

SPRING BUILDING TO BE 35 P. C. NORMAL

Reports Forecast That Amount of Construction Activity: Late Realty News.

Estimates made by the Dow Service Daily Building Reports for the metropolitan district of New York indicate a 35 per cent. of normal building construction movement this spring.

Building material distributors supplying this territory, covering practically a twenty-five mile radius from New York, say that existing stocks of materials have on hand and on current order will be sufficient to meet this demand.

Replenishment orders now being placed do not appear to contemplate excessive demand until about August, when the market is expected to be at the height of the year.

Car shortages and fuel manipulation contributed last year to accentuate the builders' difficulties. There is nothing of the sort now visible to embarrass building material production and delivery with the exception of the contributing factors of labor supply and efficiency, credit and readjustment of production and distribution practices resulting from the war.

With this generally accepted by the retail building material trade, the market is now passing through the last stage of price cutting with manufacturers and dealers cooperating to bring the price of building materials within the reach of the consumer who will start the first spring operations.

In the time department, for example, which has been one of the major items in the list of building materials, the price of six cents of price adjustment, the manufacturers and dealers made substantial reductions. In barrelled products such as hydrated lime, however, the price of building materials during the time, the 40 cent cut effective this week represents a 30 cent reduction by the manufacturer and a 10 cent cut by the dealer.

A Review of Price Outlook. Owing to a cut in the spruce market the first item to be affected in this selling district is wood lath, which dropped \$2 a thousand from \$14 to \$12.

The recent cut in the price of cement has been misunderstood in the building construction field. \$1.39 a barrel without tax is now \$2.39 a barrel, which is a 10 per cent. increase. The recent cut in the price of cement has been misunderstood in the building construction field.

BRONX TRANSACTIONS. H. E. Holmes sold 1371 Morris avenue, southeast corner Royal Hollow place, \$235, a three story frame dwelling, to Deb Corporation; also leased a lot at 375 Rider avenue to Bass Bros.

DEALS IN BROOKLYN. R. A. Schiesling sold for Max Weinhold the four family house at 1866 Grove street to Rudolph J. Dolder; the two roomers at 1823 Michigan street for George Hanrahan to Anna Bravetti; also for August Engler and wife the four family house at 1822 Greene avenue to Caroline Barth.

SUBURBAN MARKET. F. M. Crawley & Bros. leased the residence at 40 Harrison avenue, Montclair, to the City of New York.

INSTRUCTION, COLLEGES, & C. Courses in Spoken Languages. Columbia University, in University Extension, offers courses in the speaking of Armenian, Chinese, Danish, Norwegian, Greek, English, French, German, Greek, Hungarian, Icelandic, Irish, Italian, Japanese, Portuguese, Rumanian, Russian, Serbo-Croatian, Spanish and Turkish. Term begins February 7. Fee \$10. For French apply in connection with the Museum of French Art, 40th St., for information to the Secretary of the University.

BECOME A DOCTOR. Of "Chiropractic" and financial and social prestige. Can be learned in 18 months. Free literature. Write for Catalog. FREE LECTURE in public speaking, parliamentary procedure, etc. at 10:30 A. M. Studios, 133 Carnegie Hall, Woman's Culture Club.

PRATT SCHOOL, 65 West 43rd Street, Brooklyn, offers instruction in typing, shorthand, stenography, etc. Write for Catalog.

PARVIEW, 148 W. 75th, Columbus 7078—Secretarial, individual instruction, English, music, salubrious.

HOTELS AND RESTAURANTS. Town House. Central Park West and 67th St. Large Enough to Maintain Every Small Enough to Be Exclusive. Transient and Permanent Rooms. Excellent Cuisine a la Carte. Louis J. Rousselot, Manager.

CHE CAMBRIDGE. 60 WEST 87TH ST. NEW APARTMENTS. UNFURNISHED SUITES. 2 ROOMS & BATH. \$25.00 PER MONTH. Under same management Hotel Langdon, 5th Av. and 59th St.

HOTEL LUCERNE, 201 West 79th St. HOTEL WILLARD, 76th St. & West End av.

ty-ninth street to the Hilgert Shoe Company. Spear & Co. leased the third floor in 35 and 37 West Twenty-third street to the Knott Knitting Mills, the third floor in 25 and 39 West Houston street to the Cambridge Silver Company, the second floor in 35 and 37 West Seventeenth street to Mendelsohn Bros. Co., Inc., Stephen H. Tyng & Co. represented the lessee; the seventh floor in 116 and 118 West Twenty-fourth street to the Bonham Brothers Enameling Works, the ninth floor in 133 to 141 West Twenty-first street to Leopold M. Raven, Inc., Hell & Stern represented the lease; the second floor in 159 Bleecker street to the Aid Paper Co., Inc.; the fifth floor in 135 Bleecker street to the Yale Novelty Clothing Company, the seventh floor in 30 and 32 West Twenty-fourth street to the E. Schmecker Co., Inc.; the fourth floor in 227 to 303 Mercer street to the Star Toy and Novelty Manufacturing Company, the store and basement in 258 and 260 Green street to Bullock & Wagon, part of store and basement in 152 and 154 Wooster street to the Sunshine Paper Box, the sixth floor in 207 and 209 1/2 Wooster street to the Kaufman & Gordon Co.

REALLY NOTINGS. The Jewish Memorial Hospital, which recently purchased the building of the Inwood Home for Girls, has commissioned Francis Y. Johnson and Maxwell Hyde, architects, to proceed with the plans for altering and reconstructing the present building at a cost of about \$150,000. The property is at Dyckman street and Bolton road.

