new ext, pent house, bathrooms, partitions, cornice in 4-sty bk dwg; \$15,000; (o) Mrs. Edw. H. Hough, 150 E 155th; (a) Jas. E. Casale & Pat J. Murray, 128 E 58th (1544).

55TH ST, 147 E, remove stoop, move window, enlarge door, new openings, window, area, partitions, stairway, plumbing, heating, wiring, vent ducts, floors, flues in 4-sty bk dwg; \$18,000; (o) Joel Rathbone, 122 E 61st; (a) John M. Hatton, 347 Madison av (1132).

53D ST, 18 W, alter plumbing, remove walls, elev, new front, steps, windows, partitions, elev in 4-sty bk dwg; \$25,000; (o) Mrs. Isabel D. McHie, 18 W 53; (a) Sam B. Coley, 569 5th av (1591).

56TH ST, 2-4 W, remove front, floor, new str fronts, elev, partitions, front, elec lighting, plumbing, heating, elev shaft, penthouse, roofing, f. p. doors & windows, stairs, skylight in two 5-sty bk store & showrooms; \$35,000; (o) Ellen Goin Rionda, 100 Central Park W; (a) Lewis C. Patton, 597 5th av (1376).

56TH ST, 114-116 W, remove walls, new floors, columns in 2-2-sty bk garage; \$8,000; (o) James Coleman, 125 W 66th; (o) Springsteen & Goldhammer, 32 Union sq (1507).

55TH ST, 143 E, remove stoop, re-arrange partitions, new bath rooms, cornice, front in 3-sty bk dwg; \$15,000; (o) Mrs. Arthur J. Moulton, 143 E 55th; (a) P. J. Murray & J. E. Casale, 128 E 58th (1578).

55TH ST, 148 E, remove partitions, front, stoop new cornice, pent house, partitions in 4-sty bk dwg; \$15,000; (o) Mrs. Dmary A. McMillen, 148 E 55th; (a) P. J. Murray & J. E. Casale, 128 E 58th (1577).

56TH ST, 11 E, remove partitions, new openings, elec wiring, painting, plumbing fixtures, fire escapes in 4-sty bk stores; \$5,000; (o) Annie E. Douglass, 10 E 57th; (a) Edw. L. Angell, 57 W 127th (1588).

57TH ST, 226 E, remove doors, lights, rf, new doors roofing in 4 & 5-sty bk public school; \$6,844; (o) City; (a) C. B. J. Snyder, room 2800 Municipal Bldg (1550).

57TH ST, 403 E, remove steps, partitions, new windows, steps, ext, walls, partitions, wash rooms in 4-sty bk dwg; \$6,000; (o) O. Peter Heggie, care Players Clubhouse, 16 Gramercy pl; (a) Carl F. J. Seffart, 153 E 40th (1535).

58TH ST, 13-15 E, new add sty on 4-sty bk garage; \$8,000; (o) Hyman Willett, 13-15 E 58th; (a) Sam Cohen, 32 Union sq (1481).

61ST ST, 161 E, remove stoop, rearrange partitions, new stairs, change entrance to 4-sty bk dwg; \$20,000; (o) E. Diamond Bird, 130 E 67th; (a) Chas. E. Birge, 29 W 34th (1126).

61ST ST, 10 W, remove sinks, ranges, new partitions, doors, f. p. stairs, baths in 12-sty bk hotel; \$60,000; (o) Columbia Realty Co., 18 E 41st; (a) Herbt. Lucas, 129 E 21st (1443).

61ST ST, 252 E, re-arrange partitions, new wall, boiler room, bathroom, window, elev in 4-sty bk tnt; \$10,000; (o) Justin C. O'Brien, 729 Park av; (a) J. J. Cromsohw, 624 Madison av (1563).

62D ST, 233 E, new partitions in 3-sty bk dwg; \$10,000; (o) John N. Fainer, 233 E 62d; (a) Gudon S. Parker, 17 W 42d (1618).

63D ST, 404 E, remove partitions, new doors, partitions, bathrooms in 5-sty bk apts; \$5,000; (o) Brookfield Homes Incorporated, 165 Bway; (a) Wm. E. White, 235 E 35th (1517).

