

# REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, SEPTEMBER 5, 1914

## THE PROBLEM OF OVER-INSPECTION

The Real Estate Board Appoints a Committee to Help the State Commission to Cure the Evil—Various Views on the Tentative Plan.

THE plan submitted by the New York State Factory Investigating Commission to remedy the evils in the present system of inspection of buildings is being commended for its general principles. It has served to crystallize public opinion upon a definite proposition, and is bringing out expressions of opinion as to how the proposed Department of Buildings should be organized, in order that it may be most efficient.

The plan of the State Commission adopts the suggestion, often repeated during the past three years by various persons and organizations, for a consolidation of all the City and State Departments and Bureaus having jurisdiction over the construction, alteration and maintenance of buildings in New York City, into one general department, to be presided over by a Commissioner of Buildings. The new department will take in the Bureau of Buildings in each borough, and also the Tenement House Department, the Bureau of Fire Prevention, the Bureau of Boiler Inspection, the local duties of the State Factory Inspection Bureau, and also certain inspection duties now performed by the Health Department and the Department of Water Supply, Gas and Electricity.

### Real Estate Board's Committee.

The Real Estate Board of New York, carrying out its policy of active co-operation in desirable public measures, has appointed a committee of seventeen members, on which each of the five boroughs is represented, to work with the State Factory Investigating Commission in its proposed plan to simplify building inspection in New York City.

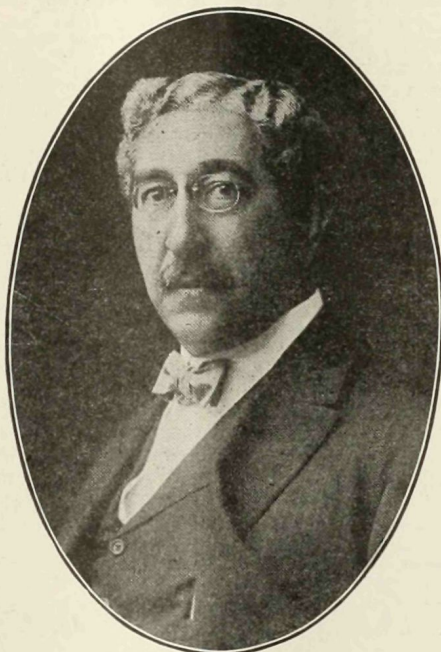
Borough President Marcus M. Marks has consented to act as chairman of this committee. President Marks has been very much interested in this whole subject, and even before his election expressed his disapproval of the existing method. Since then he has given the subject serious attention and has worked to bring about a simpler method of inspection. The Real Estate Board's plan for a committee to co-operate with the State Factory Investigating Commission has the approval of Mr. Marks and of Mr. Elkus, Chief Counsel for the Commission.

### Driven to Distraction.

Commenting on the proposed concerted effort to remedy existing conditions Mr. Marks said:

"Over inspection, duplication of inspections, and conflict of inspections have been driving good citizens to distraction. I know no more fruitful field for the exercise of sound business sense, and have been delighted to see the increased co-operation that has developed recently between State, city and borough authorities, and also at the helpful spirit of co-operation now shown by the Real Estate Board of New York.

"My hope is that this co-operation will result in great improvement to the mutual interest and advantage of government, realty owner and tenant, to simplify inspections and remove friction.



HON. MARCUS M. MARKS,  
Who will head a committee to assist the State Factory Investigating Commission.

"I've been earnestly working to concentrate public opinion in the direction of economy of effort in this department."

### Generally Favorable Responses.

Abram I. Elkus, the counsel of the New York State Factory Investigating Commission, when inquiry was made of him as to the tentative plan for a consolidation of the various building departments and of other departments which have to do with work upon buildings, said:

"Many responses have been received from former and present city officials favoring the plan, some in its entirety, some generally, and there has been much favorable newspaper comment upon it. One newspaper, in a very strong editorial, pointed out the fact that it was now the province of the real estate men to have this legislation enacted into law. It is gratifying to note that the Real Estate Board has accepted this view of it and that its president, Mr. McGuire, has appointed a committee of seventeen members who reside in the different boroughs of the city to enter upon a campaign of active work in aid of this proposed legislation.

"If the real estate owners and those interested actively endorse this proposition, and present the matter to the Legislature as the unanimous desire of the real estate interests, it will go a long way toward enacting this, or a similar, measure into law."

### The Present Opportunity.

Speaking for the Real Estate Board of New York and its interest in the proposed plan of the State Factory Investigating Commission, W. J. Van Pelt, vice-president of the board, said:

"I can think of no more important work to which the Real Estate Board

could turn its attention than this effort to remedy the present expensive and annoying system of building inspection in New York City. For years real estate owners have been victims of this unscientific system. They have long complained of it, but largely because it is a complicated subject and a difficult thing to remedy, no relief has been obtained.

"The Real Estate Board certainly appreciates that even the proposed attempt to solve the problem means a long step forward, and it appreciates also the opportunity now offered by the commission to approach this work in a spirit of intelligent co-operation.

"No one is yet committed to any specific plan. We must expect differences of opinion and must all be prepared to seek and give concessions and compromises. But while the task ahead of us is difficult it can be accomplished. The two objects to be secured are economy and simplicity. The existing system, involving waste or uncertainty, and in many cases injustice, would not be tolerated by any business corporation, and the City ought in the interests of its taxpayers to work out an intelligent scheme to replace the one that has been for so many years a source of merited criticism."

The Real Estate Board's Committee represent the various boroughs as follows:

Manhattan—Borough President Marcus M. Marks, chairman; W. J. Van Pelt, Charles F. Noyes, Warren Cruikshank, H. H. Murdock, Alfred R. Kirkus, R. E. Simon, George T. Mortimer.

Brooklyn—William P. Bannister, Thomas Hovenden, Frank H. Tyler.

Bronx—Harry C. Bryan, J. Clarence Davies, E. Osborne Smith.

Queens—Wallace J. Hardgrove, Stuard Hirschman.

Richmond—Horatio J. Sharrett, William G. Willcox.

### Objection by an ex-Borough President.

Hon. Cyrus C. Miller, late President of the Borough of the Bronx, who is the chairman of the executive committee of the Advisory Council of Real Estate Interests, expressed the opinion this week that the control of local building operations should remain with the immediate Superintendent of Buildings in each borough as at present. He said:

"In so far as the proposed plan concentrates in one department control over all matters relating to the construction of new buildings and alterations of existing buildings and the maintenance of both, and does away with needless multiplicity of inspection, it is an excellent plan, but when it proposes to abolish the separate building bureau in each borough and to consolidate them into one department to cover the entire city, I think the plan is reactionary.

"Military men recognize that when an army becomes too large to handle as a unit, it must be divided into corps. The framers of our Charter realized that the city machinery was in danger of breaking down by its own weight from over-centralization, so the city was divided



into boroughs and much of the local business was given over to the borough administration, which was directly responsible to the people of the borough.

#### Too Large for One Office.

"The building business of the City of New York is too large and too important to be handled by one office and by one commissioner. Even if there were a single department and a single head, it would be necessary to have a local office in every borough in charge of a deputy.

"Building is perhaps the most important local business. In every borough the best class of men should be chosen for Building Superintendent—a thing hardly possible when the borough representative of the department is only a deputy. Such deputies do not have the authority to grant modifications or make unusual rulings, so that the builder requiring such action must go to the Commissioner.

"Why should a city so large and important as Brooklyn or the Bronx have simply a deputy superintendent to enforce the laws governing its most important industry? Why should a builder who seeks a ruling somewhat out of the usual be called upon to spend his time in going to the central office in Manhattan to consult a commissioner? What chance has a builder to have his business disposed of by the Commissioner when builders from all over the city are clamoring for the same thing? The plan is undemocratic. It removes the people in a locality from immediate contact with the official who has their business in charge and who is responsible for it.

#### Too Far to Central Office.

"No expense to the city will be saved, because an office and deputy and a corps of clerks will be quite as necessary in every borough as they are now. Their aggregate salaries will differ little, if at

all, from those now paid, while the expense to builders and architects in time in traveling from outlying boroughs to the central office, when it is necessary to do so, will be great.

"It makes another administrative department to add to the responsibility of our already overburdened Mayors. Perhaps the citizens of New York do not realize the terrible burdens under which our Mayors struggle. The addition of another department is a step in the wrong direction. Uniform rulings may be secured in the different boroughs by constituting a board composed of the borough superintendents of buildings for the adoption of uniform rulings. If necessary, a member of the Board of Estimate and Apportionment can be authorized to act as Chairman of the board.

"I am well aware that the tendency of the times is towards centralization of administration in the City of New York, but I believe that the far-seeing wisdom of the men who prepared the Charter and divided the city into boroughs recognized the fact that while centralization theoretically is efficient, it is very likely, practically, to be quite the contrary. We must depend more upon the people of the localities and place more weight on the periphery of our city government and less on the center. This will be more necessary as the boroughs continue to grow larger and larger. I believe in the consolidation of the departments and bureaus in the Building Department as proposed, but the control to be in the Superintendent of Buildings in each borough as at present."

#### Advises Awaiting Local Action.

The former Superintendent of Buildings in Manhattan, Rudolph P. Miller, who is now engaged in revising the Building Code, advised a postponement of legislation on the part of the State Factory Investigating Commission until

the Charter Revision Commission of the Board of Estimate has had an opportunity to report.

The remarks of ex-Superintendent Miller were to the further effect that he is heartily in favor of the general plan of the State Factory Investigating Commission, and his principal criticism would be that it does not go far enough, as he still believes it wise and practicable to combine all the departments and bureaus having police powers into one large department.

Mr. Miller thinks, however, that a further development of this idea should be deferred for the time being. To carry out this fusion of the different departments having jurisdiction over buildings requires legislation, and nothing can be done in this respect before the Legislative session next winter. He added: "As you know, the Board of Estimate and Apportionment has a committee on the Charter which will undertake a complete revision. This committee intends to submit the results of its work to the Legislature at the next session. The reorganization of the departments having jurisdiction over buildings must necessarily affect the Charter, and it seems to me it would be wiser to have this scheme of reorganization developed in connection with the other changes in the city departments that will undoubtedly be recommended in the municipal government.

"I know that Mr. McAneny, who is chairman of the committee of the Board of Estimate having the Charter revision in hand, is heartily in favor of the plan which the State Commission has outlined. We have had several conversations on the subject since last winter. He also feels that presenting this plan to the public has served to crystallize sentiment on this subject. It is so much better to have the public understand what is proposed and to have its approval than to bring out unexpectedly some radical change."

## OVER ONE THOUSAND CITY THEATERS

### Seven Hundred and Fifty of Them for Motion Pictures—Construction Regulations They Must Comply With—Millions of Dollars Invested.

FOR the amusement of a population of nearly 5,500,000 permanent residents with several more million theatergoers from New Jersey and Westchester and other suburban sections, and for thousands of visitors who are constantly coming into the city, there are about 1,033 theaters and moving picture houses in New York City.

Last year there were 253 theatrical licenses issued, 23 concert licenses and 7 amusement licenses which comprised principally circuses. Theater licensing prior to June 1st, 1914, was under the jurisdiction of the Police Department. Since that time the power of issuance has been transferred to the Mayor's Bureau of Licenses in Center street, which also controls the licenses of all photograph houses.

#### 750 Motion Picture Theaters.

There were up to July 1st, of this year, about 750 licensed places for the exhibition of motion pictures in the five boroughs. Of this number about 527 were indoor and about 223 open air. About six months ago there were over a thousand moving picture play houses in the five boroughs but since the adoption of the new ordinance relative to moving picture theaters, passed by the Board of Aldermen, July 1, 1913, approved by the Mayor July 8, 1913, and which became effective August 13, 1913, a great many have gone out of business on account of inability to comply with important provisions of this ordinance. The law was designed with great care in order to give all possible protection to the people who frequent moving picture theaters, and such protection is required under various sections of the ordinance.

A moving picture theater is defined as a public hall in the City of New York

in which moving pictures are exhibited, in which the seating capacity does not exceed 600 and in which there is no stage or scenery. The Bureau of Licenses issues all motion picture permits granted by the Mayor and by the authority of the Mayor regulates and controls all motion picture theaters.

Applicants for motion picture licenses must file plans and specifications of the contemplated structure with the Bureau of Buildings of the Borough in which it is to be situated. A copy of such plans duly approved by the superintendent of buildings must be presented to the Bureau of Licenses. These are inspected by the Fire Department, the Bureau of Buildings, Department of Water Supply, Gas and Electricity, and the Department of Health. Within ten days detailed written reports of these departments are filed with the Bureau of Licenses which include a statement of any violation of law, ordinances, rules and regulations and any dangerous conditions.

#### Exits Five Feet Wide.

Motion picture theaters are not permitted to be constructed in frame buildings within the fire limits nor in hotels, tenement houses, or lodging houses nor in factories or workshops, except where the theater is separated from the rest of the building by unpierced fireproof walls and floors and in no case may they be constructed or operated above or below the ground floor of any building. The law prohibits the installation of exits less than five feet in width and very carefully outlines the requirements for proper construction of passageways, courts, galleries, stairs, seats and the booths where the apparatus for projecting motion pictures are located.

To overcome any difference of level in and between corridors, lobbies and aisles, gradients of not over one foot in ten feet

or steps having a rise not over eight inches with a width of not less than ten inches can be used.

#### Heavy Floor Necessary.

The flooring of that portion of the building devoted to the use of the accommodation of the public must be of sufficient strength to bear safely a live load of 90 pounds per square foot. Besides the lighting and heating requirements the ventilation requirements probably more than any other provision of the law caused the drop in the number of moving picture theaters in the city.

Motion picture theaters having less than 200 cubic feet of air space for each person, or motion picture theaters in which the outside window and door area is less than one-eighth of the floor area, must be provided with artificial means of ventilation which supply during the time the audience is present at least 500 cubic feet of fresh air per hour for each person.

#### Ventilation.

Motion picture theaters having more than 200 cubic feet of air space for each person, or which have outside windows and doors, the area of which is equal to at least one-eighth of the floor area, must be provided with artificial means of ventilation, which shall be in operation when the outside temperature requires the windows to be kept closed, and which shall supply, during the time the audience is present, at least 500 cubic feet of fresh air per hour for each person. When the artificial ventilation is not in operation, ventilation by means of open doors and windows must be sufficient to provide each person with 500 cubic feet of fresh air per hour.

Motion picture theaters having more than 1,000 cubic feet of air space for each person are not required to have artificial means of ventilation.



# ST. MARK'S, A REMINDER OF OLDEN DAYS

Historic Edifice Occupies Prominent Site in Heart of District  
Once Peopled by the Dutch —An East Side Garden Spot.

HEMMED in by crowded, noisy tenements, and old-fashioned dwellings remodeled for business, stands historic St. Mark's Church, at the corner of Second avenue and 10th street. It is one of the last remaining examples of the old Colonial ecclesiastical architecture with lofty pillared porch and tapering steeple. A small tablet at the entrance bears the inscription, "Corner stone laid April 25, 1795—consecrated May 9, 1795." The congregation for many years has included members of some of the oldest and best known New York families.

With the old church and its surroundings are connected many interesting historical associations, and while changes in the class of population and kind of building are fast reducing its one-time prominence there still remain evidences of former grandeur. On the site of St. Mark's Church the famous Dutch War Governor, Peter Stuyvesant, built a small chapel for his congregation, when the old Bouerie village was established. Here was one of the numerous little outpost settlements of Greater New York, under Dutch control, and it clustered around the house of worship.

In 1651 Peter Stuyvesant purchased what was then known as the Great Bouerie, a tract of land extending about two miles along the river north of what is now Grand street and including a section of the present Bowery and Third avenue. The need for protection from the Indians resulted in the formation of the village, and soon through the thrift of the burghers it became a flourishing Dutch community typical of the period. The old lines and buildings have all disappeared and nothing remains to indicate the exact boundaries or the Dutch occupancy except St. Mark's Church, which was situated then in the center of the village.

Afterwards, and for many years, this

Harlem. Up to a quarter of a century ago the German elements in the population was particularly conspicuous. They were followed by the Irish, but few of whom remain since the ever increasing numbers of Jewish people from the lower East Side keep spreading towards the north. At the present time, however, that section of the Peter Stuyvesant farm in the immediate vicinity of the church is being rapidly filled with an en-

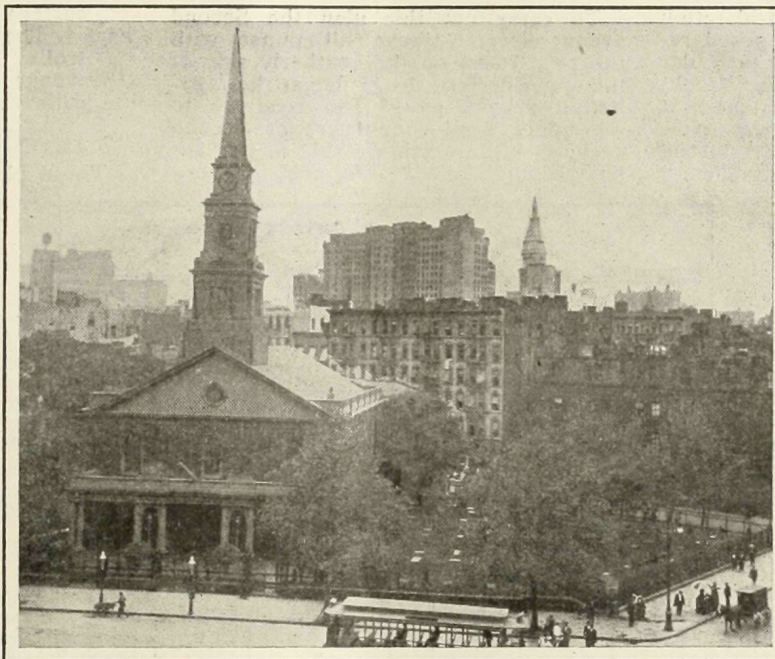
Mark's, tenements were erected about the same time, to meet the increased demands of the new element in the population, and to-day in the side streets may be found the same development typical of other tenement districts in the city.

Second avenue was particularly adaptable for business purposes on account of its width and its position as a north and south thoroughfare. To-day thousands of workers from the manufacturing districts on the West Side swarming to their homes on the lower East Side choose as their thoroughfare Second avenue, and pass under the shadow of the church which sheltered the Dutch patrol.

In time, business establishments began to replace the dwellings on the avenue and the old residents resisted ineffectually the rapid expansion of commercial activities to the north. One of the last of the old-time mansions to give in to the advance of trade was the Keteltas mansion, at the northwest corner of Second avenue and Eighth street, which has been renovated and remodeled into a moving picture theatre and office building.

Farther up the street business has already claimed nearly all the buildings, except those which are occupied by hospitals and physicians. At 11th street corner the famous Lewis M. Rutherford mansion still retains its character as a dwelling. On the same block the former home of John Jay, well known in American history, is now the headquarters of the Jewish Federation of Farmers. Across the street the house from whose balcony Thomas Jefferson made his inaugural address is now a Polish Immigrants' Home.

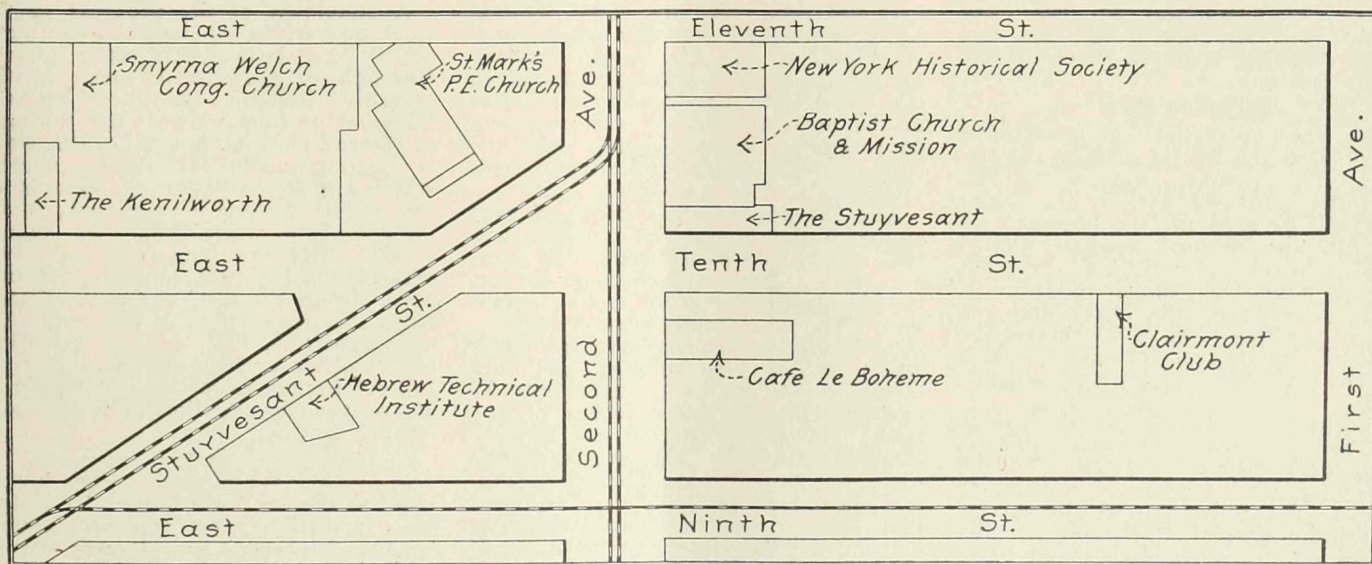
Opposite St. Mark's Church the former building of New York Historical Society is occupied by a Newsboys' Home. Before its removal to the new



HISTORIC ST. MARK'S CHURCH.

tirely new class of population, including Slavs, Poles and Hungarians, and they are bringing with them their societies and newspapers, of which a number are printed on the east side of Second avenue, just north of the former building of the New York Historical Society.

With the inflow of these people the private house was doomed, and the inevitable tenements began to replace the old homesteads, rich in historic interest, but netting little income to their owners. About twelve years ago the first flat houses were erected on the site of the Kane mansion, at the southwest corner



MAP OF SECTION ADJACENT TO ST. MARK'S CHURCH.

was an aristocratic residential district, linked to the city proper by a country path which later became a boulevard and eventually a popular carriage-way into

of Second avenue and 10th street, and these were followed by similar building operations to the east. In 11th street, just opposite the rectory of St.

home at 170 Central Park West it contained a large collection of rare manuscripts, pamphlets, works of art and antiques.



# RECONSTRUCTION OF QUEENSBORO BRIDGE

To Provide for Rapid Transit Trains of the Dual System—Will Cost \$3,000,000 Under the Present Plans of the Bridge Department.

THE Queens Chamber of Commerce took the position months ago that there should be no delay in the reconstruction of the Queensboro Bridge in order that rapid transit service might be inaugurated as soon as possible on those extensions into Queens which connect with the joint transfer station on the Bridge Plaza, Long Island City; and at the same time it urged the Bridge Department and the Public Service Commission to take into consideration the serious matter of the proposed reduction in width of the present vehicular roadway by the operation of the Brooklyn Rapid Transit Subway trains. It was urged that additional roadway space be provided on some other part of the bridge to compensate for any reduction of the present roadway on the lower level.

The Bridge Department has now submitted a new plan to the board of Estimate for the reconstruction of the bridge, to adapt it for the operation of the rapid transit trains in accordance with the plans of the Dual Subway System and has asked that an appropriation of \$3,024,000 be made in order that this work can be started as soon as possible. Much depends on early completion.

The plans as proposed, not only insure the early inauguration of rapid transit across the bridge, but will give a total width of 52 feet for vehicular traffic, which is greater than that of any other bridge across the East River. (The Brooklyn Bridge has two separate roadways, 16 feet 9 inches wide, including trolley tracks; Manhattan Bridge has one main roadway 35 feet clear width; Williamsburgh Bridge has two separate roadways approximately 20 feet wide.)

## Tentative Plan.

The accompanying cross-sectional sketch prepared by the Bridge Department, shows clearly how, under this plan, the southerly half of the upper deck will be used for the operation of the Interboro Second avenue elevated trains, and the northerly half for roadway purposes. A similar division of traffic is made on the lower deck, or present roadway level, in which case the northerly half is used for subway trains and the southerly half for roadway purposes.

The present sidewalks on the bridge are bracketed outside the trusses on the upper deck, and the sidewalks on the Queens approach are treated in a similar manner. All trolley cars will be operated on the present tracks outside the trusses on the lower deck. The roadway on the lower deck will be for heavy and slow-moving vehicles in both directions, and the roadway on the upper deck will be for lighter and faster moving vehicles in both directions. These

roadways will have a clear width of 26 feet each. The present roadway is 53 feet 2 inches, including the space occupied by trolley cars.

It is understood that the new plans have the approval of the engineers of both the Interboro and Brooklyn Rapid Transit companies, as well as the engineers of the Public Service Commission and the Board of Estimate.

## Second Avenue L Connection.

To carry out this plan the Second avenue elevated tracks will connect with the two tracks on the southerly side of the upper deck of the bridge at the Manhattan anchor pier. The roadway to the upper deck commences at Second avenue on the northerly side of this approach and follows the grade of the

Part 1. From Second avenue to the Manhattan anchor pier .....	\$ 530,000
Part 2. From the Manhattan anchor pier to the east line of Van Alst avenue.....	1,308,000
Part 3. From the east line of Van Alst avenue to the east line of Ely avenue, including the new viaduct to connect the roadway on the upper level with the surface on Crescent street.	278,000
Part 4. The Subway station for trolley cars under Third avenue between 59th and 60th streets.....	908,000

Total Cost.....\$3,024,000

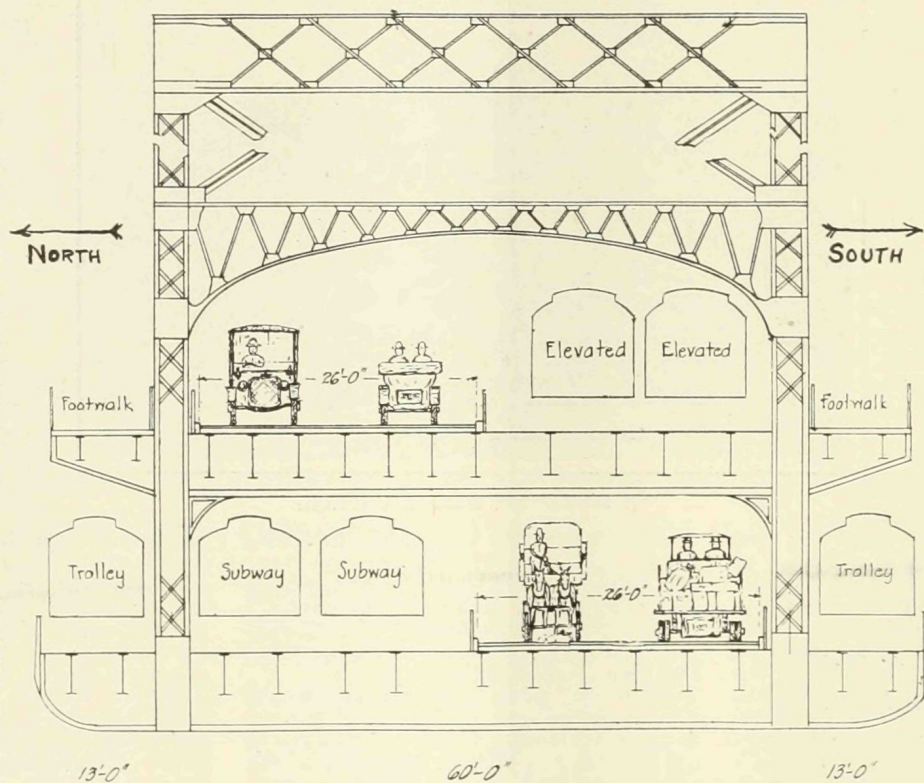
These plans, which are the result of the efforts of Bridge Commissioner F. J. H. Kracke, Chief Engineer A. L. Bowman, and traffic Engineer C. M. Ingersoll, seem to be the most efficient solution of this problem, insuring as they do both the early operation of rapid transit trains, and a total roadway width equal to the present vehicle roadway, which is often narrowed by the operation of trolley cars during rush hours to less than 40 feet in width.

In a communication dated July 22, 1914, the Bridge Commissioner submitted the above plans to the Board of Estimate and urged their approval and that an issue of corporate stock be made to carry same into effect. The matter was referred to the Committee the Comptroller for

a report at the meeting of the Board on September 21, 1914.

A statement of the progress of the work on various rapid transit contracts, which have been let to date in the Borough of Queens, is given in the monthly Bulletin published by the Chamber of Commerce of the Borough of Queens, showing how all of this work is nearing completion. The figures, which are from the official records of the Public Service Commission, show the amount of work finished on August 1, 1914: Steinway tunnel, 24 per cent.; extension of Steinway tunnel to Queensboro, Bridge plaza, 19 per cent.; Bridge plaza transfer station, 26 per cent.; Astoria extension, 100 per cent.; extension to Woodside and Corona, 67 per cent.; Liberty avenue extension, 25 per cent.; Myrtle avenue extension to Ridgewood, 100 per cent.

—The old Washington Irving home- stead at the southwest corner of Irving place and 17th street is now occupied by the Authors' Club. It was organized about a year ago and met at 30 Broad street in the office of its legal advisor before a club house was selected. Among the members are Rupert Hughes, Arthur C. Train, Rex Beach.



SECTION OF QUEENSBORO BRIDGE LOOKING EAST—PROPOSED ARRANGEMENT.

present sidewalk (5.8 per cent.) from Second avenue to the anchor pier.

In order to reach the street level in Long Island City from the upper roadway level of the bridge, the roadway on the upper deck will be deflected to the north from Van Alst avenue, clear of the present approach structure, and on a separate viaduct connect with the surface of the ground at Crescent street on a grade of 5.4 per cent.

The Broadway-59th street subways approach the bridge through 59th and 60th streets and pass through the present trolley station at Second avenue, thereby destroying it for trolley operation. The plan contemplates the construction of a trolley station under Third avenue between 59th and 60th streets which can be constructed without necessitating the purchase of any land. The trolley station can be constructed with four loops and with two platforms 26 feet wide, each with loading and unloading facilities so arranged that ingoing and outgoing passengers will not use the same stairways. Facilities afforded by these four loops are equal to the facilities in the present station which has five loops.

An estimate of the cost of this work is as follows:



# DOLLARS AND SENSE IN BROKERS' OFFICES

A Mistake to Divide Commissions in Most Cases—Why Not a Fee for Listing Properties?—Educational Methods Necessary for Clients

By THOMAS SHALLCROSS, Jr.

President National Association of Real Estate Exchanges\*

HE old saying, that if you will look after the cents the dollars will take care of themselves, comes forcibly before me in connection with the subject which has been assigned to me, and I want to, accordingly, consider the matter largely from the "sense" standpoint, and I do not mean the kind of cents that are separated from the dollars by only a decimal point.

Most uncommon of all common things, sense is so intermarried with the dollars end of the realty business that I believe even the Reno board could hardly divorce them.

I would say at the outset that a large part of the uphill fight, with the luring commission as the goal, is due to the fact that the average client has not been properly educated as an individual or as a class. Mr. Client does not place the proper value on the advice and judgment of the broker nor the proper amount of confidence in him. This, however, is not his fault. It is said that the mule, by nature, is as gentle an animal as the horse, but that generations of abuses and ill treatment have brought him to his present condition of distrust and have left him with a vindictive spirit. The same general conditions have produced the present day "client," and here, in my judgment, comes in the greatest opportunity of the National Association of Real Estate Exchanges:

## Education Methods.

First—In educating the brokers of the country up to the realization of the fact that they are engaged in "no mean" profession and that its standing with other professions and lines of business is now and always will be just what they make it. And

Second—Through the national association and local boards and its individual members, educate our friend, Mr. Client, up to the proper performance of his duty to his broker.

Much has been said and written in reference to the broker's duty to his client, and with that we are gradually becoming familiar. But I would bespeak wide publicity for a program outlining the course of treatment that the owner should accord to the person or persons whom he selects to represent him in his real estate transactions.

This program would first deal with the points he should consider in selecting the broker. Then, having made his selection, I would have a thorough understanding that each party was a human being and for the purposes, at least, of this particular transaction, was entitled to be treated as such.

How often have we had "Mr. Highly-Respected-Business-Man" withdraw his property unceremoniously in the spring, after Mr. Broker had carefully seen to keeping his pavements cleared all winter and pipes, etc., from freezing, and a little later find that it had been withdrawn in order to close a sale direct and save a commission. Yet, this man might be the fairest of dealers in his own line, but lacked education in ours.