E. K. Van Winkle has been appointed agent of the properties at 140 to 146 West Seventy-second street, and 150 to 154 West Seventy-second street, being existing buildings, containing stores and apartments.

The annual meeting of the Bronx Board of Trade will be held in the board rooms Wednesday, January 26, for the election of officers and directors. The annual dinner will be held February 24 at the Hotel Astor.

Nehring Brothers have opened new offices in their building at the northwest corner of St. Nicholas avenue and 182d street.

On January 27, 1921, in the Veasey Street Exchange, Henry Brady, auctioneer, will sell the remaining assets of the old Carnegie Trust Company for the purpose of winding up the affairs of this institution, which is in the hands of the Superintendent of Banks.

James D. Fay is the buyer of the altered dwelling at 127 West Seventy-second street, sold recently by Franklin Pettit.

500 AIR CADETS WANTED. War Department Will Begin Training on March 1. Five hundred men between 20 and 27 years of age are wanted for enlistment as flying cadets at air service schools conducted by the War Department.

MORE WOMEN JOIN LEGION. A report that 114 women's auxiliaries of the American Legion have been formed in this State was made yesterday by Miss Ray C. Sawyer, chairman of the State Auxiliaries Committee.

RESORTS. Englewood and Vicinity—Real Estate. H. WEATHERY & CO., Englewood, N. J. SUMMIT HOUSES, Farms, Estates, Thompson Co., N. J. 151 State St., Tel. 1319.

WHAT HAVE YOU FOR SALE OR RENT? KLEIN & CO. Real Estate Everywhere. Journal Bldg., 342 LEWIS AV., BROOKLYN.

LAUREL IN THE PINES. LAKEWOOD, N. J. Situated among the Pines and overlooking Lake Carasaj. S. H. DALTON, Mgr.

ROYAL PALACE HOTEL. COTTAGES on the Beach. Cap 600. CONVENIENT TO ALL AMENITIES. S. H. DALTON, Mgr.

TARPOON INN. West Coast. Each room with bath. Golf, grass greens. H. V. DALTON, Mgr.

MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE. WE HAVE money to loan on first and second mortgages. REMMES & CO., 243 Lewis Av., Brooklyn.

CITY REAL ESTATE. MANHATTAN PRIVATE HOUSES. MORGENTHAU JR. 125 BROADWAY. CORP. 3000.

DAVID STEWART, City and Westchester Real Estate. 1 East 43d St.

EDWARD J. HOGAN, Real Estate Woodworth Building. Appraisements.

FOR SALE. Private Dwellings. At Reasonable Prices. 37 West 73d St., 4 sty., 21 ft. 42 West 73d St., 4 sty., 19 ft. 47 West 73d St., 4 sty., 21 ft. 57 West 73d St., 4 sty., 20 ft. 69 West 85th St., 4 sty., 17.6 ft.

Business Places to Let. From Battery to 14th St., Inclusive. Ground Floor—2 Rector St. Immediate Occupancy. Approximately 9,500 Sq. Ft. For Rent at about \$3.75 per Sq. Ft. H. L. ROBERTS, 25 Nassau St., Rector 4980.

Stores, Floors and Offices. 28-30 W. 23rd St. 2d and 3d floors, 21,900 sq. ft. each. Hess Building, 4th Ave. S. W. C. 26th St. 4th floor. Also smaller units. 620-8 Madison Ave. S. W. Corner 99th St. Stores and Offices.

907 Broadway. HESS INC. Stuyvesant 4200.

KNICKERBOCKER BUILDING. 79 5th Avenue. 8 E. Cor. 10th Street. 17 Story High Class Building. For Rent. 1 unit—225 Sq. Ft. 1 unit—1,370 Sq. Ft. 1 unit—2,290 Sq. Ft. MAX N. NATANSON, 170 Broadway, Corlandt 7037, 337 Fourth Ave. Mad. Sq. 3412.

REAL ESTATE—OUT OF CITY. New Jersey—Sale or Rent. DAINY, ELABORATELY APPOINTED COUNTRY-SUBURBAN STUDIO HOME FOR SMALL FAMILY; 8 VERY LARGE ROOMS; 3 BATHS; 100x100 FT. LOT; LESS THAN ONE HOUR FROM NEW YORK CITY; PRICE \$19,500 COMPLETE. READY TO LIVE IN; \$2,500 TAKEN IN BALANCE ON MORTGAGE. IS A REAL OPPORTUNITY. DETAILS FROM ARTIST, SUITE 313, 645 MADISON AV., NEW YORK CITY.

APARTMENTS WANTED. Furnished. Splendid office or desk space reasonable; 424 st. district; telephone service; inquiry room; 22nd St. 20th St. TEMPORARY office, about 2,100 square feet; will sublease to May 1; no reasonable offer refused. LAVIS, room 1511, 245 5th St.

FURNISHED APARTMENT WANTED. Lady and gentleman having a home near New York are desirous of coming into town for about 2 months and would like furnished apartment; must be strictly high class, with 2 master bedrooms and room for 2 maid servants. People are accustomed to finest services and are legally responsible. Immediate possession desired. Write, giving full details, to R. Z., 1111 St. Paul Building, NEW YORK.

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Flatbush Section, New House, 5 rooms and bath, electric light, steam heat, modern bath, hardwood floors, \$7,000; easy terms. H. P. BROWN, 124 Fulton st., Brooklyn, N. Y.

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