

REAL ESTATE RECORD AND BUILDERS' GUIDE

SEPTEMBER 28, 1912

RENTALS AND FREEHOLD VALUES IN 125th STREET

High Prices Paid By Merchants for Antiquated Stores—Some Indications That Point to a Reconstruction Movement—Influence of New Transit.

If any New Yorker who knows his New York were asked what street, in proportion to its local prominence and its transportation facilities, presents the most unattractive, even dilapidated, appearance, he would name off hand Harlem's busiest thoroughfare, 125th street.

This would not be very complimentary to property owners on the street, nor flattering to the civic pride of Harlemites. But it would, nevertheless, be quite true. Harlem's greatest business thoroughfare is more of a real estate paradox than Fourth avenue was in 1905 or Times Square in 1895. The evidences of a remarkable period of reconstruction, so plainly discernible all over New York, and naturally to be expected on so prominent a crosstown thoroughfare as 125th street, are here entirely lacking.

What has contributed to this unusual condition, and how long will it continue? Of these, the latter question, of course,

street as a wide through crosstown artery, and the car service supplied by the Second avenue surface line and the Harlem railroad were beginning as early as 1868 to have some influence in directing the drift of population.

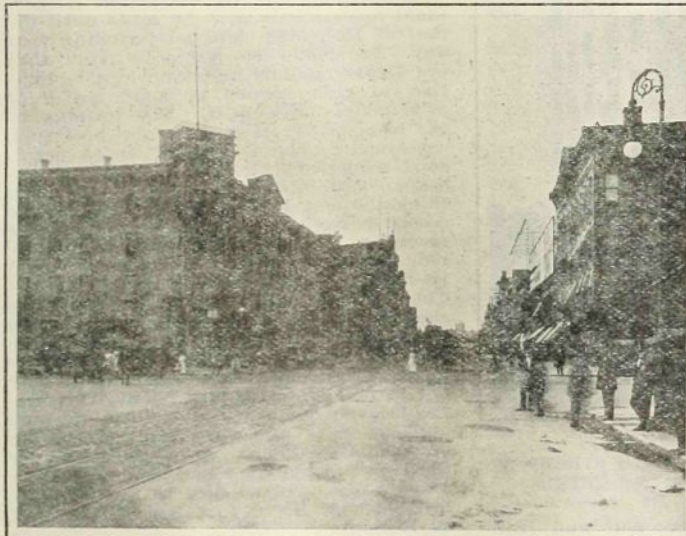
In 1879 the Third avenue elevated line was extended from 89th street to 129th street and the express service established later in the year. This same year also marked an extension of the Sixth avenue line from 104th street and Ninth avenue to 125th street and Eighth avenue, and a year later the Second avenue elevated cars were pushed northward from 67th street to 129th street.

It is important to observe that as late as 1880 125th street was one of some thirty-odd streets, between 59th and 134th streets, that were, either in part or in whole, not legally opened.

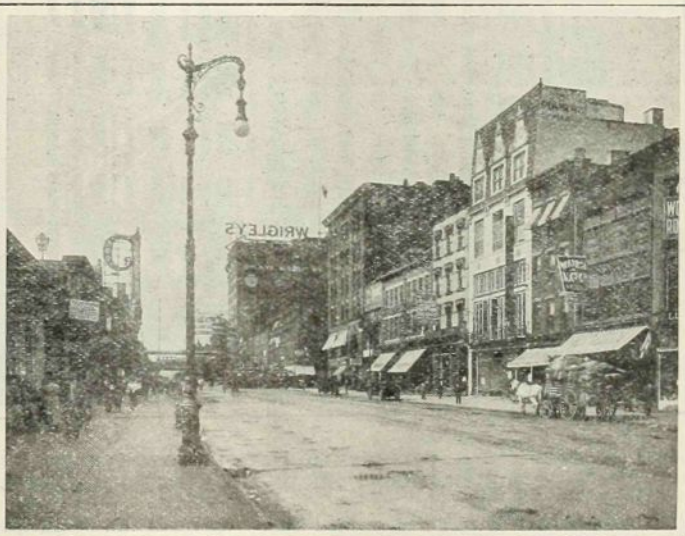
But the extension of the elevated lines to 125th and 129th streets, at both Third and Eighth avenues, had a marked influ-

The great future in store for this thoroughfare was, as has been said, early impressed on the moving spirits of the real estate market twenty-five years ago—to such an extent, indeed, that the tendency to establish and maintain a high grade of values became a fixed habit. Since the early '90s comparatively few sales have been made between Third and Eighth avenues. There are today between Madison and Eighth avenues probably not more than two dozen separate ownerships. This same dominating idea—the future greatness of this thoroughfare—was responsible two decades ago for the character of the improvements. Owners appear to have thought it the wisest plan to improve with taxpayers or comparatively inexpensive structures.

Meantime the remarkable growth of local business has made possible a scale of rental values out of all proportion to the character of the improvements, and it becomes an interesting question how



LOOKING WEST ON 125TH STREET, FROM LENOX AVENUE, SHOWING TRANSITION CHARACTER OF HIGHEST CLASS BUSINESS BLOCK.



LOOKING WEST FROM THIRD AVENUE. A LIVELY SHOPPING AND AMUSEMENT CENTER FOR ADJACENT POPULOUS TENEMENT DISTRICT.

is the more important. But it is interesting, nevertheless, to trace the causes which have created out of this uptown thoroughfare one of the city's best-known and highest-priced arteries of trade, and incidentally to account for constructional backwardness out of all keeping with the prevailing high fee and rental values.

Harlem at an early stage in the city's development had its own corporate existence and maintained it for a considerable period after farm lands on the outskirts of the original settlement to the south had been absorbed by the parent municipality, New York. Long after its contemporary settlements had lost their identity Harlem maintained its local traditions and prestige. Only those of a passing generation can to-day identify Manhattanville without reference to the records. Yorkville means nothing to the present generation. Harlem is as much Harlem as it ever was.

The East Side of the city had always had the advantage over the West Side in the matter of transportation. Thus, in 1858, following the traditional lines of intercity communication, the Second avenue horse cars were running as far north as 122d street. The West Side was still an essentially rural district. The street layout which had been established in 1811 by the Municipal Commission of 1807, and surveyed in 1821, had indicated in a general way the future importance of 125th

ence in distributing population from the lower portion of the city and in focussing attention on this wide transverse thoroughfare. The lateral streets witnessed a period of marked constructional activity. About 1880 tenements and brownstone dwellings were erected in great numbers. Not very long after this the necessary link for connecting the chain of communication between Harlem and the West Side was provided in the crosstown surface cars on 125th street.

The active building on the residential streets in the early eighties was reflected quite markedly on 125th street. The block between Seventh and Eighth avenues may be taken as an illustration, although then, as today, it registered the highest values. The block from 125th to 124th street on the east side of Eighth avenue, 200x100, was bought by Eugene Higgins in 1881 for \$35,000, or less than \$200 a front foot. This was considered a stiff price. A year later it was sold with a building loan for \$60,000. When the buildings were completed the block front was turned over to Goldsmith & Plaut for \$250,000. In 1884 the Blumstein plot, 62.6x100, on the south side of 125th street, between Seventh and Eighth avenues, was bought for \$50,000, or about \$800 a front foot. In 1888 Lachman, Morgenthau & Goldsmith paid \$70,000, or more than \$1,100 a front foot, for a plot 62.6x111 just east of the one last mentioned.

much longer owners can ignore the necessity for bringing this thoroughfare up to modern standards of sanitary and fire-proof construction, or how much longer tenants will be satisfied with antiquated and inadequate business housing for which rentals comparing favorably with some of the best downtown business streets are demanded.

It is interesting now to consider prevailing fee values and rentals in this great highway of local trade and amusement; for 125th street, besides catering to the more indispensable needs of a large community, is pre-eminently the amusement center of Harlem, and to some extent also of The Bronx and Washington Heights. The usual method of quoting from recent sales must be dispensed with in this case, for sales are extremely infrequent. Owners are as tenacious of their holdings as they are unwilling to make improvements.

The prime block is that between Seventh and Eighth avenues. Here the valuations are approximately on a basis of between \$5,000 and \$6,000 a front foot. This applies to the south side of the street, which has the advantage, in common with most east and west business thoroughfares. On the north side quotations are a little lower. Values decrease toward Madison avenue. Between Fifth and Madison avenues \$3,000 a front foot would be a fair quotation. At Third

avenue a slightly upward trend is noticeable.

For about five blocks north and south of 125th street, the average price for street lots is about \$1,200 a front foot. Between Lenox and Seventh avenues stores rent at about \$10,000. Between Seventh and Eighth avenues store rentals are figured on a front foot basis of about \$900 for corners, or at the rate of \$22,500.

An example is given of a building which was divided into two 12.6-foot stores. For one of these a well-known candy store pays \$8,000, and for the other an equally well-known drug store pays about the same figure, making the annual rental \$16,000 for 25 feet. This is on the south side of the street, in the middle of the block.

Between Lenox and Madison avenues stores rent for about \$3,500. East of Madison avenue they drop to about \$2,500, increasing again towards Third avenue. At

of the completion of the Lexington avenue subway. In the middle of the block, between Seventh and Eighth avenues, an improvement is to be made at Nos. 245 to 251. The proposed eight-story building is to be erected by the lessees, Stumpf & Langhoff, who will occupy part of this site. A sub-lease of the other half has been made to Hurtig & Seaman for theatre purposes.

The most notable exception, however, to the general commonplace character of local construction is the new Hotel Theresa, which Bing & Bing are erecting under contract for the owner, G. Sidenberg, at the northwest corner of Seventh avenue and 125th street, extending over the block front to 124th street. It will replace the old Winthrop Hotel and marks the advent of a type of high-grade modern hotel hitherto unknown to Harlem. It will be twelve stories high, of fireproof construction, and will have all the equipment of an up-to-date hotel. It is to be

ASSESSMENT DAY.

Books Will Be Opened Tuesday, October First, to Show Assessed Valuations.

The City Charter provides that the annual record of the assessed valuation of real and personal estate shall be opened for public inspection on October 1. The record of assessments will, therefore, be open for public inspection next Tuesday, and the real estate record will remain open until November 16. November 15 will be the last day upon which an application may be made for the reduction of a real estate assessment. Anyone who finds it inconvenient to visit the office of the Department of Taxes and Assessments in the borough in which the real property in which he is interested is situated, may obtain the assessed valuation by mail.

The best way to do this is to write to the department, addressing the letter to the office in the proper borough and inclosing a self-addressed postal card for a reply. It is well to set down on the postal card the section or ward, block and lot number of the parcel of real property, as this facilitates the work of the clerks in the department; in any event, the description of the parcel of property must be given as it appeared on the preceding tax bill.

The head of the department, President Lawson Purdy, advises that, anyone who desires to apply for the reduction of an assessment of any property should make the application at as early a day as practicable, and if he desires a personal hearing, should make a statement to that effect upon the written application. It is always best to use the blank forms of application provided by the Tax Department. These blank forms will be sent to anyone by mail if a stamped envelope is inclosed in the letter of application. In many cases it is quite unnecessary to ask for an oral hearing, and oral hearings are never accorded unless a request is made for them.

Applications for the reduction of personal assessments may be made until the first of December, but not including that day. It should be borne in mind that the Department is under no legal obligation to give anyone personal notice of a personal assessment. The opening of the books is in itself legal notice of such assessment. The department endeavors to send a personal notice to everyone assessed, but it is wise for anyone who thinks he may be assessed to examine the record personally in the event of his not receiving a notice. Applications for the reduction of personal assessments should be made as early as practicable. In the case of corporations, such applications should be made, if possible, not later than November 1, and should always be made upon the blanks furnished by the department. The fact that a corporation may not in fact be liable to a personal assessment is no defense in the event that no application is made for the cancellation of such assessment. All applications for the reduction of an assessment against a corporation must be filed in the Manhattan office of the department in the Hall of Records.

Any person assessed in a borough other than Manhattan may apply for a reduction or cancellation of the assessment at the office of the department in the Borough of Manhattan if it is more convenient for him so to do. Applications for the reduction of personal assessments must be made before two o'clock. This rule is rendered necessary in order that the records may be kept up from day to day, and is rigidly enforced to avoid favoritism.

The condition of persons and property on October 1 determines the liability to assessment, and any person applying for the reduction or cancellation of a personal assessment must be prepared to testify as to the condition of his estate on October 1. The ownership of property on that day determines whether or not it may be entitled to exemption, because it is owned by a religious or charitable corporation and exclusively used for the purposes of such corporation.

Site for a Public Bath.

The Board of Estimate has rescinded the resolution adopted May 9, 1912, authorizing the acquisition, by condemnation proceedings, of property known as No. 409 West 28th street, Manhattan, for use as a site for a public bath, under the jurisdiction of the President of the Borough of Manhattan, as the property will be acquired a private sale for a sum not exceeding \$14,250.



HOTEL THERESE, UNDER CONSTRUCTION AT SEVENTH AVENUE AND 125TH STREET, ON THE SITE OF THE WINTHROP, ONE OF THE CITY'S EARLY APARTMENT HOTELS.

the southwest corner of Third avenue and 125th street a store 20x45 is bringing \$12,000 a year.

The modern improvements on 125th street, from Eighth avenue eastward, are practically a negligible quantity. The buildings are of the taxpayer, or the two, three and four story type, with perhaps a couple of six-story buildings between Lenox and Eighth avenues and a twelve-story warehouse at Park avenue. Two or three important building projects seemed about to be started last year as the result of a series of leases closed at high rentals and for long terms. But only one of these has so far materialized. Just a year ago the southeast corner of Madison avenue and 125th street was leased for the owners by Barnett & Co. to a Syracuse syndicate for ninety-nine years at an aggregate rental reported as \$2,750,000. The plot fronts 120 feet on the street and 130 feet on the avenue, and is owned by Miss Lotta Crabtree, a stage favorite of several years ago. Another long-term lease was that of the southwest corner of Lexington avenue and 125th street, facing the proposed subway station, to a Syracuse syndicate for ninety-nine years, at a total rental of \$1,750,000. It adjoins the new Harlem Savings Bank. A Utica merchant took a sub-lease of the stores. The northwest corner of Fifth avenue, 110 feet on the street by 150 feet on the avenue, was also leased by Barnett & Co. for a long term to a business college already occupying the present building. No improvements of importance have so far followed these leases, the general attitude being one of unwillingness to be too far ahead

operated for both permanent and transient guests. The lower floors will supply stores for high-class trade. Something like 60 per cent. of the store space has been rented from the plans.

Walter Barnett, of Barnett & Co., who has for several years made a specialty of 125th street property, believes that before very long a reasonable amount of new construction is likely to be undertaken.

"The general tendency," said Mr. Barnett, "is toward a higher class of business and a demand for modern business housing somewhat in keeping with rents which owners demand. In the section about Lexington avenue owners are waiting for the subway to be put in operation, or at least to be fairly within sight, before undertaking anything new. Between Seventh and Eighth avenues the most important new work for the immediate future is the eight-story new building for Stumpf & Langhoff and Hurtig & Seaman. Work is soon to be started on this."

Meantime local gossip is busy with two projects which would be of great benefit to this thoroughfare and particularly to the easterly section, which furnishes closest communication with the most populous sections of The Bronx.

The New York Central Railroad is said to be planning a new station to replace that at Park avenue. This is the busiest station on the road between the Grand Central Station and Yonkers, and a larger station is said to be a necessity.

Well informed persons in the vicinity seem also to be taking seriously a rumor that the New York, Westchester & Boston Railroad is planning for a station at Third avenue and 129th street.

STATEN ISLAND AS AN INVESTMENT FIELD

J. Sterling Drake Says Ten Thousand Dollars Will Make One Hundred Thousand at St. George in Five Years—Finest Apartments Likely to be Built There.

HERE is a real estate harvest ready for investors in Richmond Borough, nearer City Hall, in actual distance, time to get there and comfort in travel, than many parts of the Bronx, Brooklyn and Queens.

As good physical land, more attractive surroundings, with finer inland and marine views than any of the places indicated can approach, can be bought per acre as low, and even lower, than ordinary city lots are now selling for in the other boroughs.

Now is the time to take advantage of a condition that will never again arise. Ten thousand dollars judiciously invested in Richmond now will yield \$100,000 five years hence.

The subway to the Borough of Richmond is going to be built, and its coming has already affected property values.

In the immediate neighborhood of Arrietta street and St. George, which are within five and ten minutes' easy walk of either of the proposed stations, values have doubled and there have been recent sales justifying such increase.

No doubt there would have been many more sales in the locality before this if there had been any vacant land, or land occupied by a different type of improvements. It so happens that nearly all property is occupied by detached one-family houses in good condition, the greater number owned by the occupants, who are not anxious to sell, and who want full value.

On the other hand, investors see no value whatever in these residences; to their mind they involve an expense to remove them, and they can only consider the total price as the price of the land, making it for the time being seem to them out of all proportion.

This condition will rectify itself in the near future, and the present owners will get more instead of less, while the investor, if he makes suitable improvements, will get a good return.

The present see-saw condition in this locality is the same as found everywhere on the verge of a great transition, and the subway will be a wonder-worker. Recent subway history in the Bronx and Brooklyn will be outdone many times at St. George, and for the best of reasons.

St. George property has been absurdly low for many years, and a proper enhancement will seem to many like fictitious values; but there will be one course—constantly higher, higher, and rightfully so. Because, barring the Bay Ridge Shore, there is no other part of New York City so splendidly adapted to the present acme of abode, the apartment house.

Riverside Drive is the nearest approach, but physically it doesn't compare—how can it? A view across the Hudson River into Hoboken and Weehawken can never compare with a view of the whole of New York Bay, Lower Manhattan, Brooklyn and the Narrows.

The finest apartment houses ever built, renting at the highest rates ever obtained, will be built in the St. George district.

But barring the immediate neighborhood of St. George and other subway stations, the general effect of the subway and tunnel as planned on Staten Island will not be so apparent or swift.

Staten Island is not a political favorite; its growth is steady and certain, not due to any political favors. Staten Island, barring Manhattan, is the greatest of the boroughs in every natural resource for business and residence; it will eventually have the greatest population and contribute the most financially.

There has been a steady increase in building detached, single and two-family houses for several years in the sections served by the trolley lines, and hundreds of other sections equally good will blossom as soon as a similar service is extended. There is room and profit for a hundred miles of new trolley system.

The steam railroads serve the industrial enterprises for the north and east shores, and several important industries have recently located here, and many of the old ones are enlarging their facilities, but half of the valuable water front is

vacant for lack of proper transportation. Millions of new capital would be invested if there was a proper railroad along the Staten Island Sound Shore.

The rumors of the Pennsylvania Railroad buying a right-of-way across the island and continue to appear in the newspapers, and the best people of the island hope it is true. If the Pennsylvania or any other railroad directors desiring to cross the island will take the real people into their confidence and ignore the politicians, they can and will get anything fair and reasonable; and the substantial citizens of the borough will see to it that they get a square deal.

Staten Island has on its eastern shore the natural and logical location for the greatest modern steamships and the still greater ones to come, 1,000 to 2,000 feet long, if you please. No dredging is needed. Simply build docks. Nature has done the rest, and it is the only place of this kind in the harbor of New York. These facts have been repeated and brought to the attention of these corporations, and they have been almost coaxed to use it, but if they won't, then let the railroads utilize it. It's going to be improved and put to use in the very near future.

Those who question the residential growth of Richmond can disabuse their minds any time by visiting Westerleigh, Dongan Hills, South New York Numbers One and Two and New Dorp; all of these places are advancing steadily in quantity and quality.

If any of your readers want to ask questions about Richmond (barring politics), turn them loose. What I can't answer I will get the necessary assistance to answer.

J. STERLING DRAKE.

FEWER VACANCIES.

Landlords Coming Into Their Rights—American R. E. Co.'s Experience.

Rental conditions in the Manhattan properties of the American Real Estate Company are much better this year than last. There are fewer vacancies and consequently the landlord is in a better position to obtain the rates to which he is entitled.

Assistant Treasurer Austin L. Babcock says the same conditions hold true in The Bronx properties of the corporation:

"In the A-RE-Co. district centering around Westchester avenue and Southern Boulevard there has been a great deal of new construction of high-grade five-story houses during the last year. These houses have been filled with tenants as soon as built; as a matter of fact, tenants are more apt to seek apartments in new houses than in the old houses for reasons which are perfectly obvious, and occasionally apartments in the new houses are filled with tenants who move out of the old houses; but when the older houses are owned by a landlord who endeavors to keep his house in good repair and to render proper service to his tenants, the loss of tenants due to the above mentioned tendency is inconsiderable.

"In this district there seems to be a greater demand for four and five room apartments in non-elevator houses than for the more expensive apartments in the elevator houses, although the latter type of houses are well tenanted owing to the fact that there are not many of them as compared with the other type.

On the Watson Estate.

"In the American Real Estate Company's new development on the Watson estate there are thirty houses now either finished or in process of completion. The A-RE-Co. has just finished five five-story houses on Boynton avenue, just north of Westchester avenue, each house containing ten five-room apartments, with extra large rooms, ornamental fronts, fire escapes on the rear, electric light, gas and every modern improvement; and opposite these houses has constructed and enclosed a private park containing tennis courts, basketball grounds, swings, sand boxes, slides, shelter tents,

etc., for the free use of tenants. These apartments are filling very rapidly; in fact, new houses in this district are meeting with so much success that there is every indication there will be a great deal of new construction next year.

"In the Southern Boulevard and Westchester avenue district the construction of two large theatres on Southern Boulevard, between Westchester avenue and East 163d street, together with the large number of stores and the various amusement features to be incorporated in the Community Building now being built by James F. Meehan, will serve to attract a constantly increasing number of tenants to houses built in the immediate vicinity, and there is every indication, therefore, that next year will see fully as much new construction as has taken place during the current year."

OWNERS AND TENANTS.

Considerations Which Should Be Kept in View By Lawmakers.

A committee appointed by the Realty League to co-operate with the Factory Investigating Commission in the production of a perfected fire prevention law, submitted to the commission on Monday, at the County Court House, the following considerations, which the members of the committee believe should be kept in view in the preparation of any act affecting the city:

"First: Conditions here are peculiar, factory buildings being rarely used as factories by their owners, but on the contrary, are leased out in parts or floors to many different tenants, carrying on many diverse kinds of manufacturing. We believe, therefore, the best results would be obtained by keeping sharply differentiated the obligations of the owner of the factory building and those of the tenant or tenants using the same; as the careful management and many necessary precautions upon which the actual prevention of fire finally depends, are almost entirely in the control of the tenant.

"We believe it will be conceded that when the owner of a building has turned it or part of it over to the tenant complete and fitted up in compliance with the laws, ordinances and regulations in force, that he has done all he can do or should properly be called upon to do, and that safety appliances and precautions after that should be in the care of the tenant, their extent and character depending upon the use to which he puts the premises.

"We believe, therefore, and experience has shown, that attempting to hold the owner of a factory building, which he does not himself operate, responsible for the proper condition of waste receptacles, enforcement of rules against smoking, sanitary care of spittoons, fire drills, etc., is worse than useless, requiring of him what he cannot possibly perform.

"Second: We believe further that the law should make a decided distinction between buildings that have already been erected and those that may hereafter be built. Requirements that are just and proper for new buildings, and which may there be introduced without much trouble and expense, become confiscatory when applied to old buildings. We believe that in common fairness the owner who has in good faith constructed his building in accordance with the laws and regulations in force at the time of such construction, and whose building has been duly approved by the authorities, has entered into a virtual contract with the State by which he should be guaranteed against further molestation, and that only urgent public necessity justifies the State in requiring further sacrifices from him. This principle has been heretofore observed in the jurisprudence of the State, and more especially in the Tenement House Law, where this distinction between old and new buildings is particularly kept in view.

"Third: We submit further, that as a matter of sound public policy, the law should make a distinction between fireproof and non-fireproof buildings. As it now stands, and under the draft submitted to us, no distinction whatever is made, all buildings whether fireproof or not, are penalized alike. It can easily be shown that many of the precautions necessary in non-fireproof buildings, are not applicable to those built fireproof, and it should be the policy of the law to encourage the construction of fireproof buildings as much as possible. This applies particularly to automatic sprinklers, a very costly device of doubtful efficacy, which the law now limits to buildings of nine stories or over with two hundred employees above the second floor, but which have been required in this city in buildings of every kind, regardless of use or occupancy.

"Fourth: It is of the utmost consequence and importance to all who own or use buildings that there should be stability in the law, and that the productiveness of a piece of property should not be dependent entirely upon the arbitrary will or caprice of any public official, no matter how competent or faithful he may be. The law should give the owner the assurance that having complied with the law, just and reasonable orders of public authority, he shall be protected against further requirements and impositions. As the law now stands, and largely under the drafts now before your commission, the discretion of the Commissioner is such that he can make almost any demand, and can continue to make new ones when the first has been complied with, without any limitation whatever except his own pleasure.

"When it is considered that the Fire Commissioner of this city is a largely overworked official, and that he cannot possibly be conversant with the one-twentieth part of the cases or orders to which his signature is attached, and that he has power to enforce his requirements on pain of fine and imprisonment, it will be evident that in his own interest, and that of the property-owner and the public, there should be some limit upon this discretion. For this purpose we have suggested that a more efficient Board of Appeal be constituted similar to the one that has for many years been established and given such good results in the Bureau of Buildings, which should consist of a body of experts, to which difficult and doubtful questions may be referred, and whose decisions shall then be final, subject to one appeal to a Justice of the Supreme Court.

"The accompanying proposed amendments have been drafted with reference to the views herein expressed, which are herewith respectively submitted."

The Realty League appeared by its counsel, Carlisle Norwood, and a committee of members. Asked to state what the Realty League was, Mr. Norwood gave for record purposes the information that it was an organization composed of the owners of large properties and that its members represented upwards of two hundred million dollars in value of real estate. He read the memorial which had been drawn up by a committee of the league that had been appointed to make a presentation to the commission, a copy of which is given above, in the course of further remarks Mr. Norwood said he appeared to enter a protest against injustices to real estate owners in the existing factory and fire-prevention laws, and to forestall further hardships feared in impending legislation.

Charles Buek, of the Realty League, and John P. Leo, representing the Real Estate Owners and Builders' Association, supplemented and supported Mr. Norwood's views, Mr. Leo especially in regard to the right of appeal from the Fire Commissioner's orders. Secretary Marsh of the Committee of Congestion said the new laws would cost the property owner a great deal of money in the building of escapes, widening stairs, and so on, and that this expense would be shifted to the "consumer." He suggested as a remedy the remission of certain taxes on factory owners who complied with the fire regulations.

Other Measures for Consideration.

A number of bills have been prepared by the commission which embody changes in the present law that have been recommended to the commission, but not as yet approved. The bills are tentative merely and were submitted at the hearings for criticism and suggestion.

The principal one of these bills proposes to amend the labor law in relation to stairs and doors, and fire-escapes and exits. It provides that the stairways shall be covered with rubber, asphalt or other plastic material. When less than five persons are employed on any one floor, all doors on such floor or floors leading to exits must be so constructed as to open outwardly, or be so constructed as to slide freely. The present law requires that all doors shall open outwardly when practical.

The same bill requires that every factory two stories or more in height shall be provided with at least two means of egress or escape from fire, remote from each other, leading to fire-escapes on the outside of the building or to stairways on the inside, and no portion of any floor of such factory can be farther away than 100 feet from at least one such means of egress. Factories must have one or more outside fire-escapes unless adequate provision has otherwise been made for safe egress in case of fire. The outside fire-escapes must be constructed in accordance with specifications adopted by the Fire Commissioner.

All windows and doors leading to outside fire-escapes must have metal frames and sash and be glazed with wire glass. Unobstructed passageways three feet wide leading to every exit must be maintained at all times. In factory buildings in which more than fifty operatives are employed above the ground floor all the stairways shall be completely enclosed with brick, terra cotta blocks or reinforced stone concrete. The plans for these partitions must be approved by the Fire Commissioner and Superintendent of Buildings.

A second bill carries an amendment to the existing law relating to automatic sprinklers, which provides that nothing in the section shall be construed to limit the power which the Fire Commissioner has to require the installation of an automatic sprinkler in any factory, irrespective of its height. The provision in the existing labor law which makes the requirement applicable only to buildings in which manufacturing is carried on above the seventh floor is therefore qualified by the foregoing clause.

Another proposed bill amends the law in relation to the limitation of the number of occupants in factories. (1) No more than fourteen persons shall be employed on any one floor for every eight-een inches in width of stairway provided for each floor. (2) Where the stairways and stairhalls are enclosed in fireproof partitions of brick, terra cotta blocks or reinforced stone concrete, provided with fireproof doors and windows, such additional persons may be employed on any one floor as will be accommodated by the enclosed stair hall or halls on that floor on the basis of at least three square feet of unobstructed floor space in such hallways to each person. (3) Where a building is subdivided by fire partitions, such additional number of persons may be employed on any one floor as can be accommodated in the smaller of the two spaces formed by the fireproof partition, on the basis of three square feet of unobstructed floor area per person. (4) A further allowance is made when there is a fireproof egress to an adjoining building. (5) The number of persons permitted to be employed on any one floor may be increased 50 per centum where an automatic sprinkler system is installed. (6) In any event there shall not be less than thirty-six square feet of floor space on each building, and not less than thirty-two feet in a fireproof building per person. (8) The Fire Commissioner is to print notices on each floor specifying the number of persons that may occupy that floor.

The definition of a factory given in the labor law is amended by eliminating "business" establishments from the list of places to be considered as factories. This list now includes "any mill, workshop or other manufacturing or business establishment where one or more persons are employed or engaged at labor."

Altogether there are sixteen proposed bills which the State Factory Investigating Committee had under consideration. As has been said, they are merely tentative propositions which may be either dropped altogether or considerably modified, after what the commissioners heard at the hearings this week. These amendments, if they should be enacted into law, would apply to factories all over the State, although mainly directed at New York City conditions, as is supposed. It may be presumed that they will be very carefully scanned by up-State Senators and Assemblymen before they are enacted into law.

Other bills in the collection than those heretofore mentioned provide for the installation of fire-alarm signal systems, specify places where notices against smoking must be posted, regulate the hours of labor for minors and women and provide for proper seats for female employees.

THE SUBURBAN FEVER.

Not So Noticeable This Year on Washington Heights—Less Shifting Around.

"We do not think that the suburban fever has been so great this season as in previous years," said Charles A. Dubois, head of the firm of Dubois & Taylor, of Broadway and 146th street, answering an investigator's inquiry.

"On the whole, we have fewer vacancies at the present time than for many years. We are speaking now of our elevator buildings, but the same can be said of the better class of so-called walk-ups. In one row of elevator buildings last September we had twenty-six vacancies; today we have three, and in no building have we more than five or six vacancies, and from present indications the average on October 1 will not be over two.

"The new apartment houses finished this year are fairly well rented up, and in some instances the sign is down.

"In this immediate section this season we have been able to eliminate to a minimum the concession business.

"Another pleasing part of this year's work is the large percentage of renewals. We have had less shifting about. In other words, we have held our tenants pretty well.

Co-operation in Gramercy Park.

Although Gramercy Park is a natural civic center and contains more elements of civic interest and influence than almost any other neighborhood on Manhattan Island, its voice has seldom been heard in municipal councils. Realizing this, the residents have resolved on a plan to make Gramercy Park count for more in public affairs.

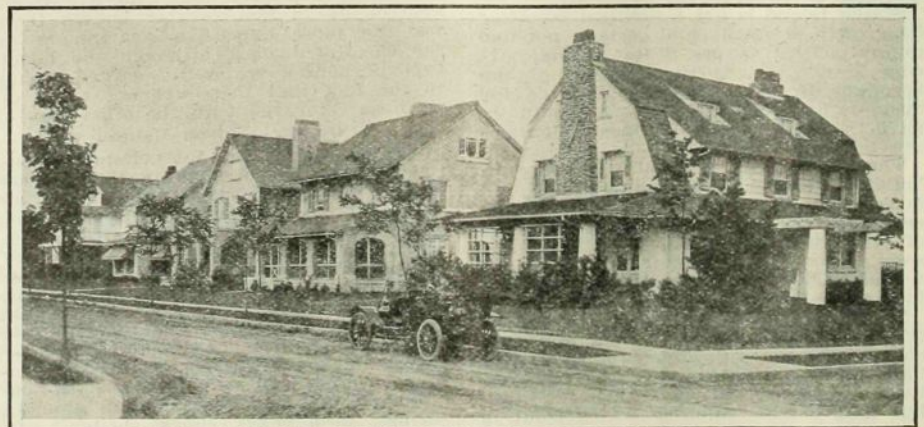
Resolutions to change its form of organization, with a view to extending its influence and securing the co-operation of other bodies in the district, were adopted at a meeting of the Gramercy Neighborhood Association, held in the auditorium of the Stuyvesant High School.

The offices of president and vice-president were abolished and the control of the association was placed in the hands of a committee of forty-five members, fifteen of whom will be chairmen of the various sub-committees.

The assistance of other organizations in the neighborhood will be sought through a co-operating committee, which will work with committees appointed by the other bodies, if the plan goes through. The Gramercy Association hopes to secure the co-operation of societies from the churches, schools, charities, hospitals, settlements, clubs and trade organizations. There are 150 of these in the neighborhood.

City Ferries Don't Pay.

According to Commissioner of Accounts Raymond B. Fosdick, who turned in a report to Mayor Gaynor, municipal ownership of ferries in this city is a money loser. The report deals with the city's operations of the Staten Island ferry since October 25, 1905, when the city took it over. The net loss to the city for operating the ferry for seven years, or until December 31, 1911, was \$4,450,699, or nearly 58 per cent. of the entire tax levy of the Borough of Richmond for the same period. The city's loss on the Staten Island ferry proper, coupled with the loss on what is known as the 39th street division, a Brooklyn ferry, has been \$6,625,000, or an average of \$2,934 a day. The city's handling of the Staten Island ferry, Commissioner Fosdick points out, was its first comprehensive experiment in municipal ownership.



HOMES AT KEW GARDENS.

WEST SIDE TERMINAL PLANS

Commissioner Tomkins Asks the Adoption of Plans for Immediate Improvement.

A communication from the Commissioner of Docks, Hon. Calvin Tomkins, relative to plans for proposed terminal facilities on the North River waterfront between Dey and West 60th streets, which was received by the Board of Estimate this week and referred to the Committee on Terminal Improvements, recommended that the board (pursuant to Sec. 3, Chapter 776, of the Laws of 1911) authorize the Commissioner to adopt plans for the more immediate details of construction and operation.

The Committee on Terminal Improvements, after having considered conditions north of 60th street, has taken up the problem which covers the section south of that latitude. Commissioner Tomkins had kept himself in readiness to submit for the information of the committee the latest results of his work. The principal document submitted by the Commissioner on this occasion was a map showing the plan proposed for a freight terminal system to serve the westerly Manhattan waterfront between the points named and to be available for use by all carriers.

In addition, the Dock Department has at the service of your Board, among others, the following data:

1. Notes of sub-surface examination and foundation tests for the elevated road proposed, along its whole route from 60th street to Dey street.
2. Studies of types of foundations suitable for the several sections and portions of the elevated freight-way proposed.
3. Drawings of sub-surface structures (whether public or private), sewers, water mains, gas and other pipes, conduits, etc., probably affected or to be provided for in the construction of the elevated freightway proposed, and studies with map for the location of the supports for the elevated way.
4. Examples of construction plans and details of the principal and latest elevated ways and roads, both here and abroad.
5. Special studies, cross-sections and details of types of elevated freight-way structures for the locality and purpose in question.
6. Studies for connections to elevated freight-way from car floats or from tunnels from joint freight-yard in New Jersey.

The plans now submitted have been adapted to serve the new Washington-Gansevoort Market as jointly planned by the Gansevoort Market Business Men's Association, the West Washington Market Association, the Chelsea Association of Merchants and Manufacturers, and the Greenwich Village Public Service Committee. These plans are now pending before the Mayor's Market Committee, of which Hon. Cyrus C. Miller is Chairman.

The Dock Department recommends the immediate use of the waterfront to be released by the transfer of the West Washington Market as the appropriate place on the waterfront for promptly constructing longer piers for ocean shipping so urgently demanded by the New York State Commission to Investigate Port Conditions in its report to the Governor, July 22, 1912. A plan for these docks at this site has already been recommended to the Sinking Fund Commissioners and adopted. (See Record and Guide, March 16, and June 15, 1912.) Additional long piers could be secured as freight terminal development on the lines proposed by me shall release downtown piers now occupied for railroad uses, and as Federal action may extend the pierhead line. In explanation of the plans, the Commissioner says:

"Recognizing the urgent necessity for accommodating trans-Atlantic ships of the first class on the West Side of Manhattan, the plans I now submit show the alternative possibility of constructing a series of 1,000-foot piers north of 42d street, provided your board shall overrule the expense and inconvenience incident to such location.

"The freight terminal plan now submitted assumes carfloats with transfer bridges to be normal for transfer of loaded cars between New Jersey and Manhattan. But the department considers freight tunnels for that purpose as so certain to be later constructed—that its present plans have been studied with reference to connection with such tunnels.

"The New York Central and its patrons are the dominant freight interest in this district, which must be provided for in the readjustment of that road's West Side franchises now proposed. The other roads doing business here have so far

provided for their wants that, so long as their arrivals are not better situated, it is their patrons rather than themselves who are most anxious to secure a modern freight terminal.

"Moreover, the present franchises of the Central extends southward to Beach street, and in addition that road occupies piers as far south as Barclay street. Consequently, any adequate system for the Central's present franchises would practically involve a terminal system for the whole locality shown by my plans.

"By the act, chapter 777 of the laws of 1911, under which it is now proposed to readjust the Central's franchises, that road is permitted to become the contractor of the city for such constructions as may be required in the premises, and under the City's Freight Terminals Act, chapter 776, of the laws of 1911, it can become the city's lessee for operation. It would therefore seem natural and practical, provided proper agreement can be had, that the New York Central should construct the terminal freight-way now proposed, and so planned as to serve not merely all the roads, but in addition the other commercial and industrial interests of the locality. The initial operation of the City's Terminal System may be arranged through the Central until the interests of the other roads so increase in proportion, or questions of impartiality and effectiveness become so serious as to compel the city to operate directly or through an independent lessee.

"On the other hand, it is perfectly practicable, and from some standpoints possibly better that the city should plan and construct and operate its West Side Terminal System without regard for the New York Central, except to provide for the great traffic dependent upon it. No fear need be entertained that the other roads will indefinitely insist on their obsolete methods when they shall have encountered the better competitive service of the Central, or that the city will permit the present and future business of this great quarter to be discouraged, obstructed and burdened as it is now.

"The terminal organization of the West Side of Manhattan involves the opening and development of that part of the city at which focuses the largest natural demand on the continent for up-to-date terminal facilities."

FOR A BAYONNE TERMINAL.

The Bush Company Ready to Capitalize and Construct It.

The Riparian Commission of the State of New Jersey, which held a meeting on September 13 to consider the application of the Bush Terminal Company for 2,500 feet of shore front at Bayonne, N. J., for terminal purposes, has not yet rendered a decision. The matter is being carefully considered. The Bush Company seeks to establish on the New Jersey shore of the harbor a terminal similar in character and scope to the one it has established on the harbor front at Bay Ridge, Brooklyn.

Joseph A. Nash, vice-president of the Bush Terminal Company, in discussing the amount of money that it is proposed to spend in the creation of a Bush terminal at Bayonne, said:

"The statement that has appeared in the public prints that this company would spend \$150,000,000 on a terminal at Bayonne is erroneous. While I am not prepared to say at this time how much we will expend for this improvement, I do want to say that no such sum as the one mentioned has entered into our calculations. What I originally said was that, given the proper terminal facilities, it would not prove difficult to bring industries to Bayonne representing a capital of \$150,000,000 or even more.

"In saying so, I cited the example of the Bush Terminal Company's plant in South Brooklyn, where our own investment amounts to \$20,000,000. The aggregate wealth represented at this terminal, at its piers, in its loft buildings and warehouses exceeds \$200,000,000. That much money has been added to the wealth of South Brooklyn by the company; and it does not include the wages paid to the Bush employes and those of the Bush tenants or the percentage spent and invested by them in South Brooklyn.

"From this standpoint the statement of a prospective investment of \$150,000,000 in Bayonne was justified. So far as the Bush Terminal Company is concerned, it is ready to capitalize the plant, construct the piers, buildings, etc., and then duplicate our Brooklyn movement for the attraction of industries for the benefit of Bayonne and surrounding territory."

MUNICIPAL IMPROVEMENTS.

Public and Local Works Contemplated in the Greater City.

A Summary of the Proceedings of the Local Boards, the Board of Estimate, the Supreme Court and Various Commissions and Bureaus Relating to Street and Other City and Borough Improvements.

The news collected here under the general head of Municipal Improvements is intended to be of service to property owners as well as contractors and brokers. It covers every measure looking toward a change in the City Map, toward the acquisition of title to real estate by the city or toward construction work, including the grading of streets, the laying of sewers, the building of schools, etc. Each such measure is acted upon by one or more—generally by several—official bodies before it becomes a valid ordinance. In these columns the successive official acts pertaining to it are noted from the time it is introduced in a Local Board or in the Board of Estimate. Wherever public hearings on it are granted, the fact is also announced.

Municipal improvements may be divided into two classes—those that are paid for out of the general tax levy and those that are paid for wholly or in part by special assessments on the property owners benefited. The latter, which are the more important to real estate owners, originate in the Local Boards. However, every local improvement, except certain street improvements calling for an expenditure of not more than \$2,000, must be submitted to the Board of Estimate for authorization.

The news is classified and is printed in this order: Local Board Calendars, Local Board Resolutions, Proceedings of the Board of Estimate, Public Hearings, Assessments Due and Payable.

LOCAL BOARD CALENDARS.

As regards the majority of city improvements, including all that call for special assessments, the Local Boards are in a sense neighborhood legislatures. They have absolute authority over certain street improvements, costing not more than \$2,000. With respect to all other local improvements, they exercise full legislative functions, subject to approval by the Board of Estimate. The Board of Estimate seldom vetoes a measure coming from a Local Board. It is before the latter that the property owner should be most watchful to make himself heard concerning proposed improvements. When a Local Board resolution comes before the Board of Estimate, the presumption of expediency is on the side of the measure, as this has been adopted after open consideration by a body supposed to be familiar with local sentiment.

There are twenty-five Local Improvement Districts in the city, each with its Local Board. This is composed of the Borough President and of the Aldermen who represent the Aldermanic districts within the Local Improvement District. The Borough President's secretary acts as secretary of the several boards. Each board has jurisdiction over matters relating to its district. In the case of matters relating to two or more districts, the boards of the districts affected sit in common. The meetings are subject to call by the Borough President.

Local Board of New Lots.

AT BOROUGH HALL, BROOKLYN, ON OCT. 2, AT 2:30 P. M.

RALPH AV.—To lay cement sidewalks and a preliminary or permanent asphalt pavement on RALPH AV, from East New York av to East 98th st.

DOUGLASS ST.—To regulate, grade, set cement curb and lay cement sidewalks on DOUGLASS ST, from Dumont av to Riverdale av.

DOUGLASS ST.—To lay a preliminary or permanent asphalt pavement on DOUGLASS st, from Dumont av to Riverdale av.

SUTTER AV.—To regulate, grade, set cement curb and lay cement sidewalks on SUTTER AV, from a point 100 ft east of Crescent st to Sheridan av.

UNION PL.—To construct sewer basins on UNION PL, at the northeast corner of Railroad av and at the northwest corner of Nichols av, at the expense of the owner or owners of lots fronting on the portions of the streets draining into said basins. Estimated cost, \$400; assessed valuation, \$136,100.

UNION PL.—To construct sewers in UNION PL, from Lincoln av east about 62 ft, and from Grant av west about 130 ft.

UNION ST.—To regulate, grade, set cement curb and lay cement sidewalks on UNION ST, from Utica av to Rochester av.

UTICA AV.—To construct sewers in UTICA AV, from Church av to an unnamed marginal street on the north side of and parallel with the Long Island Railroad.

UTICA AV.—To amend resolution of May 4, 1911, initiating proceedings to regulate, re-grade, set cement curb and lay cement sidewalks on UTICA AV, bet Church and Flatbush avs, by excluding therefrom that portion of UTICA AV bet the Long Island Railroad about 125 ft south of Farragut rd and Flatbush av by excluding therefrom provisions for laying cement sidewalks and by including therein the words "where not already done," and to make the amended resolution read as follows:

"To regulate, grade and set cement curb where not already done on UTICA AV, bet Church av and the Long Island Railroad, about 125 ft south of Farragut rd."

ELTON ST.—To regulate, grade, set cement curb and lay cement sidewalks on ELTON ST, from Vienna av to Wortman av.

AMBOY ST.—To amend resolution of May 4, 1911, initiating proceedings to regulate, grade, set cement curb and lay cement sidewalks on AMBOY ST. bet Blake av and East 98th st. by excluding from the provisions thereof that portion of AMBOY ST bet Lott av and East 98th st. so as to make the amended resolution read as follows:

"To regulate, grade, set cement curb and lay cement sidewalks on AMBOY ST, from Blake av to Lott av."

AMBOY ST.—To regulate, grade, set cement curb and lay cement sidewalks on AMBOY ST, bet Lott av and East 98th st.

DOUGLASS ST.—To rescind resolution of May 4, 1911, initiating proceedings to regulate, grade, curb and lay sidewalks on DOUGLASS ST, bet Sutter and Blake avs.

LINCOLN AV.—To lay a preliminary or permanent asphalt pavement on LINCOLN AV, from Etna st to Ridgewood av.

AMES ST.—To amend resolution of May 4, 1911, initiating proceedings to regulate, grade, curb and lay sidewalks on AMES ST, bet Sutter and Dumont avs, by excluding from the provisions thereof that portion of AMES ST bet Sutter and Blake avs so as to make the amended resolution read as follows:

"To regulate, grade, set cement curb and lay cement sidewalks on AMES ST, bet Blake and Dumont avs."

McKINLEY AV.—Recommending to the Board of Estimate and Apportionment that the roadway width of McKINLEY AV, from Railroad av to Elderts la, be changed from 30 ft to 24 ft.

JUNIUS ST.—To construct sewers in JUNIUS ST, from Blake av to Dumont av, and in DUMONT AV, from Junius st to Suediker av.

BLAKE AV.—To amend resolution of February 3, 1911, initiating proceedings to pave BLAKE AV with asphalt on concrete foundation, from East 98th st to Howard av, by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows:

"To lay a preliminary or permanent asphalt pavement on BLAKE AV, from East 98th st to Howard av."

TAPSCOTT ST.—To amend resolution of March 15, 1912, initiating proceedings to pave TAPSCOTT ST with asphalt on concrete foundation, from East New York av to East 98th st, INCLUDING THE PORTION OF THE ROADWAY east of the triangular parking space at the intersection of Blake av, by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows:

"To lay a preliminary or permanent asphalt pavement on TAPSCOTT ST, from East New York av to East 98th st, INCLUDING THE PORTION OF THE ROADWAY east of the triangular parking space at the intersection of Blake av."

HOWARD AV.—To amend resolution of March 15, 1912, initiating proceedings to pave HOWARD AV with asphalt on concrete foundation, excluding the 14-ft malls in the centre of the street, from Blake av to Livonia av, by providing for a preliminary or permanent asphalt pavement, so as to make the amended resolution read as follows:

"To lay a preliminary or permanent asphalt pavement on HOWARD AV, excluding the 14-ft malls in the centre of the street, from Blake av to Livonia av."

BARRETT ST.—To lay a preliminary or permanent asphalt pavement, from East New York av to Livonia av.

DOUGLASS ST.—To construct a sewer from Blake av to Dumont av.

MONTAUK AV.—To regulate, grade, set cement curb and lay cement sidewalks, from Atlantic av to Liberty av.

MONTAUK AV.—To lay a preliminary or permanent asphalt pavement, from Atlantic av to Liberty av.

RIVERDALE AV.—To lay a preliminary or permanent asphalt pavement, from East 98th st to Amboy st.

FURMAN AV, BUSHWICK AV AND ABERDEEN ST.—That the unfenced portion of lot lying on the south side of FURMAN AV, bet Bushwick av and Broadway; on the west side of BUSHWICK AV, bet Furman av and Aberdeen st, and on the north side of ABERDEEN ST, bet Bushwick av and Broadway, known as No. 31, Block 3466, be enclosed with a board fence six feet high, at the expense of the owner or owners of said lot. Estimated cost, \$50; assessed valuation, \$21,500.

UTICA AV.—That the lot lying on the east side of UTICA AV, bet Prospect pl and St. Marks av, known as No. 9, Block 1361, be enclosed with a board fence six feet high, at the expense of the owner or owners of said lot. Estimated cost, \$10; assessed valuation, \$1,500.

HILL ST.—That the lots lying on the north side of HILL ST, bet Crescent st and Railroad av, known as Nos. 34 and 35, Block 4170, be enclosed with a board fence six feet high, at the expense of the owner or owners of said lots. Estimated cost, \$20; assessed valuation, \$2,200.

BELMONT AV, WYONA ST.—That the lots lying on the south side of BELMONT AV, bet Vermont st and Wyona st, and on the west side of WYONA ST, bet Belmont av and Sutter av, known as Nos. 23, 24, 25, 26 and 27, Block 3757, be enclosed with a board fence six feet high, at the expense of the owner or owners of said lots. Estimated cost, \$76; assessed valuation, \$5,400.

LINDEN ST.—That the lots lying on the east side of LINDEN ST, bet Knickerbocker and Hamburg avs, known as Nos. 25 and 26, Block 3334, be enclosed with a board fence six feet high, at the expense of the owner or owners of said lots.

HERKIMER ST.—That a cement sidewalk five feet in width be laid in front of lot lying on the south side of HERKIMER ST, bet Bancroft pl and Prescott pl, known as No. 9, Block 1557, at the expense of the owner or

owners of said lot. Estimated cost, \$25; assessed valuation, \$2,250.

HERKIMER ST.—That the lot lying on the south side of HERKIMER ST, bet Bancroft pl and Prescott pl, known as No. 9, Block 1557, be enclosed with a board fence six feet high, at the expense of the owner or owners of said lot.

CHESTNUT ST.—That cement sidewalks five feet in width be laid on the west side of CHESTNUT ST, bet Jamaica av and Etna st, in front of Lot 29, Block 4103, at the expense of the owner or owners of said lot. Estimated cost, \$90; assessed valuation, \$7,700.

CHESTNUT ST.—That the lot lying on the west side of CHESTNUT ST, bet Jamaica av and Etna st, and on the south side of JAMAICA AV, bet Chestnut and Richmond sts, known as No. 29, Block 4103, be enclosed with a board fence six feet high, at the expense of the owner or owners of said lot. Estimated cost, \$45; assessed valuation, \$7,700.

POWELL ST.—To lay a preliminary or permanent asphalt pavement, bet Riverdale av and Vienna av.

SUTTER AV.—That the lots lying on the north side of SUTTER AV, bet Montauk and Atkins avs, known as Nos. 37 and 38, Block 4039, be enclosed with a board fence six feet high, at the expense of the owner or owners of said lots. Estimated cost, \$16; assessed valuation, \$1,500.

LOCAL BOARD RESOLUTIONS.

The following petitions were acted upon at the meetings of the various Local Boards held in the different districts as indicated below:

Local Board of Washington Heights.

AT THE CITY HALL, MANHATTAN, ON SEPT. 24.

CLOSING A STREET.—Closing and discontinuing A NEW STREET, from Post av to Sherman av; and rescinding the resolution changing the grade of SHERMAN AV, bet Dyckman and Academy sts. Adopted.

ARDEN ST.—Requesting the paving of ARDEN ST, bet Broadway and Nagle av. Laid over.

177TH ST.—Requesting the paving of 177TH ST with asphalt block, from Audubon av to St. Nicholas av. Adopted.

190TH ST.—Construction of a sewer bet St. Nicholas and Wadsworth avs. Adopted.

151ST ST.—Paving with granite block, bet Broadway and Riverside drive. Adopted.

Local Board of Harlem.

AT CITY HALL, MANHATTAN, ON SEPT. 24.

EAST 114TH ST.—Paving with sheet asphalt, bet Pleasant av and the East river. Adopted.

Local Board of Yorkville.

AT CITY HALL, MANHATTAN, ON SEPT. 24.

REPAIR OF SIDEWALKS.—At 347 East 72d st and at 507 East 80th st. No quorum present.

EAST 77TH ST.—Amending resolution for paving EAST 77TH ST, from A to the new avenue adjoining John Jay Park so as to provide a permanent pavement. No quorum was present.

EXTERIOR ST.—Amending resolution for paving EXTERIOR ST, from 64th st to 79th st by providing permanent pavement and substituting wood for granite through part of the distance. There was no quorum present.

Local Board of Greenwich.

AT CITY HALL, MANHATTAN, ON SEPT. 24.

PERRY ST.—Repair of sidewalks in front of 31 and 33 PERRY ST. There was no quorum present.

Local Board of Murray Hill.

AT CITY HALL, MANHATTAN, ON SEPT. 24.

WEST 22D ST.—Repair of sidewalks in front of 261 to 265 WEST 22D ST. There was no quorum present.

Local Board of Corlears Hook.

AT CITY HALL, MANHATTAN, ON SEPT. 24.

REPAIR OF SIDEWALKS.—At 92 Henry st; 33, 35 and 39 Hamilton st; 94 Monroe st; 39 Cherry st; and 10 and 12 Birmingham st. There was no quorum present.

Local Board of Hudson.

AT CITY HALL, MANHATTAN, ON SEPT. 24.

REPAIR OF SIDEWALKS.—At 538 West 50th st; at 339 and 539 West 49th st; 613 to 619 West 39th st; 631 to 635, 621 to 627 West 40th st; 418 West 55th st; 804 9th av; the northwest corner of 10th av and 57th st; the southwest corner of 41st st and 11th av; the northwest corner of 11th av and 40th st. There was no quorum present.

FENCING VACANT LOTS.—At 249 West 55th st and at 432 West 54th st. There was no quorum present.

Local Board of Chester.

AT MUNICIPAL BUILDING, 3D AV AND 177TH ST, ON SEPT. 25.

PAULDING AV.—Acquiring title to the lands necessary for PAULDING AV, from West Farms rd (Walker av) to the New York, New Haven and Hartford Railroad. Adopted.

PAULDING AV.—Regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in PAULDING AV, from West Farms rd (Walker av) to the New York, New Haven and Hartford Railroad, together with all work incidental thereto. Adopted.

SHORE DRIVE.—For acquiring title to the lands necessary for SHORE DRIVE, from Penningfield av, running along the shore of the East River and Long Island Sound to Fort Schuyler rd. Laid over until Oct. 16.

TREMONT AV.—Acquiring title to the lands necessary for TREMONT AV (177th st), from Fort Schuyler rd to Locust Point or Long Island Sound. Laid over until Oct. 16.

EAST 214TH ST.—For regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in EAST 214TH ST, from White Plains av to Barnes av, together with all work incidental thereto. Adopted.

BEACH AV.—Regulating, grading, setting curbstones, flagging the sidewalks, laying crosswalks, building approaches and erecting fences where necessary in BEACH AV, from Gleason av to East 177th st (Tremont av), together with all work incidental thereto. Adopted.

THROGS NECK BOULEVARD.—Acquiring title to the lands, etc., necessary for the extension of THROGS NECK BOULEVARD, from Layton av or Town Dock rd to Eastern Boulevard. Laid over.

BARKER AV.—Acquiring title to BARKER AV, from Bronx and Pelham Parkway to Duncombe av, as per resolution adopted by the Board on July 9, 1912. Resolution to be recalled from the Board of Estimate.

BARKER AV.—Regulating, grading, etc., from Bronx and Pelham Parkway to Duncombe av. Reconsideration of this petition, which was adopted on July 9, 1912, but which has not yet been sent to the Board of Estimate. Laid over.

FORT SCHUYLER RD.—To change the present location of FORT SCHUYLER RD, lying bet Morris la and Shore drive, by deflecting it to the west. Laid over.

BEACH AV.—To widen BEACH AV, on the west side, bet East 177th st and a point 180 ft south therefrom, so that the present property line will be the west line of the avenue. Aldermen were in favor of this widening, but it was vetoed by the chairman.

CLASON POINT RD.—Paving with bituminous pavement one-half the roadway of CLASON POINT RD, from Westchester av to the bulkhead line of East river and setting and re-setting curb where necessary. Denied.

BEACON AV.—To amend proceeding for acquiring title to BEACON AV, from Beach av to Rosedale av, so that the city may in the same proceeding acquire title to BEACON AV, for its entire length, from Beach av to the Bronx river. The Aldermen were in favor, but the chairman was opposed.

FORT SCHUYLER RD.—Amending the proceeding for the opening, widening and extending of FORT SCHUYLER RD, from Westchester creek to Shore drive, by eliminating therefrom all that portion of FORT SCHUYLER RD lying to the south of Morris la and being bet Morris la and Shore drive. Laid over.

UNIONPORT RD.—Regulating, grading, setting curbstones, flagging, laying crosswalks, building approaches and erecting fences where necessary in UNIONPORT RD, from Morris Park av to Walker av, and all work incidental thereto. Adopted.

Local Board of Van Courtlandt.

AT MUNICIPAL BUILDING, 3D AV AND 177TH ST, ON SEPT. 25.

EXTERIOR ST.—Regulating, grading, regrading, setting and re-setting curbstones, flagging and reflagging the sidewalks, laying and re-laying crosswalks, building approaches, erecting fences where necessary in, and paving with granite blocks on a concrete foundation (permanent pavement) the roadway of EXTERIOR ST, from University Heights Bridge to Fordham rd, and of FORDHAM RD, from Exterior st west to the public dock, together with all work incidental thereto. Adopted.