The same party would probably decline an offer that his broker knew to be a most advantageous one, and later sell at a much lower figure: but, if sick, would choose a doctor and then take his prescription without question as to whether it contained poison or not. He had been educated to believe in the medicine, but not in the real estate profession.

A wonderful field, gentlemen, for mis-

sionary work. Let every delegate to this convention go home imbued with the idea that he will do his part in establishing his profession on a higher place in the minds of the public and he will do a great work towards instilling into the said public the sense that will make the "dollars."

Now, in regard to the kind of sense that the all-too-small proportion of the earth's inhabitants known as the "buyer" should have:

He is about to purchase a factory site, business location or possibly a home, and he may be, and probably is, well versed in not only value but customs of trade, etc., in his own line, and, if a merchant, would no doubt be justified in relying on his own judgment in contracting for large volumes of goods, etc. But what does he know, or what could he possibly be expected to know about existing values, etc., in a line of business entirely foreign to his training or field of action. Yet he has not been educated up to the idea of employing a broker to represent him in the matter and paying him for his services.

## Two Brokers but Only One Commission.

This is clearly the duty of the brokers of the country. I know that in some sections the conditions are rather better in this respect than in others, but taking it as a whole comparatively few sales and purchases are made with a broker representing each end of the transaction and two commissions paid. Entirely too often do we find two brokers in the transaction, but only one commission. I know that this may seem like a rather strong statement, but I claim that in 90 per cent. of the cases where a broker's commission is divided, it is a mistake, for in 90 per cent. of the cases two services are performed by the two brokers and both should be paid for by the party to whom they were rendered.

This condition is not the fault of the buying and selling public, but rather the brokers. He has riveted his attention on obtaining a portion of the other broker's commission, rather than take the time to educate the buyer and show him the advantage of employing a competent person to represent him in a transaction, which, as I have already said, is at least sufficiently complicated to warrant such an employment.

This is only another phase of the business where the sense and the dollar proverb is most applicable. Now, having maligned both the buyer and seller for shortcomings as viewed from an unprejudiced (?) viewpoint of the broker, I will turn my attention to a rather unpopular side of the question, at least before this audience, and point out where in my judgment the kind of sense used by the broker cannot be hoped to be readily converted into dollars.

## Hit or Miss Listings.

First, the "hit or miss" listings—The property that is not worth a careful examination as to general conditions, and particularly price, is not worth listing at all. I claim that the broker who has 50 properly priced properties under exclusive agency contracts, with all of which he is entirely familiar, has a better business asset than his competitor who has 500 properties at all sorts of fictitious prices and where he has no reasonable guarantee of reward for services rendered.

The lawyer obtains a retainer when he takes a case on account of compensation for the service about to be rendered. This would not only be an ideal but a just program for the broker to follow. It costs money to list a property

and work on it. The lure of large lists, however, often offsets the common sense program of "absolute control," and both the owner and broker are alike disappointed in the net result.

A commission house would hardly receive a consignment of goods from a producer and after inspecting and pricing same start its salesmen out to work up the trade and take orders, unless it knew that the consignment was absolute.

You would not deal with a salesman in a jewelry store, for instance, who would allow another salesman to step in and sell a particular piece that you were considering, and yet, where we do not have exclusive contracts with our clients we are every day placing ourselves in exactly the same position with the buying public.

Gentlemen, there is "no sense" in it, and, therefore, how can we hope to find the dollars? Whenever I see more than one sign on a property I am reminded of the judgment of the wise men who meet around the village stores at night and conclude that their fellow townsman must be powerful sick, one of their number having two doctors' buggies in front of his house.

## Rate of Commissions.

Second, rate of commissions—The subject of commissions is, of course, a vital one. Philadelphians were until the last two years paying only 1 per cent. to dispose of their realty, while middle westerners were, with equal grace, paying 2 to 3 per cent.—

It was hard indeed for me to believe that when our friend Albert Taylor closed up a sale for a Cleveland citizen he had earned twice as much as I had for performing a similar operation on an inhabitant of the Quaker City. In our town it looked as though all of the love was extended to the brother and none to the broker.

Last year I gathered statistics from real estate board cities of total population of 8,000,000 people which showed an average commission of 2.72 per cent., and still we had more apparent difficulty in bringing our brokers up to the 2 per cent. standard than we did the public.

A careful review of results will show that a comparatively small portion of the gross commissions received by a brokerage office is profit.

## Adhere to Standards.

It is, of course, as grave an error to overcharge a client as to undercharge him; but, gentlemen, where a number of real estate men have banded themselves together in a city and decided that a certain commission was proper under the conditions prevailing, you can very safely adhere to this standard, and the common sense view of the matter, it seems to me, will be that you will not lose much profitable business. No doubt some will cut rates, but if you are only making a reasonable profit at your rate, they will probably be doing business at an actual loss.

Third, ethics—in closing, I want to touch the question of "ethics," which has been defined as "the essence of human duty."

There is no feature of our business that should receive more careful attention, and we must all realize that if every broker in the land would strictly adhere to the code adopted by this association it would be a big factor in the campaign of education to which I have referred and eventually bring the dollar and sense answer.

Educate first the broker and through him the buying and selling public, and Utopia will be ours.

\*Also President Philadelphia Real Estate Board. Paper delivered at National Convention of Real Estate Exchanges.



**REAL ESTATE BUILDERS**  
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The Postmaster will move his headquarters today to the new post office building on Eighth avenue at 34th street and symbolize by his presence there the U. S. Government's recognition of the primordial importance of the mid-town section of the city.

Ample American banking facilities have now been established with South American cities, and there is no lack of ships, but our bankers must now make loans before much commerce can be interchanged. Give them anything they want, but get the business.

The administration of the Labor Law and the proposed recodification of that law will be discussed at a hearing to be given by the State Factory Investigating Commission at City Hall next Wednesday morning. The celerity with which the commission is proceeding with its reformatory work encourages the public to believe fully in its sincerity.

Some twenty corporations of national prominence either discontinued their dividends or reduced them during the month of August, and since the first of the year about one hundred in all have done the same. The sum of seventy-five million dollars at least has so far been withheld from investors. Under such circumstances there is considerable satisfaction in being a real estate owner, even if one is pestered with inspectors.

Americans residing in France have been officially advised to leave that country because of the war dangers. Some are going to Spain, others to the British Isles, but most all of them will find their way back to this country. From this source there is likely to be a considerable demand for high-class New York apartments, many of which have been vacant of late, owing to the long-continued depression in financial circles.

### The Distribution of Employment.

There is one aspect of the economic situation in and about New York City which demands much more attention than it is receiving both from public-spirited individuals and from public officials. It looks almost certain that there will be during the coming fall and winter an appalling amount of unemployment in this neighborhood and a great deal of suffering. Steps should be immediately taken to diminish this unemployment and to relieve this suffering.

As the Record and Guide pointed out last week, the hope of an early termination of the Great War will have to be abandoned. It will last throughout the winter and possibly throughout spring and summer of 1915. A long rather than a short war will enable the industry and commerce of the United States to build up our export trade at the expense of that of the belligerent powers, but it will also cause a profound dislocation of American domestic commerce. Above all, capital will be scarce and exceedingly difficult to borrow, and the work of converting funds into fixed capital will be cut down to a very low point. Some industries will be very much overstimulated. Others will be extremely depressed. The labor market will have to adjust itself to a cessation of immigration, but the cessation of immigration will be more than balanced by the stagnation which will prevail in many manufacturing industries. Enormously important readjustments will have to be made in a comparatively short time.

New York City will have to bear the chief burden of these changes. It is the city whose economic life is based upon commercial ties with foreign countries. The bulk of the foreign trade of the country passes in and out of the port of New York. Its merchants and its wage-earners will profit most largely from any change in the balance between domestic and foreign trade which increases the importance of the latter; but, on the other hand, they will also during the early months of the war suffer most severely from the dislocation which it has brought in its train. The total cessation of business on the Stock Exchange has thrown thousands of people out of employment, and this source of distress will continue for a long time. The entire stoppage of certain branches of the import trade will also cause the discharge of many clerks and freight handlers. The difficulties of borrowing money will tend to discourage building, although the comparative cheapness of building materials will tempt some investors to go ahead and take advantage of the low prices. The consuming power of the community will be affected, and a falling off will take place in retail trade.

There will, of course, be compensation for many of these losses. As soon as the difficulties in respect to foreign exchange are adjusted, New York will become a more important financial centre than ever, and its banking business will increase even if its brokerage business diminishes. The increase in export trade, whatever it amounts to, will have to be financed in New York and to a large extent shipped from New York. The diminution of the import trade will increase the demand for competing domestic products, but any shifting of business from this source will help rather than hurt New York City. Whatever the compensations there can be no doubt that during the next four or five months the war will cause more unemployment than employment.

Toward spring an improvement will be likely to take place, but it will be a hard winter during which deprivation will be prevalent and suffering acute. The distress of last winter will increase in amount and may become socially more dangerous in its manifestations and results. Agitators will take advantage of it to arouse discontent and, if possible, to provoke outbreaks, and during a period of unrest and latent popular fermentation, like the present, it is always possible that these outbreaks may become serious and themselves have a discouraging effect on business.

It is, consequently, a matter of the utmost importance that all organized and intelligent effort should be made to meet this situation and to reduce the unemployment and the distress to the lowest possible amount. And the organized effort that is needed does not lie in the direction merely of charitable relief. Of course, charitable relief will be necessary, and every one who can afford to contribute to organized charity should do so freely and abundantly. But more necessary than any work of alleviation is the work of prevention. A certain part of the unemployment and of the resulting physical distress and moral disintegration can undoubtedly be prevented. It can be prevented by a better organization of the agencies of employment. The trouble in the near future will be less one of an absolute dearth of employment than it will be of an enormous necessary shifting of wage-earners from one employment to another. Certain lines of business will be stagnant, while others will be over-stimulated. The important work to be performed is that of aiding the prosperous businesses to find the kind of labor they need, and of aiding the dismissed wage-earners to find the kind of work which they are capable of efficiently performing.

Work of this kind is not efficiently performed by private agencies. All over Europe, they have succeeded in diminishing the prevailing unemployment by the establishment of public labor exchanges which make a business of keeping employers supplied with labor and employees with jobs. No similar public agencies has been organized in this country, but a beginning was made last winter by the committee on unemployment, which was constituted in New York. The investigation made by the committee showed conclusively that private employment agencies were working very inefficiently, that no adequate means were being taken to enable the New York labor market to distribute its surplus outside of New York, that there was an utter lack of coordination among the different private agencies and that there was no sufficient public inspection of their work. Certain legislation, which looked in the direction of reorganizing the whole system was passed by the Legislature. This work of reorganization should be vigorously pushed during the coming fall. It is a matter of vital public importance, not merely that the distress should be reduced, but that no unnecessary opportunity should be given to stir up revolutionary discontent. There may not be enough work to go around during the coming winter, but it is certainly the duty of public-spirited citizens to take care that what work there is shall be distributed to the best advantage.

### The New York Dock Problem and How to Meet It.

Editor of the RECORD AND GUIDE:

In diagnosing a business situation, experts begin by eliminating what is unnecessary to be considered and get the problem down to a series of more or less co-related facts on which they make their diagnosis.

In the case of New York City's dock problem, I believe we can estimate with fair certainty that in 1930 the City of New York and its environs will have nearly 10,000,000 inhabitants. There will be a corresponding growth, on comparative lines, for the entire country. This means much more than a similar percentage of growth for our commerce, the economic law being that commerce quadruples as population doubles. As a necessary corollary thereto, the present 900-foot ships will probably grow to 1,200 or 1,300 feet in length, and what we consider abnormal today in ship size, and in dock length, and in improved facilities (as the Chelsea Piers), will seem quite ordinary in the eyes of the future.

Any considerable dock proposition must prepare for an expanded and expanding future, as the utmost present limit is the normal of tomorrow. Any plans for 900-foot piers must consider future extension, not into our water-



way, which is our most valuable asset, and is wisely controlled by the Federal Government, but a future extension back into the land of Manhattan Island. We can spare the land, but not the waterway. That is our life.

The question of marginal railways is one involving a very heavy expense on the city, and therefore it is one which the city is not prepared to enter into at present, however beneficial the project may seem. The time when the marginal roads could be practically built by municipal funds seems years off. Meantime, the question is of today, and what to do—Now.

The east side of West street, as well as the west side of South street, are suitable in every way, both in price and in inferior improvements, for the development of a series of eight-story, concrete warehouses which could be connected to the docks by overhead telpherage lines using electrical conveyors whereby all freight could be lifted out of the ship and deposited in the top stories of such warehouses with practically one handling. From the top stories cargo could be distributed by a simple gravity system to the other floors. Such a system minimizes handling, which means expense; it facilitates the unloading of ships and possible damage to goods; it avoids delays in cartage, and examination later, and it should be both a considerable help and relief and economy to the merchants of the City of New York.

Possibly the first warehouse should be planned out on sound economic lines as a municipal enterprise, to indicate to the mercantile community how the plan would work. Furthermore, as our commerce develops, future improvement should be made by private capital under municipal supervision, and perhaps with municipal guarantees, with power to condemn property needed. The municipality should have a permanent interest and voice in this development, which is of profound importance to the future of the city; for in the competition of seaport facilities, which is growing in other cities as well, New York now needs not only the best but also the cheapest and the most rapid means of handling the mixed cargoes we receive.

All schemes predicated on this community advancing vast sums of money at once, or on gigantic municipal plans, are of no avail today, because impractical. The City of New York must economize for a long period for having spent \$300,000,000 of municipal capital in facilitating the movement of its residents rather than having spent it to facilitate its commerce. Spilled milk need not be cried over, but we must depend for the development of our dock improvements on any large scale now and for some years to come very largely on private capital, which will be invested only when insured of adequate income on liberal terms. The municipality must bid for its money in the open market against the world, and the situation will require most liberal terms.

It will be noted that I have stated the warehouses should be eight stories, as it would be a ridiculous proposition to have the entire waterfront surrounded with a fence of twenty-story buildings. That would only serve to make New York a place to get away from, and not a place to come to and locate. Even in the building of warehouses today harmony must be observed in order to preserve the magnificent beauty of our original situation, and the wonderful facilities given us by nature combined with natural beauty, which we must conserve, as this is all that makes New York.

It is well that this subject comes up now, as it will shortly be pressing. The opening of the Panama Canal gives the City of New York very superior trade advantages with a third of the world, and we will shortly feel the impact—without any municipal capital to take care of the necessary improvements. The plans should be formulated, and on a scale wider than any dreamed of yet, for tomorrow it will be required, and private capital is our only resource. We

need a prophetic engineer like Louis Risse, who laid out the Bronx in the '70's—a real big man. We need an executive with courage to do the inevitable in a fine, big, broad way, without reference to the inevitable, harsh criticism from those who cannot act and decry everlastingly all those who dare do things. If we could develop these two—maybe we have them. Who knows? What a wondrous blessing it would be to the City of New York—and how necessary?

E. A. TREDWELL.

### How the City Can Meet the Present Financial Crisis.

Editor of the RECORD AND GUIDE:

Comptroller Prendergast says, according to the newspapers, that the city will find it difficult to meet the monthly pay-rolls as a result of the financial crisis due to the war. There would be no financial crisis in the city's affairs if the proper safeguards had been provided by the Comptroller and by those who have been associated with him in the Board of Estimate during the past five years. My story, "The Looting of a Great City," published serially last year, warned them that the bankruptcy of the city was impending.

New York City has not had a sufficient margin of financial safety during the past five years. When Mr. Gaynor became Mayor on January 1, 1910, the balance to the city's credit was about \$15,000,000. The debt margin was increased about \$120,000,000 since that time, due to the addition of \$1,200,000,000 to the taxable value of city property, real and personal; but each expansion of the public credit was promptly followed by as great an increase of the public debt through the registering of additional city contracts. The debt margin now is about \$10,000,000, with many contracts suddenly cut off, and the city finds itself in a financial emasse, because the bankers here are unable or unwilling to provide gold to take up the city's \$80,000,000 debt abroad. This debt becomes due during the next three months. The city issued these \$80,000,000 gold notes at six per cent. in anticipation of taxes, just as it has been issuing revenue bonds each year to raise money for administrative purposes before taxes were paid. This program has cost the people of New York an average of \$4,000,000 a year interest.

The crisis in the city's finances is due to the false business policy of permitting the bankers to provide the money to administer the city's affairs, out of which process they made, as previously stated, about \$4,000,000 a year interest. In addition to this profit, the bankers were permitted to use the city's money thus provided, because the funds were kept in the banks and only drawn against when needed. Thus the bankers made a double profit by financing the city. The bankers are unable or unwilling to take up the city's \$80,000,000 gold notes which come due, and the city is powerless to do it. The notes must be paid or the city must confess itself insolvent.

Comptroller Prendergast and his associates know and have known that the city should never be without a margin of less than \$25,000,000. Why then is the credit balance today only \$10,000,000? How will the city meet the present emergency of "hard times." lack of employment, and worse conditions to come with an insufficient debt margin and no surplus available?

There is a way out of the present dilemma if the Comptroller and his associates will have the hardihood and the patriotism to embrace it. They can reduce every salary in excess of \$5,000 to that sum and they can curtail every salary between \$3,500 and \$5,000 by a reduction of \$500 each. The city's annual payroll is about \$90,000,000 or about \$7,500,000 monthly. This can be reduced one million dollars a month without the slightest hardship to those whose salaries will be affected. Those whose salaries exceed \$5,000 are pre-

sumed to have saved part of their annual income, and their ordinary living expenses need not exceed that sum. Those whose salaries are between \$3,500 and \$5,000 will scarcely feel the reduction if made.

This suggestion is advanced, so that funds may be immediately available for those out of employment. Poverty is becoming more acute each day and the city may soon be obliged to provide food and shelter for the destitute. Public and private charities are overtaxed and the city may be compelled to build barracks to take care of the needy during the coming fall and winter. Why not prepare for the emergency now?

These suggestions are commended to those who pay the city's taxes and to whom the welfare of the people is a vital issue. The bankers may not be able or willing to help the city much longer, though their clients own most of the outstanding bonds, and the taxpayers must begin to safeguard the city's as well as their own affairs. Why not begin the reduction of the city's financial burdens rather than continue their increase until its financial insolvency is plain? Why not reduce the debts to the bankers and begin to restore the value of real estate in New York? When will the taxpayers begin to wake up?

HENRY H. KLINE.

Tribune Building, Aug. 28.

### Our Real Estaters Abroad.

Editor of the RECORD AND GUIDE:

You say that as some well known real estaters are about to return from Europe business activity is likely to follow. Permit me to say that one of the leading lights is now acting as chairman of the committee at London for the forwarding of American refugees to their homeland. It seems that he who has negotiated so many "blocks" should remain on the job as the expert needed to meet the exigency. I refer to Joseph P. Day. Respectfully and apologetically for humor on the sad occasion.

A READER.

### May Be Curiously Affected.

"The financial situation during the period of uncertainty and change which must come because of the European war will affect real estate, but it may affect it in a curious and rather unexpected way," says Hon. Cyrus C. Miller. "That is, a great many people who will become fearful of the ordinary financial investment outside of real estate and conclude that after all real estate is a solid investment, and will put their money in it. This will have a tendency to strengthen the real estate market."

"There is a demand at present in Europe for a large sum of money owing by the city to foreign investors. This must be paid before the middle of January next. In ordinary times it would be easy enough to have the payment of such loans extended if it were not convenient to pay, but now the foreign investors need their money and will demand payment. This will be met largely by the taxes which will come in October and the balance again be refunded by a domestic loan, whose only effect on real estate might be a slight addition of interest. The foreign demand, therefore, should not be of any particular danger to New York real estate."

### On the Job.

How long does it take you to recite the salient facts regarding a property to a prospective buyer?

If you consume over seven minutes by the clock in presentation, summing up and a getaway, you have wasted time—his time and your own.

Pin that on the wall. SEVEN MINUTES. And work to it. Have the boys learn it by heart and the busy men of this town who are the real buyers and renters will rise up and call you blessed and, what is more to the point, want to do business with you.—Real Estate Board's Bulletin.



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## THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Foreclosure Suits,  
Together With Other Current Realty Items.

### NATIONAL TAX CONVENTION.

Some of the Arrangements—Prof. Seligman, of Columbia, Will Preside.

Final plans are announced for the eighth annual conference of the National Tax Association to be held at Denver, Sept. 8-11. A special train over the Burlington Road, leaving Chicago Sept. 7, will take the Eastern delegates.

The programme contains this year a number of important matters among which are the following: Taxation of Express Companies; discussion of license fees on foreign corporations; suggestions for uniformity among the States in the taxation of securities and movable tangible property. In addition three notable sessions will be held on subjects which are occupying public attention at the present time. One of these will be on the Federal Income Tax with papers by Professor Bullock of Harvard, Deputy Commissioner of Internal Revenue Luther F. Speer and A. C. Rearick, Esq., of New York City, chairman of the sub-committee of Railroad counsel. Professor E. R. A. Seligman of Columbia University, the leading authority on the subject, K. K. Kennan of Milwaukee and Ralph Norton of New York City, as well as many other students and professional men especially interested, will be present and participate in the discussion. Congressman Hull of Tennessee will send a letter.

Another important session will be devoted to Efficiency and Economy in governmental affairs, participated in by such well-known authorities as Dr. Wm. H. Allen of the Bureau of Municipal Research, John L. Coulter of the Federal Census Bureau and E. Dana Durand, former Director of the Census. The practical questions will centre about the facts as to increase in expenditures; the propriety of checking them and the means and methods of doing this.

A third session of interest will be devoted to the recent movements towards increase in land taxation involving a critical review of experiments along this line both in Canada and in the United States. Professor Clark of the University of Manitoba, F. J. Dixon of Winnipeg, F. C. Wade, K. C. of Vancouver, and G. J. Knapp of Colorado Springs will participate among others in this discussion.

Professor E. R. A. Seligman of Columbia University is president of the association and T. S. Adams, Tax Commissioner of Wisconsin, is secretary. The directors and members comprise practically all of the leading economists and tax officials of this country, representatives of the leading taxpayers, railroads, etc., and a large number of lawyers, bankers and leading citizens in this country, Canada and abroad.

Delegates have been appointed by practically all the states and by Canadian provinces. Governor Glynn has taken an especial interest in this conference, having appointed a large number of prominent persons throughout the state to attend as official delegates.

### \$1,200,000 Gold Bond Issue.

The Howard Estates Development Co. has recorded a general first mortgage to secure an issue of \$1,200,000 of six per cent. gold bonds on its holdings at the Howard Estates, which consists of about 500 acres of Jamaica Bay front property, from the Aqueduct station of the Rockaway division of the Long Island Railroad to Jamaica Bay.

The property, which contains 7,760 city lots, 20 x 100, has been partially improved and subdivided into 2,700 building lots. About thirty-five all-year residences and semi-bungalows have been built and are occupied.

The Metropolitan Trust Company, of New York, is trustee under the mortgage. Proceeds of the bond issue are to be used to take up the existing liens and provide funds for extensive development work. A considerable amount of the issue has already been sold.

### PRIVATE REALTY SALES.

Small deals figured conspicuously in the business this week, reflecting the confidence of small investors in various sections of the city, particularly along the lines of proposed transit improvements. Bronx building plots in the University Heights section figured in several transactions, which involve more apartment house construction in the rapidly growing section in the vicinity of New York University. While the total number of sales reported this week in the various boroughs is about the same as last week, an improvement may be noted over the corresponding week for 1913.

The total number of sales reported and not recorded in Manhattan this week was 14 as against 16 last week and 14 a year ago.

The number of sales south of 59th street was 2 as compared with 2 last week and 6 a year ago.

The sales north of 59th street aggregated 12 as compared with 14 last week and 8 a year ago.

The total number of conveyances in Manhattan was 120, as against 98 last week, 8 having stated considerations totaling \$153,300. Mortgages recorded this week number 65, involving \$1,018,774, as against 67 last week, aggregating \$1,924,235.

From the Bronx 13 sales at private contract were recorded, as against 8 last week and 9 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$312,284, compared with \$864,387 last week, making a total since January 1 of \$24,466,674. The figures for the corresponding week last year were \$743,576, and the total from January 1, 1913, to Sept. 6, 1913, was \$38,878,335.

### C. F. Noyes Buys Brooklyn Residence.

It was announced that the property formerly owned by John Dingee, at 185 to 187 Clinton avenue, a modern detached residence and garage on a plot 66 x 200, extending through to Waverly avenue, has been purchased by Charles F. Noyes, head of the Charles F. Noyes Company. In this connection the following from the Brooklyn Times is of interest:

"Mr. Noyes stated that extensive improvements will be made in the property following plans drawn by Frederick Putnam Platt. John McKeefrey will have the general contract. A Manhattan bank sold the property to Mr. Noyes. The property cost the late Mr. Dingee about \$100,000, and it is now assessed at \$66,000 by the city, though valued in open market at about \$70,000.

"The location is generally considered one of the best in Brooklyn, because the easterly and westerly sides of Clinton



avenue are restricted against encroachments of apartment houses and business, with setback agreements of 45 feet. The property adjoins the residence of E. T. Bedford. Other owners in that block include Herbert Pratt, John Englis and Lowell M. Palmer.

"Mr. Noyes at present resides at 49 Washington avenue, which property he owns. It is believed that, after the Clinton avenue property is put in first-class order, Mr. Noyes will put it back on the market, although it is stated that he may occupy the new house on Clinton avenue and sell his present place."

#### New Bronx Operation.

The Beckman Realty & Construction Co., John H. Beckman, president, has purchased from Mrs. Elizabeth Doyle the old residence, on plot 50 x 100, at the northeast corner of Andrews avenue and 183d street, through McLernon Brothers. The new owner has had plans prepared by Architect Andrew J. Thomas for a five-story house to contain suites of five to eight rooms. There are now three apartment houses on the Andrews avenue block, between 183d street and Fordham road.

#### Heights Apartments in Trade.

Herman Reher and William Volk have signed contracts for the sale of the three five-story apartment houses, 1344-1354 St. Nicholas avenue, with stores, on plot 117x100. The houses are the inside ones in a group of five structures occupying the easterly block front of St. Nicholas avenue, between 177th and 178th streets. The sellers retain ownership of the two properties at the 177th and 178th street corners. The buyer is said to be a downtown lawyer who gave dwellings in part payment, at 454, 460 and 464 West 144th street.

#### West Side-Scarsdale Trade.

Seaman, Lowerre & Co. sold for George W. Meyer the five-story apartment house at 390 Central Park West, on lot 25 x 100, to Frederick Van Wyck, of Scarsdale, N. Y., who gave in part payment ten lots adjoining Greenacres. The transaction involves about \$100,000.

#### Manhattan—South of 59th St.

7TH ST.—Jacob Schwartz and H. Weisner are reported to have re-sold the 6-sty tenement, 66 East 7th st, on lot 25x90.10.

13TH ST.—Joseph Berkowitz and Solomon M. Landsmann are reported to have sold the three 6-sty tenements 224-228 East 13th st, on plot 85.4x103.3.

#### Manhattan—North of 59th St.

68TH ST.—J. Romaine Brown Co. and Thomas L. Reynolds sold for W. McMaster Mills, the 4-sty dwelling, 35 West 68th st, on lot 18x100.5.

72D ST.—Goodale, Perry & Dwight, Inc., have sold for Edith de Lancy Woolsey, the 4-sty dwelling at 242 West 72d st, on lot 20x102. The purchaser, the Reivax Realty Co., Inc., gave in part payment the 5-sty flat on plot 27x100, at 431 Classon av, Brooklyn.

77TH ST.—Bernard Hirsh has sold the 4-sty dwelling, 141 West 77th st, on lot 19x102.2, which he purchased in May, 1893.

114TH ST.—Edgar T. Kingsley and Goodale, Perry & Dwight sold for Williams & Grozinsky the 5-sty flat on plot 25x100.11, at 217 East 114th st, to A. Handros.

115TH ST.—Edgar T. Kingsley and Goodale, Perry and Dwight have sold for Isabella L. Beekman, widow of the late Judge Henry L. Beekman, 46 West 115th st, a 3-sty dwelling, on lot 18x100.11, to the Freehold Construction Co, Nevins & Perlman.

117TH ST.—Harold E. Wittemann is reported to have sold the 6-sty tenement, 509 East 117th st, on plot 30x100.11.

118TH ST.—Jennie Halperin sold 52 East 118th st, a 5-sty flat on lot 20x100.11, to the Home Specialty Co., which gave in part payment the plot 50x100, on the east side of Digney av, 150 ft. north of 233d st.

AMSTERDAM AV.—C. J. Elgar has sold for Julius I. Herrmann to George Brown 1493 Amsterdam av, a 5-sty flat, on lot 25x100.

#### Bronx.

BECK ST.—Dr. Louis H. Schlesinger has purchased, through Samuel Cowen, the 3-sty dwelling 778 Beck st, on lot 25x100.

DECATUR AV.—Frederick Freiersheiss has bought the 5-sty apartment houses, recently erected at 2746 Decatur av, from Milton Brothers, through Morris Sax.

MACY PL.—Carrie Lasar bought from the Hunts Point Realty Co., the 5-sty flat, on plot 25x100, at the northwest corner of Hewitt pl and Macy pl. The broker was Samuel Cowen.

PARKSIDE PL.—McLernon Brothers sold for Edwin C. Dusenbury the plot 100x90, in the

west side of Parkside pl, 229 ft. north of 207th st. The buyer is also the new owner of the Plimpton av plot reported sold this week. He is said to be a builder who contemplates improvement with apartment houses.

TIFFANY ST.—Carrie Lasar sold to the Utility Realty Co. the plot 75x85, in the east side of Tiffany st, 200 ft. north of Spofford st.

183D ST.—B. H. Weisker has sold for Frederick H. Levey to a builder the plot, 42x95, in the south side of East 183d st, 46 ft. west of Park av. There is a station of the Harlem Railroad at 183d st and Park av.

BAINBRIDGE AV.—Charles V. Halley sold for cash the lot, 104x34.6xirreg., at the northwest corner of Bainbridge av and 194th st, to the Taxpayers' Realty Co., which will improve.

BELMONT AV.—Benenson Realty Co. has sold the 4-sty flat, on plot 47x77xirreg., at 2340 Belmont av.

PLIMPTON AV.—Edwin C. Dusenbury sold through McLernon Brothers the plot 50x100, on the west side of Plimpton av, 25 ft. north of 170th st.

PROSPECT AV.—P. S. Ritter and J. G. Bassman have sold for Cornelius Stack 1388 Prospect av, a 5-sty new law apartment house, on plot 40x100, for about \$41,000.

ST. ANN'S AV.—John Eowl sold 649 St. Ann's av, a 5-sty flat, on plot 25.7x91.6x irreg.

#### Brooklyn.

DECATUR ST.—C. J. Straub has sold 708 Decatur st, a 3-sty dwelling, on lot 18x100, to Mrs. S. Carberry.

UNION ST.—Elwood M. Townsend & Co. sold for C. L. Huber, the 2-family house, 1605 Union st.

52D ST.—I. Salzberg sold for Max Wilner to M. Schonbrien 1324 52d st, a new 2-family dwelling on a plot 40x100.

64TH ST.—Tutino & Cerny sold for William S. Hassan the 2-sty, 2-family dwelling, 433 64th st, on lot 19x100.

79TH ST.—The Dowling-Muller Co. has sold the dwelling at 628 79th st for the Henry Roth Building Co.

HAMBURG AV.—F. J. Magerle has sold for Herman Brown the 4-family apartment and store building at 50 Hamburg av, corner of Melrose st; also for the Gatehouse Construction Co. the 1-family detached cottage in the north side of Sherry st, between Oxford and Herald av, to Mrs. A. Sager.

#### Queens.

EDGEWARE.—The Lewis H. May Co. has sold for the S. Weiner Realty Co. the stucco cottage on the east side of Harriman av to Abraham J. Pirotsnick.

JAMAICA.—John McAulay sold 67 Sayres st, a 2-sty dwelling, 25x100, for Piquet & Piquet to P. Donota; 2-sty house in the south side of Sayres st, 52 ft west of George st, for John Blom to Frederick G. Borger; residence on Van Wyck av, 200 ft west of Wyoming av, 2-sty, with large plot, for Max Gross to Harry Turner, and 6 Williams st, a 2-sty dwelling, for Piquet & Piquet to John Hess.

ROCKAWAY PARK.—The Lewis H. May Co. has sold for J. & A. Rutledge cottage on the east side of 8th av to J. & H. Holler.