64TH ST, 19 E, remove stoop, reconstruct

steps, partitions, alter plumbing, new entrance, steps (2 stys), f. p. ext (rear), elevator, laundry lifts in 4-sty bk dwg; \$40,000; (o) Mrs. Ethel Hoffstaeder, care Guaranty Trust Co., 5 av & 43d; (a) Samuel B. Coley, 569 5 av (1131).

64TH ST, 184 E, remove stairs, alter partitions, new partitions, vent shafts, stairs, elev, pent house in 4-sty bk dwg; \$20,000; (o) Dr. Geo. Draper, 164 E 63d; (a) Sterner & Wolfe, 569 5 av (1196).

64TH ST, 186 E, remove stairs, alter partitions, new partitions, vent shafts, stairs, elev, pent house in 4-sty bk dwg; \$20,000; (o) Dr. Geo. Draper, 164 E 63d; (a) Sterner & Wolfe, 569 5 av (1197).

64TH ST, 20 E, raise beams, new partitions, stairs, flues & fireplaces, dumbwaiter shaft, elevator shaft in 4-sty bk dwg; \$40,000; (o) Fredk. W. White, 55 John; (a) Harry Allen Jacobs, 30 5 av (1313).

67TH ST, 43 E, remove front, partitions, new ext, front, beams, partitions, elevator & shaft, walls, f. p. doors, skylight, opening in 4-sty bk dwg; \$25,000; (o) Geo. Grey Ward, 141 W 109th; (a) Frank Freeman, 132 Nassau (1498).

68TH ST, 246-248 E, remove wall, stair wells, partitions, new front, stair wells, partitions, chimneys, heating, plumbing in 2-3-sty bk dwgs; \$30,000; (o) Mrs. Elizabeth Clark Davis, 131 E 66th; (a) Assoc. Archts, 501 5 av (1543).

68TH ST, 242 E, remove stoop, alter stairs, partitions in 4-sty bk dwg; \$10,000; (o) Mrs.

Whinston Hagen, 780 Madison av; (a) Electus D. Litchfield & Rogers, 477 5th av (1599).

69TH ST, 109 E, new wall, ext, inr alts in 4-sty bk dwg; \$-40,000; (o) John I. Downey, 109 E 69th; (a) J. Francis Burrows, 410 W 34th (1090).

69 ST, 135 W, remove partitions, new partitions, rooms, stairs, vents, entrances, skylights in 4-sty bk dwg; \$9,500; (o) Mrs. Winna Reshower, 245 W 82d; (a) Rudolf C. P. Boehler, 38 W 32d (1107).

69TH ST, 6 E, new elev, decorations in 3-sty bk dwg; \$10,000; (o) Wm. R. Peters, 33 W 49th; (a) Gurdon S. Parker, 17 W 42d (1406).

70TH ST, 535 E, remove floor, new tanks, floor, girders, walls, rf, vent, opening, lintels in 1-sty bk warehouse; \$9,000; (o) Sawdco Co., 1317 Av A; (a) A. N. Clough, 102 W 80th (1542).

72D ST, 241-51 E, remove partitions, cornices, rebuild fences, new openings, girders, cornice, wall, grating in six 4-sty bk dwgs; \$18,000; (o) Francis B. Hoffman, 58 E 79th; (a) F. Burrall Hoffman, Jr., 120 W 32d (1448).

72D ST, 101 E, remove partitions, new garage, window, stairway, bathroom, ext, toilets, closets in 4½-sty bk dwg; \$8,000; (o) Erem Zimballist, 101 E 72d; (a) Samuel Cohen, 110 W 34th (1402).

72D ST, 122 W, remove stoop, entrance, windows, new stairs, window, show windows, beam, doors, partitions in 4-sty bk dwg; \$4,000; (o) Waunegan Realty Co., 395 4th av; (a) Jos. Putzel, 29 W 34th (1460).