OGDEN AV.—Paving with bituminous concrete on a cement concrete foundation (preliminary pavement) the roadway of OGDEN AV, from West 169th st to Aqueduct av, adjusting curb where necessary, together with all work incidental thereto. Adopted.

MORRIS AV.—For paving with bituminous concrete on a cement concrete foundation (preliminary pavement) the roadway of MORRIS AV, from 166th st to 170th st; adjusting curb where necessary, and doing all work incidental thereto. Laid over.

WEST 260TH ST.—Changing the lines of WEST 260TH ST, from Riverdale av to Tyn-dall av by widening the former BEACH ST 10 ft on the north side in place of widening it 5 feet on each side. Adopted.

MORRIS AV.—Paving with bituminous concrete, on a cement concrete foundation (preliminary pavement) the roadway of MORRIS AV, from 160th st to 170th st, adjusting the curb where necessary and all work incidental thereto. Laid over.

HARLEM RIVER TERRACE.—Regulating, grading, setting curbstones, flagging, laying crosswalks, building approaches and erecting fences where necessary in HARLEM RIVER TERRACE, bet Fordham rd and Bailey av, and all work incidental thereto. Adopted.

GRANT AV.—Reconstructing cement sidewalk in front of Nos. 1044 and 1045 GRANT AV, bet 165th and 160th sts. Adopted.

COLES LA.—Laying out on the map COLES LA, from Kingsbridge rd and Briggs av to Bainbridge av, at a width of 35 ft more or less. Laid over.

Local Board of Newtown.

AT HACKETT BUILDING, LONG ISLAND CITY, ON SEPT. 20.

12TH AV.—Regulating, grading, curbing and laying sidewalks, from Jackson av to Graham av, and paving on a concrete foundation, from Jackson av to Broadway. Laid over.

DITMARS AV.—Re-regulating and paving with a permanent pavement of sheet asphalt on a 6-inch concrete foundation, from 2d av to Crescent st, 2d Ward. Adopted.

CLERMONT AV.—Regulating, grading, curbing, laying sidewalks, crosswalks, etc., from Grand st to Jay st, 2d Ward. Adopted.

CLINTON AV.—Regulating, grading, curbing and laying sidewalks, crosswalks, etc., from Clermont av to Maurice av, 2d Ward. Laid over.

CREEK ST.—Regulating and grading, from Borden av to Hunters Point av. Adopted.

RADDE ST.—To pave with asphalt block on a concrete foundation, from North Jane st to Paynter av, 1st Ward. Adopted.

CRESCENT ST.—To rescind the resolutions of July 24, 1911, and June 14, 1912, respectively:

"For regulating, grading and paving with granite blocks on a concrete foundation, and all work incidental thereto, in CRESCENT ST, from North Jane st to Webster av, 1st Ward; and for regulating, grading and paving with permanent pavement consisting of granite blocks on a concrete foundation six inches in thickness, and all work incidental thereto, in CRESCENT ST, from North Jane st to Webster av, 1st Ward; and they hereby petition for regulating, grading, paving with granite blocks on a concrete foundation in CRESCENT ST, from Jane st to Wilbur av, and with either wood blocks on a concrete foundation or asphalt blocks on a concrete foundation in CRESCENT ST, from Wilbur av to Webster av, and all work incidental thereto, 1st Ward." Adopted.

PUTNAM AV.—Regulate, grade, curb with bluestone and pave with vitrified brick on a sand foundation PUTNAM AV, from Woodward av to Forest av, 2d Ward. Rescinded, being a resolution adopted on Oct. 7, 1909.

5TH AV.—To reset, curb and pave with asphalt blocks on a concrete foundation, from Jackson av to Broadway, 1st Ward, also reset curb in the same blocks and street. Rescinded, being a resolution adopted on Dec. 27, 1906.

1ST AV.—To pave with asphalt block on a concrete foundation, from Washington av to Webster av, 1st Ward. Rescinded, being a resolution adopted on July 12, 1912.

SOTHERN AV.—To mark off map No. 25, from South Railroad av to Lurting st. Laid over until the next meeting.

CAMELIA ST.—To reconsider and rescind resolution of May 10, 1912, for regulating, curbing, re-curb where necessary and paving with asphalt blocks on a concrete foundation the roadway of CAMELIA ST, from the Boulevard to Crescent st, 1st Ward. Denied.

9TH ST.—Laying sidewalks where not already laid to grade and in good condition, from Van Alst av to East av, 1st Ward. Adopted.

LINDEN ST.—Grading, bet Park st and Lake st, 2d Ward. Laid over.

WYCKOFF AND PUTNAM AVS, EVERGREEN.—Construction of a catch basin at the northeast corner, in the 2d Ward. Denied.

HANCOCK ST.—Construction of a sewer and appurtenances, from 13th st to 14th st, 1st Ward. Laid over.

DITMARS AV.—Construction of a sewer and appurtenances, from the East River to Crescent st, 1st Ward. Adopted.

RECEIVING BASINS, ETC.—Construction of RECEIVING BASINS and appurtenances on Myrtle av, on the northeast corner of Fosdick av, the northeast corner of Lafayette st and the northeast corner of Tompkins pl, 2d Ward. Adopted.

DECATUR ST.—To legally open, from the Brooklyn borough line to Myrtle av, 2d Ward. No action was taken.

EPSILON PL.—To legally open, from Myrtle to Cooper avs, 2d Ward. Laid over, awaiting report of Corporation Counsel.

CARTER PL.—Regulating and laying sidewalks (where not already laid to grade and in good condition), and all work incidental thereto, on both sides of CARTER PL (Prospect av), from Grand st to Samuelson (Warren) st, on the west side, 225 ft north of Warren st, 275 ft bet Warren and Grand sts, and beginning on the east side of CARTER ST, 100 ft, and again 200 ft north of Warren st, 150 ft bet Warren and Grand sts, 2d Ward. Denied.

PERRY AV.—Regulating, grading, curbing and laying sidewalks, crosswalks, etc., in PERRY AV, from Mueller (Fiske) st to Rust st, 2d Ward. Adopted.

WILSON AV.—Regulating, grading, curbing and laying sidewalks and crosswalks in WILSON AV, from 19th to 20th av, 1st and 2d Wards. Laid over.

ST. FELIX AV.—Opening, from Old Bergen av south to Alden av, at EVERGREEN. Laid over.

7TH AV.—Paving with asphalt block on a concrete foundation, curbing and re-curb where necessary 7TH AV, from Grand av to Flushing av, 1st Ward. Laid over indefinitely.

FAIRVIEW AV.—Regulating, grading, curbing and laying sidewalks (where not already laid to grade and in good condition), from Forest av to Gates av, 2d Ward. Adopted.

EPSILON PL.—Regulating, grading, curbing and laying sidewalks (where not already laid to grade and in good condition) and paving with a permanent sheet asphalt pavement on a concrete foundation EPSILON PL, from Myrtle av to Cooper av, 2d Ward. Laid over.

GEORGE ST.—Regulating and paving with a permanent sheet asphalt pavement on a 6-inch

concrete foundation GEORGE ST, from Wyckoff av to Seneca av, 2d Ward. Laid over.

CLINTON AV.—Sewer and appurtenances, from Maurice av to Mueller st (Fiske av), 2d Ward. Adopted.

PERRY AV.—Construction of a sewer, from Maurice av to Mueller st, 2d Ward. Adopted.

POTTER AV.—Construction of a sewer and appurtenances, from Lawrence st to 2d av, 1st Ward. Adopted.

RECEIVING BASINS.—Construction of RECEIVING BASINS and appurtenances on Washington av, at the northeast corner of 8th av and the northwest corner of 7th av, 1st Ward. Adopted.

4TH ST.—To legally open 4TH ST, from Thomson av to Jackson av, WOODSIDE, 2d Ward. Adopted.

NOTT AV.—To legally open, from Vernon av to the pier and bulkhead line of the East River, 1st Ward. Denied, to rescind a resolution of July 12, 1912.

INDIANA PL.—To open, from Lafayette st to Myrtle av, 2d Ward. Laid over until the next meeting.

FRESH POND RD.—To legally open and widen FRESH POND ROAD (Kossuth pl and Locust av), from the junction of old Fresh Pond rd and Kossuth pl to the Brooklyn borough line, 2d Ward. Laid over.

ROOSEVELT AV.—To shift the lines of ROOSEVELT AV, as proposed, bet the points of Kelly av and 5th st to a point at least 80 ft north thereof, thereby enabling the erection of the new Long Island Railroad station and the Roosevelt av elevated station at the same place. Laid over until Oct. 11.

Local Board of Staten Island.

AT BOROUGH HALL, ST. GEORGE, ON SEPT. 17.

AMBOY RD, ETC.—Sidewalks in AMBOY RD, bet Crook's Crossing and Little Dublin rd; and in GIFFORD'S LA, bet Amboy rd and the railway station; and, sidewalks together with curb and gutter in 3D ST, from Lafayette av east to the dead end behind Christ Church, on Franklin av, NEW BRIGHTON. Laid over until Oct. 15.

RICHMOND TERRACE.—Repair curb and gutter on the north side of RICHMOND TERRACE, bet York av and Tyson st. Referred to the Commissioner of Public Works, to be reported upon by him later.

BELMONT PL, ETC.—To pave with macadam pavement BELMONT PL and VINE ST, back of ST. GEORGE, with the addition of curbing, guttering and laying sidewalk in VINE ST, where not already built. Adopted.

VAN DUZER ST, ETC.—To build sewer in VAN DUZER ST, from Vanderbilt av to Cornell pl. Adopted.

HEBERTON AV.—To straighten HEBERTON AV, on the west side, bet Palmer av and Hatfield pl. Laid over until Oct. 15.

PUBLIC HEARINGS.

One or more hearings are granted in connection with all proposed improvements. In the case of local improvements, the first hearing is by the Local Board. Such hearings are noted in this news department of the Record and Guide under the general head of Local Board Calendars. Hearings by all other bodies are noted in the present column.

In acquiring title to land for streets, sewers, parks, approaches to bridges, etc., condemnation proceedings are commonly resorted to. A proceeding having been authorized by the Board of Estimate, the Corporation Counsel makes application to the Supreme Court for the appointment of three commissioners. If the cost of the land is to be paid wholly or in part by property owners benefited, the commissioners are known as commissioners of estimate and assessment. They hold their meetings at the Bureau of Street Openings, a clerical and legal organization under the supervision of the Corporation Counsel charged with the management of all legal proceedings which involve awards for damages or assessments for benefit to land.

If the cost of the land is to be paid by the city as a whole, as in the case of school sites, dock property, etc., the commissioners are known as commissioners of estimate and appraisal, whose place of meeting is at 258 Broadway.

In the case of assessments for local improvements of a physical nature which do not have to be confirmed by a court of record, the assessments come before three permanent commissioners appointed by the Mayor. They constitute the Board of Assessors, which has to do with assessments for such improvements as the regulating and grading of streets, the laying of sewers, etc.

By the Board of Estimate.

At a meeting of the Board of Estimate, to be held in the City Hall, Manhattan, on Oct. 3, at 10.30 a. m., the following matters, among others, will be considered.

MANHATTAN.

AN UNNAMED STREET.—Acquiring title to the lands and premises required for the opening of THE UNNAMED STREET adjoining the property acquired for the New York and Brooklyn Bridge, extending from William st to North William st.

BRONX.

EAST 166TH ST.—Acquiring title to EAST 166TH ST, from Brook av to the west right of way of the New York & Harlem Railroad.

ELDER AV, ETC.—To change the lines and grades of the STREET SYSTEM bounded by Elder av, Bronx River av, Stratford av and East 172d st; change the lines and grades of EAST 174TH ST, from West Farms rd to Bronx River av, and close and discontinue a portion of EAST 174TH ST at the west cor-

ner of Bronx River av, said portion having a frontage of about 75 ft on Bronx River av and about 60 ft on East 174th st.

STEENWICK AV, ETC.—To change the lines and grades of the STREET SYSTEM bounded by Steenwick av, East 233d st, Provost st and Conner st and its prolongation.

BENEDICT AV.—Acquiring title to the lands, etc., required for opening and extending, bet Storrow st and Olmstead av.

WATERBURY AV.—Acquiring title to the lands, etc., required for opening and extending, from Fort Schuyler rd to Eastern Boulevard.

SEDGWICK AV.—Reconsidering action with respect to the distribution of the cost and expense of acquisition of title to the lands, etc., required for opening and extending SEDGWICK AV, from Jerome av to the line bet the 23d and 24th Wards, at West 160th st, where not already acquired, and directed that the whole of the cost and expense be assessed upon the property deemed to be benefited.

BROOKLYN.

48TH ST.—Change the grade, bet 16th av and 17th av.

74TH ST.—Change the grade, bet Colonial rd and Ridge Boulevard.

SHEEPSHEAD BAY RD, ETC.—To change the grades of the STREET SYSTEM bounded by Sheepshead Bay rd, West 5th st, Neptune av and West 1st st.

RAILROAD AV, ETC.—To change the grades of the STREET SYSTEM bounded by Railroad av, Etna st, Grant av and Ridgewood av.

FLATLANDS AV, ETC.—Acquiring title to the lands, etc., required for opening and extending FLATLANDS AV, from Ralph av to East 76th st; PAERDEGAT AV NORTH, from Ralph av to Paerdegat Basin; RALPH AV, from the junction of Av H and Paerdegat av North to Paerdegat av South; PAERDEGAT AV SOUTH, from Glenwood rd to Av J; AV J, from Ralph av to Paerdegat av South; EAST 72D ST, from Ralph av to Av U.

64TH ST.—Amending the proceeding for acquiring title to 64TH ST, from New Utrecht av to West st; and, 65TH ST, from New Utrecht av to Gravesend av, excluding in each case the right of way of the New York and Sea Beach Railroad, so as to relate to 64TH ST, from New Utrecht av to West st, excluding the right of way of the New York and Sea Beach Railroad; and, to 65TH ST, from New Utrecht av to 18th av.

QUEENS.

STREET SYSTEM.—To lay out the lines and grades of the STREET SYSTEM within the area designated as Section 23 of the Final Maps, whereof so much as is situated in the 2D WARD is bounded approximately by Flushing Bay, Hewitt av, Jackson av and Rudder st, and so much as lies in the 3D WARD is bounded approximately by Flushing Bay, Ticknor av and Schlesinger st.

STREET SYSTEM.—Changing the lines and grades of the STREET SYSTEM bounded by 51st st, the Flushing and North Side Division of the Long Island Railroad, Peartree av and Merritt st, 2d Ward.

STREET SYSTEM.—To change the grades of the STREET SYSTEM bounded by Jackson av, Webster av, 8th av, Broadway and Steiny av, 1st Ward.

STREET SYSTEM.—To change the lines and grades of the STREET SYSTEM bounded by Burnside av, 49th st, Polk av, Alburis av, Fillmore av, 46th st, Hayes av, and 47th st, 2d Ward.

HOMER LEE AV.—Acquiring title to the lands, etc., required for opening and extending, from Hillside av to Burtis st.

9TH ST, ETC.—Acquiring title to the lands, etc., required for opening and extending 9TH ST, from Broadway to Jackson av; 10TH ST, from Broadway to Jackson av; and, PEEL ST, from Broadway to Hayes av.

PROCTOR ST, ETC.—Acquiring title to the lands, etc., required for opening and extending PROCTOR ST, from Metropolitan av to Myrtle av, excluding cemetery lands; and, McCOMB PL, from Myrtle av to Edsall av.

FSK AV.—Acquiring title to the lands, etc., required for opening and extending FSK AV, from Woodside av to Broadway.

By the Board of Assessors.

The following proposed assessments have been completed and are lodged, for public examination, in the office of the Board of Assessors, 320 Broadway, Manhattan; and all persons who are opposed to these assessments, or either of them, must present their objections, in writing, to the Secretary of the Board, at the above address, on or before Oct. 22, at 11 a. m., at which time and place the said objections will be heard and testimony taken;

MANHATTAN.

166TH ST and ST. NICHOLAS AV.—Receiving basin at the northwest corner. List 2682.

BRONX.

EXTERIOR ST.—Paving, from East 140th st to East 151st st. List 2554.

LEGGETT AV.—Paving LEGGETT AV, from Southern Boulevard to the west side of the New York, New Haven & Hartford Railroad Co.'s bridge. List 2711.

EAST 158TH ST.—Paving, from Cauldwell av to Eagle av. List 2712.

BROWN PL.—Regulating, grading, curbing and paving, bet East 132d st and East 133d st. List 2721.

FOX ST.—Paving, from Av St. John to Leggett av. List 2722.

NOTE.—The area of assessment in each of the above mentioned proceedings extends to within one-half the block at the intersecting and terminating streets.

WALTON AV.—Receiving basins on the east and west sides of WALTON AV, at the north line of the New York Central & Hudson River

Railroad's right of way. Area of assessment: Blocks 2348 and 2353. List 2678.

183D ST AND HUGHES AV.—Receiving basin, at the northeast corner. Area of assessment: Block 3087. List 2715.

184TH ST.—Furnishing guard rail and flagging the north side of 184TH ST, bet Park av and Webster av. Area of assessment: Lots 14 and 66, in Block 3031. List 2716.

PARK AV.—Receiving basin, on the east side, opposite 174th st. Area of assessment: Blocks 2898 and 2899. List 2717.

PLIMPTON AV AND WEST 170TH ST.—Receiving basin at the southwest corner. Area of assessment: Block 2522. List 2718.

BROADWAY AND WEST 246TH ST.—Receiving basin, on the northwest corner. Area of assessment: Block 3415. List 2720.

BROOKLYN.

CROWN ST.—Regulating, grading, curbing and flagging, bet Franklin and Bedford avs. Area of assessment: Extends to one-half the block at the intersecting and terminating streets. List 2596.

48TH ST.—Sewer, bet 7th and 8th avs. List 2602.

QUEENS.

WILSON AV.—Sewer, from 12th to 13th avs. List 2680.

RICHMOND.

RICHMOND TERRACE.—Fencing the north side, bet York and Bement avs, 1st Ward. Area of assessment: Plot 1, Block 3, Lot 18; Plot 3, Block 3, Lots 6, 7 and 8; Plot 1, Block 9, Lot 65. List 2641.

WESTERVELT AV, ETC.—Sewer in WESTERVELT AV, from Curtiss pl north to 5th st; and, 5TH ST, from Westervelt av west to the brook in the 1st Ward. Area of assessment: Plot 3, Block 6; Plot 4, Blocks 1, 2 and 4; Plot 6, Blocks 7, 8, 9, 10 and 1; Plot 7, Blocks 4A, 11 and 12. List 2679.

By the Supreme Court.

APPLICATION FOR APPOINTMENT OF COMMISSIONERS.

DRIGGS AV, BROOKLYN.—Acquiring title to certain lands and premises on the east side of DRIGGS AV, bet South 2d st and South 3d st, in the 13th Ward, selected as a public school site. Application will be made to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on Oct. 9, for the appointment of commissioners of estimate and appraisal in the above matter.

EXAMINATIONS OF COMMISSIONERS.

FIELDSTON RD, BRONX.—Acquiring title to the lands, etc., required for opening and extending FIELDSTON RD, from West 262d st to the south limit of the Northern Broadway Realty Associates, in the 24th Ward. Charles C. Marrin, John C. Cunningham and George J. Clark, commissioners in the above proceeding, will attend Special Term, Part 2, of the Supreme Court, Manhattan, on Oct. 7, to be examined as to their qualifications by anyone interested.

FINAL REPORTS.

EAST 20TH ST, BRONX.—Acquiring title to the lands, etc., required for opening and extending EAST 20TH ST, from Woodlawn rd to Perry av, 24th Ward. The final report in the above proceeding was presented, for confirmation, to Special Term, Part 1, Supreme Court, Manhattan, on Sept. 27.

HUNTERS POINT AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending, from Van Dam st to Borden av, 1st Ward. The final report of John C. Myers and H. S. Rushmore, commissioners in the above matter, will be presented, for confirmation, to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on Oct. 2, at the opening of court.

The final report in each of the following proceedings will be presented, for confirmation, to a Special Term of the Supreme Court, in the County Court House, Brooklyn, on Sept. 30, at 10 a. m.

39TH ST, ETC., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending 39TH ST, from 13th av to West st; 40TH ST, from 14th av to West st, 29th Ward.

WARWICK ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending WARWICK ST, from Belmont av to New Lots rd, 26th Ward.

ADD Bills of Cost—

GRANDVIEW AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending GRANDVIEW AV, from Metropolitan av to Stanhope st, and from Linden st to Forest av, 2d Ward. The bill of costs in the above matter will be presented, for taxation, to a Special Term of the Supreme Court, County Court House, Brooklyn, on Oct. 10, at 10 a. m.

PROSPECT AV, QUEENS.—Acquiring title to the lands, etc., required for opening and extending PROSPECT AV, from Metropolitan av to Putnam av, 2d Ward. The bill of costs in the above matter will be presented, for taxation, to a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Brooklyn, on Oct. 10, at 10 a. m.

By Comm'rs of Estimate and Assessment.

AN UNNAMED STREET.—Acquiring title to the lands, etc., required for opening and extending AN UNNAMED STREET from Fort George av to Dyckman st, 12th Ward. Martin Saxe, commissioner of assessment in the above matter, has completed his supplemental and amended estimate of benefit; and, all persons who are opposed to the same must file their objections, in writing, with the commissioner, at 90 West Broadway, Manhattan, on or before Oct. 2; and he will hear all such parties, in person, on Oct. 4, at 2 p. m.

WEST 207TH ST, MANHATTAN.—Acquiring title to the lands, etc., required for widening WEST 207TH ST, bet 10th av and Emerson st, 12th Ward. Charles L. Hoffmann, commissioner in the above matter, has completed his supplemental and amended estimate of benefit; and, all persons who are opposed to the same must file their objections, in writing, with the commissioner at his office, 90 West Broadway, on or before Oct. 8; and, he will hear all such parties, in person, on Oct. 10, at 3:30 p. m.

By Comm'rs of Estimate and Assessment.

AT BUREAU OF STREET OPENINGS, 90 WEST BROADWAY, MANHATTAN.

MONDAY, SEPT. 30.

WATERBURY AV, ETC., BRONX.—WATERBURY AV, from Westchester av to Zerega av; NEWBOLD AV, ELLIS AV and POWELL AV, from Virginia av to Zerega av, and GLEASON AV, from Metcalf av to Zerega av. At 11:45 a. m.

3D AV, BRONX.—Widening, opposite East 159th st. At 11 a. m.

LINDEN ST, QUEENS.—From the Brooklyn borough line to Fresh Pond rd. At 12 m.

WEST 238TH ST, ETC., BRONX.—WEST 238TH ST, from Kingsbridge av to Riverdale av; WEST 236TH ST, from Albany rd to Riverdale av; WALDO AV, from Greystone av to West 242d st, and GREYSTONE AV, from Riverdale av to West 242d st. At 2:45 p. m.

HOUGHTON AV, BRONX.—HOUGHTON AV, from Bolton av to the bulkhead line of Westchester Creek; QUIMBY AV, STORY AV, HERMANY AV and TURNBULL AV, from White Plains rd to the bulkhead line of Westchester Creek. At 2 p. m.

TUESDAY, OCT. 1.

PUGSLEY AV, ETC., BRONX.—PUGSLEY AV, from McGraw av to Clason Point rd; CORNELL AV, from Clason Point rd to Pugsley av; ELLIS AV and NEWBOLD AV, from Tremont av to Pugsley av. At 2 p. m.

WEST 184TH ST, MANHATTAN.—WEST 184TH ST, from Broadway to the officially unnamed street (Overlook Terrace); and opening and extending said UNNAMED STREET from West 184th st to Fort Washington av. (Assessment.) At 9:45 a. m.

EAST 190TH (ST. JAMES) ST., BRONX.—From Jerome av to Creston av. At 2:30 p. m.

EAST 190TH ST, BRONX.—From Jerome av to Creston av. (Assessment.) At 3 p. m.

WEDNESDAY, OCT. 2.

GARFIELD ST, ETC., BRONX.—GARFIELD ST, from West Farms rd to Morris Park av; and FILLMORE ST, from Van Nest av to Morris Park av. At 3:15 p. m.

EAST 236TH ST, ETC., BRONX.—EAST 236TH ST, from 1st st or Bullard av to Barnes av; and EAST 237TH ST, from Bullard av (1st st) to Barnes av. At 2:45 p. m.

THURSDAY, OCT. 3.

WEST 254TH ST, BRONX.—From Broadway to Fieldston rd. At 2:45 p. m.

WEST 179TH ST., BRONX.—From Osborne pl to Aqueduct av. At 2 p. m.

FRIDAY, OCT. 4.

BLONDELL AV, BRONX.—From Barlow st to Westchester av. At 12 m.

AN UNNAMED STREET, MANHATTAN.—From Fort George av to Dyckman st. (Assessment.) At 2 p. m.

BRITTON ST, BRONX.—From Bronx Park East to White Plains rd. At 11 a. m.

NOTICES TO PRESENT CLAIMS.

ALABAMA AV, ETC., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending ALABAMA AV, from Newport st to New Lots av; from Hegeman av to Stanley av, and from Fairfield av to Vandalia av; GEORGIA AV, from Riverdale av to New Lots av, and from Fairfield av to Vandalia av; PENNSYLVANIA AV, from New Lots av to Wortman av, and from Cozine av to Vandalia av, 26th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to E. J. Reilly and Jos. B. Burr, commissioners, 166 Montague st, Brooklyn, on or before Oct. 1; and they will hear all such parties, in person, on Oct. 7, at 2 p. m.

83D ST, BROOKLYN.—Acquiring title to the lands, etc., for opening and extending 83D ST, from 18th av to 19th av; from 20th av to 21st av, and from 23d av to Stillwell av, in the 20th and 31st Wards. All persons having any claim on account of the above proceeding must present same, in writing, to Wm. Watson, Isaac Sargent and Albert Knelling, commissioners, 166 Montague st, Brooklyn, on or before Oct. 4; and they will hear all such parties, in person, on Oct. 8, at 2 p. m.

EAST 17TH ST, ETC., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending EAST 17TH ST, from Av L to a point about 480 ft north of Av N; EAST 18TH ST, from Av L to a point about 465 ft north of Av P; and, EAST 19TH ST, from the south line of Av M to a point about 560 ft north of Av P, in the 31st and 32d Wards. All persons having any claim on account of the above proceeding must present same, in writing, to Edwin L. Garvin and Edward F. Linton, commissioners, 166 Montague st, Brooklyn, on or before Oct. 5; and they will hear all such parties, in person, on Oct. 7, at 11 a. m.

67TH ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending 67TH ST, from New Utrecht av to Bay Parkway, 30th Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Harry J. Rosenson, Wm. M. Russell and Darwin R. James, commissioners, 166 Montague st, Brooklyn, on or before Oct. 5; and they will hear all such parties, in person, on Oct. 7, at 2 p. m.

WEST 37TH ST, BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending WEST 37TH ST, from the bulkhead line of Gravesend Bay to the mean highwater line of the Atlantic Ocean, excluding the right of way of the New York & Coney Island Railroad, in the 31st Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Hiram Thomas, Ernest Eggert and Solon Barbanell, commissioners, 166 Montague st, Brooklyn, on or before Oct. 5; and they will hear all such parties, in person, on Oct. 8, at 3:30 p. m.

ASSESSMENTS PAYABLE.

The Comptroller gives notice to all persons affected by the following improvements that the assessments for the same are now due and payable. Unless paid on or before the date mentioned at the end of each improvement, interest will be charged at the rate of 7 per cent. per annum from the date when such assessments become liens to the date of payment:

BRONX.

BENSON AV (Madison av).—Opening and extending, from West Farms rd to Lane av; OVERING AV (Washington av), opening, from West Farms rd to Westchester av; ST. PETER'S AV (Union av), opening, from Westchester av to West Farms rd; SEDDON ST (Tryon row), opening, from St. Raymond's av to West Farms rd; ROWLAND ST (Washington av), opening, from Westchester av to St. Raymond's av; and HUBBELL ST (Washington av), opening, from Dorsey st (Carroll la) to Maclay av (5th st), 24th Ward. Area of assessment is obtainable at the Bureau of Assessments and Arrears, Municipal Building, 3d av and 177th st, Bronx, Nov. 17.

WEST 176TH ST.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences, from Aqueduct av to Popham av, 24th Ward. Area of assessment: Both sides of WEST 176TH ST, from Aqueduct av to Popham av and to the extent of half the block at the intersecting and terminating avenues. Nov. 18.

EAST 188TH ST.—Paving and adjusting curb, from 3d av to Beaumont av, 24th Ward. Area of assessment: Both sides of EAST 188TH ST, from 3d av to Beaumont av and to the extent of one-half the block at the intersecting avenues. Nov. 20.

FORT INDEPENDENCE ST.—Paving and setting curb, from Sedgwick av to West 238th st, 24th Ward. Area of assessment: Both sides of FORT INDEPENDENCE ST, from Sedgwick av to West 238th st and to the extent of one-half the block at the intersecting and terminating streets and avenues, affecting Blocks 3254, 3255, 3257, 3258, 3261, 3262 and 3263. Nov. 20.

GLEBE AV, ETC.—Sewers in GLEBE AV, bet Parker st and Lyon av; and, in STARLING AV, bet Glebe av and Castle Hill av, 24th Ward, annexed territory. Area of assessment: Lots 58, 59, 62, 63, 64, 65, 66, 67, 68 and 69 on map of St. Raymond's Park, Blocks G, F and E on the Dore Lyon map, Lots 47, 48, 49, 50 and 51 St. Raymond's Park, Plots 15-10, 15-10a and Plots SS and 410 Unionport. Nov. 20.

SENECA AV.—Opening, from Hunts Point rd to Bronx river, 23d Ward. Area of assessment: On the north by a line midway bet the north side of Seneca av and the south side of Garrison av and the prolongation thereof; on the east by the west side of the Bronx river; on the south by a line midway bet the south side of Seneca av and the north side of Lafayette av and the prolongation thereof, and on the west by a line 100 ft west of the west side of Hunts Point rd and parallel therewith. Nov. 24.

BROOKLYN.

AV P.—Opening AV P, from Ocean av to Coney Island av and from Coney Island av to Gravesend av, 31st Ward. Area of assessment: Bounded on the north by a line midway bet Av O and Av P; on the east by a line midway bet Ocean av and East 21st st; on the south by a line midway bet Av P and Av Q; and on the west by a line midway bet Gravesend av and West st. Nov. 23.

QUEENS.

MONSON ST.—Sewer, bet Fulton and Franklin sts, 1st Ward. Area of assessment: Both sides of MONSON ST, bet Fulton and Franklin sts. Nov. 20.

RICHMOND.

BROADWAY.—Opening and extending BROADWAY, from its present terminus south of Elizabeth st south in a straight line to Mesereau av, joining said avenue at an angle of about 85 degrees, 3d Ward. Area of assessment: The west boundary to be a line midway bet the west side of Broadway as now laid out and in use and the said line produced southwardly, and the east side of Richmond av, the east boundary to be a line midway bet the present east side of Broadway and the said line produced southwardly, and the west line of Heberton av and the said line produced northwardly to Richmond terrace; its north boundary to be the south side of Richmond terrace bet the west and east boundaries above described, and its south boundary to be a line parallel with the south side of Mesereau av and 100 ft south therefrom, bet the east and west boundaries above described. Nov. 24.

FISHER AV, ETC.—Laying cement sidewalks in FISHER AV, WILLIAM ST, AMBOY RD, WOOD AV and BENTLEY ST; JERSEY ST, CRESCENT AV, MONROE AV, SHERMAN AV, 3D, 5TH, 6TH and 7TH AVS; BEMENT AV, HENDERSON AV, CASTLETON AV, VAN DUZER ST, GORDON ST, SIMONSON ST, HAMILTON ST, PRINCE ST, BROAD ST, TARGEE ST, ROSE AV, 4TH ST, LAFAYETTE AV, 2D ST, FRANKLIN AV, DONGAN ST, TYSEN ST, BODINE ST, CLINTON AV, TAYLOR ST, CAROLINE ST, BROADWAY, FORT PL, NICHOLAS ST and SOUTH ST.

REAL ESTATE NEWS.

The Week's Brokerage Sales, Leases and Public Auctions.

Lexington Avenue Corner Dwelling Sold for Business Use—Other Transactions of Interest.

The total number of sales reported in this issue for Manhattan and the Bronx is 35, of which 7 were below 59th street and 15 above, and 12 in the Bronx. The sales reported for the corresponding week last year were 41, of which 10 were below 59th street, 15 above, and 16 in the Bronx.

The total number of mortgages recorded in Manhattan this week was 75 and in the Bronx 90. The total amount was \$2,469,628.

The amount involved in auction sales this week was \$231,207, and since January, \$36,936,933.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

GREENWICH ST.—The estate of Archibald C. Gill sold 560 Greenwich st, a 4-sty dwelling, on lot 17.6x58.4, located 53.6 ft north of Charlton st.

14TH ST.—John Peters sold for Samuel Schmulker to Bettl Muller 233 East 14th st, a 5-sty flat, on lot 26x103.3.

53D ST.—Moore & Wyckoff sold for S. Albert Reed the three flat houses at 105, 107 and 109 East 53d st, on plot 75x100.5, 90 ft. east of Park av, to the Aeon Realty Co., Sumner Gerard, president, for improvement with a 9-sty apartment house. A court 20x100.5 adjoins the property in the west.

25TH ST.—John H. Berry sold for the Building and Engineering Co., 1133 Broadway, Wm. H. Birkmire, president, and Andrew J. Kerwin, Jr., secretary and treasurer, the 12-sty mercantile building at 45 to 51 West 25th st, on plot 100x100, to John J. Gibbons, of Gilman, Collamore & Co. Mr. Gibbons gives in part payment his country estate, known as "Shore-acres," located on the Shrewsbury river near Little Silver, N. J. The estate consists of over 50 acres so located on a bend of the river that over 5,000 ft front on the water. Besides a 40-room mansion, there is a spacious greenhouse, gardener's dwelling, garage, gate-keeper's lodge and boat house. The deal involves over \$1,000,000. Melvin G. Palliser, of 100 William st, was the attorney for Mr. Gibbons, and W. H. P. Oliver, of Alexander & Green, represented the Building and Engineering Co. in the drawing of the contracts.

29TH ST.—Jacob Kaplan sold 508 West 29th st, a tenement, on lot 25x98.9.

53D ST.—Moore & Wyckoff sold for Simon C. Bernstein 117 and 119 East 53d st, two flats, on plot 50x100.5, to two investors, who will erect next summer a 9-sty double apartment house, each floor to contain apartments of seven and eight rooms, exclusive of two and three baths, respectively.

30TH ST.—Wm. L. Scheerer, of Boston, Mass., sold to John G. McCarthy 315 East 30th st, a 3-sty dwelling, on a lot 16.6x98.9.

LEXINGTON AV.—Pease & Elliman sold for Mrs. Emily S. Waller the 4-sty and basement dwelling, on lot 20x74, at the northwest corner of Lexington av and 35th st. The buyer is an investor who will alter the dwelling into stores and apartments. The top floor will be divided into studios. This corner is only a few feet outside of the east line of the old Murray Hill farm and does not come under the restrictions against business which apply in this high-class residential district. However, many of the property owners along Lexington av realized that with the improved rapid transit this property is destined for business. Pease & Elliman have also been appointed agents for the above property.

Manhattan—North of 59th Street.

71ST ST.—Sarah M. S. Davis sold the two 4-sty dwellings at 255 and 257 West 71st st, each on lot 16.8x102.2. Several adjoining parcels to the west are also said to be under negotiation, the entire plot to be improved in the near future with a high-class apartment house.

76TH ST.—Pease & Elliman sold for Harry B. Platt, as executor, 303 West 76th st, a 4-sty dwelling, on lot 23x76.1x irregular, adjoining the northwest corner of West End av. The buyer will occupy the house.

85TH ST.—James B. Duke and Washington W. Fuller sold through John J. Kavanagh the vacant plot, 66.8x102.2, at 60 to 64 East 85th st, adjoining the new edifice of South Church at the southwest corner of Park av. The property was held at \$100,000, and was acquired by the sellers in 1906 ostensibly as a site for two private stables. The buyer is a builder, who will erect a high-class apartment house on the plot.

118TH ST.—Paul A. McGoldrick resold 17 West 118th st, a 5-sty apartment house, on lot 25x100; the seller acquired this property about four months ago. The present seller recently acquired the property in trade for a 28-acre farm at Bound Brook, N. J.

129TH ST.—M. A. Broderick and Thomas S. Burke sold for F. A. Camp, 32 West 129th st, a 3-sty brick dwelling, on lot 21x99.11, between 5th and Lenox avs. The buyer, Lottie L. Clark, gave in part payment 3 lots on Tuckaboe road, Yonkers, N. Y.

137TH ST.—Isaac Portman bought through Jacob Rosenbaum from Libbie A. Michelson 118 and 120 West 137th st, a 5-sty flat, on a plot 41.8x99.11. The structure was built by Mr. Rosenbaum in 1898.

137TH ST.—C. F. Heitmann sold for Max Lederer 224 West 137th st, a 3-sty and basement dwelling, on a lot 17x99.11.

144TH ST.—Israel J. Tombacher sold the 6-sty apartment house, known as the Arthur on plot 87.6x99.11, at 550 West 144th st, 200 ft east of Broadway; also 517 and 519 West 159th st, a 5-sty flat, on plot 50x99.11, between Broadway and Amsterdam av. The buyer, the Douglas Realty Co., gave in part payment the Van Beuren leasehold, at 5 East 14th st, a 5-sty store and office building, on lot 33x129, near 5th av; also the Arlington, a 5-sty single flat, on lot 25x102.2, at 146 West 82d st, between Columbus and Amsterdam avs.

150TH ST.—Simon Myers resold through Duff & Brown to M. Bernholtz 540 West 150th st, a 3-sty dwelling, on lot 15x99.11, between Amsterdam av and Broadway. Mr. Myers bought the property about 3 weeks ago from the Hoe estate.

169TH ST.—Aaron Goodman sold 516 and 518 West 169th st, a 6-sty apartment house, on plot 50x85, to Seth S. Terry, who gives in part payment the 2-sty dwelling, on plot 57.6x95, in the north side of 171st st, 100 ft east of Audubon av. James E. Barry & Co. negotiated the deal.

171ST ST.—The Placid Realty Co., John Katzman, president, sold to James F. Skanny the 5-sty apartment house, on plot 75x95, at 577 to 561 West 171st st, between Audubon and St. Nicholas avs.

8TH AV.—Snowber & Smith sold for Anna McNally the 6-sty apartment house, 2420 and 2422 8th av, on plot 51x100, to a woman investor.

AMSTERDAM AV.—Ennis & Sinnott resold through the Deane Realty Co. the northwest corner of Amsterdam av and 158th st, a 3-sty building, on lot 24.11x100. The sellers bought the property in May from the Sutherland Realty Co.

7TH AV.—Max Selonick sold 1975 7th av, a 5-sty flat, on a plot 36.6x100, adjoining the southeast corner of 119th st.

DYCKMAN TRACT.—W. J. Huston & Son, in conjunction with F. M. Crowley & Bros., sold for Geo. Nash to Ernest C. Hinck, who is Mayor of Montclair, N. J., the plot of about 15 lots, fronting 50 ft on Seaman av, 207 ft on Prescott av, with a south line of 217 ft. The buyer gave in payment the dwelling at the southwest corner of Eagle Rock Way and Melrose av, Montclair, on plot 155x130. The seller of the Dyckman tract parcel bought it a year ago from Dr. Leonard Adair.

Bronx.

LORING PL.—Lionel Levy and McLernon Bros. sold for the estate of Alexander Bryant the plot, 100x122.7x irregular, on the east side of Loring pl, 195 ft. south of Fordham rd. The buyer is a builder, who will improve the site with two 5-sty apartment houses.

140TH ST.—Charles A. Weber sold for Timothy Doolley, 576 East 140th st, a 4-sty double flat, on lot 25x100 ft, to an investor.

141ST ST.—Geo. J. McCaffrey resold for Mrs. Anderson 490 East 141st st, a 5-sty double, flat on lot 37.6x100.

BOSTON ROAD.—Joseph Emrich sold the 5-sty apartment house, 1195 Boston road, on plot 40x89x100, adjoining the corner of 167th st. The property was held at \$50,000.

BRYANT AV.—James J. Haggerty sold for Lena Muller the 3-sty, two-family brick dwelling, 1505 Bryant av, to Stella Bergman.

HEATH AV.—Ernst & Cahn sold to Peter and Anna Wilkens the 2-sty two-family dwelling, known as 2911 Heath av, on lot 17.10x50.

SOUTHERN BOULEVARD.—E. D. MacManus sold for H. B. Wesselman to Harris Ratner the plot, 50x100, at the southwest corner of Southern Boulevard and 174th st for immediate improvement.

UNION AV.—William Greenberg resold to a client of Alexander Selkin and Bernard Lichtig 606 Union av a 4-sty, two-family brick house, on lot 17.5x90.

VALENTINE AV.—George J. McCaffrey, Jr., sold for Frank Fischer a two-family brick dwelling, at 2182 Valentine av, on lot 20x118.

VAN NEST AV.—Jacob Ruppert, the brewer, bought from Concetti Amadori the building, on lot 25x100, at the southwest corner of Van Nest and Holland avs, Van Nest, for \$12,000.

VERIO AV.—Paul A. McGolrick resold for Joseph B. Peck the seven two-family houses on plot 100x110x irregular at the northeast corner of Verio av and 235th st. The buyer is an investor, who gives in part payment a place at San Antonio, Texas.

WALES AV.—Charles A. Weber sold for Anna C. Fedden the plot, 45x100, on the east side of Wales av, 50 ft. south of 145th st.

WASHINGTON AV.—W. E. & W. L. Brown sold for the estate of Mary M. Guion 1838 Washington av, a 3-sty brick 2-family house, on a lot 21x140.

WILKINS AV.—The Jacob Streifer Co. sold through C. F. Heitmann 344 and 346 Wilkins av, a 5-sty apartment house, on a plot 50x110.

3D AV.—John A. Steinmetz sold for John Nugent to L. W. Divine Co. the 2-sty dwelling, on plot 67x91, in the east side of 3d av, 64 ft north of Lorillard pl.

Brooklyn.

HALSEY ST.—Studwell & Burkhard sold 358 Halsey st, 2-sty brick, 2-family dwelling, for Mrs. Jennie Monilaws to Julia T. Walmouth.

NORTH OXFORD ST.—H. W. Rozell & Son sold 111 North Oxford st for Miss Mary E. Collins to a client for occupancy.

UNION ST.—James B. Fisher sold for G. E. Callmander to Mrs. Elmira F. Palmer 1502 Union st, between Albany and Troy avs, a 2-sty 1-family house now in course of construction.

3D ST.—Burrill Brothers sold the 3-sty new American basement brick and stone house at

1st, 2d, 4th and 5th Wards. Area of assessment: Ziegler Map, Ward 5, Blocks 13, 16, 21, 22, 23, 25, 27, and Block B; Ward 2, Plots 1, 4, 5, 7 and 10; Ward 4, New Dorp Map, Ward 1, District 1, Plot 7, Blocks 1, 1a and 3; Plot 3, Blocks 4, 9, 10, 11; Plot 4, Block 2, Ward 1, District 1, Plot 4, Blocks 2, 4, 5, 6, 7, 8, 9, 10; District 3, Plot 5, Blocks 9, 12, 13, 14; Plot 2, Block 5; Plot 3, Blocks 1, 2, 8a; District 2, Plot 8, Block 9; District 1, Plot 7, Blocks 1a and 9; District 2, Plot 4, Block 2; Plot 2, Blocks 6 and 7; Plot 1, Block 6; Plot 3, Block 2; Block 4a in Plot 2; Plot 1, Block 1; Plot 3, Block 2; District 4, Plot 2, Blocks 6, 7 and 8; Plot 3, Block 2; Plot 2, Blocks 1, 2, 5 and 6; Plot 3, Blocks 5 and 6a; District 3, Plot 5, Blocks 1, 3 and 3b; District 4, Plot 4, Blocks B and C; District 3, Plot 2, Blocks 2 and 3; District 4, Plot 1, Blocks 5 and 13; District 3, Plot 5, Block 3a; District 1, Plot 6, Block 2; Plot 3, Block 6; District 2, Plot 2, Block 7; District 2, Plot 1, Block 7; District 2, Plot 1, Block 6; District 2, Plot 3, Block 8; District 3, Plot 5, Blocks 3a and 4; District 1, Plot 5, Block 1; District 2, Plot 4, Block 2, and Plot 3, Block 8. Nov. 17.

Beauty in the Backyard.

Twenty-five years ago the New York City backyard was often a thing of beauty. I remember such was the case in my grandmother's tiny yard in West 22nd street. The lot was only eighteen feet wide, yet the backyard held its central grass plot, and a well-filled border of bloom two feet wide, running around three sides of the yard. There the graceful bleeding heart hung its long pink sprays, and mignonette and heliotrope and gay geraniums stood guard over pansies and forget-me-nots.

And this garden was not alone, for neighbors on both sides, to the ends of the block, possessed equally blossoming patches, making quite an enchanting chain of little gardens.

Nowadays one may look out of the back windows of many city residences to see only a line of asphalt enclosures, whose colorless monotony is unrelieved except on wash days, when perhaps pink or blue pajamas may lend a note of gaiety to the scene.

To-day the almost universal exodus from town, which at the latest only awaits the closing of the children's school, makes less necessary the cultivation of the few feet of city soil, than formerly, when people—even people with children—remained in town during much of the summer. Therefore it is chiefly the early spring and late fall garden that I would urge, but that most emphatically, feeling sure the experiment will amply reward those who try it.

If the asphalt has not been allowed to encroach on the old-time grass plot and border, the revival of the garden is a simple matter. In the early fall a little commercial fertilizer spaded well into the grass plot, and this last resown, will prepare the garden for planting.

A number of roots of ampelopsis should be set close against the fence at the back and sides. This vine is of quick growth and is especially beautiful in spring and fall. It will ultimately cover the usually unsightly fence, and makes a charming background. Two or three forsythia shrubs may be planted at the corners of the border, as they produce a shower of dainty golden blossoms in April.

The planting of all bulbs for spring bloom should be done during the preceding October and November, up to frost. They should be planted to a depth of twice their own diameter, and from four to six inches apart, according to their size. They should not come in touch with new fertilizer, therefore put a little sand (bird sand if no other is convenient) in each hole before placing the bulb. The best effect is gained by planting in clusters of a kind rather than in straight rows. The front edge of the bed should have the low-growing crocuses and snowdrops, and Scilla sibirica, mingled with plants of hardy yellow English primroses, which last are far too little grown in this country, but are to be had from at least one dealer on this side of the Atlantic. This collection will bloom from March through April. Back of them should be hyacinths, the single ones being far more satisfactory than the double ones; and in groups of eight or ten each, narcissi and daffodils, and the earliest varieties of tulips, such as the pink Cottage Maid, the red and the white Pottebakker, and the yellow Canary Bird.

Gardening catalogues, which all dealers gladly send on application, give accurate descriptions of color and time of bloom, and the varieties may be thereby selected according to taste and the time at which it is desired to have the best effect in the garden.—Katherine Verdery, in the "Craftsman."

—There were 1,003,981 wage earners in New York State in 1910, or 11 per cent. of the total population of the State.

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589 3d st, on lot 18.6x95, for the Prosser Realty Co. to G. B. Dussenberry of Manhattan.

11TH ST.—Charles E. Rickerson sold the plot on the south side of 11th st, 184 ft. west of Prospect Park West, 100x100, for Louis Bonert to the Kessan Realty Co., who will immediately build two 50-ft. houses on the property.

CARLTON AV.—H. W. Rozell & Son sold 61 and 63 Carlton av, two three-family apartments, to a client.

FOSTER AV.—Arthur H. Strong bought from the Germania Real Estate & Improvement Co. a choice plot in Flatbush, on the southeast corner of East 17th st and Foster av, 100x100x irregular. Mr. Strong will improve the property with two Colonial bungalows, which will be ready for spring occupancy.

LAFAYETTE AV.—J. D. H. Bergen & Sons bought the building at 63 Lafayette av, in which they will open a branch office.

ROGERS AV.—F. R. Wood and William F. McClelland sold through Charles A. Wessell to a client of Henry S. Duncan the block front on the east side of Rogers av, between Lefferts av and Lincoln rd. The property is covered by five 3-sty and two 4-sty flats with stores, and has a frontage of 205 ft. on Rogers av and 106.6 ft. on Lefferts av and Lincoln rd.

OCEAN PARK.—G. Tuoti & Co. sold to Antonio Reina a 1-family house at Ocean Park; also a 2-sty Queen Anne cottage, on a lot 20x100, to a Mr. Morendino, and 2 lots, one to Mrs. Solari and the other to a Mr. De Luca; also sold for the Kenilworth Realty Corporation 4 single houses.

OCEAN PARKWAY.—Arthur E. J. Nuhn bought from William A. Goldey 963 Ocean Parkway, a detached dwelling, on plot 60x150.

Queens.

LONG ISLAND CITY.—The Nicholls-Ritter-Goodnow Realty Co. sold the block bounded by Review av, Young and Gilbert sts and the Long Island Railroad tracks. The buyer intends to improve at once with a factory.

ARVERNE.—The Somerville Realty Co. sold to M. C. and Charles J. Britton a plot, 40x100, at the northwest corner of Morris and Meredith avs; to Pauline and Samuel Strauss a similar plot in the east side of Remington av; to Samuel Strauss two lots in the west side of Gaston av, to Henry Engel a plot, 60x100, at the southeast corner of Clarence and Almeda avs, and to the O. P. Bettini Construction Co. two lots in the east side of Remington av, south of Almeda av.

RICHMOND HILL.—N. E. Freeman sold for the United Borough Realty Co., J. C. Dodson, president, to S. Goldberger and William Gregg the southeast corner of Liberty av, 50x100; the northwest corner of Liberty and Johnson avs, 50x95, and a plot 100x100 in Cedar av, south of Liberty av. It is rumored that the real buyers of the property just sold are interests associated with the Brooklyn Rapid Transit Railroad. That road has recently obtained the franchise for the proposed line to Lefferts av along

Liberty av, which will open up a large district in Richmond Hill.

FLUSHING.—James E. Barry & Co. sold to Joseph W. Bierwirth the plot 50x100 at the northwest corner of Briton av and Hampton st. The buyer will erect a dwelling.

EDGEMERE.—The Lewis H. May Co. resold for Jerome H. Buck 4 lots on the west side of Hudson av, and for E. A. Walsh 2 lots on the east side of Columbus av, to the S. & L. Construction Co., who will immediately improve with stucco houses for all-year use. This property was recently purchased at the Joseph P. Day auction sale of the Edgemere Crest Co., Maximilian Toch, president.

ELMHURST.—James E. Barry & Co. sold to Joseph W. Bierwirth the northwest corner of Briton av and Hampton st, 50x100, and have arranged with Charles Hendry to erect a private dwelling on the plot.

SOUTH OZONE PARK.—The David P. Leahy Realty Co. sold at their development to John Edgar a seven-room dwelling at 354 Presbyter av for \$3,750; to Christian Rasmussen, a seven-room dwelling at 521 Kaiser av for \$3,850, and to Rose Thinkham, 2 lots in the east side of Boss av, 220 ft south of Rockaway Boulevard.

Suburban.

KENSINGTON, GREAT NECK.—The Rickert-Finlay Realty Co. sold for investment to Charles J. Harth, a capitalist of Chicago, for a consideration of \$16,000, a plot with a frontage of 357 ft. on the northeast corner of Park rd and Beverly rd. The plot is in the new woods section of Kensington, overlooking Manhasset Bay.

SCARBOROUGH, N. Y.—Wm. A. White & Sons sold the Casper W. Hodgson property. The tract contains about 15 acres, with a large frontage along the Scarborough rd, and lies opposite the large estates of James Speyer and V. Everit Macy, and a short distance above the new Sleepy Hollow Country Club. The buyer is Hubert E. Rogers, who bought the adjoining property a year ago through the same brokers.

JAMESBURG, N. J.—George Kennedy sold to Watson Conover his farm of 80 acres.

JERSEY CITY, N. J.—Otto Koehler sold to Simon Koenigsberg and Meyer Kochman 28 Columbia av, a factory, on plot 50x98.

JERSEY CITY, N. J.—Isaac Klinghoffer sold to Eleanor S. Dickson a plot, 50x107, in the south side of Bidwell av.

NORTH BERGEN, N. J.—Ebin C. Colin sold to the Schlaepfer Embroidery Works a plot, 75x100, in the north side of Savoy st, near the Boulevard.

SOUTH YONKERS, N. Y.—Richter & McDowell sold for the Valley Farms Co. the block front, 100x200, in the north side of Springer pl, between Tobbetts rd and Harrison av, to J. T. Montalto, who will erect a residence for his own occupancy.

SUMMIT, N. J.—The Hotchkiss-Jobs Realty Co. sold a tract of 76 acres formerly owned by

the Wallace estate to the Prospect Hill Co. The property has over 9,000 ft. of road frontage, a large portion of which lies on the Morris and Essex turnpike opposite the Canoe Brook Country Club. The new owners will divide the property into small estates of one to five acres.

WEST HOBOKEN, N. J.—Raffaele Ardito sold to Bernhard W. Rudiger 915 to 919 Highpoint av, two brick flats, on plot 75x100. The buyer gives in part payment 8 lots in the north side of Angelique st and 4 in the south side of Ann st, North Bergen.

KENSINGTON, GREAT NECK.—The Rickert-Finlay Realty Co. sold to Leslie J. Dodds, a capitalist of Chicago, for investment, the plot with 312 ft. frontage on the southwest corner of Park rd and Nassau ro.

BRIGHTWATERS, L. I.—The T. B. Ackerson Co. sold a 150-ft plot on the northeast corner of Orchard dr and Woodland dr, in the Lake section, to Richard A. White; also a 50-ft plot on the east side of South Bay av, north of Neptune ct, in the Bay section, to Sarah Compton.

NORTH BRANCH, N. J.—Cooper & Gerstner sold a large farm near North Branch, N. J., for H. C. Parks to William Schumacher, who will make it his permanent residence.

VALLEY STREAM.—The Windsor Land & Improvement Co. sold to P. D. Sheridan a plot, 40x100, and to M. Armstrong, 60x100, on Maple st; to P. J. Finnegan, a plot 40x100 on Oxford st, to F. O'Donnell and M. Reidy, a plot 60x99 on Merrick Boulevard and Cottage st, and to E. McDermott, a plot 40x102 on Merrick Boulevard.

HEMPSTEAD.—The Windsor Land & Improvement Co. sold to J. and E. Vesper a plot 40x102 on Ocean av; to M. Farrell, a plot 40x100 on Victoria pl; to Carl Kroop, a plot 20x113 on Franklin av; to C. P. Quidore, a plot 40x100 on Emery st; to L. J. Murray, a plot 40x83 on Rosedale av.

OCEANSIDE.—The Windsor Land & Improvement Co. sold to A. Woelkens and M. E. Zimmerman each a plot 60x100 and to M. Maegale and M. Baxter and M. Dugan each a plot 40x100 on Windsor Parkway; to H. Wisch, a plot 100x85 on Anchor av; to W. Thomforde, a plot 100x100 on Perkins av and Long Beach rd; to E. P. Higgins, a plot 60x100 on Yost and Windsor Parkways; to H. and M. Loehr, a plot 80x100 on Ebert av; to L. Mehler, a plot 20x99 on Lawson av; to H. Habermann, a plot 20x72 on Bayside av.

FLORAL PARK.—The Windsor Land & Improvement Co. sold to J. and M. Reilly two plots, each 40x100, on Daisy av; to L. Gillooly, a plot 40x92 on Plainfield av; to J. Meinsinger, a plot 40x100 on Violet av; to L. Beyer, a plot 40x100 on Violet av and Rose st; to F. and A. McMahon, a plot 50x100 on Verbena av and Clarence st; to the same party, a plot 40x100 on Oak and Poplar sts; to M. Dowling, a plot 40x100 on Belmont st; to A. Kreuder, a plot 100x100 on Aspen and Poplar sts.

ROCKVILLE CENTRE.—The Windsor Land & Improvement Co. sold to M. M. Appell a plot 40x120 on Cornell av.

LEASES—MANHATTAN.

THE WILLIAM S. ANDERSON CO. leased for the estate of Maria Staats the dwelling 219 East 72d st; also for John O'Donnell the dwelling 1047 Lexington av, and for J. A. Stursberg the dwelling 959 Lexington av.

G. W. BARNEY leased the store in 89 Reade st to Frank H. Hobbs.

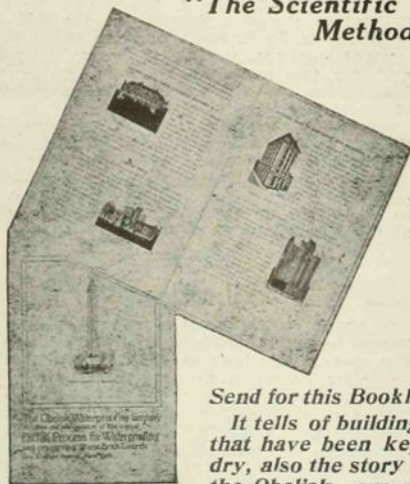
VASA K. BRACHER leased the 4-sty dwelling at 105 West 76th st to Mrs. Mary Clifford for a term of years for Dr. S. K. Royle.

LEROY COVENTRY leased to Hattie Darling 510 West End av, a 4-sty dwelling, between 84th and 85th sts.

THE DUROSS CO. leased to the Procter & Gamble Distributing Co. the store in 124 West 18th st; also the 4-sty building 214 West 18th st to the William S. Fowler Catering Co. for ten years; also the 4-sty building 368 7th av to a company which will use the premises for moving pictures.