ROSEDALE.—New York Suburban Land Co. sold 40x100 in Dale pl to William R. McQuinn; 60x100 on President av to M. M. Leighton; 40x100, on Park av, to George W. Blank; and 40x100 in Sterling st to Miss Katherine Dunn.

#### Richmond.

WESTERLEIGH.—J. Sterling Drake has sold for Rev. J. K. Giffen of Tarkio, Mo., to Abram M. Watson of Union Hill, N. J., a plot 40x75, in Dakota pl, on which Mr. Watson expects to build a house for his own occupancy.

#### Rural and Suburban.

GARWOOD, N. J.—New York Suburban Land Co. sold 46x100 on Hazel av to L. R. Ebling; 40x100 on Hemlock av to Ralph M. Holmes; 50x100 on Spruce av to Charles Garthy; 40x100 on 4th av to William T. White, and 40x150 on 4th av to E. J. Kepp.

MONTCLAIR, N. J.—Mayor Ernest C. Hinck sold 1,000 ft. of frontage on Claridge Court, Montclair, and 350 ft. of frontage on Ridgewood av, in Glen Ridge, to Mrs. M. E. Walbridge, of New York city. Mr. Hinck also purchased three residences on the Ocean Boulevard, Low Moor, Seabright, comprising approximately 20 acres. The brokers were F. J. Riley, of New York, and F. M. Crawley & Bros., of Montclair.

MT. VERNON, N. Y.—Anderson Realty Co. has sold for John P. Bath to Agnes Brown, the new residence at 330 Summit av.

MT. VERNON, N. Y.—The Anderson Realty Co. has sold for Mrs. May W. Kenyon to Mrs. Maria T. Courtney her residence, with garage, on 5 lots at 4 Oneida av, Langdon terrace. The property has been held at \$25,000. The same brokers also sold for Warren Kaler, builder, a new house corner Sidney and Dell avs, Chester Hill, to Thomas Platt.

NEW ROCHELLE, N. Y.—Charles Dunlop sold through George W. Brettell to Peter J. Ottendorfer, the 2-sty house, 107 Coligny av.

SCARSDALE ESTATES.—Miss Ahlfreda Johanson purchased a plot 200x90 at Greenacres, on which she expects to build a residence.

TENAFLY, N. J.—Malcolm MacKay purchased about 150 acres between Tenafly and Knickerbocker rd, on the line of DeMott av, Tenafly, N. J., as a site for a golf links and club house.

WATERTOWN, N. Y.—Edward P. Hamilton & Co. sold the one-time Taggart residence and grounds, in Clinton st, adjoining the mansion of Mrs. Emory Flower Taylor.

YONKERS, N. Y.—Miss Ethel Cooper has purchased one lot and Miss Bessie L. Patton two plots at Nepperhan Heights. Miss Cooper will improve with a public garage.

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**LEASES.****Moving Picture Theatre Deal.**

M. Morgenthau, Jr., Co. leased to A. B. Samuelson, for the Property Operating Co., J. J. Murphy, treasurer, the moving picture theatre and aerodome, which is being built on a plot fronting 160 feet on Southern Boulevard, with a depth of 100 feet just north of the junction of Westchester avenue, Southern Boulevard and West Farms Road. It will have a seating capacity of 870 seats and a lobby 30 feet in width. The balance of the frontage on Southern Boulevard is divided into eight stores, one of which has already been rented by the M. Morgenthau, Jr., Co. to Louis D'Amisco, to be occupied as a millinery and millinery supply store.

**English Firm in 34th Street.**

Frederick Fox & Co. have leased for Revillon Freres, the fifth and sixth lofts, containing nearly 20,000 square feet of space in the Revillon Freres Building, 19 West 34th street, through to 30-32 West 35th street. The lessees are J. Mandelberg & Co., Inc., of London and Manchester, raincoat manufacturers, whose New York offices are at present located in 20th street near Fifth avenue.

**Important Bronx Leases.**

Morris Moore has leased from the Freeminstreet Co. the property located at 991, 993, 995, 997 and 999 Simpson street; also the entire block front between 169th street and Freeman street, 1337, 1339, 1341, 1343, 1345, 1347, 1349 and 1351 Prospect avenue, at an aggregate rental of about \$450,000.

**"Alta Crest" in Lease.**

Schindler & Liebler leased for Marie N. Hoguet to Joseph Shenk the six-story elevator apartment house the Alta Crest, on plot 125 x 100, at the northeast corner of 158th street and Broadway, at an aggregate rental of about \$120,000.

WRIGHT BARCLAY, INC., leased an apartment in 118 East 31st st, to John F. Bottomlay.

THE LOUIS BECKER CO. leased for the estate of Bridget Scallen, the 3-sty dwelling at 503 West 160th st, from September 15, to Lieutenant Robert Quinn.

CROSS & BROWN CO. has leased from the plans to the Pneumatic Service Corporation for executive offices, the entire 10th floor and space in the basement of the new 12-sty building being erected at 15-17 West 44th st; also offices at 220 5th av to Edwin B. Elson, an apartment at 25-7 West 38th st to Frederick McKay and offices at 105 West 40th st to James L. Malone.

JOHN J. CLANCY & CO. leased the dwelling at 359 West 56th st, to Dr. Thomas N. Neafsey.

THE DUFF & BROWN CO. leased for Henry Neugass to Lillian E. Hayes, 415 West 145th st.; for E. M. Andrews to H. E. Cowles, 514 West 149th st.; and for Lydia A. Fleming to Henry Kerr, 845 St. Nicholas av, all 3-sty dwellings.

THE DUROSS CO. leased space at the southwest corner of 9th av and 14th st, to the Ideal Doll and Toy Co., for 3 years at an annual rental of about \$1,200.

DOUGLAS L. ELLIMAN & CO. leased a floor in 640 Park av, to Mrs. Joseph C. Hoagland; apartments in 755 Park av to Mrs. Wm. B. Hornblower and George S. Hornblower; in 103 East 86th st, to L. H. Nutting, and to Dr. H. R. Mixsell; in 72 West 48th st, to H. Kelley, and in 9 East 49th st, to Saunders Norvell.

DOUGLAS L. ELLIMAN & CO. have leased for Mrs. Robert B. Minturn apartments in 635 Park av, corner of 66th st, to the Baron de Vaux; also at 116 East 63d st to Charles E. Pettinos, and at 34-6 East 58th st to Mrs. G. L. Atwater.

DOUGLAS L. ELLIMAN & CO. have leased for Mrs. Gustav A. Wertheim van Heukelom 7 East 84th st, a 5-sty house with electric elevator, on a lot 25x100, fully furnished, to Edmond A. Guggenheim. This house has been held at \$8,000.

PEASE & ELLIMAN and John N. Golding leased the white marble building, 716 5th av, formerly occupied by Schumann's Sons, jewelers, to the perfumery firm of D'Orsay, Inc. Pease & Elliman also leased for James K. Atkins, agent, the 4-sty house, 59 East 64th st, to Herbert L. Pick, and for Mrs. Helen T. Roberts the 3-sty house, 140 West 95th st, to Dr. W. M. Van Zandt; and the following apartments: in 27 West 67th st to G. Dixon Raine, Jr., and Isabel Dos Passos; in 829 Park av to Howard Rodgers; in 105 East 15th st to N. A. Strum; in 144 East 56th st to May O. Black; in 200 West 58th st to K. Brown and Dr. F. M. Townsend; in 607 West 136th st to R. E. Mawson and M. A. Both; in 723 St. Nicholas av to A. Vial; in 200 West 58th st to C. E. Bray, Charles Schieren, Jr.,

and Charles Furthman; in 104 East 40th st to Genevieve J. Kurtz; in 929 Park av to George R. Mosle; in 24 West 59th st to Dr. Gertrude Mauson; in 200 West 58th st to Margaret C. Wrenn; in 208 West 92d st to Miss Kathryn A. King and Miss Minnie T. Linden; in 344 West 72d st for the McMorrow Engineering & Construction Co., to George P. Smith; in 35 West 81st st to Thos. C. Purdy; in 11 East 68th st to Mrs. H. F. Osborn; in 104 East 40th st to Mrs. May E. MacKenzie, and in 27 East 62d st to Jane H. Sword.

FROMAN & TAUBERT leased the following dwellings: For Heilner & Wolf, 116 East 87th st; for Thomas F. McCoy, 248 East 78th st; for Warren & Skillin, 241 East 78th st, and for Rhineland Estate Co., 145 East 89th st.

GAINES & DRENNAN CO. has leased apartments in 24 Gramercy Park to Robert Brooke and I. M. Simpson.

FREDERICK FOX & CO. have leased for the Adrem Construction Co. the 5th loft in 35-39 West 35th st, to Samuel Samuels; also for Gustave Flatau, the 8th floor at 115 University pl to the Friction Transfer Pattern Co.; for L. Tanenbaum Strauss & Co, the top loft at 104-106 Bleeker st, to the Panama Pacific Hat Co.; for the St. James Building Co. space in the St. James Building to the United States Secret Service Agency.

JOHN N. GOLDING leased the store in 35 West 44th st to Robert Byers for 3 years; additional space in 597-599 5th av to the German Publication Co. Society and space in the Fire Company's building at 80 Maiden lane to Daniel Casey, Jr., the Scott-Cooperage Co., G. Musso, John S. Sampson & Bro., Stockholders' Protective Committee, H. N. Vetter Co. and the store in 100 Nassau st to Samuel Augenblick; the dwellings at 10 and 12 East 38th st to C. Lidval for 3 years.

GOODALE, PERRY & DWIGHT have leased the 4-sty dwelling at 144 West 64th st to Dr. Ralph Jacobson.

GOODWIN & GOODWIN rented for Julius Heimann to Leopold Igluck the 4-sty dwelling at 134 West 86th st.

N. BRIGHAM HALL & WILLIAM D. BLOODGOOD, INC., have leased in 203 West 107th st apartments to Ernest H. B. Anderson, M. Hart, G. Oestreicher, N. K. Cameron, A. Watson, Ernest Torrence and Edward W. Tinker.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., as agents, have leased for the United States Life Insurance Co. one-half of the 10th loft at 99-101 5th av to Marie Gilis, importer of laces, now at 320 5th av.

M. & L. HESS, INC. leased for the Johnson, Kahn Co. the store in 8 West 26th st to the Postal Telegraph & Cable Co.; the 4th loft in 461 4th av to M. A. Kleinberger; the easterly half and rear part of the westerly half of the 5th loft in 7 to 11 West 45th st to Adolph Stern; space on the 5th loft in 37 and 39 West 28th st to I. Sekine & Co.; the 2d loft in 34 to 38 West 27th st to the Biltmore Waist Co., Philip Rosenwasser, pres., and the 6th loft in 31 to 37 West 27th st to Philip Rosenwasser, manufacturer of ladies' waists, of 826 Broadway, and in the Hess Building space to the H. J. Feldhege Silk Co., of Egypt, Pa.

M. & L. HESS, INC., leased for the Hess Building Co. rooms 1404 to 1407 on the 14th floor of the Hess Building, at 26th st and 4th av, to Tata Sons & Co., of Bombay, India, now located at 450 4th av; also leased to Sackett & Wilhelm, publishers, of Brooklyn and New York, rooms 1405 to 1409 on the 14th floor, 432 4th av.

THE HOUGHTON CO. leased to Sofia De Pantin the 3-sty dwelling at 106 West 81st st for Robert Dorning.

HOUGHTON CO. leased for Josephine Elmer de Neuville the 4-sty dwelling, 31 West 82d st, to Phoebe Marks, and for the estate of Joseph Lichtenauer, the dwelling 148 West 79th st to Christina Amann.

A. KANE & CO., have leased for Porter & Co., the 3-sty dwelling at 497 Manhattan av, to Max. Baer.

SAMUEL H. MARTIN has leased for Bolton Hall the 3-sty dwelling 109 West 63d st to Joseph Glaser.

OGDEN & CLARKSON have leased in 232 Fulton st, a store to Charles E. Boss and the 1st loft to M. B. Scott; also in 104 Franklin st, the 1st loft to J. J. Bigelow & Co., of 170 West Broadway; the 2d loft in 56 East 11th st to Schneider & Braun; store, temporary, at 255 5th av to D. Z. Noorian and basement store at 253 5th av to J. M. Harris; one-half the store at 939 6th av to M. Bickel; and the dwelling 41 West 37th st.

RICE & HILL have leased in 507 5th av, the front half of the 6th floor to W. W. Kimball Co. of Chicago; also offices to M. E. Simpson, Walter K. Bachrach, Dr. William S. Pronsky, John A. Hendricks & Co., of 116 Nassau st, and J. H. Boss.

WILLIAM J. ROOME & CO., INC. leased apartments in the Palher Chambers to Abram E. Morrill and Walter D. Teague; also the dwelling at 341 West 22d st to A. V. Driver.

WILLIAM J. ROOME, INC., announce that the J. W. Shoemaker Co., wholesale rug dealers of 45-47 East 20th st, will occupy the store at 179 Madison av as a retail show room.

CHRIS. SCHIERLOH leased for Bridget Cain the store and basement at 668 8th av to the American Lunch Co., of 413 10th av, for 10 years.

SCHINDLER & LIEBLER leased to Joseph Shenk the northeast corner of 10th av and 26th st, two 6-sty new law tenement houses, on plot 74x100, at an aggregate rental of about \$30,000.

JOSEPH F. SEITZ leased the following dwellings: 214 East 60th st to Katherine Wolf; 247 East 61st st to Karl Shedding; 242 East 61st st to Louis F. Weeks; 144 East 54th st to Anna Jensen; 227 East 60th st to Katherine Heide; 218 West 79th st to Elizabeth J. Metz, and 168 East 61st st to Margaret E. McEvoy; also the following apartments: in 138 East



60th st to A. C. Matthews; in 170 West 81st st to Katherine Quinn, and the parlor floor in 750 Lexington av to Bernstein & Strauss.

SHAW & CO. leased for John Shields the parlor store in 815 Lenox av to Hyman Hordes.

SHAW & CO. have leased for A. L. Silberstein the 3-sty dwelling, 65 West 119th st to the Pro Club.

SLAWSON & HOBBS rented for Mrs. A. W. French the 4½-sty American basement dwelling at 252 West 105th st to K. M. Moore.

SPEAR & CO. rented for the Newstate Co. 15,000 sq. ft. of space in 179 to 183 Wooster st. to the Crescent Folding Box Co.; for Charles Kaye the 1st loft in 22 and 24 West 26th st to Globe Dress Co.; for F. W. Sharp the 9th loft in 4 West 22d st to Schoenfeld Bros.; for the 190th Street Holding Co. the 2d loft in 237 Mercer st to Landau & Salan.

JONES SULLIVAN leased for Katherine M. Griffin the 4-sty dwelling at 264 West 21st st to Florence E. Gerner.

UNGER & WATSON, INC., and Edgar A. Manning have leased the dwelling at 1046 Lexington av for Mathilde Molesberger to Maria A. Bodee, dressmaker.

WILLIAM A. WHITE & SONS have rented the corner store and basement at 300 East 119th st to Samuel Forman; also, for Ruland & Whiting, the store and basement at 154 Maiden lane to the Dunn Trucking Co.

#### Brooklyn.

BURRILL BROTHERS have leased the following houses: 133 St. Johns pl for Lillian Waddingham to Mrs. F. D. Flaxington; 359 1st st for S. F. Porter to E. W. Crown; 464 1st st for A. Clark to H. F. Painter, and 423 3d st for W. S. Allen to G. W. Hawley.

CHARLES E. RICKERSON has leased 233 Berkeley pl, a 3-sty dwelling, for Mrs. M. H. Hartman to Mr. Harry Rogers, and 740 Union st, a 3-sty dwelling, for Mr. A. W. Irvine to Mr. Frederick Boltz.

ELWOOD M. TOWNSEND & CO. have leased the dwelling 1397 Union st for Dr. Butler to Harry Stuart; also 1607 Union st for A. T. Powers to Claude H. MacGowan; and 1504 Union st for Peter Downey to John McCabe.

#### Suburban.

SHARROTT & THOM leased for Evelyn D. Wood the three 5-sty apartment houses at Main st and Beechwood av, New Rochelle.

HUGHES & WHITBY rented to W. J. Kaup of Pittsburgh the residence at 34 Irving st, Montclair, N. J.

THE SMITH-SINGER REALTY CO. leased the cottage at 13 Bradford st, Glen Rock, N. J., to W. T. Lyman of Manhattan, and A. D. Baldwin leased the cottage at 191 Highwood av, Ridgewood, N. J., to Percival Clow of Manhattan.

#### REAL ESTATE NOTES.

J. SCOTT has moved his office from 1135 Lexington av to the Manhattan Building, southwest corner of Broadway and Manhattan st.

OGDEN & CLARKSON have placed a loan of \$55,000 for 5 years on 150-154 Bowery and 344-346 Broome st.

CYRIL H. BURDETT, vice-president of the New York Title Insurance Co., has returned from a three months' vacation in Maine.

J. HERBERT MORGANSTERN, formerly of the J. C. Einstein Co., has opened an office at 30 West 29th st for the transaction of a general real estate brokerage business.

ELWOOD M. TOWNSEND & CO. negotiated the exchange of the apartment houses at Crotona av and Crotona Park South for a farm at Winsted, Conn.

PEASE & ELLIMAN have been appointed agents by the Hall Estate for the 12-sty apartment house at the southwest corner of 5th av and 51st st.

HENRY BRADY has been appointed agent for the 7-sty office building, 133-137 Front st, by Harry A. French, receiver, pending foreclosure proceedings.

DISSOLUTION.—The J. C. Einstein Company has been dissolved and a new firm is now doing a real estate business at 1123 Broadway under the name of J. C. Einstein, making mercantile leasing a specialty.

JOSEPH P. DAY arrived in New York on Thursday evening on the Mauretania. He did excellent work in London as chairman of the Transportation Committee which aided stranded Americans to return home.

CHARLES F. NOYES CO. placed a loan of \$125,000, at 5 per cent., for 5 years, on 118 and 120 Duane st. The same brokers recently leased the building for 10 years to Lazarus Fried & Sons at an aggregate rental of about \$135,000.

HARRY HALL, of 100 William st, for 18 years manager of the properties of the Phelps Stokes estates, and an associate of the architectural firm of Howells & Stokes, has become a director and active associate of the firm of William A. White & Sons.

ON AUGUST 1, 1914, a meeting of some two thousand Americans then in London, England, was held at the Waldorf Hotel in that city to devise ways and means by which Americans could get back home. Three members of the New York Real Estate Board were noted there: Joseph P. Day, Lawrence B. Elliman and E. A. Tredwell.

DAVID F. MASTERS, of Jersey City, as special master, sold last Saturday to Harry M. Durming of New York 11 tracts of meadow lands, containing 3,493 acres, on both sides of the Hackensack in Hudson and Bergen counties, for \$1,000,000. The sale was an action by the Guaranty Trust Co. of New York to foreclose two mortgages aggregating \$3,850,000.

WILLIAM A. WHITE & SONS have placed the following loans: For A. Kauffmann, \$65,000 on the 4-sty business building 110-12 East 59th st, formerly occupied by the Irish-Ameri-

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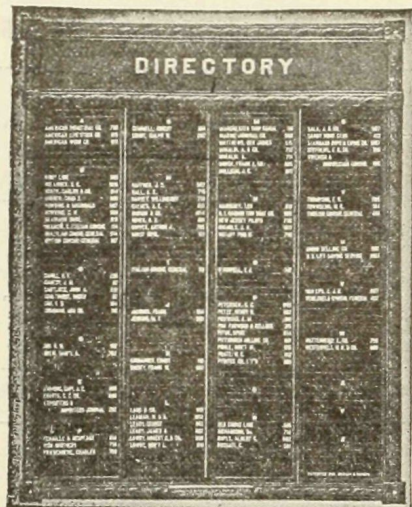
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can Athletic Club but recently altered; \$18,500 on the 4-sty dwelling, 57 East 92d st. and for the Jackson Square Realty Co., \$160,000 on the 6-sty structure, 10-12-14 Jane st, through to 245-253 West 12th st.

**NEW FIRM.**—Among the firms which recently entered the real estate business in the Bay Ridge section of Brooklyn is the Dowling-Muller Co. Thomas L. Dowling is a large property owner while John Muller has been for the last 20 years connected with the Desmond Dunne Co. They will transact a general real estate business, specializing in Bay Ridge properties. Their downtown office is located at 367-373 Fulton st.

**WILLIAM S. PATTEN** reached New York on Thursday morning after a hard trip on a freight steamer from Naples. The boat usually plies between Naples and South America. He was in Switzerland at the outbreak of the war and remained there for some time after hostilities commenced. The Swiss people, he said, were very obliging and considerate to American tourists, in many cases offering food and lodging for which no immediate payment was asked.

## REAL ESTATE STATISTICS

The Following Table is a Resume of the Record of Conveyances, Mortgages, Mortgage Extensions and Building Permits Filed in Each Borough During the Week.

(Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.)

### MANHATTAN.

#### Conveyances.

	1914	1913
Aug. 28 to Sept. 3		
Total No.	120	100
Assessed value.	\$6,160,075	\$7,286,000
No. with consideration.	8	8
Consideration.	\$153,300	\$648,500
Assessed value.	\$189,000	\$582,000

	1914	1913
Jan. 1 to Sept. 3		
Total No.	5,073	5,524
Assessed value.	\$345,131,783	\$335,948,722
No. with consideration.	542	793
Consideration.	\$22,798,206	\$32,673,610
Assessed value.	\$23,723,421	\$36,133,162

#### Mortgages.

	1914	1913
Aug. 28 to Sept. 3		
Total No.	65	57
Amount.	\$1,018,774	\$853,966
To Banks & Ins. Cos.	15	8
Amount.	\$498,000	\$399,500
No. at 6%.	29	33
Amount.	\$294,294	\$255,966
No. at 5½%.	3	2
Amount.	\$37,000	\$9,000
No. at 5%.	15	12
Amount.	\$532,500	\$303,500
No. at 4½%.	1	.....
Amount.	\$12,000	.....
No. at 4%.	.....	.....
Amount.	.....	.....
Unusual rates.	1	1
Amount.	\$2,180	\$5,000
Interest not given.	16	10
Amount.	\$140,800	\$280,500

	1914	1913
Jan. 1 to Sept. 3		
Total No.	2,992	3,552
Amount.	\$90,515,223	\$133,138,238
To Banks & Ins. Cos.	678	920
Amount.	\$40,762,384	\$80,851,790

#### Mortgage Extensions.

	1914	1913
Aug. 23 to Sept. 3		
Total No.	17	17
Amount.	\$454,500	\$611,000
To Banks & Ins. Cos.	5	2
Amount.	\$280,000	\$242,500

	1914	1913
Jan. 1 to Sept. 3		
Total No.	1,435	1,340
Amount.	\$75,475,631	\$54,758,052
To Banks & Ins. Cos.	501	451
Amount.	\$46,897,060	\$32,070,200

#### Building Permits.

	1914	1913
Aug. 29 to Sept. 5		
New buildings.	2	5
Cost.	\$295,000	\$497,500
Alterations.	\$81,915	\$150,925

	1914	1913
Jan. 1 to Sept. 5		
New buildings.	327	439
Cost.	\$33,735,140	\$43,506,215
Alterations.	\$8,838,973	\$9,482,951

### BRONX.

#### Conveyances.

	1914	1913
Aug. 28 to Sept. 3		
Total No.	84	82
No. with consideration.	10	3
Consideration.	\$31,855	\$15,418

	1914	1913
Jan. 1 to Sept. 3		
Total No.	4,445	5,438
No. with consideration.	363	533
Consideration.	\$4,735,290	\$4,394,463

#### Mortgages.

	1914	1913
Aug. 28 to Sept. 3		
Total No.	43	60
Amount.	\$195,760	\$284,458
To Banks & Ins. Cos.	4	3
Amount.	\$18,000	\$15,000
No. at 6%.	12	22
Amount.	\$34,305	\$64,815
No. at 5½%.	9	4
Amount.	\$34,800	\$69,500

	1914	1913
No. at 5%.	9	22
Amount.	\$59,250	\$103,160
Unusual rates.	1	4
Amount.	\$2,030	\$11,783
Interest not given.	12	8
Amount.	\$65,375	\$35,200
Jan. 1 to Sept. 3		
Total No.	2,842	4,124
Amount.	\$25,335,882	\$30,255,622
To Banks & Ins. Cos.	289	273
Amount.	\$5,451,051	\$4,787,441

#### Mortgage Extensions.

	1914	1913
Aug. 28 to Sept. 4		
Total No.	8	11
Amount.	\$135,750	\$196,100
To Banks & Ins. Cos.	2	.....
Amount.	\$44,000	.....

	1914	1913
Jan. 1 to Sept. 4		
Total No.	507	415
Amount.	\$10,085,800	\$9,703,760
To Banks & Ins. Cos.	93	77
Amount.	\$2,793,400	\$2,276,400

#### Building Permits.

	1914	1913
Aug. 28 to Sept. 4		
New buildings.	16	8
Cost.	\$410,850	\$92,150
Alterations.	\$9,750	\$5,500

	1914	1913
Jan. 1 to Sept. 4		
New buildings.	554	657
Cost.	\$13,559,257	\$17,630,166
Alterations.	\$843,590	\$872,943

### BROOKLYN.

#### Conveyances.

	1914	1913
Aug. 27 to Sept. 2		
Total No.	354	360
No. with consideration.	26	36
Consideration.	\$149,207	\$127,604

	1914	1913
Jan. 1 to Sept. 2		
Total No.	16,032	16,209
No. with consideration.	1,636	1,495
Consideration.	\$10,494,585	\$8,396,249

#### Mortgages.

	1914	1913
Aug. 27 to Sept. 2		
Total No.	243	245
Amount.	\$1,028,851	\$828,330
To Banks & Ins. Cos.	39	45
Amount.	\$364,750	\$220,000
No. at 6%.	147	130
Amount.	\$476,370	\$417,920
No. at 5½%.	51	51
Amount.	\$295,700	\$197,550
No. at 5%.	27	48
Amount.	\$202,950	\$171,370
Unusual rates.	2	1
Amount.	\$13,600	\$1,000
Interest not given.	16	15
Amount.	\$40,231	\$40,490

	1914	1913
Jan. 1 to Sept. 2		
Total No.	11,723	11,737
Amount.	\$50,121,441	\$45,838,523
To Banks & Ins. Cos.	2,367	2,636
Amount.	\$18,687,729	\$17,212,415

#### Building Permits.

	1914	1913
Aug. 27 to Sept. 2		
New buildings.	122	28
Cost.	\$464,500	\$134,425
Alterations.	\$65,603	\$60,260
Jan. 1 to Sept. 2		
New buildings.	3,367	2,511
Cost.	\$31,012,805	\$21,288,034
Alterations.	\$2,122,175	\$2,644,466

### QUEENS.

#### Building Permits.

	1914	1913
Aug. 27 to Sept. 2		
New buildings.	82	92
Cost.	\$208,120	\$291,155
Alterations.	\$36,495	\$3,800
Jan. 1 to Sept. 2		
New buildings.	3,321	2,970
Cost.	\$14,766,424	\$10,693,818
Alterations.	\$855,404	\$871,020

### RICHMOND.

#### Building Permits.

	1914	1913
Aug. 27 to Sept. 2		
New buildings.	14	14
Cost.	\$28,735	\$38,965
Alterations.	\$3,187	\$23,300
Jan. 1 to Sept. 2		
New buildings.	840	698
Cost.	\$1,424,357	\$1,529,497
Alterations.	\$169,280	\$226,529

## OBITUARY

**WILLIAM De H. WASHINGTON** died Sunday morning of cerebro-spinal meningitis in the New York Hospital after an illness of three days. He was born at Clover Sea, Va., 50 years ago and was the son of Lewis W. Washington, a descendant of a brother of George Washington. He came to New York about 20 years ago and became engaged in construction work. He was president of the Armour Villa Park Co., the Eastern Warehouse and Realty Co., the New York and New Jersey Water Co., and was a director in numerous other corporations. Mr. Washington was unmarried.



**REAL ESTATE APPRAISALS.**

The following valuations were placed on real estate properties this week by the State appraisers in transfer tax proceedings. The amount specified does not in every case indicate the equity or interest of the decedent. It simply quotes the estimated market value of the realty, regardless of mortgages or other liens;

MOSES LEVI.—325 East 77th st, \$15,000; 1508 Lexington av \$25,000.

HENRIETTE C. DE GROVE.—29 Mercer st, \$27,000; 354 West 23d st, \$26,500; 72 East 55th st, \$50,000; 217 West 104th st, \$25,000; 313-315 West 145th st, \$37,500.

SOLOMON DOBRINER.—346 East 49th st, \$23,000; 336 East 49th st, \$20,000; 233 East 52d st, \$15,000.

EMMA R. BRAND.—1685 Park av, \$11,000; 1689 Park av, \$11,000; 1848 Park av, \$8,500; 2351 Ad av, \$15,000; 2353 3d av, \$15,000; 2355 3d av, \$15,000; 2357 3d av, \$15,000; 27 West 124th st, \$23,750; 49 West 124th st, \$18,000; 43, 45, 47 West 124th st, each \$18,000; 303 West 142d st, \$10,000; 2669 8th av, \$15,000; 2673, 2677, 2681 8th av, each \$10,000; block 2043, lot 43, vacant and block 2043, lot 44, vacant, each \$12,500; northwest corner of 5th av and 124th st, \$24,300.

ROBERT W. THOMPSON.—164 West 97th st, \$12,500; 166 West 97th st, \$12,500; plot on Bolton rd, block 2251, lot 141, \$5,500.

RACHEL LESE.—17 East 119th st, \$28,000, and 58 Catherine st (not 50 as reported last week), \$19,000.

JOHN M. DODD, JR.—Decedent had a 1-42d interest in properties which were appraised as follows: 423-425 West 30th st, \$22,000; 223 and 231 West 21st st, \$192,500; 1367-1379 3d av and 203-209 East 78th st, \$121,000; 48-52 8th av, \$36,500; 77 White st, \$67,000; 432-436 East 53d st, \$74,000; 232 Mott st, \$20,500; 215-219 East 58th st, \$28,000 (land only); 69 Fulton st, \$36,000; 307 East 79th st, \$14,000; 893 Broadway, \$238,000; entire block between 11th and 13th avs, 26th and 27th sts (railroad freight yards), \$531,000.

MARY MCCOY.—140 Mulberry st, \$24,000; 365 East 62d st, \$5,500.

CAROLINE SCHOELL.—434 6th st, \$22,000.

**AUCTION SALES OF WEEK.**

Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales.

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

**The Auction Market.**

An interesting development in the Vesey Street Exchange Salesroom, this week, concerned the seven-story apartment house, 2788 Broadway, on plot 25.7 x 93.9xirregular. It was put up at auction as the result of an action brought by H. D. Clark and others to recover \$11,000 from J. Winfield and others. The property carries a prior mortgage of \$43,000 and was struck down to the plaintiff for \$49,734. Negotiations had been started prior to the auction sale between the defendants in the action and an unnamed investor for the sale of the property. The deal will now be carried out by the plaintiff, according to current reports. Henry Brady was the auctioneer.

For the coming week, the more important offerings include the twelve-story loft building at 153-159 West 27th street, to be sold at the stand of the M. Morgenthau Co., subject to liens aggregating \$353,043; the six-story apartment house at the northeast corner of Broadway and 123d street to be sold by Joseph P. Day; and the six-story apartment house at the northwest corner of Northern avenue and 181st street, to be offered by Bryan L. Kennelly. In the Bronx, Charles A. Berrian will sell a Jerome avenue vacant block front and adjoining properties.

**Manhattan.**

The following is the complete list of property sold, withdrawn or adjourned during the week ending Sept. 4, 1914, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

**JOSEPH P. DAY.**

95TH st, 63 W (\*), ns, 191 e Col av, 20x 100.8, 4-sty & b bk dwg; due, \$21,927.66; T&c, \$1,034.40; Jno A Stewart et al, trstes, 22,900

96TH st, 324 W, ss, 266.8 w West End av, 41.8x100.8, 6-sty bk tnt; withdrawn.

102D st, 211 E (\*), ns, 180 e 3 av, 24.11x 100.11, 5-sty bk tnt & str; due, \$19,040.34; T&c, \$806.77; Benj F Blair, trste, 13,000

108TH st, 228 E (\*), ss, 225 w 2 av, 25x 100.11, 4-sty bk tnt & str; due, \$13,031.79; T&c, \$1,758.08; Jos Fritz et al, 5,000

131ST st, 262 W (\*), ss, 190 e 8 av, 15x 99.11, 3-sty & b stn dwg; due, \$6,534.59; T&c, \$259.30; Iphigenia Z Place, 4,000

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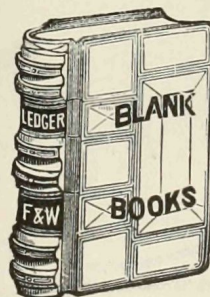
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### Auction Sales, Manhattan, Continued.