Annual Number for 1919 of Record and Guide Quarterly Now Ready for Delivery

THE Annual Number of the RECORD & GUIDE QUARTERLY contains in this, the final issue of the year, all the data contained in the preceding three plus those of the fourth period, making in one compact volume, a complete transcription of all Conveyances, Miscellaneous Conveyances, such as Release of Mortgages and Dowers, Contracts, Agreements, Consents, Assignments of Rents, Power of Attorneys, Designation, Resignation and Appointment of New Trustees and Executors, etc., Mortgages, Extension of Mortgages, Participation and Subordination, Agreements of Mortgages, Assignments of Mortgages, Satisfied Mortgages, Leases, including consents, assignments, cancellations and surrender of leases; Real Estate Appraisals, Auction Sales, Wills, New Buildings and Alterations with cross references for the entire year, Borough of Manhattan. These records are arranged geographically, chronologically and alphabetically, so that the subscriber may, at a moment's notice, find the desired information. In order to make these records more complete the attorney's name is inserted in all Mortgages and a geographical cross reference to the Real Estate Appraisals is given. This permits the user in searching for the appraised value of a given parcel, and not having the name of the deceased, to obtain the information instantly. Years of experience have demonstrated that by using the RECORD & GUIDE QUARTERLY time and annoyance are saved. It is equally valuable to the broker who maintains an elaborate system of keeping records, or the man who must condense his plant.

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74TH ST, 10 E, move front, alter partitions, new elevator, pent house, beams in 5-sty bk dwg; \$45,000; (o) Edwin Palmer, Esq., 1038 5 av; (a) Edw. S. Hewitt, 507 5 av (1486).

74TH ST, 143 E, rearrange rooms, alter stairs, new elevator, plumbing in 4-sty bk dwg; \$25,000; (o) James G. Shepard, 276 Riverside dr; (a) A. Wallace McCrea, 27 E 40th (1468).

74TH ST, 130 E, change interior, remove stoop, new bathrooms in 4-sty bk dwg; \$9,000; (o) Wm. Hammatt Davis, 35 Nassau; (a) Cameron Clark, 137 E 46th (1648).

75TH ST, 35 W, remove stoop, rearrange partitions, new entrance, vent ducts, dumbwaiter shaft, f. p. doors in 5-sty bk dwg; \$10,000; (o) Mrs. John M. Baruch, 35 W 75th; (a) Maurice Deutsch, 50 Church (1625).

75TH ST, 104 W, remove entrance, new entrance, bathrooms, f. p. windows in 4-sty bk dwg; \$20,000; (o) Kormak Realty Co., 256 Bway; (a) Sherwood H. Webber, 1368 Bway (1300).

75TH ST, 184 E, remove partitions, new chimney, stairs, partitions, bathrooms, plumbing in 4-sty bk dwg; \$12,000; (o) Sarah Jenner Hansen, 108 E 82d; (a) Lawrence F. Peck, 101 Park av (1461).

77TH ST, 123 E, remove lift, new corridor, stairs in 3-sty bk garage & store; \$5,000; (o) Everslev Childs, 17 Battery pl; (a) Donald P. Hart, 27 E 40th (1571).

78TH ST, 156 E, remove stoop, partitions, new doorway, window, steps, railings, dumbwaiter shaft, doors, fireplaces, flues, vent ducts, partitions, move walls in 3-sty bk dwg; \$15,000; (o) Mrs. Edith McKeever Miller, care of Geo. McCullough Miller, 6 E 45th; (a) Auguste L. Noel, 52 Vanderbilt av (1623).

78TH ST, 115 E, new ext, rooms in 4-sty bk dwg; \$12,000; (o) Joseph Polstein, 115 E 78th; (a) Geo. Fred Pelham, 150 Lincoln pl, Bklyn (1415).

79TH ST, 127 E, rearrange partitions, stairs, bathrooms, new stoop, entrance, add sty, plumbing, elec in 3-sty bk dwg; \$25,000; (o) Ray Morris, 135 E 62d; (a) Gorden S. Parker, 17 W 42d (1812).

79TH ST, 25 E, remove front, new front, cornice, entrance, stairs, bathrooms, partitions, raise floors in 4-sty bk dwg; \$25,000; (o) John S. Meicher, 19 E 86th; (a) Laurence F. Peck, 101 Park av (1462).