DOUGLAS L. ELLIMAN & CO. leased an apartment in 970 Park av to E. Coe Kerr; an apartment in the "Carlton House," 20 East 47th st, to Frederick W. Woerz; an apartment in 423 Madison av to Miss Olive Titcomb; also an apartment in 3 East 84th st for Frederick W. Battershall to Edgar W. Van Vleck.

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ONE MADISON AVENUE, N. Y.

GIBBS & KIRBY rented dwellings at 885 West End av to A. M. Marks, at 916 West End av to Louis Ullmann and at 909 West End av to Mrs. H. E. Babcock.

LOWENFELD & PFEIFFER leased stores in 1396 Madison av, 1405 Madison ave, 1267 5th av, 391 Central Park West, 37 West 98th st and 2449 7th av.

PEASE & ELLIMAN leased apartments in 56 West 11th st to Reginald L. Muir, Pirie MacDonald and H. St. George Greenwood; in 1269 Madison av to Henri Conrad; in 695 Lexington av to A. Carhone; in 116 West 59th st to William F. Schlemmer; in 104 East 40th st to Dr. B. H. Farrell; in 1 West 30th st to George Weeks; in 341 Madison av for Charles A. Dards to Frederick G. Potter, and in 5 East 84th st for Augustin Walsh to Mrs. M. E. Matthews; also the following dwellings: 46 East 78th st for Mrs. M. S. Gibbs to Dr. Joseph Wiener; 21 East 77th st for John N. Golding, agent, to Mrs. H. C. Dickinson; 22 East 56th st, in conjunction with Mooyer & Marston, for Mrs. J. Russell Soley to Edwin S. Marston, president of the Farmers' Loan & Trust Co.; 108 East 78th st for William H. Corbitt to Jabish Holmes; also space in 12 East 48th st to C. C. Hiscoe.

POST & REESE leased for Chester Simmons 121 East 56th st, a 5-sty American basement dwelling; also for William N. Hees 136 East 64th st.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Heimbaugh and Browne the parlor store at the southeast corner of 5th av and 46th st to Mrs. Amy B. Zimmermann.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased space at the southwest corner of Madison av and 46th st to J. Wallace Brett.

H. C. SENIOR & CO. leased for Benjamin F. Romain, through William R. Ware, the 3-sty dwelling 67 West 97th st to Christopher Tietgen; also for Eliza J. Arkenburgh the dwelling 123 West 67th st to August E. Ruger; also for I. W. Cokefair the dwelling 114 West 80th st to Elizabeth Savage; also the store in 1914 Broadway to George L. Trenner; also for Susie Scott Hall the store in 432 West 125th st; also the store in 62 Amsterdam av to Augner & Hecht; also the parlor store in 233 East 34th st to John De Zennaro; also the store in 525 Lenox av to M. Weiner, and the store in 527 West 133d st to G. Berthier.

FREDERICK SOUTHACK & ALWYN BALL, JR., leased the 1st loft in 127 Spring st to Benjamin Aptheke, the 3d loft in 279 Church st to Louis N. Levinsohn, space in 395 Broadway to Ludwig Stern, the 3d loft in 404 Broadway to the Sportsman Apparel Co., the 2d loft in 214 Bowery to Abraham Klazkin and the 3d loft in 100 Mercer st to Samuel Wachstein.

THE J. C. EINSTEIN CO., INC., leased in conjunction with Charles F. Noyes Co., for a term of years, the store and basement in 43 and 45 Leonard st to Max Kaufmann & Co., Inc.

THE J. C. EINSTEIN CO., INC., leased apartments for Mayer & Mayer, Inc., in the building recently completed at 120 West 86th st to Dr. Samuel Brickner, Samuel F. Manges, G. F. Coshland, E. S. Fink, L. H. Starkie, G. A. Gardiner, H. Michaels and Charles Darow.

THE CROSS & BROWN CO. leased for a term of years for the O. B. Potter Trust the store and basement in 1759 and 1761 Broadway to the Thomas B. Jeffery Co. This space has been occupied by the Standard Oil and R. M. Owen companies. The front will be altered and the store used as a salesroom for Rambler cars.

THE CROSS & BROWN CO. leased from plans for a term of years to the J. I. Case Threshing Machine Co. of Racine, Wis., a building to be constructed at 243 and 245 West 64th st for use as a service station for their automobile department and display room for their export trade. The property is owned by the Bournonville Realty Co.

N. BRIGHAM HALL & WM. D. BLOODGOOD leased from the plans for the Branko Construction Co. the 5th loft in the new building now under construction at 31 and 33 East 32d st to Milbert, manufacturer of ladies' and misses' dresses, now at 149 West 36th st.

JOHN J. KAVANAGH leased for Myrtila H. Daly the 4-sty dwelling at 1037 Madison av, between 79th and 80th sts, to Julius Goodman for a term of years.

PEASE & ELLIMAN rented the following dwellings: 340 West 71st st to Mrs. Ann Clendaniel, 145 West 95th st to Mr. Betts and 217 West 70th st to John G. Dale.

MARK RAFALSKY & CO. leased the 3-sty dwelling at 586 West End av, between 88th and 89th sts, for Samuel T. Carter, Jr., to E. A. Read for a term of years.

WILLARD STRAIGHT, who recently returned from Peking, China, sub-leased through Pease & Elliman 22 East 67th st, a residence, from James H. Kidder. The house is owned by Robert Fulton Cutting, whose residence is at the southwest corner of Madison av, adjoining.

WILLIAM R. WARE leased dwellings at 123 West 74th st for Moore & Wyckoff to Frederick S. Needham for five years; also 30 West 83d st for William R. Best to Edith Bowen; also 173 West 94th st for Charles Sechhermer to John Ruege; also 304 West 103d st for Henry B. Wesselman to Charles Ranhofer; also, in conjunction with L. M. Smith 120 West 81st st for the West Side Suffrage Club to Arnold Ruege, and the east store in 101 West 83d st to Edward Zartisky.

THE H. M. WEILL CO. leased the store in 200 West 14th st for D. A. Schulte, Inc., to Ed's Curiosity Shop; store in 482 8th av for S. E. Pound to E. W. Newman; also another store in same building to E. M. Comerford, the 2d loft in 128 West 36th st for Snyder Publishing Co. to Buchwald & Stick; the 1st loft in 269 West 34th st for E. M. Comerford to Barnum

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Billiard Parlor; the 10th loft in 149 West 36th st for Finney Building Co. to Ritchie & Cornell.

GOODWIN & GOODWIN rented for Gertrude A. Pettigrew to Erhard Djorup the private residence at 112 West 118th st.

THE McVICKAR, GAILLARD REALTY CO. leased to the Isotta Fraschini Motors Co. the store at the northeast corner of Broadway and 64th st, recently occupied by the E. R. Thomas Co.

PEASE & ELLIMAN rented apartments in 320 Central Park West to R. M. Rawls, M. and L. Huhner, Elizabeth Lee, M. C. Hall, G. Sacchi, A. J. Loomis, M. D., L. Hein, Mrs. B. H. Lage and E. Thalmsinger; also in 465 Central Park West to L. Uthoff and E. Weingartner, and in 127 Riverside Drive to W. H. Coverdale.

WILLIAM J. ROOME & CO. leased the store in 385 6th av to the Metropolitan Trunk & Leather Goods Shop for a term of years; also the ground floor stores in 61 West 37th st to the Marsala Co., dealers in frames and unframed pictures, old prints and paintings; also the store and basement in 642 6th av for a long term of years to Theodore Muller for an oyster and chop house; also the store in 57 Lenox av to Abraham Haas, tailor; also the store in 119 East 23d st to Nicholas Katsifese, stationer.

POLIZZI & CO. leased for the Polvick Realty Co. the 6-sty double tenement 508 and 510 East 13th st for a term of 3 years at the aggregate rental of about \$15,000.

PORTER & CO. rented dwellings at 181 Lenox av for the estate of Thomas Lewis, 68 West 119th st for Percy J. Fuller, 153 West 126th st for Lazarus Fried, 208 West 112th st for

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Robert F. Hubbard, 160 West 122d st for Blandy, Mooney & Shipman, 162 West 122d st for Anna Strang, 271 West 127th st for Irving Emmons, 235 West 127th st for S. H. Cohen, 231 West 127th st for Julia A. Restorff, 233 West 129th st for Florence I. Livingston, 142 West 128th st for C. W. Watson, 547 Manhattan av for Frederic M. Crossett, 158 West 123d st for Lilyan L. Norman as executrix, 243 West 131st st for Nettie B. Bells, 72 West 131st st for William G. Owens and 43 and 47 West 131st st for John W. Thomson.

M. & L. ROSENTHAL leased the basement store in 83 Nassau st to Robert Lowenthal for a term of years, to the Unique Cigar Co. the store in 859 Broadway; to Phillip Chapman for a term of years the store in 122 West 36th st; the store in 6 West 125th st to the Unity Cigar Co.; the store and basement in 114 Fulton st to the Shedrain Co.; 5,900 sq. ft. in the building in the course of construction at 25 to 29 West 31st st to the Kaufman Costume Co. for a term of years, and to Charles A. Rosenthal for ten years the building at the northeast corner of 3d av and 125th st.

THE CROSS & BROWN CO. leased for a term of years for Caroline U. Grant the 2-sty building at 1601 Broadway, on a plot 30x180, connected by an "L" with the 4-sty building at 215 and 217 West 48th st, on plot 39x93, to the C. T. Silver Motor Co., the Broadway building immediately adjoining Churchill's restaurant at the southwest corner of Broadway and 49th st.

FREDERICK L. BROWN leased the 4-sty building, 216 West 72d st. The structure will be used as a branch of the Brown School of Tutoring. Pease & Elliman were the brokers.

HERBERT CARPENTER leased for the Rich Estate to J. H. Walters 102 West 28th st, a 3-sty dwelling. The lessee will alter the premises into stores and lofts.

GEORGE KETCHUM leased the west store in 48 West 34th st to the Montgomery Co.

THE McVICKAR, GAILLARD REALTY CO. leased to the Used Car Co. of New York space in the Motor Mart, Broadway and 62d st; also to the Isotta Fraschini Motors Co., space in the Lincoln Square Garage building, at Broadway and 64th st, for a service station.

THE CHARLES F. NOYES CO. leased the store and basement in 1 Cedar st to George Woodmansee; the store and basement in 219 Pearl st and 2 Platt st to Van Vechten & Bayne; also the 1st loft in 177 Pearl st to Hyman Hamburger and Bernard J. Shapiro, and the 3d loft in 192 Pearl st to A. F. Melillo, and space in 25 Beekman st to the National Progressive Committee.

PEASE & ELLIMAN leased the dwellings at 17 East 65th st for Louis J. Poeler to Mrs. R. H. Richardson; 114 East 78th st for Robert E. Roosevelt to Charles Hitchcock, Jr.; 131 East 55th st, the 5-sty American basement, for George H. McLean to Grosvenor Nicholas; also the stable at 120 East 66th st for Mrs. W. B. Leeds to Harrison Williams; also apartments in 970 Park av for Bing & Bing to Miss Mary A. Downey; 104 East 40th st to T. B. Scott; in 520 Park av for Mrs. A. H. Tatum to I. Reynolds Adriance; in 118 East 54th st for Moore & Wyckoff, agents, to Mrs. A. W. Pope, and in 901 Lexington av to Mrs. C. Russell Auchincloss; also a loft in 15 and 17 East 32d st for the Reliance Improvement Co. to the Hillf Costume Co.

LEASES—BRONX.

JACOB LEITNER leased for the Ittney Realty Co. to Hechtlinger & Co., for a term of years, at an aggregate rental of \$66,000, 820 to 844 Dawson st, six 5-sty tenements; also to Nisolo Madona, the tenement at the southwest corner of Morris av and 153d st, for a term of years, at an aggregate rental of \$15,000.

LEASES—BROOKLYN.

CHARLES E. RICKERSON rented 402 Park pl. between Underhill and Washington avs, a 2-sty white stone dwelling, for Henry Prudhome to A. J. Lane.

HOWARD C. PYLE & CO. rented dwellings at 92 Remsen st, 140 Willow st, 67 Remsen st, 304 Jay st, 46 Montgomery pl, 51 Hicks st, 144 Bond st, 89 Montague st, 328 Fulton st and 100 Myrtle av.

CHARLES E. RICKERSON rented 500 4th st, a 3-sty brick and stone dwelling, for A. R. Johnson to Clarence Robbins for a term of years; 20 7th av, a 3-sty brownstone dwelling, for George Copeland to Mrs. Mary Driscoll; 173 Underhill av, bet Park and Sterling pls, a 3-sty gray stone dwelling, for George W. Keesler to Lorenzo A. Marturet; 528 Bergen st, a 2-sty brick stable, for a client to W. Lee, and 207 6th av, parlor floor store, for a client to Charles Bookman.

LEASES—SUBURBAN.

THE H. M. WEILL CO. leased the residence at the corner of 5th st and Madison av, Lakewood, N. J., to Sigmund Fleischman, of Arverne, L. I.

REAL ESTATE NOTES.

THE DAYTON REALTY CO. has opened offices at 132 Nassau st.

ADELSTEIN & AVRUTINE have opened a real estate office at 71 and 73 Nassau st, room 604.

PEASE & ELLIMAN have been appointed agents for the 5-sty apartment house at 213 West 85th st by James W. Wellington.

WILLIAM R. WARE has been appointed agent of the Livingston apartment house at the northwest corner of Central Park West and 86th st.

HARRY P. HEWES, formerly of Gross & Gross, has joined the force of Joseph P. Day in the private sales department. Mr. Hewes will also assist in the management of the insurance department in the same office.

CHARLES E. LOUNSBURY & SON have opened an office on the second floor of the Centennial Building, North Main st, Port Chester, N. Y. The members of the firm are Charles E. Lounsbury and his sons, Walter D. and Frederick M.

N. BRIGHAM HALL & WM. D. BLOODGOOD have been appointed agents for 170 East 61st st, 160 East 37th st, 313 and 315 West 141st st, and rental agents for 11 East 47th st, a new 6-sty store and loft building now under construction.

PEASE & ELLIMAN have been appointed agents for the new 9-sty fireproof apartment house to be erected on the plot, 27 to 33 East 62d st, 57x100, by the Holland Holding Co. Judson S. Todd, president, plans for which were filed recently; also for the new 9-sty fireproof apartment house being erected by the 75th St East Co., G. Palen Snow, president, at 103 to 109 East 75th st, size 96x100. Both of these buildings will be ready for occupancy next summer.

MR. RONALD C. LEE, manager of the Realty Records Co., is leaving that position to organize and take charge of a publicity department of the firm of Pease & Elliman. Mr. Lee founded the Realty Records Co. in 1904. During the last six years, besides being manager of this company, he has also acted as director of the real estate classes in the West Side branch of the Y. M. C. A.

LAW DEPARTMENT.**Dower Rights.**

Editor of the RECORD AND GUIDE:

Has a wife any legal rights to her husband's real estate if she wilfully deserts him, and after no communication from her for one year he makes another State his residence? The property in question is in New York State. Can she by his non-residence in any way claim his property, or collect rents, or prevent him from receiving rents? **CURIOUS.**

Ans.—None whatever until his death, when she may claim dower.—Editor.

Injuries to Tenants.

A landlord, in the absence of fraud or agreement, is not liable to a tenant, or one lawfully on the premises by his authority, for their condition; and, where a tenant while hanging out clothes on a sloping roof which had no rail on the outer edge slipped and fell into the yard and was injured, the landlord is not liable.

The roof of an extension with a slope less than eight-tenths to the foot and used by tenants in hanging out clothes is not so inherently dangerous as to be a nuisance to be guarded by a fence or railing, and to render the landlord liable if not so guarded.

Where the roof, though neither designed nor reserved for the common use of the tenants as a place to hang clothes, was so used by them, the landlord is not liable to the injured tenant, the alleged defect not being caused by a failure to keep the roof in repair.

The plaintiff was not entitled to recover on the theory that she was on the roof by invitation of the defendant landlord.

The foregoing principles of law were laid down in the case of De Negro, respondent, vs. Christman, appellant, by the Appellate Term of the N. Y. Supreme Court, First Department.

Leases and Agreements.

A tenant under a covenant to promptly execute and fulfil all municipal ordinances applicable to the premises and all orders and requirements of the board of health and police department for the correction, prevention and abatement of nuisances or other grievances is bound to comply with an ordinance requiring the erection of a fire escape, according to a decision of the Appellate Term of the N. Y. Supreme Court, First Department, in the case of Samuel K. Jacobs, appellant, vs. Marguerite McGuire, respondent.

The controversy arose out of the following clause: "And the lessee hereby agrees to further and promptly execute and fulfill all the ordinances of the city corporation applicable to said premises; and all orders and requirements imposed by the Board of Health and the Police department for the correction, prevention and abatement of nuisances or other grievances in, upon or connected with said premises during said term, or other grievances, at her own expense."

Defendant used the premises as a dress-making establishment, having over twenty employees at work. On May 24, 1911, the bureau of buildings directed the erection of a fire-escape. Plaintiff notified the defendant, but she refused to do the work. Subsequently, some time in October, plaintiff had the fire-escape constructed at a cost of \$300, and brought the action for reimbursement.

The lower court found for the defendant, and the Appellate Term reverses the judgment and orders a new trial.

Respondent contended that the clause in the controversy should not be interpreted to require her to make an alteration or addition to plaintiff's premises of so permanent a nature.

CLASSIFYING BUILDING COSTS

High Percentage of Equipment Charges as Shown by Actual Figures in Building.

Some exceedingly interesting figures showing where the money goes in the cost of a modern skyscraping office building were presented in a paper read before the members of the Manufacturers' and Contractors' Club of Pittsburgh. The paper giving the actual amount paid out in the construction of one of the largest skyscrapers recently completed in the city named was read by J. A. Strouss, of Knox, Strouss & Bragdon, but the authorship was not made public.

The building in question was not named, but was referred to as a first-class office building which cost to erect \$1,270,000. The division of the amount over the various parts of the work was as follows:

	Per Cent.
Wrecking	\$4,158 .33
Excavating	47,990 3.79
Shoring	34,876 2.74
Steel work	156,563 12.33
Stone, cement and concrete	95,525 7.52
Fireproofing	38,865 3.07
Brickwork	56,222 4.44
Plastering	39,560 3.11
Painting	20,335 1.60
Millwork	86,100 6.77
Carpenter work	117,000 9.22
Terra cotta	40,000 3.15
Heating	75,330 5.93
Elevators	106,200 8.36
Electric work	40,500 3.17
Sheet metal	21,840 1.72
Plumbing	51,520 4.06
Waterproofing	9,500 .75
Metal lathing	9,100 .71
Ornamental iron	75,900 5.98
Tile and marble	90,000 7.09
Weatherstripping	1,025 .08
Vaults	24,750 1.94
Hardware	1,500 .12
Vacuum systems	5,000 .36
Mail chute	2,250 .18
Revolving doors, etc.	5,700 .45
Steel lockers	8,335 .66
Refrigerating machinery ..	3,827 .3
Roofing	950 .07
	\$1,270,421 100.00

Classifying this list by trades would make a division as follows:

Preparatory work, namely, wrecking of old buildings, excavating and shoring, \$87,400, or 6.86 per cent.

The mason trades, meaning by this the stone, concrete and cement work, fireproofing, brickwork, plastering, terra cotta, waterproofing, tile and marble work, total \$359,672, or 29.13 per cent. of the total.

The structural steel and ornamental iron work, \$233,463, or 18.31 per cent.

The group of trades, which might be called the "finishing," covering the painting, millwork, carpenter work, weather stripping and hardware, amounting to \$225,960, or 17.79 per cent.

The equipment of the building, meaning by this the heating apparatus, elevators, electrical work, plumbing, vacuum system, mail chutes, revolving doors, etc., steel lockers and refrigerating machinery, amounts to \$298,662, or 23.47 per cent.

Looking at this group list we see that the big end belongs to the mason trades, being 29.13 per cent. of the total, showing that those trades still have the largest interest in the modern buildings.

The writer confessed to being astonished at the cost of the equipment, as one would hardly consider it true that almost one-fourth of the total cost of the building goes into the various auxiliary devices which are now considered necessary to make an office building habitable.

Beautiful Vestibules.

Some particularly beautiful vestibules are being paved, lined and ceiled or vaulted with vari-colored brick, and an especially interesting example is found in New York, where the beauty of a wonderful facade of brick in mediaeval color effect is repeated and emphasized in the treatment of a large and deep vestibule or hall where the idea of inexpensive richness worked out in brick is developed in a most wonderful way. Brick in many forms is used for flooring terraces, verandas and pergolas, and it is often used for halls, libraries or dining room, or in other rooms where a solid and dignified effect is desirable, but even more successful is its use for the facing and lining of fireplaces and even for building mantels. There are perhaps no more successful mantels being made than those which are constructed wholly of brick, especially made in suitable design, size and shape, and merely set in place by the workman. The corbels or brackets which support the shelf are of brick, and the shelf is frequently one very large thin brick.—Homes and Gardens."

Padding a Specification.

It is said that people like to be fooled, and one sometimes sees specifications for interior wiring which seem to betray a marked tendency to take advantage of this alleged weakness. On what other grounds, for example, than an unwarranted desire to give it an imposing appearance in the eyes of the uninitiated could the rather frequent practice of inserting unnecessary details in a specification be explained? It is common knowledge among electricians, of course, that most of the materials of inside electrical construction are pretty thoroughly standardized, and that in drawing a specification it is generally sufficient to insist on the use of standard, approved supplies. And yet some specifications are made to contain an elaborate and tedious enumeration of the qualities of materials suitable for wiring, with more or less detailed descriptions of the tests which they should be able to withstand. The National Electrical Code covers such matters as this so completely that portions of a specification of the kind in question are very liable to look like practically literal reproductions of parts in the code itself.

While there is nothing particularly culpable in drawing a specification in the manner referred to above, it does lead one to feel that a conscious and deliberate effort has been made to impress the customer especially with the skill of the man drawing it. If some competitor happens to call the customer's attention to this, the effect actually produced is liable to be just the opposite of the effect apparently sought.—"Electrical Review."

Skyscrapers As Business Monuments.

"It is a conceded fact that the life of the average skyscraper is but twenty years, as in that time the neighborhood will rise and fall in value to such extent as to make the building twenty years hence either too good for the neighborhood or out of date," said L. R. Christie, a Chicago architect, at the national convention of building managers. "In checking up a number of office buildings throughout the entire country I find many modern buildings making a dividend of less than 3 per cent. Analyzing such propositions, one cannot help but come to the conclusion that the original construction and layout of the building is the direct cause of no better returns.

"The days of putting up office buildings as monuments to vanity to perpetuate the name of an individual have passed and shrewd business men now appreciate the fact that an office building investment is there to earn dividends the same as any other business. There is no question that an office building planned by a specialized architect coupled with the co-operation of a progressive building manager can come nearer to reaching an ideal building not only from a point of beauty but from commercial value."

—Nearly a quarter of a million dollars is paid out weekly in wages by the largest factories in Yonkers, says a local paper. These factories are the Smith Carpet Mills, Otis Elevator Works, Waring Hat Factory, and the two sugar refineries, the Federal and National.

AUCTION SALES OF THE WEEK.

MANHATTAN AND BRONX.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Sept. 27, 1912, at the New York Real Estate Salesroom, 14 and 16 Vesey st., and the Bronx Salesroom, 3208-10 3 av. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisements Legal Sales.

* Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

6TH st, 740 E (), ss, 221 w Av D, 22x97, 3-sty & b bk dwg; due, \$2,918.74; T&C, \$625; sub to first mtg of \$14,000; Abr J Gottlieb exr. 14,333

52D st, 409 E () ns, 156.6 e 1 av, 18.9x 96x—x99.6, 4-sty stn tnt; due, \$11,607.22; T&C, \$992.25; Martin J Keogh, exr. 12,000

*57TH st, 563 W, ns, 50 e 11 av, 16.8x 75.5, 3-sty bk tnt & str; also 11TH AV, 844, es, 75 n 57th, 25x66.8, 5-sty bk tnt & str; due, \$16,161.16; T&C, \$523.03; Rural Securities Co. 17,500

110TH st, 8 E (), ss, 228 w Mad av, 19.6 x100.11, 5-sty bk tnt; due, \$23,782.68; T&C \$1,063.89; Milton M Silverman. 15,000

124TH st, 232-4 E (), ss, 360 e 3 av, 40x 100.11, 2 3-sty & b stn dwgs, 1-sty bk rear bldg; due, \$8,056.15; T&C, \$200; sub to pr mtg of \$15,000; Mary C Stewart. 23,079

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Frank H. Tyler
Wm. G. Morrissey
C. C. Mollenhauer
Howard O. Fyle
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***142D st, 131 W (*), ns, 270 w Lenox av, 40x99.11, 6-sty bk tnt; due, \$9,769.27; T&c, \$662; sub to mtg of \$37,000; Siegfried Rown, 41,770**
***Amundson av (*), ws, 250 s Randall av, 25x100, Wakefield; due, \$659.92; T&c, \$—; Edor Johanson, 800**
***Castle Hill av, es, 263.9 s Parker av, 25 x103.9x—x92.7, Unionport; due, \$6,004.35; T&c, \$551; Fredk & Cath Bach, 6,900**
***Cedar av, 1793-9 (*), ws, 386.4 s 177th, 75x82.4, four 2-sty bk dwgs; due, \$4,129.18; T&c, \$160; sub mtgs aggregating \$21,509; Saml A Archibald, Jr, 22,000**
***Concord av, 327-9 (*), ws, 60 n 141st, 40 x80, 2-3-sty bk dwgs; also CONCORD AV, 351, ws, 40 s 142d, 20x100, 2-sty & b bk dwg; due, \$3,939.92; T&c, \$—; sub to pr mtg \$16,500; Moritz L Ernst et al, 17,050**
***Concord av, 351, see Concord av, 327-9.**

***Concord av, 337 (*), ws, 173.4 s 142d, 16.8 x100, 3-sty bk dwg; due, \$5,423.27; T&c, \$190; Julius C Kurzman trste, 5,500**
***Ryer av, 2096 (*), es, 162.6 n 180th, 19x 103.10x19.1x104.1, 3-sty bk tnt; due, \$4,795.74; T&c, \$472.38; sub pr mtgs aggregating \$2,509.48; Meyer Polasensky, 7,500**
***Wickham av, es, 125 s Nereid av, 25x 97.6, Wakefield; due, \$3,608.23; T&c, \$170; Amello Tata, 3,850**
***11TH av, 844, see 57th, 563 W.**

***11TH av, 842 (*), es, 50.5 n 57th, 25x50, 5-sty bk tnt & str; due, \$16,142.66; T&c, \$378.59; Kath F Reynard, 13,500**
D. PHOENIX INGRAHAM.
***11TH st, 162 E (*), ss, 100.6 e Lex av, 18.9x100.11, 3-sty & b stn dwg; due, \$6,968.97; T&c, \$50.60; sub to pr mtg of \$7,000; Katy Kohn et al exrs & trstes, 12,000**
HERBERT A. SHERMAN.
***Grand st, 35 (*), see Thompson (Nos 18-20), 26x72.8, 3 & 4-sty bk tnts & str; due, \$15,119.51; T&c, \$957.82; Chas Warnecke, 15,000**
J. H. MAYERS.
***Webster av, 4300, es, 90.1 n 236th, 59.5 x100.3x50x120.11, 2-sty fr dwg & vacant; (partition); Wm H Mullen, 2,825**

HENRY BRADY.
***34TH st, 163 W, ns, 100 e 7 av, 25x98.9, 5-sty stn tnt & str, 1 & 2-sty ext; Sheriff's sale of all right, title, &c; adj sine die.**
***Bronx Blvd, ws, 172 s Kossuth av, 137.8 x145.3, Wakefield; due, \$4,316; T&c, \$44; adj to Oct. 11.**
SAMUEL GOLDSTICKER.
***Decatur av (*), ws, 424.10 n 195th, 24.1 x59.3, vacant; due \$612.10; T&c, \$92.90; Bolossy Kiralfy, 600**
Total \$231,207
Corresponding week, 1911..... 110,023
Jan. 1st, 1912, to date..... 36,936,933
Corresponding period, 1911... 34,267,894

VOLUNTARY AUCTION SALES
MANHATTAN & BRONX.
BRYAN L. KENNELLY.
SEPT. 28.
(On the premises.)
96 Lots on Bway, W 256th st, Fieldston rd, Mosholu, Faraday, Sylvan, Newton & Valles avs, Bronx.
JOSEPH P. DAY.
OCT. 1.
Grand st, 195-201, ss, 50.1 w Mott, runs w100x76.11x15x27.4x42x104.10 to beg, 3-sty & b bk bldg & 7-sty & b bk loft & str bldg.
Howard st, see Bway, see Bway, 428-32.
71ST st, 322 W, ss, 224.6 w West End av, 17x100.5, 3-sty & b stn dwg.
80TH st, 313 W, ns, 149 w West End av, 16x102.2, 3-sty & b bk & stn dwg.
116TH st, 363-5 W, ns, 100 w Manhattan av, 33.4x100.11, two 3-sty & b bk dwgs.
Broadway, 428-32, see Howard, runs s 51.10x98.4x54.9x11x24.9x101.10 to Howard xw123.5 to beg, 6-sty & b bk & stn loft bldg.
Havemeyer av, swc Tremont av, see Tremont av, 2270.
Tremont av, 2270, swc Havemeyer av, 116.7x141.4x100x81, 2-sty fr dwg.
18TH av, 526 es, 25 s 31st, 24.7x75, 4-sty & b bk & stn tnt with str.
11TH av, 602, es, 61.7 s 45th, 19.5x70, 5-sty bk tnt with str.

ADVERTISED LEGAL SALES.
MANHATTAN AND BRONX.
The following is a list of legal sales for Manhattan and the Bronx to be held at the Real Estate Salesrooms, 14 and 16 Vesey st, and the Bronx Salesroom, 3208-10 3 av, unless otherwise stated.
SEPT. 28.
No Legal Sales advertised for this day.
SEPT. 30.
168TH st, ns, 95 w Grand Blvd & Concourse, 100x124.3x101x138.9, vacant; Jas A Deering agt Eva Goldstein et al; Jas A Deering (A); Peter J Everett (R); due, \$3,742; T&c, \$637.55; Jacob H Mayers.
Heath av, 2686, es, 344.6 n Emmerich pl, now Kingsbridge ter, 25x127.2x25.4x 131.3, 2-sty fr dwg; Alex J Hamilton Jr agt Agnes M Brown; Paul M Crandall (A), 346 Bway; Saml J Wagstaff (R); due, \$2,334.28; T&c, \$346.74; sub to a prior mtg of \$5,750; Herbert A Sherman.
Lenox av 471, ws, 91.2 s 134th, 33.8x 100, 5-sty bk tnt & str; Fred L Conroy agt Anita C Chester et al; Josiah Canter (A), 100 Bway; Wm J Bolger (R); due, \$11,653.86; T&c, \$1,216.39; sub to first mtg \$30,000; mtg recorded Apr1'07; Joseph P Day.
Mt Vernon av, es, 213.10 n 233d, see Mt Vernon av, es, 192.1 n 233d.
Mt Vernon av, es, 192.1 n 233d, 21.8x—x 25x119.1, vacant; also MT VERNON AV, es, 213.10 n 233d, 26.9x105.2x25x—, vacant; also NAPIER AV, ws, 196 n 233d, 25 x100, vacant; also NAPIER AV, ws, 97 s 235th, 25x100, vacant; Anne Pyne agt Cath Curran et al; Olcott, Gruber, Bonynge & McManus (A), 170 Bway; Ely Rosenberg (R); due, \$3,272.60; T&c, \$517.39; Joseph P Day.
Napier av, ws, 196 n 233d, see Mt Vernon av, es, 192.1 n 233d.
Napier av ws, 97 s 235th, see Mt Vernon av, es, 192.1 n 233d.
OCT. 1.
124TH st, 348 E, ss, 172.6 w 1 av, 18x 100.11, 3-sty & b stn dwg; Hebrew Orphan Asylum of City of NY agt Moritz Leipsiger et al; Hoadly, Lauterbach & Johnson (A), 22 William; Chas L Cohn (R) due, \$6,159.77; T&c, \$550; mtg recorded Apr30,1881 Joseph P Day.
Beaumont av, 2343 on map 2341 ws, 245 s 187th, 25x100, 4-sty bk tnt; Lincoln Trust Co agt Tuchman Bros Constn Co et al; Middleton S Borland (A), 31 Nassau; Geo Norris (R) due, \$14,231.18; T&c, \$610.46; mtg recorded Nov22'10; Joseph P Day.

SEPT. 28.
18TH st, 510-8 E, ss, 170.6 e Av A, 125x 92, 5 5-sty bk tnts; Metropolitan Savgs

67TH st, sws, 311 nw 18 av, 80x100; adj to Oct 23.
Bay View av, ns, 740.3 w Canarsie rd or av, 150x179.2 to Sea Side av; Herbert E & Jno B Pratt, 2,850
Bay View av, ns, 615.3 w Canarsie rd, or av, 25x89.7; Herbert E & Jno B Pratt, 1,575
Bay View av (*), ns, 640.3 w Canarsie rd, or av, 25x89.7; Saml A Archibald, Jr, 230
Bushwick av, 1025, nwc Linden, 50x105, 2-sty bk & fr dwg; exrs sale; Wm P Wuest, 13,000
Manhattan av, 50-60, sec Siegel, 100x50, 3-sty bk bldgs with str; exrs sale; Wm P Wuest, 60,000
Sea Side av (*), ss, 615.3 w Canarsie av, or rd, 125x89.7; Saml A Archibald, Jr, 200

WM. P. RAE CO.
Jardine pl (*), ws, 130.7 s Herkimer, 17 x92; Nassau Co-operative Bldg & Loan Assn, 1,500
4TH st, ss, 300 w Bond, 25x103.4x25.5x 99; Sheriff's sale of all right, title, &c; withdrawn.
Irving av (*), nes, 25 se DeKalb av, #25 x100; Caroline Schauf, 1,200
23D av, ses, 260 sw 86th, 60x96.8; Frank J Russo, 3,250

JAMES L. BRUMLEY.
Degraw st (*), nwc Ralph av, runs n44.7 xw100xn94.2xw102.4xsw145.3xel65.8, to beg; Fredk W Holmes, 3,000
JERE. JOHNSON, JR., CO.
Clarkson st, sec E 34th, 24.2x201.5x23.8 x200.4; adj to Oct. 9.

CHARLES SHONGOOD.
Court st (*), nws, 63.4 sw Hamilton av, 20x100; Jane Surnbull, 5,050
W 15TH st, ws, 880 n Neptune av, 87x 104.3; adj to Nov. 25.
Av L (*), ss, 40 e 15th, 35x100; Teresa Alfani, 4,050
Gates av (*), ses, 475 sw Central av, 25 x100; Rosie Mayer, 3,500
Putnam av, ns, 260 w Central av, 20x 100; withdrawn.
St. Marks av (*), ss, 267 w Hopkinson av, 19x127.9; Rose Handler, 5,000
Total \$111,865
Corresponding week, 1911..... \$128,165

ADVERTISED LEGAL SALES.
MANHATTAN AND BRONX.
The following are the sales that have taken place during the week ending Sept. 25, 1912.
WM. H. SMITH.
Maple st (*), ns, 440 e Nostrand av, 20 x100; Essex & Lee Co, \$4,500
Maple st (*), ns, 460 e Nostrand av, 20 x100; Essex & Lee Co, 4,500
E 35TH st (*), ws, 27.8 s Tilden av, 20x 100; Postal Life Ins Co, 1,500
61ST st, (*), ss, 320 e 2 av, 20x100; Jas S Gold, 4,500
73D st, ns, 350 w 15 av, 60x100; Fior A Pellegrino, 1,450

Bank agt Francis W Dunlop et al; A S & W Hutchins (A), 84 William; Harvey T Andrews (R); due, \$49,084.07; T&c, \$1,680.65; Joseph P. Day.

82D st, 128 W, ss, 305 w Col av, 20x102.2, 4-sty & b bk dwg; U S Trust Co of NY agt Anna K Daniel et al; Stewart & Shearer (A), 45 Wall; Alex Brough (R); due, \$20,016.42; T&c, \$2,335.77; Danl Greenwald.

Cruiger av, 1836, es, 375 n Morris Park av, 25x100, Van Nest; Chas F Minor agt Sadies M Gorton et al; Michl J Sullivan (A), Willis av & 148th; Louis Lande (R); due \$1,937.39; T&c, \$464.46; sub to prior mtg of \$3,500; L J Phillips & Co.

OCT. 3.

62D st, 233 E, ns, 355 e 3 av, 16.8x100.5, 3-sty & b stn dwg; Ellen F Dolan agt Jeanette Bleistift et al; Simpson & Cardozo (A), 111 Bway; Jno H Rogan (R); due, \$11,151; T&c, \$975; Joseph P Day.

109TH st, 232 E, ss, 360 e 3 av, 25x100.11, 5-sty bk tnt & str; Wm F Moore agt Wm Hutter et al; Simpson & Cardozo (A), 111 Bway; Hubert A McNally (R); due, \$18,516.35; T&c, \$1,800; Henry Brady.

Garrison av, nec Longfellow av, 25.4x 103x45.11x92.5, vacant; Saml Riker Jr agt Helen W Halsey et al; Saml Riker Jr (A), 19 Cedar; Jno E McGeehan (R); due, \$1,833.77; T&c, \$1,023.54; Joseph P Day.

Longfellow av, nec Garrison av, see Garrison av, nec Longfellow av.

St Ann's av, 117, ws, 25 s So blvd or 133d, 25x75, 5-sty bk tnt; Louis B Hasbrouck trste agt Lizzie Bogen et al; Leon A Carley (A), 257 Bway; Jos N Tuttle (R); due, \$11,978.67; T&c, \$538.03; mtg recorded Feb19'06; Joseph P Day.

Webster av, ws, — s 166th, 27.7x13.4x26x 8, vacant; Phillip Livingston agt Eliza Eastburn et al; Edwin L Ford (A), Mount Vernon, NY; Frank H Richmond (R); due, \$5,371.03; T&c, \$3,200; Joseph P Day.

2D av, 2428 es, 80.11 n 124th, 20x80, 3-sty stn tnt & str; N Y Trust Co agt Moine Klein et al; Roelker, Bailey & Stiger (A), 62 William; Jno H Rogan (R); due, \$8,570.54; T&c, \$180.52; J H Mayers.

OCT. 4.

80TH st, 527 E on map 529-33 E, ns, 148 w East End av, 75x102.2, 1-sty fr bldg & vacant; Archibald H M Sinclair agt Rachel Lederer et al; Fredk de P Foster (A), 44 Wall; Theodosius F Stevens (R); due, \$10,969.81; T&c, \$1,739.67; Joseph P Day.

136TH st, 200 W, see 7 av, 2312.

144TH st, 448 W, see Convent av, 336.

Convent av, 336, swc 144th (No 448), 24.11x94.5, 4-sty bk dwg; Thos B Hidden trste agt Martin J Earley et al; Levi S Hulse (A), 29 Wall; Wm E Slevin (R); due, \$18,969.79; T&c, \$1,166.17; Joseph P Day.

Crescent av, 646, on map 622, ss, 39.10 e Hughes av, 29.7x89.3x23x70.8, 2-sty fr dwg; Arbutus Realty Co agt Jno J Beisiegel et al; H A & C E Heydt (A), 27 William; Louis B Hasbrouck (R); due, \$3,521.77; T&c, \$551.48; sub to a tax lien of \$1,397.94; mtg recorded June8'98; Joseph P Day.

7TH av, 2312, swc 136th (No 200), 25x 100, 5-sty bk tnt; Morris Lederman agt Mary W Dunlop et al; Jno L Bernstein (A), 5 Beekman; Harvey T Andrews (R); due, \$12,276.25; T&c, \$1,422.74; Herbert A Sherman.

7TH av, 2246, ws, 25 n 132d, 24.9x100, 5-sty bk tnt & str; American Bible Society agt Mary A O'Gara et al; Harris & Towne (A), 258 Bway; Henry W Pollock (R); due, \$24,539.78; T&c, \$1,250.91; mtg recorded Aug25'97; Joseph P Day.

OCT. 5.

No Legal Sales advertised for this day.

OCT. 7.

57TH st, 138-40 E, ss, 100 e Lex av, 37.6x 100.5, 4 & 5-sty bk storage; Paul Tuckerman et al trstes agt Thos F O'Reilly et al; Frederic de P Foster (A), 44 Wall; Edw F Moran (R); due, \$43,930.12; T&c, \$2,843.81; Joseph P Day.

Mulliner av, es, 300 s Brady av, 25x100, Van Nest; Washington Savings Bank et al agt Pelham Parkway Realty Co (action 1); Frank M Patterson (A), 27 William; Michl J Egan (R); due, \$1,983.31; T&c, \$45.60; mtg recorded Nov10'06; Joseph P Day.

Mulliner av, ws, 250 s Brady av, 25x100, Van Nest; same agt same (action 2); same (A); John J O'Brien (R); due, \$1,983.31; T&c, \$45.60; mtg recorded Nov10'06; J H Mayers.

Mulliner av, ws, 225 s Brady av, 25x100, Van Nest; same agt same (action 3); same (A); Chas C Marrin (R); due, \$1,983.31; T&c, \$45.60; mtg recorded Nov10'06; Chas A Berrian.

5TH av, 2150, ws, 71 s 132d, 19x75, 4-sty stn tnt; Stephen H Jackson agt Abr Berney et al; Stephen H Jackson (A), 106 Lex av; Alfd J Tally (R); due, \$1,980.28; T&c, \$366.73; sub to two mtgs aggregating \$13,000; Henry Brady.

ADVERTISED LEGAL SALES.

BROOKLYN.

The following advertised legal sales will be held at the Brooklyn Salesrooms, 189 Montague st, unless otherwise stated:

SEPT. 28.

No Legal Sales advertised for this day.

SEPT. 30.

Clarkson st, ns, lot 41 map of prop of Mathew Clarkson, 25x250; Anna A Winter

agt Geo W Heatley et al; Easton & Bailey (A), 29 Bway, Manhattan; Arthur L Hurley (R); Wm H Smith.

Garfield pl, sws, 247.6 nw 6 av, 27.6x100; Morris Sherwin agt Milton S Kistler et al; Jones, McKinny & Steinbrink (A), 215 Montague; Harris G Eames (R); Wm H Smith.

15TH st, sws, 97.10 se 6 av, 24.10x100; Sheriff's sale of all right, title, &c, which Rosie Borgrosser had on May1'12, or since; Chas B Law, sheriff; Wm P Rae.

Bay 17TH st, es, 350 s 86th, 50x96.2; Sheriff's sale of all right, title, &c, which Albt Lantzke had on Apr30'12 or since; Chas B Law, sheriff; Wm P Rae.

E 31ST st, es, 100 n Av N, 40x100; Jane Turnbull agt Anna Brown et al; Grover M Moscovitz (A), 189 Montague; Jno J Bakerman (R); Chas Shongood.

Myrtle av, ss, 60 w Ryerson, 20x82; Alex Mackenzie agt Geo W Heatley et al; Easton & Bailey (A), 290 Bway, Manhattan; Michl J Joyce (R); Wm H Smith.

Voorhies av, ss, 60 w E 27th, 40x100; also E 27TH ST, ws, 100 s Voorhies av, 48.11x102; Sarah W Voorhies agt Jennie E Newton et al; Marcus B Campbell (A), 26 Court; Morris U Ely (R); Wm H Smith.

OCT. 1.

E 8TH st, ws, 160 s Av C, 20x120.6; also E 8TH ST, ws, 180 s Av O, 20x120.6; Parsbelsky Bros Inc agt Edw Butcher, trste, &c; H S & C G Bachrach (A), 916 Bway; Jose E Pidgeon (R); Wm H Smith.

Evergreen av swc, intersec nws Cedar, 97.6x25; Rudolf Suhlleder agt Jas Barry et al; Bacher & Klein (A), 955 Bway; Edson B Sammis (R); Chas Shongood.

OCT. 2.

Van Buren st, ss, 314.3 w Reid av, 14.3 x100; Jas J Dowd agt Chas A Dowd adm, &c; Mark S Feiler (A), 44 Court; Chas J McDermott (R); Wm H Smith.

70TH st, ns, 330 w 10 av, 20x100; Riverhead Savings Bank agt Brooklyn & Long Island Realty Co et al; Tim M Griffing (A), Riverhead, NY; Howard E Greene (R); Chas Shongood.

St Marks av, ss, 286 w Hopkinson av, 19x127.9; Rose Handler agt Sarah Goldstein et al; Jos J Schwartz (A), 361 Stone av; Nathan Sweedler (R); Wm H Smith.

OCT. 3.

Doscher st, ws, 140 n Glenmore av, 40x 79.4; German American Impvt Co agt Grace H Cregar et al; Jas A Sheehan (A), 44 Court; Clarence F Corner (R); Wm H Smith.

Marion st, ns, 240 e Rockaway av, 20x 100; Julia H Powell agt Jas A Caufield et al; Graham & Stevenson (A), 2 Rector, Manhattan; Wm Wills (R); Wm H Smith.

Schenectady av, ws, 100 s Av L, 23.9x 100; Michl Brayer agt J Watson Pease et al; Leo J Bondy (A), 53 Liberty, Manhattan; Wm S O'Connell (R); Wm H Smith.

OCT. 4.

Riverdale av, ns, 50 e Thatford av, 19x 100; Amelia Hanks agt Hyman Nemzer et al; Neu, Gilchrist & Spedick (A), 26 Court; Frank Obernier (R); Wm P Rae.

St Marks av, ns, 125 e Kingston av, 100 x155.7; Leon Friedland & Co agt Kingston Estate et al; Benj & Chugerman (A), 189 Montague; Sidney H Weinberg (R); Chas Shongood.

OCT. 5.

No Legal Sales advertised for this day.

OCT. 7.

Myrtle av, ss, intersec nws Cedar, 66.4 x55.3; Jennie Cohen agt Irene M Brobst et al; Manasseh Miller (A), 350 Fulton; Milton H Latner (R); Chas Shongood.

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RECORD AND GUIDE

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According to figures compiled by Joseph Caccavajo, civil engineer and statistician, the population of Brooklyn is increasing at the rate of 178 persons each day, or about 65,000 per annum. The present population, says Mr. Caccavajo, is over 1,750,000, and in eight years he figures that 2,500,000 people will live in Brooklyn. By that time the entire population of the city of New York will be 7,000,000. In Brooklyn, at present, twenty-five new buildings are erected every day, accommodating on the average seven persons each.

New Rochelle will wind up to-day the advertising campaign for more population which it has been carrying on for the last three months. The city fathers will devote the day to showing off their city. Visitors will be taken around in sightseeing automobiles and a steamboat which will ply along the waterfront. The occasion of the publicity campaign was the increase in transportation facilities to New Rochelle, through the opening early in the summer of the New York, Westchester and Boston electric system to four stations in the city limits. The city now enjoys, including trolley facilities, four lines of travel between it and New York.

The first issue of The Nation's Business, the official organ of the Chamber of Commerce of the United States of America, has appeared, and its contents indicate the wide field of the new organization's activities. In conformity with the purposes of the Chamber of Commerce, the publication is made a clearing house of business opinion, business methods, and the correlated efforts of organized commercial bodies. It contains articles dealing with the activities of commercial organizations and Government departments and bureaus, synopses of national legislation and Government decisions affecting business and manufacturing interests, a resume of the work of Congress, an extended report on Germany's world-wide system for extending its commerce, and many other articles of interest to business organizations.

Resolutions submitted this week by the Realty League to the Factory Investigating Commission recommend that the exercise of the discretionary power of the Fire Commissioner to order structural changes and new installation in buildings be subject to review by a board similar to the Board of Examiners, to which recourse may now be had from decisions by the Superintendents of Buildings. It is rather curious that such a suggestion should have to come from property-owners, as the general tendency of reform legislation is to abolish or limit within narrow bounds the discretionary power of administrative officials. Another point touched upon by the Realty League in its memorial, which is printed in full on another page, is the necessity for eliminating the present conflict of jurisdiction between public departments. In a recent instance, the owner of a factory building received successively three sets of different instructions with regard to doors leading to hallways, from the Superintendent of Buildings, the State Factory Department, and the Fire Prevention Bureau.

The Land Value Maps.

The Land Value Maps, published to-day as section three of the Record and Guide, contain the front foot and other unit values on which the tentative real estate tax assessments for 1913 have been based. The maps were prepared by the Tax Department, in accordance with a recently established annual practice, mainly to insure equality of assessments by the deputy tax assessors and to furnish a ready means of enabling taxpayers to compare their individual assessments with those of adjacent owners. The department has authorized their publication by the Record and Guide, in advance of the opening of the tax books, so that taxpayers and agents of taxpayers may have them at hand for consultation when tax bills arrive, an arrangement which will reduce the clerical work of showing the originals in the department to inquirers.

However, the maps as published by the Record and Guide are not merely a temporary convenience in connection with tax bills. They serve the purpose of a permanent record of existing unit values throughout the city, such a record being found nowhere else. The careful work done by the Tax Department, with an office organization which is studied as a model by taxing officials the country over, has brought tax assessments in New York into as close conformity to "market values" as any appraising force can be expected to get them. The "tentative" unit values given in these maps are hardly likely to be materially changed when the tax books close and the "final" assessments are formally adopted. There are 142 of these maps, to which are added five index maps, one for each borough; and on these are shown every city block, undivided tract or water frontage in Greater New York, together with the unit value at which each lot is assessed.

Seventh Avenue and the Pennsylvania Railroad's Plans.

The purchase by the Pennsylvania Railroad Company of the Dimond property, on the block to the east of the station probably means that some definite plans for the leasing and improvement of this block will soon be announced. Such an announcement will do much to improve the situation on Seventh avenue, and to encourage other property-owners to consider plans of development. In the view of many the best disposition which the railroad company could make of the 200x400 feet, which they now own opposite the station, would be to build a business man's hotel. The site would certainly be admirably adapted for such a purpose. It is central, yet at the same time the property is less valuable than that on which hotels are usually erected. The management of the hotel could afford to offer good accommodations at a somewhat cheaper price than that which has to be charged on Broadway and Fifth avenue; and if such rates could be made, the hotel would assuredly be full to overflowing. Indeed, it would even pay the Pennsylvania Railroad Company to lease the property for less than its value so that the management could offer good accommodations at comparatively moderate prices. Almost all the patrons of the hotel would travel on the railroad, just as almost all the business patrons of the new Biltmore Hotel would travel by the New York Central.

Such an improvement would help to give the surroundings of the station a livelier and a pleasanter appearance. The empty lots and insignificant buildings which now greet the person who lands in New York at the Pennsylvania terminal do not make a favorable impression. The railroad company cannot be asked to improve the whole neighborhood so as to make it look busy and attractive to passengers; but it can be asked to improve its own property, and so to encourage adjacent owners to follow its example. In this instance the neighboring property-owners have a grievance against the company. They can do nothing with their lots until the company indicates what it intends to do, and shows some interest in the surroundings of its beautiful station. In this respect the

New York Central has pursued a much more enlightened policy than has its Pennsylvania competitor.

It would not take very much to start during the coming year an active building movement on Seventh avenue. The time is ripe for it. A certain number of preliminary buildings have been erected and are well rented. The side streets to the east of the avenue are improved almost to the limit with modern mercantile buildings, which are well rented. During the coming year this process of reconstruction will be continued on the side streets to the west of the avenue, where several large structures have already been erected. The occupation of that part of the avenue, south of the station, with lofts cannot, consequently, long be delayed; and these new buildings should be of the highest character. This part of Seventh avenue has or will have every advantage. It will form a part of one of the few thoroughfares, which connect the financial district with the uptown business and amusement district. It will possess means of communication with the whole metropolitan area, which are not surpassed by any other part of Manhattan, and which are equalled by only two or three other locations. It will have convenient access to the whole Interborough and Brooklyn Rapid Transit systems, to the Long Island Railroad, and to the Hudson Tunnels. An avenue which is so well served is bound to be converted to important and remunerative business uses, and it is entirely possible that the process of conversion will be commenced during 1912-13. It is not easy to find in central Manhattan property available for improvement with the best class of mercantile buildings that remain as comparatively cheap as does that part of Seventh avenue, south of the station. The blocks between the station and 42d street belong to a different class. They are already being held at prices which are too high for the construction of loft buildings, and there is no definite tendency as yet towards any other class of improvement. Eventually these blocks will be extremely valuable, but they may have longer to wait for the day of complete prosperity than will the blocks farther south.

A Magnificent Throwaway.

It is natural that J. P. Morgan & Co. should enter the small but select class of bankers who build residences exclusively for the accommodation of their own business. It is also natural, considering the standing of the firm of J. P. Morgan & Co. in the financial community that this banking house should be erected on what is probably the most valuable plot of ground in New York City, or in the United States of America. Mr. Morgan likes to do things in a little bit bigger way than anybody else. A low building erected on property worth \$250 a square foot is all very well; but what about a low building erected on property worth anywhere from \$500 to \$800 a square foot! It is truly magnificent to throw away the certainty of an assured income, and out of all proportion to the cost of the structure, which could have been obtained from a building as tall as that of the Bankers' Trust Company. But possibly the mere advertisement of the fact that J. P. Morgan & Co. can afford to be so extravagant may justify the extravagance itself. In no other way could the firm declare more clearly and loudly to the world that it is exceedingly opulent, and has more money than it really needs.

It is fortunate for the owners of other new buildings in the same neighborhood that J. P. Morgan & Co. decided not to erect a skyscraper. A Morgan building would have captured the cream of the tenants. There is an extremely large amount of new construction underway in and around the financial district. When the new Woolworth, Adams Express, Western Union and Equitable buildings are all completed enough rentable space will have been provided to take care of any business growth, which is likely to take place for a number of years. The foregoing enumeration, moreover, omits

a number of smaller buildings, which not many years ago would have seemed exceptionally large. The decision of the Morgan firm not to compete for the possible tenants will relieve the minds of other owners and builders, and will unquestionably add to the architectural and romantic interest of the intersection of Wall and Broad streets.

The New Court House Environs.

Undoubtedly the city ought to take immediate steps to acquire the property adjacent to the new Court House site, and bounded by Park street, Pearl street, Park Row and Duane street. It was hoped, of course, that the Federal government could be induced to buy this land as a site for a new post office and court house, but Congress proved obdurate. Congress may continue to be obdurate, or it may not. In either event, the city should own the blocks. If Congress can be brought around, the property can be sold to the Government for as much as it costs, while the present owners of the lots will be prevented from adding to the already considerable difficulties of the situation by the erection, as they soon will, of tall buildings. If Congress cannot be persuaded the city can find abundant use for the plot. The two blocks have at present only one building of importance on them, but after the proposed changes have been made others will soon follow. One company has already prepared plans for an additional twenty-story loft building. The civic centre scheme will either be entirely wrecked or it will have been carried out at a greatly increased expense. Moreover, the proposed changes in grade for these streets will make the city liable for damages to an amount which would constitute a considerable fraction of the value of the property. These two blocks are necessary to the city, whether they can be sold to the National Government or not, and the Board of Estimate should not hesitate to authorize their acquisition.

The Week in Real Estate.

DEALING at private contract has been this week both limited in volume and featureless in character. The transactions, few in number, were of the scattering order, disclosing no well-defined tendencies in the matter of prospective activity. In view of the general feeling of optimism created by the industrial outlook and by the rapid transit situation, current real estate news is watched with more than ordinary interest to discover what are likely to be the seats of building construction and of investment buying later on this Fall, but no forecast on matters of this kind could be drawn from the meagre budget of private sales reported this week.

About the only neighborhood in which more than one sale occurred was the Park avenue section, where three purchases of sites were made for improvement with apartment houses. The West End avenue section, which has seen considerable buying by loan operators and builders contemplating new apartment houses, failed to contribute its recent average of sales.

The trading, though concentrating on no one or more particular points, was largely professional. To a considerable extent it was composed of purchases of sites and exchanges of equities in modern buildings for property already in the hands of investors. This latter element of the week's business brought no very large amount of fresh capital into the market, but it was of value in showing the attitude of experienced investors towards modern income-producing real estate.

The leading transaction of the week may be cited as an illustration. This was an exchange involving values aggregating nearly \$1,000,000. The 12-story loft building, covering a plot of four lots, at 45 to 51 West 25th street, was sold by John H. Berry for the Building and Engineering Company (William H. Birkmire, president, and Andrew J. Kerwin, Jr., secretary), to John J. Gibbons, head of Colli-more, Gilman & Co., china dealers, at Fifth avenue and 30th street. In part payment for this building, which is 125 feet east of Sixth avenue, Mr. Gibbons gave his country estate, "Shoreacres," comprising some fifty acres, with a frontage of about 5,000 feet on the Shrewsbury River, near Little Silver, N. J. Mr. Gibbons is the owner of record of the north-

west corner of Fifth avenue and 30th street, where his firm is located, and has a town residence on Riverside Drive, besides other property.

An encouraging feature of the brokerage news was the frequency with which the names of business men appeared in purchases and leases. The most notable lease of the week was one by which the J. I. Case Threshing Machine Company, of Racine, Wis., obtained, through the Cross and Brown Company, a building, to be constructed at 243 and 245 West 64th street. The premises will be used for the automobile department of the lessees and as show rooms for their export trade. The list of mercantile leases was remarkably large, in view of the fact that this is not supposed to be an active season for business renting.

Further increase in the price of building materials was conspicuous this week, noticeable among the advances being 25 cents a thousand in North River and Raritan River common brick. There were sharp advances also in steel sheets, lime, plaster, spruce and pig iron. Linseed oil dropped one cent a gallon. Coal was easier to get, steel continued in heavy demand, cement was noticeably active, and building money was tighter.

In the matter of building money a most unusual condition prevailed. The lending companies reported heavy inquiry for new engagements, although they are slow in taking them up for operations prior to next June. Despite the fact that new operations are coming out in tremendous volume, the Eastern mill output for materials is severely strained for the balance of 1912 and in some cases even as late as August 1, 1913. Investors are inclined to pay even higher rates of interest for accommodation now in the hope that they will recover their premium by getting ahead of the rising building material market.