**184TH st, 550 W (\*)**, swc Audubon av (Nos 366-76), 35x99.11, 5-sty bk tnt & str; due, \$51,956.50; T&c, \$1,578.30; Susan Devin. 52,000

**Audubon av, 366-76**, see 184th, 550 W. HENRY BRADY.

**Dyckman st, 307 (\*)**, ns, 330 e Bolton rd, 50x100, 2-sty & b fr dwg; due, \$8,353.93; T&c, \$636.53; Susan McV Hemenway, extrx. 8,600

**96TH st, 15 W**, ns, 240 w Central Park W, 20x100.11, 4-sty & b stn dwg; withdrawn.

**133D st, 63 W (\*)**, ns, 185 e Lenox av, 25 x99.11, 5-sty stn tnt; due, \$15,039.41; T&c, \$415.95; Wm C Bowers. 10,000

**Broadway, 2788 (\*)**, es, 77.10 s 108th, 25.7x88x25x93.9, 7-sty bk tnt & str; due, \$10,331.94; T&c, \$562.73; sub to a mtg of \$43,000; Helen D Clark et al, admsrs. 49,734

**Lenox av, 186 (\*)**, es, 108.2 s 120th, 18x 85, 3-sty & b bk dwg; due, \$15,705.09; T&c, \$1,207.82; Mary W Scheper. 17,000

DANIEL GREENWALD.

**3D av, 2356**, ws, 65.7 s 128th, 16.8x100, 3-sty bk tnt & str, 1-sty ext; Sheriff's sale of all right, title, &c; Bernhard Blumen-thal. 50

HERBERT A. SHERMAN.

**123D st, 106 E (\*)**, ss, 60.1 e Park av, 20x100.11, 4-sty stn tnt; due, \$9,750.68; T &c, \$357.50; Emigrant Industrial Savings Bank. 9,000

Total ..... \$191,284  
Corresponding week 1913.... 631,101  
Jan 1, 1914 to date..... 24,793,828  
Corresponding period 1913... 30,336,481

### Bronx.

The following are the sales that have taken place during the week ending Sept. 4, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

**Freeman st, 950**, ss, 75 w Vyse av, 25x 95, 1-sty bk str; due, \$7,951.04; T&c, \$—; J J Comich. 6,000

**180TH st, 250 E**, see Ryer av, 2076.

**184TH st, 514-20 E (\*)**, swc Bathgate av (No 2309), 94.5x35; due, \$8,728.35; T&c, \$—; sub to 1st mtg of \$38,000; Henry C Wissemann. 40,000

**Bathgate av, 2309**, see 184th, 514-20 E.

**Ryer av, 2076 (\*)**, sec 180th (No 250), runs s34.5xe65xne37.9xn25xw104.6 to beg, 5-sty bk tnt; due, \$24,727.45; T&c, \$1,117.67; Cornelia A Cardashian et al, trstes. 20,000

### HENRY BRADY.

**Coster st, 652 (\*)**, es, 240 s Spofford av, 20x100, 2-sty bk tnt; due, \$6,467.03; T&c, \$201.54; Henry H Glass. 55,000

ANTHONY V. CAGGIANO.

**160TH st, 819 E**, ns, 86.8 e Union av, 20.5x77.4, 3-sty fr dwg; withdrawn.

CHAS. A. BERRIAN.

**139TH st, 605 E**, ns, 475 e St Ann's av, 25x100, 4-sty bk tnt; withdrawn.

Total ..... \$121,000  
Corresponding week 1913.... 112,475  
Jan 1, 1914 to date..... 4,672,846  
Corresponding period 1913.... 4,320,532

### Brooklyn.

The following are the sales that have taken place during the week ending Sept. 2, 1914, at the Brooklyn Salesrooms, 189 Montague Street:

WM. P. RAE CO.

**MACON ST (\*)**, ns, 300 w Reid av, 16.8x100; Williamsburgh Savgs Bank 4,300.00

**OAKLAND ST**, es, 150 n Calyer, 89.1x 105.5; Jno J Cashman ..... 5,675.00

**10TH ST**, ns, 195.4 e 8 av, 19.6x92.6; withdrawn

**E 35TH ST**, es, 438.3 n Church av, 19.9 x99.3; Robert C Baker ..... 2,000.00

**43D ST**, ns, 225 w 3 av, 25x100.2; South Bklyn Savgs & Loan Assn. .... 3,600.00

**FT HAMILTON AV (\*)**, ses, intersec swc 53d, 101.3x100; Alys S McLane et al ..... 6,300.00

**ORIENTAL BLVD**, nec Falmouth, 100 x100; Ethel M Murray ..... 9,000.00

WILLIAM J. McPHILLIAMY & CO.

**PARK PL**, ns, 162.6 w Utica av, 20x 127.9; Charles Lynch, def. .... 1,950.00

**PARK PL**, ss, 350 e Brooklyn av, 70x 255.7; Henry L C Wenk, Jr. .... 26,500.00

**W 12TH ST**, es, 285 s Av Q, 40x164.7; A B Roberts ..... 3,500.00

**E 35TH ST**, es, 418.6 n Church av, 19.9 x99.3; A W Pohl ..... 2,000.00

**E 35TH ST**, es, 458 n Church av, 20x 99.6; Robert C Baker ..... 2,000.00

**36TH ST**, sec 12 av, 54.11x64.1x50x 86.10; Jay Holding Co. .... 1,550.00

**36TH ST**, es, 54.11 s 12 av, 21.11x105 x20x114; Arthur Harris ..... 675.00

**36TH ST**, es, 78.2 s 12 av, 21.11x95.10 x20x105; Jay Holding Co. .... 550.00

**52D ST**, ss, 320 e 3 av, 20x100.2; Philip Munch ..... 3,400.00

**58TH ST (\*)**, nes, 80 se 5 av, 20x100.2; Chas G Hiller et al ..... 6,275.00

**71ST ST (\*)**, nes, 384.7 se 18 av, 18.6 x100; Annie E Stainton ..... 3,000.00

**E 91ST ST (\*)**, centre of, 230.2 w Canarsie rd, runs w1.304.5xs33.5xe 1.378.7x124.8 to beg; Martha Miller et al ..... 2,000.00

**92D ST**, sws, intersec es 3 av, 146.4x 67.2; William Koch ..... 8,900.00

**EUCLID AV (\*)**, sec Sutter av, 100x 20; also PINE ST, ws, 180 n Sutter av, 20x100; also PINE ST, ws, 100 n Sutter av, 20x100; also SUTTER AV, nwc Pine, 100x20; also PINE ST, ws, 200 s Sutter av, 40x100; also PINE ST, ws, 280 s Sutter av, 20x100; also BLAKE AV, swc Pine, 100x100; also SUTTER AV, nec Pine, 20x100; also SUTTER AV, sec Pine, 40x100; also PINE ST, es, 100 s Sutter av, 80x100; PINE ST, es, 240 s Sutter av, 20x100; also PINE ST, es, 340 s Sutter av, 40x100; also PINE ST, es, 400 s Sutter av, 60x100; also CRESCENT ST, swc Sutter av, 100x20; also SUTTER AV, ns, 40 e Crescent, 58.9x94.5x irreg; also CRESCENT ST, es, 100 n Blake av, 140x104.7; also BLAKE AV, nec Pine, 100x20; Isaac L Zinke. .... 144,735.00

**12TH AV**, ss, 86.10 e 36th, 50x50; Jay Holding Co ..... 1,500.00

JAMES L. BRUMLEY.

**SCHERMERHORN ST (\*)**, ss, 72.9 w Smith, 69x99; also PARCEL beg at point in cl of block bet Schermerhorn & State, 267.6 e Boerum pl, runs e20x s20xw20xn20 to beg; also PARCEL of land beg at a point in cl of block bet Schermerhorn & State, 287.6 e Boerum pl, runs e18.6xs20xw18.6xn 20 to beg; also SCHERMERHORN ST, ss, 238 e Boerum pl, 23x99.9; Edw M Grout et al ..... 116,750.00

**MONTAUK AV (\*)**, ws, 390 s Blake av, 20x100; Fredk Meis. .... 3,500.00

NATHANIEL SHUTER.

**HART ST (\*)**, nec Marcy av, 100x28; Paul Finkelstein ..... 3,500.00

**UNION ST**, nes, 523.6 nw Van Brunt, 21.3x97.5xirreg; G Roberts ..... 8,000.00

**8TH AV (\*)**, ses, 80 sw 5th, 20x127.10; Williamsburgh Savgs Bank ..... 14,300.00

**LOTS 34 & 35 (\*)**, blk 4750, Rugby E; Bryant C Preston ..... 1,000.00

CHAS. SHONGOOD.

**70TH ST (\*)**, nes, 390 nw 15 av, 40x 100; Robt Weidman et al ..... 500.00

Total ..... \$386,960.00  
Corresponding week 1913..... 971,875.00

### ADVERTISED LEGAL SALES.

The first name is that of the Plaintiff, the second that of the Defendant. (A) means attorney; (R) Referee; last name, Auctioneer.

### Manhattan.

The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms 14 and 16 Vesey Street, unless otherwise stated:

SEPT. 5 & 7.  
No Legal Sales advertised for these days.  
SEPT. 8.  
28TH ST, 162 W; see 7 av, 311-5.

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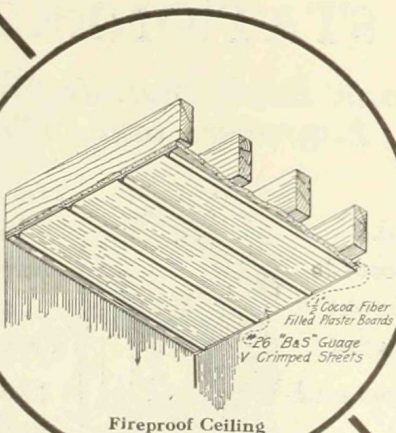
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RIVERSIDE DR, 153; es, 75.8 n 87th, 25x100, 5 & 6-sty & b bk dwg; N Y Trust Co—Market-able Title Co et al; Merrill & Rogers (A), 100 Bway; Theodore K McCarthy (R); due, \$50,188.67; T&c, \$577; Henry Brady.  
7TH AV, 311-5, sec 28th (No 162), 78.1x56.11x 78.2x57.7, 3-5-sty strn tnts & str; Max M Warburg—Twenty-Eighth St & Seventh av Realty Co et al; Stroock & Stroock (A), 30 Broad; Chas S Fettretch (R); due, \$105,792.06; T&c, \$2,626.86; Bryan L Kennelly.

**SEPT. 9.**  
27TH ST, 153-9 W, ns, 106.3 e 7 av, 99.1x98.9x 97.3x99.9, 12-sty bk loft & str bldg; Morris W Levine—28th St & 7th Av Realty Co et al; Morris & Samuel Meyers (A), 220 Bway; Warren W Foster (R); due, \$53,043.43; T&c, —; sup to pr mtg of \$300,000; M Morgen-thau, Jr, Co.

123D ST, W, nec Bway; see Bway, 3100.  
127TH ST, 48 W, ss, 360 e Lenox av, 25x99.11, 2-sty & b fr dwg; Bank for Savgs in City N Y —Camilla M Patterson et al; Cadwalader, Wickersham & Taft (A), 40 Wall; J Cotter Connell (R); due, \$7,219.45; T&c, \$772.95 Henry Brady.

130TH ST, 258 W, ss, 185 e 8 av, 18x99.11, 3-sty & b strn dwg; Isaac Metzger—Marie de los A G de Madan et al; Harold Swain (A), 176 Bway; Orson A Raynor (R); due, \$10,714.89; T&c, \$1,215.65; Henry Brady.

BROADWAY, 3100; nec 123d, 100.11x100, 6-sty bk tnt; Chas M Rosenthal—N Y Real Estate Security Co et al; Edgar A Landauer (A), 160 Bway; Warren Leslie (R); due, \$23,722.92; T&c, —; sub to pr mtg of \$170,000; Jos P Day.

**SEPT. 10.**  
CHARLES ST, 130-2, ss, 67.6 w Greenwich, 52.4x 20x42.8x42.4, 2-3-sty bk & fr tnts; Myron Straus—Walter F Springsteen et al; Max Monfried (A), 299 Bway; Jas O Farrell (R); due, \$2,458.35; T&c, \$342.22; mtg recorded Apr 25/1912; Henry Brady.

MONROE ST, 94; ss, 36.2 w Pelham, runs w18 xs45.3xe—xne22.6xn25, 6-sty bk loft & str bldg; Jos Gans—Liederman Realty Co et al; Jos Gans (A), 140 Nassau; Jno H Judge (R); due, \$4,726.03; T&c, \$469.16; sub to 1st mtg \$9,000; Jos P Day.

45TH ST, 141 E, ns, 240 w 3 av, 20x100.5, 3-sty & b strn dwg; Andrew Sheridan—Nicholin Lindberg et al; Johnston & Johnston (A), 256 Bway; Max Altmayer (R); due, \$5,884.09; T&c, \$701.00; D Phoenix Ingraham.

63D ST, 404 E ss, 81.5 e 1 av, 25x100.5, 5-sty bk tnt; Frank Davin et al, exrs—Meyer Lefkowitz et al; Walter B Hopping (A), 165 Bway; Henry B Singer (R); due, \$14,583.71; T&c, \$1,600; Jos P Day.

70TH ST, 226 E, ss, 180 w 2 av, 25x100.4, 4-sty strn tnt; Mutual Life Ins Co of N Y—Jno H Bodine et al; action 4; Fredk L Allen (A), 55 Cedar; Henry A Friedman (R); due, \$16,967.55; T&c, \$396; M Morgenthau, Jr, Co.  
70TH ST, 228 E, ss, 155 w 2 av, 25x100.4, 4-sty strn tnt; Mutual Life Ins Co of N Y—John H Bodine et al; action 1; Frederick L Allen (A), 55 Cedar; Peter Zucker (R); due, \$16,921.01; T&c, \$420; Joseph P Day.

70TH ST, 230 E, ss, 130 w 2 av, 25x100.4 4-sty strn tnt; same—same; action 2; same (A); same (R); due, \$16,921.01; T&c, \$396; Joseph P Day.

70TH ST, 232 E, ss, 105 w 2 av, 25x100.4, 4-sty strn tnt; same—same; action 3; same (A); same (R); due, \$16,921.01; T&c, \$396; Joseph P Day.

82D ST, 246-8 E, ss, 61.8 w 2 av, 40x76.7xirreg, 2 & 3-sty fr and bk club house; Mutual Life Ins Co of N Y—Beth David Hospital et al; Fredk K I Allen (A), 55 Cedar; Jno J Hynes (R); due, \$17,053.37; T&c, —; Mtg recorded March 12, 1907; Henry Brady.

181ST ST, 851 W, nwc Northern av (Nos 94-100), 138.11x110.1x134x78, 6-sty bk tnt; Chas M Rosenthal—1st Preferred Realty Corp et al; Harold Swain (A), 176 Bway; Edw D Dowling (R); due, \$195,016.89; T&c, \$4,372.50; Bryan L Kennelly.

NORTHERN AV, 94-100; see 181st st, 851 W.

**SEPT. 11.**  
ELDRIDGE ST, 10, es, 109.7 n Division, 20.1x 65.6, 5-sty bk tnt & str; Sheriff's sale of all right, title, &c, which Gottlieb Kramer had on July 23, 1914, or since; Abr J Herrick (A), 99 Nassau; Max S Grifenhagen, Sheriff; Danl Greenward.

133D ST, 207 W, ns, 100 w 7 av, 20x99.11, 3-sty & b bk dwg; Frank G Wild, trst—Bertha Doctor et al; Winthrop Stearns (A), 277 Bway; Walter W Irwin (R); due, \$9,643.90; T&c, \$172.20; Joseph P Day.

**SEPT. 12.**  
No Legal Sales advertised for this day.

**SEPT. 14.**  
JAMES ST, 6, es, 82.4 s Chatham, 17x54.8x17.1x 54.1, 3-sty bk tnt & str; Wm A Paton et al, trsts &c—Frank Sanfilippo et al; Carlisle Norwood (A), 68 William; Winter Russell (R); due, \$6,567.18; T&c, \$188.43; Henry Brady.

134TH ST, 19 E, ns, 300 e 5 av, 25x99.11, 5-sty bk tnt; Emma Davidson—Mary Diamond et al; H B Davis (A), 52 Bway; Jno Z Lowe, Jr (R); due, \$16,481.18; T&c, —; M Morgenthau, Jr.

### Bronx.

The following is a list of legal sales for Bronx, to be held at Real Estate Salesrooms, 3208-10 3d Avenue, unless otherwise stated.

**SEPT. 5 & 7.**  
No Legal Sales advertised for these days.

**SEPT. 8.**  
238TH ST, E, sec Bullard av, 100x275; Frances G de Peyster—Haynes & Coryell et al; Shattuck, Glenn, Huse & Ganter (A), 26 Exch pl; Augustine R McMahon (R); due, \$5,947.01; T&c, \$4,371.56; Henry Brady.

BULLARD AV, sec 238th; see 238th st, E, sec Bullard av.

**SEPT. 9.**  
136TH ST, 246 E, ss, 150 w 3 av, 25x100, 5-sty bk tnt; Cath A Lawrence—Morris Hines-er et al; Middleton S Borland (A), 46 Cedar; Arthur R Walsh (R); due, \$14,041.81; T&c, \$915.55; Joseph P Day.

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AND MANAGEMENT OF ESTATES***Advertised Legal Sales, Bronx, Continued.*

136TH ST, 248 E, ss, 125 w 3 av, 25x100, 5-sty bk bnt; American Mtg Co—Dora Yanitsky et al; Middleton S Borland (A), 46 Cedar; Arthur R Walsh (R); due, \$14,041.96; T&amp;C, \$915.55; Joseph P Day.

ST LAWRENCE AV, ws, 25 n Mansion, 25x100; Fredk H St John trste—Jos W Krauer et al; Julius Levy (A), 132 Nassau; Francis S McAvoy (R); due, \$3,364.46; T&amp;C, \$307.75; Joseph P Day.

**SEPT. 10.**

FOX ST, 989, ws, 485.1 n 163d, 100x104.2, 3-sty stn dwg; Hendrik Hudson Co—Fanny Rudomin et al; Ferriss &amp; Storck (A), 165 Bway; Matthew P Doyle (R); due, \$25,006.03; T&amp;C, \$600.14; Henry Brady.

BROOK AV, 555, ws, 158.1 s Westchester av, 26.10x68.6x29.6x54.1, 4-sty bk bnt &amp; str; Jonas Weil—Saml Brenner et al; Lewkowitz &amp; Schaap (A), 299 Bway; Jas O Farrell (R); due, \$1,502.11; T&amp;C, \$—; Henry Brady.

**SEPT. 11.**

164TH ST, E, nec Jerome av; see Jerome av, es, whole ft bet 165th &amp; 164th.

164TH ST, E, sec Jerome av; see Jerome av, es, whole ft bet 165th &amp; 164th.

165TH ST, E, sec Jerome av; see Jerome av, es, whole ft bet 165th &amp; 164th.

CROMWELL AV, swc 165th; see Jerome av, es, whole ft bet 165th &amp; 164th.

JEROME AV, sec 164th; see Jerome av, es, whole ft bet 165th &amp; 164th.

JEROME AV, es, whole ft bet 165th &amp; 164th, runs n466.5xe189.1 to ws Cromwell av, xs 167.1xw159.2xs202.11 to 164th, xw125.10to beg; also JEROME AV, sec 164th, runs s201.8xe 25xe138 to ws Creek, xn174.7 to ss 164th, w133.6 to beg, vacant; Ronald H MacDonald et al—Edw F Robinson et al; Allen &amp; Sabine (A), 55 Liberty; Jno J Hynes (R); due, \$64,085; T&amp;C, \$5,432.35; Chas A Berrian.

**SEPT. 12 & 14.**

No Legal Sales advertised for these days.

**Brooklyn.***The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:***SEPT. 5 & 7.**

No Legal Sales advertised for these days.

**SEPT. 8.**

HUMBOLDT ST, es, 41.3 s Maujer, 41.3x75; Eliz Neef—Highland Security Co et al; Wm C Rosenberg (A), 149 Bway; Albt E Richardson (R); Samuel Marx.

UNION ST, ss, 100 e Nostrand av, 50x127.9; Wm J Shaw—Gertrude Savage et al; Edw R Vollmer (A), 293 Bway, Manhattan; Arthur J Stern (R); Wm P Rae.

3D ST, ss, 260 w Bond, 20x100; Kings County Trust Co—Fannie G Lynch et al; Geo V Brower (A), 44 Court; Gaston F Leviitt (R); Wm J McPhilliamy &amp; Co.

58TH ST, ns, 126.8 w 4 av, 26.8x100; Henrietta Lemken—Jno E Sullivan Co et al; Hector McG Curran (A), 375 Fulton; Wm H Griffin (R); Fredk B Snow.

KINGS HIGHWAY, sec E 19th, 22x62.6; Wm Gremler—Fredk M Seller et al; Jno M O'Neill (A), Cypress &amp; Myrtle avs; Robt B Bach (R); Wm J McPhilliamy &amp; Co.

PITKIN AV, sec Doscher, —x—; Herman Joveshof—Frank Kuhn et al; Saml A Potter (A), 140 Nassau; Abr Feinstein (R), at County Court at 12 o'clock noon; Abr Feinstein.

2D AV, 3903, es, 25 s 39th, 25x100; Jno J Carlin—Joanna F Carlin et al; M F McColdrick (A) 189 Montague; Chas Y Van Doren (R); Wm J McPhilliamy &amp; Co.

13TH AV, nws, 60 sw 75th, 40x160; Cynthia P Bradley—Farmers Realty Assoc Inc et al; Harry L Thompson (A), 175 Remsen; Jno L Mitchell (R); Wm J McPhilliamy &amp; Co.

**SEPT. 9.**

ROBINSON ST, ns, 332.6 e Rogers av, 60.3x 122.6; Madelene Gumpert—Standard Water Meter Co et al; Newton McGovern (A), 300 Bway, Manhattan; Raymond Malone (R); Wm J McPhilliamy &amp; Co.

W 6TH ST, es, 91.5 s Av U, —x123.1x irreg, ROAD from Gravesend Beach to Gravesend Village, cl, junc nes, 86th, runs se967.10 xne615.5xw670.5 to beg; also HIGHWAY from Gravesend Beach to Gravesend Village, nec Highway along ws of said village, runs n383.3xse313.1lxne349.6xne183 to beg; also ROAD from Gravesend Beach to Gravesend Village, cl, at inter ws Lot 1, runs nw503.9 xse504.1lxne315.10xw313.11 to beg; also AV V, nwc Van Sicklen, 85.3x17.6xirreg; Second United Cities Realty Corp—Wm B Lake Constn &amp; Supply Co et al; Isaac Roth (A), 261 Bway; Fredk A Drake (R); Wm J McPhilliamy &amp; Co.

44TH ST, ns, 320 w 15 av, 30x100.2; also 16TH AV, es, 102 n 45th, 40x130.11; John E O'Brien—Rebecca Wolkof et al; McLearn &amp; McLearn (A), 115 Bway; Jas T Williamson (R); Wm J McPhilliamy &amp; Co.

BAY PKWAY, ses, 273.6 ne Crospey av, 96.8x 100; Annie C Lott—Walter Schrenkelsen et al; Chas H Lott (A), 298 Bway; Ward B Yeomans (R); Wm P Rae.

6TH AV, nec 54th, 32.8x100; Saml Bloomberg—Francis D Winslow et al; action 1; L &amp; M Blumberg (A), 922 Bway; Edw S Fowler (R); Nathaniel Shuter.

6TH AV, sec 53d, 32.8x100; same—same; action 2; same (A); same (R); Nathaniel Shuter.

18TH AV, nws, intersec sws 81st, 182x102xirreg; Wm S Pendleton—Wm P Bennett et al; Henry J Davenport (A), 375 Pearl; Geo Eckstein (R); Wm J McPhilliamy &amp; Co.

21ST AV, ses, 82 ne Cropsey av, 33x96.8; N Y Mtg &amp; Security Co—Marian P Franklin et al; Henry M Bellingier, Jr (A), 135 Bway; Dominic B Griffin (R); Wm P Rae.

21ST AV, swc 84th, 140x100xirreg; N Y Title Ins Co—Joanna F Carlin et al; Henry M Bellingier (A), 135 Bway; Jas P Judge (R); Wm J McPhilliamy &amp; Co.

**SEPT. 10.**

DEAN ST, ss, 126.7 w Rochester av, 20x100; Conrad Boiler—Barnet Abramowitz et al; Jacob Schaaf (A), 898 Park av; Wm F Connell (R); Wm J McPhilliamy &amp; Co.

LOGAN ST, es, 575 n Liberty av, 25x100; Susan A Huits—Josephine Elliott et al; Kiendl, Smyth &amp; Gross (A), 215 Montague; Albt A Levy (R); Nathaniel Shuter.

36TH ST, nes, 180 se 14 av, 20x100.2; Alfred B Kutscher—Elsa Arlt et al; Harry L Thompson (A), 175 Remsen; Daniel McNamara, Jr (R); Wm J McPhilliamy &amp; Co.

AV Q, cl, intersec es E 38th, 923.7x230.1xirreg; Eyer Walter—Coleraine Real Estate Assn et al; Henry D Lott (A), 164 Montague; Fortescue C Metcalfe (R); Jas L Brumley.

DUMONT AV, ss, 40 e Hemlock, 40x90; Dietrich W Kaatz—Abr Caspe et al; Nathan D Shapiro (A), 808 Bway; Henry D Levy (R); Nathaniel Shuter.

**SEPT. 11.**

GRAHAM ST, es, 132 s DeKalb av, 18x91.5; Hilda L Nelson—Sylvester L Nash et al; Chas A Ogren (A), 149 Bway, Manhattan; Jas F Quigley (R); Wm P Rae.

STERLING PL, ns, 100 w Saratoga av, 175x 110.1; Isidore Silberberg et al—Commonwealth Impt Co et al; Simon Berg (A), 714 Bway; Jos J Reiher (R); Wm H Smith.

E 2D ST, es, 405 s Av J, 17x68.4; Louisa Ziegler et al—Park Lawn Bldg Co et al; Sohmer &amp; Sonenthal (A), 277 Bway; Elmer G Sammis (R); Wm P Rae.

41ST ST, nes, 220 se 14 av, 19.8x100.2; Huron Realty Co, Inc—Ella M Eschbach et al; Jas M Betts (A), 233 Bway, Manhattan; Morris Bernstein (R), Nathaniel Shuter.

5TH AV, es, 60 s 9th, 40x100; Paul E Fitzpatrick—Wm J Fitzpatrick et al; Jno H Fleury (A), 189 Montague; Thos H Troy (R), Jas L Brumley.

5TH AV, es, 60 s 9th, 40x100; Paul E Fitzpatrick—Wm J Fitzpatrick et al; Jno H Fleury (A), 189 Montague; Thos H Troy (R); Jas L Brumley.

7TH AV, sec 59th, 120.2x80; Greater N Y Savgs Bank—Ulrich Bldg &amp; Constn Co et al; Washburn, Ruston &amp; Koehler (A), 51 Chambers, Manhattan; Owen F Finnerty (R); Wm P Rae.

8TH AV, sec 46th, —x—; Rudolph Wallach Co—Marvin Realty Co et al; Eliz S Pope (A); Herbert P Luce (R); Wm P Rae.

**SEPT. 12.**

No Legal Sales advertised for this day.

**SEPT. 14.**

HEYWARD ST, ses, 110 ne Harrison av, 30x 100; Louis Sauer—Marie Huggershof et al; Adam Christmann, Jr (A), 931 Bway; Edw Q Carr (R); Chas Shongood.

ATLANTIC AV, nec Hale av, 76.1x29xirreg; Jno Meyn—Geo Schroeder et al; Kiendl, Smyth &amp; Gross (A), 215 Montague; Edwin L Snedeker (R); Wm J McPhilliamy &amp; Co.

WASHINGTON AV, es, 388.5 s Park av, 20x 100; also BRIDGE ST, ws, 55 n Johnson, 22.6x56.5; Bridget Trehey—Mary A Abbot et al; Brennan &amp; Curran (A), Yonkers, N Y; Fredk S Martyn (R); Jas L Brumley.

**FORECLOSURE SUITS.**

The first name is that of the Plaintiff, the second that of the Defendant.

**Manhattan.****AUG. 29.**

MOTT ST, 278; Firuccia M Aversa—Rosa Marasco et al; J E Greenberg (A).

30TH ST, ss, 65 w 2 av, 17.6x88.5; also PROP in Kings &amp; Toga Counties; Robt B Irwin—E Delphine Irwin et al; partition; Lynch &amp; Clifford (A).

56TH ST, 410 W; Frances Blumenthal—Abr M Slater et al; C H Friedrich (A).

60TH ST, ns, 255 w 2 av, 20x100.5; Jno M Bowers—Eliza Mande et al; M S Borland (A).

95TH ST, ns, 140 w 1 av, 35x100.8; Robt N Kenyon—Potter Decker Realty Co et al; W B &amp; G F Chamberlin (A).

103D ST, 119 E; N Y Orthopaedic Dispensary &amp; Hospital—Leah Cohn et al; amended; H Swain (A).

**AUG. 31.**

PLEASANT AV, 375-7; Morris Aronson—Jos Cantrowitz et al; Boudin &amp; Leibman (A).

**SEPT. 1.**

42D ST, ns, 287.10 e Bway, 20x100.5; also 43D ST, ss, 310.8 w 6 av, 21.5x100.5; also 43D ST, ss, 332.1 w 6 av, 21.5x100.5; also 43D ST, ss, 353.6 w 6 av, 21.6x100.5; Sarah E G Magill—Oliverage Co Inc et al; W M Powell Jr (A).

133D ST, ss, 84 w Lenox av, 26x99.11; E Dudley Barlow et al—Mary A Fanning et al; E D Barlow (A).

143D ST, ss, 225 e 8 av, 25x99.11; Jacob Hilder—Marie M Cook et al; Lindsay, Kalish &amp; Palmer (A).

**SEPT. 2.**

129TH ST, W, ss, 97 w Lenox av, 53x99.11; two actions; Gustavus Sidenberg—Moses Misch et al; Lachman &amp; Goldsmith (A).

173D ST, 555 W; Penrose Realty Co—Fletcher Court Co et al; F Thorn (A).

3D AV, 1407; Jno M Cromwell et al—Celesta M Bozeman et al; H Swain (A).

**SEPT. 3.**

13TH ST, 123-7 E; also 14TH ST, 126-30 E; Solomon Schinas—Sarah F Sullivan et al; Horwitz &amp; Rosenfeld (A).

**SEPT. 4.**

LAFAYETTE ST, 222; Jas E March—Michele Brigante Co et al; Hedges, Ely &amp; Frankel (A).

WAVERLY PL, 30; Greenwich Savgs Bank—Henry Corn et al; B A Sands (A).

3D ST, ns, 350 e Thompson, 25.4x104.6x irreg; Manhattan Life Ins Co—Geo H Pigueron et al; Rapallo &amp; Kennedy (A).

25TH ST, 314 E; Jennie Neuhoern et al—Dora Frankenstein et al; S E Klein (A).

118TH ST, 157 E; Cortlandt de Peyster et al—Chas E F McCann et al; H Swain (A).



132D ST, 216 W; Cath M Crockett et al—Mary A Nicholson et al; H Swain (A).  
134TH ST, 227 W; Jos Reale—Saml L Conwell et al; M J Dix (A).

**Bronx.**

**AUG. 28.**  
RIVER AV, es, 100 s 150th, 100x100; City Real Estate Co—Wm L Dale et al; H Swain (A).  
OLMSTEAD AV, nwc Starling av, 25x100; Eliz B Beyer—Empire State Wood Working Co et al; F A Southworth (A).

**AUG. 29.**  
LYMAN PL, ws, 267.7 n 169th, 51.7x31.9; Fredk Schwartz—Annie Lamberti et al; A Wielar (A).

170TH ST, 580 E; also 167TH ST, nwc Stebbins av, 25x62.6; Dorothea Taylor—Charlotte J Herbst et al; W E Cook (A).  
CRUGER AV, 1990; Antonio De Gillis—Louis C Rose et al; J Kurzman (A).  
3D AV, 4058-60; Jacob Wolf—Nathan Greenberg et al; W L Levy (A).  
3D AV, 4062; same—same et al; same (A).