81ST ST, 127 E, remove stoop, new door, openings, stairs, partitions, entrance in 4-sty bk dwg; \$6,000; (o) Jos. Zimmerman, 911 Park av; (a) Geo. & Edw. Blum, 505 5th av (1583).

82D ST, 19 E, alter wall, new elevator shaft, ext, fire escape in 5-sty bk dwg; \$7,000; (o) L. N. Phelps Stokes, 109 E 21st; (a) owner (1036).

82D ST, 12 E, new ext, floor, cellar, rf, partitions, elev & dumbwaiter shaft, beams in 5-sty bk dwg; \$55,000; (o) Wm. J. Ryan, 3 E 85th; (a) Bradley Denehant, 2 W 45th (1310).

83D ST, 29-33 E, remove partitions, new rooms; MADISON AV, 1116-22, pantry, door, f. p. ext, entrance hall, fire escape, openings, stairway, elev shaft, walls, railings, coal hole in six 4 & 2-sty bk dwgs; \$70,000; (o) 27 East

83d St. Corp., 52 William; (a) Frederick K. King, 52 Vanderbilt av (1375).

84TH ST, 123 E, new entrance, stairs, bathrooms, painting, repairs in 4-sty bk dwg; \$10,000; (o) Edw. L. Pratt, 114 E 84th; (a) Robt. O. Derrick & Geo. P. Butler, 507 5th av (1636).

85 ST, 108 W, remove stoop, re-arrange partitions, new bath rooms, entrance hall in 4-sty bk dwg; \$8,000; (o) Catherine Blackwell, 108 W 85th; (a) M. Joseph Harrison, World Bldg; (1108).

86TH ST, 108 W, new ext, show windows, arrange floors in 4-sty bk store & dwg; \$18,000; (o) Gustave Schneider, 108 W 86th; (a) Samuel Cohen, 32 Union sq (1373).

90TH-91ST ST, Av A, E, R, remove columns, system, new columns, system, elev, shaft, doors, heating ext in 3-sty f. p. asphalt mixing plant; \$25,000; (o) City of New York (1450).

92D ST, 60 E, remove stoop, partitions, new entrance, partitions, stairs, floors, elec in 4-sty bk dwg; \$10,000; (o) Paul Fuller, 141 E 37th; (a) Harry T. Lindeberg, 2 W 47th (1431).

92D ST, 303 W, remove partitions, stoop, new openings, windows, entrance, brickwork in 5-sty bk dwg; \$17,000; (o) Alexander Shapiro, care archt; (a) Harold L. Young, 353 W 42d (1489).

96TH ST, 58-66 E, new partitions, dumbwaiter shaft, doors, stairs, fire-escapes, plumbing in 5-5-sty bk dwgs; \$50,000; (o) Interstate Land Holding Co., 1004 Oliver Bldg., Boston, Mass.; (a) Louis H. Rabbage, 1328 Bway (1262).

122D ST, 62 E, enlarge window openings, new stairs, partitions, court walls, bulkhead in 5-sty bk tnt; \$5,000; (o) Samuel Greenberg, 62 E 122d; (a) Otto L. Spannake, 116 Nassau (1512).

125TH ST, 71-73-75 W, remove stairway, new ext, toilets in 2-sty bk str & lofts; \$9,000; (o) Est of Susan A. Hoagland, 37 Liberty; (a) Mathew W. Del Gaudio, 158-160 W 45th (1272).

153D ST, 542-6 W, rebuild bldg, new slab floors throughout in 1 & 4-sty bk church & dwg; \$15,000; (o) Washington Heights Evan. Luth. Church, 542-6 W 153d; (a) Francis Averkamp, 600 W 181st (1251).

154TH ST, 402 W, rearrange partitions, new windows, plumbing fixtures in 4-sty bk dwg; \$15,000; (o) Manhattan Life Insurance Co., 66 Bway; (a) Sam. Cohen, 32 Union sq (1480).

176TH ST, 559-569 W, 177th st, 558-568 W, new ext, openings, vault lights, windows, stairs, pent house, boardwalk, remove & reset stairs in 5-sty bk school; \$325,000; (o) City; (a) C. B. J. Snyder, Municipal Bldg, room 2800 (823).