The market relation between the rise in steel and brick, cement and other basic building materials is shown in a report of the United States Steel Corporation, which says that by the first of January it will be between seven million and eight million tons behind on new orders, of which about two-fifths represents Eastern requirements. Of this two-fifths a little more than half will go into Eastern steel rails and bridge construction, so that approximately 1,000,000 tons represent prospective building construction in New York City and vicinity.

This estimate does not include any of the steel requirements for subways, nor for the prospective 30,000 ton order for the new Equitable Building, or the 80,000 tons which will be required for the New York Connecting Railroad Company's bridge at Hell Gate; neither does it include the steel tonnage that will be required for the proposed new terminal docks in South Brooklyn; so that it is entirely probable that the unfiled tonnage for metropolitan building construction will total about 2,500,000 tons.

For every ton of structural steel that goes into a building about 300 common brick are figured. Based upon a possible steel requirement in New York City of 400,000 tons a month, or approximately 1,000,000 tons, this will call for 300,000,000 common brick before January 1.

If the additional steel requirements that are scheduled to be put out in New York City and vicinity materialize before April 1, when the brickyards again open, there will be a demand for 483,000,000 common brick in New York City and suburbs in the interval. The Hudson River brick manufacturers produced probably 900,000,000 brick this year. This is about 300,000,000 below the normal output. More than half of this output has already been sold in the market and about 150,000,000 brick have been sent into this market during the last season by Raritan River interests. Hence the quantity of available brick is decidedly limited and prices have automatically moved up in both the Raritan and Hudson districts.

That is why Portland cement is in a stiffer market today than it has been any time so far this year, and it also accounts for the rise in the price of lime and plaster and the stiffening tone of building stone.

There were few takers of common brick at \$7.25 this week, because most of the brick that went out last week went to jobs, although not into immediate consumption.

The dealers are not well stacked at this time, so that the buying movement is inclined to be stiff within the next week or two.

A meeting of the Lime Manufacturers' Association held here on Thursday considered the matter of a five and ten cent advance in the price of standard lime and plaster. The necessity for this increase was due to lack of labor at the

kilns and a greater demand in New York for higher grade of lime and plaster.

In the lumber department complaint is heard of the scarcity of vessels, which, with the shortage in available freight cars, is inclined to make the cost of lumber in New York City and vicinity higher. Current wholesale quotations for random cargoes of narrow sizes of spruce range from \$20 to \$23, with random stock up to 12 inches quoted at \$24 to \$24.50. This shows the trend of lumber in the wholesale market, but does not necessarily indicate severe prices from dealers, because they have practically covered themselves on winter requirements. Hemlock is in very strong demand, despite the fact that the base price for New York delivery on Pennsylvania stock has advanced to \$22.50, a record wholesale price for this grade of lumber. Cargoes of Eastern hemlock scantling are being moved in this market on a basis of \$18 to \$20 to 2x4 and 3x4. North Carolina pine, long leaf yellow pine and hardwoods are also very strong, with prices going up actively.

Blue annealed sheets were the chief factors in the metals market by advancing \$1 a ton to \$1.55 per 100 pounds, largely due to the high spelter prices prevailing.

Nine-Story Houses on Sixty Foot Street s

A nine-story apartment house is assured for 105 to 109 East 53d street, between Park and Lexington avenues, by the purchase of the site this week by the Aeon Realty Co., of which Sumner Gerard is president. Both the architect and the contractor have already been selected. Later on another nine-story house will be erected on the same block, at 117 and 119, by other investors.

The nine-story house on a 60-foot street is becoming a frequent construction. Most often it is obtained with ordinary construction, by means of having the first floor level somewhat below the grade of the sidewalk, and in any case it can be effected by means of reinforced concrete beams and girders.

The feat is less difficult since the change in the Tenement House Law permitting the height of a building to be measured from the curb to the bottom of the roof beams, instead of to the highest point of the roof. In the case of the Aeon Realty Company's houses, the nine floors will result from depressing the first floor a few inches below the sidewalk level, using ordinary fireproof construction. The Tenement House Law, be it understood, limits the height of apartment houses on streets not more than 60 feet wide to 90 feet, and the height of ceilings to not less than 9 feet.

Alliance Realty Co. Report.

At a meeting of the board of directors of the Alliance Realty Company, held this week the quarterly dividend of 2 per cent. was declared, payable to stockholders of record at the close of business on October 5, 1912. The statement for the first nine months of 1912 (the last few days of September being estimated) showed net earnings after payment of all expenses of \$230,700.

The board of directors also declared a further dividend of \$160,000, equal to 8 per cent. upon the outstanding capital stock of \$2,000,000, same being payable in instalments of 2 per cent. each to stockholders of record at the close of business on January 4, April 5, July 5 and October 4, 1913, and ordered set aside a reserve of \$160,000 from the undivided profits for this purpose. The remaining undivided profits of the company, after deducting such reserve, are approximately \$1,025,000.

Broadway Subway Arrangements.

It was reported at a meeting of the Broadway Association this week that it was probable the association's request that all excavated material be removed from public property would be granted. A shaft at Union Square, another at Madison Square, and a third at Greeley Square would be sufficient, it was said, to take care of the district between Canal street and 42d street, and prevent the blocking of the side streets. The plan for a station under 34th street, with entrances at 32d and 35th streets, in which a moving sidewalk would be installed, had met with no opposition.

Borough President Connolly this week signed and awarded fourteen contracts for public work in Queens. Included in the lot are two of the largest sewer contracts on Jamaica avenue, in the Richmond Hill district, from Greenwood avenue to Vine street, and on Orton street, in Long Island City. Both went to Joseph L. Siggretto. The cost of the two sewers will be more than \$350,000.

CENTRAL BROOKLYN.

Residence Property Cheaper Than In Fifteen Years—Chance For Manhattan Buyers.

"Residential property in the central sections of Brooklyn Borough is cheaper than at any time during the past fifteen years," remarked Fenwick B. Small this week, at his office, 939 Broadway, Brooklyn.

"A number of Manhattan buyers are taking advantage of this condition, buying houses and locating here," Mr. Small added. "There is a big demand for factories in all the sections tributary to the Williamsburg Bridge as far out as East New York. Modern up-to-date factories rent in these sections before completion; this class of property is an AI investment. In Philadelphia it is an investment much sought after and is an investment that is eventually going to be gilt edge in Brooklyn, just as soon as the New York Connecting Railroad has finished its improvements and connections.

"Speculative building in the Williamsburg section is on a very firm foundation and new flats are renting readily, and the property is being sold as soon as finished, and the outlook for the continued building of flats is very good."

Objection to Port of Call Site.

A committee, consisting of the President of the Board of Aldermen, Controller and the President of the Borough of Manhattan, having recommended that an application by the State Canal Board for the fixing of pierhead and bulkhead lines between the northerly line of Dyckman street and the Harlem Ship Canal pending before the United States Harbor Line Board be opposed, the Committee on Terminal Improvements of the Board of Estimate has been instructed to consult with the State Canal Board for the purpose of securing a change in the proposed location of the Port of Call of the State Barge Canal either to a point south of Dyckman street or to some point in the Hudson River not connected with the waterfront.

An application will also be made to the United States Harbor Line Board to draw in the pierhead and bulkhead lines on the Hudson River between the northerly line of Dyckman street and the Harlem Ship Canal in order to protect the Inwood Hill from disfigurement through the creation of a commercial development at this point.

On July 15, 1912, a communication from the New York State Barge Canal Terminal Conference relative to the acquisition of lands and location of terminals was referred to the above committee.

Budget Estimates.

Two budget news bulletins have been issued by the Committee on Budgetary Publicity of the Board of Estimate and Apportionment. In all, seventeen estimates are included in the two bulletins thus far issued. The total amount asked for in these estimates is \$43,316,972.24. That is \$7,877,505.06 over the amount allowed for 1912, or \$35,439,467.18. If the same average increase were to hold good throughout all the branches of municipal activity the amount asked for in 1913 would be \$221,328,511.50, against an allowance last year for the expenses of this year of \$181,090,256.51.

The estimates submitted by departments are considered by the Bureau of Municipal Investigation and Statistics of the Department of Finance; they are then referred back to the Budget Committee of the Board of Estimate, consisting of the Controller, President of the Board of Aldermen and President of the Borough of Manhattan, the members of which sit for hearings on departmental estimates.

New Staten Island Ferryboat.

The new ferryboat Aquehonga, built by the W. & A. Fletcher Company, of Hoboken, for the New Jersey and Staten Island Ferry Company, and which will be used in service between Staten Island and Elizabethport, has been accepted by the officers of the ferry company. The automobile traffic across the water has become very heavy and requires larger boats than the Arthur Kill and Uncas, which have been in use for many years.

—Park avenue, north of 62d street on the east side, is to be improved with a twelve-story apartment house having a frontage of 65½ feet, to cost \$150,000. The Park avenue skyline will ere long be very regular at the twelve-story level.

REAL ESTATE STATISTICS

The following table is a resume of the recorded Conveyances, Mortgages, Mortgage Extensions and Building Permits for the boroughs of Manhattan, the Bronx, and Brooklyn and the Building Permits for the boroughs of Queens and Richmond for the current week. The right hand column enables the reader to make a comparison with the corresponding week of 1911. Following the weekly tables is a resume from January 1, 1912, to date.

MANHATTAN CONVEYANCES

	1912 Sept. 20 to 26	1911 Sept. 22 to 28
Total No.....	114	113
Assessed value.....	\$4,915,500	\$5,809,500
No. with consideration...	14	8
Consideration.....	\$455,200	\$196,875
Assessed value.....	\$514,500	\$197,500

Jan. 1 to Sept. 26 Jan. 1 to Sept. 28

Total No.....	6,680	7,033
Assessed value.....	\$523,840,645	\$392,381,325
No. with consideration...	706	598
Consideration.....	\$44,725,535	\$36,134,621
Assessed value.....	\$43,732,700	\$32,351,075

MORTGAGES

	Sept. 20 to 26	Sept. 22 to 28
Total No.....	75	98
Amount.....	\$1,513,155	\$2,999,716
To Banks & Ins. Cos.....	11	24
Amount.....	\$210,500	\$963,875
No. at 6%.....	30	35
Amount.....	\$424,255	\$293,381
No. of 5½%.....	3	1
Amount.....	\$73,500	\$145,000
No. at 5%.....	16	28
Amount.....	\$445,400	\$1,268,000
No. at 4½%.....	5	10
Amount.....	\$98,500	\$736,000
No. at 4%.....	.....	.....
Amount.....	.....	\$11,750
Unusual rates.....	.....	.....
Amount.....	.....	\$20,000
Interest not given.....	21	21
Amount.....	\$471,500	\$525,585

Jan. 1 to Sept. 26 Jan. 1 to Sept. 28

Total No.....	4,600	5,561
Amount.....	\$244,776,485	\$243,915,620
To Banks & Ins. Cos.....	994	1,235
Amount.....	\$152,968,903	\$139,918,394

MORTGAGE EXTENSIONS

	Sept. 20 to 26	Sept. 22 to 28
Total No.....	33	33
Amount.....	\$751,100	\$983,075
To Banks & Ins. Co.....	7	12
Amount.....	\$132,000	\$666,000

Jan. 1 to Sept. 26 Jan. 1 to Sept. 28

Total No.....	1,647	1,719
Amount.....	\$56,100,054	\$66,391,617
To Banks & Ins. Cos.....	491	594
Amount.....	\$34,246,600	\$37,108,705

BUILDING PERMITS

	Sept. 21 to 27	Sept. 23 to 29
New buildings.....	13	17
Cost.....	\$1,205,550	\$3,989,000
Alterations.....	\$136,525	\$178,280

Jan. 1 to Sept. 27 Jan. 1 to Sept. 29

New buildings.....	429	66
Cost.....	\$88,776,710	\$77,692,107
Alterations.....	\$8,779,790	\$9,694,020

BRONX CONVEYANCES

	Sept. 20 to 26	Sept. 22 to 28
Total No.....	124	126
No. with consideration...	16	9
Consideration.....	\$257,792	\$61,019

Jan. 1 to Sept. 26 Jan. 1 to Sept. 28

Total No.....	5,544	5,331
No. with consideration...	1,409	361
Consideration.....	\$7,687,944	\$3,556,195

MORTGAGES

	Sept. 20 to 26	Sept. 22 to 28
Total No.....	90	99
Amount.....	\$896,473	\$714,964
To Banks & Ins. Cos.....	11	10
Amount.....	\$183,000	\$110,000
No. at 6%.....	36	37
Amount.....	\$493,173	\$265,489
No. at 5½%.....	5	15
Amount.....	\$21,850	\$66,195
No. at 5%.....	19	21
Amount.....	\$219,400	\$273,550
Unusual rates.....	.....	3
Amount.....	.....	\$13,580
Interest not given.....	30	20
Amount.....	\$162,050	\$96,150

Jan. 1 to Sept. 26 Jan. 1 to Sept. 28

Total No.....	4,405	4,645
Amount.....	\$40,933,051	\$41,845,609
To Banks & Ins. Co's.....	407	545
Amount.....	\$8,058,366	\$9,623,850

MORTGAGE EXTENSIONS

	Sept. 20 to 26	Sept. 22 to 28
Total No.....	13	10
Amount.....	\$274,500	\$98,133
To Banks & Ins. Cos.....	4	.....
Amount.....	\$58,500	.....

Jan. 1 to Sept. 26 Jan. 1 to Sept. 28

Total No.....	498	477
Amount.....	\$7,686,146	\$7,807,277
To Banks & Ins. Cos.....	92	93
Amount.....	\$2,467,890	\$3,252,350

BUILDING PERMITS

	Sept. 21 to 27	Sept. 23 to 29
New buildings.....	27	24
Cost.....	\$648,300	\$242,100
Alterations.....	\$14,350	\$21,750

Jan. 1 to Sept. 27 Jan. 1 to Sept. 29

New buildings.....	1,028	1,018
Cost.....	\$27,794,185	\$17,681,460
Alterations.....	\$909,590	\$972,040

BROOKLYN CONVEYANCES

	1912 Sept. 19 to 25	1911 Sept. 21 to 27
Total No.....	504	405
No with consideration...	32	11
Consideration.....	\$214,533	\$136,349

Jan. 1 to Sept. 25 Jan. 1 to Sept. 27

Total No.....	18,297	18,906
No. with consideration...	1,167	1,156
Consideration.....	\$10,139,296	\$9,657,256

MORTGAGES

	Sept. 19 to 25	Sept. 21 to 27
Total No.....	407	417
Amount.....	\$1,785,133	\$4,566,341
To Banks & Ins. Cos.....	104	97
Amount.....	\$889,400	\$3,635,200
No. at 6%.....	243	232
Amount.....	\$713,494	\$3,633,776
No. at 5½%.....	37	65
Amount.....	\$109,415	\$208,445
No. at 5%.....	101	103
Amount.....	\$643,225	\$657,745
Unusual rates.....	4	3
Amount.....	\$15,610	\$6,450
Interest not given.....	22	24
Amount.....	\$303,389	\$59,925

Jan. 1 to Sept. 25 Jan. 1 to Sept. 27

Total No.....	14,619	16,651
Amount.....	\$60,460,943	\$76,787,275
To Banks & Ins. Cos.....	3,672	.....
Amount.....	\$35,655,814	.....

BUILDING PERMITS

	Sept. 20 to 26	Sept. 21 to 27
New buildings.....	108	99
Cost.....	\$481,450	\$463,425
Alterations.....	\$70,575	\$34,555

Jan. 1 to Sept. 26 Jan. 1 to Sept. 20

New buildings.....	4,240	3,749
Cost.....	\$30,061,787	\$24,656,568
Alterations.....	\$3,400,010	\$3,854,152

QUEENS

BUILDING PERMITS

	Sept. 20 to 26	Sept. 22 to 28
New buildings.....	91	108
Cost.....	\$410,080	\$331,315
Alterations.....	\$6,175	\$17,150

Jan. 1 to Sept. 26 Jan. 1 to Sept. 28

New buildings.....	3,476	4,366
Cost.....	\$14,121,589	\$17,980,138
Alterations.....	\$689,137	\$616,592

RICHMOND

BUILDING PERMITS

	Sept. 20 to 26	Sept. 22 to 28
New buildings.....	18	14
Cost.....	\$127,695	\$23,450
Alterations.....	\$19,190	.....

Jan. 1 to Sept. 26

New buildings.....	706	.....
Cost.....	\$2,325,403	.....
Alterations.....	\$230,291	.....

—A ferry will begin running between New Rochelle and Sea Cliff October 1. Five round trips will be made daily, leaving New Rochelle at 9, 11, 1, 3, and 5 o'clock, and Sea Cliff at 10, 12, 2, 4 and 6 p. m.

—The Leumas Construction Company will continue the erection of two story brick dwellings in the Ridgewood section by the construction of five such houses on Gates avenue, north of Onderdonk avenue, at a cost of \$20,000.

—The Board of Estimate has not yet granted the franchise of the Staten Island Railway Company to lay a two-track line in the lower end of the island. The company now has one track, but desires to so arrange that better train service may be had in that section.

—The contract for repaving Third avenue, from 150th street to Tremont avenue, with granite block on a concrete foundation will be completed in the latter part of October, according to Chief Engineer R. H. Gillespie. This will be ahead of contract time.

—The Almeda Realty Company, which began operations in the Rockaways just before the summer season at the beach closed, has applied for permits for five two and a half story frame dwellings to be erected on Vernam avenue, north of Morris avenue, Arverne. These houses will cost \$22,500.

BUILDING SECTION

THE COMMERCIAL PROBLEM IN BUILDINGS

A Series of Articles Dealing with the Economic and Structural Essentials of Profitable Building.—Article XXVI.

By Cecil C. Evers, Vice-President of the Lawyers Mortgage Co.

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COMMERCIAL VS. STRUCTURAL LIFE (Continued).

THE slower growing cities of Europe have been practically rebuilt every two or three hundred years; others are of more rapid growth, like Berlin, which has been almost entirely reconstructed in the last twenty-five years. New York and Chicago in this country, are even now undergoing a period of reconstruction of the older sections in addition to the rapid expansion which is taking place in outlying territories.

Modern methods of construction, permitting a far larger amount of accommodation to be furnished on a given area, when called for in central locations by pressure of population, have accelerated the reconstruction of built-up sections, and shortened the commercial life of numerous buildings still structurally sound.

The commercial life of buildings in New York, based on its past growth, has not, on an average, exceeded fifty years for any class of building.

It is necessary to take into account this limited commercial life of most structures, especially when erecting buildings in sections the character of which is not established, or which seem destined to become, before long, devoted to other uses. The stability of a section depends on its suitability to its uses and to some extent on the character of the buildings of which it is composed; the more costly these buildings and the larger the section, the greater the resistance to external influence.

DIFFERENT UTILIZATION OF BUILDINGS DURING THEIR COMMERCIAL LIFE.

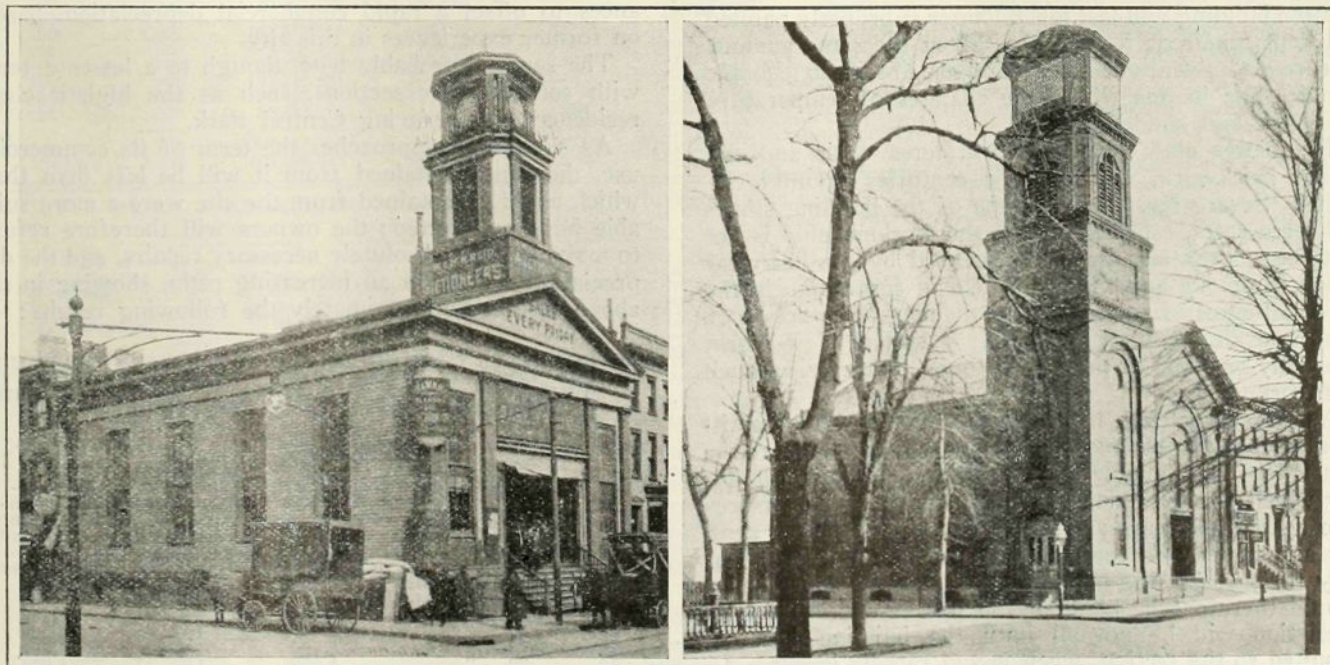
Buildings in growing cities sometimes undergo changes of utilization during the term of their commercial life. When the occupants of a high-class residential section are driven away by the encroachment of nuisances or by the competition of other utilities, their homes are frequently converted first, into boarding or lodging houses, later into tenements, when they may give increased returns (though their character is cheapened) by affording shelter to many more times the number of

persons they were originally intended to accommodate; or again they may be utilized as workshops or devoted to miscellaneous uses.

When former residential streets become devoted to business purposes, as for instance shops, it will frequently be inadvisable at first, especially when the buildings are substantially constructed, to remove them entirely; they may therefore be remodeled, store fronts provided, and the upper stories used either for business or for cheap residential flats. When the character of the section becomes sufficiently established and the competition of new buildings requires it, they can be removed and replaced by more suitable structures.

The high stoop house in most cases lends itself but poorly to such reconstruction. It provides, it is true, a two-storied front for display, but neither floor is entirely desirable for high class shops. The basement, a couple or more steps below the sidewalk, has low ceilings and is inconvenient of access, any one wishing to inspect the display of goods in these reconstructed buildings being obliged to go up and down steps every time they approach the show window. The story above, originally the main floor of the building, and generally of good height, is quite as inconvenient to reach as when the building was used as a residence, though the success of the tenants depends on their attracting the greatest possible number of shoppers. These buildings are subject to the same objections as the split stories already described. It would seem as if better results would be obtained by removing the main floor to the sidewalk level and utilizing the space between the ceiling and the second floor for a mezzanine story, or entresol, as provided in so many buildings in Paris, although this entails greater expense on account of the change of floor levels required.

Churches, whose congregations have removed to other sections, are sometimes utilized for other purposes, becoming shops, stables, factories, etc. Old theatres are sometimes converted into warehouses, and banks and office buildings used for storage or other purposes.



CHANGES OF UTILIZATION.

Two Brooklyn churches, the one on the left used for an auction sales room, the other by the Adams Express Company.

In extreme cases it has been found expedient to remove the upper stories of an office or apartment building where they have ceased to earn sufficient to pay taxes. (See R. P. Bolton's "Building for Profit," page 73.)

These changed uses indicate that the commercial life of these structures is nearing its limit; but that either the time has not yet arrived when it will pay to remove them entirely, or that the capital is lacking to erect a building better suited to the altered conditions.

The shopping street once fairly established, though it may change in character, seldom if ever reverts to residential uses; the general tendency is for business to drive out residences and for the better residential sections if they do not become devoted to business purposes, to be more intensively used, as for apartment houses.

STRUCTURAL LIFE AND DEPRECIATION OF BUILDING.

The structural life of many of the component parts of a building is less than that of the structure as a whole. The following table from Kidder's "Architects' and Builders' Pooketbook," gives the average life and annual depreciation of some building materials in three different classes of buildings:

Material in Building.	Frame dwelling.		Brick dwelling shingle roof.		Brick store, shingle roof.	
	Average life, years.	Per cent. of depreciation per annum.	Average life, years.	Per cent. of depreciation per annum.	Average life, years.	Per cent. of depreciation per annum.
Brick	75	1 1/3	66	1 1/2	66	1 1/2
Plastering	20	5	30	3 1/3	30	3 1/3
Painting, outside	7	14	7	14	6	16 2/3
Painting, inside	14	7	14	7	6	16 2/3
Shingle	16	6 1/8	16	6 1/8	16	6 1/8
Cornice	40	2 1/2	40	2 1/2	40	2 1/2
Weather boarding	30	3 1/3	30	3 1/3	30	3 1/3
Sheathing	50	2	50	2	50	2
Flooring	20	5	20	5	13	7 1/2
Doors, complete	30	3 1/3	30	3 1/3	30	3 1/3
Windows, complete	30	3 1/3	30	3 1/3	30	3 1/3
Stairs and newel	30	3 1/3	30	3 1/3	30	3 1/3
Base	40	2 1/2	40	2 1/2	30	3 1/3
Inside blinds	30	3 1/3	30	3 1/3	30	3 1/3
Building hardware	20	5	20	5	13	7 1/2
Piazas and porches	20	5	20	5	20	5
Outside blinds	16	6 1/8	16	6 1/8	16	6 1/8
Sill & 1st floor joists	25	4	40	2 1/2	30	3 1/3
Dimension lumber	50	2	40	2 1/2	66	1 1/2

In addition to the above figures, the following are fair averages for some materials not included in the table:

	Average life.	Annual depreciation.
Cement floors and walks	25 to 40	4 to 2.5%
5 ply tar and gravel roofing	25 to 35	4 to 2.7%
Tin roofing	20 to 30	5 to 3.3%
Slate roofs	50 to 60	2 to 1.6%
Galvanized iron	15 to 20	4 to 6.6%

The structural life of any material is affected by the climatic conditions to which it is exposed and the amount of care bestowed on it. Thus the exterior sheathing of a frame building will last much longer if properly painted and kept repaired; it will also, given the same amount of care and attention, have a longer life in an equable climate than in one where the changes of temperature are great and sudden.

The better class of stonework, terra cotta and the harder brickwork, will last for centuries in mild climates. Severe frosts affect some of the building stones and terra cotta, especially when the workmanship is not first-class; they are moreover injured by the chemical action of smoke and the gases held in suspension in the air of all cities of any size. The disintegrating action of frost and city air may be readily found in New York, especially on some of the brownstones, formerly so much in favor.

As the structural life of the average building is greater than its commercial life so structural depreciation is less than commercial depreciation. Thus a building which would under ordinary conditions be serviceable a hundred years and depreciate about one per cent. per annum may be commercially useful for a period of only forty years; the average allowance for depreciation should therefore be about 2 1/2% per annum. This depreciation will be normal until the building becomes unsuited to the section, when it will rapidly increase.

An estimate of the average life and structural depreciation of different classes of buildings is given in the

following table, and alongside, an approximation of the average commercial life of similar structures, though this is to some extent problematical and may be affected by a variety of causes. It is noteworthy, however, that when a section changes character, although the cheaper structures will be removed first, the tendency is for all unsuitable buildings to make way for others, regardless of their cost or character.

TABLE OF APPROXIMATE STRUCTURAL AND COMMERCIAL LIFE OF DIFFERENT CLASSES OF BUILDINGS, ALSO ANNUAL STRUCTURAL AND COMMERCIAL DEPRECIATION.

Class of Building.	Structural.		Commercial.	
	Life in years.	Per cent. of average annual depreciation.	Life in years.	Per cent. of average annual depreciation.
Cheap detached frame residences	30-40	2.90	25	4.
Good detached frame residences	40-60	2.10	35	2.90
Ordinary brick residences	50-75	1.65	40	2.50
Good brick and stone residences	100-150	.83	45 or more	2.20
Frame tenements	25-35	3.50	27 1/2	3.17
Brick tenements and flats	40-50	2.25	35	2.90
Good class apartment houses	50-75	1.66	45	2.20
High class fireproof apartment houses	75-100	1.16	45 or more	2.20
Cheap brick shops and dwellings	40-50	2.25	40	2.50
Ordinary brick shops and dwellings	50-75	1.66	45	2.20
Good brick and stone stores and offices	75-100	1.16	45	2.20
High class offices & stores of brick, stone, terra cotta and iron or steel construction	150	.83	50 to unknown	2.

N. B.—In frame buildings and the cheaper brick buildings, there is apt to be a considerable excess depreciation over the average in the first year or two, owing to shrinkage and settlement; special allowances can be made for this where necessary.

The duration of a building's commercial life depends on the character of the section, the rate of growth of the city and the nature of this growth—whether the lay of the land and transportation facilities permit free expansion, or whether reconstruction of existing sections is necessary on account of obstacles to the establishment of new sections.

The class of buildings whose commercial life approximates nearest to their structural life are frame and brick tenements and brick shops and dwellings, the reason being that the sections they occupy are less liable to undergo radical changes in character.

As cities become established, certain sections tend to a greater degree of permanency; especially is this the case in financial sections; thus the "City" in London has held its position as the financial centre for several centuries and promises to continue to do so. The financial centre of New York is probably firmly established, though it will undoubtedly expand; it is therefore highly probable that the commercial life of the most costly buildings in this section will exceed that which has hitherto been usual, and it is unnecessary to make excessive allowances to offset a rapid commercial depreciation, based on former experiences in this city.

The same is probably true, though to a lesser extent, with certain other sections, such as the highest class residence section facing Central Park.

As a building approaches the term of its commercial use, the rental obtained from it will be less than that which could be obtained from the site were a more suitable building erected; the owners will therefore refuse to make any but absolutely necessary repairs, and the depreciation will be in an increasing ratio, showing in the above instance approximately the following results:

APPROXIMATE COMMERCIAL DEPRECIATION OF A BUILDING COSTING \$10,000, THE STRUCTURAL LIFE OF WHICH WOULD BE ONE HUNDRED YEARS, THE COMMERCIAL LIFE BEING FORTY YEARS.

Approximate structural value at the end of each five-year period, based on a life of 100 years.	Approximate value at the end of five years	Per cent. of annual commercial depreciation per five-year period, based on original cost.	Approximate commercial value at the end of each five-year period.
Cost value of building	\$10,000	...	\$10,000
Approximate value at the end of five years	9,500	1%	9,500
do. 10 "	9,000	1%	9,000
do. 15 "	8,500	1%	8,500
do. 20 "	8,000	1%	8,000
do. 25 "	7,500	1%	7,500
do. 30 "	7,000	1%	7,000
do. 35 "	6,500	6%	4,000
do. 40 "	6,000	8%	0

TEN YEARS OF MANHATTAN BUILDING

Annual Report of Superintendent Miller Tells of the Work and Progress of the Decade—Change in Character of Construction.

THE Superintendent of Buildings for Manhattan, Rudolph P. Miller, C. E., has submitted to Borough President McAneny his annual report showing the work and achievements of his bureau. Since Mr. Miller has been the head of the bureau the annual reports have been of extraordinary interest and value. More than any other department in the city government, the Building Department contains the records of the city's material growth and progress, and hence it is of the utmost importance that this material growth, as exemplified in the construction of buildings, should be properly supervised and fully recorded.

Mr. Miller's report contains not only complete statistics, but most informing studies and elucidations of the tables, together with complete expositions of the work of the bureau which taxpayers, as well as the Borough President, can read with satisfaction. We can do no more here than give a small part of the report:

"With the close of the last fiscal year the first decade of the Bureau of Buildings as now constituted under the Greater New York Charter is completed. When the Greater City was first established in 1898 by Chap. 378 Laws of 1897, the control over the building operations of the city was vested in the Board of Buildings, consisting of three commissioners, appointed by the mayor, having administrative jurisdiction respectively in (1) the boroughs of Manhattan and The Bronx, (2) the borough of Brooklyn and (3) the boroughs of Queens and Richmond. By the revision of 1901 (Chap. 466 Laws of 1901) the Department of Buildings was replaced by separate bureaus in the offices of the respective borough presidents, each under the administrative control of a superintendent of buildings. This change became effective on January 1, 1902, and it is only since that time that the records of Manhattan have been kept for that borough apart from those of The Bronx.

Market Fluctuations.

"During this decade building operations of Manhattan have fluctuated considerably as shown in Table I. The total building operations within that period amount to nearly 1077 million dollars, being slightly less than the operations

millions were projected, but the greatest activity undoubtedly occurred in 1905 when more than two and one-half times as many buildings were to be erected though the total estimated cost was about 10 per cent. less. Furthermore, the highest average cost per building, namely \$132,000, is found in 1909, whereas the lowest average cost per building, namely \$48,500 appears in 1905.

"While the effect of the building boom of 1905 and 1906 is also indicated in the cost of alterations, as well as in their number, the table shows otherwise a fairly steady and gradual increase of about 34 per cent. during the 10-year period. Alterations constitute about one-eighth of the average annual building operations.

Building Operations for 1911.

"The operations for 1911 as given in the following statement exceed in estimated cost those for 1910 by 2.4 per cent. Alterations show a somewhat greater increase than new buildings, the increase in the latter case being a little less than 2 per cent. From a closer examination of the records by months it appears that during the earlier part of the year there was a decided falling off from the previous year's record, the decrease being as much as 17 per cent. at the beginning of June. From that time on, however, there has been a gradual improvement, which has been rapid enough to show an increase, as already indicated of the year's operations over those of 1910.

	No. of Applications.	No. of Buildings.	Estimated Cost.
New Buildings....	771	840	\$98,537,275
Alterations	3,278	3,686	12,753,133
Total	4,049	4,526	\$111,290,408
Minor Alterations and Repairs (Slip Applications) 3,864	...	...	574,768
Total .....	...	...	\$111,865,176

Building Operations for Entire City.

"The comparison of the building operations of Manhattan with those of the other boroughs is even more striking for 1911 than for 1910. The estimated cost of all operations in Manhattan exceed those of the other four boroughs combined by about 27 per cent. The following state-

"Comparing this table with the corresponding one for 1910 as given in the last annual report, it appears that the increases in Manhattan and Queens are more than offset by decreases in the other three boroughs, as follows:

Manhattan shows 2.4 per cent. increase, The Bronx shows 46.3 per cent. decrease, Brooklyn shows 5.1 per cent. decrease, Queens shows 44.8 per cent. increase, Richmond shows 30.1 per cent. decrease, making a decrease of 6.7 per cent. in the building operations for the entire city.

"While the estimated cost of building operations is the usual basis of comparison it is also interesting to note in the following statement the great variation in the number of buildings to be erected and altered in the several boroughs. Brooklyn was the borough of greatest activity from this standpoint. The new buildings to be erected in Manhattan constituted only 6.1 per cent. of the new buildings to be erected in the entire city, and nearly one-fourth of these were multiple family dwellings coming under the tenement house law.

	New Buildings, Total Tenements.	Alterations, Total Tenements.
Manhattan	840 203	3,686 1,765
The Bronx.....	1,357 449	613 181
Brooklyn	5,268 600	3,935 1,023
Queens	5,374 488	1,273 70
Richmond	911 3	548 15
Total	13,750 1,743	10,055 3,054

Character of Construction in Manhattan.

"In the annual report for 1910 an attempt was made for the first time to analyze in a series of tables the character of new construction proposed in the borough. Similar tables have been prepared for the operations of 1911, but a change has been made in the boundaries used for the districts into which the borough has been divided for this purpose. The districts used in these tables are the tax districts of the borough as shown on the accompanying map. This seems to be a more satisfactory (though no less arbitrary) division because of the natural relation between building and taxation.

"In the preparation of these tables those applications for buildings that were later withdrawn for any reason have not been considered, so that the figures are as nearly accurate as is possible and are undoubtedly representative of the conditions. This also accounts for the apparent discrepancy in these tables and those preceding them as to the number of buildings to be erected.

"Of the 766 structures proposed for Manhattan in 1911, 39.42 per cent. were to be fireproof and 45.18 per cent. were to be of ordinary construction, that is of brick or stone exterior walls, with wooden joists for the floor construction. The balance, 15.40 per cent. were of miscellaneous construction, including the few frame dwellings still permitted at the upper end of Manhattan, open wooden sheds permitted under Sec. 144 of the Building Code, metal frame structures enclosed with sheet metal sides and roofs, coal pockets, circus tents, large steel frame electric signs, etc. This last construction, while representing in number a fair proportion of the structures for which permits are asked, really forms, it will be noticed from Table II, a negligible part of our building operations, as they constitute only twelve one-hundredths of 1 per cent. of the estimated cost of all operations.

"It is interesting to note, by comparing the figures of Table II with those of last year that fireproof construction is evidently on a rapid increase. In 1911, 39.42 per cent. of the buildings were to be fireproof as against 31.0 per cent. in 1910; these buildings were to cover 55.2 per cent. of the ground area to be used, as against 48.3 per cent. in 1910; the floor area to be provided by these new buildings is 75.7 per cent. of the total floor area in the new buildings, as against 68.0 per cent. in 1910; and these proposed new fireproof buildings were to cost 83.2 per cent. of all the money to be invested in new structures as against 77.1 per cent. in 1910. While there was a decrease of 5 per cent. in the number of structures to be erected in 1911 as compared with 1910, there was

TABLE I.—TEN YEARS OF CONSTRUCTION WORK IN MANHATTAN.

Year.	New Buildings.			Alterations.		Total Building Operations, Est. Cost.
	No.	Total Cost.	Av. Cost.	No.	Cost.	
1902.....	860	\$80,384,375	\$93,500	2,017	\$9,498,403	\$89,882,778
1903.....	1,038	75,104,200	67,500	2,268	11,398,031	86,502,231
1904.....	1,423	75,267,780	49,500	2,390	8,904,405	84,172,185
1905.....	2,572	124,746,552	48,500	4,469	14,105,720	138,852,272
1906.....	1,621	107,977,515	66,500	3,961	18,098,050	126,075,565
1907.....	948	74,939,900	74,000	3,854	16,783,899	91,723,799
1908.....	659	84,976,376	129,000	2,839	10,539,751	95,516,127
1909.....	995	131,246,483	132,000	3,578	13,085,729	144,332,212
1910.....	838	96,703,029	115,500	3,267	11,940,066	108,643,095
1911.....	840	98,537,275	117,000	3,686	12,753,133	111,290,408
Average....	1,179	\$94,883,485	\$80,000	3,242	\$127,107,187	\$1,076,990,672
	1,179	\$94,988,348			\$12,710,719	\$107,699,067

TABLE II.—CHARACTER OF CONSTRUCTION AS PROPOSED IN 1911.

Class of Construction.	Buildings.		Ground Area.		Floor Area.		Estimated Cost.	
	No.	Per-centage.	No. of Sq. Ft.	Per-centage.	No. of Sq. Ft.	Per-centage.	Value.	Per-centage.
Fireproof	302	39.42	2,457,840	55.18	21,428,500	75.75	\$77,491,730	83.19
Ordinary	346	45.18	1,587,400	35.63	6,448,800	22.80	15,544,525	16.69
Miscellaneous ..	118	15.40	409,500	9.19	411,100	1.45	109,070	0.12
Totals	766	100.00	4,454,740	100.00	28,288,400	100.00	\$93,145,325	100.00

for Manhattan and The Bronx together for the fifteen preceding years. While the operations of 1911 exceeded those of 1902 by 24 per cent. it is difficult to say to what extent this represents the natural increase due to the growing population. Between the extremes, the minimum of 1904 and the maximum of 1909, there is a variation of sixty million dollars in the annual estimated cost of building operations.

"The statistics with respect to new buildings reveal probably more correctly the true conditions in the building industry. Thus the largest investment in new buildings appears to have been in 1909 when 995 buildings costing about 131

million dollars were projected, but the greatest activity undoubtedly occurred in 1905 when more than two and one-half times as many buildings were to be erected though the total estimated cost was about 10 per cent. less. Furthermore, the highest average cost per building, namely \$132,000, is found in 1909, whereas the lowest average cost per building, namely \$48,500 appears in 1905.

	New Buildings.	Alterations.	Total.
Manhattan ..	\$98,537,275	\$12,753,133	\$111,290,408
The Bronx...	\$22,837,060	\$1,576,247	\$24,413,307
Brooklyn ...	\$2,598,240	\$4,620,144	\$7,218,384
Queens	\$2,212,265	\$72,543	\$2,284,808
Richmond ..	\$2,258,070	\$379,244	\$2,637,314
Four Boroughs	\$79,905,625	\$7,448,178	\$87,353,803
Entire City..	\$178,442,900	\$20,201,311	\$198,644,211
Tenement Houses (All Boroughs) ..	\$60,932,000	\$1,887,745	\$62,819,745

an increase of 20 per cent. in the number of fireproof structures.

"A fact worth noting is that 60 per cent. of the new buildings in that part of Manhattan between 14th street and 96th street are to be of fireproof construction. The estimated cost of these buildings amounts to 95 per cent. of all the money to be expended on new structures in this section. Seven-eighths of all the fireproof construction proposed for the borough lies in this same section.

"There are in the borough two sections in which the building activities are more marked than elsewhere, the section between 23d and 59th streets in which business and industrial buildings are on the increase, and the section on the west side of Manhattan above 110th street which is pre-eminently a residence section. The conditions are well shown in Table VII giving the number of building operations, both new structures and alterations, commenced and completed during 1911 and those still in progress at the end of the year.

"The section between 23rd and 59th streets would appear to be the most active section inasmuch as from 25 to 30 per cent. of the new buildings of the borough were being erected in that region. It also appears that about one-third of all alterations of the borough in 1911 were carried on in this section. Compared with the year 1910 there was an increase in 1911 in new building operations for this section of about 20 per cent. and in alterations of about 10 per cent. within the limits in question, the significance of which is better appreciated when it is noted that for the entire borough there was practically no difference between the two years. All this, considered in connection with the use to which the buildings are to be put, indicates a transition in this part of the city from residential to business purposes. Many of the alterations undertaken are for the purposes of temporarily adapting old residences for business purposes, until further increase in property values will justify the replacement of the old buildings by new structures. About 20 to 25 per cent. of the new buildings commenced, completed or in progress in Manhattan during 1911 were located in the section north of 110th street and west of 8th avenue. As the large majority of these buildings were tenements and one-fourth of the new buildings proposed in Manhattan in 1911 (and the proportion is about the same for 1910) were to be tenements, it is safe to say that more than one-half of the new tenements in Manhattan are being erected in this section. Compared with last year this section shows a slight decrease in building activity. On the other hand, the section to the east of it, above 110th street, shows an increase. Considering the entire area above 110th street the number of operations for 1910 and 1911 are about equal.

TABLE III.—BUILDING OPERATIONS COMMENCED AND COMPLETED DURING 1911 AND IN PROGRESS AT THE CLOSE OF 1911.

	New Buildings.			Alterations.		
	Com-menced.	Com-pleted.	In Pro-gress.	Com-menced.	Com-pleted.	In Pro-gress.
South of Chambers Street	13	11	15	164	138	49
Between Chambers & Houston Sts.	82	79	43	417	417	85
Between Houston & 23d Sts.	95	101	66	605	588	192
Between 23d and 59th Sts.	186	193	147	1,008	922	348
Between 59th and 110th Sts., East of 5th Ave.	57	45	58	312	297	86
Between 59th and 110th Sts., West of 5th Ave.	57	63	37	186	185	40
Between 110th St. & Harlem River East of 8th Ave.	47	50	23	200	188	57
Between 110th St. & Harlem River West of 8th Ave.	156	176	90	110	99	29
Totals	693	718	479	3,002	2,834	886

"The division into districts used in Table III, a purely arbitrary one, is the same as has been used in previous reports and is used by Supt. Miller so that comparison may be readily made with previous years. This table shows the region of greatest building activity to be between 23rd and 40th streets.

"Although not indicating the cost of the building operations, this table, says Supt. Miller also indicates in a way perhaps more fairly than any other statement presented, the building activity at the close of the year, inasmuch as they give the actual number of operations in progress. But their real significance is best shown by comparison with other years and seasons. A set of diagrams has therefore been prepared by the Superintendent showing for

the borough the number of new buildings and alterations in progress at the beginning of each month for the past ten years. The sudden rise of new building operations in 1905 and the falling off again in the latter part of 1906, it seems safe to say, was due to the subway which was completed about the end of 1904.

"Previous to 1907 the new building operations exceeded the alterations, which condition was reversed in May of that year, since which time the alterations have exceeded the new buildings in number. The chief reason for this is probably the fact that in later years the tendency has been to erect much larger buildings than before, but less of them. For the year following 1907 the average estimated cost of the individual new building (\$123,488.00) was double that cost (\$61,682.00) for the five years preceding 1907, the year 1907 itself, as the transition year, being left out of consideration.

"A prominent characteristic of the curve indicating the alteration operations is the yearly variation, the high points of the curve coming with almost certain regularity in August and the low points quite generally in the first three months of the year. A similar variation, though not so marked, is found in the "new buildings" curve. On the diagrams for the different districts this characteristic of the curve, while still present to some extent, is very much marred by other influences that are not easily discovered."

UNION RULE SUSTAINED.

Not Wrong for a Business Agent to Give Information to Workmen.

Supreme Court Justice Crane's decision refusing to punish for contempt the United Brotherhood of Joiners and Carpenters and John Rice, their business agent, on motion of Louis Bossert & Sons, will have far-reaching effect, in the view of Charles M. Beattie, counsel for the Brotherhood, as other judges will use it as a precedent.

For a year or more there has been waged a fight to unionize the door, sash and trim mills in Brooklyn. Two of the principal points of attack have been the Newton and Bossert concerns, which do not employ members of the Brotherhood of Carpenters.

Justice Crane's decision in the Bossert case is just the reverse from that of Justices Blackmar and Stapleton in the case of the J. Albro Newton fight. But he points out what he holds to be an important distinction between the two cases.

In his memorandum Justice Crane says in part:

"If these carpenters to whom Rice spoke voluntarily left work without any compulsion from Rice or his organization there was nothing wrongful in his acts. The courts cannot compel men to work, and they can leave for any reason they see fit, or without reason; and if it be that the carpenters in this case desired to comply with the rules and regulations of their brotherhood, there is no law that can prevent them or could prevent Rice from informing them that the trim was non-union material. The injunction quoted from does not restrain such deeds, as the act prohibited must be under some compelling or directing by-law, rule or regulation of the union. This could not include the giving of information to workmen as to the nature of the material they were at work upon, leaving to them the voluntary determination to stay or leave as they saw fit. No injunction could keep them at work, therefore their reason for leaving is immaterial as long as it is voluntary."

The Calder Company Active.

Private house construction is regaining some of its former activity in Brooklyn. The William M. Calder Co., of 11th avenue and Sherman street, contemplate building a large number, and have already plans under way by Benjamin Hudson for eighteen one-family houses, five to be in Howard street, near Prospect avenue, and thirteen in Fulton place, besides a two-family house on Prospect avenue. The one-family houses are estimated to cost \$4,500 each.

Foundation of the Adams Express Building.

The 32-story Adams Express Building, on lower Broadway, will be supported on 24 piers sunk through quicksand, gravel and hardpan to rock at a maximum depth of about 70 feet below the Broadway curb by the aid of rectangular wooden pneumatic caissons varying from 9½ x 9½ ft. to 9x34 ft., the average size being 7½ x 28 ft. The building will have ground dimensions of 202x107 feet.

LICENSE BUILDERS.

Superintendent Carlin Will Have a Bill Drafted for the Legislature.

The subject of licensing builders has been brought up again by some public remarks from the Superintendent of Buildings in Brooklyn, Patrick J. Carlin. More than once when the Building Code was being revised a provision for licensing builders has been inserted, but finally it came to be understood that the Board of Aldermen has no power to restrict men in the pursuit of an occupation, however wholesome such action might be. Only the Legislature has such authority, and of late years it has been chary of extending the list of protected occupations.

Superintendent Carlin is quoted as saying that since his advent into office he has been more than ever convinced of the absolute necessity for licensing builders in this city. Of all trades, this is the particular one for which a license should be required to permit construction work. A defect in plumbing, whether as a result of ignorance or carelessness, is readily discovered and easily remedied. It is inconsistent that while we require almost everybody from a doctor to a peddler to prove his fitness before being licensed, and then being registered before being allowed to practice his profession or trade, we allow anybody to operate as a builder.

"This is an occupation involving the health and safety as well as the financial interests of the public.

"A plumber who is at fault may have his license revoked, thus removing him as a menace to health and comfort in the community, but a builder, such as I did not believe existed until I came into the Department of Buildings, and some of whom I have found to be doing a shameful class of buildings, is allowed, unhindered by law, to construct as he pleases, except for the restrictions of the building code and the supervision of the inspectors of the Bureau of Buildings.

"There are many important principles and rules of workmanship which all the inspectors in the department are powerless to enforce. The best that we can do is to compel such builders to live up to the requirements of the Building Code as to quality of material, thickness of walls, etc., but as to the manner in which these materials are used, walls built out of plumb and without properly filling the joints with mortar, materials for mortar improperly mixed through ignorance or carelessness or cupidity, brick walls laid up in such a slovenly manner as to be disgraceful, these are matters beyond our control.

"The bricklayers' unions should compel an applicant for membership to qualify as to his ability before granting him a card of membership, but it would seem that they do not care whether a man is a good mechanic or not, so long as he qualifies financially for a membership card. It seems impossible to get proper work done when men totally ignorant of the first principles of construction can engage in the building business, and still worse when this class of men go into it with a determination to violate every principle of law, and whose ignorance leads them to permit the cheap class of workmen they employ to do things that are a menace to life and limb.

"It is my object to request of the proper authorities that this matter be drafted in legal form into a bill to be introduced in the next session of the Legislature, and I trust that public sentiment as represented by the press, as well as all legitimate financial and building interests, will lend it their support."

Building Boom at Tottenville.

Plans have been filed for Tottenville, Staten Island, for thirty houses during the past six months. The Tottenville Copper Company is planning to erect ten four-family houses on its land facing Church street, north of the plant, for the accommodation of employees.

George W. DuBois and Abram E. Johnson, having purchased a tract of second growth woodland on Church street, between Amboy road and High street, are now clearing and grading preparatory to dividing it into building sites.

—In density of population New York is the fifth State in the Union, having 191.2 persons to the square mile in 1910.

—The capital invested in manufactures in the State of New York is \$2,779,479,000 and the primary horse-power employed is 1,997,662.

CANAL TERMINALS.

Nature of the Improvements To Be Built At This City.

The locations of the various terminals to be provided in New York harbor for the convenience of the traffic from the State barge canal were mostly specified in the legislative bill which authorized the improvements, which bill was enacted into law. The State Canal Board and the State Engineer, John A. Benschel, have now agreed upon the nature of the improvements to be made at the different sites. The terminals will for the most part consist of open piers merely, one or more in each place, but at a few important points sheds and traveling cranes will be erected. The terminals will be constructed by the State for an estimated cost of \$9,740,000. The improvements will be made under the direction of the local branch of the State Engineer's office, with headquarters in the Whitehall Building, and

Association Building for Lower East Side.

The plans for the proposed Y. M. C. A. building, on the lower East Side, which were filed this week by Jackson & Rosencrans, of 1328 Broadway, provide in a remarkable way for helping the young men of that section along every-day lines. The building will be provided with a restaurant, where two thousand meals will be served daily, and the roof will be utilized for outdoor recreations and meetings. There will be a large dormitory with a gallery all around, accommodating 150, and in addition three of the floors are to be devoted to dormitories divided into 150 private rooms.

The features of the equipment include vastly improved fumigating, disinfecting and laundry plants, incinerators, vacuum cleaners and scrubbers, and every modern appliance for the sanitary upkeep of the property. In addition to the usual fire escapes there will be two fire towers, on the Philadelphia plan, independent of the regular exits. The new building will replace the homes of the lower East Side

BUILDING MATERIALS.

North River Brick Advances 25 Cents a Thousand.

Market Nearly Sold Out on Monday—Increase Due to Small Supply on Hand—Sheets, Lime, Plaster, Spruce, and Pig Iron, Also Advance—Building Money Tighter—Steel Continues in Heavy Demand—Cement Active.

CONTINUED stiffness in the building material and general supply market has reached a stage where the attention of many interests is beginning to be attracted. It was, therefore, not surprising that money for building construction in the first part of next year was somewhat timid, owing to the prospects of even further general advances in the price of building commodities.

The predictions of the Record and Guide regarding the tenor of the building material situation have been fulfilled by recent events. The promised advances in the price of sheet steel, lime, plaster and even common brick were vouchsafed this week, when on Monday the price of common brick advanced 25 cents a thousand wholesale, lime and plaster moved up 5 to 10 cents a barrel, and sheets assumed a new high level. Those who followed the advices given in this department found themselves fairly well covered when the advance was announced, while others were caught short in a rising market.

There is an unmistakable tendency to come into the market for new engagements for money as well as materials at this time, and financiers say that despite the fact that new operations are slow in coming out, there is a tremendous volume of building plans on the architects' boards.

Factors in the market which lead to this conclusion are found in the report of the steel company that by the first of January it will be between 7,000,000 and 8,000,000 tons behind on new orders, of which about two-fifths represent Eastern requirements. This, of course, includes steel rail orders and bridge construction, so it is safe to say that about 1,000,000 tons represent prospective building construction in New York City and vicinity. This estimate does not include any of the steel requirements for the subway, the prospective 30,000 tons order for the new Equitable Building or the 80,000 tons which will be required for the New York Connecting Railroad Company's bridge at Hell Gate. Neither does it include the steel tonnage that will be required for the proposed new terminal docks in South Brooklyn, nor the new building projects which are now being planned, so that it is entirely probable that the requirements for structural steel will continue to be exceedingly heavy not only up to August 1, but well into the end of the third quarter of next year.

Why Brick Prices Moved Up.

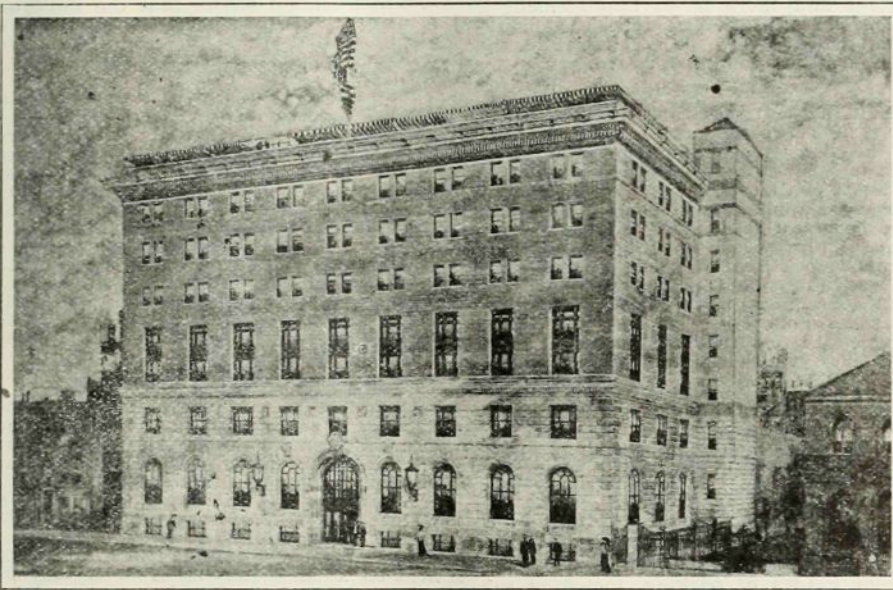
It is, therefore, safe for builders and contractors as well as architects in figuring costs of new construction work to count on current prices going even higher as the drain upon mill capacity increases.

For every ton of structural steel that goes into a modern building about 300 common brick are used. Based upon a possible steel requirement in New York City during the next three months at 1,000,000 tons, this will call for 300,000,000 common brick before January 1. If additional steel requirements come forward as expected between now and April 1, when the 1913 brick season opens, there will be a demand for 483,000,000 common brick in New York City and suburbs between now and April 1.

When it is considered that barely 900,000,000 brick were manufactured in the Hudson River district in the present season, more than half of which has already been sold in the market, and also that the Raritan River manufacturers have experienced one of the busiest seasons in their entire experience, it is not to be wondered at that the manufacturers up the river have put a higher price on their product and that the Raritan River interests have followed suit.

With steel in such a determined demand and brick in imminent danger of finding itself in a short market, it is not at all surprising that Portland cement should find itself in strengthening tone. Dealers look for higher prices before long.

Lumber, however, probably will not move one way or the other until spring, because the dealers are fairly well covered for their winter requirements and wholesalers are figuring on mill capacity. But when the suburban demand toward the latter part of the winter begins to be felt in the wholesale department prices may be expected to go up still higher.



Nos. 6 to 20 East 3d Street.

Jackson & Rosencrans, Architects.

Y. M. C. A. BUILDING FOR LOWER EAST SIDE.

will consist of the following:

"Port of Call" in the North River between Dyckman street and the entrance to the Harlem Ship Canal. It will have a dockage of nearly half a mile. A break-water of booms will be provided, and the space behind this will be dredged to a depth of twelve feet at low tide. At the southern end of the boom will be a canal pier fifty feet wide extending out to the pier-head line. The selection of this site for the purpose is objectionable to the city authorities, and the Canal Board will be asked to select a place south of Dyckman street.

At West 135th street and North River, a pier 100 feet wide, a concrete shed and two traveling cranes.

At the foot of West 78th street on the North River, a pier sixty feet wide.