**AUG. 31.**  
PERRY AV, es, 400 s Gun Hill rd, 25x100; Lillie Sanger—Albt Gussart et al; Niles & Johnson (A).

**SEPT. 1.**  
135TH ST, 617 E; Arthel Realty Co—Benenson Realty Co; T J Brady (A).  
EDEN AV, ws, 93.3 n 173, 50x95; David Blitzer—Bessie Friedberg et al; M H Mandel (A).

**SEPT. 2.**  
165TH ST, ns, 110.9 w Trinity av, 37.6x100; Eliz Schaefer—Benedetta Piccirillio et al; Gerlich & Schwegerl (A).  
187TH ST, ss, 26 e Prospect av, 34.2x70; Matilda A Bucking—Mary Peterson et al; E P Orrell, Jr (A).  
SOUTHERN BLVD, ws, 35.4 n 183d, 40x112.6; Adam Trillich—Sida Constn Co et al; C Brandt Jr (A).  
LOTS 4, 5 & 6, map of Whitehall Realty Co; Fredk Condit—Giovanni Serio; Reeves & Todd (A).

**SEPT. 3.**  
HUGHES AV, ws, 245 n 188th, 50x87.6; Carucci Holding Co Inc—Rosina Rescigio et al; A J Romagna (A).

**JUDGMENTS IN FORECLOSURE SUITS.**

The first name is that of the Plaintiff, the second that of the Defendant.

**Manhattan.**

**AUG. 27.**  
MULBERRY ST, 288; Henry Hull—Emilie E Boldtmann et al; Jas & Thos H Troy (A); Jas H Tully (R); due, 3,992.20  
13TH ST, 506 E; Wm Jay—Giovanni Parisi et al; R W Candler (A); Edmund Hurley (R); due.....40,998.75

**AUG. 28 & 29.**  
No Judgments in Foreclosure Suits filed these days.

**AUG. 31.**  
7TH AV, nec 118th, 100.11x100; United Hebrew Charities of City of N Y—Jacob H Lowenstein et al; Cardozo & Nathan (A); Abr S Gilbert (R); due .....123,532.46

**SEPT. 1.**  
15TH ST, 623 E; Franklin Trust Co—Jas A Brady; McKeen, Brewster & Morgan (A); Jno H Rogan (R) due, 9,394.45  
33D ST, ss, 160 w 1 av, 50x99.9; Betty Gusthol—Louis Marchfeld; Bowers & Sands (A); Benj G Paskus (R); due .....8,128.80  
126TH ST, ns, 272.6 w 5 av, 17.6x99.11; Chas A Sherman—Mary E Black; Bowers & Sands (A); Thos Costigan (R); due .....8,588.00

**SEPT. 2.**  
No Judgments in Foreclosure Suits filed this day.

**Bronx.**

**AUG. 28, 29 & 31.**  
No Judgments in Foreclosure Suits filed these days.

**SEPT. 1.**  
CADIZ PL, swc Lisbon pl, 50x100; I Townsend Burden, Jr—Mary A Costello et al; L D Ball (A); Jno J Hynes (R); due .....5,073.13

**SEPT. 2.**  
19TH ST, ss, 350 e 5 av, 25x114, Wakefield; Herman D Junge—Frank M Hill et al; Frees & McEveety (A); Francis X Kelly (R); due.....545.90  
MAPES AV, ws, 35 s 179th, 40x100; Clarence Mayer—Chas Schaefer, Jr, Co et al; A Frankenthaler (A); Jno J Joyce (R); due .....5,418.90

**SEPT. 3.**  
No Judgments in Foreclosure Suits filed this day.

**LIS PENDENS.**

The first name is that of the Plaintiff, the second that of the Defendant.

**Manhattan.**

**AUG. 29.**  
7TH ST, ns, 273.3 w Av D, 24.9x97.6; Thos F Caffrey et al—Matthew J O'Brien et al; action to determine validity of will; W Sullivan (A).  
47TH ST, 258 W; Minnie Lieberman—Saml A Krulewitch; action to compel conveyance; L H Levin (A).  
59TH ST, 38 W; Isidor Fajans—38 W 59th St Co et al; action to enforce lien; J G Abramson (A).  
6TH AV, nwc 25th, 20x60; Sandhop Contracting Co—Pauline Keller et al; action to foreclose mechanics lien; T A Keppler (A).

**AUG. 31.**  
AUG. 31.

204TH ST, 428-38 W; Bronx Cut Stone Co—Orosant Constn Co; action to foreclose mechanics lien; J Santora (A).

MADISON AV, sec 83d, 109.4x85; Doty & Orr Co—Wm M Brown et al; action to declare deed void; Hirlman & Vaughan (A).

**SEPT. 1.**  
ATTORNEY ST, 152; Brooklyn Bldg Material Co Inc—Kate Zucker et al; partition; S A Potter (A).

**SEPT. 2.**  
22D ST, ss, 188 e 6 av, 23x98.9; Minnie Blessing et al—Henry Stein; action to declare trust; B Lewinson (A).

MADISON AV, nec 82d, 85x95; Michl Wielandt—Redesdale Corp et al; action to set aside conveyance; D H Solotaroff (A).

**SEPT. 3.**  
HOUSTON ST, swc Chrystie, 100x164.9; Henry C S Stimpson—Minsker Realty Co et al; action to declare lien; A H Sarasohn (A).  
AMSTERDAM AV, es, bet Washington bridge & 184th, —x—; Nassau-Beekman Investing Co—Jno Brown et al; foreclosure of tax lien; J Gans (A).

**SEPT. 4.**  
JACKSON ST, nwc Water, 100x25; Jos Fallert Brewing Co—Ernestine Schleicher; notice of levy; S M Fleischman (A).

46TH ST, 613 W; Max Heinrich—Bernard Heinrich et al; partition; Goldsmith, Rosenthal, Mork & Baum (A).

**Bronx.**

**AUG. 29.**  
RICHARD ST, nws, bet Sheridan & Union, known as Lot 1173, ¼ Lorillard, 24th Ward; American Tax Lien Co—Annie F Brandt et al; action to foreclose transfer of tax lien; J J Schwebel (A).

177TH ST, ss, 119 w Park av, 23x97.1x irreg; Christian Swenson—Mary E Mullins et al; action to foreclose mechanics lien; Neier & Van Deveer (A).

NEWELL AV, ws, bet Elizabeth & Morris, known as Lot 132-B Map of Olinville, No 2, 24th Ward; Peter Duncan—Sarah E Rafelwitz et al; action to foreclose tax lien; E L Brisach (A).

LOT 3, Map of Unionport, plot 291; Sidney B Hickox—Chas Helmstadt et al; action to foreclose tax lien; E L Brisach (A).

LOT 37, Map of Westchester Terrace; Kate Norton—Kate Norton et al; partition; W E Weaver (A).

**AUG. 31.**  
MADISON AV, es, 99 s Williamsbridge rd, 150 x238; Jno B Lazzari—Jno Govaerto et al; action to compel determination of claim; E Jacobs (A).

**SEPT. 1.**  
No Lis Pendens filed this day.

**SEPT. 2.**  
BEACON ST, ss, bet St Lawrence & Commonwealth avs (known as Lot 412, map of Mapes Estate); L Josephine Moses—Albt Mielke et al; action to foreclose lien; G A Moses (A).

WAVERLY ST, ns, 350 w Elton av, 50x1.2; Lucy M Tierney—Lucy M Tierney et al; partition suit; Frees & McEveety (A).

CRESTON AV, ws, bet Burnside av & 181st (known as Lot 35, block 3169, sec 11); Saml Hollander—Herman Bullwinkel et al; action to foreclose transfer of tax lien; B G Oppenheim (A).

VON HUMBOLDT AV, es, bet W 259th & 260th (known as Lot 581, block 3423, sec 13); Saml Hollander—Geo Baier et al; action to foreclose tax lien; B G Oppenheim (A).

**SEPT. 3.**  
CROTONA PKWAY, es, at int of Lots 8 & 9, on map of bldg lots belonging to Aug P Woodruff, 31.2x27.2; Anna F Ostrowe—Estelle Evesson et al; action to foreclose transfer of tax lien; Morrison & Schiff (A).

LOT 147, map of Belmont Village in Town of West Farms; Putnam Realty Co—Wm C Arnold; action to compel specific performance of contract; R E Burke (A).

**Brooklyn.**

**AUG. 27.**  
BARBEY ST, ws, 196.8 s Dumont av, 19.4x100; Saul Oliver—Max Goldman et al; M Winder (A).

COOK ST, ns, 258.3 w White, 100x192x100x 193.11; also COOK ST, ss, 231 e Bushwick av, runs s127.8xe75xn21.5wx25.xn100wx50 to beg; Louis O Van Doren—American Steel Barrel Co & ano; warrant of attachment; J L Dougherty (A).

HICKS ST, nws, 45 sw Rapelyea, runs nw100x sw20xse64xne.06xse36xne19.6 to bet; Title G & T Co—Helen M. Maloney et al; T F Redmond (A).

PACIFIC ST, ns, 326.6 w Hopkinson av, 24.6x 100; Bklyn Trust Co—Lawrence C Carleton et al; Dykman Oeland & K (A).

PACIFIC ST, ns, 351 w Hopkinson av, 24.6x100; Bklyn Trust Co—Lawrence C Carleton et al; Dykman Oeland & K (A).

PACIFIC ST, ns, 375.6 w Hopkinson av, 24.6x 100; same—same; same (A).

SACKMAN ST, es, 275 s Dumont av, 36.6x100; Audley-Clarke Co—A Koeppel, Inc, et al; Owens Gray & T (A).

SMITH ST, ws, 20 s Sackett, 20x81; Bond & Mtg Guar Co—Pietro Mastrotta et al; T F Redmond (A).

WARWICK ST, sec Hegeman av, 85x100; Wm. B. Vause—Wilhelm Buhrer et al; H P Freece (A).

WINTHROP ST, ns, 250.7 e Flatbush av, 55x 106; Metropolitan Trust Co—Kath R Cusick & ano; H L Thompson (A).

E 9TH ST, es, 460 s Cortelyou rd, 40x120; N Y Investors' Corp—Dora Portman et al; T F Redmond (A).

12TH ST, ss, 147.10 e 2 av, 31.10x100; 13TH ST, ns, 97.10 e 2 av, 25x100; 67TH ST, ns, 180 w 11 av, 20x100; Thos F Ennis—Cath Ennis et al; partition; D L Donovan (A).

BAY 13TH ST, ws, 200 n Bath av, 50x108.4; Mary F. Cosgrove—Mary Andriejeck et al; C A Clayton (A).

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## Lis Pendens, Brooklyn—Continued.

E 17TH ST, ws, 300 s Av S, 40x100; Bklyn Trust Co—W Brink Roscerans et al; H M Bellinger, Jr (A).  
 BAY 29TH ST, nws, 120 sw 86th, 60x96.8; Ruth A Bruce-Brown—Rachel Lippl et al; Wilson, Barker & W (A).  
 W 32D ST, ws, 160 s Neptune av, runs s60xw 237.6x40x118.10x20x118.10 to beg; also LOTS 13 to 15 & 76 to 78 map 4 of 78 lots of Somerville Realty Co; also W 32D ST, ws, 100 s Neptune av, 60x237.6; Mathilda Hagen—D Irving Mead et al; Somerville & Somerville (A).  
 39TH ST, ns, 340 e 12 av, 40x95.2; Gowanus Wrecking Co—G C Bldg, Inc; foreclosure of mechanics lien; B C Ribman (A).  
 44TH ST, ns, 358.8 e 3 av, 16.8x100.2; Geo P Griffing—Cornelius Keaven et al; H L Thompson (A).  
 57TH ST, nes, 150 se 14 av, 50x100; Letitia J Miller—Nema Realty Co et al; C F Corner (A).  
 82D ST, sws, 275 se Narrows av, 75x100; Jos Lehman—Russell B Smith et al; Olcott, Gruber & B (A).  
 ATLANTIC AV, ns, int sc prop of Luke H Holmes, 25.1x88.2x25.1x86.7; Trustees of Estate of Diocese of L I—Guttas Faris et al; T F Redmond (A).  
 ATLANTIC AV, ns, 100 e Columbia, 20x70; Title Guar & Trust Co—Aneisy A Arab et al; T F Redmond (A).  
 BEDFORD AV, es, 43.9 s S 1st, 18.9x106; Mechanics Bank—Fannie Klauber et al; E T Horwill (A).  
 UNDERHILL AV, ws, 100 s Dean, 25x100; Bridget Quinn—Thos Boyle et al; partition; H O Dobson (A).  
 LOTS 23, 30 to 34 & 36-37, map of Waverly; Jacob Cohen—Reiser Hat Co et al; Straus & Dworsky (A).

**AUG. 28.**  
 DWIGHT ST, sec Wolcott, 82.11x95.4x89.2x62.5; Cath Rohrs—Fredericka Barschow et al; Reynolds & Geis (A).  
 HART ST, wc Irving av, 25x100; Wmsburgh Savgs Bank—Geo Sema et al; S M & D E Meeker (A).  
 HICKS ST, ws, 84 s Baltic, 21x80; Bklyn Inst of Arts & Sciences—Guisepp Proctia et al; T F Redmond (A).  
 LINCOLN PL, sec Washington av, 42.4x130.3x 91.3x102.2; Chestnut Ridge White Brick Co—Salvator Bonagura & ano; foreclosure of mechanics lien; M Wyckoff (A).  
 STATE ST, ss, 192 w Bond, 21.1x100; Title Guar & Trust Co—Chas H McCarty et al; T F Redmond (A).  
 STOCKHOLM ST, ss, 600 e Evergreen av, 50x 100; Wmsburgh Savgs Bank—Louisa Griffin et al; S M & D E Meeker (A).  
 UNION ST, sec 3 av, 30x79.11; Jas B Redmond—Brown Realty Co et al; T F Redmond (A).  
 UNION ST, nes, 226.6 se Nevins, 25x90; Title Guar & Trust Co—Maggie Melillo et al; T F Redmond (A).  
 WEST ST, es, 233.10 n Av C, 18x100; Jas P Whiskeman—Watpit Realty Corp et al; Cary & Carroll (A).  
 E 8TH ST, es, 110 n Av U, 40x100; Home Title Ins Co—Gabrielle Constn Co et al; H J Davenport (A).  
 E 13TH ST, ws, 360 n Av O, 20x100; Wm Burns—Anna Levy et al; foreclosure of mechanics lien; V Stilwell (A).  
 E 17TH ST, ws, 300 s Av S, 100x160; Hallie P Bates—C Oliva Sabine et al; C A Clayton (A).  
 19TH ST, sws, 233.9 nw 7 av, 17.11x100; also RODNEY ST, ss, 150 e Lee av, 22x100; also S 9TH ST, ss, 78 e Wythe av, 26x100; also LOT 130, map village of Wmsburgh; also LOT 93, map of village of Wmsburgh; Rose M Lynch—Danl J Dolan; partition; H J Rosen-son (A).  
 71ST ST, sws, 100 nw 19 av, 100x275; also 71ST ST, sws, 411.8 nw 19 av, 18.4x100; 2d United Cities Realty Corp—Jacob Kaiser et al; I Roth (A).  
 E NEW YORK AV, ss, 136.8 w Rockaway av, runs s97.8xsw30.1xnl15.1xs24.6 to beg; Annie E Beirach—Martha Beirach et al; Sheehy, Carroll & Mc (A).  
 GRAVESEND AV, es, 300 n Av J, 100x125; Title Guar & Trust Co—Mary Janicky et al; T F Redmond (A).  
 HIGHLAND VIEW AV, nwc Cottage pl, 35x60; Title Guar & Trust Co—Nohman Ghiz et al; T F Redmond (A).  
 ST MARKS AV, ns, 317.1 w Howard av, 19.11x 100; Stone Av Realty Co—Jos Powers et al; A Rockmore (A).  
 WILLIAMS AV, es, 274.1 s Hegeman av, 20x 93.7x21.1x86.11; Isaac Marks—Anna Ellin et al; D B Getz (A).  
 LOTS 25 & 26 map 455 lots in Sheepshead Bay; Robt A Atkinson—Isadore A Rouland et al; I N Williams (A).  
 PROP at foot of W 29th, bounded w by board walk xn Surf av xs Atlantic Ocean; Hopkins Security Co—The Whitney Hotel et al; Jonas, Lazansky & N (A).

**AUG. 29.**  
 BERGEN ST, ss, 150 w Rockaway av, 25x127.9; Martha Cesner—Israel Goldstein; S A Potter (A).  
 LORIMER ST, ws, 100 n Boerum, runs w80xs6x w20x31x100xs25 to beg; Maria O Le Brun—Berthe Geisman et al; H L Thompson (A).  
 McDONOUGH ST, nwc Throop av, 22.6x100; Jos F Fradley—Chauncey G Cozine et al; H L Thompson (A).  
 QUINCY ST, ns, 239.7 e Marcy av, runs n103.4x 14.4xs105.3xw14.2 to beg; Josiah T Marean—Mary Rogers et al; H L Thompson (A).  
 15TH ST, ss, 445.3 e 8 av, 40x100; Isaac Miller—Gabrielle Constn Co et al; S Mendelson (A).  
 79TH ST, nes, 470 nw 18 av, 20x100; Bklyn Trust Co—Gustaf A Johnson Bldg Co et al; Dykman Oeland & K (A).  
 GATES AV, ns, 125 e Marcy av, 20x105; L Hol-ingsworth Wood—Jno G Martens et al; D George (A).  
 RUTLAND RD, ss, 45 e Bedford av, 20x100; Germania Savgs Bank—Wm J Reineking et al; Wingate & Cullen (A).

**AUG. 31.**  
 BERGEN ST, ns, 355 e Buffalo av, 20x107.2; Reliance Mtg Co—Jennie Steinfeld et al; G F Alexander (A).  
 BERGEN ST, ns, 375 e Buffalo av, 20x107.2; Reliance Mtg Co—Morris Stoloff et al; G F Alexander (A).  
 CORNELIA ST, ses, 215 ne Irving av, 20x100; Williamsburgh Savgs Bank—Pauline K Dalton et al; S M & D E Meeker (A).  
 ELLERY ST, ns, 300 w Tompkins av, 37.6x100; Newburgh Savgs Bank—Tillie Bachrach et al; T F Redmond (A).  
 HEMLOCK ST, ec Atlantic av, runs se203.4xne 113.8xw100xsw109.11 to beg; Isaac W Rushmore—Jas Fiorenzo et al; H L Thompson (A).  
 UNION ST, sws, 175 nw Court, 25x100; U S Title Guar Co—Concetta Boucher et al; Hirsch & Newman (A).  
 VAN BUREN ST, ss, 235.9 w Sumner av, 19.3x100; Cornelia R Wyckoff—Elisa Schmidt et al; Davison & Underhill (A).  
 VAN BUREN ST, ns, 467 e Lewis av, 17x100; Marion DeVoe—Agnes G Groves & ano; H L Thompson (A).  
 43D ST, ss, 165 e 3 av, 39x100.2; Mary Fenton—Thos Fenton; A G Sharkey (A).  
 AV U, swc W 6th, 100x240x100x222.9; Henry S Nadelweiss—Kingshire Realty Co et al; A S Weltfisch (A).  
 IRVING AV, sws, 1-0 nw Cornelia, 20x95; Williamsburgh Savgs Bank—Max H Speer et al; S M & D E Meeker (A).  
 VIENNA AV, —c Thatford, runs e—xs131.8xsw—xs400.7xw— to beg; Anna M. Donahue—Solomon Wolf et al; R E Swezey (A).  
 STH AV, nws, 20-2 sw 37th, 80x86.4; South Bklyn R R Co—Chas Maas et al; G D Yeomans (A).  
 PROP begins 32.9 n from nwc Degraw & Bedford av, 32.9x97; Poughkeepsie Savgs Bank—Harry Levy et al; Cary & Carroll (A).

**SEPT. 1.**  
 CHESTER ST, ws, 240.3 s Dumont av, 20x100; 1/2 part, Annie Schmer—Hyman Krieger et al; W Raffel (A).  
 DECATUR ST, ss, 56 w Sumner av, 20x68.10; Jas R Kenny—Sara L Vose et al; T E Brownlee (A).  
 FLEET ST, 2; Julius Stern—Samuel Berliner et al; G M Moscovitz (A).  
 GROVE ST, ses, 450 sw Central av, 75x100; Williamsburgh Savgs Bank—Fanny Gambert et al; S M & D E Meeker (A).  
 KOSCIUSKO ST, ss, 80 w Nostrand av, 20x100; Title G & T Co—Marcus Bldg Co et al; H L Thompson (A).  
 LAKE ST, nec 86th, runs n50xe108.xs100xw42.2x nw93.3 to beg; also LAKE ST, nwc 86th, runs n72.6xw42xs58xs45 to beg; Dora M Miller—Rose Nowak et al; H L Thompson (A).  
 PARK PL, ss, 160 w Franklin av, 30x131; Domestic & Foreign Missionary Soc of P E Church—Theresa Koropcheck et al; Cary & Carroll (A).  
 PRESIDENT ST, ss, 150 w Hicks, 20x100; Title G & T Co—Morris Scamardella et al; T F Redmond (A).  
 SIEGEL ST, ns, 125 e Graham av, 25x100; Ray Riesenburger—Eliz Simon et al; L J Altkrug (A).  
 STERLING ST, ns, 470.7 w Bklyn av, 60x193.4x 60x172.9; Vincenzo Rimbotti—Florine V Lazarus & ano; specific performance; J C Timony (A).  
 TOMPKINS PL, ws, 210 n Degraw, 20x112.6; Title G & T Co—Michele Zaccaro et al; T F Redmond (A).  
 VAN SILEN ST, es, 310 n 2 pl, 90x157; Albt R Standerman—Julia B F Fish et al; H L Thompson (A).  
 WEST ST, es, 269.10 n Av C, 18x100; Theodora Finks—Wallingford Realty Corp et al; Cary & Carroll (A).  
 S 3D ST, ns, 18.9 w 8th, 18.9x80; Florence M Kline—Geo E Dillingham et al; Neier & Van Derveer (A).  
 E 13TH ST, ws, 360 n Av O, 20x100; Albroy J Newton Co—Anna Levy et al; foreclosure of mechanic's lien; G V Brower (A).  
 14TH ST, ns, 241.11 e 7 av, 17.6x100; Chas I Beattie—Jacob Mendel et al; C A Clayton (A).  
 47TH ST, nes, 225 nw 13 av, runs nel00.2xw 100.2xs50 to beg; Robt E Irwin—E Delphine Irwin et al; partition; Lynch & Clifford (A).  
 51ST ST, nes, 140 nw 16 av, 60x100; Adrian Iselin, Jr—Rosine Harang et al; F Foster (A).  
 SIST ST, ss, 100 e 21 av, 60x100; Mary N Scranton—Martin G Esbenschade et al; H J Davenport (A).  
 82D ST, sws, 240 se 21 av, 80x100; Anna S Curtis—Aaron W Stewart et al; H L Thompson (A).  
 ATLANTIC AV, ss, 75.1 w Boerum pl, 25x75.8x 24.9x75; N Y Investors' Corp—Santora Cincotta et al; T F Redmond (A).  
 ATLANTIC AV, ss, 80 e Eastern pkwy, 40x 100x40x80; Chestnut Ridge White Brick Co—Rosina Bonagura & ano; foreclosure of mechanic's lien; M Wyckoff (A).  
 GRAHAM AV, ws, 75 s Frost, 25x100; also WITHERS ST, ns, 50 w Graham av, 50x100; also GRAHAM AV, ws, 100 n Withers, 35x 50; also 72D ST, sws, 100 nw 21 av, 128.5x 100.5x119.4x100; also 70TH ST, nes, 100 se Bay Ridge av, 80x100; also 72D ST, nes, 140 nw 22 av, 100x120; also E 37TH ST, ns, 260 e Av L, 40x100; also E 37TH ST, es, 220 n Av L, 40x100; Lydia E Cowen—Sarah Pott-berg et al; partition; D W Blumenthal (A).  
 GREENPOINT AV, swc Eckford, runs w4.1xs 89.2xs26.1xnl0.11xw.09 to beg; Theresa W Sheridan—Bridget Maher et al; J S Selgelman (A).  
 OLD WOOD POINT RD, es, 107.11 s Jackson, 25x100; Carrie E Van Keuren—Giovanna Masone et al; T F Redmond (A).  
 OVINGTON AV, ns, 140 w 11 av, 40x120; Gowanus Wrecking Co—Geo E Fuller et al; foreclosure of mechanics lien; P F Rosen-berg (A).  
 PARK AV, ss, 125 e Throop av, 100x100; Jos Fischer—Jacob F Link Jr et al; N D Shapiro (A).  
 13TH AV, es, 20.2 s 42d, 20x80; Oscar Sherman—Morris Rosen et al; S Bikoff (A).

LOTS 3 & 4, map Rugby; Rose Cantor—Morris Cantor et al; B Kromenberg (A).

**SEPT. 2.**  
 BERGEN ST, ns, 375 e Buffalo av, 20x107.2; Reliance Mtg Co—Morris Stoloff et al; G F Alexander (A).  
 CLINTON ST, es, 40 n Bush, 20x90; also CO- LUMBIA ST, nws, 171.1 n Tremont, runs nw 39xne37xw7.11 to beg; Jno E Boles—Robt J Boles et al; partition; S E Faron (A).  
 DEGRAW ST, ns, 25 w Van Brunt, 12.6x75; Jas B Carpenter, Jr—Francis L Maher et al; H L Thompson (A).  
 FLOYD ST, ns, 111 e Nostrand av, 26x100; Henry M Diehl—Louisa Diehl et al; partition; J A Bloom (A).  
 LOUIS PL, es, 88 n Atlantic av, 16.7x95; Anna Pekowsky—Cora Covert; J V Scharrien (A).  
 MADISON ST, ns, 42 w Throop av, 19x100; Bond & Mtg Guar Co—Leah A Reebe et al; T F Redmond (A).  
 MIDDLETON ST, nws, 130 sw Marcy av, 25x 100; August Hutt—Ernest Hartkopf et al; Tomes, Sherk & P (A).  
 OCEAN PL, es, 66.10 n Atlantic av, 15.9x80; Myron Straus—Maria E Devine; I V Schar-rien (A).  
 PARK PL, ss, 130 w Franklin av, 30x131; Bklyn Hebrew Orphan Asylum—Theresa Koropcheck et al; Cary & Carroll (A).  
 ROEBLING ST, es, 75 s N 6th, 25x100; Thos H Ireland—Mary A G Hemstreet et al; Goll-mar, Smith & F (A).  
 BAY 14TH ST, ses, 274 sw 86th, 26x108.4; Annie O'Brien—Harry Rosenfeld et al; T F Redmond (A).  
 E 26TH ST, es, 5.11 n Flatbush av, 72.1x62.11x 35.8x5.11; Williamsburgh Savgs Bank; Cleve-land Property Co et al; S M & D E Meeker (A).  
 E 34TH ST, swc Av I, 24.2x77.3x20x90.10; City Savgs Bank—Abels Gold Realty Co et al; Woodford, Boves & B (A).  
 E 34TH ST, ws, 20 s Av I, 24.2x77.3x20x63.7; same—same; same (A).  
 E 34TH ST, ws, 40 s Av I, 24.2x63.7x20x50; same—same; same (A).  
 E 34TH ST, ws, 60 s Av I, 24.2x50x20x36.5; sam—same; same (A).  
 E 34TH ST, ws, 80 s Av I, runs w36.5xs64.10xn 53.7 to beg; same—same; same (A).  
 36TH ST, nes, 310 se 3 av, runs nel00.2xs25x sw100.2xw25 to beg; Anna Pekowsky—Ger-trude E Wainwright; I V Scharrien (A).  
 66TH ST, ss, 133.10 w 18 av, 60x140; Home Title Ins Co—Abram F Bucher et al; H J Davenport (A).  
 ATKINS AV, es, 90 s Pitkin av, 60x100; Ida T Handler—Docket Impt Co & ano; J J Schwartz (A).  
 BATH AV, wc 17 av, 25x100; Bond & Mtg Guar Co—Wm F Wollin et al; T F Redmond (A).  
 GELSTON AV, ses, 263.4 sw Lexington av, 16.8 x116.3; John Kaiser—Rose E Flaxman et al; W A Fischer (A).  
 GELSTON AV, ses, 230 sw Lexington av, 33.4x 116.3; same—same; same (A).  
 GLENMORE AV, swc Elton, 27.6x100; Leo N Greene—Antonio Perrotta et al; S Chuger-man (A).  
 NEW JERSEY AV, ws, 105 n Belmont av, 20x 95; Zina Basin—Annie Bretschneider et al; S A Telsey (A).  
 TROY AV, ws, 19.3 s Park pl, 16.10x85; Title G & T Co—Mary McNicholas et al; T F Red-mond (A).  
 5TH AV, es, 120 n 63d, 20x100; Peter Jappe—Jno E Sullivan Co et al; Gross & Surpluss (A).

## MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessee, and the third that of the Contractor or Sub-Contractor.

## Manhattan.

**AUG. 29.**  
 34TH ST, 58 E; Max Zwedding—Harry P Loomis, Jno Porter & Wm Barwess (147) ..... 77.00  
 74TH ST, 336 E; Berger Mtg Co—Bohemian Benevolent & Literary Ass'n & Sulin Constn Co (148) ..... 218.10  
 75TH ST, 507-9 E; Wm Kirshon—Berent C Gerken & Alfd E Carlson (145) ..... 45.27  
 117TH ST, 106 E; Isidor Horowitz—Alice M Lynch & Frank B Walker; renewal (146) ..... 62.20  
**AUG. 31.**  
 190TH ST, 607 W; Henry Bosch & Co—Weber-Turck Bldg Co (150) ..... 105.14  
 CONVENT AV, ws, 193.6 s 133d, 135.5x 100x irreg; Fredk E Glasser—E A Cohen (149) ..... 120.00  
**SEPT. 1.**  
 DUANE ST, 118-20; Collins, Lavery & Co—Lazarus Fried & Sons & Jno Macdonald (1) ..... 196.45  
 HOUSTON ST, 169 W; Matthew W Del Gaudio—Jno Doe, Guisepp Bar-torello & Aug Epifanio (4) ..... 25.00  
 124TH ST, 510 W; Max Schreiber—Moore, Simon Realty Holding Corp'n & Alfd Down (3) ..... 56.92  
 125TH ST, 351 W; Ezra H Ford—Jno C Fejin & Bosse Refrigerator Co (5) ..... 163.84  
 SAME PROP; Thurman R Ford—same (6) ..... 212.14  
 140TH ST, 151 W; Albin Larson—Moore, Simon Realty Holding Corp'n & Alfd Dowd (2) ..... 30.50  
 BROADWAY, sec 81st, 95x102; Gross & Herman Inc—Wm Walter, Fulton Bldg Co & Fleischman Bros Co (8) ..... 682.50  
 EDGEcombe AV, 385; Isaac Yankauer—Jacob Rosenthal & Brown-Weiss Realities Inc (7) ..... 130.00  
**SEPT. 2.**  
 43D ST, 147 W; Frank Maher et al—Burghoff Brewing Co; Vaudeville Comedy Club (15) ..... 265.10  
 76TH ST, 502 E; Max Pollak—Thos Nugent; Dandignac & Murray (13) ..... 20.75  
 204TH ST, 428-38 W; H W Bell Co—Jno Doe; Orosant Constn Co (16) ..... 600.00



BWAY, 1680-84; Electric Carriage Call & Specialty Co—Geo H Carle, Jr. & Amos F Eno; Delta Theatre Corpn (12) .....	1,150.00
BWAY, sec 81st, 102.2x220.8; U T Hungerford Brass & Copper Co—Wm I Walter, Rosie Bernheimer & Lehman Bernheimer; Fulton Building Co, Inc; Fleischmann Bros & Co, Inc (9) .....	1,619.20
RIVERSIDE DR, es, whole front bet 141st & 142d, —x—; J P Zurfa Tile Co, Inc—Newmark & Davis, Inc (11) .....	3,817.30
RIVERSIDE DR, sec 142d, 102x140; Rapp Constn Co—Newmark & Davis, Inc (17) .....	3,767.00
2D AV, 495; Nathan L Rader—Harry Honick; Domenico Cummano; Elfin, Knoch & Co (14) .....	45.00
4TH AV, 431; Nathan L Rader—Geo Townsend; Elfin, Knoch & Co (10) ..	104.00
SEPT. 3.	
FULTON ST, 191; Max Achweiger—Fredk W. Barlow & Elfin Knoch & Co (19) .....	70.00
GRAND ST, 260; N Y Prism Co—Nellie Marks & Glassberg & Gartner Inc (21) .....	52.00
40TH ST, 232 E; Max Balik—Rees & Rees & A Schowrer & Son (25) .....	179.61
125TH ST, 412-4 E; Jno Marcate—Reuben W Ross & Jas T Moxley (18) ..	120.50
204TH ST, 428-38 W; Standard Damp Proofing & Roofing Co—Orosant Constn Co (20) .....	125.00
AMSTERDAM AV, 206-S; Frank E Wise & Son Inc—Bessie T & Frank R Houghton, Kodak Theatre Inc, Manfred Barber, Theo P Reple & Carlo Marino (22) .....	145.08
7TH AV, 2303; Empire Architectural Iron Works—Wm Whitehead & Fredk Aldhous & Co (24) .....	130.00
SEPT. 4.	
4TH ST, 31-5 E; Saml Popik—Anna M Grossman, admr, & Gennaro Ragozini (25) .....	138.50
15TH ST, 515 E; Nathan Libershoff—Mrs Krause & Moses Schillerman (28) ..	65.00
204TH W, ss, 180 e 10 av, 150x99.11; Muglers Iron Works—Cresant Constn Co (26) .....	2,852.50
BROADWAY, 2708; Feldman & Rosenfeld—Henry Lowenthal & Windsor Constn Co Inc (29) .....	415.00
5TH AV, sec 33d, 24.5x70; Sterling Ceiling Lathing Co—Estate Harrison Gray Dyar, Jno M Meritin & J R DeGrattrassi (27) .....	61.00
Bronx.	
AUG. 28.	
GLEASON AV, 2160; Cornelius A Kensler—Blanche M Belmont (36) ..	230.00
AUG. 29.	
WASHINGTON AV, 1562-4; Patk Costello—Margt E Kirchner & Jas Delaney (37) .....	10.00
WASHINGTON AV, 1562-4; Jas C Bennett—Margt E Kirchner & Jas Delaney (38) .....	
22.00	
AUG. 31.	
No Mechanics Liens filed this day.	
SEPT. 1.	
No Mechanics Liens filed this day.	
SEPT. 2.	
BATHGATE AV, 1662; City Kalamein Co, Inc—Bathgate Realty Corpn; Louis Greenberg, Louis Altschuler, Louis Wiener (1) .....	119.00
SEPT. 3.	
223D ST, 681-83 E; Domenico Toscano—Arthur A Austin & Guiseppie Mascia (3) .....	210.00
BEAUMONT AV, 2345; Herman Schrank—Filomena Salvatore & Alfd Sanna (2) .....	166.80
Brooklyn.	
AUG. 27.	
LAWRENCE ST, 108-10; J Farber—Jas McEnery .....	348.50
POWELL ST, es, 150 s Livonia av, 100x 100; Parshelsky Bros—Powell-River Co & Saml Scherusky .....	1,700.00
PROSPECT PL, 317; Weinberg Bros—Abr Marks & Max M Bernstein .....	50.00
RODNEY ST, nws, 100 ne S 3d, —x—; Kroll Bros—Ridgewood Realty Associates .....	100.00
SAME PROP; Cohn Cut Stone Co—same .....	400.00
SAME PROP; Realty Supply Corpn—same .....	214.83
BAY RIDGE AV, 18-24; J A Driscoll—Montrose Bldg Co .....	840.00
HEGEMAN AV, swc Watkins, 80x95; Klein Material Co—Abr Sagalowitz & Abe Kabakow .....	132.25
AUG. 28.	
BARRETT ST, es, 100 s Sutter av, 100x100; Eddy Glickman Bldg & Impt Co—A D Constn Co .....	640.00
ESSEX ST, es, 171.2 s Atlantic av, 75 x100; also SHEPHERD AV, ws, 205.8 s Atlantic av, —x—; Albt Blechners' Sons—Chas E McDonald & McDermott & Hanigan, Inc .....	153.00
ATLANTIC AV, 2125-7; Chestnut Ridge White Brick Co—Teresa S Bonagura, Rocco Faruolo, Filomena Frauolo & Salvatore Bonagura .....	137.50
N PORTLAND AV, nwc Auburn pl, 200 x175; Edw Cahill—City of N Y & Janofsky & Zuckerman .....	144.00
AUG. 29.	
POWELL ST, nwc Pitkin av, 50x100; Thorn Hold Fast Metal Bar Co—Brein Amusement Co .....	230.00
N 6TH ST, 100; B Weinstein—Swift & Co & Adolph Goldstein .....	550.00
MILLER AV, 433; B Weinstein—Harry Rubin Bldg Co & Chester Iron Wks. ..	186.94
PARKSIDE AV, 127; E T Burrowes Co —International Distributing Co .....	275.00

AUG. 31.	
PARK PL, 1778-80; Florence Martel Co—The Parkling .....	300.00
61ST ST, sec 3d, —x—; H P Duffy Co —Herman Nacher .....	2,438.01
AV U, 105; G Devisi—Frank Clifone ..	41.00
ATLANTIC AV, ss, 80 e Eastern pkway, —x—; Chestnut Ridge White Brick Co—Rosina Bonagura & Salvatore Bonagura .....	137.50
FRANKLIN AV, 119; I Schwartz—Christina Donzilo & Robt Donzilo .....	130.00
RIVERDALE AV, nwc Stone av, 100x 95; H Cherron—Benj Baltovsky .....	2,300.00

JANSEN'S  
Window  
and Office  
Cleaning Co.  
38-44 SULLIVAN STREET  
Telephone Spring 878  
Help (Men or Women) can be engaged on any work in our line by the hour, day or week. Residential window and house cleaning. Floor waxing, polishing and staining. Expert vacuum cleaners.  
Murray Hill  
Window Cleaning  
Company  
331 Madison Ave.  
TELEPHONES  
Murray Hill 1962 Spring 878  
Henry Jansen Mrs. A. Voshage

# In the "House That Jack Built"

there were no GAS PIPES—they were not needed! But in this greatest manufacturing and commercial community in the world both GAS PIPES and the inexhaustible supply of clean, trouble-saving and economical fuel that flows through them are a **vital need** to every efficient building, large or small.

Gas is a universal fuel! The variety of its uses is without limit! It is especially adapted to WORK in such a city as New York, where floor space is always at a premium and where scores of important industries are frequently tucked away on the floors of a single loft structure.

The New York building owner never knows when a prospective tenant will insist on having proper GAS facilities for his needs **before he will sign a lease.**

The wise builder puts in GAS PIPES **when he builds!** If he doesn't he may have to tear out walls and pull up floors to put them in afterwards.

Procrastination in installing GAS PIPES means **waste!** And it **never pays to be wasteful!**

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"The Right Way is the Gas Way"

Consolidated Gas Company of New York  
GEO. B. CORTELYOU, President



Mechanics' Liens, Brooklyn, Continued.

SEPT. 1.	GARNET ST, ns, 67.2 w Hamilton av, —x—; Jos Rosenthal—Della & Michl McGuinness. ....	110.00
HINSDALE ST, es, 200 s Dumont av, 50 x100; Bushwick House Wrecking Co —Willmont Realty Corpn.....		37.80
MORRELL ST, 40; Barney Zinuk—Chevra Rabbeni Chaim Hagar, Solomon Reich & Jacob Hirschliefer....		1,900.00
POWELL ST, es, 100 s Newport av, 60x 100; Square Lumber Co—Isaac Goncharick. ....		394.10
STERLING PL, ns, 177 w Saratoga av, 120x100; E Jackson—Commonwealth Impt Co & Jos Popkin.....		70.00
UNION ST, ns, 189 w Nostrand av, 200x58; F D Creamer Co—Adolph Levin.....		1,228.29
UNION ST, ns, 189 w Nostrand av, 200x 100; Square Lumber Co—Adolph Levin & Adolph Realty Co..		401.14
E 25TH ST, es, 175 n Av M, 40x100; S McGrayne—G W Gregory.....		26.00
W 32D ST, ws, 340 s Mermaid av, 20x 118.10; D A Ziccardy Trim Co—Michl D & Margt C Gilmartin & Oreste Pachi.....		348.80
ST MARKS AV, ss, 350 e Underhill av, 25x100; Chas Sturrock—Jno Generosa & Michl Penna.....		270.00
SEPT. 2.	66TH ST, 1334; Calendo & Cordi—Guisepp Russo & Co & Stefano Russo....	1,300.00
TROY AV, 159; Atlas Steel Column Co —Nass & Bey & White Iron Wks.....		55.00
4TH AV, swc 41st, —x—; S Millman & Sons—Wayfourth Constn Co & Antonio Bonahura.....		475.00

SATISFIED MECHANICS' LIENS.

First name is that of the Lienor, the second that of the Owner or Lessees, and the third that of Contractor or Sub-Contractor.

Manhattan.

AUG. 29.	98TH ST, ss, 215 w 1 av; Louis Belzer Nathan Schwartz et al; Aug25'14..	428.10
AUG. 31.	SCAMMEL ST, 59, & Water, 630; Morris Spergel—Maria S Bitondi et al; Apr8'14.....	123.00
29TH ST, ns, 260 w Lexington av; Parselsky Bros Inc—29th St Constn Co et al; Feb11'13.....		800.00
98TH ST, 315-7 W; Alex Bryant Co—Minnie C Frank Realty Co et al; Apr7'14.....		315.00
SEPT. 1.	SEPT. 1.	
45TH ST, 156 W; Chas Koster—May I Eisfeldt; Mar7'14.....		924.75
45TH ST, 121 W; Phillip Lenges—Jno Doe et al; Mar26'14.....		1,540.00
BROADWAY, sec 81st; Wm Koch—Wm Walter et al; Aug13'14.....		117.10
7TH AV, 2363; Jos P Skelly—Robt Blackburn et al; July22'14.....		207.00
SEPT. 2.	5TH ST, 220 E, Eichenbaum Bros—Jos Wallman et al; Aug13'12.....	156.75
42D ST, 217 W; Jos Hamerman—Sperry & Hutchinson Co et al; Apr 16'14.....		538.00
1ST AV, 101; Isaac Glassman—Michl Sussman et al; June4'14.....		217.00
SEPT. 3.	BROADWAY, sec 81st; Gross & Herman Inc—Wm Walter et al; Sept1'14	682.50
BROADWAY, nwc 47th; Gimbel Bros—Amusement Restaurant Co et al; Aug 14'14.....		5,500.00
BROADWAY, 2248-58; Tolkow & Co—Wm I Walter et al; Aug26'14.....		817.00
SEPT. 4.	88TH ST, 2 W; Sam Malatzky—Louis Stern et al; Nov22'13.....	99.54
BROADWAY, sec 81st; U T Hungerford Brass & Copper Co—Wm I Walter et al; Sept2'14.....		1,619.20
MADISON AV, 1225; Sam Malatzky—Nathan Hirsch et al; Nov22'13.....		32.60

Bronx.

AUG. 28.	No Satisfied Mechanics Liens filed this day.	
AUG. 29.	No Satisfied Mechanics Liens filed this day.	
AUG. 31.	HUGHES AV, es, 175 n 183d, 25x100; Abr Pierce et al—Chas A Corby et al; Jan2'14.....	300.00
SAME PROP; Guisepee Mungo—Nicola Tedeshi et al; Feb4'14.....		60.00
HUGHES AV, 2310; Chas Shapiro—same; Feb17'14.....		70.00
SAME PROP; Globe Sash & Door Co—same; Feb21'14.....		370.00
SAME PROP; Jas Hogan—same; Feb 24'14.....		35.00
SAME PROP; Benj Goldstein—same; July16'14.....		400.00
SAME PROP; Beny Kibrick—Chas A Corby; Mar26'14.....		28.00
SEPT. 1.	HOFFMAN ST, 2438 (**), Ludwig Larsen—Antonio Cimillo et al; July2'13.	30.00
KINGSBRIDGE RD (**), ss, bet Webb & Sedgwick avs; Sargent & Co—Roman Catholic Orphan Asylum et al; July3'13.....		625.00
TEE TAW AV (**), nws, section 11, 24th Ward; W L Fleischer & Co Inc—Roman Catholic Orphan Asylum et al; May28'13.....		1,592.00
WEBB AV (**), ws, 750 s Kingsbridge rd; Hajek Bros & Co Inc—same; July 8'13.....		953.00

SAME PROP; Albin Anderson— same; July8'13. ....	375.27
<b>SEPT. 2.</b>	
No Satisfied Mechanics' Liens filed this day.	
<b>SEPT. 3.</b>	
ARTHUR AV, ws, 25 n 187th, 50x106; Antonio Carella—Pasqualira Sessa et al; Aug3'14 .....	275.00
**Recorded in N. Y. County.	

Brooklyn.

AUG. 27.	EMMONS AV, 3154; J P Duffy Co—Gallate & Vannani; & Pierson Carroll & Gabler Constn Co; Aug13'14.....	816.65
AUG. 28.	CARROLL ST, ss, 20 e Albany av, —x —; Ludowici & Celadon Co—Heights Bldg Co; Aug6'14.....	175.00
SUMNER AV, nec Quincy, —x—; Stehlin & Miller & Henes Co—Sumner Quincy Amusement Co; July2'14....		70.40
AUG. 29.	39TH ST, ns, 340 e 12 av, 40x95.2; Gowanus Wrecking Co—G C Bldg Corpn; Aug26'14.....	381.41
AUG. 31.	No Satisfied Mechanics' Liens filed this day.	
SEPT. 1.	No Satisfied Mechanics' Liens filed this day.	
SEPT. 2.	LIVONIA AV, nec Barbey, 20x40; Realty Supply Corpn—Wm Harker; Apr30'14 (release from lien).....	307.80
SAME PROP; Chas Ferraro—same; Apr17'14 (release from lien).....		1,545.00
SAME PROP; Graff Furnace Co—same; May2'14 (release from lien).....		425.00
MANHATTAN AV, 644; S Rosner & ano —Eliz Gilmartin & Louis Warady; July16'14.....		100.00
SNEDIKER AV, 242; Square Lumber Co—Yetta, Jos & Harris Bilowitz; Aug12'14.....		99.68

- 1Discharged by deposit.
- 2Discharged by bond.
- 3Discharged by order of Court.

ATTACHMENTS.

The first name is that of the Debtor, the second that of the Creditor.

Manhattan.

AUG. 27.	No Attachments filed this day.	
AUG. 28.	FERNANDEZ, Joe; Eladis J Gancedo; \$1.-083.55; P Allen.	
MACKINTOSH, Wm M; Frank D Wynn; \$5.-000; Pace & Stimpson.		
PANNACI, Veronica; Edw F Cronin; \$1,743; F C Affeld, Jr.		
MARATHON MOTOR WORKS; Times Square Automobile Co; \$15,000; J S Epstein.		
INTERNATIONAL FLYING CO, Inc; New Yorker Staats Zeitung; \$491.50; C A Oberweger.		
AUG. 29.	No Attachments filed this day.	
AUG. 31.	CARROLL, Edw J; Alice V Carroll; \$974; O'Gorman, Battle & Vandiver.	
L WERTHEIM COAL & COKE CO; Newman C Callow; \$5,193.43; L H Rowe.		
SEPT. 1.	DANISH REINSURANCE CO, Ltd; Wm B Sinclair; \$1,005.39; W O Badgar, Jr.	
SAVOY FIRE & MARINE INS CO; same; \$3.-448.27; same.		
RUSSIAN TRANSPORT & INSURANCE CO; same, \$4,222.38; same.		
SEPT. 2.	KELTNER, Walter; Stokes & Smith Co; \$7.-140; L H Wood.	

CHattel MORTGAGES. AFFECTING REAL ESTATE.

Manhattan.

AUG. 28, 29, 31, SEPT. 1, 2, 3.		
Flygare, C. G. Broadway, sec 156th.. Wm J Olvany. Radiator.....		375.00
Giorgio, Albino, 2d av, 486..Giovanni Lordi. Barber Fixtures.....		180.00
Irvine Realty Co. Burnside av, nec 187..A B See Electric Elevator Co. Elevator.....(R)		612.50
Rouss, Chas Broadway. Mercer st, 121-3..Tippett & Wood. Tanks, &c.....		725.00
Savoy Plumbing Co. Broadway, 1441-9..Rumsey Pump & Machine Co. Pump, &c.....		256.00

Bronx.

AUG. 28, 29, 31, SEPT. 1, 2 & 3.		
Farrell, Edw J & J S Cully Co. Tiffany st, ws, 250 s 167th..Colonial Mantel & Refrigerators.....		200.00

Same. Same prop..same.....	370.00
Gifford Bldg Co, Inc. Lyman pl, ws, 192 n 169th, —x—;..B Kaplan. Refrigerators.....	3,325.00
Geo J Graham Constn Co. Hunt Point av, sec Seneca av, —x—..New Century Gas & Electric Fixture Co. Fixtures.....	1,000.00
Irvine Realty Co. Burnside av, nec 178th, —x—..A B See Electric Elevator Co. Elevators.....	612.50
Staib-Abenschehn Co. 500-8 E 134th st ..Tippett & Wood. Sprinkler tank equipment.....	2,050.00

Brooklyn.

AUG. 27, 28, 29, 31, SEPT. 1, 2.		
Donin Plumbing Contracting Co. St Marks av nr Kensington av..Louis Greenberg. Bath Tubs, &c.....		2,300.00
L C Inc. Sheepshead Bay rd, nr Voorhies av..Voletsky & Jarcho, Inc. Bath Tubs, &c.....		1,217.00
Nechamk, D & Co. E 23d st, nr Av D..Louis Greenberg. Bath Tubs, &c.		686.00
Ridgewood Realty Associates. Grand st extension, c Rodney..Wm F King. Dumbwaiter.....		30.00
Tower Constn Co, 1 Madison av, N Y. 144-6 S Oxford st..Gurney Elev Co. Elevators.....		600.00

BUILDING LOAN CONTRACTS.

The first name is that of the Lender, the second that of the Borrower.

Manhattan.

SEPT. 4.	38TH ST, 344-8 W; Franklin Saygs Bank in the City of N Y loans Geo Kern to erect a 12-sty store & lofts; 3 payments.....	150,000.00
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ORDERS.

Brooklyn.

AUG. 28.	E 26TH ST, ws, 362.6 n Av N, 37.6x 100; Otto Nelson on Lewis F Wood to pay Fredk W Starr.....	18.85
AUG. 29.	E 39TH ST, es, 400 s Linden av, —x —; Jos Grisler on Title Guar & Trust Co to pay Empire City Lumber Co.....	300.00
SAME PROP; same on same to pay Zeldin & Fredman.....		150.00
AUG. 31.	E 7TH ST, ws, 260 n Av M, 40x100; Clifton Bldg Corp on Home Title Ins Co to pay Colonial Lumber Corpn.....	629.00
OCEAN PKWAY, es, 260 n Av M, 40x 150; Clifton Bldg Corpn on Home Title Ins Co to pay Colonial Lumber Co.....		608.00

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION. 157 East 67th Street. ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

- A--Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
- B-- " Fire Escape.
- C-- " Fireproofing and Structural Alteration.
- D-- " Fire Alarm and Electrical Installation.
- E-- " Obstruction of Exit.
- F-- " Exit and Exit Sign.
- G-- " Fireproof Receptacles and Rubbish.
- H-- " No Smoking.
- I-- " Diagrams on Program and Miscellaneous.
- J-- " Discontinue use of premises.
- K-- " Volatile, Inflammable Oil and Explosive.
- L-- " Certificates and Miscellaneous.
- M-- " Dangerous condition of heating or power plant.
- O-- " Discontinue use of Oil Lamps.
- DR-- " Fire Drills
- SS-- " Standpipes and Sprinklers.

Week ending August 29.

MANHATTAN ORDERS SERVED.

Named Streets.

Barclay st, 65—Columbia College.....	SS
Barclay st, 125—Serena Rhinelander.....	C
Baxter st, 9-13—Frank E Zimmerman.....	D
Baxter st, 9-13—Manhattan Perfected Ventilator Co.....	D



Baxter st, 9-13—Kolar Bros.....D  
 Baxter st, 9-13—Holgan Bros.....D  
 Baxter st, 9-13—Louis Hayne.....D  
 Baxter st, 9-13—John Franz.....D  
 Baxter st, 9-13—Stern & Mendel.....D  
 Beekman st, 14—Alice E Sussdorf.....C  
 Birmingham st, 6-8—Rebelle Holding Co.....C  
 Canal st, 380-4—Simon Rawister.....C  
 Chambers st, 96—Kirtland Bros Co.....A  
 Cliff st, 97-99—Geo Taylor Brass & Bronze Works, Inc.....A-C  
 Clinton st, 102—David Amsel.....C  
 Clinton st, 102—Joseph Burdick.....C  
 Clinton st, 133—Louis Bregman.....C  
 Duane st, 72-74—Sarah M Belden.....C  
 Duane st, 72-74—Andrews & Lewerth.....C  
 Duane st, 72-74—Otto Kuster, Inc.....C  
 Duane st, 72-74—Louis Fink.....A-C  
 Duane st, 72-74—Mathew E Smith.....A-C  
 East Broadway, 5—Samuel Daniels.....C  
 East Broadway, 197-9—Educational Alliance, Samuel Greenbaum.....D  
 East Houston st, 40—Fanny Joseph Estate.....C  
 East Houston st, 97-103—Mt Aetna Rlty Co.....SS  
 East Houston st, 111-17—Max D Steuer et al.....SS  
 Elizabeth st, 49-51—Realty Co, Inc.....D  
 Elizabeth st, 49-51—New York Fixture Co.....D  
 Elizabeth st, 49-51—Grand Union Folding Box Co.....D  
 Elizabeth st, 49-51—J Williams, N Y Edison Co.....D  
 Franklin st, 54-56—W R Addicks, Con Gas Co.C  
 Franklin st, 54-56—Groyrock Land Co.....C  
 Hudson st, 117-19—John Castree Est.....C  
 Moore st, 34—Rudolph C Blanke.....B  
 Pine st, 27-29—Pine Street Co.....SS  
 Rivington st, 221—H Blazer.....K  
 St Marks pl, 14—Fanny Hershson.....C  
 Spring st, 207—Steve Serano.....A-H  
 Stanton st, 68-70—Mendel I Weisman.....C  
 Stone st, 31-35—Adams Land Bldg Co.....A  
 University pl, 18—Joseph Weisman.....C  
 University pl, 21-7—Levine Bros.....C  
 University pl, 21-7—Isaac Rabinoff.....C  
 University pl, 21-7—Rosenzweig Bros.....C  
 University pl, 21-7—Alter Shapiro.....C  
 Washington Sq W, 35—Frederick D Fricke.C-E  
 Washington st, 283—John N Hickok.....A-H  
 Washington st, 373—Clara Rosenstein.....C  
 Water st, 86-88—Leon Cohen.....E-J  
 Water st, 243—Estate Catherine S Morrell.....B  
 Water st, 518—Jacob Greenberg.....C  
 Water st, 518—Elkins & Greenberg.....C  
 Water st, 518—Isaac Appleman.....C  
 Water st, 519—Max Liberwitz.....C  
 West st, 408-10—Georgia Pine Turpentine Co of N Y.....A-H-C  
 White st, 20—Herman Bainberger.....C  
 White st, 20—Isabella Mandel et al.....C  
 White st, 20—Erskine Beveridge Co.....C  
 Wooster st, 195—Building & Engineering Co, Inc.....C  
 Wooster st, 195—Abramowitz & Schwartz.....C

## Numbered Streets.

2d st, 30—Samuel G Levy.....C-L  
 4th st, 15-19 W—N Y Life Ins & Trust Co.....SS  
 8th st, 31 W—Hyman Stern.....C  
 8th st, 31 W—Israel Tisch.....C  
 11th st, 111 E—Seraphino Masciarelli.....C-I  
 11th st, 111 E—Hymen Karchamsky.....C-I  
 11th st, 111 E—Louis Corin.....C-I  
 12th st, 10-14 E—Benj S Moss & Co.....C  
 13th st, 8-10 W—Harding Photo-Engraving Co.....A  
 21st st, 508 W—General Theological Seminary of the Protestant Episcopal Church, U S.A.-H  
 24th st, 406 W—Commons Bros.....C  
 24th st, 425-35 E—J J Little & Ives Co.....C  
 25th st, 127-31 W—Chas S Leavy.....C  
 25th st, 127-31 W—Hudson Mortgage Co.....A-C  
 25th st, 127-31 W—Lewis Leopold Skirt Co.....C  
 25th st, 127-31 W—Royal Coat Co.....C  
 25th st, 127-31 W—Edward Ballow Co.....A-C  
 25th st, 121-31 W—Ph Herzog Sons.....A-G  
 25th st, 127-31 W—Fox, Lederer et al.....A-G  
 25th st, 165 W—Emma E Horn et al.....C  
 27th st, 48 W—Century Holding Co.....C  
 28th st, 225-7 W—N Y Woven Wire Mattress Co.....G-A  
 30th st, 258 W—Benton Holladay Co.....A  
 34th st, 134 W—Clara Mays.....C  
 37th st, 241-45 W—Clarence S Nathan.....H  
 38th st, 28-30 W—Julius Klugman.....L  
 40th st, 416 W—J Steigerwald Est.....H-A  
 43d st, 217 E—American Express.....C-H  
 44th st, 123-9 W—William Rankin.....D-C  
 47th st, 245 W—George Bickelhaupt.....C  
 47th st, 322-328 E—Central Delivery.....D  
 52d st, 549-51 W—Wahle, Phillips Co.....H-A-C  
 55th st, 78 W—Henry J Braker Est.....C  
 56th st, 155 W—Harman Yount Co.....A-G-C  
 59th st, 303-7 W—Ohio Distributors.....H-A  
 59th st, 317-19 W—Auto Owners Sale Co.....A-H-G-C-K-O  
 61st st, 16-24 W—J A Rietmann Co.....A-G-C-O  
 68th st, 151 W—Empire Polishing & Metal Co.....H-A-G  
 70th st, 344 W—Charles Thorley.....H-K-D  
 73d st, 182 E—Premier Garage Co.....C-SS-G  
 74th st, 103 E—Oliver G Jennings.....C  
 80th st, 218-20 E—Fleischmann Vehicle Co.A-H  
 82d st, 517 W—Cedarhurst Motor Livery Co.A-H  
 82d st, 406 E—Guberman Bros.....K  
 91st st, 210 E—Jacob Ruppert.....H-SS-L-I  
 104th st, 57 E—Philip Laznicki.....K  
 108th st, 234-36 W—Manchester Garage.....H-A-G-C-L  
 110th st, 145-51 W—Anton Lang.....H-G-D  
 110th st, 8th & Manhattan avs—Interborough Rapid Transit Co.....K  
 125th st, 27 W—Alpheus Coe.....K  
 131st st, 647 W—Harry Johnson.....H-A-G

## Named Avenues.

Broadway, 447—Chas Drew & Harry Lipke.....D  
 Broadway, 447—Moses Gardner.....D  
 Broadway, 472—Mutual R E Co.....C  
 Broadway, 580-90—Jacob Kaplan.....O  
 Broadway, 580-90—Ferdinand Jacobson.....C  
 Broadway, 580-90—Henry Weil.....C  
 Broadway, 580-90—Henry Gluckin.....C  
 Broadway, 580-90—Joseph Marcus.....C  
 Broadway, 580-90—Max Scott.....K-C  
 Broadway, 580-90—Gabriel Baum & H J Simonds.....D  
 Broadway, 580-90—Rubin Stavin & Wm Min-kin.....C-K  
 Broadway, 580-90—Herman Schwarz.....C-K

Broadway, 580-90—Isaac Sonneborn.....C  
 Broadway, 580-90—Philip Ebstein & David Levy.....C  
 Broadway, 580-90—Benj Aptheker.....C  
 Broadway, 580-90—Herman Sterns.....D-C  
 Broadway, 580-90—Theresa Weil et al.....D-C  
 Broadway & 195th st—Herbert Oil Co.....L  
 Madison av, 1666—Cyrille Curran.....C  
 Madison av, 1666—Joseph Brawn.....C-E  
 St Nicholas av, 1400—Riker & Hegeman Co.A  
 St Nicholas av, 1419—Wm E Riker & Son.....A  
 West Broadway, 395—West Side Carpenter Co.....C  
 West Broadway, 397—Benj Weisblatt.....C

## Numbered Avenues.

3d av, 2166—Benned Chaikovsky.....K  
 4th av, 65-9—Albert L Dow et al.....D  
 5th av, 78—Giles Kleinberger.....C  
 6th av, 163—Saballo Sordillo.....C  
 6th av, 950—J C Lewis.....H-A-G  
 7th av, 79-89—Street & Smith.....G-A-O  
 8th av, 635-7—Newark Shoe Store.....D  
 8th av, 635-7—Irving Hat Store.....D

## BRONX ORDERS SERVED.

## Named Streets.

Augusta pl, 1118—Louis Bousha.....A-G-H

## Numbered Streets.

141st st & Walnut av—Payson Varnish Co.....A-C-G-K  
 160th st & Sheridan av—The Pullman Co.....A

## Named Avenues.

Bathgate av, 2156—John Arena.....O-H-A-D  
 Concord av & 142d st—Ward Baking Co.....D-L  
 Walnut av & 139th st—Central Union Gas.....A-H

## BROOKLYN ORDERS SERVED.

## Named Streets.

Adams st, 349—West End Gas Fixture Co.G-A  
 Carroll st, 1209—R Terwilliger.....H-A-G-C  
 Chestnut st, 229-83—The Columbia Machine Works.....A-C  
 Columbia st, 243—Jos Maresca.....H-A-G-F  
 Conover st, 243-45—Holzapfels American Composition Co.....C  
 Cornelia st, 378-80—Apostolic Church.....A  
 Cortlandt st, 2881—Wm Johnson.....A-G  
 Cumberland st, 266—Church Louis Lins.....C  
 Delevan st, 22—W H Fales & Co.....A  
 Delevan st, 35—Hugo Heuman.....A  
 Eldert's la, 90-92—F C Meyer.....H-O  
 Eldert's la, 442—E Minkner.....A-G  
 Eldert's la, 446—W R Prouty.....G-A  
 Eldert's la, 452—G A C Pauch.....G-A  
 Enfield st, 83—Paul Newman.....H-A-G  
 Floyd st, 133-43—John Skar.....C  
 Ft Greene pl, 87—Thos Sandry.....H-A-G  
 Frost st, 49—M Marrello.....A-H  
 Fulton st, 28-44—Eagle Storage & Warehouse Co.....I  
 Fulton st, 2731—Leonard Leese.....A  
 Garden pl, 56—R G Haddad.....H-A-G  
 Gatlin pl, nr 86th st—M D Kaydoul.....H-A-G  
 Grand st, 61—Est Thos W Kiley.....C  
 Grove st, 10—H C Hanken.....A-H  
 Hart st, 827—Walter & Hershkovitz.....D  
 Havemeyer st, 197—Chas Haggerty.....A  
 Hawthorne st, 345—G H Emrich.....A  
 Henry st, 338—L I College Hospital.....I  
 Hicks st, 554—V Scott & Bros.....A  
 Hopkins st, 215—Max Tugendhaft.....D  
 Humboldt st, 772-84—Improved Rubber Products Co.....C  
 Huron st, 253-55—Lincoln Dye Wks.....A-H  
 India Wharf, 18—India Wharf Brewing Co.G  
 Jefferson st, 366-80—Saml Ratkin & Son.....C  
 Leonard st, 387-89—Einstein Mfg Co.....M  
 Leonard st, 715-19—St Anthony's Parish Hall.A  
 Linwood st, 324 E—E Palmieri.....A-G  
 Lorimer st, 451-57—John Teague.....H-G-F  
 Maspeth st, 56—John Paul.....A  
 Oakland st, 73—Miss Jessie H Miller.....C  
 Pacific st, 229—Edwin Bahya.....C  
 Pacific st, 229—Colonial Embroidery Works.A  
 Raymond st, n e c DeKalb av—Bklyn Hos-pital.....I  
 Richardson st, 32—Antonio Langone.....H-I  
 Rodney st, 26—Geo F Simpson.....G  
 Rodney st, 400—Congregation Ancey of Wil-liamsburgh.....A  
 Rodney st, 400—Arthur Roth.....C  
 Sackman st, 556—Harry Strauss.....C  
 Sanford st, 42-46—Craig Foundry Co.....M  
 Sanford st, 149-53—Nowacke & Loesser Co.C  
 Steeplechase Pk—Atlantic Amusement Co.K-A-C  
 Steuben st, 211—Albert Barton.....H-A  
 Tiffany pl, 31-45—Herman Behr & Co.....C  
 Tiffany pl, 47-55—Wm A Middleton.....C  
 Van Brunt st, 186—New York Dock Co.....C  
 Wallabout st, 50-72—Henry Bieg.....C  
 West st, 119-25—S Weisglass & Co.....C  
 Willoughby st, 81—N Y Telephone Co.....A