179TH ST, 619 W, remove stoop, new stoop, windows, plumbing, heating, elec, flues, fireplaces in 3-sty bk dwg; \$5,000; (o) Dr. Goodrich T. Smith, 619 W 179th; (a) Victor C. Farrar, 4 E 39th (1589).

180TH ST 549-559 W, 181st st, 560 W, new platforms, beams flooring, door, coat room in 1 & 2-sty bk ice skating rink; \$10,000; (o) Newton Holding Corp., 55 Liberty; (a) Vincent S. Todaro, 1901 W 12th, Bklyn (1291).

AUDUBON AV & 181ST ST, remove rf, wall, raise walls, piers, rearrange seating, enlarge auditorium, new balcony, framing, stairs, fire-

escapes, exits, wall in 2-sty bk theatre, str & offices; \$50,000; (o) Est of Theodore W. Meyers, 550-552 W 181st; (o) Theodore A. Meyers, 117 W 28th (1172).

AUDUBON AV, 286, new ext, add, sty in 2 bk garages; \$30,000; (o) Mary E. Kranichfeld, care archt; (a) H. L. Brandt, 38 Marble Hill av (1552).

BOWERY, 351-351½, remove partitions, chimneys, plumbing, ext (portion), str fronts, new ext, elev & shaft, guides & posts, str fronts, chimney, partitions in 5-sty bk warehouse; \$9,000; (o) Bernard Rube, 248 Grand st; (a) Harry T. Howell, 3d av & 149th (1125).

BROADWAY, 1469, new mezzanine in 6-sty bk store & offices; \$10,000; (o) Chas. A. Cole Est., 1469 Bway; (a) Winder Iron Works, 431 Whitlock av, Bronx (1440).

BROADWAY, 1432, remove partitions, wall, stairway, toilets, new stairs & bulkhead, toilets, wall, mezzanine, skylights, show windows, framing, elec, sidewalk lift in 3-sty bk str & loft; \$40,000; (o) Al. Haymann, 128 Bway; (a) W. L. Rouse & L. A. Goldstone, 512 5 av (877).

BROADWAY, 2274, remove plumbing, beams, wall, partitions, new ext, lockers, beams, wall, partitions, rf, vent ducts, plumbing in 5-sty bk str & dwg; \$10,000; (o) Wm. E. Palmer, West Long Branch, N. J.; (a) Sam. Cohen, 32 Union sq (778).

BWAY, 1753-55, new partitions, radiators, move radiators in 5-sty bk offices; \$6,000; (o) O. B. Potter Properties, Inc., 38 Park Row; (a) Chas. Glenn, 280 Madison av (1028).

BWAY, 2585, remove dumbwaiter, stairs, partitions, piers, new str fronts, stairs, toilets, sinks, columns, etc., in 2-sty bk stores; \$10,000; (o) Purchase Homes Co., Inc., 304 W 99th; (a) Henry S. Lion, 51 E 42d (1033).

BROADWAY, 2121-7, 74th st, 215-23 W, remove partitions new partitions, str fronts, wainscoting in 3-sty bk str & lofts; \$5,000; (o) Theresa Browning, 16 Cooper sq; (a) B. H. & C. N. Winston, 2 Columbus Circle (1297).

BROADWAY, 2-8, remove partitions, new partitions, steel framing, stairway in 7-sty bk str & offices; \$40,000; (o) New York Produce Exchange, 2-8 Bway; (a) W. L. Rouse & L. A. Goldstone, 512 5 av (1319).

BROADWAY, 42, new kalamine covering, partition ext, wire glass in 21-sty bk store & offices; \$7,500; (o) Lower Bway Realty Corp., 42 Bway; (a) John P. Walthor, 103 E 125th (1407).

BROADWAY, 734, new elev shaft, elev, mortar room, shift stairs in 5-sty bk store, lofts & mfg; \$6,000; (o) Caroline Post, 68 William; (a) Irving Margon, 355 E 149th (1451).

BROADWAY, 1672, remove partitions, stairs & stair hall, new partitions, stairs, beams, arches, elevator & shaft, skylight, alter entrance hall in 9-sty bk str & offices; \$10,000; (o) Geo. H. Earle, Finance Bldg., Phila., Pa.; (a) Jos. Kleinberger, 17 W 42d (1522).