At the present canal basin, North River between West 51st street and West 54th street, a pier eighty feet wide at 53d street, a concrete shed and two traveling cranes.

At the foot of Gansevoort street and North River, a pier sixty feet wide.

At the foot of Vestry street and North River, a pier, concrete shed and traveling crane.

At piers 4, 5, 6 and 7, Manhattan, in the canal basin on the East River, with a concrete shed and a traveling crane.

At the foot of Grand street and Broome street, East River, with two piers eighty feet wide.

In Sherman Creek, with a pier 960 feet long and 50 feet wide, and a channel 12 feet deep at low tide.

At 150th street and the Harlem River in The Bronx.

At 136th street and the East River, with a pier sixty feet wide. This is to be constructed when the government has deepened the channel in the Bronx Kills to fifteen feet at low tide.

In Newtown Creek, two piers, a concrete shed and traveling cranes.

In Gowanus Bay, two piers, a concrete shed and traveling cranes.

In Jamaica Bay, similar piers, slips, shed and traveling cranes.

—Big apartments are being more frequently asked for than formerly. For several years very small suites have been most in favor.

branches of the Young Men's Christian Association, at Nos. 222 Bowery and at No. 153 Bowery, at the northeast corner of Broome street. The plans are now out for figures, and contracts will be awarded promptly.

A Fine Building for Greenwich Village.

The building which the St. John's Park Realty Co. (James H. Cruikshank and William D. Kilpatrick) will build for the Riker & Hegeman Co., on the west side of West 4th street, between Gansevoort and Horatio streets, will be nine stories and basement in height, instead of eight stories, as first reported. It will be the headquarters of the Riker & Hegeman Co., which will move from its present offices, in the centre of the city, at 34th street and 7th avenue, into old Greenwich Village.

The lease, which was consummated by Douglas Robinson and Charles S. Brown Co. is for a term of ten years, with a renewal clause for the same period, at an annual rental of \$37,000, net; the tenant paying city taxes, fire insurance and all other charges. This rent is at the rate of a trifle over 20 cts. per square foot net.

The site is 184x99 feet, and is located just around the corner from 8th avenue and 14th street, and within a few minutes of the proposed 7th avenue subway, at 14th street. The proposed building will be thorough and absolutely fireproof, with the heavy carrying capacity of 200 lbs. per square foot.

In addition to interior stairways, it will contain three fire towers, and will be equipped with a 100% sprinkler system. The front will be of white brick, polished granite, Indiana limestone and terra cotta. It will contain five electric elevators, package carrier system, gravity elevator and goods chute, and many other conveniences for the rapid handling of the company's goods.

The building will be one of the most expensive buildings in the recent development of Greenwich Village. The Riker & Hegeman Co. selected this site after exhaustive examination of others in all parts of the city south of 59th street. The contract for the building has been awarded to E. E. Paul & Co.

Money Inquiry Strong, Too.

In other words, the extreme stiffness of structural steel will be followed in practically every line, even including building stone and equipment early next spring.

It is, therefore, not remarkable that the inquiry for building money is still keen, although some of the larger lending companies are exerting every effort to keep down their engagements. Investors are beginning to see the trend of the material situation, and for that reason they are willing to pay slightly higher rates of interest in order to catch the material market on a rise.

The Common Brick Market.

Under close analysis, the common brick situation here in New York is such as to serve as a warning to consumers that the supply is restricted. Advices published in this department last week to the effect that the decision in the case of the Greater New York Brick Company would probably not be handed down until the middle of November brought buyers heavily into the market on Saturday, so that only 10 of the 89 barge loads in the market were unsold on Monday morning. There were few takers of brick at the \$7.25 level this week.

Most of the brick will not go into immediate consumption, although that statement should not be interpreted as indicating that this brick will be stacked. Instead of going to dealers' yards, most of this brick was towed around to distributing points to be ready for immediate distribution when berths could be obtained, so that the dealers are still without stacks, with the end of the season only a few weeks off and covered prices near at hand.

Raritan Brick Also Advances.

It is also significant of the tightness of the brick market that the Raritan River interests immediately followed suit with an advance of 25 cents a thousand, making their current quotations that of the Hudsons. It has all along been presumed that the Raritan River people would trail just under the Hudson River market. The heavy demand during the output last season has kept the South River, Sayreville and Mateawan outputs close to capacity, and these interests today are no better off as far as winter and early spring reserve stacks are concerned than are the Hudson River brick producers. Hence consumers need not look for cut rate prices from the New Jersey sources of supply, regardless of whether Magistrate Freschi's decision is favorable or otherwise to the Greater New York Brick Company.

When it is considered that the estimate of winter and spring brick consumption previously made in this report was based only upon buildings using steel, and did not take into consideration buildings using brick without skeleton frames, such as tenement houses, dwellings, alterations, etc., it should be apparent to any estimator or prospective purchaser of common brick that they should keep very close to the market and protect themselves before covering charges go on. Transactions covering the week of September 14 to September 21, with corresponding week last year, follow:

1912.		
Left Over, September 14—31.		
	Arrivals.	Sales.
Monday	14	14
Tuesday	4	14
Wednesday	11	9
Thursday	4	6
Friday	13	19
Saturday	12	17
Totals	58	79

Condition of the market, firm. Current prices during week, \$6.75 to \$7. Monday opening prices, \$6.75 to \$7.25. (Wholesale dock New York.) Add dealers profits and cartage charges for retail prices. Left over Saturday, September 21—10.

1911.		
Left Over, September 16—9.		
	Arrivals.	Sales.
Monday	22	10
Tuesday	3	7
Wednesday	5	5
Thursday	3	8
Friday	9	8
Saturday	7	3
Totals	49	41

Left Over, September 13—17.

By way of comparison, as showing the phenomenal buying movement of last week, it is interesting to know that in the corresponding week in 1910 the arrivals were 58 cargoes and the sales 57.

Lime and Plaster.

The lime and plaster situation has gradually been stiffening for some time, with the result that it has been deemed necessary, in view of the lack of labor at the quarries and the greater demand here in New York for the better grades

of material under a definite standard to advance the price slightly. A meeting of the manufacturers was held on Thursday to consider this question.

Linseed Oil.

The general drift of linseed oil is in the direction of routine distribution, making in totals quite a good showing, with prices rather steady than otherwise. The large consumers, however, believe that the market later will favor them, and are, therefore, not purchasing to any extent. Linseed oil, raw, American City, in carload lots, is now 69 cents and weakening.

Window Glass.

Bradstreet's last quarterly report of the general commodity index figure shows that the slump in building materials was due largely to the drop in the price of window glass. This reflects the general hesitancy in building construction when dealers found that they had heavier stock than the immediate market was likely to absorb. They therefore began to lower their discounts. The demand now runs mainly to better grades and there is an improvement in requirements, although this is generally attributed to new prospective buildings that are now coming forward.

General Equipment.

Building managers are finding the use of floor scrapers such a valuable asset in keeping free from spots and stains offices which have been occupied for some time that there is a heavy demand for these appliances at present. So great has become this demand that some hardware interests are making this a particular stock item and managers are taking advantage of the introductory prices which are now prevailing. The building manager going into the market for this device will find that the standard grades are those which are distributed through the regular hardware channels.

Building Equipment Market.

We have been requested to supply quotations on the current price of oakum in fifty-pound bales. The best oakum is now quoted at 6 cents per pound, United States Navy oakum is quoted at 5½ cents, Navy is quoted at 4½ cents and plumbers' spun at 2¼ cents. "Manager" wishes to know the current price of different grades of packing, including rubber asbestos, wick and rope. The average price today runs from 14 to 16 cents (manufacturers' prices). Fair quality of packing is as follows: Sheet C I, 11 to 12 cents; sheet C B S, 11 to 12 cents; sheet C B S, 12 to 13 cents. Sheet pure gum runs from 40 to 45 cents, and red sheet 40 to 50 cents. American packing is quoted at 8½ and 9 cents, cotton packing at 16 and 25 cents, Italian packing at 9 and 10 cents. Jute is quoted at 3¼ and 3½ cents and Russia packing 9 to 10 cents.

Paints.

Prices quoted on silica-graphite per gallon in ½-gallon pails runs at \$1.95, and in 1-gallon pails, \$1.85; 5-gallon kegs, \$1.80; 10-gallon kegs, \$1.65; ½ barrels, \$1.55, and 50-gallon barrels, \$1.50.

Bottoms Scarce for Lumber.

Further tightening of lumber prices during the last ten days has been largely due to lack of bottoms, as well as shortage of freight cars. The scarcity of vessels has resulted in an advance of from \$50 to \$1 in rates from all points east of Penobscot River. Vessel rates from Bangor to New York are now firm at \$3.25 to \$3.50, with the St. John, N. B., rate firm at \$4. Rates from Nova Scotia points to New York are quoted at \$4.50 to \$5.

Spruce Advances Again.

These conditions have caused spruce to gain ground steadily. Few cargoes of unsold yard random are arriving from the East, but yards are coming forward with schedules in sufficient volume to keep the commission houses busy finding outlets.

During the last week there has been a decided restriction in the call for spruce from suburban retail yards. This shows that dealers are finding at the present time little demand for building grades. Current wholesale quotations for random cargoes of the narrow sizes of spruce range from \$20 to \$23, with the wider stock up to 12 inches quoted at \$24 to \$25.50.

Lath are in good demand, and all cargoes offered are being snapped up by the wholesale interests here in New York. There is a determined movement on the part of wholesalers to lay in a reserve supply in anticipation of heavy winter weather conditions. It is known that Eastern mills are running on scant logging, in conformity with the general disposition of manufacturing establishments in general to keep down their reserve

stocks, so as to gauge their spring market on actual demand and not upon any possible optimistic inflation.

Current Lath Prices.

Current prices on lath run from \$3.80 to \$3.85 per M., with most of the sales during the past week being made at the higher wholesale figure. This is in line with the tendency all through the East, Southern New England being practically on a level with this city in bidding for the standard 1½-inch lath, and with practically all stocks now in pile at the mill points under engagement, and much of the prospective output of the balance of the year being sold at figures approximating these quotations.

Hemlock is in a very strong demand and firm in price. The base price for New York delivery on Pennsylvania stock has advanced to \$22.50 in the recent past. This figure probably never before has been reached in this market. Cargoes of eastern hemlock scantling are being moved in on a basis of \$18 to \$20 for 2x4 and 3x4.

North Carolina pine is in the strongest position quoted in recent years. The Norfolk Association shows that the mills on August 1 were over-sold on rough stock for more than 11,000,000 feet, while there is a net surplus of dressed stock of 200,000 feet.

The market, which was unsettled in August, has come to a better basis during the last week or two. Shippers are advancing prices, and even at the higher prices ruling to-day some of the largest shippers are so fortified with orders and inquiries as to feel that their products for the balance of the year are practically engaged. This proves conclusively that the Record and Guide's advice to dealers late in July and early in August to buy at once was well founded. Most of the dealers are amply covered, at least until the first of March, hence consumers' quotations should be steady.

Long Leaf Yellow Pine Stiffer.

Long leaf yellow pine is especially independent as to position. A higher line of value both for timber and worked lumber ranges to-day from \$2.50 to \$3.50 over previous figures. In this department dealers are much embarrassed from getting water shipments for wood from the South, as the tonnage is much below current requirements, and vessel rates are very firm on a basis ranging from \$6 to \$6.50 from Georgia and Florida ports to New York, with the rate from the Gulf very firm at \$7.50 to \$8.

White pine, which largely enters into interior construction, is only fairly active, and, in this respect, reflects the recent falling off in construction. The trade in white pine from Albany, Tonawanda and Buffalo is still embarrassed because of the break in the Erie Canal at Rochester. This has resulted in shipments being made by rail, which, of course, has a tendency to boost prices.

Cypress gum and hardwoods in general are strong in all departments, the higher as well as the lower grades now being in active demand. The greater scarcity, however, is found in the lower grades. Practically all grades of mahogany, birch and plain oak, with good quartered oak steadily coming back into a strong position, are uniformly quoted today at \$88 and \$90 for standard cars of inch ones and twos.

Building Metals.

Following the lead of other departments of building material which have shown a tendency to advance in price, blue annealed sheets have advanced \$1 a ton to \$1.55 per 100 pounds, largely due to the high spelter prices prevailing. It is now expected that galvanized sheets will soon be advanced the same amount.

The development in the metal market this week centered in the continued scarcity of raw steel material, the advance in the price of pig iron and the constantly increasing demand for structural steel. Current prices for raw steel material remained fairly steady during the week as far as finished product steel mills were concerned. Bessemer iron reached \$15.50 at furnace for delivery after mid-October. The \$15.50 price was quoted a week or ten days ago on first half contracts into 1913, while the prompt market remained at \$15.25 and a shade lower. Pending inquiry in Bessemer and basic iron from steel making companies aggregates 55,000 tons in the Pittsburgh district.

Foundry Iron Advances.

Structural steel interests, especially fabricators and ornamental iron interests, find their chief concern in the behavior of foundry iron. In this department the most remarkable advance took place. Sellers who were quoting at \$14.50 Valley furnace a week ago are now quoting up

(Continued on page 599.)



The Woolworth Building

Cass Gilbert, Architect.

Thompson-Starrett Company, Builders

Entirely of Atlantic Terra Cotta for 52 stories.

Canopy at the 27th Story

Before cleaning and pointing

Notice the delicacy of the modeled ornament and at the same time the large scale. Four colors appear in the detail illustrated.

Work of this character is only possible in Architectural Terra Cotta.

Booklet on request

Atlantic Terra Cotta Company

1170 Broadway, New York

CURRENT BUILDING OPERATIONS

Including Contemplated Constructions, Bids Wanted, Contracts Awarded, Plans Filed and Government, State and Municipal Work.

Building for Riker-Hegeman Drug Co.

The E. E. Paul Company, 1 Madison avenue, received the general contract this week to erect the new nine-story fireproof warehouse, 90x182 feet, at West 4th, Gansevoort and Horatio streets, for James H. Cruikshank, 50 Pine street. The entire building has been leased to the Riker-Hegeman Drug Company, of 162 West 34th street, and is estimated to cost \$200,000. Robert E. Moss, 126 Liberty street, is engineer.

Bids Rejected for Brooklyn Hospital.

The Department of Public Charities, foot of East 26th street, Manhattan, has rejected all bids for the new hospital building to be erected at Kingsland and Debevoise avenues, Bullion and Benton streets, Brooklyn. Frank J. Helmle, 190 Montague street, Brooklyn, is architect. The project will be readvertised. Estimated cost is \$275,000.

Contract for Great Meadow Prison.

A. Pasquini, 1123 Broadway, Manhattan, received the general contract this week for the complete erection of the Great Meadow Prison Buildings at Comstock, N. Y., for the New York State Prison Department. James P. Scott, superintendent, Capitol Building, Albany, N. Y. Herman W. Hoefler is State architect.

Eidlitz & Son Get Morgan Contract.

J. P. Morgan & Company have awarded to Marc Eidlitz & Son, 489 5th avenue, the general contract to erect the new business building at 29-33 Wall street, from plans by Trowbridge & Livingston, of 527 5th avenue.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

10TH AV.—Egerton L. Winthrop, estate of Frederick Bronson, 242 East Houston st, owner, is taking bids on subs for alterations to the tenement at 140 10th av, from plans by H. Regelmann, 133 7th st, architect. Cost, \$5,000.

179TH ST.—Schwartz & Gross, 347 5th av, are preparing plans for a 10-sty apartment house, 103x146 ft., to be erected at the southwest corner of 179th st and Broadway for Donald Robinson, 312 West 109th st, owner, who builds.

2D AV.—Lewis Leining, Jr., 160 5th av, architect, is taking bids for alterations to the store and tenement at 532 2d av, for Bernard Berkowsky, 160 5th av, owner. Cost, \$6,000.

PRINCE ST.—Sommerfeld & Steckler, 31 Union sq, have completed plans for alterations to the 5-sty tenement, 159 Prince st, for the Sturm Nadel Co., 20 Mercer st, Newark, N. J., owner. Cost, \$2,500.

7TH ST.—Gross & Kleinberger, Bible House, have completed plans for alterations to two 3 and 4-sty tenements at 291 East 7th st for Julius Stoloff and Morris Kroner, 19 Av C, owners. Cost, \$5,000.

28TH ST.—Hill & Stout, 1123 Broadway, architects, have completed plans for alterations to the 9-sty apartment, at 19-21 East 28th st and 80-84 Madison av, for the 80 Madison Av Co., 80 Madison av, owner. Cost, \$5,000.

MOTT AV.—O. Reissmann, 30 1st st, has completed plans for alterations to two 5-sty tenements at 228 Mott st for Rose Bockar, 168 South 3d st, Brooklyn, owner. Cost, \$2,500.

WEST END AV.—J. E. R. Carpenter, 1 Madison av, has completed plans for the 12-sty apartment house to be erected at 244 West End av for the A. G. M. Realty Co., 79 5th av, owner. Cost, \$650,000.

62D ST.—Lawlor & Hasse, 69 Wall st, have completed plans for the 9-sty apartment house, 57x85.5 ft., to be erected at 27-33 East 62d st for the Rivoli Realty Co., 11 Pine st, owner. Cost, \$140,000.

71ST ST.—Schwartz & Gross, 347 5th av, have been selected architects for the 9-sty apartment house to be erected at 113-115 West 71st st, for the Hennessy Realty Co., Joseph Polstein, president, 220 Broadway, owner.

DWELLINGS.

91ST ST.—Henry D. Whitfield, 160 5th av, architect, is taking bids for an addition to the 4-sty brick residence, 20x60 ft., at 61 East 91st st for George Hornblower, 24 Broad st.

MUNICIPAL WORK.

22D ST.—Clark, MacMullern & Riley, 80 Maiden lane, engineers, are preparing steam and electrical plans for the 4-sty limestone and brick children's court building, 75x100 ft., to be erected in the north side of 22d st, 100 ft. from Lexington av, for the City of New York, Court of Special Sessions, Criminal Court Building, own-

er. Isaac F. Russell, chief justice, Frank W. Smith, chief clerk, Crow, Lewis & Wickenhoefer, 200 5th av, architects. Cost, \$235,000.

90TH ST.—Bids will be received until October 24 at 2 p. m. at the office of George McAmeny, Borough president, and at the office of the commissioner of Public Works, Room 1836, 21 Park Row, N. Y. C., for the construction and equipment of an asphalt plant between 90th and 91st sts and Av A and East River.

SCHOOLS AND COLLEGES.

HESTER ST.—Excavating has been completed for the 8-sty school, 55x100 ft., at the southwest corner of Hester and Elizabeth sts for the Children's Aid Society, 105 East 22d st, owner. William Church Osborn, president, A. B. Hepburn, treasurer, L. Loring Grace, secretary, Matthew P. Adams, superintendent, Wainwright Parish, 12 West 31st st, architect William Young Co., 550 West 41st st, has the general contract.

STORES, OFFICES AND LOFTS.

40TH ST.—Foundations are under way for the 8-sty store and loft building, 40x98 ft., in the north side of 40th st, 180 ft. East of 9th av, for the Greenwich Investing Co., 69 West 138th st, owner. Hyman Kantor, president, Max Canter, secretary. Gronenberg & Leuchttag, 7 West 22d st, architects. Teran, Mahoney & Munroe, 601 1st av, have the heating contract, and E. E. Paul, 1 Madison av, the mason work. Cost, \$75,000.

26TH ST.—Foundations are under way for the 20-sty office and loft building in the south side of 26th st, between Broadway and 5th av for the 5th Av. and 26th St. Co., 220 5th av, owner, George F. Johnson, Jr., president, Leopold Kahn, vice-president, William H. Frame, secretary. Schwartz & Gross, 347 5th av, architects. F. A. Burdett & Co., 16 East 33d st, steel engineers. Wennener Bros., Inc., 103 Park av, have the mason work. Cost, \$1,000,000.

25TH ST.—Work will start immediately on the 12-sty loft building, 50x100 ft., at 133-135 West 25th st for the New York and Chicago Construction Co., owner. Plot was recently purchased from the Hayward Est. through Duross Co. The Metropolitan Life Insurance Co. has made a building and permanent loan of \$200,000. Cost, \$275,000.

BROAD ST.—W. C. Tucker, 156 5th av, engineer, is preparing sanitary plans for the 20-sty office building to be erected at 42x56 Broad st, 46-50 New st, for the Fifty Broad St. Co., Littleton Fox, president. Willauer, Shape & Bready, 156 5th av, architects. J. F. Musselman, 17 Madison av, electrical engineer. Tubes Realty & Terminal Co., 516 5th av, general contractor. Cost, \$1,500,000.

CHRYSIE ST.—The Minisker Realty Co., Louis Minsky, president, 228 2d av, owner, is taking bids on the mason work for the 9-sty store and loft building, 50x185 ft., at 195-197 Chrystie st from plans by Sommerfeld & Steckler, 31 Union sq, architects. Cost, \$200,000.

34TH ST.—Henry C. Pelton, 8 West 38th st, has completed plans for alterations to the department store in West 34th st, for Jas. McCreery, on premises, who is ready for bids. Cost, \$5,000. Work consists of interior partitions.

BROADWAY.—H. C. Pelton, 8 West 38th st, is preparing plans for interior partitions to the department store at 901 Broadway for Lord & Taylor, on premises, owners, who will soon take bids. Cost, \$5,000.

46TH ST.—A building loan of \$250,000 has been made by William M. Barnum to the 16 West Forty-sixth Street Company on its new lot to be erected at that number. The plot is 44x100.5, beginning 264 ft west of Fifth av.

VANDERBILT AV.—Additional figures are being received for the store and office building to be erected on the south side of Vanderbilt av, between 42d and 43d sts, for the N. Y. Central R. R. Co., 70 East 45th st. The United Cigars Stores Co., 44 West 18th st, lessee. Balcom & Darrows, 70 East 45th st, steam engineers, Warren & Wetmore, 16 East 47th st, architects. Cost, \$150,000.

BROADWAY.—John H. Duncan, 208 5th av, has completed plans for alterations to the 8-sty brick store and loft, 55x108 ft., at the northeast corner of Broadway and 19th st, for the estate of Ogden Goelet, 9 West 17th st. Contract will soon be awarded. Cost, \$20,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

BECK ST.—Geo. Fred Pelham, 507 5th av, is preparing plans for three 5-sty apartments in the east side of Beck st, 148 ft. south of Tiffany st, for the Aaron Goodman Realty Co., 117 West 119th st, owner, who builds. Cost, \$125,000.

180TH ST.—The Lebro Construction Co., L. Boroschek, president, 368 Grand st, owner, will soon be ready for bids on subs for the 5-sty flat, 50x106 ft., to be erected at 782 East 180th st, from plans by Oscar Lowinson, 5 West 31st st, architect. Cost, \$50,000.

SCHOOLS AND COLLEGES.

THE BRONX.—Bids were received by the Board of Education September 23 for the general construction of P. S. 53, which were laid over; for plumbing and drainage of P. S. 53. Frank J. Fee was low bidder at \$17,100.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

PACIFIC ST.—A. White Pierce, 59 Court st, is preparing plans for a 4-sty brick tenement, 29x90 ft., to be erected at the northwest corner of Pacific st and Hopkinson av, for the Ocean Hill Contract Co., 32 Radde pl, owner. Cost, \$20,000.

22D ST.—Edward B. Chestersmith, 181 Woodruff av, is preparing plans for a 4-sty brick and limestone apartment, 65x86 ft., to be erected in East 22d st, 109 ft south of Ditmars av, for Henry V. Terboss, 26 Court st. Cost, \$32,500.

GREENE ST.—Additional figures are being received for rebuilding the 1-sty brick factory, 175x200x125 ft., at 259 Greene st, for the John C. Wiarda & Co., 259 Greene st, owner. A. Ulrich, 373 Fulton st, architect. Cost, \$150,000.

68TH ST.—Shampan & Shampan, 772 Broadway, are preparing plans for two apartments to be erected at the southeast corner of 68th st and 3d av, Brooklyn, for Harris Wilner, owner, care of architects. Cost, \$80,000.

BANKS.

BEDFORD AV.—Slee & Bryson, 153 Montague st, architects, are taking bids for alterations to the brick bank building at the northeast corner of Bedford av and Halsey st, for the People's Trust Co., on premises, owner.

CHURCHES.

50TH ST.—Relley & Steinback, 481 5th av, N. Y. C., are preparing preliminary plans for a church to be erected at 50th-51st sts, between 7th and 8th avs, for St. Agatha R. C. Church, Rev. Father James Smith, pastor, care of architect.

DWELLINGS.

HOWARD PL.—Benj. Hudson, 319 9th st, is preparing plans for five 2-sty brick residences, 17x38 ft., to be erected on the east side of Howard pl, 27 ft. north of Prospect av, for William M. Calder Co., 11th av and Sherman st, st, owner. Cost, \$4,500 each.

FULTON PL.—Benj. Hudson, 319 9th st, is preparing plans for thirteen 2-sty brick residences, 17x38 ft., to be erected on the west side of Fulton pl, 27 ft. north of Prospect av, for William M. Calder Co., 11th av and Sherman owner. Cost, \$4,500 each.

PROSPECT AV.—Benj. Hudson, 319 9th st, is preparing plans for a 2-sty brick residence, 27x44 ft., to be erected on the north side of Prospect av, 48 ft. north of Fuller pl, for William M. Calder Co., 11th av and Sherman st, owner. Cost, \$6,000.

BAY 47TH ST.—McCloskey & Boyie, 367 Fulton st, Brooklyn, have completed plans for a 3-sty frame residence, 20x55 ft., to be erected at the northeast corner of Bay 47th st and Croysey av for Joseph Ribando, 2725 Croysey av, owner. F. C. Lamonte, 2725 Croysey av, has the general contract. Cost, \$3,000.

FACTORIES AND WAREHOUSES.

WYCKOFF ST.—William R. Young, Jr., Inc., 169 Lorimer st, has received the slag roofing for the 2-sty brick warehouse, 50x90 ft., to be erected at the corner of Wyckoff st and Decatur st, for the Brooklyn Master Bakers' Working Association, owner, care of H. Holdener, 242 Franklin av, architect. Softy & Woods, 663 Hancock st, general contractors. Cost, \$15,000.

BOERUM ST.—Benj. Driesler, 153 Montague st, is revising plans for a 7-sty brick factory and loft building, 50x90 ft., to be erected in Boerum st, near Lorimer st, for Samuel Shindelman, owner, care of architect. Samuel Palley, Pennsylvania av, corner Liberty st, has the general contract. Cost, \$50,000.

CHESTNUT ST.—Additional figures are being received for the 2-sty storage building, 68x72 ft., at Chestnut and Locust sts, for the Vitagraph Co. of America, 116 Nassau st, N. Y. C., owner, William T. Rock, treasurer, J. Stuart Blackton, secretary, Albert E. Smith, treasurer, W. L. Stoddart, 30 West 38th st, N. Y. C., architect.

MUNICIPAL WORK.

BROOKLYN.—Bids were received by the City of New York Alfred E. Steers, president, Borough Hall, Brooklyn, for regulating and repaving, grading and curbing 7th st. The Hastings Pavement Co., 25 Broad st, N. Y. C., was low bidder at \$7,450.15; for Wakeman pl, McAuliffe & Crowley, \$5,780.10.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were received by the Board of Education September 23 for installing heating and ventilating apparatus and electric generating equipment, which were laid over, and for installing temperature regulation in Bushwick High School. Johnson Service Co. was low bidder at \$5,667.

BROOKLYN.—Bids were received by the Board of Education September 23 for installing electric equipment in P. S. 173. Anderson-Martin Electric Co. was low bidder at \$10,459.

THEATRES.

FLATBUSH AV.—An irregular plot on the southeast corner of Flatbush and Bedford avs has been purchased by John Mason, through the Newbegin Realty Co., from Sholtz & Atkinson. A modern moving picture theatre will be erected on the site.

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DWELLINGS.

JAMAICA, L. I.—Ole Harrison, 328 Fulton st. has completed plans for three 2½-sty frame and stucco residences, 16x34 ft. to be erected at "Dunton" for John Blum, this place, owner, who builds. Cost, \$3,000 each.

HUNTINGTON, L. I.—Foundations are under way for alterations to the 2½-sty frame residence for R. R. Conklin, 1 Wall st, N. Y. C. Wilson Rye, 41 East 30th st, N. Y. C., architect. Hoggson Bros., 7 East 44th st, N. Y. C., general contractors. Cost, \$40,000.

NEPONSIT, L. I.—A. Johnson, Neponsit, L. I., has completed plans for a 2½-sty brick residence, 33x34 ft., to be erected on Bannock Boulevard for E. B. Swinney, this place, owner. The Neponsit Building Co., this place, has the general contract. Cost, \$10,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—The General Vehicle Co., 505 5th av, N. Y. C., Peter D. Wagoner, president, Myron F. Westover, secretary, will soon take bids on the superstructure for the addition to the 8-sty factory, adjoining the present plant, from plans by Harris & Richards, Drexel Building, Philadelphia, Pa., architects. L. C. Reynolds, care of owner, is steam and electrical engineer. The Raymond Concrete Pile Co., 90 West st, N. Y. C., is contractor for foundations. Cost, \$50,000.

HOSPITALS AND ASYLUMS.

FLUSHING, L. I.—Excavating has been completed for the 4-sty brick and steel hospital for the Hospital Benefit Association, Thomas B. Lowerre, P. M., Chas. H. Roberts, architect, Flushing, L. I., and others, owners. John P. Benson, 331 Madison av, N. Y. C., architect. Wills & Marvin Co., 1170 Broadway, general contractors. Cost, \$100,000.

STORES, OFFICES AND LOFTS.

FLUSHING, L. I.—Excavating is under way for seven 1-sty brick stores, 123x75 ft., at Jamaica and Madison avs for Jas. V. Graham, Jamaica av, owner. A. E. Richardson, 100 Amity st, architect. J. J. Gundmanson, at site, is general contractor. Fellows & Clary, Woodhaven, L. I., have the mason work.

MISCELLANEOUS.

JAMAICA, L. I.—J. R. Savage, chief engineer, care of owner, has completed plans for a 2-sty brick and frame storehouse, 40x200 ft., in the north side of South st, 416 ft. west of Hamilton av. for the Long Island R. R. Co., Jamaica, L. I. Cost, \$15,000.

Richmond.

DWELLINGS.

LINOLEUMVILLE, S. I.—Bids are being received by Richard Crabbe, this place, architect, and Margaret Crabbe, owner, for a frame residence on Decker av. A. Ellis, Mariners Harbor, carpenter. Cost, \$3,000.

Nassau.

DWELLINGS.

GREAT NECK, L. I.—Foundations are under way for a 2½-sty frame residence, 30x40 ft., on Grace av for J. Dunston, Jack's Restaurant, 43d st and 6th av, N. Y. C., owner. Geo. J. Hardway, 347 5th av, N. Y. C., architect. R. J. Algie, 6 West 67th st, N. Y. C., has the general contract. J. McDonald, this place, has the carpentry.

LAWRENCE, L. I.—Excavating is under way for a 2½-sty brick residence, 40x170 ft., for Thos. Williams, this place, owner. Henry Otis Chapman, 334 5th av, N. Y. C., architect. John Smith, this place, has the contract for excavating and concrete foundations.

GREAT NECK, L. I.—Foundations are under way for a 3-sty brick residence, 50x60 ft., for John Dunskeatan, owner. George J. Hardway, 347 5th av, N. Y. C., architect. R. A. Algie, 9 West 67th st, N. Y. C., is general contractor.

SOUTHAMPTON, L. I.—F. Burrall Hoffman, Jr., 527 5th av, N. Y. C., is preparing plans for a 2½-sty terra cotta blocks and stucco residence for Joseph S. Clark, 321 Chestnut st, Phila., Pa., owner.

SCHOOLS AND COLLEGES.

LAWRENCE, L. I.—Additional figures are being received to close October 10 for the 2-sty brick school on Central av between Rockaway rd and Arverne av, for the Board of Education. John G. McNicoll, president, N. J. Pettit, clerk Hempstead, L. I., owner. William Adams, 15 West 38th st, N. Y. C., architect. Cost, \$140,000.

Suffolk.

DWELLINGS.

SOUTHAMPTON, L. I.—F. Burrall Hoffman, Jr., 527 5th av, N. Y. C., is preparing plans for an addition to the 2½-sty frame residence for Anson McCook & Baird, owners, care of architect.

Out of Town.

APARTMENTS, FLATS AND TENEMENTS.

PATERSON, N. J.—Chas. E. Sleight, 136 Washington st, is revising plans for two 4-sty flats, 77x78 ft. at the corner of 16th av and Straight st, for Mrs. Tisha Gordon, 16 16th av, owner.

NEWARK, N. J.—Del Guercio & Gonnelli, 222 Washington st, architects, are taking bids on revised plans for a 4-sty brick and limestone flat and two stores, 30x63 ft. at 54-59 Crane st, for Richard H. Mattia, care of Tenement House Department, Union Building, 39 Crane st, owner. Cost, \$13,000.

WHITE PLAINS, N. Y.—Samuel Ellis, Railroad av, owner, is taking bids on separate contracts for a 4-sty brick apartment, 50x90 ft. to be erected at the northwest corner of South Lexington and Martine avs, from plans

by Goldner & Goldberg, 149th st and 3d av, N. Y. C., architects. Owner builds. Cost, \$45,000.

YONKERS, N. Y.—Excavating is under way for a 4-sty brick apartment, 27x65 ft. on Hawthorne av, for Sarah Abraham and Kate Engle, 17 Carroll st and 225 Hawthorne av, owners. William Katz, 15 North Broadway, architect. S. Polite, 70 School st, has the mason work, and Andrew Kustiff, 24 Riverdale av, the carpentry. Cost, \$14,000.

SUMMIT, N. J.—Excavating is under way for the 1-sty brick store and apartment, 25x92 ft. for Kerns, millinery, this place, owner. R. S. Shapter, Overlook av, architect. Kelly & Boland, 21 Maple st, have the mason work, and James Ovens, Overlook rd, carpentry. Cost, \$8,000.

ORANGE, N. J.—E. V. Warren, 22 Clinton st, Newark, has completed plans for a 4-sty brick flat, 22x92 ft., to be erected at the northwest corner of Central and Lincoln avs for the Central Realty Co., care of A. Strauss, 782 Hunterdon st, owner. Cost, \$16,000.

NEWARK, N. J.—Excavating is under way for a 3-sty brick flat and four stores at 452 Clinton av for William Hesselbacher, on premises, owner. Henningsen Bros., 43 Mt. Vernon av, Irvington, N. J., have the mason work, and the Rushing Stone Co., Fabyan pl and Shaw av, cut stone work.

JERSEY CITY, N. J.—Wortman & Braun, 114 East 28th st, N. Y. C., are preparing plans for a 5-sty brick apartment house, 60x150 ft. to be erected at the corner of Hudson Boulevard and Glenwood av, for M. W. Beemer, owner, care of architects.

BANKS.

JERSEY CITY.—Work is nearing completion for the 1-sty brick and limestone bank, 28x80 ft., near Jackson av station for the Claremont Bank, Ocean and Cateret av, F. C. Parr, cashier. Mowbray & Uffinger, 56 Liberty st, N. Y. C., architects. John Lowry, Jr., 235 5th av, N. Y. C., is general contractor. Cost, \$30,000.

CORNING, N. Y.—Quincy W. Wellington, of Wellington & Co., brokers, this place, contemplates the erection of a bank and library, 30x75 ft. No architect has been selected, and it is indefinite when work will go ahead. Cost, \$75,000.

AMSTERDAM, N. Y.—The Farmers' National Bank, F. S. Dandever, cashier, John Kellogg, president, 49 East Main st, owner, is taking bids, to close Oct. 3, for remodelling the bank at 49 East Main st, from plans by Otis Dockstader, 103 West Church st, Elmira, N. Y., architect. Cost, \$30,000.

CHURCHES.

NEWARK, N. J.—Excavating has been completed for alterations to the 1-sty and basement frame and stucco church at Clinton av and South 16th st for the Clinton Av Presbyterian Church, Rev. Joseph F. Folsom, 912 South 16th st, pastor, John F. Capen, 45 Clinton st, architect. William Lockhart, 193 South 11th st, has the mason work, Russell-Robinson Co., 109 Frelinghuysen av, carpentry, and Payne Bros., Ft. Emmett st, steel and iron work. Cost, \$16,500.

PLAINFIELD, N. J.—Plans are being figured for an addition to the church, 40x70 ft., for the Seventh St. Congregational Congregation, on premises, Rev. C. L. Goodrich, pastor. Frank A. Weeks, 93 John st, N. Y. C., chairman of building committee. E. K. Rossiter, 15 West 38th st, N. Y. C., architect.

ALBANY, N. Y.—George W. Kramer, 1 Madison av, N. Y. C., is preparing plans for a 2-sty brick and stone church, 90x140 ft., for the Ash Grove Methodist Congregation, Rev. George K. Statham, 11 Ash Grove pl, owner, Dr. B. K. DeVoe, president Board of Trustees, 211 Madison av. Cost, \$50,000.

AMSTERDAM, N. Y.—Excavating is under way for the brick and stone edifice, 45x61 ft., for St. Monte Carmela R. C. Church, Nicholas Carbonelli, 32 Bridge st, owner. Henry Grieme, Blood Building, architect. Cost, \$15,000.

DUMONT, N. J.—Work has been started on the hollow tile and stucco chapel for the Old North Church, Rev. C. W. Gulick, pastor. H. W. Redfield, Tenafly, N. J., architect. F. E. Woolcott, this place, is general contractor.

DWELLINGS.

SCARSDALE, N. Y.—J. F. Musselman, 17 Madison av, N. Y. C., electrical engineer, has completed plans for a 2½-sty frame residence, 100x33 ft., for Frank O. Ayers, 1 Madison av, N. Y. C., owner. D. E. Waid, 1 Madison av, N. Y. C., architect. Cost, \$50,000.

VERONA, N. J.—Foundations are under way for a 2½-sty frame residence, 20x32 ft., on Oakridge rd, for George Ackerman, owner. A. Schmeider, Newark, N. J., architect. Walter Wilson, this place, is general contractor. Cost, \$5,000.

HASTINGS, N. Y.—Foundations are under way for a 2½-sty frame residence, 26x40 ft., on Hudson Heights for Martin Warner, owner. E. Frank, 21 Fernbrook st, architect. Cost, \$6,500.

ITHACA, N. Y.—Gibb & Waltz, this city, are preparing plans for a 2½-sty frame and stucco residence to be erected at Cornell Heights for Prof. Owens, Cornell University, owner. Cost, \$8,000.

AMSTERDAM, N. Y.—D. D. Cassidy, Jr., 83½ East Main st, has completed plans for the 2½-sty stucco and hollow tile residence to be erected on Summit av for R. G. Hankin, 23-26 East Main st, owner. Cost, \$12,000-\$15,000.

YONKERS, N. Y.—McKay & Blake, 68 Morningside av, are having plans prepared for a 2-sty frame residence, 23x47 ft., to be erected at Tower pl. Owner builds. Cost, \$5,500.

SUMMIT, N. J.—Hasselmann & Hasselman, 39 West 38th st, N. Y. C., architects, are taking bids for a frame residence on Mountain av for Chas. R. Floyd, owner, care of architect. Arthur Thorn, this place, engineer. Cost, \$5,000.

LAKE GEORGE, N. Y.—William J. Scales, Empire Building, Glens Falls, N. Y., is preparing plans for alterations to the 2½-sty

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residence, 40x40 ft., for William Mitchell, 312 West 92d st, N. Y. C., owner. Cost, \$6,000. Architect is ready for bids.

MIDDLETOWN, N. Y.—F. J. Lindsley, Prospect and Commonwealth avs, is taking bids for the 2½-sty frame residence, 40x56 ft., on Highland av for A. C. Thompson, this place, owner. Cost, \$10,600.

MIDDLETOWN, N. Y.—Rev. Thomas R. Wallace, pastor, St. Paul's Methodist Church, contemplates the erection of a 2½-sty residence at 12 Grove st. Cost, \$10,000.

ALLENHURST, N. J.—Mrs. A. Dixon, 606 Sewall av, Asbury Park, N. J., owner, is taking bids for alterations to the 1-sty hollow tile and stucco residence, 28x50 ft., from plans by W. H. Clum, 152 Park av, Plainfield, N. J., architect. Cost, \$5,000.

PORTCHESTER, N. Y.—C. P. H. Gilbert, 1123 Broadway, N. Y. C., has been selected architect to prepare plans for a 2½-sty frame residence in North Ridge st for Dunlevy Milbank, 33 Wall st, N. Y. C., owner.

RYE, N. Y.—Jas. Geraghty, this place, owner, is taking bids on the general contract for a 2½-sty frame cottage, 27x30 ft., to be erected in Reifield st from plans by D. H. Ponty, Portchester, N. Y., architect. Cost, \$7,000.

RYE, N. Y.—B. Lawrence, Forest av, owner, is taking bids on the general contract for a 2½-sty frame residence to be remodeled. Chas. P. Warren, 15 West 38th st, N. Y. C., architect.

PELHAM MANOR, N. Y.—Harry J. Robinson, First National Bank Building, Mt. Vernon, N. Y., has been selected architect for a 2½-sty hollow tile residence for David S. Crator, 284 Garden st, Mt. Vernon, owner. Cost, \$12,000.

YONKERS, N. Y.—Tony DeRuyero, 162 Oak st, has completed plans for a 2½-sty frame residence, 22x44 ft., to be erected on Sterling av. Owner builds by day's work. Cost, \$4,000.

ALLENHURST, N. J.—McIlvain & Roberts, Land Title Building, Philadelphia, Pa., have completed plans for a 3-sty hollow tile residence, 52x48 ft., for Edward B. La Fehra, this place, owner.

ALBANY, N. Y.—Alex Selkirk, 133 North Pearl st, architect, is ready for bids on the general contract for the 2½-sty residence to be erected on Myrtle av for Richard W. Atwell, 69 Pine av, South Albany, owner. Cost, \$6,000.

WHITE PLAINS, N. Y.—Bids were rejected for the 2½-sty frame and stucco residence, 61x42 ft., to be erected at Lake st and North Broadway for H. O. Sniffen, 46 North Broadway, owner. F. Horton Brown, 106 Railroad av, architect. Cost, \$20,000.

ITHACA, N. Y.—Gibb & Waltz, Itco Building, are preparing preliminary plans for a 2½-sty brick and hollow tile residence to be erected at Cayuga Heights for H. Deidrich, this place, owner. Cost, \$10,000-\$15,000.

AMSTERDAM, N. Y.—Foundations have been completed for a hollow tile and stucco residence, 30x65 ft., at Glenn and Grant avs for Charles E. Hardies, 20 Market st, owner. D. D. Cassidy, Jr., 83½ East Main st, architect. Harper C. Roger, 11 Milton av, is general contractor. Cost, \$15,000-\$20,000.

FACTORIES AND WAREHOUSES.

LODI, N. J.—A. Ginsburg, 225 Main av, Passaic, N. J., has nearly completed plans for an addition to the 1-sty brick factory of the Millbank Bleachery Co., owner. The F. L. Dillon Construction Co., 31 Clinton st, Newark, is general contractor. Cost, \$15,000.

NIAGARA FALLS, N. Y.—Green & Wicks, 110 Franklin st, Buffalo, are revising plans for an addition to the 4-sty steel manufacturing plant, 264x82 ft., on Erie av, for the Shredded Wheat Co., W. C. Marlow, 424 Buffalo av, owner. Cost, \$100,000.

WALDEN, N. Y.—The Walden Knife Co., at this place, will build a new plant, comprising twenty buildings, all 1-sty, of structural steel, brick and stone, with concrete floors. The main building will be 43x200 ft. Thos. W. Bradley is president and principal owner.

NIAGARA FALLS, N. Y.—Bids were rejected for the 1-sty concrete manufacturing building, 230x135 ft., for the American Can Co., 447 West 14th st, N. Y. C., owner, William T. Graham, president, Rensselaer H. Ismon, secretary, Frederick S. Wheeler, treasurer, N. M. Loney, care of owners, 447 West 14th st, N. Y. C., engineer.

HALLS AND CLUBS.

YONKERS, N. Y.—Clark, McMullen & Riley, 80 Maiden la, N. Y. C., steam and electrical engineers, are preparing plans for a 3-sty brick and stone Y. W. C. A. Building, to be erected at South Broadway and St. Mary's st, for the Y. W. C. A., Miss Harriet B. Harris, secretary, Franklin B. Ware and Arthur Ware & Son, 1170 Broadway, N. Y. C., architects.

HOSPITALS AND ASYLUMS.

WHITE PLAINS, N. Y.—The Bloomingdale Hospital Association, on premises, owner, is taking bids for an addition to be used as a dining room, 35x55 ft' to their buildings on Westchester av, from plans by R. H. Brown, R. R. av, architect. Cost, \$12,000.

HOTELS.

BRIARCLIFF MANOR, N. Y.—Additional figures are being received for an addition to the 5-sty brick and stone hotel for the Briarcliff Lodge Association, this place, owner. H. J. Hardenbergh, 47 West 34th st, N. Y. C., architect.

PUBLIC BUILDINGS.

GENEVA, N. Y.—L. P. Adams, Masonic Temple, is preparing preliminary plans for the 3-sty and basement City Hall, 62x82 ft., to be erected at Castle st near Post Office, for the City of Geneva. R. H. Gulvin, mayor, Harry Marshall, city clerk, owner. Cost, \$75,800.

BUFFALO, N. Y.—The Bureau of Buildings, Municipal Building, has plans under way for a 1 and 2-sty brick public bath house, 74x140 ft., in Perry st and Ohio Basin, for the City of Buffalo, Department of Public Works, Francis G. Ward, commissioner. Henry Joyce, 6 Municipal Building, steam engineer. Cost, \$25,000.

LOCKPORT, N. Y.—Chester R. Phelps, Gluck Building, Niagara Falls, N. Y., has been selected architect for an addition to the 3-sty and basement court house southwest corner of Niagara and Hawley sts, for the Board of Supervisors of Niagara County, Mr. Dwyer, chairman of building committee, Lockport, N. Y. Cost, \$75,000.

ENDICOTT, N. Y.—Preliminary plans have been approved for the 3-sty and basement village hall and fire house, 74x55 ft., to be erected on Washington av, for the Village of Endicott, Elmer Casler, president. S. O. Lacey, Phelps Building, Binghamton, N. Y., architect. Cost, \$30,000.

SCHOOLS AND COLLEGES.

ENDICOTT, N. Y.—A competition of architects will be held Nov. 1 for a new high school in Broome County for the Board of Education, District of Endicott, George Ames, president, Edward George Gart, George Coles, D. C. Warner, and John Barton, all of this place, members of the Board. Cost, \$75,000.

GENEVA, N. Y.—The New York State Agriculture Experimental Station, Dr. Whitman Jordan, director, owner, is taking bids to close Oct. 5, at 12 m., for a carpenter shop and repairs to the chemical laboratory, from plans by Herman W. Hoefler, Capitol, Albany, state architect.

MT. VERNON, N. Y.—Bids will close Oct. 7 for a 1-sty brick addition, 25x105 ft., to the school of Industrial Art at 9 South 3d av and North 2d st, for the Board of Education of Mt. Vernon, Frank Tichenor, president. Werner & Windolph, 27 West 33d st, N. Y. C., architects. Cost, \$5,000.

NEW ROCHELLE, N. Y.—Additional figures are being received for the brick school at Stephenson Park, for the Board of Education, William B. Greeley, president. George Kramer Thompson, 452 5th av, N. Y. C., architect. Bids close Oct. 1. Cost, \$130,000.

BINGHAMTON, N. Y.—E. W. Dickerman, Perry Building, has been selected architect for remodeling the school in Robinson st, for the Board of Education, M. R. F. McCarthy, president, owner.

BASKING RIDGE, N. J.—James Diehl, Bernardsville, N. J., is preparing plans for a new heating system in the schools at Liberty Corner and Basking Ridge, N. J., for the Board of Education of Township of Bernardsville, J. J. Foley, district clerk. Cost, \$5,000.

MADISON, N. J.—Plans are being figured for the 2-sty dormitory and dining hall, 36x180 ft., for the Drew Theological Seminary, on premises, owner. Milton. See & Son, 5 West 22d st, N. Y. C., architects. Cost, \$100,000.

PORT READING, N. J.—J. K. Jensen, 170 New Brunswick st, Perth Amboy, is revising plans for an addition to the 2-sty brick and steel school, 50x50 ft., for the Board of Education of Woodbridge Township. Cost, \$15,000. Bids will close Oct. 10.

ITHACA, N. Y.—Bids were received by Cornell University, J. G. Schurman, president, for the 2½-sty and basement brick and limestone forestry building, 46x142 ft., from plans by Green & Wicks, 110 Franklin st, Buffalo, architects. Herman W. Hoefler, Capitol, Albany, is State Architect. The Duroolithic Co., Ellicott sq, Buffalo, was low bidder.

STABLES AND GARAGES.

PORTCHESTER, N. Y.—Geo. W. Siltz, 194 North Main st, owner, is taking bids on separate contracts for the 1-sty brick garage, 40x83 ft., to be erected in North Main st, from plans by D. H. Ponty, Liberty sq, architect. Cost, \$8,000.

RUMSON ROAD, N. J.—Watson & Huckel, 1211 Walnut st, Philadelphia, Pa., are about ready for bids on the 1-sty frame stable to be erected here. Owner's name for the present withheld.

NEWARK, N. J.—William E. Lehman, 738 Broad st, architect, will soon take bids for the 1-sty brick garage, 33x154 ft., at 380-380½ Central av, for Jos. L. Feibleman, 738 Broad st, owner. Cost, \$12,000.

STORES, OFFICES AND LOFTS.

BUFFALO, N. Y.—Colson & Hudson, 35 Dun Building, are preparing plans for an 8-sty brick, steel and terra cotta office building, 66x115 ft., to be erected at the corner of Franklin and Mohawk sts, for William H. Crosby, 183 Pratt st, owner. Cost, \$200,000. Bids about Oct. 9.

SOMERVILLE, N. J.—Plans have been completed for a brick and steel machine shop, 52x132 ft., for the Somerville Iron Works, this place, owner. Work starts Oct. 1.

CALDWELL, N. J.—Excavating is under way for alterations to the three 2-sty frame and brick stores on Bloomfield av for I. H. Budd, owner, Lynn Lockwood, this place, architect. E. A. Rathburn, Valley Way, West Orange, N. J., has the general contract. Cost, \$5,000.

YONKERS, N. Y.—Plans have been completed for a 2½-sty frame storeroom, 55x73 ft., to be erected in Alexander st, for Lawrence Bros., Inc., 44 Wells av, owners. Fred B. Mee, Atherton av, is general contractor. Cost, \$5,000.

NIAGARA FALLS, N. Y.—Geo. W. Wright, Arcade Building, architect, is taking bids for the 3-sty brick and steel office building, 22x114 ft., to be erected in Falls st, between 3d and 4th sts, for the Niagara Falls Permanent Savings & Loan Association, Miss A. E. Rae, secretary. Cost, \$20,000.

SUMMIT, N. J.—Excavating is under way for a hollow tile and stucco store and flat at 269 Park av, for George Jury, this place, owner.

PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT. Office of the Supervising Architect, Washington, D. C., September 23, 1912.—**SEALED PROPOSALS** will be received at this office until 3 o'clock p. m. on the 4th day of November, 1912, and then opened, for the construction complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and interior lighting fixtures) of the United States post office and courthouse at McCook, Nebr. The building is three stories and basement, with a ground area of approximately 5,820 square feet; the first floor only is of fireproof construction; stone and stucco facing; wood cornice and tile roof. Drawings and specifications may be obtained from the custodian of site at McCook, Nebr., or at this office, at the discretion of the Supervising Architect.
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R. Bottelli, 189 Market st, Newark, N. J., is architect. J. Lucitana, general contractor. Cost, \$7,000.

SCHENECTADY, N. Y.—L. Rodman Nichols, 208 South Centre st, architect, is taking bids on the general contract for alterations to the 3-sty brick store in State st, for the W. T. Grant Co., State st, owner. Woolworth Co., at site, lessee. Cost, \$10,000.

KENMORE, N. Y.—Foundations are under way for two 2-sty stucco and hollow tile stores and flat at Delaware and Mang sts, for Carlos Cebrian, La Salle st, owner. Cost, \$5,000.

NEW CANAAN, CONN.—McKenzie, Voorhees & Gmelin, 1123 Broadway, N. Y. C., are preparing plans for a 2-sty brick and limestone telephone building, 21x41 ft, for the Southern New England Telephone Co., Stamford, Conn., owner. Bids about Oct. 5.

THEATRES.

HOOSICK FALLS, N. Y.—R. H. Cromwell, this place, has completed plans for a 1-sty theatre, 60x120 ft, of terra cotta blocks, for C. D. McCarthy, this place, owner. W. Shelton Shallow Co., 507 5th av, N. Y. C., is general contractor.

MISCELLANEOUS.

JAMESTOWN, N. Y.—W. J. Harahan, chief engineer, care of owner, is preparing plans for a 1-sty brick and terra cotta passenger station, 50x150 ft, for the Erie R. R. Company, 50 Church st, N. Y. C. owner; Frederick D. Underwood, president; David Bossman, secretary; D. W. Bigoney, treasurer. Cost, \$50,000. Bids about Oct. 1.

HOHOKUS, N. J.—Foundations are under way for a 1½-sty fieldstone and concrete baggage station, 20x15 ft, for the Erie R. R. Co., Frederick D. Underwood, president, David Bossman, secretary, D. W. Bigoney, treasurer, 50 Church st, N. Y. C., owner. J. H. Magee, this place, general contractor. Cost, \$4,000.

PORTCHESTER, N. Y.—James Ryan, Grand Union Hotel, is preparing sketches for a 5-sty brick granery to be erected in Mill st, for Mrs. John Ryan, 359 North Main st, owner. Architect will build.

MAYBROOK, N. Y.—The Central New England Railway Co., Hartford, Conn., contemplates the erection of a transfer station and reservoir here from plans by W. J. Bacus, this place, chief engineer. Cost, \$200,000.

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS.

62D ST.—Story & Fleckinger, 5 Great Jones st, have received the general contract for alterations to the 3-sty apartment house, at 111 East 62d st, for the 563 Park Av Co., 563 Park av, owner, Pedro R. De Florez, president; W. B. Chambers, secretary; Charles H. Leland, treasurer. W. B. Chambers, 107 Broad st, architect.

JERSEY CITY, N. J.—G. B. Beaumont Co., 286 5th av, N. Y. C., has received the general contract to erect the 4-sty apartment house, 50x75 ft, on the Boulevard and Highland av, for the estate of A. A. Smith, owner, care of Charles E. Birge, 29 West 34th st, N. Y. C., architect.

WEST HOBOKEN, N. J.—F. Anderson & Son West Hoboken have received the painting contract for the 3-sty store and apartment at 321 Summit av, for Adolph Meisse, owner. C. W. Randall, architect. Peter Cufaro has mason work, and F. C. Nisson, at site, carpentry.

7TH AV.—Charles J. Peterson, 1238 Beach av, has received the mason and carpentry work for an extension to the 4-sty store and apartment house at 426 7th av, for Sophie D. Schwelber, 142 West 91st st, owner. Timothy J. Shine, 69 West 36th st, lessee. Adolph Mertin, 34 West 28th st, architect. Cost, \$10,000.

DWELLINGS.

GENEVA, N. Y.—Jas. MacLaren, 99 Lafayette av, has received the general contract to erect a 2½-sty frame and brick veneer residence, 31x36 ft on Maxwell av, for Chas. Wheeler, Genesee st, owner. L. P. Adams, Masonic Temple, architect. Cost, \$6,000.

GOWANDA, N. Y.—J. H. Van Volkenberg, this place, has received the general contract to erect a 2½-sty residence, 30x57 ft, for Samuel Hiller, C. C. Pederson, 3d st, corner Main st, Jamestown, N. Y., architect. Cost, \$6,000.

PORT JERVIS, N. Y.—Frank B. Raymond, Port Jervis, has received the general contract to erect a 1½-sty frame and stucco bungalow, 30x45 ft, for T. Hunt Brook, this place, owner. Marvin & Davis, 303 5th av, N. Y. C., architects. Cost, \$6,000.

74TH ST.—Jordan Christie, 984 Lexington av, has received the general contract for alterations to the 4-sty residence, 20x60 ft, at 21 East 74th st, for Eleanor H. Livingston, 21 East 74th st, owner. Peabody, Wilson & Brown, 389 5th av, architects. H. M. Lane, at site, is architect. Cost, \$6,500.

RYE, N. Y.—Elsworth & Marshall, this place, have received the general contract to erect a 2½-sty frame residence, 26x32 ft, in Grace Church st, for A. M. Harriott, Purchase st, near West Purdy av, owner. Cost, \$5,000.

SOUTHAMPTON, L. I.—Donnelly & Corrigan, Southampton, L. I., have received the general contract for alterations to the 2½-sty frame residence for Blodgen Thompson, owner. Duryea & Baird, this place, have the mason work. Cost, \$15,000.

NEW CANAAN, CONN.—Thomas Hopper, 1326 Broadway, N. Y. C., has received the general contract to erect a 2½-sty brick and stone residence, 34x114 ft, for William H. Reid, 135 Broadway, N. Y. C., owner. Wallis & Goodwille, 346 4th av, N. Y. C., architects. Cost, \$25,000.

NUTLEY, N. J.—George Aubin, 413 18th st, Newark, has received the general contract for alterations to the residence of William Longfelder, 189 Highfield la, owner. Kirby & Petit, 103 Park av, N. Y. C., architects.

PRESIDENT ST.—Edward J. McGuire, 1261 Atlantic av, has received the general contract for two 2½-sty brick residences, 20x55 ft, to be erected in the north side of President st, East New York av, for J. J. Kauder and B. E. Rosenberg, owner, care of, Axel Hedman, 371 Fulton st, architect. Cost, \$8,000 each.