## Numbered Streets.

4th st, 331—J G Cress.....H  
 4th st, 1434 E—G W Gregory.....H-A-G  
 4th st, n e c Av C—Prospect Park Baptist Church.....C-A  
 9th st, 23-35—Arthur S Hoyt.....C  
 9th st, 100-10—Thos H Roulston.....I  
 9th st, 345-45A—The Y M H A.....C  
 9th st, 376—Wm A Middleton.....C  
 9th st, 434—Theodore C Boeman.....C  
 13th st, s w c Av G—Wills Memorial Presby Church.....C-A  
 14th st, 1058 E—J C Wasserbach.....H-A-G  
 15th st, 829 E—George H Ames.....C  
 20th st, 275-77—Samuel Jurow Co.....C  
 23d st, e s, E, bet Newkirk & Foster avs—Flatbush Presby Church.....A  
 47th st, 268—O S Richards, Inc.....H-A  
 47th st, 315—Eben-Eser Mission.....A  
 48th st, 1360—E I Berman.....H-A-G  
 54th st, 812—W J Le Bret.....A-H-G  
 59th st, 200 ft w 11th av—Swedish Lutheran Zion Church.....A  
 84th st, 1841—J R Van Brunt.....K

## Named Avenues.

Arlington av, 260—David Heyman.....O  
 Arlington av, 264-66—Arlington Av Presby Church.....A  
 Arlington av, 349-55—Daniel W Ikeler.....C

Arlington av, n e c Schenck av—Trinity Episcopal Church.....A  
 Atlantic av, 300—Christian Harr.....A  
 Atlantic av, 1272—C E Dingind.....A-G  
 Atlantic av, 1577—Wm Buchanan.....H-G  
 Beverly rd, 1304—E O Houghton.....A-G  
 Blake av, 327-9—David Levin.....M  
 Blake av, 327-9—Samuel Hodes.....M  
 Blake av, 375—Modern Cloak Co.....G-M  
 Blake av, 375—H Levine & D Robowitz.....G-M  
 Blake av, 375—J Cohen & D Blumenthal.....G  
 Blake av, 375—H Motles & A Wexler.....G-M  
 Blake av, 375—Isaac Finkelstein.....G  
 Blake av, 375—East N Y Knee Pants Co..G-M  
 Blake av, 375—Annie Osbreich & Etta Rosen-zyveig.....G  
 Blake av, 375—Hyman Engelman.....G-M  
 Blake av, 375—Harry Belford & Myer Geiss.G-M  
 Broadway, 71—Joseph Redmond.....G  
 Broadway, 240-44—Broadway Fixture Co.....C  
 Claremont av, 460—Alex Campbell Co.....C  
 Classon av, 110-16—Pasqual Costarino.....A-H  
 Classon av, 626—Ida Michael.....O-A-G-H  
 Coney Island av, 792-4—Oscar Miller.....L  
 Coney Island av, 2081—H Wilberg.....A  
 DeKalb av, 78—Edison Elec Illuminating Co.A-G

DeKalb av, 917—Mollie Klappholz.....D  
 DeKalb av, 1002—B Baronoff.....G-A  
 Flatbush av, 204—B F Maxwell.....H  
 Fleeman av, 1121—Wallabout Hay & Grain Co.....A-H  
 Flushing av, 470-84—Samuel Greenstein.....C  
 Flushing av, 664—Jacob Goldstein.....C  
 Franklin av, 928-62—Interborough Brewing Co.....C  
 Glenmore av, 18—Isaac Rudneck.....C  
 Glenmore av, 18—Morris D Goldstein.....C  
 Glenmore av, 18—Gutterman Bros.....C  
 Graham av, 193—S Klausner & Son.....H-A  
 Greene av, 1017-25—Dingwell Bros.....O-H-A-G  
 Greenpoint av, 342-44—J F Kelly.....K-C  
 Hudson av, 252-68—Aaron Levy & Co.....C  
 Kent av, 635-37—Geo F Simpson.....C  
 Kingston av, 275—G C Owens, M D.....H-A-D  
 Manhattan av, 955-57—Hebrew Educational Alliance Society.....A  
 Nostrand av, s w c Newkirk av—St Jerome's R C Church.....A  
 Ocean av, e s, 100 s Av I—Ocean Av Congre-gational Church.....A  
 Ocean av, e s, bet Foster av & Av F—Our Lady of Refuge R C Church.....A  
 Ocean av, e s, bet Foster av & Av F—Church of the Nativity, P E.....A  
 Ocean pkway, w s, n of Park pl—Paul Schmidt.....C  
 Rockaway av, 503-5—Harry Saur.....C-G  
 Rockaway av, 503-5—Eklyn Union Gas Co..C-G  
 Rockaway av, 503-5—Joseph Halpern.....G  
 Rockaway av, 503-5—Abraham Meltzer.....A  
 Rockaway av, 503-5—R Chavkin & Sons.....G  
 Rockaway av, 503-5—Hellman & Greenbaum.C-G  
 Surf av, ft W 29th st—A Stercke.....H-A  
 Thatford av, 183-85—Jacob Napolsky.....C  
 Throop av, 378-88—Freedman Skirt Co.....C  
 Throop av, 378-88—Isaac Levine.....G  
 Van Sinderin av, 469-83—Colonial Mantel & Refrigerating Co.....C  
 Wythe av, 782-86—Franklin Paper Box Co.....C

## Numbered Avenues.

5th av, 22—Wm Meyer.....C  
 5th av, 280-88—Empire State Dairy Co.....A  
 14th av, 4317—Realty Trust Co.....C  
 16th av, s e c 71st st—N Y Telephone Co.....I

## QUEENS ORDERS SERVED.

## Named Streets.

Academy st, 654 (L I City)—John Doorsky.....A-H-G  
 Centre st, 320 (Evergreen)—Wm Wagner.A-H  
 Columbia pl, bet Juniper & Hamilton avs—M E Church.....A  
 Elm st, 505 (Richmond Hill)—L H Moss.....H-G  
 Fife st, 15 (Forest Hills)—H T Warren.H-A-G  
 Fulton st, 332 (Jamaica)—Joseph Ryan.H-A-D  
 Hallet st, 63 (L I City)—Magliola Bros.H-A-G  
 Ithaca st, 1-3 (Elmhurst)—W M Parvin.H-A-G  
 Lafayette st, 130 s Luther pl—Barthels Mfg Co.....SS  
 Mills st, 95-103—Benj A & Geo N Williams.M  
 Stanley st, 26 (Woodhaven)—A J Ball.....H-A  
 Williams & Arctic sts—Merrill Bros.....A

## Numbered Streets.

2d st, s s, nr Broad st—Napoleon Pelletier..A  
 5th st (Bayside)—T W Lamb.....H-A-K-C  
 8th st, 175 (Elmhurst)—A E Shore.....H-G  
 43d st, 122 (Corona)—Alphonse Napoli.H-A-G  
 45th st, 18 (Corona)—Wm Mack Curry.H-A-G  
 46th st, 201 (Corona)—W H Volquartz..H-A-G

## Named Avenues.

Alexander av, 103 (Rockaway Beach)—Max Kramer.....H-A-G  
 Boulevard, 119-21—Jacob Cohen.....G  
 Boulevard, 396 (Rockaway Beach)—Wm A Rogers.....K-A  
 Broadway, w s, 100 n Hoffman blvd—New-town Council Bldg Assn.....A  
 Carnaga av, 23 (Far Rockaway)—T J Nolan.....A-G  
 Corona av, 177 (Corona)—Herman Frank.H-A-G  
 Florence av, 8 (Edgemere)—M M Sterling.A-G  
 Greenway South, 50 (Forest Hills)—Hugh Mullen.....H-A-G  
 Jamaica av, 1112 (Jamaica)—Frank Pollenz.A-D  
 Jamaica av, 4111 (Woodlawn)—Frank Hesse.....H-A  
 Jamaica av & Academy st (L I City)—W E Stewart.....H-A-G  
 Jamaica & Sanford avs (Flushing)—St Jos-eph's Home for Girls.....C-A-F  
 Kingsland & Whitney avs—St Bartholomew's Church.....A  
 Rockaway rd, 153 (Jamaica)—Jamaica Mat-tress Co.....H-A-G

## RICHMOND ORDERS SERVED.

## Named Streets.

Prospect st, 1,000 ft s Four Corners rd (Don-gan Hills)—Richmond County Country Club.A  
 Richmond Terrace, 2910—Central Hardware Co.....G-O

## Named Avenues.

Richmond rd, 2011—Tony A Venditto....A-G-L



# BUILDING MANAGEMENT

## MANAGERS MUST BE VERSATILE

Conducted by Raymond P. Roberts, Building Manager For The American Real Estate Co.

**G**OOD building managers are neither born nor made. They are products of fortune. They cannot be apprenticed to the profession, neither is there any standard curriculum that will graduate the student with a degree entitling him to assume a \$5,000 a year office as manager of a modern skyscraper. Where then do they all come from?

The question was put to the manager of one of the prominent office buildings in the city and his answer was a shrug of the shoulders. In his own case his preparation for the office he holds was through the school of business backed up by what psychologists call a motor mind that grasped and absorbed everything it was concentrated upon, plus a college education. He had been through military discipline, knew and liked mechanics, had a little taste for law, was schooled in diplomacy in the real estate business, had been trained in the quick judgment of men through close contact with captains of industry, and finally was gifted with a personality that immediately won confidence from his associates in business.

In another case the manager was a trained mechanical engineer, a college graduate and the exponent of an ambition, formed early in life, to be a successful building manager. He has been trained in a technical and academical college for the position he now occupies. This schooling had been reinforced by a number of years of intimate experience in the management of many commercial buildings for a large real estate house. He played this experience with all the forcefulness of an ambition not yet achieved, but still coveted. He dabbled in the problem of scientific ventilation, in the theory and practice of sanitation, salesmanship, psychology, the theory of mastery and handling of men, economics, finance, law and even the technique of machinery.

### How a Salesman Made Good.

A third manager who, lacking all the technical schooling of the other two, took hold of a building that three men having years of experience as building managers could not swing, and put it into the class of successful buildings after it had proved a white elephant for twenty years. This man never saw the inside of a college or university as a student, had none of the social advantages of family, did not even have an intimate acquaintance among big business men. But he was a splendid salesman. Failure was not in his lexicon. When he heard that the man who had bought supplies from him four years had been instructed by his doctor to move west for his health, the salesman made a bid for the place and got it. His intimate friends spoke of him as a mechanical genius. He took to machinery like fire to straw. Commercial law was something he had a natural liking for. He tried his science of salesmanship on persons who had no idea of moving their place of business, but who he thought ought to. Today he has a waiting list despite the erection of new buildings whose shadow falls upon the more ancient, but none the less honorable structure near by.

The successful building manager therefore is a jack of all trades, but master of none, because successful building management does not consist of perfection in any one subject, like the law or medicine or the arts. It is practically the only instance where a smattering of theoretical knowledge fits a man for a high salaried position of responsibility.

The profession most allied to it is that of journalism, but the former is strictly commercial, while the latter is academic, and the rewards differ as a general rule accordingly.

### The Manager's Versatility.

Charged with responsibility for making a building investment representing, in many cases, sums reaching into the millions, the manager's berth is not one for a fledgling. His wings of experience must be able to meet tests from many quarters. He has got to know whether he is getting all the efficiency out of his coal that he is being charged for. He must be equipped to tell good lubricating oil from bad. He must know how to rate applicants for space in his building, for a dishonest tenant will spoil the reputation of a whole building unless the manager is alive to the contamination and handles it decisively. He must know machinery efficiency, electrical technique, economical steam service, market value of supplies and his standing in law as a landlord's agent.

His tenants will be prompt in telling him whether there is any shortcoming in any of these departments if the service falls off, but his board of directors will be far more caustic in their queries if the trial balance does not show a healthy margin of profit at the end of a year. Consequently every manager has a little system of his own for keeping down the cost of maintenance and at the same time keeping tab on the kind of service being rendered the tenants.

### Cost Accounting Systems.

One or two examples may be cited. The first is part of a system of comparative cost employed by one, a large downtown building.

Every department makes a report to the engineer who, after checking them off, turns them over to the manager. These are in printed form. Comparison is made between the current month and the one preceding and also with the corresponding month the year before. It covers the following items embracing production and distribution of power and steam and electrical data. Cost of coal burned, removal of ashes, supervision, labor, supplies, repairs and water supplies.

This is summarized and totalled. Then a computation is made for distribution, which includes plumbing, cost of elevators, cost of lighting, outside lights, motors, heating, refrigeration and other auxiliaries. This part is totalled and then a memorandum is made as a part of this distribution cost, but as a separate item, of the number of engineers employed, number of firemen, number of helpers, electricians and mechanics.

After this is summed up, the steam data is computed as follows: Number of elevator operators and mechanics, number of pounds of steam to generate current and number of pounds of steam for auxiliaries. This is totalled and then to this number of pounds of steam generated, is added the cost of steam generated and the cost of generating one pound of steam on B. T. U tests.

### The Lump System.

Finally the electrical data is noted. This includes the total KW. produced at switchboard, cost of same produced at switchboard, to which is credited so much for steam heating and the whole sheet is closed with a statement of net cost of production, cost of producing one KW. hour at switchboard, number of employees and the kilowatt hour gross cost.

The so-called lump system operates on

slightly different lines. It takes the individual department as a unit and charges against it the cost of operation on a square foot basis. The heating and lighting, for instance, is charged up against so many square feet of occupied space to be illuminated, the cleaning is figured in the same way and a percentage of occupancy, which may fluctuate from month to month, is then employed as an equalizer. The sum total of these computations gives a statement of the comparative cost of maintenance from month to month and year to year.

This system is not as accurate, however, as the individual report plan already described and is being discarded in favor of the former except in small buildings. The card index has also been employed in some buildings, but this requires a larger clerical force in the building manager's office.

In addition to this diversified knowledge the building manager has to know something about the painting, plumbing, steam, gas fitting and carpentry trades, at least insofar as to be able to know whether he is getting good work. He must know his costs down to the last cent for work and he must be able to judge just what a tenant is entitled to and when to stop.

The building manager is a creature of exclusive classification, whose chief salvation in his efforts to make good with "The Board" is to master details as a whole and yet have that rare gift that marks the real executive, of possessing an analytical mind for any one of the myriad molecules that form the fabric of a commercial building investment.

### A Successful Experiment.

An association in Toledo has worked out and is successfully operating a plan that strikes us as being decidedly in the right direction. The purpose is to interest the small investor in big buildings. This concern, whose directors are experienced business men, finds a piece of improved downtown realty that looks like an attractive investment. The company then sells stock at par to an amount sufficient to pay for the property—or, rather, sufficient to pay for the equity above what a savings bank or insurance company will lend on the property on first mortgage. It doesn't sell stock first and then looks around for a place to invest the proceeds; but first finds what it deems a good investment and then sells stock to realize the purchase price.

At its last report, according to an account in the Saturday Evening Post, the company had about 600 stockholders, with a waiting list of persons who wish to subscribe as soon as another issue of stock is made. The stock is of the par value of a hundred dollars a share and subscriptions are taken in units of six shares each, but the amount of stock any one subscriber can take in a year is limited to forty-eight shares. The intention is to make the company a popular institution.

Having purchased a property the company proceeds to put it in first-class condition and develop its earning power as far as possible. This takes time and usually requires some investment in addition to the purchase price—for repairs, remodeling and so on. The company looks to the long haul rather than to immediate profits.

The investors, of course, hold only the equities, for the properties are mortgaged as soon as bought. But they get all the profits.

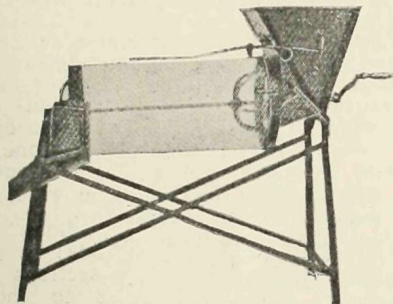


## USEFUL APPLIANCES

Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

## Portable Sand Sifter.

FOR particular concrete work where the slightest foreign substance in the batch will seriously mar the setting it is desirable to have clean sand. To accomplish this there is being put on the market by the Hall-Holmes Manufacturing Company of Jackson, Mich., the sand sifter shown. It is said to be strongly and rigidly built to stand up under hard service. But the distinguishing feature about this device is that it is

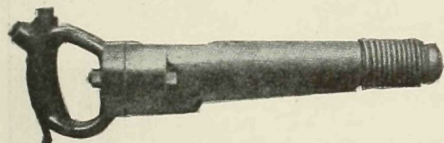


equipped with an automatic tapping device that keeps the screen clean when sifting wet material. This device can be thrown out of gear entirely when the material is dry.

An advantage claimed for this sifter is that it is only necessary to handle the material once. It has the additional virtue in saving the strength of the workman so that he does not tire so quickly and thus lag in his work as he does when he used the old hoop sieves. The whole machine weighs about 100 pounds.

## A Riveting Back Hammer.

STEEL riveting always is attended by more or less danger and especially is this true with reference to the riveting set in the pneumatic hammers. These sets sometimes fly out and to prevent this the Ingersoll-Rand Company, 11

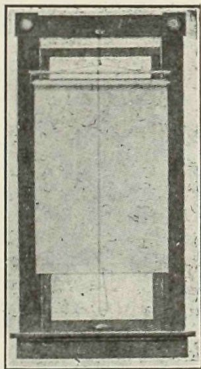


Broadway, according to the Engineering News, has perfected a riveting set retainer to go with its Little David riveting hammers. This device is an arrangement of a spiral spring which fits over the riveting end of the hammer and so secures the set that it cannot work loose even when the hammer is operated free with 90 pounds of steam.

## Adjustable Window Shade.

FREQUENTLY in offices as well as in apartments the window awning will not entirely protect the occupants of the room from the glaring sun. Realizing the need of a simple interior window shade that will shut out the sun no matter what its position, the Fusion Adjustable Shade Company, of Spiceland, Indiana, decided to put one on the market and its product is shown in the accompanying illustration.

The advantage of this shade is that it is adjustable, translucent and admits a soft diffused light just where it is most wanted. The mechanism is on roller bearings and the material is of cotton duck, so that perfect ventilation is possible. They are inexpensive and their efficiency, the manufacturers say, is greater than the average shade.



## New Principle in Faucets.

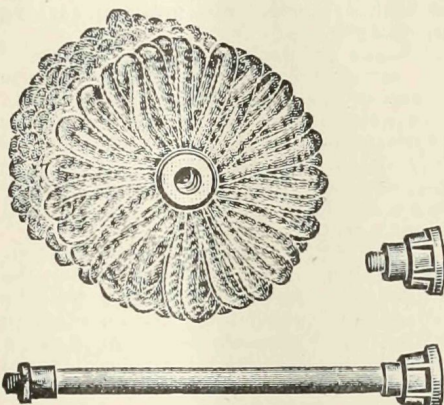
IF ever there was an insistent demand on the part of the building manager and building owner for a device that would cut down incidental repair charges it is for a faucet that does not have to be rewashed every few weeks. Such a faucet is being introduced by the H. W. Johns-Manville Co., of 31st street and Madison avenue.

This device, according to the manufacturers, accomplishes its purposes by the simple process of fitting a conical valve or jumper upon a spherical seat. The fitting is absolutely perfect and the greater the wear the more positive is its action in preventing leaks. It is made to operate just as well on high as on low pressures.

## A Fountain Mop.

THERE are fountain pens, fountain paint brushes, and automatically fed polishers of one sort or another. The latest is a fountain mop for use primarily in garages and carriage sheds, but nevertheless, having an important field of service in buildings where great areas have to be washed daily.

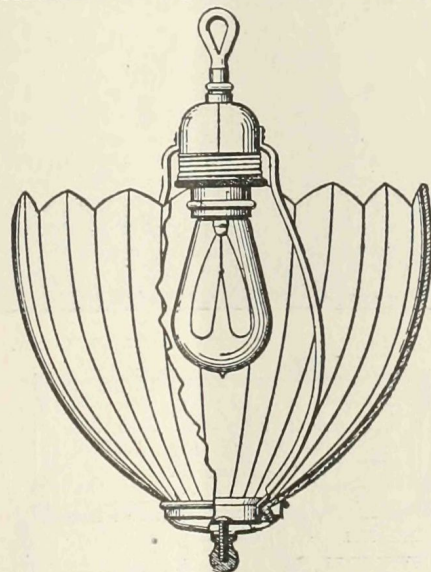
The three parts of the device are shown in the cut. The nozzle may be



attached to a long hose and corridor floors may be wet and scrubbed by one man while another follows him up with a squeegee. The device is being marketed by the Cataract Auto-Vehicle Washer Company, of Topeka, Kan. The washer is made of brass and the handles are nicked. The mop portion is wound with copper wire and no part of the washer can rust. It can be used for washing the outside of windows.

## Indirect Lighting Shadeholder.

PATENTS have recently been issued by the U. S. Patent Office to L. W. Anderson, assignor to Plume & Atwood Manufacturing Company, Waterbury, Conn., covering rights to a type of holder shown, that makes possible indirect lighting for all sorts of incandescent electric light globes. The idea consists of a separable shell forming a



socket holder with arms extended to hold any light inverted shade.

The value of such a holder as this to managers of business and residential buildings lies in the fact that for a nominal cost the entire lighting arrange-

ment of a suite or hall or foyer may be changed to suit special occasions or tastes of occupants. Or by the use of these holders, it is possible to provide the indirect lighting system for an entire building that may be quickly changed to direct lighting should it be necessary.

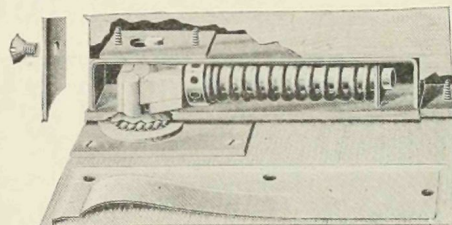
## Repainting Ironwork.

WHEN iron or steel work is to be repainted several important factors should be carefully observed. In the first place all scale, rust and dirt should be removed and then a first coat, heavy with oil, should be applied. If any rust or dirt is allowed to remain it will be sure to make its presence known soon after the paint has been applied. If the work is in fairly good shape, the defective spots should be cleaned, then pointed up with a heavy white lead paint and then the new surface applied. In some cases just a coating of raw linseed oil will answer the purpose of a new coat of paint, as it often happens that it is only the oil that has left the paint. This plan often works well in refurbishing wood. When painting over old painted metal work the paint should contain some turpentine, as this fluid penetrates well, getting the paint down into any pores of the metal that might not perhaps have previously absorbed it.

## Ball-Bearing Floor Hinge.

ONE of the great difficulties that lay in the way of the perfection of ball-bearing floor hinges is that dust sooner or later works into the ball sockets and, mixing with oil, soon make a gum there which robs the ball-bearing of its great virtue. So when the Shelby Spring Hinge Company, of Shelby, Ohio, announced recently that it had perfected a dustproof ball-bearing double acting floor hinge, there was evinced considerable curiosity in the building trades as to just how this contingency was avoided.

The illustration shows the hinge as it sets into the floor and also the covering sheaf that keeps the dust out. The arrangement of the bearings is such that



no dust can fall upon them from above and the only other available avenue of approach is from the side where the sheaf, screwed into position, keeps even the smallest particles out. The balls themselves ride on the ridge of a convex track so that the minutest point of contact is allowed, thus shutting off any possibility of dust and oil forming a gum to hamper the free movement of the door on its hinges.

## Burglar Proof Cellar Window.

FOUNDATION windows that are said to be proof against burglars are being put on the market by the Majestic Co., of Huntington, Ind. The window consists of a sectional cast iron frame, a wrought iron guard and galvanized iron sash so designed as to allow the glass to be put through a slotted opening in the top of the sash. This opening is of sufficient size to admit of a half inch plate or common window glass. The latter may be set with putty, thus making it air tight. The cross bars constituting the window guard, pass through the frame and are securely fastened by cotter pins which are on the inside of the frame. There are no bolts or rivets exposed, thus making it impossible for the window guard to be removed from the frame.

The outside of the frame has a hollow space which allows the mason to fill it in with concrete between the foundation in such a way as to cause the frame to become practically integral with the foundation itself.



## CURRENT BUILDING OPERATIONS

### Three Reasons Why Frame Construction Should Not Be Prohibited Altogether Within the Limits of Greater New York.

**D**URING the discussion of the extension of the fire limits to lines now fixed by the ordinance recently signed by Mayor Mitchel, the question was raised as to why there should be any fire limits; or, in other words, why should not frame construction be prohibited altogether within the limits of the City of New York? Three reasons why the fire limits should not be co-extensive with the city limits were given by the editor of the Building Code, Mr. Rudolph P. Miller, when speaking of the suburban fire limits, this week:

"First, there are still large sections of the city for which a street system or tentative city plan has not yet been adopted. Even in Manhattan there is a district (Inwood Hill) for which such a plan has not yet been prepared. It would be manifestly unfair to require an owner in such a section to erect a permanent structure if he should find it necessary or desirable to improve his property in order to utilize it.

"Again, many sections of the city, such as the Flatbush and Bay Ridge sections in Brooklyn, the University Heights section in the Bronx, Richmond Hill, Bayside, Hollis and many others in Queens, have developed as residential districts in which frame construction, because of its lower cost and greater adaptability to one-family dwellings, has been almost universally used. Some of these sections have developed more than others, but there is hardly one in which

there are not still many vacant lots being held for the same sort of development.

#### Would Be Unwarranted.

"To place such sections in the fire limits and require the buildings thereafter to be of brick would not only be an unwarranted restriction on the owners by preventing them, without sufficient reason, from doing what their neighbors have done, but it would tend to discourage the erection of private dwellings on such vacant lots, and it would also tend to start the encroachment of business into such districts. It is highly desirable that the residential character of such sections be maintained as long as possible.

"In the third place, there are parts of the city where property values, because of inadequate transit facilities or of probable assessments on account of future public improvements, are such that the greater cost of permanent buildings is not justified. The restriction of the fire limits would probably kill development in such sections.

"On the other hand, the very reasons for leaving out of the fire limits the residential, or, as they might well be called, the "suburban" sections, seem to justify some restrictions with a view toward maintaining their residential character.

#### Suburban Limits.

"It has been suggested, and the suggestion is receiving consideration with a

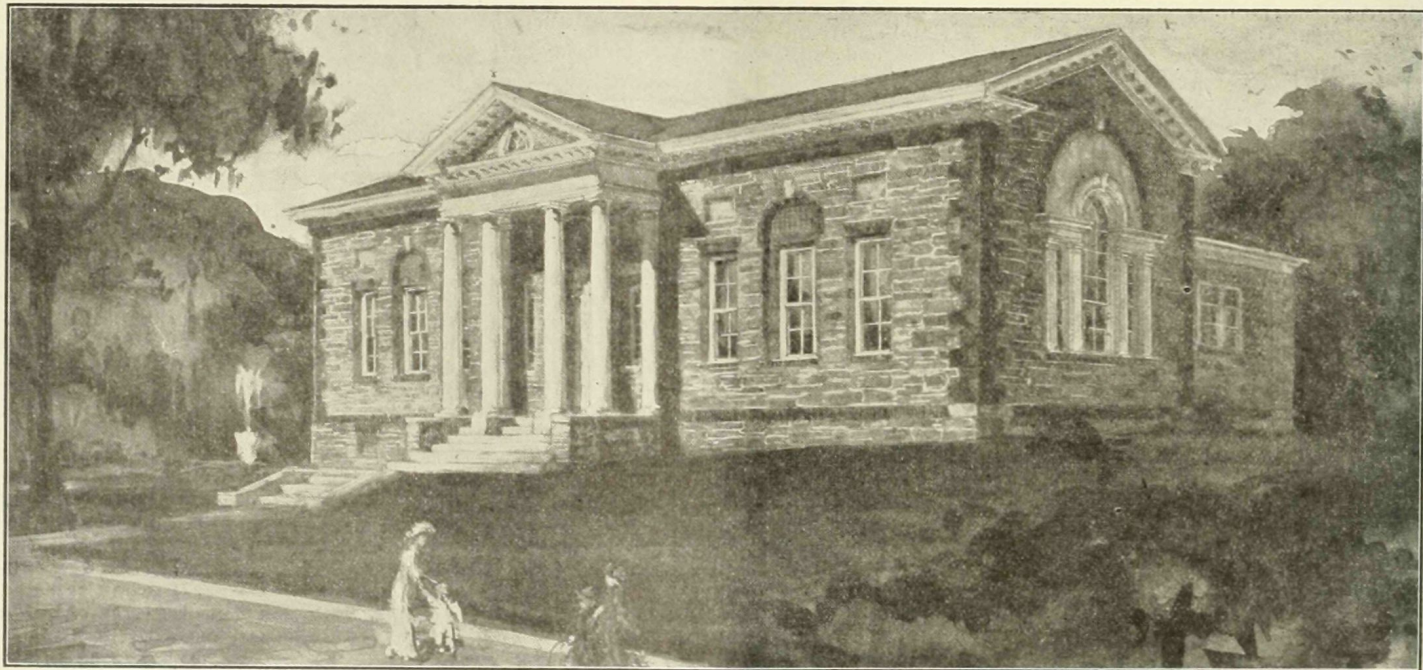
view of securing municipal legislation, that beyond the fire limits as now fixed outer zones or "suburban limits" be established within which no frame construction be permitted except for one or two-family houses which do not cover more than 80 per cent. of the width of the lot.

"This idea is not entirely new, as it has already been applied (by amendments in 1900 to the old Building Code) to the Flatbush and Bay Ridge sections of Brooklyn, and still applies to those localities. What is now proposed is to extend this principle and take in all sections that are developing as residential districts in the several boroughs.

"Just what areas these suburban limits should include is not yet decided. It would seem, however, that they might properly include all sections in which street systems have been regulated and graded or sufficiently so that building has been started, even if only on a small scale.

"One effect of such limitation would be to stop the erection of rows of frame buildings, a very desirable result from all standpoints. The erection of business buildings among dwellings would be more or less discouraged. These buildings would thereafter all be of brick, which would materially decrease the fire hazard of all surrounding buildings, seriously affecting their cost. Of course, provision should be made for placing private garages or stables on plots with dwellings.

## AN IMPRESSIVE LIBRARY BUILDING

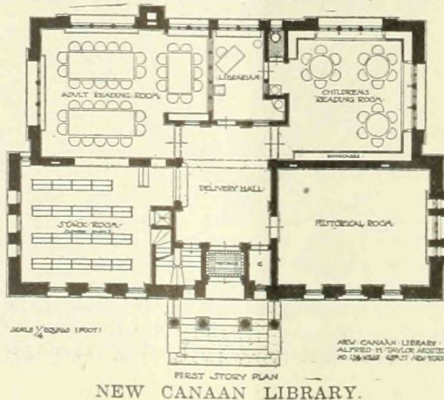


THE LIBRARY AT NEW CANAAN, CONN.

Alfred H. Taylor, Architect.

**O**NE is impressed by the important and characteristic edifice illustrated herein. In the case of a library building many difficulties arise, due to the necessities of the plan, and it will be noticed that the architect in designing this building has solved the problem of providing the practical necessities of a library. The reading rooms are very light and spacious. The building is of a type of early Colonial design, which seemed to be the style best suited to the needs of a New England town, New Canaan being a town.

A feature which has been favorably commented upon is the use of selected fieldstone for the body of the building,



and brick for the trim, with wide white joints. The rich reds and browns of the brickwork harmonize very well with the different colors of the stonework. Another impressive feature of the exterior of this building is that the surface within the arch over the palladian window, and the four panels on the front of the building are of stucco. The roof is of copper, and the general architectural effect of the building is in good proportion and effective.

The stack room is two stories in height and is built for the enlargement of the stacks, so as to double the present book capacity. An important feature of the building is the Historical Room,



the ceiling being segmental with an ornamental cornice course, and at one end of the room is a well-studied palladian window. This room is used by the Historical Society of New Canaan for exhibiting antique furniture, ironwork, prints and other artistic relics of early Colonial days. The general finish of the Historical Room is white woodwork with San Domingo mahogany doors. At either end of the Historical Room in the lunettes are mural paintings by Charles E. Hubbell, a mural decorator of New York. The remainder of the building is finished in sienna brown chestnut woodwork for trim and oak furniture to match.