BROADWAY, 128, new steel frame, tank on 16-sty bk office bldg; \$13,000; (o) Am. Exchange Nat'l Bank N Y C; (a) Walter S. Chalton, 128 Bway (1598).

BROADWAY, 1548, remove columns, new girders, str front, tile entrances, fixtures in 4-sty bk stores; \$6,000; (o) Marcus Loew Realty Co., 1493 Bway; (a) John T. Funda, 63 W 38th (1617).

BROADWAY, 2626, new openings, columns, girders, show windows, dumbwaiters, partitions in 7-sty bk store & dwg; \$16,000; (o) Wiveclam Realty Corp., 533 W 47th; (a) Otto L. Spannake, 116 Nassau (1647).

LEXINGTON AV, 461, raise & extend basement, new openings in 4-sty bk store & offices; \$8,500; (o) Catalina Paez MacManus, 264 W 94th; (a) Andrew J. Thomas, 137 E 45th (1042).

LEXINGTON AV, 954, raise bldg, new partitions in 4-sty bk offices; \$3,000; (o) Frank Knapp, 954 Lexington av; (a) Sam B. Ogden, 954 Lexington av (1399).

LEXINGTON AV, 279, remove stoop, new entrance, alter partitions, new fire escapes, plumbing, bathrooms in 5-sty bk dwg; \$7,500; (o) Bryn Mawr Club, 137 E 40th; (a) Randolph H. Almiroty, 46 W 46th (1607).

LENOX AV, 580, reconstruct str front, remove partitions, plumbing, new window, stairs, f. p. door in 5-sty bk store & tnt; \$5,000; (o) R. C. Heron, Inc., 565 Lenox av; (a) C. W. B. Mitchell & Wm. A. Hewlett, 129 E 27th (1600).

MADISON AV, 712, move wall, new stairs, skylight, roof in 5-sty bk dwg; \$20,000; (o) Frank R. Barter, 323 Madison av; (a) David M. Ach, 1 Madison av (1384).

PARK AV, 43, rearrange partitions, new elev, stairs, add sty, windows in 6-sty bk dwg; \$40,000; (o) Samuel L. Fuller, 14 Wall, Chas. L. Tiffany, 37th & 5 av; (a) Delano & Aldrich, 126 E 38th (1263).

ST. NICHOLAS AV, 576-580, remove sinks, tubs, ranges, refrigerators, rearrange partitions in 6-sty bk dwg; \$20,000; (o) Isidor Braveman, 510 W 123d; (a) Lorenz F. J. Welher, 271 W 125th (1558).

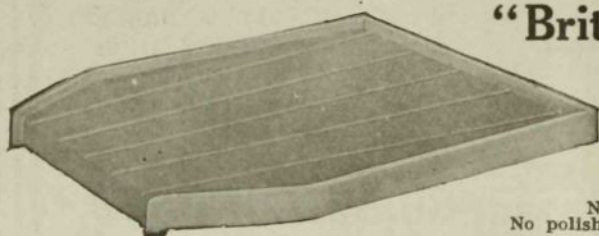
ST. NICHOLAS AV, 811-813, rearrange partitions, bath room, court, new bath rooms, dumbwaiter shaft in 2-5-sty bk tnts; \$10,000; (o) Rose Meryash, 533 W 156; (a) Springsteen & Goldhammer, 32 Union sq (1565).

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WEST END AV, 280, remove staircases, stairs, partitions, new cellar, stairs, addition, entrance hall, coal room, servants' room, toilet rooms, reinforce ceiling in 5-sty bk dwg; \$20,000; (o) Sam. T. Shaw, 280 West End av; (a) Fred. R. Hirsch, 406 Homestead av, Mt. Vernon, N. Y. (786).

WEST END AV, 862, remove partitions, stairs, dumbwater shaft, new partitions, bathrooms, closets, etc, plumbing, elec wiring, flooring, vent ducts, skylights in 4-sty bk dwg; \$10,000; (o) Mrs. Washington Bryn, care architect; (a) Lee J. Eaton, 202 E 18th (1379).