GREENWICH, CONN.—Delafield & Co., 334 5th av, N. Y. C., received the general contract this week to erect the new Colonial residence in this city for Witherbee & Reed, owners. Clarence Luce, 334 5th av, N. Y. C., architect. Estimated cost, \$25,000.

NEWARK, N. J.—Sheridan & Walsh, 580 Monroe av, Elizabeth, N. J., have received the general contract to erect a 2½-sty frame residence, 32x29 ft, at 51 Littleton av, for J. J. Wells, 49 Littleton av, owner. Frederick A. Phelps, Union Building, architect. Cost, \$7,500.

SCARSDALE, N. Y.—Milford & Bermon, White Plains, N. Y., have received the general contract to erect a 2½-sty cement and stucco residence, 26x45 ft, near the station, for Franklin Henshaw, Ferncliff rd, owner. Fred Wallick, 11½ West 37th st, N. Y. C., architect.

TARRYTOWN, N. Y.—David Page, Courtland st, has received the general contract for a 2½-sty frame residence, 30x40 ft, in Church st, for Matthew Dolan, Church st, owner. M. Lynch, this place, has the mason work. Cost, \$6,000.

RICHMOND HILL, L. I.—Vincent Poletto, 193 Buffalo av, Brooklyn, has received the general contract to erect the 3-sty brick residence, 20x55 ft, on Belmont av, for Joseph N. Esposito, 432 Bedford av, owner. Lasplia & Salvate, 525 Grand st, architects. Cost, \$6,000.

FACTORIES AND WAREHOUSES.

BALTIMORE, MD.—The Raymond Concrete Pile Co., 90 West st, N. Y. C., and Chicago has received the contract for placing the concrete piles for the foundations of warehouse "C" for the Baltimore Fidelity Warehouse Company, Baltimore; Emory & Nussear, architects.

VARICK ST.—M. Armendinger & Son, 1153 Myrtle av, have received the general contract to erect a 2-sty brick storage, 50x150 ft, in the west side of Varick st, 109 ft south of Metropolitan av for the Pure Oil Co., 17 Battery pl, N. Y. C., owner. Cost, \$15,000.

JERSEY CITY, N. J.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the general contract to erect a 4-sty brick factory, 100x125 ft, at 251 Varick st, for the James Lee Box Co., 123 1st st, Francisco & Jacobus, 200 5th av, N. Y. C., engineers.

BOONTON, N. J.—E. D. Blowers, this place, has received the general contract to erect the brick embroidery factory for Sonthelmer & Stern, 31 East 19th st, N. Y. C., owners.

127TH ST.—Alexander Brown, Jr., 33 East 20th st, has received the general contract to erect the 5-sty brick wash house, 130x75 ft, at 127th st east of Amsterdam av, for the Bernheimer & Schwartz Pilsner Brewing Co., 128th st and Amsterdam av, owner. Max E. Bernheimer, president; Arthur G. Freeland, secretary. Fred S. Keeler, 140 Cedar st, architect.

BROOKLYN.—Jos. N. Calderradzo, 24 North Portland av, Brooklyn, has received the general contract for alterations to the manufacturing building at 252-260 Front st, for Cornelius Weiss, on premises, owner. Brook & Rosenberg, 44 Court st, architects. Cost, \$6,000.

NEWARK, N. J.—The Essex Construction Co., 85 Academy st, has received the general contract to erect an addition to the 3-sty brick leather plant, 44x50 ft, at the southwest corner of Verona av and Oraton st, for the Seton Leather Co., on premises, owner. E. E. Grant, 397 Washington av, architect. Cost, \$10,000.

RARITAN, N. J.—J. C. Fowler, Sewaren, N. J., has received the general contract to erect an addition to the plant of the Phoenix Ceramic Works, Dayton & Smith, 102 Market st, Perth Amboy, N. J., architects.

46TH ST.—The Radley Steel Construction Co., 624 East 19th st, has received the steel contract for the 6-sty reinforced concrete warehouse, 75x100 ft, at 616-620 West 46th st, for the 616-620 West 46th St Realty Co., 1402-1404 Times Building, C. H. King, vice president. Thomas J. Duff, 407 West 14th st, architect. Alexander Brown, Jr., 33 East 20th st, is general contractor.

HOSPITALS AND ASYLUMS.

MORRIS PLAINS, N. J.—David C. Seymour, 47 Lawrence st, Newark, N. J., has received the contract for furnishing boilers at the New Jersey State Hospital, George S. Drew, State House, Trenton, N. J., state architect. Total cost, \$69,500. Work consists of alterations to administration building, addition to dairy, nurses' home, laundry building, and construction of a workshop.

VERBANK, N. Y.—R. S. Pollock Co., 118 East 28th st, N. Y. C., has received the general contract to erect the 2½-sty frame Girls' Home for the Hope Farm, Dutchess County, T. R. Hazard, owner. Delano & Aldrich, 4 East 39th st, N. Y. C., architects. Cost, \$18,000.

LIBRARIES.

40TH ST.—The Raymond Concrete Pile Co., 90 West st, and Chicago, has received the contract for placing the concrete piles for the foundations of a branch library to be erected at West 40th st; Walter Cook and Winthrop A. Welch, 3 West 29th st, architects.

MUNICIPAL WORK.

MOTT AV.—John F. Stevens Construction Co., 55 Wall st, has received the general contract for route 19 and 22 sectional of the Bronx Division of the Tri-Borough Subway, from Mott av and 138th st to Westchester av and Pelham Bay Park, for the Public Service Commission.

FLATBUSH AV.—The Degnon Contracting Co., 60 Wall st, N. Y. C., has received the general contract for route 11 B, section I, of the Tri-Borough Subway from Flatbush av, extension to Gold st, to Broadway and Lafayette av, from

4th av and Pacific st to Stillwell av and Surf av, for the Public Service Commission. Alfred Craven, 154 Nassau st, N. Y. C., chief engineer. B. J. Arnold, 154 Nassau st, N. Y. C., consulting engineer.

GLOVERSVILLE, N. Y.—Frank & Anibal, Gloversville, N. Y., have received the contract to erect the reinforced concrete bridge in Wilson st, for the City of Gloversville. Morrell Vreeman, this place, city engineer. Cost, \$5,000.

COLD SPRING, N. Y.—A. L. Guidone & Co., 162 East 23d st, have received the contract for five superstructures for the Board of Water Supply, Catskill Aqueduct, to be erected near Cold Spring, N. Y. The buildings will be faced with granite and bronze metal sash and steel roof. York & Sawyer, 50 East 41st st, are the consulting architects. J. Waldo Smith, 165 Broadway, chief engineer.

CALDWELL, N. J.—R. C. McMain, this place, and Donato Fusco, 665 Broad st, Newark, N. J., have received the general contract at \$83,750, for installing the sewage disposal works for the Borough Council of Caldwell, John Espy, mayor. James Owen, 196 Market st, Newark, engineer. Provost & Matthews, this place, are civil engineers. Cost, \$90,000.

POWER HOUSES.

GENEVA, N. Y.—The Dollard Construction Co., McCarthy Block, Syracuse, N. Y., has received the general contract to erect an addition to the 1-sty pump house, for the Board of Public Works, William S. Wood, superintendent. Cost, \$3,000.

SOUTH RIVER, N. J.—The Atlantic Construction Co., Atlantic City, N. J., has received the general contract to erect the sewage tank and pumping station for the Borough of South River, Joseph Mark, mayor, Chas. Anderson, Borough Clerk, Borough Hall, Clyde Potts, 30 Church st, N. Y. C., civil engineer.

SCHOOLS AND COLLEGES.

SALEM, N. J.—J. S. Rogers Co., Moores-town, N. J., has received the general contract to erect the 2-sty brick school, 126x60 ft, for the Board of Education of Salem, N. J., owner, C. Wister, president. Joseph Miller, chairman of building committee. Gilbert & Betelle, 665 Broad st, Newark, architects. Cost, \$65,000.

MONTCLAIR, N. J.—Charles F. Coyne, 132 Day st, Orange, N. J., has received the general contract to erect the Essex County School in Grove st for the Board of Education of Montclair. Van Vleck & Goldsmith, 111 5th av, N. Y. C., architects. Russell G. Cory, 39 Cortlandt st, N. Y. C., heating and ventilating engineer.

STABLES AND GARAGES.

MONTCLAIR, N. J.—Gottlob Thieringer, 80 North Fullerton av, has received the general contract to erect the 2-sty private garage at 77 Myrtle av, for Simon Siegmann, on premises, owner. Freeman & Hasselman and William Rice Pearsall, associate architects. Cost, \$3,500.

57TH ST.—John O. Devlin Co., 1328 Broadway, has received the general contract to erect the 4-sty brick garage, 100x200 ft, in the south side of 57th st, through to 56th st, 175 ft west of 11th av, for the Mason & Seaman Transportation Co., 622 West 57th st, owner. F. A. Rooke, 489 5th av, architect. Cost, \$200,000.

KATONAH, N. Y.—W. B. Jones, Katonah, N. Y., has received the general contract to erect the 1-sty garage, 39x90 ft, for Clarence Whitman, 39 Leonard st, N. Y. C., owner. Alfred Hopkins, 11 East 24th st, N. Y. C., is architect. Cost, \$20,000.

NEWARK, N. J.—The Herman C. Schneider Building & Construction Co., 514 South 14th st, has received the general contract to erect a 2-sty brick laundry and stable, 30x100 ft, at Warren and Arch sts, for the Lowy Berger & Finger Co., 800 Broad st, owner. Hyman Rosensohn, 800 Broad st, architect. Cost, \$9,000.

STORES, OFFICES AND LOFTS.

BAYONNE, N. J.—W. W. Farrier Co., 44 Montgomery st, Jersey City, has received the plumbing work and James F. Hughes Co., 172 Duane st, N. Y. C., the wiring for the 3-sty office building, 41x72 ft, for the Tidewater Oil Co., 11 Broadway, N. Y. C., owner. Jackson & Rosencrans, 1328 Broadway, N. Y. C., architects. Richard D. Kimball Co., 15-17 West 38th st, N. Y. C., engineer. Ross-Bush Co., 1328 Broadway, N. Y. C., is general contractor. Cost, \$40,000.

27TH ST.—J. I. Haas, Inc., 1 Madison av, has the painting contract for the 8-sty loft building, 91x28 ft, at 337-347 West 27th st, for the St. John's Park Realty Co., owner. William D. Kilpatrick, president, James H. Cruikshank, secretary, 50 Pine st, Robert E. Moss, 126 Liberty st, engineer. W. L. Crow Construction Co., 103 Park av, general contractor. Cost, \$75,000.

BROOKLYN.—The William Kennedy Construction Co., Inc., 215 Montague st, has received the general contract to erect a 3-sty brick store and loft building, in the north side of Livingston st, 80 ft east of Hanover pl, for William H. English, 176 Montague st, owner. W. A. Strout, 366 Carlton av, architect. Cost, \$10,000.

BROADWAY.—The American Bridge Works, 30 Church st, has received the steel contract for the 36-sty office building at Broadway, Nassau, Cedar and Pine sts, for a syndicate composed of T. Coleman Du Pont, Wilmington, Del., president, F. M. Andrews, 1 Madison av, N. Y. C., vice-president, L. L. Dunham, Wilmington, Del., secretary and treasurer. Equitable Life Assurance Society, 165 Broadway, N. Y. C., William A. Day, president, William Alexander, secretary, Chas. E. Phelps, treasurer, owner of land and lessee of part of building. F. M. Andrews & Co., 1 Madison av, architect. Ernest Graham, 80 Maiden la, consulting architect. Thompson Starrett Co., 49-51 Wall st, general contractor.

PLAINFIELD, N. J.—B. F. Tallamy, 548 West Front st, has received the mason work for five 1-sty hollow tile and stucco stores, 95x60 ft,

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in Somerset st, for E. M. French, 171 North av. owner. E. V. French, 143 North av, architect. Cost, \$10,000.

BROADWAY.—The contract has been let to O. T. Mills & Co. of this city for the erection of a new front for the Seaboard National Bank, 18 Broadway. A. C. Bossom is architect. Estimated cost, \$25,000.

THEATRES.

46TH ST.—William Crawford, 5 East 42d st, has received the general contract to erect the 3-sty brick and terra cotta theatre, 125x100 ft, at 232-244 West 46th st, for John Cort, 1480 Broadway, owner. Thomas W. Lamb, 501 5th av, architect.

MISCELLANEOUS.

HARLEM RIVER.—H. H. Vought & Co., 340 Madison av, N. Y. C., have received the general contract to erect a steel and corrugated iron storage shed, 37x90 ft, at the Harlem River for L. H. Mace & Co., 15 East 32d st, owners. Robert N. Cleverdon, 4 East 42d st, architect.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
66TH ST., 42 East, 8-sty apartment house, 30.1x83.11; cost, \$100,000; owner, Jackson Realty Co., 54 East 9th st; architect, Emery Roth, 507 5th av. Plan No. 562.

CENTRAL PARK WEST. n w cor 87th st, 12-sty apartment house, 75.6x90; cost, \$275,000; owner, Owners' Building Co., 43 Cedar st; architects, Schwartz & Gross, 347 8th av. Plan No. 563.

PARK AV. 565-569, 12-sty apartment house, 65.6x80.11; cost, \$150,000; owner, Sutherland Realty Co., 505 5th av; architect, Robert T. Lyons, 505 5th av. Plan No. 559.

BROADWAY. n e cor 81st st, 12-sty apartment house, 102.2x162.5; cost, \$1,000,000; owner, Charles Brogan, Inc., Broadway and 81st st; architect, S. Ajello, 1 West 34th st. Plan No. 569.

FACTORIES AND WAREHOUSES.

4TH ST. 340-356 West, 9-sty warehouse, 98x182.6; cost, \$455,000; owner, St. Johns Park Realty Co., 149 Broadway; architect, Wm. H. Dewar, Jr., Belleville, N. J. Plan No. 566.

HALLS AND CLUBS.

3D ST. 6-20 East, 6-sty Y. M. C. A., 134x59; cost, \$200,000; owner, Young Men's Christian Association, 215 West 23d st; arts, Jackson & Rosencrans, 1328 Broadway. Plan No. 565.

STORES AND GARAGES.

227TH ST. 120 West, 1-sty garage, 15x18; cost, \$100; owner, John M. Brown, 120 West 227th st; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 561.

STORES, OFFICES AND LOFTS.

48TH ST. s w cor Madison av, 6-sty office, 44.9x94.5; cost, \$80,000; owner, Charles Weinberg, 31 West 23d st; architect, Howard N. Potter, 35 East 30th st. Plan No. 558.

HESTER ST. 53, 1-sty brick stores, 22.8x45; cost, \$4,000; owner, The Rudolph Wallach Co., 68 William st; architects, G. A. and H. Boehm, 7 West 42d st. Plan No. 567.

6TH AV. 1013, 1-sty store, 25.8x49; cost, \$3,500; owner, Cordellia Yvonn, Garden City, L. I.; architect, A. W. B. Wood, 1 Madison av. Plan No. 568.

THEATRES.

BROADWAY. 2633, 1-sty theatre and moving picture show, 40.7x212.4; cost, \$35,000; owner, Wm. E. D. Stokes, Broadway and 74th st; architect, H. B. Herts, 35 West 31st st. Plan No. 564.

MISCELLANEOUS.

GRAND ST. 547-549, rear 1-sty outhouse; cost, \$350; owner, Charles W. Hunter, 401 Grand av; architect, M. Muller, 115 Nassau st. Plan No. 560.

MADISON AV. 288, rear fence; cost, \$1,600; owner, Henry N. Cannon, premises; architect, L. J. Bowers, 227 West 29th st. Plan No. 557.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

178TH ST. n s, 90.11 e Park av, 5-sty brick tenement, plastic slate roof, 50x93; cost, \$45,000; owners, J. H. Buscall Co., John H. Buscall, 1825 Anthony av, president; architects, Chas. Schaefer, Jr., Co., 401 Tremont av. Plan No. 726.

JACKSON AV. w s, 100 n 141st st, three 5-sty brick tenements, tin roof, 43.9x88; total cost, \$120,000; owners, Robbins Construction Co., Philip Mierowitz, 122d st and Manhattan av, president; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 734.

LONGFELLOW AV. w s, 146.47 s West Farms rd, three 5-sty brick tenements, tin roof, 37.6x76.4, 38.6x64, 50x51; total cost, \$90,000; owners, West Farms Construction Co., Stefano La Sala, 241 East 108th st, president; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 725.

WEST FARMS RD. e s, 146.88 s Longfellow av, three 5-sty brick tenements, 37.6x76, 38.6x64, 49x51; total cost, \$90,000; owners, West Farms Construction Co., Stefano La Sala, 241 East 108th st, president; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 728.

DWELLINGS.

217TH ST. n s, 200 e Barnes av, six 2-sty frame dwellings, tin roof, 16.8x51; total cost, \$21,000; owner, Edward A. Schill, 860 Van Nest av; architect, Anton Pirner, 2066 Blackrock av. Plan No. 731.

FACTORIES AND WAREHOUSES.

WEBSTER AV. s e cor 176th, 9-sty brick storage, plastic slate roof, 57.7x107; cost, \$100,000; owners, Advance Fireproof Storage Co.,

John S. Lauth, 218 East 135th st, secretary; architect, Franz Wolfgang, 535 East 177th st. Plan No. 730.

HALLS AND CLUBS.

PROSPECT AV. w s, 333 n 163d st, 2-sty brick amusement hall, concrete roof, 155x74; cost, \$60,000; owners, Zarlard Realty Co., M. Lazar, 809 Westchester av, president; architects, Koppe & Daube, 830 Westchester av. Plan No. 738.

STABLES AND GARAGES.

156TH ST. 857, 1-sty brick garage, slag roof, 25x50; cost, \$2,000; owner, Jessie F. Stearns, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 733.

138TH ST. s s, 105.13 w Mott av, 2-sty brick stable and storage, slag roof, 40x92.22; cost, \$5,000; owners, Harlem River Lumber Co., Peter McDowell, Gerard av and 138th st, vice-president; architect, Harry T. Howell, 3d av. and 149th st. Plan No. 729.

KATONAH AV. e s, 160 n 233d st, 1-sty brick garage and shed, concrete and tile blocks, 90x41.3; cost, \$11,500; owners, Woodlawn Cemetery, Edward C. Moen, 337 West 70th st, vice-president; architect, H. Edwards-Pjcken, 10 West 22d st. Plan No. 727.

NEWBOLD AV. s s, 50 w Castle Hill av, 1-sty frame carriage house, 40x20; cost, \$300 owner, Jacob Weinheimer, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 732.

STORES AND DWELLINGS.

BYRON AV. s e cor 235th st, 2-sty and attic frame store and dwelling, tile roof, 24x35.4; cost, \$2,000; owner, Rocco V. Salerno, 625 East 183d st; architect, George M. Huss, 65 Morningside av. Plan No. 735.

STORES, OFFICES AND LOFTS.

PROSPECT AV. w s, 192 n 163d st, 1-sty brick stores, plastic slate roof, 129x59; cost, \$30,000; owners, Zarlard Realty Co., M. Lazar, 809 Westchester av, president; architects, Koppe & Daube, 830 Westchester av. Plan No. 737.

PROSPECT AV. w s, 358 n 163d st, 1-sty brick stores, plastic slate roof, 147x59; cost, \$35,000; owners, Zarlard Realty Co., M. Lazar, 809 Caudwell av, president; architects, Koppe & Daube, 830 Westchester av. Plan No. 739.

MISCELLANEOUS.

161ST ST. s s, 32 w Sherman av, 2-sty brick car facility building, 92x22; cost, \$12,000; owners, N. Y. & H. R. R. Co., 45th st and Lexington av; architect, J. C. Bailey, Golden's Bridge. Plan No. 736.

BRONX PARK ZOOLOGICAL GARDEN. 1,000 e South Boulevard, 1,600 n 182d st, 2-sty brick shop, tar and gravel roof, 33x95; cost, \$23,500; owners, City of New York; architects, La Farge & Morris, 25 Madison sq N. Plan No. 740.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

43D ST. s s, 100 e 14th av, seven 2-sty frame tenements, 20x70.4, tar and gravel roof, 4 families each; total cost, \$49,000; owner, B. & W. Construction Co., 305 Christopher st; architects, Klein & Koen, 361 Stone av. Plan No. 5729.

43D ST. s s, 240 e 14th av, seven 2-sty frame tenements, 20x70.4, tar and gravel roof, 4 families each; total cost, \$49,000; owner, B. and W. Construction Co., 305 Christopher av; architects, Klein & Koen, 361 Stone av. Plan No. 5730.

ST. JOHNS PL. n s, 350 w Classon av, two 4-sty brick tenements, 40.4x57.8, tar and gravel roof, 16 families each; total cost, \$40,000; owner, A. L. Fogel, 186 Remsen st; architects, Cohn Bros., 361 Stone av. Plan No. 5679.

LIVONIA AV. n s, 50 w Rockaway av, 4-sty brick tenement, 50x89, tar and gravel roof, 16 families; cost, \$20,000; owner, Dachman Construction Co., 220 Chester st; architects, Cohn Bros., 361 Stone av. Plan No. 5678.

58TH ST. n s, 140 e 19th av, 2-sty frame tenement, 20x70, tin roof, 4 families each; total cost, \$4,000; owner, Wm. & Robert Smith, 3822 9th av; architect, Thomas Bennett, 5123 3d av. Plan No. 5811.

DWELLINGS.

ESSEX ST. e s, 105 s Hegeman av, 1-sty frame dwelling, 17x32, tar and gravel roof, 1 family; cost, \$1,000; owner, Eras Firester, 83 Ridge st, N. Y.; architect, Morris Rothstein, 627 Sutter av. Plan No. 5739.

LOTT ST. w s, 49 s Erasmus st, 2-sty brick dwelling, 20x50, tin roof, 2 families; cost, \$4,000; owner, James Burns, 42 Lott st; architect, R. T. Schaefer, 1522 Flatbush av. Plan No. 5755.

EAST 13TH ST. e s, 560 s Av N, two 2-sty frame dwellings, 17x31, tin roof, 1 family each; total cost, \$6,000; owner, Henry N. Franklin, 10 Ft. Greene pl; architect, R. T. Schaefer, 1522 Franklin av. Plan No. 5754.

EAST 48TH ST. e s, 220 s Av L, two 2½-sty frame dwellings, 16x33, shingle roof, 1 family each; total cost, \$5,000; owner, United Realty Alliance Co., 350 Fulton st; architect, Charles G. Wessel, 1456 35th st. Plan No. 5748.

AV M. n w cor East 9th st, 2-sty frame dwelling, 20x35, tin roof, 1 family; cost, \$2,500; owner, Bennett Gloves Co., Inc., — East 10th st; architect, Charles G. Wessel, 1456 35th st. Plan No. 5750.

AV M. n s, 20 w East 9th st, 2-sty frame dwelling, 17x30, tin roof, 1 family; cost, \$2,500; owner, Bennett Gloves Co., Inc., East 10th st; architect, Charles G. Wessel, 1456 35th st. Plan No. 5749.

BENSON AV. n w cor 24th av, four 2-sty frame dwellings, 20x40.3, slag and gravel roof, 1 family each; total cost, \$9,600; owner, Dibern & Rubin, 2034 Bath av; architect, Louis Warlant, 808 Broadway. Plan No. 5733.

SCHENCK AV. w s, 150 n Sutter av, five 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, \$17,500; owner, Nathan

Cooper, 851 Sutter av.; architect, Charles Infanger & Son, 2584 Atlantic av. Plan No. 5747.

JEROME ST, w s, 40 n Livonia av, 2-sty brick dwelling, 20x35, tar and slag roof, 1 family; cost, \$3,000; owner, Ethel Sperago, 897 Belmont av.; architect, Morris Rothstein, 627 Sutter av. Plan No. 5769.

ST. JOHN'S PL, s s, 21.8 e Nostrand av, 1-sty brick dwelling, 20x54.8, tar and gravel roof, 2 families; cost, \$4,000; owner, Wm. A. Collins, 44 Court st.; architect, Laspia & Salvati, 525 Grand st. Plan No. 5774.

EAST 26TH ST, e s, 220 s Av I, 3-sty and attic frame dwelling, 15x41.3, shingle roof, 1 family; cost, \$2,500; owner, Joseph H. Elliott, 23 Kenilworth pl; architect, Holmes, V. B. Dittmas, 2601 Av G. Plan No. 5777.

83D ST, n s, 200 e Narrows av, 2-sty and attic frame dwelling, 41.2x26.2, shingle roof, 1 family; cost, \$8,000; owner, N. Y. & Brooklyn Mortgage Co., Freeport, L. I.; architects, Slee & Bryson, 53 Montague st. Plan No. 5772.

CARLIN PL, w s, 180 s Oriental Boulevard, 2-sty brick dwelling, 27x43, tile roof, 1 family; cost, \$8,000; owner, Mary B. Sweeney, 360 Franklin av.; architect, Robert B. Field, 12 East 42d st, N. Y. Plan No. 5797.

FULLER PL, w s, 27 n Prospect av, 13 2-sty brick dwellings, 17x38, tar and gravel roof, 1 family each; total cost, \$52,000; owner, Wm. M. Calder Co., 11th av and Sherman st; architect, Benj. F. Hudson, 319 9th st. Plan No. 5689.

VAN SICLEN PL, e s, 147 n Neptune av, two 2-sty brick dwellings, 20x55, tin roof, two families each; total cost, \$7,800; owner, Eliz. Pollock, 1 Edith pl; architect, Rocco Mega, 2857 West 5th st. Plan No. 5697.

VAN SICLEN PL, e s, 14 n Neptune av, two 1-sty brick dwellings, 20x16, tin roof, one family each, total cost, \$1,900; owner, Eliz. Pollock, 1 Edith pl; architect, Rocco Mega, 2857 West 5th st. Plan No. 5698.

EAST 15TH ST, e s, 140 s Av J, three 2-sty brick dwellings, 20x50, slag roof, two families each; total cost, \$9,000; owner, Caroline E. Lacy, Edgewater, N. J.; architect, Geo. W. Gregory, 125 East 35th st. Plan No. 5682.

EAST 18TH ST, w s, 142.10 s Dorchester rd, 2-sty and attic frame dwelling, 36x41.2, shingle roof, one family; cost, \$10,000; owner, John L. Vanderveer, 1823 Dorchester rd; architects, Slee & Bryson, 153 Montague st. Plan No. 5700.

64TH ST, n s, 110 w 5th av, five 2-sty brick dwellings, 19x53, tin roof, two families each; total cost, \$15,000; owner, Wm. S. Hassan, 263 85th st; architect, Harry S. Spicer, 3d av and 52d st. Plan No. 5666.

53D ST, s s, 460 e 17th av, 2-sty brick light mfg. and dwelling, 46x55, tar and gravel roof, one family; cost, \$7,500; owner, Wm. J. Koenig, 37-38 Lafayette st, N. Y.; architects, Eisenla & Carlson, 16 Court st. Plan No. 5652.

53D ST, s s, 242.6, e 15th av, four 2-sty and attic frame dwellings, 20.6x48, shingle roof, two families each; total cost, \$20,000; owner, Paul W. Connelly, 5107 New Utrecht av; architect, M. Rosenquist, 53d st and New Utrecht av. Plan No. 5657.

53D ST, s s, 212.6 e 15th av, 2-sty and attic frame dwelling, 20.6x48, shingle roof, two families; cost, \$5,000; owner, Paul W. Connelly, 5107 New Utrecht av; architect, M. Rosenquist, 53d st and New Utrecht av. Plan No. 5658.

EAST 88TH ST, e s, 120 s Av A, 1-sty brick dwelling, 20x45, tin roof, one family; cost, \$2,000; owner, Anton Peterson, 323 East 52d st; architect, Louis Danancher, 7 Glenmore av. Plan No. 5704.

AV D, n w cor 38th st, four 2-sty frame dwellings, 18x29.6, shingle roof, one family each; total cost, \$20,000; owner and architect, Christian Mogenson, 1335 New York av. Plan No. 5676.

WESTMINSTER RD, w s, 465 s Albemarle rd, 2-sty and attic frame dwelling, 26x38, shingle roof, one family; cost, \$7,000; owner, Chas. J. Joachim, 391 Fulton st; architect, Axel S. Hedman, 371 Pulton st. Plan No. 5653.

WARWICK ST, w s, 50 s Ridgewood av, two 2-sty and attic frame dwellings, 20x44, shingle roof, 1 family each; total cost, \$7,000; owner, Frank Richards, 23 Schenck av; architect, Ernest H. Fatje, 658 Jamaica av. Plan No. 5800.

EAST 29TH ST, w s, 190 n Av D, two 2-sty brick dwellings, 20x53, tar and gravel roof, 2 families each; total cost, \$7,000; owner, Leonard Schnopp, Jamaica, L. I.; architect, Ernest H. Fatje, 658 Jamaica av. Plan No. 5799.

FOSTER AV, n w cor East 19th st, 2-sty frame dwelling, 38.8x26, shingle roof, 1 family; cost, \$8,500; owner, Teresa M. Strong, 600 East 18th st; architect, Arthur H. Strong, same address. Plan No. 5802.

GLENWOOD RD, s w cor East 21st st, 2-sty and attic frame dwelling, 32x29.6, shingle roof, 1 family; cost, \$6,000; owner, Wm. Bordefeld, 636 East 34th st; architect, R. T. Schaefer, 1522 Flatbush av. Plan No. 5790.

FACTORIES AND WAREHOUSES.

BERRY ST, 374, 1-sty brick paint storage, 14x14, slag roof; cost, \$500; owner, M. Lewis, on premises; architect, Joseph Clark, 419 East 16th st, N. Y. Plan No. 5771.

18TH ST, n s, 373 w 3d av, 1-sty frame storage shed, 27x90, slag roof; cost, \$350; owner, Chas. Monk, 83 18th st; architect, Charles B. White, 6323 New Utrecht av. Plan No. 5709.

CHRISTOPHER AV, w s, 180 n Lott av, 1-sty frame storage room, 16x68, tar and gravel roof; cost, \$600; owner, Ital. American Marble Works, on premises; architect, Louis Danancher & Co., 7 Glenmore av. Plan No. 5793.

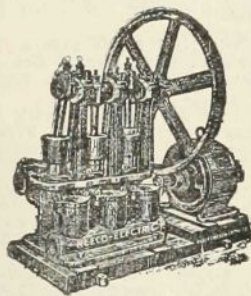
HALLS AND CLUBS.

LAWRENCE AV, n s, 20 e 3d st, 2-sty frame ball and bowling alley, 27x90, tar and gravel

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roof; cost, \$6,000; owner, Wm. K. Schneider, 109 Lawrence av.; architect, Benj. F. Hudson, 319 9th st. Plan No. 5687.

STORES AND DWELLINGS.

DUMONT AV, s s, 60 w Christopher av, two 3-sty brick store and dwellings, 20x45, slag roof, 2 families each; total cost, \$12,000; owner, Latest Construction Co., 374 Stone av; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 5753.

MALTA ST, w s, 110.10 n Hegeman av, 1-sty brick store and dwelling, 22.10x60, tin roof, two families; cost, \$5,000; owner, Nathan Shapiro, 67 Malta st; architect, Louis Danancher, 7 Glenmore av. Plan No. 5713.

MALTA ST, w s, 100 n Hegeman av, 1-sty brick store and dwelling, 10.10x48, tin roof, one family; cost, \$1,000; owner, Nathan Shapiro, 67 Malta st; architect, Louis Danancher, 7 Glenmore av. Plan No. 5714.

STABLES AND GARAGES.

ATLANTIC AV, s s, 95 e Albany av, 1-sty brick garage, 80x100, gravel roof; cost, \$7,500; owner, Atlantic Garage Co., 32 Hampton av; architect, Wm. Debus, 86 Cedar st. Plan No. 5752.

BRISTOL ST, e s, 150 s Pitkin av, 2-sty brick stable, 27.6x31, tin roof; cost, \$10,000; owner, Louis Gimpel, 104 Chester st; architect, Louis Danancher, 7 Glenmore av. Plan No. 5703.

EAST 8TH ST, 301, 1-sty frame garage, 18x14.10, shingle roof; cost, \$600; owner, Edw. F. Derin, on premises; architect, Chas. B. White, 623 New Utrecht av. Plan No. 5685.

47TH ST, s s, 120 w 3d av, 1-sty brick garage, 20x93, tar and gravel roof; cost, \$1,500; owner, Henry Filbert, 266 47th st; architect, M. D. Foot, 1432 75th st. Plan No. 5683.

RIVERDALE AV, s s, 25 e Rockaway av, 1-sty frame stable, 22x15, tar and gravel roof; cost, \$2,500; owner, United House Wrecking Co., 197 Powell st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5654.

BARBEY ST, w s, 100 n Liberty av, 2-sty frame stable, 16x25, tar roof; cost, \$1,800; owner, Christian Eichele, Aqueduct, L. I.; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 5782.

NEW YORK AV, s w cor Carroll st, 1-sty brick garage, 11.6x20, gravel roof; cost, \$400; owner and architect, David Wield & Son, 359 Hancock st. Plan No. 5809.

SNEDIKER AV, w s, 75 s Dumont av, 1-sty brick garage, 13.4x29.8, tar and gravel roof; cost, \$500; owner, Colonial Mantel & Refrigerator Co., Dumont and Vesta avs; architect, Louis Danancher & Co., 7 Glenmore av. Plan No. 5797.

STORES, OFFICES AND LOFTS.

WEST 22D ST, s w cor Railroad av, 1-sty frame stores, 34.6x51.3, tin roof; cost, \$1,000; owner, John J. McSweeney, 107 East Broadway, N. Y.; architect, Louis Danancher & Co., 7 Glenmore av. Plan No. 5790.

THEATRES.

PITKIN AV, n s, 50 w Powell st, 1-sty frame moving picture, 6.6x5, tin roof; cost, \$400; owner, Morris Kerman, 1750 Pitkin av; architect, Louis Danancher, 7 Glenmore av. Plan No. 5706.

MISCELLANEOUS.

AV W, s e cor East 2d st, 1-sty frame tool shed, 10x14, shingle roof; cost, \$150; owner and architect, Charles Marino, on premises. Plan No. 5746.

PARK AV, s s, 100 e Nostrand av, 1-sty frame wagon shed, 75x20, slag roof; cost, \$200; owner, Jos. T. Morgan, 572 Park av; architect, Albert Ulrich, 371 Fulton st. Plan No. 5727.

JAY ST, e s, 112 e Front st, 1-sty brick power house, 40x100, steel and concrete roof; cost, \$10,000; owner and architect, Edison Electric Illuminating Co., 390 Pearl st. Plan No. 5656.

CHRISTOPHER AV, e s, 140 s Newport av, 2-sty brick shop, 50.6x60, tar and gravel roof; cost, \$6,500; owner, Lizzie Weisberg, 241 East 103d st, N. Y.; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5668.

MALTA AV, w s, 100 n Hegeman av, 1-sty frame stable and shed, 21x15, tin roof; cost, \$150; owner, Nathan Shapiro, 67 Malta av; architect, Louis Danancher, 7 Glenmore av. Plan No. 5702.

EAST 92D ST, w s, 175 n Skidmore la, 1-sty frame mushroom house, 25x15, tar paper roof; cost, \$250; owner and architect, G. Lorch, on premises. Plan No. 5795.

ATLANTIC AV, s s, 50 e Van Siclen av, 1-sty frame wagon shed, 45x15, tar paper roof; cost, \$250; owner, Rudolph Reimer, Sr., 2814 Atlantic av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 5783.

Queens.

DWELLINGS.

ARVERNE.—Garden av, w s, 200 s Morris av, 2-sty frame dwelling, 24x24, shingle roof, one family; cost, \$4,400; owner, Celia Lang, 6 Davis pl, Rockaway Beach; architect, Albert Hansen, 123 Vernon av, Arverne. Plan No. 2900.

ABURNDALE.—Fairview av, w s, 100 s Green st, 2-sty frame dwelling, 24x28, shingle roof, one family; cost, \$3,000; owner, L. Bartholdi, Aburndale, L. I.; architect, Sandford G. Ryder, East Rockaway, L. I. Plan No. 2910.

JAMAICA.—Beaufort st, n e cor Ford av, two 2½-sty frame dwellings, 18x32, shingle roof, one family; cost, \$5,000; owner, Albert Lips, Atlantic st, Jamaica; architect, Wm. McIntyre, 27 Grand av, Corona. Plan No. 2907-8.

JAMAICA.—Ackroyd av, n w cor Hillcrest av, 2-sty frame dwelling and garage, 17x20, shingle roof; cost, \$1,000; owner, Gustave J.

and Mary Weiderhold, 420 Benedict av, Woodhaven; architect, Geo. E. Crane, 67 Welling st, Woodhaven. Plan No. 2914.

MASPETH.—Grandview av, e s, 100 s Warren st, 2-sty frame dwelling, 20x45, tin roof, two families; cost, \$3,000; owner, Albert Sandakowski, 8 Prospect st, Maspeth; architect, C. L. Varone, Corona av, Corona. Plan No. 2905.

ROCKAWAY BEACH.—Wygand pl, w s, 800 s Boulevard, three 1-sty frame dwellings, 16x56, shingle roof, one family; cost, \$2,400; owner, Schurnacher Realty Co., Far Rockaway; architect, Howard & Callmann, Far Rockaway. Plan No. 2911-12-13.

WOODHAVEN.—Willard av, e s, 100 n Jamaica av, eight 2½-sty frame dwellings, 18x32, shingle roof, one family; cost, \$21,600; owner, Gascoyne Realty Co., 1264 Jamaica av, Richmond Hill; architect, Geo. E. Crane, 67 Welling st, Richmond Hill. Plan No. 2915 to 2922.

BAYSIDE.—Bayside Boulevard, n s, 350 w Medicus la, two 2-sty frame dwellings, 20x30, shingle roof, 2 families; cost, \$4,000; owner and architect, William Parkinson, Bayside. Plan Nos. 2924-25.

BELLAIRE.—Fillmore av, e s, 180 n Queens Parkway, two 2½-sty frame dwellings, 24x26, Meurers tile roofing, 1 family; cost, \$7,000; owner, Mrs. Grace Stewart, Hollis and Euclid av, Hollis; architect, Von Buskirk & Leslie, 180 Montague st, Brooklyn. Plan Nos. 2932-33.

COLLEGE POINT.—Av D, n s, 80 e 8th st, 2½-sty frame dwelling, 24x30, shingle roof, 1 family; cost, \$4,800; owner, C. W. Weddle, 321 13th st, College Point; architect, E. Leo McCracken, Manhattan Court, College Point. Plan No. 2942.

ELMHURST.—Weimar st, w s, 140 n Jefferson st, two 2-sty frame dwellings, 20x46, tin roof, 2 families; cost, \$5,600; owner, Adam Uhl, Mannheim st, Elmhurst; architect, Edward Rose & Son, Grand st, Elmhurst. Plan No. 2935-36.

ELMHURST.—Manila st, w s, 220 s Maurice av, 2-sty frame dwelling, 20x35, tin roof, 2 families; cost, \$2,500; owner, Angelo Pace, Manila st, Elmhurst; architect, Edward Rose & Son, Grand st, Elmhurst. Plan No. 2934.

HOLLIS.—Polo Alto av, e s, 2½-sty frame dwelling, 32x44, shingle roof, 1 family; cost, \$4,000; owner, Andrew J. Riis, 426 Richmond st, Richmond Hill; architect, owner. Plan No. 2931.

JAMAICA.—Clyde st, e s, 157 n Oceanview av, 2½-sty frame dwelling, 24x41, shingle roof, 1 family; cost, \$5,100; owner, Hazard Realty & Construction Co., Napie av, Woodhaven; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 2939.

JAMAICA.—Strenski pl, w s, 100 n Kosciusko st, 2-sty frame dwelling, 16x32, shingle roof, 2 families; cost, \$1,450; owner, Tom Gerus, 56 Elm st, Jamaica; architect, John F. D. BeBall, 324 Fulton st, Jamaica. Plan No. 2930.

OZONE PARK.—South st, n s, 50 e Oxford st, five 2-sty brick dwellings, 20x53, tin roof, 2 families; cost, \$20,000; owner, Balling & Jung, 305 Pulaski st, Brooklyn; architect, L. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan No. 2926.

OZONE PARK.—Union av, e s, 100 s Grafton av, four 2-sty frame dwellings, 18x50, tin roof, 2 families; cost, \$10,000; owner, A. Hicks, Ozone Park; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan Nos. 2937-38.

DOUGLSTON.—Main av, n e cor Willow st, 2½-sty frame dwelling, 29x33, shingle roof, 1 family; cost, \$5,500; owner, George W. Anderson, Douglaston; architect, Norman McClashan, 1123 Broadway, N. Y. C. Plan No. 2952.

KEW.—Newbold pl, n s, 375 e Austin st, 2½-sty frame dwelling, 30x33, shingle roof, 1 family; cost, \$5,500; owner, C. E. Paxson, Lynbrook, L. I.; architect, Weggemann & Thomlinson, 1123 Broadway, New York City. Plan No. 2951.

ROCKAWAY BEACH.—Judson av, w s, 250 n Boulevard, 1½-sty frame dwelling, 24x20, shingle roof, 1 family; cost, \$1,100; owner, Loretta Grover, Judson av, Rockaway Beach; architect, John W. Smith & Son, 58 Fairview av, Rockaway Beach. Plan No. 2949.

ROCKAWAY BEACH.—Hammells av, w s, 565 n Boulevard, six 2-sty frame dwellings, 18x36, gravel roof, 1 family; cost, \$12,000; owner, Eldert Ranck Construction Co., 577 Atlantic av, Brooklyn; architect, Chas. G. Wessell, 1456 35th st, Brooklyn. Plan No. 2948.

WOODHAVEN.—Dalrymple av, s s, 40 e Benedict av, 2½-sty frame dwelling, 16x36, shingle roof, 1 family; cost, \$2,000 (two buildings, \$4,000); owner, United Realty Alliance, 350 Fulton st, Brooklyn; architect, Chas. G. Wessell, 1456 35th st, Brooklyn. Plan No. 2944-45.

WOODHAVEN.—Boyd av, e s, 159 s Liberty av, four 2½-sty frame dwellings, 16x36, shingle roof, 1 family; cost, \$8,000; owner, United Realty Alliance, 350 Fulton st, Brooklyn; architect, Chas. G. Wessell, 1456 35th st, Brooklyn. Plan No. 2946-47.

BELLAIRE.—Fillmore av, e s, 220 n Queens parkway, 2-sty frame dwelling, 24x26, shingle roof, 1 family; cost, \$3,500; owner, Mrs. Grace R. Stewart, Hollis & Euclid avs, Hollis; architects, Von Buskirk & Leslie, 180 Montague st, Brooklyn. Plan No. 2958.

CORONA.—47th st, w s, 230 n Jackson av, 2-sty brick dwelling, 20x34, tin roof, 1 family; cost, \$3,000 (2 buildings, cost, \$6,000); owner, T. Gange, 120 48th st, Corona; architect, A. Magnino, 112 50th st, Corona. Plan Nos. 2959-2960.

CORONA.—Lake st, s s, 250 e Sycamore av, 2½-sty frame dwelling, 19x40, shingle roof, 1 family; cost, \$2,250; owner, Cornelius V. Crusser, 248 Union Hall st, Jamaica; architect, Wm. McIntyre, 27 Grand av, Corona. Plan No. 2961.

FOREST HILLS.—Northfield st, n e s, 120 s e Underwood rd, 2½-sty brick dwelling, 79x45, tile roof, 1 family; cost, \$18,000; owner, Sage Foundation Homes Co., 247 West 34th st, N. Y. C.; architect, G. Atterbury, 20 West 43d st, N. Y. C. Plan No. 2962.

HOLLIS.—Cherokee av, w s, 546 s Hillside av, 3-sty frame dwelling, 37x26, shingle roof, 1 family; cost, \$6,000; owner, Adolph Treidler, 137 East 34th st, N. Y. C.; architects, Cantor & Levingson, 39 West 38th st, N. Y. C. Plan No. 2954.

MASPETH.—Atlantic st, n e s, 25 s e Nurge st, 2-sty frame dwelling, 18x52, tin roof, 2 families, cost, \$3,000; owner, Lena Matzen, 45 Zeidler av, Maspeth; architect, Jacob Schmitt, 150 Atlantic st, Maspeth. Plan No. 2955.

ROCKAWAY BEACH.—Grove st, w s, 356 s Bay av, nine 2-sty frame dwellings, 18x36, tin roof, 1 family; cost, \$18,000; owner, Eldert Ranck Const. Co., 577 Atlantic av, Brooklyn; architect, Chas. G. Wessell, 1456 35th st, Brooklyn. Plan No. 2964.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—11th av, e s, 200 n Winthrop av, 1-sty brick storage, 18x60, corrugated iron roof; cost, \$2,000; owner, Presto-Lite Co., 2104 Broadway, N. Y. C.; architect, owners. Plan No. 2927.

STABLES AND GARAGES.

CORONA.—Junction av, n e cor Maple st, 1-sty brick garage, 20x24, tin roof; cost, \$300; owner, E. DeStelhorst, 29 Junction av, Corona. Plan No. 2903.

RIDGEWOOD.—Silver st, n s, 265 e Anthon av, 1-sty brick stable, 18x14, tar and gravel roof; cost, \$500; owner, Sebastian Hultinger, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2902.

EAST ELMHURST.—Grant Boulevard, n s, 40 w Sound View Terrace, 1-sty brick garage, 16x14, shingle roof; cost, \$300; owner, S. Couch, premises; architect, A. Magnoin, 112 50th st, Corona. Plan No. 2929.

LITTLE NECK.—Cutter av, 77 from Broadway, 1½-sty frame garage, 20x18, shingle roof; cost, \$450; owner, E. Psoradakis, Little Neck. Plan No. 2941.

STORES AND DWELLINGS.

WOODSIDE.—Riker av, s s, 25 w 4th st, 3-sty brick store and dwelling, 25x54, tar and slag roof, 2 families; cost, \$7,000; owner, Michael Beradiwelli, Riker av and 4th st, Woodside; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan No. 2928.

RICHMOND HILL.—Lefferts av, n e cor Cuthbert pl, 3-sty brick store and dwelling, 20x55, tin roof, 2 families; cost, \$35,000 (five buildings); owner, Merchants' Lloyd Realty Co., 44 Court st, Brooklyn; architect, Alfred E. Barclay, 3 West 29th st, N. Y. C. Plan No. 2953.

RIDGEWOOD.—Fresh Pond rd, n w cor Putnam av, three 3-sty brick stores and dwellings, 25x60, tin roof, 2 families; cost, \$15,000, owner, Ring Gibson Co., 858 Fresh Pond rd, Ridgewood; architects, L. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan Nos. 2956-57.

MISCELLANEOUS.

CORONA.—Central av, w s, 50 s Locust st, 1-sty frame temporary shop, 19x24, paper roof; cost, \$200; owner, Jos. Monzare, Corona av, Corona. Plan No. 2904.

FLUSHING.—Bridge st, n s, 84 e Collins av, 1-sty frame temporary exp. building, 13x57, paper roof; cost, \$3,000; owner, L. I. R. R. Co., Penn. Terminal, N. Y. C. Plan No. 2909.

LONG ISLAND CITY.—Ninth st, n s, 100 e West av, 1-sty frame shed, 36x40, tin roof; cost, \$150; owner, Toch Bros, 56 9th st, Long Island City. Plan No. 2901.

LONG ISLAND CITY.—Court st, No. 76, erect frame band stand, 14x16; cost, \$20; owner, Jos. Serino, 626 Noble st, L. I. City. Plan No. 2839.

ROCKAWAY PARK.—Thetis av and Wainwright av, erect steel gas holder, 165x135 ft high; cost, \$150,000; owner Queens Boro. Gas & Elec. Co., premises. Plan No. 2940.

JAMAICA.—Merrick rd, n e cor Short st, erect frame signboard, 80x20; cost, \$160; owner, Jamaica Poster Adv. Co., 22 New York av, Jamaica. Plan No. 2923.

GLENDALE.—Walling st, n s, 200 e Northern Boulevard, 1-sty frame toilet, 5x6, tin roof; cost, \$50; owner, Marino & Gagliardi, premises. Plan No. 2943.

RICHMOND HILL.—Jamaica av, No. 2516, 1-sty frame temporary shed, 25x25, paper roof; cost, \$50; owner, Geo. Dotterweich, premises. Plan No. 2950.

LONG ISLAND CITY.—Jackson av, n s, near Newtown rd, erect frame sign board, 500x12; cost, \$200; owners, Disoway & Fisher, 1075 3d av, N. Y. C. Plan No. 2963.

Richmond.

APARTMENTS, FLATS AND TENEMENTS.

TURNPIKE, s s, 226 w Fielder av, Tompkinsville, 4-sty brick apartment, 32x83; cost, \$16,000; owner, Frank Maresch, care Central Brewing Co., N. Y. C.; architect, John Davies, Tompkinsville; builder, Gus Grabe, Tompkinsville. Plan No. 640.

DWELLINGS.


PELTON AV, w s, 450 s Richmond terrace, West New Brighton, 2-sty frame dwelling, 24x30; cost, \$2,200; owner, P. Brennan, Elm Court; architect, P. P.; owner builds. Plan No. 630.

PALMER AV, n s, 75 e Richmond av, Port Richmond, 2-sty frame dwelling, 18x25; cost, \$2,500; owner, Geo. Broadman, Port Richmond, architect, H. W. Pelchor, Port Richmond; builder, Peter Larson, Port Richmond. Plan No. 623.

SCHMIDTS LANE, n s, 133 n Southfield Blv., Great Kills, 1½-sty brick dwelling, 26x30; cost, \$2,500; owner, Albert Schmidt, Great Kills; architect, James Grunert, New Dorp; owner builds. Plan No. 626.


CRESCENT AV, n s, 575 s Boul., Great Kills, 1-sty frame bungalow, 28x16, cost, \$700; owner, Frank Hetzel, Great Kills; architect and builder, W. Peters, Great Kills. Plan No. 628.

WASHINGTON AV, n s, 50 w Rensselaer av, 2-sty frame dwelling, 41x37; cost, \$3,000; owner, Albert F. Faulkner, N. Y. C.; architect, P. P.; owner builds. Plan No. 624.



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CARY AV, s s, 27 e Taylor st, West Brighton, 2-sty frame dwelling, 21x29; cost, \$1,735; owner, Josephine Green, West New Brighton, architect, Wm. F. Behler, Port Richmond; architect builds. Plan No. 638.

NEW DORP LANE, w s, 46 n Bayview av, New Dorp, 1-sty frame bungalow, 13x18; cost, \$200; owner, Alice Vanderhoef, New Dorp, builder, H. C. Vanderhoef, New Dorp. Plan No. 637.

LINCOLN AV, n s, near 9th st, Grant City, 1-sty frame bungalow, 16x24; cost, \$400; owner, A. H. Enander, Grant City; builder, Aug. Alverson, Grant City. Plan No. 638.

MIDLAND AV, n s, near 6th st, Grant City, 1-sty frame bungalow, 15x30, cost, \$400; owner, B. Hueghin, Grant City; builder, Aug. Alverson, Grant City. Plan No. 639.

HARBOR RD, w s, 254 s Ter, Mariners Harbor, 2-sty frame dwelling, 17x38; cost, \$2,300; owner, Mary Alice Sofield, Mariners Harbor; architect, Edw. Deming, Mariners Harbor; builder, Ernest Bush, Mariners Harbor. Plan No. 627.

PROSPECT PL, s s, 420 w Amboy rd, Tottenville, 1 1/2-sty frame dwelling, 33x27; cost, \$2,000; owner, Wm. C. Hopkins, Tottenville, architect, Theo. Meyer, Tottenville; builder, J. S. Coleman, Tottenville. Plan No. 631.

BEACH AV, w s, 1,960 s Amboy rd, Tottenville, 1-sty frame dwelling, 27x37; cost, \$2,500; owner, Judson Thompson, Richmond Valley; architect, Jas. E. Grunert, New Dorp; builder, Eldridge Springman, Tottenville. Plan No. 633.

STORES, OFFICES AND LOFTS.

GUYON AV, n s, 75 s R. R. Oakwood, 1-sty frame office, 12x18; cost, \$100, owner, J. M. Hughes, New Dorp; owner builds. Plan No. 625.

RICHMOND RD, n s, 25 e Union av, New Dorp, 2-sty brick office and dwelling, 20x45; cost, \$3,000; owner, Jas. Grunert, New Dorp; architect, P. P.; builder, Eldridge Springman, Tottenville. Plan No. 634.

STABLES AND GARAGES.

GORDON ST, e s, 300 n Laurel av, Stapleton, 1-sty frame garage, 10x12, cost, \$50; owner, Thos. Tinnen, Stapleton; owner builds. Plan No. 635.

SCHOOLS AND COLLEGES.

WASHINGTON AV, s e cor Columbus av, Graniteville, 2-sty brick school, 138.10x45.6; cost, \$68,000; owner, City of N. Y., Dept. of Education, 59th st & Park av, N. Y. C.; architect, C. B. J. Snyder, N. Y. C. Plan No. 629.

MISCELLANEOUS.

LIBERTY AV, e s, 300 s Jefferson st, Dongan Hills, 1-sty frame chicken house, 12x24; cost, \$50; owner and builder, S. Sonenson, Dongan Hills. Plan No. 632.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

ELDRIDGE ST, 42, partitions to 3-sty tenement; cost, \$100; owner, Julius Bochroch, 149 Broadway; architect, H. Zlot, 230 Grand st. Plan No. 2516.

GRAND ST, n w cor Forsyth st, partitions, windows, toilets to 3-sty store and dwelling; cost, \$3,000; owner, Joseph Dautenberg, 270 Grand st; architects, Cantor & Levingson, 39 West 38th st. Plan No. 2519.

GRAND ST, 196, alter platform walls to 2 and 3-sty moving picture show and dwelling; cost, \$1,000; owner, Catherine W. Turnbull; architect, Berger & Son, Bible House. Plan No. 2521.

GRAND ST, 580, 1-sty rear extension, 25x25, partitions to 2-sty store and dwelling; cost, \$1,500; owner, Joseph Geisler, 56 West 112d st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 2527.

GREENWICH ST, 130, partitions, windows, toilets to 4-sty store and tenement; cost \$1,500; owner, Geo. T. Vingut, 455 West 23d st; architect, Adolph Balschun, 448 East 145th st. Plan No. 2489.

JOHN ST, 69-77, remove encroachments to four 4-sty lofts; cost, \$1,000; owner, South Manhattan Realty Co., 100 William st; architect, M. J. McQuillan, 100 William st. Plan No. 2530.

MANHATTAN ST, 101, toilets, partitions to 4-sty factory; cost, \$500; owner, Independent Order of Bnai Brith, 1161 Madison av; architect, Perley S. Crosier, 233d st and White Plains av. Plan No. 2511.

NORTH MOORE ST, n e cor Washington st, interior changes to 5-sty warehouse; cost, \$500; owner, Samuel Weill, 194 Franklin st; architect, R. J. Mansfield, 135 William st. Plan No. 2488.

NORFOLK ST, 138, partitions, toilets, show windows to 5-sty store and tenement; cost, \$4,000; owner, Lena Weissberg, 166 Broome st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2501.

PEARL ST, 13-19, partitions, windows to 2, 3 and 10-sty, offices; cost, \$2,300; owner, Chesebrough Building Co., 17 State st; architect, Westinghouse, Church, Kerr & Co., 10 Bridge st. Plan No. 2490.

SPRING ST, 16, toilets, partitions to 4-sty tenement; cost, \$500; owner, John Palmieri, 61 Park Row; architect, Chas. B. Meyers, 1 Union sq. Plan No. 2492.

WILLIAM ST, 226-238; ROSE ST, 34-40, change steps, walls to 12-sty loft; cost, \$5,000; owner, Rhinelander Real Estate Co., 81 Nassau st; architects, Clinton & Russell, 82 Nassau st. Plan No. 2500.

1ST ST, 67 East, partitions, toilets, windows to 3-sty dwelling; cost, \$1,000; owner, Wilhelmina Ruckser, 22 Evergreen av, L. I.; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2485.

3D ST, 80-82 West, 3-sty rear extension, 25x31.4, partitions, girders to two 3-sty store and loft; cost, \$5,500; owner, Wm. H. Hiltz, 82 West 3d st; architect, A. Vendrasco, 200 East 23d st. Plan No. 2528.

11TH ST, 294 West, partitions to 3-sty tenement; cost, \$500; owner, John H. Cooper, 372 Bleecker st; architect, David H. Munroe, 156 9th av. Plan No. 2505.

13TH ST, 707 East, partitions to 2-sty factory; cost, \$2,000; owner, Eagle Pencil Co., 710 East 14th st; architects, Berger & Son, 121 Bible House. Plan No. 2513.

20TH ST, 1-3 West, change curb, steps to 12 1/2-sty store and office; cost, \$3,000; owner, Boards of Home & Foreign Missions of the Presbyterian Church, 156 5th av; architect, J. B. Baker, 156 5th av. Plan No. 2525.

23D ST, 157 West, windows to 7-sty tenement and store; cost, \$75; owner, Leon A. Carley, 257 Broadway; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 2517.

25TH ST, 119 to 125 West, penthouse to 11-sty loft; cost, \$1,200; owner, Godfrey Knoche, 516 East 72d st; architect, L. A. Hornum, 145 East 42d st. Plan No. 2512.

25TH ST, 418-426 West, partitions, windows to 8-sty loft; cost, \$1,250; owner, Geo. W. Loft, 54 Barclay st; architect, Walter S. Timmis, 47 West 34th st. Plan No. 2478.

25TH ST, 141-155 East; 26TH ST, 140-156 East, interior changes to 7-sty loft; cost, \$800; owner, New York Railways Co., 165 Broadway; architect, Chas. E. Carby, 621 Broadway. Plan No. 2480.

26TH ST, 213 to 227 West, skylights to 5-sty loft; cost, \$1,000; owner, United States Lithograph Co., 1261 Broadway; architect, R. J. Hebrine, 247 West 56th st. Plan No. 2518.

32D ST, 15-17 East, tank to 12-sty loft; cost, \$2,400; owner, 15-17 East 32d St Co., 340 Madison av; architect, The Rushing Co., 39 Cortlandt st. Plan No. 2491.

36TH ST, 220-222 East, partitions to 5-sty tenement; cost, \$200; owner, Phillip Tenze, 1827 7th av; architect, L. Moeschel, 589 3d av. Plan No. 2495.

39TH ST, 229 East, partitions, windows to 3-sty dwelling; cost, \$500; owner, P. McCauley, premises; architect, J. H. Kugel, 305 West 43d st. Plan No. 2483.

45TH ST, 139 East, windows to 4-sty dwelling; cost, \$200; owner, Chas. E. Minor, 416 West 13th st; architect, J. R. Pope, 527 5th av. Plan No. 2481.

47TH ST, 335 East, bake ovens, partitions, stairs to 4-sty tenement; cost, \$2,000; owner, Samuel Lustbader, Jr., 163 East 81st st; architect, M. Bernstein, 131 East 23d st. Plan No. 2514.

55TH ST, 611 to 619 West, 1-sty rear extension to 4-sty factory and office; cost, \$300; owner, Richard H. Handley, Smithtown, L. I.; architect, Jacob Racich, 611 West 55th st. Plan No. 2515.

55TH ST, 236-240 West, 4-sty rear extension, 20x50.5, partitions, fire escapes, front walls to two 4-sty dwellings; cost, \$15,000; owner, David Baudlee, 42 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 2504.

73D ST, 126 East, partitions, windows to 4-sty dwelling; cost, \$1,000; owner, Jeanette Le Brun Parsons, premises; architects, Robinson & Weber, 1368 Broadway. Plan No. 2498.

75TH ST, 4 West, alter extension to 4-sty dwelling; cost, \$350; owner, Mrs. Rose Van Raalte, 4 West 75th st; architects, Ross & McNeil, 39 East 42d st. Plan No. 2510.

79TH ST, 201 East, windows, partitions to 6-sty store and tenement; cost, \$600; owner, Hogue Estate, 47 East 92d st; architect, Geo. Dress, 1436 Lexington av. Plan No. 2477.

85TH ST, 19 West, 1-sty rear extension, 9.5x13.2, windows to 5-sty dwelling; cost, \$650; owner, A. S. Jordan, 19 West 85th st; architect, Thomas H. Styles, 1451 Broadway. Plan No. 2503.

97TH ST, 43 West, partitions, windows to 3 1/2-sty dwelling; cost, \$1,200; owner, H. B. Rollker, premises; architect, L. A. Hornum, 145 East 42d st. Plan No. 2487.

98TH ST, 214 East, alter partitions, windows to 5-sty tenement; cost, \$10,500; owner, Hospital Estates, Inc., 30 Broad st; architect, H. F. Ballantine, 244 5th av. Plan No. 2496.

125TH ST, 13-15 West, change stoops, plers to four 4-sty dormitories; cost, \$2,000; owner, Young Men's Christian Association, 5 West 125th st; architects, Bannister & Schell, 69 Wall st. Plan No. 2523.

125TH ST, 5-7 West, staircase, stoop, toilets to 4-sty Y. M. C. A.; cost, \$3,000; owner, Young Men's Christian Association, 5-7 West 125th st; architects, Bannister & Schell, 69 Wall st. Plan No. 2526.

BROADWAY, n w cor 19th st, windows, partitions, change entrance to 8-sty store and office; cost, \$20,000; owner, Estate Ogden Goelst, 9 West 17th st; architect, J. H. Duncan, 208 5th av. Plan No. 2494.

BROADWAY, n w cor 46th st, change fronts, partitions to 3-sty store and lofts; cost, \$10,000; owner, Jean M. Mantel, France, and Emily Wood, 39 Gramercy Park; architect, J. C. Westervelt, 36 West 84th st. Plan No. 2497.

BROADWAY, n e cor White st, partitions, toilets, windows to 5-sty store and lofts; cost, \$1,500; owner, Estate Laura A. Delano, 80 Broadway; architect, J. H. Kugel, 305 West 43d st. Plan No. 2484.

BROADWAY, n w cor 56th st, change windows, partitions to 4-sty garage and loft; cost, \$5,000; owner, O. B. Potter Trust Co., 71 Broadway; architect, F. H. Kimball, 71 Broadway. Plan No. 2479.

BROADWAY, 2836-2846, partitions, windows to 2-sty store and lofts; cost, \$700; owner, Estate Robt. E. Westcott, 33 Wall st; architect, M. J. Harrison, 230 Grand st. Plan No. 2486.

BROADWAY, 530, show windows to 11-sty loft; cost, \$2,000; owner, Postal Life Ins. Co., 35 Nassau st.; architect, W. W. Knowles, 1133 Broadway. Plan No. 2509.

COLUMBUS AV, 504-506, partitions, windows to 5-sty tenement and stores; cost, \$500; owner, A. J. Simpson, 111 Broadway; architect, O. Reissmann, 30 1st st. Plan No. 2522.

LEXINGTON AV, 1826-1828, interior changes to two 4-sty dwellings; cost, \$10,000; owner, Beth David Hospital, 1856 Lexington av.; architect, John Hauser, 360 West 125th st. Plan No. 2482.

WEST END AV, 10 piers, to 4-sty warehouse; cost, \$100; owner, National Gum & Mica Co., 506 West 45th st.; architect, Henry P. Morrison, 21 Park Row. Plan No. 2524.

1ST AV, 1288, toilets, partitions to 5-sty store and tenements; cost, \$600; owners, D. & M. Goodman, premises; architect, George Dress, 1436 Lexington av. Plan No. 2529.

3D AV, 1514, girders, store fronts to 4-sty tenement; cost, \$400; owner, S. Chas. Welsh, 27 West 81st st.; architect, J. H. Knubel, 305 West 43d st. Plan No. 2508.

3D AV, 993 and 995, alter moving picture show; cost, \$200; owner, Henry Steleker, premises; architect, E. C. Horn Sons, 1440 Broadway. Plan No. 2506.

4TH AV, 446, windows to 5-sty store and dwelling; cost, \$300; owner, Jacob Werner, 25 Broad st.; architects, Haas & Millard, 110 West 34th st. Plan No. 2499.

5TH AV, n e cor 16th st, change fronts to 13-sty store and loft; cost, \$1,000; owner, The Realty Assets Co., 527 5th av.; architect, Henry La Pointe, 989 Southern Boulevard. Plan No. 2493.

5TH AV, 563 to 569, mezzanine floor to 2 and 3-sty store and office; cost, \$400; owner, 5th Av & 46th St Co., 569 5th av.; architect, M. G. Rieser, 427 East 57th st. Plan No. 2507.

5TH AV, 122-124, partitions, windows to 10-sty store and loft; cost, \$1,000; owner, estate Eugene A. Hoffman, 258 Broadway; architect, J. B. Snooks' Sons, 261 Broadway. Plan No. 2520.

9TH AV, 91-95, alter columns, steps to 12-sty loft; cost, \$2,700; owner, August Oppenheimer, 8 West 75th st.; architect, Samuel D. Herved, 848 Herkimer st, Brooklyn. Plan No. 2502.

Bronx.

BAY ST, n s, 450 e City Island av, 1-sty frame extension, 50x30, to 1-sty frame factory; cost, \$1,000; owner, August Schneider, 173 Bay st.; architect, P. Gillis Fitzpatrick, 3755 Barnes av. Plan No. 430.

GREEN LANE, w s, 154 s Castle Hill av, new balconies to two 3-sty frame stores and dwellings; cost, \$500; owner, Giuseppe Napolitano, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 432.

HOME ST, s s, 181 w 169th st, new show window to 2-sty frame store and dwelling; cost, \$400; owner and architect, Wm. H. Gray, 177 East 129d st. Plan No. 434.

165TH ST, n s, 75 e Stebbins av, new partitions to 2-sty frame dwelling; cost, \$100; owner, H. H. Herrman, 76 William st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 436.

172D ST, 941, 3-sty frame extension, 9.6x13.6, to 3-sty frame store and dwelling; cost, \$550; owner, John Krooz, on premises; architect, Chris. F. Lohse, 563 Eagle av. Plan No. 431.

BATHGATE AV, s e cor 174th st, new store front to 1-sty frame stores; cost, \$350; owner, Mrs. M. Pohndorf, 500 East 174th st; architect, Anton Pirner, 2066 Blackrock av. Plan No. 433.

BENSON AV, n e cor St. Raymond's av, 1-sty frame extension, 6x22 to 1-sty frame garage; cost, \$250; owner, Mrs. J. Rogers, St. Raymond's and Walker avs; architect, L. P. Fries, 1617 Overing st. Plan No. 435.

BRONX PARK ZOOLOGICAL GARDENS, 1500 e Southern Boulevard and 1250 n 182d st two 1-sty frame extensions, 16x46 and 13x16, to 2-sty frame restaurant; cost, \$4,000; owners, City of New York; architects, La Farge & Morris, 25 Madison sq North. Plan No. 437.

WASHINGTON AV, 1473, new partitions, new doors, etc., to 5-sty brick tenement; cost, \$5,000; owner, S. Friedman, 211 East 124th st; architect, F. Wolfgang, 535 East 177th st. Plan No. 429.

Brooklyn.

CLIFTON PL, n s, 100 w Classon av, new elevator, etc.; cost, \$1,800; owner, Wm. M. Bristol, 231 Greene av; architect, Gust Seaberg, 407 Douglas st. Plan No. 5780.

COURT ST, 304, new extension, 12x9; cost, \$700; owner, Patrick Mannie, on premises; architect, W. J. Conway, 400 Union st. Plan No. 5801.

COURT ST, w s, 111.6 n State st, interior alterations; cost, \$1,500; owner, T. B. Willis estate, Court and Schermerhorn st; architect, Charles Werner, 26 Court st. Plan No. 5807.

COURT ST, n w cor State st, new plumbing; cost, \$5,000; owner, T. B. Willis estate, Court and Schermerhorn sts; architect, Charles Werner, 26 Court st. Plan No. 5808.

COLES ST, 16, new plumbing, etc.; cost, \$250; owner, Marcella Walsh 360 President st; architect, Edw. N. Scally, 527 Henry st. Plan No. 5681.

COLUMBIA ST, 83, exterior and interior alterations; cost, \$300; owner, Francesco Di Donna, on premises; architects, Brook & Rosenberg, 44 Court st. Plan No. 5674.

DEVOE ST, 261, new extension, 5x7; cost, \$400; owner, Michael Brawl, on premises; architect, E. J. Meisinger, 394 Graham av. Plan No. 5806.

DEVOE ST, 263-5, new toilet; cost, \$700; owner, Michael Brawl, on premises; architect, E. J. Meisinger, 394 Graham av. Plan No. 5805.



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BUILDING MATERIALS

(Continued from page 584.)

to \$15. Sales of No. 2 iron for prompt delivery have been made at \$14.75 Valley furnace.

Fabricators are also interested in the condition of the finished steel products market. This is not so clearly defined at present. Makers of plates and structural shapes are refusing to contract for deliveries into 1913 except on absolute specifications, and then the price of 1.40 cents is secured, while the nominal official selling price continues at 1.30 cents. This is an advance of \$2 a ton. Sheets have gradually reached the new level announced by the three independent mills ten days ago, and the Steel Corporation is quoting on the new basis of 2.15 cents for black sheets. A few lighter lines showed a pronounced upward movement.

Why Steel Will Go Higher.

As for structural steel covering building orders, there is evidence that when the new year opens steel companies will be booked eight and nine months ahead, as compared with four and six months' work now on the books of the companies.

This definitely fixes market prices for structural steel well into the third quarter of 1913 and entirely corroborates the Record and Guide's prediction made in the first week in August that steel would assume a permanently higher price level in September, covering at least the first half of next year. This means that the Steel Corporation's unfilled tonnage figures on December 31 would be over 7,000,000 tons, about two-fifths of which represents eastern requirements, so that the prospects for continuous construction during the next ten years are exceedingly good for a large volume of business and higher prices.

Place Orders for Steel Now.

The figures at the first of September were 6,165,000 tons, which would call for an increase of over 400,000 tons a month for the last four months of this year. This rate so far has been shown to be applicable to September, and since there has been no perceptible increase in the volume of steel contracted for during September, this basis for figuring the unfilled tonnage for next year is generally considered to be a conservative one.

The significance of this condition as far as building interests are concerned is that now is the time to get into the market whenever the steel companies will contract for late 1913 business.

TRADE LITERATURE

Tile Arches in Synod House.

According to the officers of the Commercial Company, contractors, 4 East 42d street, records are being broken in the erection of tile arches in the Synod House for the Cathedral of St. John the Divine, 110th street and Amsterdam avenue, which company is doing the work.

The arches are being built on the principle which uses the cohesion between flat tiles for its strength, and the floor over the arches is formed by building four-inch partitions of hollow brick and laying over it tile from partition to partition forming the floor. This work is very strong and is used in many places where large spans have to carry heavy loads. This construction can now be used in many places where formerly the cost of large spans was prohibitive.

New Use for Conduits.

Architects having to do with the construction of wine cellars will be interested in an experiment recently made with the corporation of the Western Electrical Company in the erection of a home for a wealthy wool merchant in Philadelphia. The agent wanted a wine cellar and he hit upon the idea of placing crosswise in his cellar walls 600 12-inch lengths of vitrified clay conduit, with one end exposed to the cellar. Each one of the pieces of conduit, being about a foot long and 4 inches in diameter, is about the right size to hold a quart bottle comfortably. The advantage of this kind of wine storage receptacle is the fact that the wine is kept in a uniform temperature, and light, which detracts from the virtue of wine, is completely shut out. Further information regarding this may be obtained by addressing the Western Electrical Company in Philadelphia.

High Art in Plumbing.

The W. G. Cornell Company, lighting, sanitary and ventilating engineers, have issued a handsomely illuminated commercial "Ten Commandments" for office wall decorative purposes in regal colors, with the profile of Napoleon Bonaparte in gold leaf. The principles expressed upon this placque are those which have largely governed the practical, every-day administration of this company's business. They contain the essence of basic business principle and might well be called the "Key to Success." They represent extracts taken from Bonaparte's letters to his brother Joseph.

The Eye Comfort System.

The National X-Ray Reflector Company, of 235 West Jackson Boulevard, Chicago, has issued a booklet on the subject of Eye Comfort System as a method of artificial illumination of the reflector or indirect lighting system as it is applied to homes, offices, hotels and clubs, churches, auditoriums and theatres. The book gives a table showing lighting values and other information which architects might find serviceable.

U. S. Gypsum Company to Expand.

The United States Gypsum Company is sending out announcements to the trade incidental to the opening of a new mill in the South. The company has erected at Plasterco, Va., a mill which became operative on September 1. The supply of gypsum at Plasterco has been known for a long time to be one of unusual purity and is practically inexhaustible. This new equipment will enable the United States Gypsum Company to furnish wall plaster and other gypsum products fully up to the U. S. G. standard, a fact which should be of particular interest to architects, contractors, building supply dealers, plasterers and builders generally in and around New York.

Electrical Engineers' Proceedings.

The proceedings of the American Institute of Electrical Engineers for September have been issued. Copies may be obtained by addressing the American Institute of Electrical Engineers, 33 West 39th street, New York.

Architectural Terra Cotta in Banks.

Architects and builders, particularly those interested in bank construction, will be interested in a booklet issued by the Atlantic Terra Cotta Company, 1170 Broadway. The booklet contains 18 illustrations of various bank buildings in widely diversified territory covering the United States and a part of Canada. It includes the small, individual bank building—more or less typical—and the tall combination of bank and office building, and so proves of interest to designers of modern skyscrapers. It deals with interior as well as exterior work.

Owing to the classic dignity generally a feature of bank architecture, the booklet does not show the wide adaptability of Atlantic Terra Cotta to the greatest extent, but several examples where polychrome has been employed effectively are illustrated.

Among the architectural firms whose work appear are McKim, Mead & White, Clinton & Russell, Cass Gilbert and Holabird & Roche. The booklet will be mailed on request.

The Painter's Pocketbook.

Every person who has occasion to use paint or has painting work done will find "The Painter's Pocketbook," by Arthur Seymour Jennings, published by the Trade Papers Publishing Company (Limited), of 364 Birkbeck Chambers, High Holborn, London, W. C., England, of value. The book contains 250 pages, 3½ to 6¼ inches, bound in flexible cloth and generously illustrated. While the book is designed for painters and decorators of Great Britain, it contains much useful information that the American painters would find valuable, provided he bears in mind that the English gallon is not the same as the American and that the English hundredweight is 112 pounds, the ton is 2,240 pounds, and a number of other differences that are very important in making up tables for grinding pigments, mixing paints, etc. The book gives in a handy pocketbook form a great deal of information that the painter is sure to need, such as formulae for mixing colors, hints on practical geometry and laying out work, hints on paperhanging, paint and varnish difficulties that painters frequently are called upon to overcome, and how to measure painters' work.

BERGEN PT. FERRY, 100 e Rich Ter., Pt. Richmond, saloon sign; cost, \$30; owner, Lembeck & Betz Brew'g Co., Jersey City; builder, John Highams, care of owners. Plan No. 372.

CLARKE ST, ws, 100 s McKeon st, Stapleton, alt. to frame garage; cost, \$300; owner, Angelo Sarlo, Stapleton; builder, S. Badman, Stapleton. Plan No. 369.

ST. MARKS PL, n s, 468 w Nicholas st, New Brighton, add frame dwelling; cost, \$3,000; owner, Wm. F. Hunt, premises; architect, B. S. King, 143 Park av, N. Y. C. Plan No. 367.

6TH ST, es, 150 e Guyon av, Oakwood, alter frame dwelling; cost, \$250, owner, Annie E. Sargent, Oakwood; builder, Chas. Miller, Oakwood. Plan No. 365.

CEBRA AV, ss, 600 e Tpk, Stapleton, frame add to dwelling; cost, \$600; owner, Chester E. Clarke, Stapleton; architect, Jos. Tondiorio, Stapleton; architect builds. Plan No. 366.

CENTRAL AV, e s, 150 n Arietta st, Tompkinsville, add to brick garage; cost, \$9,900; owner, Chas. Baeszler, Tompkinsville; architect, Jas. Whitford, St. George; builder, Raphael Langer, Rosebank. Plan No. 362.

HARBOR RD, ns, 260 s Prospect av, New Brighton, frame add to dwelling; cost, \$560; owner, Mrs. Kobbe, New Brighton; builder, Robt. Lyon, New Brighton. Plan No. 373.

MILL RD, w s, 3,000 s Adelaide av, Oakwood, alter frame office; cost, \$100; owner, Aeronautical Society, N. Y. C., architect, Chas. O. Conklin, care owner; architect builds. Plan No. 363.

JEWETT AV, 113, Port Richmond, add to frame store and dwelling; cost, \$750; owner, Hyman Baron, Port Richmond; architects, Steinberg & Cohen, New Brighton; architects build. Plan No. 364.

SHARPE AV, es, 100 n Harrison av, Pt. Richmond, add to frame club house; cost, \$985; owner, Doon Mt. Assn, Pt. Richmond; architect, Geo. Larson, Post av, Pt. Richmond; architect builds. Plan No. 370.

TERRACE, n s, 250 e Franklin st, New Brighton; steel add to drying rooms; cost, \$3,000; owner, J. B. King & Co., New Brighton; owner builds. Plan No. 374.

Personal and Trade Notes.

HARRY CLEWS, private secretary to Commissioner Tomkins, in the Department of Docks and Ferries, is abroad on a vacation.

VALENTINE HOFFMAN, first vice-president of the International Brotherhood of Teamsters, died on Sunday at his residence, at St Granite st, after a brief illness from paralysis.

THOMPSON & FROHLING, architects, with offices at 114 East 28th st, announce that the partnership has been dissolved by mutual consent. N. Victor Frohling and Harold F. Saxelby will continue in practice under the firm name of Frohling & Saxelby.

DAVID H. RAY has resigned as chief engineer of the Bureau of Buildings of New York City to enter private practice as consulting engineer, with offices at 27 West 33d st, New York. He has served as chief engineer for two years past, during the projection and construction of the Woolworth Building and other large structures.

H. W. JOHNS-MANVILLE COMPANY announces that it has established a special waterproofing department in connection with its business. The company intends that this department shall be an assistance and value to the architects, engineers and others directly or indirectly interested in the subject of waterproofing, and to this end H. W. Lawrence, a recognized waterproofing expert, has been placed in charge.

THE FOUNDATION CO., 115 Broadway, is laying the foundation for the Railway Exchange Building at St. Louis, which will be one of the largest office buildings in the Mississippi Valley. It covers an area of an entire city block, and is supported on 110 piers, all of which are carried to bed rock. In the sinking of these piers, a large amount of water was encountered, which added greatly to the difficulties. It was necessary, therefore, to use the pneumatic process largely. The purpose of this building is to accommodate the executive offices of many of the railroads centering in St. Louis.

THE WESTERN ELECTRIC COMPANY has recently established a distributing house in Cleveland as a result of taking over the business of the Cleveland Electrical Supply Company. R. F. La Ganke, vice president and manager, is retiring from business, and H. A. Speh, of the Buffalo house, succeeds to the post of manager. The Cleveland house has Mrs. M. L. Hausman, the only saleswoman in the company's employ. The company contemplates the establishment of a warehouse in the near future for the service of the Central Union Telephone in Ohio. A telephone sales department has also been organized under the supervision of F. E. Tiebner, formerly of the electrical company's Nashville office.

Overhead Pulleys.

The problem of overhead pulleys for windows is one that is attracting the attention of architects in no small degree. The Russell & Erwin Manufacturing Company have described this device with full information, including description of pulleys for tops of quadruple, triple, twin and single window sets, with table of weights required and prices. Copies of this folder may be obtained by addressing the Russell & Erwin Manufacturing Company, at 105 West 40th street, attention of Mr. A. S. Walker.

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George & Co., E., 194 Front st.
Rider-Ericsson Engine Co., 30 Murray st.

Real Estate (Manhattan and The Bronx)

American Real Estate Co., 537 5th ave.
Ames & Co., 26 West 31st st.
Amy & Co., A. V., 7th ave., cor. 115th st.
Appell, J., 271 West 23d st.
Archibald, Wm. H., 316 West 23d st.
Armstrong, J., 1984 3d ave.
Ashforth, A. B., 10 East 33d st.
Bailey, F. S., 162 East 23d st.
Bechmann, A. G., 1055 So. Boulevard.
Boylan, J. J., 402 West 51st st.
Braude-Papae Co., Broadway & 142d st.
Brown Co., J. R., 105 West 40th st.
Brown, Inc., W. E. & W. I., 3423 3d ave.
Buerman & Co., C., 507 Grand st.
Cammann, Voorhees & Floyd, 84 William st.
Carpenter, Firm of L. J., 25 Liberty st.
Carreau, C., 796 6th ave.
Cokeley, W. A., Grand Central Term., Manhtn
Cole, M. H., 500 5th ave
Cruikshank Co., 141 Broadway.
Cruikshank's Sons, W., 31 Liberty st.
Cudner R. E. Co., A. M., 254 West 23d st.
Davies, J. C., 149th st and 3d ave.
Day, J. P., 31 Nassau st.
De Seiding Bros., 128 Broadway.
De Waltrears & Hull, 135 Broadway.
Dowd, J. A., 874 6th ave.
Doyle & Sons, J. F., 45 William st.
Duross Company, 155 West 14th st.
Eckerson, J. C. R., 35 West 30th st.
Eckhardt, P. C., 693 9th ave.
Edgar, Herman, L. R., 81 Nassau st.
Elliman & Co., D. L., 421 Madison ave.
Ely & Co., H. S., 21 Liberty st.
Finegan, A., 35 Nassau st.
Fischer, J. A., 690 6th ave.
Fitzsimons, T. P., 751 6th ave.
Fox & Co., F., 14 West 40th st.
Frost, Palmer & Co., 1133 Broadway.
Geoghegan, P. A., 464 8th ave.
Golding, J. N., 9 Pine st.
Goodwin & Goodwin, Lenox ave & 123d st.
Hart, Chas., 88 East 8th st.
Hell & Stern, 1165 Broadway.
How & Co., Hall J., 141 Broadway.
Huston & Spraker Co., 25 14th st.
Jackson, H. C., 1418 Wilkins ave.

Kennelly, B. L., 156 Broadway.
Kirwan, J. P., 138 West 42d st.
Kohler, C. S., 901 Columbus ave.
Kyle & Sons, J., 721 Lexington ave.
Leaycraft & Co., J. E., 17 West 42d st.
Lummis, B. R., 25 West 33d st.
McLaughlin, T. F., 2687 Broadway.
McNally, G. V., 47 West 34th st.
Mable & Co., W. B., 1178 Broadway.
Manning, E. A., 489 5th ave.
Muhlfelder, L. J., 681 Broadway.
Noyes Co., C. F., 92 William st.
O'Donoghue, L. V., 25 West 30th st.
Ogden & Clarkson, 17 West 30th st.
O'Hara Bros., Webster ave & 200th st.
Palmer, E. D., 179 Columbus av.
Payton, Jr., P. A., 67 West 124th st.
Pease & Elliman, 340 Madison ave.
Pfohm, F. & G., 9 West 29th st.
Polak, E., 149th st and 3d ave.
Pollizzi & Co., 192 Bowery.
Porter & Co., 159 West 125th st.
Price, George, 138th st and 3d ave.
Read & Co., Geo. R., 20 Nassau st.
Roome & Co., W. J., 177 Madison ave.
Royal, Jno. M., 21 West 134th st.
Ruland & Whiting Co., 5 Beekman st.
Schindler & Liebler, 1361 3d ave.
Schmuck, A. J. C., 47 West 34th st.
Schrag, L., 142 West 23d st.
Sheeran, Jas. A., 1250 Lexington ave.
Simmons, E. de Forest, 2 East 58th st.
Smith, F. E., 3 Madison ave.
Smyth & Sons, B., 149 Broadway.
Steinmetz, J. A., 1009 East 180th st.
Tucker, Speyers & Co., 435 5th ave.
Tyng, Jr., & Co., 41 Union Square West.
Ullman, C. L., 3221 White Plains ave.
Varian, Wilbur L., 2777 Webster ave.
Ware, William R., 451 Columbus ave.
Watson & Son, T., 200 9th ave.
Wells' Sons, J. N., 191 9th ave.
White & Sons, W. A., 62 Cedar st.
Whiting & Co., W. H., 41 Park Row.
Wilcox & Shelton, 245 West 125th st.
Willard & Co., E. S., 45 Pine st.
Wissman, F. De R., 149 Broadway.
Zittel & Sons, F., Broadway & 73th st.

(Brooklyn)

Bulkley & Horton Co., Myrtle & Clinton aves.
Cederstrom, Sig., 201 Montague st., Bklyn.
Chauncey Real Estate Co., 187 Montague st.
Clark, Inc., Noah, 837 Manhattan ave.
Corwith Bros., 851 Manhattan ave.
Henry, John E., 1251 Bedford ave.
James & Sons, John F., 193 Montague st.
Ketcham Bros., 129 Ralph ave.
Morrisey Wm. G., 189 Montague st.
Porter, David, 189 Montague st.
Pyle Co., H. C., 199 Montague st.
Rae Co., Wm. P., 180 Montague st.
Realty Associates, 176 Remsen st.
Small, Fenwick B., 939 Broadway.
Smith, Clarence B., 1424 Fulton st.
Smith, Wm. H., 189 Montague st.
Tyler, Frank H., 1183 Fulton st.
Welsch, S., 207 Montague st.

(Queens)

Rickert-Finlay Realty Co., 45 W. 34th st.

Real Estate Operators.

Alliance Realty Co., 115 Broadway.
City Investment Co., 165 Broadway.
Cohen, Elias A., 198 Broadway.
Jackson & Stern, 31 Nassau st.
Kempner, I. H., 17 West 42d st.
Lewine, F. & L., 135 Broadway.
Lowenfeld & Prager, 149 Broadway.
Mandelbaum, H. & M., 135 Broadway.
Wallach Co., R., 68 William st.

Reports (Building)

Dodge Co., F. W., 11 East 24th st.

Roofers and Materials

Commonwealth Roofing Co., 17 Battery Pl.

Slate

Johnson, E. J., 38 Park Row.

Stone Renovating

Fordham Stone Renovating Co., 1123 Bway.

Terra Cotta

Atlantic Terra Cotta Co., 1170 Broadway.
New Jersey Terra Cotta Co., 149 Broadway.

Title Insurance

Lawyers' Title Ins. & Trust Co., 160 Bway.
Title Guarantee & Trust Co., 176 Broadway.
Title Insurance Co. of N. Y., 135 Broadway.

Trucking

Atlanta Contracting Co., 230 East 42d st.

Vault Lights

Berger Mfg. Co., 11th ave. & 22d st.
Brooklyn Vault Light Co., 270 Monitor st, Bkl.

Wall Paper

Colonial Wall Paper Co., 29 DeKalb ave., Bkl.

Waterproofing

Obelisk Waterproofing, 1 Madison ave.

OFFICIAL CREDIT RECORDS

JUDGMENTS.

Manhattan and Bronx.

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| <p>SEPT.</p> <p>23 Abelman, Ida & Abr—B W B Brown. 1,450.53</p> <p>24 Adler, Philip & Morris Shapiro—N Y Edison Co. 82.72</p> <p>25 Alexander, Henri P—Remington Type Co. 60.01</p> <p>25 Averick, Dora & Isaac*—J Averick. 364.65</p> <p>25 Alexander, Henri P—Remington Type-writer Co. 145.41</p> <p>25 same—L C Smith & Bros Type-writer Co. 102.56</p> <p>25 Alexander, Henry T—W J Coleman. 137.35</p> <p>25 Anspacher, Mortimer L—Phoenix Engraving Co. 68.68</p> <p>25 Adams, Jos H & Helen Mae—Frank Presbrey Co. 160.23</p> <p>25 Arftmann, Albt E—B Kimler. 222.47</p> <p>25 Ackerly, Sumner C—I Kahn. 34.56</p> <p>25 Abercrombie, Wm C—M Siegeman. 64.41</p> <p>27 Alpert, Elias—Alexander Bros. 100.06</p> <p>21 Berman, Paul M & Abr Wollkind—H C Mergenthaler. 59.91</p> <p>23 Bacon, Danl—R Gibson Jr. 177.22</p> <p>23 Bender, Jos B—M Cohen. 38.79</p> <p>23 Braune, Anna & Frank Bennacchio—J Seller. 158.50</p> <p>23 Blatt, Gus & Sol Bisgaier—People, & Co. 300.00</p> <p>23 Brand, Benj—M Stern. 75.49</p> <p>23 Ball, Amy T—J J Goldman. 61.15</p> <p>23 Bryant, Saml—E C Kelly. 247.72</p> <p>23 Brown, Jas R—C H Dickson. 262.20</p> <p>23 Breuer, Jno A—CL Kasak. 400.26</p> <p>24 Benedict, Julian—Gorham Co. 285.45</p> <p>24 Browde, Kalman—M Epstein. 47.02</p> <p>24 Bruckman, Jos—Edwin B Stimpson Co. 136.10</p> <p>24 Block, Eugene H—D Scharps. 354.41</p> <p>24 Burg, Fredk—R R Donnelly. 31.03</p> <p>24 Brunner, Clarence E—N Y Tel Co. 44.60</p> <p>25 Bowles, Dwight W—Century Syndicate. 168.91</p> <p>25 Brewster, Herbert R—W K Asten. 870.00</p> <p>25 Bloch, Merwin S C—Athens Hotel Co. 469.89</p> <p>25 Butterman, Chas—A V McLaughlin. 74.65</p> <p>25 Bassan, Adolph—Merseraue Metal Bed Co. 38.06</p> <p>25 Bury, Harrison H & Martin—Hard Mfg Co. 257.05</p> <p>26 Buchwald, Bernard—Smith Worthington Co. 59.86</p> <p>26 Breitenfeld, Karl V B—Brewers Journal. 105.12</p> <p>26 Bosler, Wm D—Broun Green Co. 27.24</p> <p>26 Braune, Jos—C Kahn. 64.32</p> <p>26 Berg, J Philip—W B Henderson et al. 19.67</p> <p>27 Blumberg, Isidor—J B Friedlander. 99.40</p> <p>27 Barr, Benj M—Fort View Constn Co. 543.16</p> <p>27 Benson, Wm W—Fort View Constn Co. 176.33</p> <p>27 Burke, Anna—14th St Store. 44.41</p> <p>27 Bachner, Louis—Diamond Rubber Co of N Y. 552.33</p> <p>21 Chapman, Hawley—F G Potter et al. 1,147.08</p> <p>21 Cimioti, Ferd, Walter* & Paul*—J L Meyer. 239.41</p> <p>23 Cassidy, Edw J—Geo Koch & Son. 40.63</p> <p>23 Cohen, Jack or Jacob—M Palestra. 525.49</p> <p>23 Cushman, Arthur H—J H Muller. 67.61</p> <p>23 Campbell, Jno—T P Fitzgerald. 376.89</p> <p>23 Celia, Francis—Curtis Blaisdell Co. 105.96</p> <p>23 Casky, Jos C—S M Harris. 40.00</p> <p>24 Cafferty, Thos & Patk Stanton—Julius Kessler & Co. 172.74</p> <p>24 Cheek, Bert G—Real Estate Management Co. 178.82</p> <p>24 Cooper, Maurice—National Nassau Bank of N Y. 319.74</p> <p>24 same—same. 319.76</p> <p>24 Cushman, Arthur H—E C Bollerman. 24.14</p> <p>24 Cohen, Louis—N Y Edison Co. 36.33</p> <p>24 Crowell, Jno—N Y Tel Co. 25.02</p> <p>24 Carabba, Julian V—same. 46.07</p> <p>24 Cioffi, Frank—United Produce Co. 29.67</p> <p>24 Cavoli, Nich V O—R H Donnelly. 25.86</p> <p>24 Cooperstein, Harry & Philip—N Y Tel Co. 42.36</p> <p>24 Califano, Chas—J E Simons. 2,465.25</p> <p>24 Cooper, Harry—M Witmark & Sons. 109.09</p> <p>24 Crawford, Geo H—Adams Laundry Machinery Co. 404.00</p> <p>24 Clifford, Wm L & Jas J Ortloff—J R Keim et al. 479.52</p> <p>25 Courtney, Wm J—J W Butler. 446.92</p> <p>25 Ciglia, Ernest—J H Simon. 46.07</p> <p>25 Cronin, Jos H & Frank Schmidt*—American Exchange Cigar Co. 69.97</p> <p>25 Craven, Mary A—Equitable Trust Co of N Y. 69.94</p> <p>27 Carbone, Francesco—G B Raymond & Co. 1,096.53</p> <p>27 Corcoran, Albt P—J B Wentworth. 29.41</p> <p>27 Cole, Charlotte—Union Stove Works. 153.44</p> <p>27 Clausen, John F—J McQuad. 15.11</p> <p>27 Cullen, Edw F & Henrietta—B Altman Co. 1,643.29</p> <p>21 de Fontaine, W Hampton—Farmers National Bank of Hudson. 423.57</p> | <p>21 Dietz, Amy—A D F Randolph. 188.30</p> <p>23 Desowitz, Saml—Noonan & Price Co. 155.67</p> <p>23 Dittmer, Jno—C A Corbin et al. 66.76</p> <p>23 DiBenedetto, Angelo—L Marx et al. 265.31</p> <p>23 Davids, Walter I—E M Davids. 536.59</p> <p>23 Doyle, Florence—W Baume. 59.76</p> <p>24 Davis, eBernard—F B Crame. 22.31</p> <p>24 Dincin, Isaac & Philip—Tribune Association. 255.88</p> <p>24 D'Averta, Francisco—D Centola. 77.40</p> <p>24 Doss, Wm—American Exchange Cigar Co. 115.71</p> <p>25 Demarest, Jno F H—S L Taylor. 7,426.94</p> <p>25 Dailey, Robt—Knap & Wasson Co. 109.26</p> <p>26 David, Claude—Blum Bros. 75.81</p> <p>26 Dunne, Thos P—E Hommondinger. 121.16</p> <p>26 Dickson, Alfred G—J D Berkowitz. 204.04</p> <p>27 de Classon, Wm & Chas R Uebel-messer—F Daleo. 93.12</p> <p>27 de Classon, Count Wm—J Biondo. 84.46</p> <p>23 Elliott, Wm A—Oppenheim Collins & Co. 90.59</p> <p>23 Emmerich, Otto—Hannis Distilling Co. 248.04</p> <p>25 Elias, M Angelo—Michl Levy Agency. 84.71</p> <p>25 Edelstein, Frank—Levine & Posner. 225.92</p> <p>26 Elingwood, Freda—Pennsylvania R R Co. 9.84</p> <p>26 Ellis, Fredk G & Ralph L Kilby—H M Cummings. 124.00</p> <p>26 Einhorn, Moses, Annie Einhorn, Elias Einhorn & Chas Lippner—M Sulzberger. 166.72</p> <p>23 Faver, Idel—G Greenstein. 115.00</p> <p>23 Frieberg, Mark A—E H Burger. 119.41</p> <p>23 From, Adolph—J Redlich. 49.56</p> <p>24 Frisbie, Chas—American Radiator Co. 372.95</p> <p>24 Fishman, Abr, Jacob Levine & Max Goldstein—C C Reider. 106.90</p> <p>24 Fanelli, Annibale* & Ernesta—Lion Brewery of N Y City. 133.82</p> <p>24 Fusco, Giuseppe—I Tremarzo. 117.47</p> <p>24 Flco, Gennaro—G M Roden. 154.56</p> <p>24 same—same. 154.56</p> <p>25 Fitz, Chas R—United States Tire Co. 427.41</p> <p>25 Flannagan, Jas J—W K Aston. 870.00</p> <p>25 Fuller, Chas A—S L Vivian et al. 17,926.92</p> <p>25 same—same. 177.92</p> <p>25 Fuerstein, Benj—T McCarthy. 366.91</p> <p>25 Feusterheim, Saml—Saml Vorgfodl. 767.60</p> <p>25 Fisher, Harry R—L P Onnenheim. 78.60</p> <p>26 Frankfort, Jos & Wm S Jacobs—Stanley & Patterson Inc. 132.43</p> <p>26 Folkoff, Saml—Wm Bondy & Co. 76.35</p> <p>26 Fanning, Chas—Livingston Neil Co. 68.77</p> <p>26 Fort, Frank A—A G Spalding Bros. 22.71</p> <p>27 Francis, Abr S—Butler Bros. 88.85</p> <p>27 Friedberg, Wm—S N Rosen. 68.91</p> <p>27 Forth, Arthur—N Y Staats Zeitung. 112.85</p> <p>27 Friedlander, Emil—C Schloss. 515.44</p> <p>27 Frankfort, Jos & Wm S Jacobs—Northwestern Elec Equip Co. 209.88</p> <p>21 Gottesman, Morris—E Jackson et al. 971.99</p> <p>23 Greenfield, Wm—Metropolitan Tobacco Co. 113.13</p> <p>23 Grooves, Nicholas & Stillanos N—G L Morgan. 137.22</p> <p>23 Gallagher, Sarah—J Newman. 112.15</p> <p>23 Gaddy, Jno—W H Black. 123.95</p> <p>23 Greenberg, Sola—E H Burger. 19.41</p> <p>23 Galbally, Mary E—M H Birge & Sons Co. 165.15</p> <p>24 Goldberg, Aaron J—S Frank. 104.72</p> <p>24 Gould, Rita—C Kennedy. 89.65</p> <p>24 Gotha, Morris—I H Gebolle. 757.43</p> <p>24 Gitelson, Morris—J L Ehiting et al. 40.10</p> <p>24 Garifalos, Jno D—F A North Co. 296.21</p> <p>24 Goldkrantz, Jacob & Louis Gilbert—N Y Edison Co. 33.96</p> <p>24 Garber, Geo & Abr Levowitz*—R H Donnelly. 35.01</p> <p>24 Gibbs, Geo W—D E Schulte et al. 270.87</p> <p>24 Gabbe, Hyman—R H Donnelly. 29.91</p> <p>24 Goebeler, Jno F—N Y Tel Co. 25.05</p> <p>24 Gulliksen, Andw G—N Y Tel Co. 32.69</p> <p>24 Goldstein, David—E M Houghtaling et al. 123.33</p> <p>24 Gollick, Stanley & Stanley Gollick Co—Blaw Steel Constn Co. 724.72</p> <p>25 Goodfried, Emanuel B—H Bauman et al. 168.13</p> <p>25 Giles, Jas M—L T Bigham. 53.05</p> <p>25 Grilli, Nicola—W I Joyce et al. 436.05</p> <p>25 Goldschlager, Benj* & David—G W Faber Inc. 80.37</p> <p>25 Guan, Edith A—Jno Bright Stevens. 153.00</p> <p>25 Giovine, Thos—P De Nibili et al. 262.30</p> <p>26 Gloeckner, Ludwig G & Louise—German Savgs Bank in the City of N Y. 1,329.68</p> <p>26 Grundschober, Franz—W Webber et al. 1,598.31</p> <p>26 Glentenkamp, Chas—Jacob Stahl Jr & Co. 39.41</p> <p>26 Goldingham, Percy C—A B Pottenton. 328.55</p> <p>26 Green, Wm F—Swift & Co. 53.08</p> <p>27 Getzoff, Abr—J J Finnegan. 64.05</p> <p>27 Groff, Peter, Sale Agid & Sam Agid—J Mandel. 542.08</p> <p>27 Green, Alice & Joe Cohen—People, & Co. 500.00</p> <p>27 Grolis, Hulda—N H H Realty Co. 371.28</p> | <p>27 Greenberg, Louis—All Anglo Safety Razor Co. costs 27.41</p> <p>27 Groff, August E—F Deifel. 69.40</p> <p>21 Herbert, Aubrey D—D Dow. 1,115.82</p> <p>23 Hoyt, Geo H—G W Ellis Co. 177.67</p> <p>23 Haupt, Matthew—W Scott Kirkpatrick. 279.31</p> <p>23 Hecker, Abr & Esther Perler—N Bloom. 875.49</p> <p>23 Hamburg, David M—A Solomon. 83.48</p> <p>23 Hering, Geo—J Jacobson. 61.65</p> <p>24 Herz, Harry—C C A Minet. 122.37</p> <p>24 Huber, Wm—Russell Blaine Co. 20.66</p> <p>24 Heddendorf, Wm H—Slingerland & Co. 344.97</p> <p>24 Hobbins, Wvelyn T—N Y Edison Co. 14.39</p> <p>24 Hyman, Abr—Fletcher Stanley Co. 16.48</p> <p>24 Hammerstein, Anna—Palisade Realty Co. 202.53</p> <p>25 Hicks, Jas P & Arthur A Johnson—Pelham Operating Co. 444.97</p> <p>25 Hart, Morris W—Equitable Trust Co of N Y. 65.79</p> <p>25 Hellinger, Leopold—G W La Fevre. 39.31</p> <p>25 Heathman, Harry—F Perrington. 82.02</p> <p>25 Hauser, Jno H—Anglidle Computing Scale Co. 75.63</p> <p>25 Hochman, Max—Lyn Oil & Varnish Co. 30.51</p> <p>25 Halsy, Edwin W—Title Guarantee & Trust Co. 121.90</p> <p>25 Herber, Robt M—A Abraham et al. 26.46</p> <p>26 Harkins, Geo A—Jno Wanamaker, N Y. 36.71</p> <p>26 Hilands, Wm J—Coguenhen & Co. 959.83</p> <p>26 Hoffer, Isaac—H Hoffer. 119.65</p> <p>26 Hollender, Morris—S Seiden. costs 17.65</p> <p>26 Hamburger, Gates—A G Spalding & Bros. 21.41</p> <p>26 Horenberg, Fritz & Ernest Kieffhaber—M A Hannan. 74.92</p> <p>26 Horowitz, Arthur J—M Marx. 65.77</p> <p>27 Haire, Robt J—Title Guar & Trust Co. 52.35</p> <p>27 Hardy, W A—C H Raymond. 106.21</p> <p>27 Hayes, Wm A—Lord & Taylor. 104.44</p> <p>27 Hyman, Henry J—J Holstein. 144.41</p> <p>27 Haight, Geo—Swinehart Tire & Rubber Co. 100.89</p> <p>27 Hones, Julius—M Miller. 644.88</p> <p>27 Hays, Frank M—R A Cummings. 1,074.34</p> <p>27 Horowitz, Max—F Lesser. 185.30</p> <p>27 Hill, Wm C—Fiss, Doerr & Carroll Horse Co. 820.39</p> <p>27 Harkow, Jos H—A G Spalding & Bros. 32.61</p> <p>27 Hazard, Bowdin F—S Levy & Co. 875.88</p> <p>27 Hiken, Isaac—F Geraci. 49.06</p> <p>27 Hill, Marie L—N Y Tel Co. 36.04</p> <p>27 Israel, Sidney M—L Shulsky. 139.65</p> <p>23 Isaacs, Philip S—W Eittinger. 108.95</p> <p>23 Jesper, Harry—M Cohen. 181.91</p> <p>23 Johnson, Wm L—Victoria Chief Copper Mining & Smelting Co. costs 236.25</p> <p>24 Jacobowitz, Lena—H Keale et al. 1,613.04</p> <p>25 Joseph Wm, Bernard Goldberg, Italian Marble Co, Antony Torea & Saml Lavidoff*—Forest Box & Lumber Co, Inc. 137.81</p> <p>27 Jones, Howard L—H A Bell. 1,247.52</p> <p>23 Koenigsberg, Pauline—M Cohen. 64.32</p> <p>23 Kane, Harry J—G Murray. 334.28</p> <p>23 Kelly, Thos F—J Harbater et al. 49.67</p> <p>23 King, Vincent C—Sheffield Farms—Slawson-Decker Co. 25.32</p> <p>23 Kelly, Jessie F—S Cohen et al. 112.72</p> <p>23 Katz, Mollie—L F Schwartz. 29.47</p> <p>24 Kraus, Jos—N Y Edison Co. 12.37</p> <p>24 Kroupa, Wm—same. 21.10</p> <p>24 Keneely, Chas A—M G Lowenthal. 36.42</p> <p>24 Kander, Max—S M J Jacobs. 83.73</p> <p>24 Kinsey, Chas B—R H Donnelly. 33.81</p> <p>24 Keating, Jno D—same. 31.66</p> <p>24 Kubanik, Anton & Martin Chellan—same. 46.11</p> <p>24 Kantrowitz, Habana—Greenhut Siegel Cooper Co. 718.35</p> <p>24 Kupferman, Oscar E—J P Nolan. 106.31</p> <p>24 Kaplan, Israel—M N Ratan. 29.40</p> <p>24 Kasanoff, Nathan—A Strauss. 227.89</p> <p>24 Kariberer, Chas—S Levy. 204.15</p> <p>25 Kasper, Harris—L Afromowitz. 100.36</p> <p>25 Kelly, Saml—M Rels. 171.67</p> <p>25 Krlig, Jacob—United Produce Co. 92.32</p> <p>25 Kaplan, Harris & Ely—J Cohen. 608.06</p> <p>25 Kolbe, Adam & Herman Jacobs—Box Board Lining Co. 363.86</p> <p>25 Kaufman, Herbert—E M Berliner. 1,958.18</p> <p>26 Katze, Mary—S Kaplan et al. 367.41</p> <p>26 Kahn, Montiflore G—A Beck. 549.40</p> <p>26 Kerrigan, Jas—Frank P Hayes Co. 21.00</p> <p>26 Kneeland, Stillman F—H A Jacobson. 164.91</p> <p>26 Kaufman, Richd S—J Noll. 329.41</p> <p>27 Keating, Jas T—M R Rosenbaum. 238.38</p> <p>27 Kelsch, Martin L—Western Film Exchange of N Y. 44.86</p> <p>27 Kleinman, Bennie—P Litwin. 11.21</p> <p>27 Kopelman, Max—D Skolkin. 155.68</p> <p>27 Klein, Ida & Joe Cohen—People, & Co. 500.00</p> <p>21 Langtree, Fredk Y & Alice A—D E Eichenbronner. 95.01</p> <p>21 Levine, Benj A—T Healy. 65.31</p> <p>23 Lindinger, Fritz—J J Goodman. 39.68</p> <p>23 Levine, Abr & Abr Sepersky—S Reich et al. 86.19</p> <p>24 Livingston, Philip—City of N Y. 264.41</p> <p>24 Lipensky, Hyman—J Warburg. 227.27</p> <p>24 Lehman, Edgar—N Y Tel Co. 66.06</p> <p>24 Liss, Wm—same. 38.50</p> <p>24 Libres, Louis—L F Schwartz. 27.23</p> |
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- 24 Young, Insel V—E D Depew et al. 94.05
- 26 Young, Robt—J J Stetthelmer & Co. 1,526.59
- 26 Young, Frazer & Robt—G Topping. 381.20
- 24 Zeigler, Jos J—J Marks 104.41
- 21 Ziegfeld, Florence Jr—Postal Telegraph Cable Co. 173.11
- 23 Zurkes, Berel—R Kanarek 292.39
- 25 Zuelch, Geo—J F Waldron 667.57

CORPORATIONS.

- 21 Motor Car Exchange Inc—Namrod Advertising Agency 59.41
- 21 same—same 368.14
- 21 Standard Cleaning & Dyeing Co—P H & F M Roots Co 86.77
- 21 J P Benjamin & Co—National Nassau Bank 1,513.21
- 21 American Insulating Co—P Gerli 3,388.58
- 21 Murray Hill Park—Sayre Fisher Co. 37.62
- 23 Republican Club Home Makers of Kings County—Norwich Union Fire Ins Co 19.39
- 23 American Transport Co—G L Robinson 57.41
- 23 Tangiers Development Co—C G Riehl 116.72
- 23 Loebel Tailoring Co—H Lehrman 77.23
- 23 Renard Bldg & Constn Co, Richard Chonanus, Isaac Schwartz & Amos Realty Co—J Singer 66.04
- 23 S S Palmer Inc—Noonan & Price Co 191.91
- 23 Sanitary Bedding Corp—Schildwachter Carriage Co 550.01
- 23 General Appliance Corp—System Co 115.71
- 23 Eliminative Institute of America—Sheffield Farms—Slawson—Decker Co 76.19
- 23 Motor Car Exchange Inc—C Jacobs 367.15
- 23 Arcy Express—Fisk Rubber Co 100.91
- 24 Levy, Mellen Co—J E Fletcher 99.65
- 24 Washington Lunch Inc—N Y Edison Co 46.01
- 24 Wiltchik Bros Inc—same 19.91
- 24 Latham Realty Co & Anthony Schwoerer Jr—Empire Gas Fixture Co 220.51
- 24 Jones, Keyser & Adams—Garraway Co 53.15
- 24 Almeda Constn Co—H Sherman 98.97
- 24 Highland Realty & Constn Co—T G Devlin 48.31
- 24 Empire Baking Co—A Cardani 91.13
- 24 J C McQuarrie Co—R H Donnelly 78.18
- 24 Amalgamated Chemical Co—same 84.51
- 24 Yerkes Mfg Co—same 45.64
- 24 Atlas Woodworking Co—same 25.91
- 24 Loughran—O'Connor Co—same 35.61
- 24 Calman Asbestos & Rubber Works of America—C S MacKenzie 532.65
- 24 Borough Cut Stone Co—J E Simmons et al 3,725.49
- 24 Rockvill Realty Co—J E Simmons 3,376.58
- 24 Dann & Peckner Inc—same 112.41
- 24 Dann & Peckner Laundering Co—T B Bleecker et al 144.71
- 24 American Watchmans Time Detector Co—C G Webber 28.13
- 24 Purdy Constn Co, Geo Schumer, Max Kessler & Nathan Drucker—Chestnut Ridge White Brick Co 170.42
- 24 Read Art Co & Etta C Reed—Perrins Goodwin Co 497.84
- 24 Driest Hoerber Co—R Rahmann 43.16
- 24 National Yacht Club—G A Bachia & Co 396.81
- 24 Bluestein Co—J Markowitz et al 137.37
- 25 I W & C Horn Co—Gouverneur Marble Co 283.62
- 25 Electrical Audit & Rebate Co—I Haft 59.93
- 25 Barnet Rosenberg Co—J Kasefsky 36.55
- 25 Michael Di Menna Constn Co—Pennsylvania Coal & Coke Corp 70.93
- 25 Foye—Root Co—Sullivan Machinery Co 49.91
- 25 Tangiers Development Co—Glengarry Realty Corp 1,968.70
- 25 Standard & Vanity Fair Co Inc—Sterling Engraving Co 194.87
- 25 V Cardo & Sons Co—Central R R of N J 29.21
- 25 Child Lore Co—Lex Press 181.86
- 25 Siegel Machine Co—Hess Bright Co 166.12
- 26 Motor Renting Co—W M Alberti 536.71
- 26 Klein Moritz Realty & Constn Co—B Fishman 106.65
- 26 Standard Art Works—National Gum & Mica Co 31.91
- 27 National House Furnishing Trade Exhibits, Inc—American Addressing & Mailing Co 152.32
- 27 Feldman Heating Co—American Radiator Co 209.97
- 27 United States Leasing & Holding Co—Abbott Hardware Co 57.07
- 27 Lakeside Park Realty Co—Stobaugh Contracting Co 285.06
- 27 Manhattan Window Shade Co—R H Donnelly 46.01
- 27 Hydraulic Properties Co—F B Gilbreth 1,191,259.10
- 27 Same—same 20,700.35
- 27 Same—same 16,564.10
- 27 Same—same 413,644.10
- 27 Same—same 1,654,519.10
- 27 Brooklyn Wireless & Electrical Novelty Co—F S Ketcham 1,357.65
- 27 Newark Mat & Rubber Co—American Contractor Pub Co 245.44
- 27 Royal Waist Co Inc—L Simon 36.71
- 27 Fireproof Steel Furniture Co—C Meyen & Co 312.57
- 27 Motor Car Exchange Inc—Motor Finance Co 1,547.24
- 27 Thomas Peiper Construction Co—Patterson Bros 155.75
- 27 Universal Novelty Co—Max Meyer Otto Wein Hamburger—Interstate Electric Novelty Co 60.71

- 27 Alexander Hair Goods Co—C Dultz et al 103.91
- 27 Brooklyn Unique—N Y Tel Co 732.50
- 27 A B Adams Inc—B B Lawrence 12,027.98

Borough of Brooklyn.