WEST END AV, 354, remove tubs, sinks, toilets, new sinks, toilets, stairway, window, partitions in 3-sty bk dwg; \$10,000; (o) Chas. A. Brodek, 44 Cedar; (a) Clarence S. Stein & Ernest A. Grunsfeld, 55 W 45th (1653).

1ST AV, 398, alter partitions, new elev & shaft in 5-sty bk factory; \$8,000; (o) Isidore Hirsch, 1361 Mad av, & Isaac Roth, 1969 Anthony av, Bronx; (a) John F. Rieger, 154 Nassau (1650).

2D AV, 2460-78, new exts in 3 & 4-sty bk studio & offices \$75,000; (o) Geo. L. Ingraham, 14 Wall; (a) B. H. & C. N. Whinston, 2 Columbus Circle (1301).

2D AV, 1553, remove columns, new ext, girders, toilets in 4-sty bk str & dwg; \$7,500; (o) Elias Dankowitz, 1553 2 av; (a) Springsteen & Goldhammer, 32 Union sq (1529).

3D AV, 404, remove walls, beams, new driveway, beams in 2-sty bk lumber yard; \$2,000; (o) Leo Turbow, 149 W 28th; (a) Adolp E. Nast, 56 W 45th (1405).

3D AV, 19, new floor ext, beams, columns, str; also ST. MARKS PL, 2, fronts, partitions in 4-sty bk store & hotel; \$9,000; (o) North & Miller, Inc., 19 3d av; (a) B. H. & C. N. Whinston, 2 Columbus Circle (1612).

3D AV, 366, remove partitions, new ext, flooring, plumbing, shaft in 2 & 4-sty bk warehouse; \$7,000; (o) Alcoy Realty Co., 356 1st av; (a) Elias Levine, 937 E 181st (1596).

5TH AV, 309-311, new ext, str, plumbing, elevator, &c, in 2-5-sty bk str & offices; \$30,000; (o) 309-11 5th Av. Corp., 19 E 33d; (a) Hebt. J. Krapp, 116 E 16th (1341).

5TH AV, 59, remove rf, new rf, walls, partitions, vent ducts, girders in 4-sty bk dwg; \$8,000; (o) Est. of Wm. Gebhand, Chas. H. Bachem, exr, 35 Nassau; (a) Harold F. Smith, 38 W 32d (1029).

5TH AV, 77, remove wall, raise beams, rearrange stairs, new girders, columns, enclosure, plumbing in 5-sty bk str, loft, offices; \$20,000; (o) Jos. D. Tarr, 95 Park Row; (a) Geo. M. McCabe, 96 5 av (1223).

5TH AV, 253, remove stair, stair hall, partitions, new openings, windows, vent ducts in tw; 4-sty bk lofts; \$5,000; (o) South Realty Co., 255 7th av; (a) Irving Margon, 355 E 149th (1393).

5TH AV, 49, new apts, kitchen, dumbwaller, bulkhead, stairs, bathrooms, fire-escapes in 4-sty bk tnt; \$9,000; (o) F. M. R. Whitlock, Nice, France; Agusta, Franrise, Alice Parkin, 90 W 49th; Louisa F. Beaum, Bound Brook, N. J.; (a) Geo. & Edw. Blum, 505 5 av (1485).

6TH AV, 48, new ext on 3-sty bk str & dwg; \$8,000; (o) Z. & B. Realty Co., 155 E 33d; (a) Jas. P. Whiskeman, 153 E 40th (1464).

6TH AV, 816, remove front, revise partitions, new beams, columns, piers, str front in 5-sty bk str & tnt; \$5,000; (o) Samuel Jaffee, 822 6 av; (a) William Paperin, 346 W 41st; B. H. & C. N. Whinston, 2 Columbus Circle (1547).

6TH AV, 158, remove partitions, chimney, new partitions in 3-sty bk store & dwg; \$5,000; (o) Est. of David Wolfe Bishop, 158- 6th av; (a) B. H. & C. N. Whinston, 2 Columbus Circle (1590).

Bronx.

CHISHOLM ST, 1305, new front wall, new partitions to 1-sty fr dwg; \$1,000; (o) Geo. Pfueller, on prem; (a) Chas. S. Clark, 441 Tremont av (162).

CLAREMONT PARKWAY, 537, new partitions to 6-sty bk tnt; \$3,000; (o) Meyer Goldberg, 134 W 26th; (a) Max Kriendal, 81 E 125th (261).

FILLMORE ST, 1714, raise to grade 2-sty fr dwg; \$1,200; (o) A. C. Mammini, 1721 Taylor av; (a) A. Francesconi, 928 E 169 (220).

KINGSBRIDGE TERRACE, w s, 546.98 n Kingsbridge rd, new hot water plant, new partitions to 2½-sty fr dwg; \$3,000; (o) Lillian M. Riqua, Essex Falls, N J; (a) Zoller & Buchtenkirch, 1265 Bway (255).

LORING PL, 2251, new fire-escapes, fire-proofing & s. c. fireproof doors to 3-sty bk sanitorium; \$2,000; (o) Dr. Chas. W. Fitch, on prem; (a) Moore & Landsiedel, 3 av & 148th (214).

MAGENTA ST, 631, raise 7 ft to new grade 2½-sty fr dwg; \$3,000; (o) Albert Legoux, on premises; (a) John J. Zeulch, 3545 White Plains av (250).

MARCY PL, Nos 137-139, two 1-sty fr extensions 18.6x5 & raise to grade two 2-sty fr dwgs; \$12,000; (o) Chas. W. Hoffman, 307 W 57th; (a) J. M. Felson, 1133 Bway (170).

MARCY PL, Nos. 141-143, two 1-sty fr extensions 18.6x5 & raise to grade two 2-sty fr

dwgs; \$12,000; (o) Max Rothbart, 1411 Grand Concourse; (a) J. M. Felson, 1133 Bway (171).

PARKVIEW TER, 2486, 1-sty fr ext, 26x16, to 2-sty & attic fr dwg; \$2,000; (o) Louis Berman, 405 E 107th; (a) Bruno W. Berger & Son, 121 Bible House (110).

WILLOW LA, e s, 176.3 e Eastern blvd, new plumbing, partitions to 1½-sty fr dwg; \$2,000; (o) Archer M. Huntington, Baychester; (a) Chas. R. Baxter, 3105 Middletown rd (234).

132D ST, 605, new fireproofing to 5-sty bk factory; \$3,000; (o) Aeolian Co., 29 W 112th; (a) Jos A. Bartoli, 238 E 34th (263).

133D ST, 520, 1-sty bk ext, 50x50, to 1-sty bk shop; \$5,000; (o) Anton Heiss, on prem; (a) W. A. MacDonald, 127 W 128th (118).

135TH ST, 588-590, new steel beams, new entrance, new bk walls to 2 & 1-sty bk garage; \$1,000; (o) Frederick Bahr, 708 8 av; (a) Jos. P. McParlan, 213 St. Anns av (104).

135TH ST, 598, new elevator, new toilet &

partitions to 3-sty bk dwg & storage; \$1,800; (o) Max Glalzer, on prem; (a) Moore & Landsiedel, 3 av & 148th (123).

135TH ST, n s, 280 e City Island av, new toilets, sinks, wash basins, fireproofing, concrete floors & new partitions to 3-sty bk storage & factory; \$8,000; (o) Janusch Mfg. Co., Francis Hager, 496 E 134th, Pres.; (a) Paul C Hunter, 191 9 av (208).

144TH ST, n s, 465-73, new baths, new plumbing to five 3-sty tnts; \$12,500; (o) Catherine E. Rockfort, 1213 Eder av; (a) Moore & Landsiedel, 3d av & 148th (226).

146TH ST, s s, 40.7 e Park av, 4-sty bk ext, 40.7x39.5, to 4-sty bk factory; \$100,000; (o) Sigmund Ullman Co., on prem; (a) Eugene W. Stern, 56 W 45th (258).

165TH ST, 431-33-35, new cols, partitions to 2-sty bk factory; \$5,000; (o) Coca Cola Bottling Co., Chas. P. Chilpepper, 427 W 27th, Pres.; (a) W. B. Wells Co., 1181 Myrtle av (239).

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