- SEPT.
- 19 Apy, Edw—H S Hotaling 195.74
 - 23 Adessio, Agostano—Poppe & Sons 146.36
 - 25 Albert Firth Realty Co—U S Title Guar Co 31.90
 - 25* Auerbach, Ruben—D Skolkin 155.68
 - 19 Ballance, Wm A—J M English 150.66
 - 19 Beebe, Wm W—Anna Beebe 51.30
 - 19 Berman, Henry—Rockwell Woolen Co 81.82
 - 19 Browall, Chas—Strohmeyer & Arpe Co 22.17
 - 19 Braffett, Wm J—First Natl Bank, Union N J 1,032.86
 - 20 Bade, Frank—F Euthold 41.49
 - 20 Bade, Theo—same 38.99
 - 20 Baldwin, Geo E—Sterling Piano Co 64.31
 - 20 Bourne, Jno H—Jesse Moore 29.02
 - 20 Barnum, Edw H—Bklyn Auto Co 67.77
 - 20 Bergolofsky, Ike—A Katine 29.40
 - 20 Birnbaum, Morris—N Vhodinger 63.65
 - 21 Bastian, Louise—Pauline Nesselhauf 95.83
 - 23 Baar, Jacob—J Slattery 509.57
 - 23 Berman, Max—H Pohlmeier 30.85
 - 23 Bailey, Fredk B—B Jacobs 143.44
 - 23 Bruckman, Jos—E B Stimpson Co 136.10
 - 23 Bodalto, Frank—M H Beinberg 23.11
 - 23 Bilanoff, Isidore—R Vogt 22.08
 - 23 Bruce, Fredk J—Royal Eastern Electrical Supply Co 174.23
 - 23 Braune, Anna—J Seiler 158.50
 - 23 Brunner, Clarence H—N Y Tel Co 44.80
 - 23 Bischoff, Fredk W—same 16.61
 - 24 Bennett, Chas—E Kirsten Co 100.01
 - 25 Beck, Anthony—Dorothea Seibltz 297.51
 - 25 Bliss, Carl W—U S Title Guar Co 35.81
 - 25 Blumberg, Isidor—Jos E Friedlander Co 99.40
 - 25 Bonner, Oliver R—Hamilton Trust Co 61.75
 - 25 Bayne, Jas E—Geneva C Stopenhagen 154.40
 - 25 Boulon, Ferd G—Barker & Co 545.00
 - 19 Callahan, Jno J—S L Parsons & Co 32.72
 - 19 Clark, Walter B—W E Sprague 171.30
 - 19 Cole, Jas K—R Johnson 10.90
 - 19 Cutler, Abner S—J Cohn et al 47.73
 - 20 Carmiol, Adolph—Crandall Pettee Co 53.31
 - 23 Callos, Geo—H C Wetteran & Co 78.96
 - 23 Cohen, Max—E Schlesinger et al 73.41
 - 23 Colgan, Wm—Rockwood & Co 45.32
 - 23 Cooperstein, Harry & Philip, doing business as Cooperstein Bros—N Y Tel Co 42.36
 - 23 Crowell, Jno—same 25.02
 - 23 Carabba, Julian V—same 46.07
 - 23 Couden, Elliott R—G R Sutherland 528.06
 - 24 Cerkoff, Jacob—N B Chadsey 42.40
 - 23 Chiramonte, Vito—Lefstein & Rosenfeld 74.75
 - 25 Cabot, Chas A—W R Ostrander & Co 228.47
 - 25 Chapin, Polly M & Chas H—Peter A Voat Mfg Co 169.15
 - 25 Coorman, Hyman—S Aranowitz 324.74
 - 25 Cullen, Terrence J—J L Bergen 127.40
 - 19 Dean, Wm H & Julia—R T Short 261.10
 - 19 Dittmar, Geo J—First Natl Bank, Amityville 1,540.07
 - 10 same—same 1,544.92
 - 20 Danziger, Isidor—J Aronson 62.68
 - 20 Dobson, Geo F—P C Ertsaas 107.35
 - 24 Deitsch, Henry—M Barr & ano 389.24
 - 24 Drucker, Nathan—Chestnut Ridge White Brick Co 170.42
 - 25 Dalton, Chas R—H L Redfield (agent) 22.40
 - 25 Dincin, Isaac & Philip—Tribune Assn 233.88
 - 25 Doss, Wm—American Exchange Cigar Co 115.71
 - 20 Edwards, Edw C Jr—H F Adams 120.42
 - 24 Engert, Jno—A Ehlers 63.41
 - 19 Fleming, Jas—Fanni Nussbaum 272.80
 - 20 Feldberg, Jonas—M Grossarth 234.96
 - 20 same—same 80.79
 - 20 Fields, Chas C—Amanda Cahn 74.79
 - 20 Fisher, Francis V—Royal Eastern Electrical Supply Co 138.47
 - 21 Fuller & O'Connor Constn Co—Julia O'Conner as extr 1,182.84
 - 23 Framan, Ely—N Y Tel Co 23.11
 - 24 Fleming, Wm H—A Nickerson 92.60
 - 24 Frank, Jacob—A Watsky 86.56
 - 25 Faul, Edwin L—H C Webben 74.56
 - 25 Fishbein, Mary—M Weinstein 783.97
 - 25 Frankfort, Jos—Northwestern Electric Equipment Co 209.88
 - 25 Freedman, Jos & Dora—Johanna Bach (D) 16,420.34
 - 19 Gavrelewich, David—S Gerstein 39.40
 - 19 Gibbons, Jas F—F Goldner (infant) 181.22
 - 19 Guthy, Peter—Fidelity & Casualty Co 4,993.43
 - 20 Gariepy, Mary E, formerly Mary E Connor—May J Hargill as admtrx & Robt Welch Jr 828.25
 - 20 Getteys, Wm C—Adele M R Getteys 488.37
 - 20 Goss, Patk—J Donnelly 192.31
 - 23 Glick, Rosie & Pincus—E E Rosenblume 31.90
 - 23 Goebeler, Jno F—N Y Tel Co 25.05
 - 23 Gulliksen, Andw G—same 32.69
 - 24 Grady, Jno—W H Black 123.95
 - 25 Galbally, Mary E—M H Birge & Sons Co 165.15
 - 25* Goldberg, Saml—D Spolkin 155.68
 - 25 Goldstein, David—E M Houghtaling & ano 123.33
 - 25 Graf, Aug E—F Deifel 69.40
 - 25 Grilli, Nicola—W I Joyce et al 436.05
 - 19 Holzman, David—P Fitzsimmons 39.40

- 19 Hoffman, Jesse Q—Henrietta W Hoffman 39.18
- 19 Holdridge, Mabel O—Realty Associates 122.45
- 19 Hopkins, Chas—H B Hardenberg & ano 41.42
- 20 Hiene, Fredk also known as Fred—E Martens 132.90
- 20 Hunt, Rosalind—Susie V Green 44.40
- 21 Hawley, Chapman—F G Potter & ano 1,147.08
- 21 Herbert, Aubrey D—D Dows as admr 1,115.82
- 23 Haase, Lulu S—Nassau Co-op B & L Assn D 2,090.40
- 23 Heuwel, Bernard J—Burkard Tritschler Co 211.47
- 23 Hogan, Dennis—C G Paige 31.90
- 23 Horenberg, Fritz—Mary A Haman 74.92
- 24 Halpern, Jacob—M Batr & ano 389.24
- 24 Hecker, Abr—N Bloom 875.49
- 24 Herbert, Aubrey D—D Dow as admr 1,115.82
- 25 Halsey, Edwin W—Title G & T Co 121.90
- 25 Hanlon, Wm A & Fredk—same 62.41
- 25 Hart, Max—I Abramowitz & ano 1,424.00
- 25 Hecht, Anton—A Runkel 65.18
- 25* Heine, Saml—D Skolkin 155.68
- 24 Isaacson, Jacob—B J Conroy 34.74
- 19 Jacobson, Harry—M Epstein & ano 37.71
- 21 Johnson, Jno F—W H Henry & Co 48.47
- 24 Jung, Geo—Empire Brick & Supply Co 488.02
- 25 Jacobs, Wm S—Northwestern Electric Equipment Co 209.88
- 25 Jesper, Harry—M Cohen 181.91
- 25 Jenkins, Alfred Jr—H P Read 492.05
- 19 Kowiak, Konrad—P Grenloch 291.19
- 20 Kaufman, Saml—S Breslan 209.40
- 20 Keeling, Mary—Ella C Shields 262.47
- 20 Kolb, Morris—Lafayette Trust Co 1,373.14
- 23 Kisenberg, Simon—A Arons 11.72
- 23 Keller, Emmy—L Arnold 50.00
- 23 Kiefhaber, Ernest—Mary A Haman 74.92
- 23 Kniffin, Sheldon C—N Y Tel Co 23.12
- 23 Kupfer, Juliette—same 16.48
- 23 Kadelbury, Fredk E—same 19.83
- 23 Kopilovitz, Harry—Bertha Schlossberg 877.99
- 23 Kranenberg, Christian—B Goetz 81.57
- 24 Kaplan, Israel—M N Ratzan 29.40
- 24 Kaplan, Max—Natl Cash Reg Co 214.40
- 24 Kessler, Max—Chestnut Ridge White Brick Co 170.42
- 24 Klinger, Zzerin, doing business as Bright Hand Laundry—R E Doolittle 36.30
- 25 Klueg, Jas J—J F Huetter 233.34
- 25 Keller, Jno & Annie—Julia Hauselman 102.32
- 25 Kopolman, Max—D Skolkin 155.68
- 19 Lafferty, Anna P—Gibson Distilling Co 306.48
- 19 Lievendag, Adolph—Colwell Lead Co 286.54
- 19 Lynch, Martin P—First Natl Bank, Union N J 1,032.86
- 20 Landecker, Adolf H—Hoerner & Miller 198.11
- 20* Levine, Harry—Schwarz & Cohn 216.67
- 20 Lipka, Jacob—same 216.67
- 20 Levy, Abr—N Vhodinger 63.65
- 20 Linsky, David A—Lafayette Trust Co 1,373.14
- 23 Leibowitz, Osiat—A Alport 66.40
- 23 Liss, Wm—N Y Tel Co 38.50
- 23 Lazar, Louis—same 16.08
- 23 Leyer, Otto—R Senft 226.65
- 24 Lyons, Frank—Bklyn Union Gas Co 425.25
- 25 Lubin, Max—A Runkel 65.18
- 25 Light, Benj—M Weirus 2,098.92
- 25 Lipensky, Hyman—J Warburg 227.27
- 25 Lopice, Gaetano—M Turco 81.27
- 25 Martin, Geo W—R Johnson 10.90
- 19 McClurkin, Jno H—E I du Pont de Nemours Powder Co 112.90
- 19 Morrison, Jessie, Urquhart E, Henry A, Chas S & Geo M—Greenwood Cemetery Co 22.00
- 20 McIntosh, Gertrude E—J De Maio & ano 101.48
- 20 McMurray, Robt T & Wm H—Mary A Brown 20,566.32
- 20 Mulligan, Jno—Citizens Central Natl Bank 28.79
- 20 Murray, Walter—M F Molinari 31.20
- 21 Morel, Louis—Burns Bros 117.90
- 21 Miller, August—F W Huber 77.54
- 23 McClain, Jno B—H Riss 21.39
- 23 Miller, Wilfred L—C Schmitt 29.20
- 23 Moerck, Marie—Sonn Bros Co 37.91
- 23 Misicke, Thos—J Victori 241.71
- 23 Meyl, Joe—M Breines 94.65
- 24 Macy, Bromwell G Jr—B J Conroy 154.66
- 24 Metz, Otto—Natl Lead Co 122.39
- 24 Miller, Ruben—A Straus 116.36
- 24 Murphy, Annie I—Lizzie M Moore 1,437.03
- 25 Mahland, Fredk A as extr & C Jno J A Morris—Lillian M Morris 1,269.22
- 25 Maher, Henry—B Larzelere 50.73
- 25 Misicki, Thos—O Hartman 69.41
- 25 Murphy, J E—U S Title Guar Co 102.94
- 21 Nebel, Christine—H S Chafodovoyne 1,097.17
- 23 Newman, Robt E—N Y Tel Co 28.55
- 23 Noonan, Josephine T—same 16.66
- 24 Nelsen, Nils—J D'Esposito & ano 72.50
- 25 Napolitano, Ario—Weiz & Zerweck 128.00
- 19 O'Brien, Jas F—W H Henry & Co 52.57
- 20 O'Keefe, Patk—L Bossert & ano 236.45
- 20 Olch, Jacob—Colwell Lead Co 165.12
- 25 O'Connor, Edmund—J P Mulqueen 420.33
- 25 Oliveiri, Saml—G H Ball & Son 36.40
- 25 Ottensoser, Nathan L—E A Newell of N Y 34.90
- 19 Pearsall, Harry—Royal Typewriter Co 44.41

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS' GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. XC

No. 2324

New York, September 28, 1912

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BLOCK AND LOT INDEX OF RECORDED CONVEYANCES

The following is the block and lot order of the Recorded Manhattan Conveyances arranged numerically for the current week.

The first figure indicates the official Block number.

The second figure indicates the official Lot number of the property changing ownership.

208-10	736-54	1407-71	1754-56½	2108-81
223-20	777-30	1436-46	1788-46	2110-15
233-23-29	826-19	1439-40D & 48E	1809-13	2111-107
260-6-9 & 58-63	833-62	1440-17	1809-13	2153-55
263-26	934-47	1529-15-16	1828-42	2206-37
310-35	948-6	1541-2	1833-61	2207-37
338-40	994-37	1594-46	1843-5	2225-16
348-23	1000-54½	1619-13	1858-26	2226-17, 21 & 25
388-7	1013-41	1624-20, 57 & 62	1863-26	2248-12, 14, 22, 28, 32
390-21	1027-7-8	1630-51	1916-24	36, 51, 119 & pt lt 18
393-29 & 53-55	1153-61	1632-14	1921-22	
424-29	1197-2	1664-26	1933-39 & 44	WILLS
504-3 & 37	1202-40 & pt lt 38-39	1669-17	1935-9 & 64	433-10 & 14
515-39	1239-1-1½	1671-27	1943-40	556-54
524-54	1246-46-47	1689-4½	1948-49	643-66
530-38	1269-53	1717-25	2023-10 & 13	766-20
531-20 & 22	1289-50	1728-44	2060-5	1144-43
612-48	1306-68-69	1732-8½-9	2067-60	1343-45½ & 47
623-50	1338-34-35	1737-23	2068-6	1344-7-8
709-38	1345-2	1747-69	2072-33	1494-46
728-45	1397-7	1752-16	2081-50	1829-11
		1753-21	2098-40	

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is conveyed omitting all covenants and warranty.

C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

A \$20,000-\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed

as in course of construction. Valuations are from the assessment roll of 1912.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in () preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following names of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

(A)—attorney.
A.L.—all liens.
AT—all title.
ano—another.
av—avenue.
adm—administrator.
admrx—administratrix.
agmt—agreement.
A—assessed value.
abt—about.
adj—adjoining.
apt—apartment.
assign—assignment.
asn—assign.
aty—attorney.
bk—brick.
B & S—Bargain and Sale.
bldg—building.
b—basement.
blk—block.
Co—County.
C a G—covenant against grantor.
Co—Company.
constn—construction.

con omitted—consideration omitted.

corp—corporation.

cor—corner.

c l—centre line.

ct—court.

certf—certificate.

dwg—dwelling.

decd—deceased.

e—East.

exr—executor.

extrx—executrix.

et al—used instead of several names.

foreclos—foreclosure.

fr—frame.

ft—front.

individ—individual.

irreg—irregular.

impt—improvement.

installs—installments.

lt—lot.

mtg—mortgage.

mos—months.

mfg—manufacturing.

Nos—numbers.

n—north.

nom—nominal.

pt—part.

pl—place.

PM—Purchase Money Mortgage.

QC—Quit Claim.

R T & I—Right, Title & Interest.

(R)—referee.

rd—road.

re mtg—release mtg.

ref—referee.

sobrn—subordination.

sl—slip.

sq—square.

s—south.

s—side.

sty—story.

sub—subject.

strs—stores.

stn—stone.

st—street.

TS—Torrens System.

tnts—tenements.

w—west.

y—years.

O C & 100—other consideration and \$100.

Concord av (10:2642), sec 151st (No 750), 173x94; vacant; Benj Grabisch to Wm Rau, 70 W 46; mtg \$18,500; Sept19; Sept 24'12. O C & 100

Courtlandt av, 910 (9:2408), es, 27.11 n 162d, 27.11x115-1x25x127.7, 3-sty bk tnt & str; Union St Realty Co to Marion E Hoffman, 963 E 217; mtg \$7,000; Sept24'12. O C & 100

Creston av (11:2808), sec Bush, 79.7x 59.4x32.7x75, 1-sty fr bldg & vacant; Ernest Wenigmann to Frank A Schorer, 2241 Tiebout av; mtg \$6,000 & AL; Sept18; Sept20'12. O C & 100

Creston av (11:2808), same prop; Frank A Schorer to Wm H Kahrs, 1720 Wash av; AL; Sept19; Sept20'12. O C & 100

Eagle av, 607-11 (10:2616), ws, 127.3 s Westchester av, 49.4x100; vacant; Sinnott Co, a corpn, to Lina Goll, 413 E 155; mtg \$35,000; Sept15; Sept24'12. O C & 100

Elder av, nwc Westchester av, see Westchester av, nwc Elder av.

Forest av, 1072-84 on map 1072-8 (10:2660), sec 166th (No 750), 150x102.7, 3-5-sty bk tnts with str on cor; Amolsky Constn Co et al to David Amolsky, 1475 Washington av; AL; Sept19; Sept23'12. 155 000

Glebe av (*), swe Starling av, 37x88.9x 36.9x86.9; Wm Buhl Inc, a corpn to Isabel C Reid, 47 Bank; mtg \$7,000; Sept23; Sept 25'12. O C & 100

Glebe av (*), from Westchester to Overing av; Lyon av from Zeraga av to Castle Hill av; Frisby av from Zeraga av to West Farms rd; Tautman av from Zeraga av to Benson av, being parcel 11 on damage map to open above str; re mtg; Dollar Savgs Bank to City of NY; QC; Sept23; Sept24'12. nom

Gunther av (*), ws, 331.11 s Barnes av, 50x97.5; Caroline Knobloch to Hugo Scheeren; mtg \$1,100; Oct.28'07; Sept26 '12. O C & 100

Haviland av (*), ns, 205 e Havemeyer av, 50x108, except part for Haviland av; Wm M Troy to Vera Schindler, 1056 Hoe av; mtg \$1,000; Sept25; Sept26'12. nom

Honeywell av 2026 (11:3122), es, 32.7 s 179th, 22x111.6, 2-sty fr dwg; Julius Walerstein to Philip Kraus, 919 Av St John; C a G; AL; Sept24; Sept26'12, nom

Hughes av (11:3076), sec 189th (Nos 620-36), 100x175 to Belmont av, 5 bk tnts abandoned at 2d sty; Flordave Realty Co to Bertha L Ostro, 334 W 85; AL; Sept20; Sept25'12. O C & 100

Inwood av, 1376 (11:2856), es, 145 s 170th, 25x100, 3-sty fr tnt; Geo Schwepenhauer to Anna E Frey, 1737 Carter av; mtg \$7,500; Sept16; Sept23'12. O C & 100

Jackson av, 755 (10:2636), ws, 100 n 156th, 25x76.11, 5-sty bk tnt; Geo J Kugel to Peter Mallner, 203 E 112; mtg \$14,000; Sept23; Sept24'12. O C & 100

Jerome av, nec 190th, see 190th E, nwc Morris av.

Kinsella av (*), ss, 176.4 w Bronxdale av, 25x100; Lizzie S Cowen, widow, to Angelica Coleman, 358 W 24; mtg \$2,000; Sept25; Sept26'12. exch

Lafayette av, nwc Longfellow av see Longfellow av, nwc Lafayette av.

Lafayette av, nwc Longfellow av, see Longfellow av, ws, 325 s Seneca av.

Lawrence av (9:2527), ws, 595 s 167th, 150x120 to Sedgwick av, vacant; Wm Z Partello to Normal Realty Co, a corpn, 1121 Ogden av; mtg \$17,650; Sept24'12. O C & 1,000

Longfellow av (10:2764), nwc Lafayette av, 100x50; vacant; re mtg; Nathan S Hart & ano, TRSTES for Mary R Samuels, will Fanny M Samuel, to Louis B Samuels, 1522 Charlotte; QC; Sept17; Sept 20'12. 1,500

Longfellow av (10:2764), ws, 300 n Lafayette av, 50x100; vacant; re mtg; Nathan S Hart & ano, TRSTES for Mary R Samuel, will Fanny M Samuel, to Louis B Samuels, 1522 Charlotte; QC; Sept 17; Sept20'12. 1,000

Longfellow av, nwc Lafayette av, see Longfellow av, ws, 325 s Seneca av.

Longfellow av (10:2764), ws, 325 s Seneca av, 50x100; also LAFAYETTE AV (10:2764), nwc Longfellow av, 50x100; vacant; Louis B Samuels to Lawrence Davis, 370 Hudson av, Bklyn; AL; Sept 11; Sept20'12. nom

Longfellow av, 1444 (11:3007), es, abt 75 s Jennings, 25x100, 2-sty fr dwg; Peter Sinnott to Aaron Rauch, 302 7 av; mtg \$5,500; Sept21; Sept24'12. O C & 100

Longfellow av (10:2754), ws, 146.5 s from es of West Farms rd, runs w 49.7xw 48.11 to es West Farms rd x8125xse90.11xe 91.7 to av xn125 to beg; vacant; Henry Morgenthau Co to West Farms Constn Co, a corpn, 241 E 108; B&S; Sept11; Sept24 '12. nom

Ludlow av (*), ss, 179.4 e Castle Hill av, 50x100.1, Unionport; Edw A Schill et al to Geo J Shapiro, 696 Elton av; mtg \$4,000; Sept23; Sept24'12. O C & 100

McGraw av (*), 3.11 ft Saxe av 2.1 s Tremont av 4.5 ft, gore, being part of lot 199 map 370, lots McGraw Estate not taken for opening Tremont av; Wm Ostrow to Nathan J Paekard, 411 West End av; Feb17'11; Sept20'12. nom

Maclay av, nwc St. Peters av see St Peters av, nwc Maclay av.

Macombs rd (11:2876), ws, 63.4 s 175th, 63.4x68.11x50x107.9; vacant; Jas J Conroy to Martin Conroy, both at Grantwood, NJ; AL; June19'08; Sept21'12. O C & 100

Madison av (*), ns, 325 w Robin av, 25x128 to ss Pelham rd x34.11x152.5, except part for Westchester av; Chas I Hausmann et al to Filandro Pillone, 876 6 av; Sept18; Sept20'12. O C & 100

Magenta av (*), nec Rosewood av, 55.7 x95; Dominic Castaldo to Antonio Ylar-di, 66 1 av; mtg \$—; Sept21; Sept25'12. O C & 100

Mayflower av (*), es, — s Liberty, & being lots 131, 163, 164 & 166 map 473 lots Haight Estate, Westchester; Henry A Friedman, ref. to Geo McCauslan, 3 6th, Weehawken, NJ; mtg \$6,000; FORECLOS July2; Sept19; Sept20'12. 1,745

Mayflower av (*) same prop; re mtg; Percy B Wightman et al indivd, EXRS, & Abbie H Wightman, to same; QC; Sept16; Sept20'12. 1,434.09

Morris av, nwc 190th, see 190th E, nwc Morris av.

Nelson av (9:2521), nws, abt 75 sw 170th, 25x125, except part for av; vacant; Chas D Donohue to Chas T Deering, 134 Bay 28, Bklyn; Jan18'11; Sept25'12. O C & 100

Nelson av, late 4th (9:2521), nws, abt 75 s 170th, 50x125, except part for av; vacant; Chas T Deering to Anthony P Donohue, 509 W 42; Sept24; Sept26'12. O C & 100

Nereid av, nwc Mathilda, see Mathilda, nwc Nereid av.

Park av, 4078-88 (11:2907), es, 108 sw 175th, old line, 108x150, 6 2-sty fr dwgs; Caesar Weissmann to Weissman Holding Co, a corpn, 74 St Edwards, Bklyn; Sept20'12. nom

Park av (11:3037), es 52.2 s 182d, 50x 100; owned by party 1st part; also PARK AV, es, adj on n, owned by party 2d part; party wall agmt; Chas Schaefer Jr Co, a corpn, 401 Tremont av, with Cleland Realty Co, a corpn, 1847 Anthony av; Sept21; Sept26'12. nom

Pelham rd, ss, abt 325 w Robin av, see Madison av, ns, 325 w Robin av.

Prospect av (10:2680), ws, 50 n 167th, 75x100, vacant; Harrison B Schuler to Andw G Bechmann, 660 E 170; mtg \$13,500; Jan3'11; Sept21'12. nom

Prospect av (10:2680); same prop; Andw G Bechmann to J C Gaffney Constn Co, a corpn, 1148 Tiffany; mtg \$13,500; Sept19; Sept21'12. O C & 100

Putnam av E, es, 450 n 238th, see 238th W, ss, 68.11 w Albany rd.

Rosewood av nec Magenta av, see Magenta av, nec Rosewood av.

St Anns av, 107-9 (9:2260), ws, 25 n 132d, 50x74.11, 2-5-sty bk tnts; Benj J Weil to Bertha Kaufmann, 1767 3 av; B&S; AL; Sept24'12. O C & 100

St Peters av (*), nwc Maclay av, 25x 99.8x25x100; Jas Brennan to Philip A Moore, "The Mansion," St Mary's Park, Bronx; mtg \$4,104 & AL; Sept25; Sept26 '12. O C & 100

Sedgwick av, es, abt 625 s 167, see Lawrence av, ws, 595 s 167.

Southern Blvd (11:3108), swe 180th (Nos 824-6), 79.3x49.11x79.3x50, 5-sty bk tnt & str; Moorehead Realty & Constn Co to Mary J Regan, 150 W 12; mtg \$42,000; Sept20; Sept21'12. O C & 100

Southern Blvd (10:2546), ss, 225 e St Ann's av, 100x138.2x100x115.7, except part for 133d, 3-sty & b fr dwg & vacant; Oscar B Thomas ref to David W Smyth, 50 Whitney av, Elmhurst, B of Q; FORECLOS; Aug6; Aug11; Sept21'12. 14,500

Southern Blvd, 2315 (11:3114), nwc 183d, 75.11x106.4x75x117.11; vacant; Ida Gordon to Sida Constn Co, a corpn, 1397 Fulton av; mtg \$12,000 & AL; Sept24'12. O C & 100

Southern Blvd (11:3114), ws, 160.5 n Kingsbridge rd, 50x100, vacant; Isabel C Reid to Wm Buhl, 2167 Glebe av; mtg \$7,250; Sept24; Sept25'12. O C & 100

Starling av, swe Glebe av, see Glebe av, swe Starling av.

Stebbins av, 1275 (11:2970), nws, 54.1 w Chisholm, runs nw 91.9xn17.2xw29.6x5 24.10xse109.3 to av xne25 to beg, 1-sty fr dwg; Carmine Giannini to Annie Prochaska, 4438 White Plains rd; mtg \$2,000; Sept16; Sept26'12. O C & 100

Teller av, 1259 (9:2431 & 2436), ws, 250 s 169th, 20x100, 2-sty fr dwg; Thornton Bros Co to Louis Lowenstein, 275 Main, Pearl River, NY; mtg \$4,000 & AL; Sept 20; Sept21'12. O C & 100

Teller av (9:2429), sec 167th, 105.5x97.9x 158.8x110.6; vacant; Sarah H Arnold to John A Ryan, 45 W 34; mtg \$9,500 & AL; Sept23; Sept24'12. O C & 100

Tibbett av (13:3415), ws, 275 s 246th, 70x 100, vacant; re mtg; David Banks & ano to Parkway Heights Co, a corpn, 27 Cedar; QC; Sept5; Sept24'12. nom

Tibbett av (13:3415), ws, 275 s 246th, 70x100; vacant; re mtg; Violetta W Delafield to Parkway Heights Co, a corpn, 27 Cedar; QC; Sept23; Sept24'12. O C & 100

Tibbett av (13:3415); same prop; Parkway Heights Co to Delafield Estate, a corpn, 27 Cedar; Sept24'12. O C & 100

Tiebout av, ws, abt 132.9 n 181st, see Valentine av, 2182.

Tinton av (10:2582), sec 147th (No 806), 50x100, vacant; Harry Schiff & Saml Tills to Bertha Fox, 100 W 144; 1/2 R T & I; AT; May2'10; Sept21'12. O C & 100

Tremont av (11:2809), ns, 100 nw Anthony av, 25x100, except pt taken for Tremont av, 5-sty bk tnt; Margherita Garofalo to Bertha Rabas, 405 E 118; mtg \$8,340.43; Aug13; Sept25'12. O C & 100

Union av, 606 (10:2674), es, 52.6 s 151st, 17.6x90, 3 & 4-sty bk tnt; Wm Greenberger to Raphael C Hurwitz, 695 Beck & Kuciel Hurwitz, 590 Prospect av; mtg \$6,000; Sept25'12. nom

Valentine av, 2182 (11:3144), es 132.9 n 181st, 20x118.3 to ws Tiebout av x20x 118.6, 3-sty bk tnt; Frank Fischer to Lina Anderson, 1731 Holland av; mtg \$8,000; Sept19; Sept26'12. O C & 100

Vyse av, 1131 (10:2752), ws, 100 n 167th, 20x100, 3-sty bk tnt; Marion E Hoffman to Union St Realty Co, a corpn, 261 Bway; mtg \$8,656.25; Sept24'12. O C & 100

Wales av (10:2576), es, 50 s 145th, 48x 100, vacant; Anna C Fedden to Timothy Doorley, 1986 Anthony av; Sept16; Sept 21'12. exch

Washington av, 1381 (11:2901), ws, 145.2 s 170th, 45x150, except pt for av, 5-sty bk tnt; John H Buscall Co, a corpn, to Jos Sebel, 656 E 166; mtg \$34,000; Mar30'11; Sept24'12. O C & 100

Watson av, 2241 (*), ns, 305 w Havemeyer av, 100x108, Unionport; Amalie Nessler widow to Christian Vrindran's Sons, a corpn, 412 E 147 mtg \$5,250 & AL; Sept20; Sept24'12. O C & 100

Watson av, 2241; power of atty to sell above; Jacob & Amalie Nessler to Frederick Ahlers, 5714 5 av, Bklyn; June7'10; Sept24'12.

Watson av (*), ns, 380 w Olmstead av, 25x108, except part for av; Elise Bentz to John Peterson, 504 Wales av; mtg \$3,000; Sept25; Sept26'12. O C & 100

Webster av, 3542 (12:3360), es, 531.4 n Gun Hill rd, 18x74.3, 2-sty bk dwg; August Heil to Cath Metzget, 235 E 62; mtg \$5,700 & AL; Sept9; Sept21'12. nom

Webster av, sec 234th, see 234th E, ss, extends from Webster av to Bronx River.

West Farms rd, es, abt 146.5 s Longfellow av, see Longfellow av, ws, 146.5 s West Farms rd.

Westchester av (*), nwc Elder av, 41.1x 101x41x103.11; American Real Estate Co to Winnie Co, a corpn, 939 Intervale av; AL; Sept24'12. O C & 100

Westchester av (*), nec Glover, 130x 67, except part for Westchester av & Glover; Patk J Heaney to Chas W H Arnold, 32 Forbus, Poughkeepsie, NY; AL; Sept20; Sept26'12. nom

White Plains rd 4436 (*), es, 250 s Kossuth av, 25x130x25x128.3, except part for av; Wm Lechnyr to Carmine Giannini, 1271 Stebbins av; mtg \$5,000; Sept 17; Sept25'12. O C & 100

Woodycrest av, 1060 (9:2509), nec 165th, 25x100.9, 2-sty & b fr dwg; Herman Hartman to Evangelical Lutheran Church of the Holy Comforter, Bronx, NY, 120 W 165; mtg \$9,000; Sept20; Sept23'12. O C & 100

3D av, 3750 (11:2927), es, 87.4 n St Pauls pl, 40x100, 5-sty bk tnt & str; John J Hynes, ref. to Sarah L Taylor, 265 Central Park W; FORECLOS Sept10; Sept24'12. 30,000

Lot 13104 (12:3361), sections 132 & 133 map Woodlawn Cemetery, contains 544 superficial ft; Woodlawn Cemetery to Lewis Johnston, 52 W 85; Sept19; Sept 23'12. 1,632

Parcel (*) Nos 19 & 20 on damage map to open Lane av, Public pl & Westchester av; asn part of award to secure \$141.35; John Godfrey, 1466 Williams-bridge rd, to Jacob Stahl Jr & Co, Inc, 1895 1 av; May25; Sept26'12. nom

LEASES

Borough of Manhattan.
SEPT. 20, 21, 23, 24, 25 & 26.

Canal st, nwc Bowery, see Bowery, nwc Canal.

Cathedral Pkway, 48 (7:1845), sec Manhattan av; cor str; S & M Ferguson to Toney & Wm Massiello, 70 W 106; 10yf Oct 1; Sept23'12. 1,080 & 1,200

Columbia st, 102, see Stanton, 273-5.

Front st, 290 (1:108); asn Ls; Jos Bernstein to Morris Gold, 697 Lafayette av, Bklyn; AT; Sept17; Sept20'12. nom

Front st, 290 (1:108), cor Roosevelt; str on each st & b; Anna M & Geo J Wardenburg, TRSTES Geo Wardenburg, to Jos Bernstein, 135 Roosevelt; 3yf Dec 1'14; Sept23'12. 1,380

Front st, swe Fulton, see Fulton, 20.

Fulton st, 20 (1:74), swe Front; asn Ls; Fredk Hirtzinger to Edw F Grant, 873 E 176; Sept14; Sept21'12. nom

Great Jones st, nwc Bowery, see Bowery, 348.

Great Jones st 56 (2:531), str & c; N U Tompkins Estate to Jno Matthews, 8 St Marks pl; 5yf May1; Sept25'12. 1,800 & 2,100

Jackson st, 18-20 (1:265); all; August Ruff to Max Haberman, 294 Monroe; 3yf Sept1; Sept26'12. 3,000

Monroe st, 275 (1:265), str & b; Chas Raab to Elisha Shamroy, on premises; 3yf May1'11; Sept25'12. 1,000

Peck slip, 25-7 (1:107); all; Phoebe A Ijams to Main Paper Stock Co, a corpn, 29 Peck slip; 5yf May1'13; Sept23'12. 3,100

Peck slip, 29-31 (1:107); all; Henry Rowland to Main Paper Stock Co, a corpn, 29 Peck slip; 5yf May1'13; Sept23'12. 4,540

Rivington st, 62 (2:416); b str & sub-cellar; Lizzie Cassell to Jacob Aranowitz, 66-8 Rivington; 5yf May1'16; Sept24'12. 1,080

Roosevelt st, e Front, see Front, 290.

St Marks pl, 99-99 1/2 (2:436); all; Fanny Lerner to Harris Elson, 411 E 9; 3yf Mar 1 (2 yrs ren); Sept20'12. 5,140

Stanton st, 273-5 (2:334), cor str & COLUMBIA ST, 102, str 3 & 4 & b under 4; Meyer Schwartzreick to Mayer Sheiovitz, 110 Lewis & ano; 5yf Oct1; Sept25'12. 1,500

MORTGAGES.

Borough of Manhattan.

SEPT. 20, 21, 23, 24, 25 & 26.

- 6TH st, 503 E** (2:402); asn Ls; Julius Oberloskamp to Minnie Oberloskamp, 506 E 6; AT; Sept3; Sept26'12. nom
- 9TH st, 729-31 E** (2:379), str & c; Wm Lefkowitz to Chas Weingroff, 247 Broome; 5yf Oct1; Sept25'12. 540
- 12TH st, 528 E** (2:405), east str & b; Asher Shapiro et al to Saml Stern, 514 E 12; 2yf May15; Sept25'12. 480
- 12TH st, 528 E** (2:405); asn Ls; Saml Stern to Nathan Lamler, 991 Freeman; Sept23; Sept25'12. nom
- 12TH st, 528 E** (2:405); asn Ls; Fanny Weinberg to Saml Stern, 312 Grand, Bklyn; Mar14; Sept25'12. nom
- 13TH st, 508-10 E** (2:406), all; Polvick Realty Co to Antonio Di Rosario, 510 E 13 & ano; 3yf Oct1; Sept25'12. 4,920
- 13TH st 105-7 E** (2:559); sur Ls; Geo H Huber to August Luchow; AT; July15 '10; Sept26'12. O C & 100
- 14TH st, 108 W** (2:609), 2 & 3 lofts; Jos Thompson & ano to Lewis Vagmer, 268 W 23; 3yf May1; Sept25'12. 1,500
- 16TH st W, swc 9 av**, see 9 av, 87.
- 20TH st, 5 E** (3:849); all; Hy F Meyer to Wm H Burk, 5 E 20; from Nov18'10 to Apr29'34; 12 taxes & c & 3,500
- 23D st, 24 W** (3:824), part of bldg occupied by "The Little Shop"; Aaron Kosofsky to Saml Kohn, 357 Vernon av, Bklyn; 4 8-12yf Sept1; Sept25'12. 4,500
- 25TH st, 224 E** (3:905), all; Lazar Margulies & ano to Herman Parnes, 364 E 10; 3yf Sept1; Sept20'12. 4,484
- 25TH st, 220 E** (3:905), all; Lazar Margulies & ano to Herman Parnes, 364 E 10; 3yf Sept1; Sept20'12. 4,214
- 26TH st, 36 W** (3:827); b str; Hyman L Lester & ano, TRSTES of Lillian Rappaport, to Jacob Josephson, 252 Rochester av, Bklyn; 6yf Sept1; Sept24'12. 660 to 900
- 26TH st, 153 E** (3:882); all; Hy D Jackson to Frances Hanower, 158 E 111; 2yf May1; Sept26'12. 15,000
- 27TH st, 107 W** (3:803); asn Ls; Adolph Weiss to Lena Weiss, 107 W 27; AT; Sept 23; Sept26'12. nom
- 32D st, 9 W** (3:834); asn Ls & bill of sale of chattels, etc; Wm Lesser as recvr in bankruptcy of Healy Restaurant Co to Frank S Whalen, 223 W 105; AT; AL; Sept11; Sept20'12. 275
- 32D st, 9 W** (3:834); 4th fl; Timothy D Healy to Harry Wilson, 116 W 34; 10yf Feb1; Sept23'12. 1,000
- 34TH st W, nwc Bway** see Bway, nwc 34th.
- 38TH st, 13-15 E** (3:868), all; Geo F Baker Jr to Mary L Pennybacker, 19 E 41; 5y & 13 days f Apr17 (3 yrs ren); Sept20 '12. 6,000 & 8,000
- 40TH st, 339 W** (4:1031), str & b & 2d fl; Geo M Greene by Henry Voorhis, atty, to Peter & Mary Scularekes, 339 W 40; 2yf Oct1; Sept20'12. 720
- 42D st, 10 E** (5:1276); asn Ls; Geo Day to Agnes Daly, 542 W 148; AT; Sept20; Sept24'12. 3,328.61
- 46TH st, 449 W** (4:1056), str & pt b; Frank Baehser to Henry Claassen, 449 W 46 & ano; 3yf Nov1; Sept24'12. 420
- 48TH st, 67 W** (5:1264); all; Maud E Kimball, EXTRX Sarah C McKee, to Christian H Lang, 106 W 57; 10yf Oct1; Sept26'12. taxes & c & 3,600
- 49TH st, 324 W** (4:1039); asn Ls; Francis Shea to Sarah Shea, 324 W 49; AT; mtg \$5,200; Sept24; Sept25'12. nom
- 58TH st, 131 W** (4:1011); all; Jos T Hambay to Christian H Lang, 106 W 57; 21yf Oct1; Sept26'12. taxes & c & 2,000
- 59TH st, 326-8 E** (5:1439), all; W & J Realty Co to Harry Greenstein, 151 W 66; 2 10-12y & 15 days f June15; Sept20'12. 3,300
- 59TH st, 326-8 E** (5:1439), asn Ls; W & J Realty Corp to Abr Israel, 727 E 158; AT; Sept17; Sept20'12. nom
- 59TH st, 326-8 E** (5:1439), asn Ls; Abr Israel to Rebecca Goldberg, 838 Hewitt pl; AT; Sept19; Sept20'12. nom
- 59TH st, 326-8 E** (5:1439), asn Ls; Rebecca Goldberg to Meyer Jarmulowsky, 165 East Bway, firm M & L Jarmulowsky, 165 East Bway; AT; Sept19; Sept20'12. nom
- 72D st W, nwc Bway**, see Bway, nwc 72d.
- 118TH st 402 E** (6:1711); all; David Freeman to Dominick De Loniso, 322 E 118; 3yf Oct1; Sept26'12. 438
- 125TH st, 59 W** (6:1723); b str; Fredk E Holmes & ano to Saml Scher, 100 7 av; 5 yf May1; 2 yrs ren at \$1,020; Sept24'12. 900
- 126TH st E, nwc 3 av**, see 3 av, 2322.
- 126TH st 324-6 W** (7:1952) see St Nicholas av, str & c; Isaac Spector to Kovark & Malkon, 324-6 W 126; 5yf May1; Sept 25'12. 900
- 130TH st W, nec 12 av**, see 12 av, nec 130th.
- 138TH st W** (6:1736), nec Lenox av, str & b; Martha Blond to Isaac Goldgraber, 68 W 117; 7yf Dec15; Sept25'12. 1,650
- Amsterdam av, 2136** (8:2123), n str & pt b; Augusta Joachim to Jos Kraus, 522 W 136; 4yf Oct1; Sept25'12. 1,200
- Bowery, 348** (2:531), nwc Great Jones; asn Ls; Jno Matthews to Lena Matthews, 8 St Marks pl; mtg \$3,900; Aug24; Sept25 '12. nom
- Bowery** (1:203), nwc Canal; L-shaped str 8 ft on Bowery & 30 ft on Canal & same area in b; Schulte Realty Co to Wm Berud, at Bronx Manor, Yonkers, NY; 7yf May1; option on ren; Sept23'12. 3,500 to 6,000
- Broadway** (4:1164), nwc 72d, 50x44, 3 stores; Hotel St Andrew Co to N Y Telephone Co, 15 Dey; 5yf Sept1; Sept20'12. 13,000 to 14,500
- Broadway, 1614-20** (4:1021); asn Ls; John L Murray to 1616 Bway Co, a corpn, 230 W 42; Aug28; Sept24'12. nom
- Broadway** (7:1877), ws, 100.11 n 99th, 60.3x219x69.5x220.4, the land; lessee to erect bldg; Wm E D Stokes to Quincy Amusement Co, 1441 Bway; 21yf Oct1; Sept25'12. taxes, & c, & 8,000 to 12,500
- Broadway** (3:810), nwc 34th, 3d fl; David P Leahy Realty Co to Geo C McBride, cor High st & Briental pl, Newark, NJ; 3yf May1 (with ren to Sept1'24 at \$3,800 to \$4,000); Sept25'12. 3,600 & 3,700
- Lenox av, nec 138th**, see 138th W, nec Lenox av.
- Manhattan av** see Cathedral Pkway, see Cathedral Pkway, 48.
- St Nicholas av, see 126th**, see 126th E, 324-6 W.
- St Nicholas av** (8:2169); 3d str n from nwc 191st; Alameda Constn Co to Nathan Lancut, 1613 St Nicholas av; 10yf Jan1; Sept26'12. 300 to 900
- 2D av, 1986** (6:1674), s str & 4 rms above str; Harris Schonzeit & ano to Morris Bars, 1986 2 av; 4yf May1; Sept24'12. 744
- 3D av, 2322** (6:1774), nwc 126th, str & b; Ray H Winsten to Frank Morris, 229 E 126; 9 9-12y & 15 days f July15; Sept 25'12. 2,000 & 2,200
- 3D av, 2011** (6:1660); re asn Ls; Davies J Marshall to Annie Ryan, 2011 3 av; AT; mtg \$2,306.93; Sept24; Sept25'12. nom
- 4TH av, 440** (3:859); str, b & 1st to 4th lofts; 440 4th Av Co to Passavant & Co, 83 Greene; 6yf Feb1'13; Sept26'12. 40,000
- 5TH av, 383** (3:865); es, 49.11 s 36th, 24.5 x125; agmt modifying Ls recorded May1 '11; Isaac H Peller to Peller, Davis & Co, a corpn, 383 5 av; Sept17; Sept23'12. nom
- 6TH av, 188** (2:576); asn Ls; Chas J Bennowitz to John Korn, 188 6 av, et al; Sept10; Sept23'12. nom
- 9TH av, 87** (3:713), swc 16th; str & b; Jacob A Rauth to Terence Conlan & John J Doyle, 87 9 av; 5yf Sept1; Sept26'12. 1,500 & 1,600
- 10TH av, 295** (3:698), all; Francis J Markham & ano GDN of Francis J Markham, Jr, & ano to Danl Meehan, 35 W 88; 12yf Oct1; Sept25'12. 1,600 & 1,800
- 12TH av** (7:1997), nec 130th; re asn Ls; Wm Zoll to Jno J Sammon, on premises; AT; mtg \$5,500; Sept25'12. nom
- 12TH av** (7:2004), ws, bet 131st & 132d, as now occupied by party 1st part; Chas B Morris & Co to Frank J Lennon Co, a corpn, 143 E 31; 5 3-12y & 6 days f Sept 24; Sept26'12. 1,800
- Bulkhead** (2:655), extdg from ns of Watt st Pier North No 32, n a distance of 87.2 to ss of the ramp maintained by Dept of St Cleaning, on ss of Canal st Pier S, No 33, with upland in rear of bulkhead extending inshore for 50 ft, with wharfage rights, & c; City of NY, by Comr of Docks, to Central R R Co of NJ, 143 Liberty; 10yf July14; Sept26'12. 3,080

LEASES

Borough of the Bronx.

- Aldus st, see Southern Blvd**, see Southern Blvd, see Aldus.
- 156TH st, 859 E** (10:2688 & 2695); rear bldg, with right of way to st; Fredk A Bacon to Everett R Stearns, 857 E 156; 5yf Oct1; Sept24'12. 300
- 160TH st E** nec Union av, see Union av, 844.
- 161ST st E, nwc Forest av**, see Forest av, 873.
- 163D st, 650 E** (10:2631); str fl, bakery & c; John H Huneke to John Pagendorf, 581 E 163; 5yf May1'11; Sept23'12. 1,020
- 189TH st, 463 E** (11:3033), all, with vacant lots adj above on w & in rear of 457-9 E 189; Ann Houghney to Frank Spadaccini, 463 E 189; 4yf Aug1; Sept20'12. 300
- Forest av, 873** (10:2648), nwc 161st; all; Caroline Zinke to Arthur & John J Cahn, 912 Forest av; 10yf Oct1; Sept26 '12. 600 & 900
- Mapes av, 2063** (11:3109), all; Isaac Goodstein to Harry Sacks & Jacob Helfand, both at 1567 Fulton av; 3yf Oct1; Sept20'12. 3,350
- Southern Blvd** (10:2742), see Aldus, str & b; Eberhardt & Podgur to Chas Gristede, 2186 Aqueduct av & ano; 5 1/2yf Nov 1 (3 yrs ren at \$1,600 to \$1,800); Sept20'12. 1,400 & 1,500
- Southern Blvd** (11:2960), swc Tremont av; str; John McNulty to Mariamson Drug Stores Co, Inc, on premises; 10yf Dec1; Sept26'12. 900 & 2,100
- Tremont av, swc Southern Blvd**, see Southern Blvd, swc Tremont av.
- Union av, 844** (10:2677), nec 160th; asn Ls; John P Bastone to Pasquale Tedesco, 823 Home & ano; Sept25; Sept26'12. O C & 100
- Washington av, 1477** (11:2902), apt on ground fl; Ferd G Kneer to Alex Isaacson, 1477 Wash av; 3yf Oct1; Sept20'12. 480

Hughes av (11:3076), same prop; bldg loan; pr mtg \$31,823.58; Sept20; Sept25'12; due Mar20'13, 6%; same to same. 10,000

Inwood av, 1376 (11:2856), es, 145 s 170th, 25x100; PM; Sept16; Sept23'12; due, &c, as per bond; Anna A Frey to Geo Schweppenhauser, 2417 Jerome av. 2,000

Jackson av, 755 (10:2636), ws, 100 n 156th, 25x76.11; PM; pr mtg \$14,000; Sept 23; Sept24'12, 2y6%; Peter Mallner to Geo J Kagel, 1047 Intervale av. 1,200

Kepler av (12:3370), nwc 235th, 75x100; pr mtg \$9,000; Sept25; Sept26'12, 1y5½%; Ida L Senior, 4271 Kepler av, to John Stich, 86 Mott av, Far Rockaway, NY. 225

Kinsella av, 858 (*), ss, 251 w Bronxdale av, 25x100; Sept19; Sept20'12; due, &c, as per bond; Emil & Emily Hummelt to Title Guarantee & Trust Co, 176 Bway. 2,500

Kinsella av, 858 (*), pr mtg \$2,500; Sept 19; Sept20'12; due, &c, as per bond; same to Thos Lanzendoen, 1657 Holland av. 500

Lafayette av (10:2764), nwc Longfellow av, 50x100; PM; Sept17; Sept20'12; due, &c, as per bond; Lawrence Davis to Chas E & Amelia S Lansing, 32 W 92. 3,000

Longfellow av nwc Lafayette av see Lafayette av, nwc Longfellow av.

Longfellow av (10:2764), ws, 300 n Lafayette av, 50x100; PM; Sept17; Sept20'12; due, &c, as per bond; Lawrence Davis to Chas E & Amelia S Lansing, 32 W 92. 2,500

Longfellow av (10:2754), ws, 146.5 s West Farms rd, runs w 49.7x51.7x65.8 to av xn49 to beg; bldg loan; Sept11; Sept24'12, 1y6%; West Farms Constn Co to Henry Morgenthau Co, 165 Bway. 25,000

Longfellow av (10:2754), ws, 233.1 s West Farms rd, 37.6x91.7x39.8x78.8; bldg loan; Sept11; Sept24'12, 1y6%; West Farms Constn Co to Henry Morgenthau Co, 165 Bway. 25,000

Longfellow av (10:2754), ws, 195.5 s West Farms rd, runs w65.1x50.7x78.1x38.6 to beg; bldg loan; Sept11; Sept24'12, 1y6%; West Farms Constn Co to Henry Morgenthau Co, 165 Bway. 25,000

Longfellow av (10:2754), ws, 146.5 s West Farms rd, runs w49.7x51.7x65.8 to av, xn 125 to beg; PM; pr mtg \$150,000; Sept 11; Sept24'12, 1y6%; West Farms Constn Co to Henry Morgenthau Co, 165 Bway. 32,500

Longfellow av (10:2754), ws, 146.5 s from es West Farms rd, 125x— to es West Farms rd x125x—; certf as to 6 mtgs aggregating \$150,000; Sept11; Sept24'12; West Farms Constn Co to Henry Morgenthau Co. —

Macombs rd (11:2876), ws, 63.4 s 175th, 63.4x68.11x50x107.9; Sept20; Sept21'12; due &c as per bond; Martin Conroy, Grantwood, NJ, to Allen S Hulbert, Nantucket, Mass. 4,500

Madison av (*), ns, 325 w Robin av, 25 x128 to Pelham rd x34.11x152.6, except part for Westchester av; PM; Sept18; Sept20'12; 2y5½%; Filandro Pillone to Chas I Hausmann, Lynbrook, LI, & ano. 2,000

Marion av (12:3282), es, 50 s 195th, 25x 100; Sept23'12, 5y5%; Julia E Winkler to Lawyers Mtg Co, 59 Liberty. 5,500

Marion av (12:3282); same prop; pr mtg \$5,500; Sept23'12, 1y6%; Julia E Winkler to Julia W L Symington, Litchfield, Conn, & ano. 3,500

McGraw av, 1810 (*), ss, 75 w Taylor av, 25x100; Sept21; Sept23'12; due &c as per bond; Wm R Owens, 1810 McGraw av, to North Side Mtg Corp, 391 E 149. 2,500

Minneford av (*), es, 50 n Beach, being lots 207 to 211½, map Est Eliz R B King, City Island; ext of \$3,500 mtg to Oct18'15 at 5%; Sept1; Sept25'12; Astor Trust Co with Geo H Winter & John Franklin. nom

Middletown rd, nec Pier av, see Pier av, nec Middletown rd.

Mulford av (*), ws, 200 s Alice, 25x100; Sept21'12; due &c as per bond; Emaline Johnson to Ida J Price, 1650 Mt Hope av. 750

Nelson av (11:2876), es, 225 s Macombs rd, 63.6x109.11x68x85.9; Sept20; Sept21'12; due &c as per bond; Jas J Conroy, Grantwood, NJ, to Frances F C Ancell, Yangchow, China. 2,100

Park av (11:3037), es, 52.2 s 182d, 50x 101; Sept26'12; due Decl'15, 5%; Chas Schaefer Jr Co to Dollar Savgs Bank, 2808 3 av. 31,000

Park av (11:3037); same prop; certf as to above mtg; Sept26'12; same to same. —

Park av (11:3037); same prop; pr mtg \$31,000; Sept26'12, 3y6%; same to Doja Schwenk, 3200 3 av. 6,500

Park av (11:3037); same prop; certf as to above mtg; Sept26'12; same to same. —

Pelham rd, ss, abt 325 w Robin av see Madison av, ns, 325 w Robin av.

Pier av (*), nec Middletown rd, 114.2x 71.7x103.4x83.11; Sept24'12; due Decl'13, 6%; Paul H or Paul Arnold to Dollar Savgs Bank, 2808 3 av. 1,400

Prospect av (10:2690), sec 165th, 37x85; ext of \$24,000 mtg to Decl'15 at 5%; Sept 16; Sept23'12; Jno J Short with Moses & Sigmund Mendelsohn. nom

Road to Pelham, ws, see Westchester av, ss, 879.1 e Walker av.

Southern Blvd (11:3108), swc 180th (Nos 824-6), 79.3x48.11x79.3x50; PM; pr mtg \$42,000; Sept20; Sept21'12; due, &c, as per bond; Mary J Regan, 150 W 12 to Robt J Moorehead, 415 E 140. 12,750

Southern Blvd, 2315 (11:3114), nwc 183d, 75.11x106.4x75x117.11; Sept24'12, 1y5%; Sida Constn Co to Comity Mort Co, 40 Wall. 55,000

Southern Blvd, 2315; certf as to above mtg; Sept24'12; same to same. —

Southern Blvd, 1559 (11:2977); ext of \$30,000 mtg to Sept24'17 at 5%; Sept24; Sept26'12; Curtis B Pierce, trste Mary G Pinkney, for Julia M C Lawrence, with Revelle-Siesel Co, 1555 Southern Blvd. nom

Starling av, swc Glebe av, see Glebe av, swc Starling av.

Stebbins av, 1350 (11:2965), es, 308.9 n Freeman, 50x94.1x51.10x107.11; Sept10; Sept20'12; 5y5%; Friedman Constn Co, a corp, to Lawyers Mtg Co, 59 Liberty. 6,500

Stebbins av, 1350; certf as to above mtg; Sept10; Sept20'12; same to same. —

Teller av, 1259 (9:2431 & 2436), ws, 250 s 169th, 20x100; pr mtg \$4,000; Sept20; Sept21'12; due, &c, as per bond; Louis Lowenstein, Pearl River, NY, to Thornton Bros Co, 1320 Clay av. 1,350

Union av (10:2675), sec 156th, 91x25; pr mtg \$14,000; Sept24; Sept25'12; due, &c, as per bond; Marie E Schober to Josephine Riehm, 1132 Union av. 750

Union av, 844 (10:2677), nec 160th; sal Ls; Sept25; Sept26'12, demand, 6%; Pasquale Tedesco & Michele Zottolo to Jacob Ruppert, 1639 3 av. 4,900

Vyse av (11:2989), ws, 93.9 n 172d, 18.9 100; pr mtg \$8,000; Sept26'12; due Jan1'14, 6%; Sarah F Cahill widow to Geo Hauser, 1462 St Lawrence av. 500

Vyse av (11:2989), ws, 93.9 n 172d, 18.9x 100; Sept26'12; due Jan1'14, 5%; Sarah F Cahill to Metta M Messer 1729 Taylor. 8,000

Wales av (10:2576), es, 50 s 145th, late Crane, 48x100; PM; Sept19; Sept23'12, 3y 5%; Timothy Doorley to Anna C Fedden, 755 E 149. 1,000

Washington av 1472 (11:2911), es, 175.5 s 171st, 25x156.6x25x156.1; Sept19; Sept23'12; due May20'17, 5%; Wm Gullery, 1472 Wash av, to Metropolitan Savgs Bank, 59 Cooper sq East. 1,000

Washington av, 1474 (11:2911), es, 150.4 s 171st, 25x156.1x25x157.8; Sept19; Sept23'12, 5y5%; Wm Gullery, 1472 Wash av, to Metropolitan Savgs Bank, 59 Cooper sq East. 6,000

Washington av (11:2911), es, 150.4 s 171st, 25x156.2x25x157.11; ext of \$6,000 mtg to Sept19'17 at 5%; Sept19; Sept23'12; Metropolitan Savgs Bank with Wm Gullery, 1472 Wash av. nom

Washington av, 1381 (11:2901), ws, 145 s 170th, 45x150, except part for av; PM; pr mtg \$34,000; Mar30; Sept24'12, 2y6%; Jos Sebel, 199 E 3, to John H Buscall Co, 1825 Anthony av. 2,250

Washington av (9:2389), ws, 90.11 s 168th, 24.5x140; Sept25'12; 5y5%; Mary A Howley to Lawyers Mtg Co, 59 Liberty. 12,000

Westchester av (*), nwc Elder av, 41.1 x101.1x41x103.11; bldg loan; Sept24'12, demand, 6%; Winnie Co to City Mtg Co, 15 Wall. 38,000

Westchester av (*); same prop; certf as to above mtg; Sept24'12; same to same. —

Westchester av (*); same prop; PM; pr mtg \$38,000; Sept24'12, 3y6%; same to American Real Estate Co, 527 5 av. 6,000

Westchester av, ns, 822.9 e Blondell av, see Westchester av, ns, 879.1 e Walker av.

Westchester av (*), ss, 879.1 e Walker av, runs se 302.1 to ws road to Pelham xne100xw213.6 to Westchester av xsw 134.9 to beg; also WESTCHESTER AV (*), ns, 822.9 e Blondell av, runs ne 134.9 xnw72.9xsw133xse33.1 to beg, except part taken for Westchester av; Sept20; Sept26'12; due &c as per bond; Henry C Henderson & Louis B De Veau, exrs & Lizzie H Burke, to Kath D Arnold, 30 Bard av, Boro of Richmond, NY. 5,000

West Farms rd, es, abt 146.5 s Longfellow av, see Longfellow av, ws, 146.5 s West Farms rd.

West Farms rd (10:2754), es, 195.8 s Longfellow av, runs e65.1x50.7xw78.8 to rd xn38.6 to beg; bldg loan; Sept11; Sept 24'12, 1y6%; West Farms Constn Co to Henry Morgenthau Co, 165 Bway. 25,000

West Farms rd (10:2754), es, 234.2 s Longfellow av, runs e 78.1 x39.5xw90.11 to rd xn37.6 to beg; bldg loan; Sept11; Sept24'12, 1y6%; West Farms Constn Co to Henry Morgenthau Co, 165 Bway. 25,000

West Farms rd (10:2754), es, 146.8 s Longfellow av, 49x65.8x51.9x48.11; bldg loan; Sept11; Sept24'12, 1y6%; West Farms Constn Co to Henry Morgenthau Co, 165 Bway. 25,000

White Plains rd, 4436 (*), es, 25x128.3x 25x130, except part for rd; PM; pr mtg \$5,000; Sept16; Sept25'12; due, &c, as per bond; Carmine Giannini, 1116 Intervale av to Paul Sanator, 1273 Stebbins av. 600

Woodycrest av, 1060 (9:2509), nec 165th, 25x100.9; PM; pr mtg \$9,000; Sept20; Sept 23'12; due Mar1'13, 6%; Evangelical Lutheran Church of the Holy Comforter, Bronx, to Herman Hartman, 425 E 146. 500

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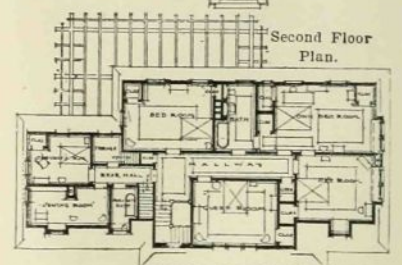
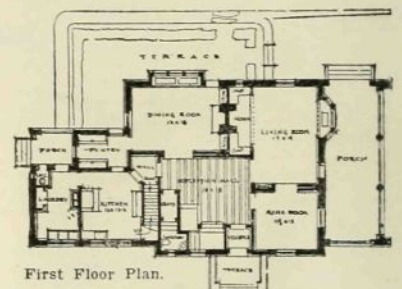
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