The floor construction of this building is of hollow tile and reinforced concrete. The building is heated through a hot air furnace and the used air is taken out by separate ducts in the floor. A special study has been made of the ventilation, which has been successful during the period of occupation, as fresh air is constantly supplied to all the rooms without the necessity of using power to force the air currents. Alfred H. Taylor, 138 West 65th street, Manhattan, is the architect.

### SUBWAY WORK.

#### Contracts Amount to \$150,000,000 and Give Employment to 15,000 Men.

According to the report of Robert Ridgway, Acting Chief Engineer of the Public Service Commission, for the month ended August 15, 1914, satisfactory progress is being made generally on all rapid transit contracts. Construction work is proceeding actively in the Boroughs of Manhattan, Brooklyn, Queens and The Bronx under contracts awarded by the City of New York to 22 different contracting firms who are employing a daily average of 13,000 men.

The total contract price of all city contracts awarded to date is \$135,910,269.01, and in addition to this the Interborough Rapid Transit Company and the New York Municipal Railway Corporation have contracts under way to the extent of about \$15,000,000, under contractors employing about 2,400 men.

While the chief engineer says nothing as to the date of the beginning of operation on any of the lines, it is apparent from his report that the Fourth Avenue Subway in Brooklyn and the Steinway Tunnel from Manhattan to Long Island City will be the first parts of the Dual System to be placed in operation. The outlook is that operation of both these lines will begin shortly after the first of the coming year.

At about the same time it is also expected that the two additional tracks in the Centre street Loop Subway not now operated will be ready for use and that the connection of that Subway with the Brooklyn and Manhattan Bridges will be completed. It is now connected only with the Williamsburg Bridge, over which Brooklyn elevated trains have been running into and through the loop subway for the last year.

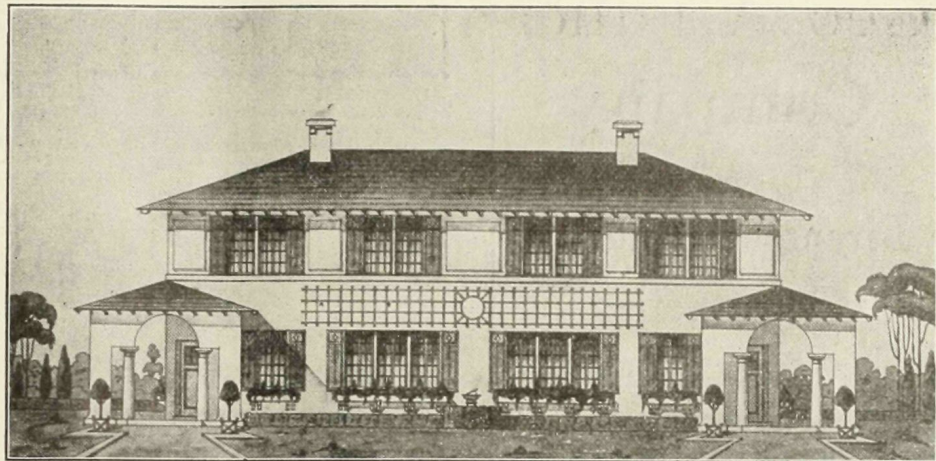
#### Information Regarding Government Operations.

Many requests are received by Supervising Architect O. Wenderoth, of Washington, D. C., for the immediate preparation of plans, etc., for particular Federal buildings, which have been authorized by existing legislation, irrespective of the date of such authorization. The following statement of the present status of public building work is issued for the information of all concerned:

"It is the present policy to place under contract for construction all buildings, authorized in any one 'Omnibus' act before beginning plans for projects authorized by a subsequent act.

"To determine the precise order in which the plans for the various buildings shall receive attention the following procedure is followed: The buildings authorized in any one act are first divided into groups according to the priority of the acts in which their sites were authorized. All buildings in each such act-group are further arranged in

## NEW DESIGN FOR TWO-FAMILY HOUSES



Russell G. Swartwout, Architect.

RESIDENCE AT WHITE PLAINS.

Russel G. Swartwout, architect, Realty Building, White Plains, N. Y., has recently evolved a distinctly new type of design for a two-family house. The house is shown in the accompanying illustration, and is being erected at White Plains, at a cost not exceeding \$7,000, and should prove a success from the viewpoint of design and utility.

The house is designed in the style of the Italian villa type, of frame construction, with an exterior of stucco on wire lath, and a stained shingle roof. The interior is divided for two families by a brick party wall which acts as a fire stop

as well as providing a barrier for the prevention of sound.

The two families occupying this residence are provided with separate entrances and porches. On the first floor are the large living-rooms with entrances direct from the porches, each having an open fire and grouped casement windows, dining-rooms and kitchens. On the second floor are three bedrooms, well proportioned, and bathroom for each family.

The house is to be heated by separate hot-water heating plants for each family, and lighted by electricity.

the order of the dates of the acquisition of their sites, the earliest date first. For instance, the 1913 act authorizes buildings upon sites which had been authorized in the act of 1908, in the act of 1910, and in the act of 1913. It is intended that the buildings so authorized in 1913 to be erected upon sites authorized in 1908 shall first be placed under contract. These will be followed by buildings authorized in 1913 to be constructed upon sites authorized in 1910. Then the buildings authorized in 1913 to be built upon sites also authorized in 1913 will take their respective turns for attention.

"Extensions are usually authorized to be erected upon land already owned by the United States. While extension projects are included with the buildings authorized in a particular act, discretion is exercised in determining the order in which extensions shall be placed under contract for construction, depending upon the urgency of the need for the improvement.

"The output of plans by the Supervising Architect's Office is governed by the extent of the technical force (designers, draftsmen, computers, superintendents, etc.) which the appropriations given by Congress permit the Department to employ.

"At this date the Office of the Supervising Architect has on its books, waiting to be placed under contract, approximately \$38,500,000 worth of authorizations for new buildings and extensions, exclusive of the value of the land. This includes the new buildings and extensions in the act of 1913. This office is placing buildings and extensions under contract at the rate of about seven million dollars annually, so that at the present rate of progress the last of the buildings authorized in the act of 1913 will not have been placed under contract until about the beginning of the calendar year 1920. It will not be until after the latter date that it will be possible for the Supervising Architect to place under contract any buildings contained in any act, or acts, which may be passed in the meantime. The current program, made up of the remaining projects which were authorized prior to the 1913 act, includes about one year's work from this date. Work upon the plans for buildings authorized in the act of 1913 will therefore not commence until about July 1, 1915. The 1913 act contains the following authorizations: New

buildings, 304; extensions to existing buildings, 23; total projects, 327."

#### Apartment Contract Awarded.

A general contract was awarded recently to Charles A. Cowen & Co., 1123 Broadway, for the construction of a twelve-story apartment house at 1066-1067 Fifth Avenue. The building is to be erected for the 1067 Fifth Avenue Company, Inc., Bainbridge P. Clark, president, owners, from plans and specifications prepared by C. P. H. Gilbert, architect, 1123 Broadway. This building will be of brick and Indiana limestone and will cover a plot 50x102 feet. In construction it will be strictly fireproof and include all of the latest appliances and conveniences for apartment dwellers. The estimated cost is about \$260,000.

#### Apartment Plans Completed.

George Fred Pelham, architect, 30 East 42d street, has completed plans for the construction of an apartment house at the southeast corner of Riverside Drive and 149th street. The building will be strictly fireproof, of brick and limestone. It will be eleven stories in height and cover a plot 100x150 feet. The owner is the West Side Construction Co., 322 West 100th street, Jacob Axelrod, president. The project will represent an expenditure of over \$250,000.

#### Contemplated Apartment Hotel.

The 137 East 72d Street Corporation, care of Van Wyck Thorne, 150 Broadway, has recently purchased the property at the northeast corner of Lexington Avenue and 72d street upon which they intend to build a modern fire-proof apartment hotel. The building will probably be twelve stories in height and will occupy a plot 102x155 feet. The owners have not retained an architect as yet, and full details of the operation have not been decided upon.

#### Contract Awarded for Studio.

The North Eastern Construction Co., 225 Fifth Avenue, has received the general contract for the alteration to the stable at 126 East 75th street into a studio building. The plans were prepared by Satterlee & Boyd and William Emerson, associated architects, for the Beaux Arts Association.



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### NO ARCHITECTS SELECTED.

In this department is published advance information regarding building projects where architects have not as yet been selected.

NEW ROCHELLE, N. Y.—The Board of Education of New Rochelle, H. DeWitt Dobbs, president, contemplates the erection of a brick addition to the Mayflower av school, to cost about \$24,000. An appropriation has not been granted by the Common Council. No architect selected.

JERSEY CITY.—The Board of Commissioners of Jersey City, Michael I. Fagen, clerk, City Hall, contemplates the erection of a brick garage, stable and storage here. No architect selected.

DEPOSIT, N. Y.—The R. C. Church, Rev. Father A. J. Commerford, pastor, contemplates the erection of a brick church here. No architect selected.

BELLEVILLE, N. J.—The Board of Education of the town of Belleville, John W. Depue, 127 Halsey st, is receiving competitive sketches to close September 8 for a brick school at Washington av and Holmes st, to cost about \$175,000. No architect selected.

POUGHKEEPSIE, N. Y.—St. Mary's R. C. Church, Rev. John J. O'Brien, pastor and in charge, 269 Church st, contemplates the erection of a brick parochial school in South Hamilton st. No architect selected.

### PLANS FIGURING.

#### CHURCHES.

BRIDGEHAMPTON, L. I.—F. Burrall Hoffman, Jr., 15 East 40th st, Manhattan, architect, is taking bids for a church to close September 11 for the Church of the Sacred Heart of Jesus and Mary, Rev. Father Francis J. O'Hara, pastor. Cost, about \$25,000.

#### DWELLINGS.

SOUTH ORANGE, N. J.—Albert C. Buehler, Newark Trust Co., 790 Broad st, Newark, owner, is taking bids on general contract for a 2½-sty frame and stucco residence, 27x59 ft., at the corner of Dyer pl and Cameron rd, from plans by D. A. Hopper Co., Union Building, Newark. Cost, about \$10,000.

#### HALLS AND CLUBS.

MANHATTAN.—Delano & Aldrich, 4 East 39th st, architects, are taking bids to close September 8 for a 6-sty brick and stone clubhouse at the northwest corner of 62d st and Park av for the Colony Club, Madison av and 30th st, Henry C. Meyer, Jr., 101 Park av, consulting engineer. Cost, about \$450,000.

#### PUBLIC BUILDINGS.

PORT JERVIS, N. Y.—Plans are being figured for the 2-sty brick, stone and terra cotta post-office building, 84x64 ft, with wing 16x60 ft, at the northwest corner of Sussex and Hammond sts, for the U. S. Government, Treasury Department, Washington, Oscar Wenderoth, Washington, D. C., architect. Cost, about \$65,000.

MANHATTAN.—The City of New York, Marcus M. Marks, president, is taking bids to close September 11 at 2 P. M., for the construction of a mezzanine floor and appurtenances, installation of plumbing in connection with same and the construction of roofing and flashings at the Washington Market building, at Washington, Vesey, Fulton and West sts, from plans by Chas. G. Higgins, 30 Church st.

TEXAS.—William H. Fissell & Co., 1133 Broadway, Manhattan, are figuring the contract for the post office building at Uvalde, Texas, bids to be in October 1; also for post office building at Amarillo, Texas, bids to be in September 20.

#### SCHOOLS AND COLLEGES.

JERSEY CITY, N. J.—The Libman Contracting Co., 126 West 46th st, is figuring the general contract for P. S. 5 and desires bids on all subs prior to September 14.

MANHATTAN.—McDermott & Hanigan, Inc., 103 Park av, are figuring the following jobs and desire bids from sub-contractors. St. Thomas the Apostle's School at 17th st and St. Nicholas av, F. A. DeMeuron, architect; 2-sty post office building at Port Jervis, N. Y., O. C. Wenderoth, architect.

#### STABLES AND GARAGES.

NEWARK, N. J.—The Common Council of the city of Newark, Mayor Jacob Haussling, City Hall, Newark, is taking bids to close September 10 at 3.30 p. m. for the city stables, shops and sheds on Elizabeth av, from plans by Hughes & Backoff, Essex Building, 31 Clinton st. Cost, about \$160,000.

#### THEATRES.

FLUSHING, L. I.—A. E. Richardson, 100 Amity st, architect, is taking bids for a 1-sty brick moving picture theatre, 40x125 ft., on the south side of Broadway, near Main st, to cost about \$9,000. Owner's name for the present withheld.

BROOKLYN.—Arthur H. Carlson, 157 Remsen st, architect, is taking bids on subs for a 1-sty brick moving picture theatre, 100x100 ft, at Knickerbocker av and Halsey st, for James H. Ward, care of architect. Cost, about \$50,000.

#### MISCELLANEOUS.

MANHATTAN.—Libman Contracting Co., 126 West 40th st, are figuring the general contract for the reconstruction of the Plaza, at 5th av, 58th and 59th sts, Department of Parks, owners, and desire sub estimates before Tuesday, Sept. 8.

### CONTEMPLATED

### CONSTRUCTION.

#### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

WEST END AV.—Schwartz & Gross, 347 5th av, have completed plans for a 12-sty brick apartment at the northeast corner of West End av and 96th st for the Essie Construction Co., 355 West End av, owner and builder. Cost, about \$600,000.

97TH ST.—Schwartz & Gross, 347 5th av, have completed plans for a 12-sty apartment, 100x irregular, at the northwest corner of 97th st and West End av, for the Princeton Construction Co., 30 East 42d st. Cost, about \$600,000.

179TH ST.—John E. Scharsmith, 523 West 146th st, has completed plans for alterations to the 5-sty apartment, 50x90 ft., at 561 West 179th st for Martin Ungrich, 57 St. Nicholas pl. Cost, about \$5,000.

#### Bronx.

#### APARTMENTS, FLATS AND TENEMENTS.

UNIVERSITY AV.—Samuel Katz, 1 Madison av, is preparing plans for a 5-sty apartment, 105x42x105 ft., at the southeast corner of University and Merriam avs, for the Sonwill Holding Co., 1029 East 163d st. Nathan Wilson, president and builder. Cost, about \$100,000.

HOE AV.—Samuel Sass, 32 Union sq, has completed plans for a 5-sty tenement, 50x88 ft., on the east side of Hoe av, 179 ft. north of Freeman st, for the Galveston Building Co., 1289 Hoe av, owner and builder. Cost, about \$40,000.

ANDREWS AV.—A. J. Thomas, 2526 Webster av, is preparing sketches for a 5-sty apartment, 50x100 ft., at the northeast corner of Andrews av and 183d st for a building company to be formed.

#### Brooklyn.

#### APARTMENTS, FLATS AND TENEMENTS.

3D ST.—Cohn Bros., 363 Stone av, are preparing plans for a 6-sty tenement, 50x82 ft., in the south side of South 3d st, 100 ft west of Rodney st, for the Armour Construction Co., 135 Henry st, Louis Levine, president. Cost, about \$45,000.

DITMAS AV.—Cohn Bros., 361 Stone av, have completed plans for three 4-sty tenements, 52x 81 ft., at the northeast corner of Ditmas av and East 22d st, for the Marcus Holding Co., 1770 Park pl, owner and builder. Cost, about \$30,000 each.

CENTRAL AV.—W. T. McCarthy, 16 Court st, has completed plans for a 4-sty tenement at the southwest corner of Central av and Stockholm st for the 250 Pacific Street, Inc., 45 West 34th st, owner and builder. Cost, about \$30,000.

50TH ST.—A. G. Carlson, 157 Remsen st, has completed plans for a 4-sty tenement, 50x85 ft., at the southwest corner of 50th st and 12th av for Paul J. Connelly, 5107 New Utrecht av, owner and builder. Cost, about \$28,000.

ST. MARKS AV.—E. M. Adelson, 1776 Pitkin av, has completed plans for a 4-sty tenement, 39x89 ft., on the north side of St. Marks av, 180 ft. east of Hopkinson av, for Harry Walkin, 1473 East New York av, owner and builder. Cost, about \$20,000.

24TH ST.—Joseph Hartung, 548 2d st, has completed plans for a 4-sty tenement, 25x70 ft., in the north side of 24th st, 210 ft. west of 4th av, for Annie F. O'Brien, 289 24th st. Cost, about \$7,000.

PROSPECT PL.—Shampan & Shampan, 772 Broadway, have completed plans for two 4-sty tenements, 50x92 ft., on the south side of Prospect pl, 150 ft. east of Underhill av, for Levy Bros. Realty Co., 5 Beekman st, Jacob Levy, president and builder. Cost, about \$85,000.

#### DWELLINGS.

LIVONIA AV.—Chas. Infanger, 2634 Atlantic av, has completed plans for four 3-sty brick stores and residences, 20x60 ft., on the north side of Livonia av, 20 ft east of Snediker av, for Simon Halpern, 1414 Lincoln pl, owner and builder. Cost, about \$20,000. Owner builds.

JAMAICA AV.—W. C. Winter, 106 Van Sicklen av, is preparing plans for four 2½-sty residences, 20x40 ft., at the northeast corner of Jamaica av and Hendrix st, for F. Richards, care of architect. Cost about \$4,000 each.

MONTAUK AV.—H. Gilvary, 125 Waverly pl, Manhattan, has completed plans for a 2-sty brick residence, 20x55 ft., on the east side of Montauk av, 328 ft. north of Hegeman av, for Luigi & Scalia, 38 Stuyvesant av, owner and builder. Cost, about \$5,500.

15TH ST.—Benjamin Driesler, 153 Remsen st, is preparing plans for a 2-sty frame and stucco residence, 20x40 ft., in the east side of East 15th st, 358 ft. north of Av N, for Mary A. Mapei, 2045 East 15th st, owner and builder. Cost, about \$4,000.

15TH ST.—F. W. Eisenla, 16 Court st, is preparing plans for six 2-sty residences, 17x32 ft., at East 15th st and Av F for Paul W. Connelly, 5107 New Utrecht av, owner and builder. Total cost, about \$18,000.

#### FACTORIES AND WAREHOUSES.

GREENPOINT AV.—Gustave Erda, 826 Manhattan av, is preparing plans for alterations to the 2-sty brick factory, 64x143 ft., and stable, 16x22 ft., at the northwest corner of Greenpoint av and Newell st for the Standard Fireproof Sash & Door Co., 182 Diamond st, I. Kostel, president. Cost, about \$5,000.

4TH ST.—The American Sugar Refining Co., South 4th st, Edwin F. Atkins, president, has completed plans for a 7-sty reinforced concrete and brick filter house, 79x120 ft., in the north side of South 4th st, 100 ft. east of Kent av, to cost about \$150,000. Owners ready for bids on general contract.

#### STABLES AND GARAGES.

LINCOLN PL.—Benjamin Finkensieper, 134 Broadway, has completed plans for a 2-sty brick riding academy on the north side of Lincoln pl, 146 ft west of Flatbush av, for John H. Cummings, 481 Flatbush av, owner, who will take bids on general contract immediately. Cost, about \$40,000.

BEDFORD AV.—Slee & Bryson, 154 Montague st, are preparing plans for a 1-sty brick garage, 100x100 ft, on Bedford av, near Flatbush av, for T. W. A. Castle, care of architects. Cost, about \$15,000.

#### STORES, OFFICES AND LOFTS.

FLATBUSH AV.—Frederick Putnam Platt, 1123 Broadway, Manhattan, is preparing plans for a 7-sty brick, limestone and terra cotta store and loft building, 50x100x25 ft., at 33-



33½ and 35 Flatbush av with L through to 72 Rockwell pl, for B. G. Latimer & Sons Co., corner Flatbush av and Fulton st, lessee.

**PITKIN AV.**—Louis Brooks, 489 5th av, Manhattan, is preparing sketches for a 4-sty store building, 40x100 ft, at the northwest corner of Pitkin av and Crystal st. Owner's name for the present withheld.

**BROOKLYN.**—E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 4-sty brick laundry, 65x100 ft, for the Independent Wet Wash Laundry Co., Nathan Boslopsy, 207 Thadford st, and will take bids on general contract. Cost, about \$70,000.

#### Queens.

##### APARTMENTS, FLATS AND TENEMENTS.

**JAMAICA, L. I.**—L. Danancher & Co., Fulton st, have completed plans for five 3-sty brick tenements, 20x81 ft, on the east side of Harriman av, 100 ft north of Shelton av, for Ignatz Wohl, 102 Union Hall st. Cost, about \$45,000.

##### DWELLINGS.

**FLUSHING, L. I.**—A. E. Richardson, 100 Amity st, has completed plans for a 2-sty frame residence, 34x24 ft, for Victor Hess, 43 12th st, owner. Cost, about \$5,000.

**CORONA, L. I.**—C. L. Varrone, 171 Corona av, has completed plans for a 2½-sty frame residence, 24x30 ft, on South av, near Fairview av, for Paul Zunno, 19 Newins st. Cost, about \$4,000.

**MASPETH, L. I.**—Plans have been prepared by E. Rose & Son, Elmhurst, for a 2-sty frame residence, 20x44 ft, in Adriatic st, near Collins av, for John Clark, 65 Collins av. Cost, about \$4,000.

**ELMHURST, L. I.**—E. Rose & Son, this place, have completed plans for a 2½-sty frame residence, 23x50 ft, in Manila st, near Kalmus rd, for Angelo Pace, Manila st, owner, who will take bids on general contract. Cost, about \$4,500.

**CORONA, L. I.**—R. W. Johnson, this place, has completed plans for five stores and residence, brick, 3-sty, 80x38 ft., at Corona av and Junction av, for Thomas Daly, owner and builder, this place. Cost, about \$18,000.

**CORONA, L. I.**—C. L. Varrone, 171 Corona av, is preparing plans for a 2-sty brick store and residence, 30x60 ft., on the south side of Corona av, 300 ft. east of Albertus av, for Aaron Blatt, 188 Corona av. Cost, about \$6,000.

##### STORES, OFFICES AND LOFTS.

**RIDGEWOOD, L. I.**—W. E. Wills, 1181 Myrtle av, Brooklyn, is preparing plans for a 1-sty brick store, 50x90 ft., on the north side of Myrtle av, 41 ft. from Forest av, for John Peters, Myrtle and Forest avs.

#### Richmond.

##### DWELLINGS.

**DONGAN HILLS, S. I.**—Murphy & Dana, 331 Madison av, are preparing sketches for a brick and frame residence for Nathan A. Smythe, care of architects. Cost, about \$18,000.

#### Nassau.

##### CHURCHES.

**WESTBURY, L. I.**—F. Burrell Hoffman, Jr., 15 East 40th st, Manhattan, is preparing plans for a church for St. Bridget's R. C. Church, Rev. Father Wm. F. McGinnis, pastor, Post av. Cost, about \$20,000.

##### DWELLINGS.

**OLD WESTBURY, L. I.**—John Russell Pope, 527 5th av, Manhattan, has completed plans for a 2½-sty frame residence, 30x100 ft., for J. R. Robinson, Hudson Terminal Building, 30 Church st, Manhattan. Cost, about \$35,000. Bids will be taken on general contract about Sept. 11.

#### Westchester.

##### DWELLINGS.

**YONKERS, N. Y.**—Frank A. Carr, 14 South Broadway, has been commissioned to prepare plans for a 2½-sty frame residence in Pinecrest st for A. W. Mason, 26 Robbins pl, Yonkers. Cost, about \$7,000.

**SCARSDALE, N. Y.**—Frederick B. Taintor, Heathcote rd, contemplates the erection of a 2½-sty frame residence here from private plans. Benjamin Edwards, this place, general contractor.

**TARRYTOWN, N. Y.**—Joseph Blouin, Main st, has completed plans for a 2½-sty hollow tile and stucco residence, 27x45 ft., on Altamont av for Charles Vanderbilt, South Broadway. Cost, about \$6,500.

**NEW ROCHELLE, N. Y.**—Plans are being prepared privately for a 2½-sty frame residence, 26x32 ft, on Coligin av, for William Ensinger, Ferdinand pl, owner. J. H. Porter & Son, 47 Lawton st, general contractors. Cost, about \$4,500.

**NEW ROCHELLE, N. Y.**—Plans have been prepared privately for a 2-sty frame residence, 26x45 ft., in the west side of Walnut st, near Union av, for May J. Kraft, 14 Warren st. Cost, about \$4,500.

**TARRYTOWN, N. Y.**—Lester Kintzing, 7 West 42d st, Manhattan, has completed plans for alterations to the residence at 40 Benedict av, for C. P. Batt, Rose Hill av. B. S. Russell, Main st, architect, will take bids on general contract about September 4. Cost, about \$6,000.

##### STORES, OFFICES AND LOFTS.

**PEEKSKILL, N. Y.**—Hopkins Bros., 814 Central av, are preparing sketches for a 2-sty brick store and office building, 40x75 ft., in Park st for James Diamond, 150 Union av, owner, who will take bids on general contract. Cost, about \$12,000.

#### CONTRACTS AWARDED.

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

##### APARTMENTS, FLATS AND TENEMENTS.

**MAMARONECK, N. Y.**—Faillage Bros., 56 West Boston rd, have received the general contract to erect a 3-sty brick store and apartment, 25x90 ft., on the west side of Mamaroneck av, north of Palmer av, for S. Goldman, 192 Mamaroneck av. Chas. T. Oakley, West Boston rd, architect. Cost, about \$18,000.

**BROOKLYN (sub.)**—William Messer Co., 27 Suffolk st, Manhattan, has received the plumbing contract for the 5-sty apartment at 43-47 South Elliott pl, for the Fort Realty Co., 35 Nassau st, Manhattan. Harold L. Young, 1206 Broadway, Manhattan, architect.

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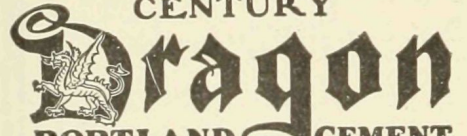
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#### Contracts Awarded—Continued.

**JERSEY CITY, N. J.**—Salvatore Cassaro, 33 Emerson av., has received the general contract to erect a 3-story frame tenement at 31 Emerson av. for Scholuchi & Commenitti, 33 Emerson av. William H. Bogart, 250 Jackson av., architect. Cost, about \$6,000.

**MANHATTAN.**—The Levin Bros. Construction Co., 320 5th av., have received the general contract to erect a 5-story tenement with stores, 63x90 ft., at 33-37 Mott st. for the Estate of James Naughton, John Naughton, exr., 153 East 53d st. George F. Pelham, 30 East 42d st., architect. Cost, about \$60,000.

**HACKENSACK, N. J.**—The Ferber Construction Co., 16 Johnson av., has received the general contract to erect a 3-story brick and architectural terra cotta apartment, 35x98 ft., at the northeast corner of State and Salem sts for C. V. R. Bogert, 167 Main st. Cost, about \$29,500.

#### DWELLINGS.

**KEARNEY, N. J.**—Gregory Migliano, this place, has received the general contract to erect two 2-story frame residences at 297-301 Davis av for William Wehner, Harrison, N. J., owner and architect. Cost, about \$6,500.

**ELIZABETH, N. J.**—Harry A. Smith, 650 Westfield av., Jersey City, N. J., has the general contract to erect a 2-story frame residence, 26x27 ft., on Westfield av for Walter Blake, 650 Westfield av. Robert L. Smith, 467 Jackson av., Jersey City, architect. Cost, about \$4,000.

**MONTCLAIR, N. J.**—W. Wikstrom, 151 Chestnut st., has received the general contract to erect a 2½-story frame residence, 28x26 ft., on Granada pl. near Orange rd. for George Curtin, Jr., 132 Orchard st., Newark. Cost, about \$5,000.

**MANHATTAN.**—(Sub.)—The contract for all reinforced concrete work for the new residence for Willard D. Straight, Esq., at the corner of 5th av and 94th st., has been awarded to the Stewart Engineering Corporation, 17 Battery pl. Delano & Aldrich, 4 East 39th st., architects. Work will be commenced at once.

**TUXEDO, N. Y.**—The Harriman Industrial Corporation, Harriman, N. Y., has received the general contract to make alterations to the residence of Fred. Foster, this place. Walker & Gillette, 128 East 37th st., Manhattan, architects. Cost, about \$5,000.

**VALLEY STREAM, L. I.**—Charles Williams, Ozone Park, L. I., has received the general contract to erect a 2½-story frame residence, 28x36 ft., for W. Fisher, this place, owner. Cost, about \$7,000. W. H. Spaulding, 34 Bergen av., Jamaica, architect.

#### Factories and Warehouses.

**BROOKLYN.**—Frank Felgenhauer, 4 Court st., has received the general contract to erect a 1 and 2-story brick warehouse, 100x107x75x43 ft., in Decatur st. near Wyckoff av. for the Brooklyn Master Bakers' Purchasing Association, 1438 Decatur st. Henry Holder, Jr., 242 Franklin av., architect. Cost, about \$10,000.

**BROOKLYN.**—John Auer & Sons, 648 Lexington av., have received the general contract to erect a 3-story brick light manufacturing factory, 25x90 ft., on the south side of Lexington av., 325 ft. east of Reid av. for Mrs. Matilde Funk, 210 Cornelia st. Koch & Wagner, 26 Court st., architects. Cost, about \$11,500.

#### Municipal Work.

**GREAT BEND, N. Y.**—The Stewart Engineering Corporation, 17 Battery pl., Manhattan, has received the contract for the construction of a gravity section concrete dam about 400 ft. long across the Black River for the Taggart Paper Co. Contract includes a large amount of rock excavation in connection with forebay, etc., and includes construction of forebay walls, sluice gates, improvements to power house, etc. J. M. Baldwin, Watertown, N. Y., chief engineer of the paper company.

**NORTH BERGEN, N. J.**—Ensminger Bros., 413 16th st., West New York, N. J., have received the general contract to erect a 2-story brick hook and ladder house, 25x60 ft., on the west side of Paterson Plank rd. for Tyler Park Hook & Ladder Co. and the Council of North Bergen. Patrick A. Brady, clerk. Wm. Mayer, Jr., 693 Bergenline av., West New York, architect. Cost, about \$7,000.

#### Public Buildings.

**BROOKLYN.**—Peter Guthy, 926 Broadway, has received the general contract to erect the 1-story brick post office station J. 66x64 ft., on the south side of Myrtle av., 96 ft. west of Madison st. for Welz & Zerweck, Myrtle and Wyckoff av. U. S. Government, Hon. A. S. Burleson, Post Master General, Washington, D. C., lessee. Shampian & Shampian, 772 Broadway, architects. Cost, about \$40,000.

#### Schools and Colleges.

**WEST LONG BRANCH, N. J.**—The general contract has been awarded to W. R. Tallman, Lewis st., Deal, N. J., for alterations and additions to the school house in Wall st. for the Board of Education of the Borough of Long Branch, Frank Antonides, secretary. Huse Templeton Blanchard, 15 West 38th st., Manhattan, architect. Cost, about \$15,000.

**TUCKAHOE, N. Y.**—Thomas Smith & Son, 37 Morris st., New Rochelle, N. Y., have received the general contract to erect a 2-story and basement brick and limestone addition, 45x57 ft., to the school in Main st. for the Board of Education of Tuckahoe, William F. Thompson, president. William Whitney Rasmussen, 1133 Broadway, Manhattan, architect. Cost, about \$16,000.

**BRONX.**—The Libman Contracting Co., 126 West 46th st., has received the contract for the general construction of P. S. 55 on a plot 300x170 ft., on the south side of St. Paul's pl. between Washington and Park avs. Material is now being ordered and operation is being immediately proceeded with.

#### Stores, Offices and Lofts.

**ALBANY, N. Y.**—The Stewart Engineering Corporation, 17 Battery pl., Manhattan, has received the general contract to erect a brick and steel office building at the corner of State and Green sts for A. de P. Miller. W. J. Obenaus, 119 State st., Albany, architect.

**MANHATTAN.**—Thomas H. Delaney, 259 West 27th st., has received the general contract to erect a 3 and 5-story brick addition to the restaurant at 1418-1420 Broadway, for Adolph Lorber, on premises. Emery Roth, 405 Lexington av., architect. Cost, about \$10,000.

**BROOKLYN.**—William D. Moore & Son, 2029 East 15th st., Brooklyn, have received the general contract to erect a 4-story brick office building and stores in the north side of Sands st., 131 ft. west of Bridge st. for "Ralphs," Inc., 139 Sands st., Ralph Cohen, president. Slee & Bryson, 154 Montague st., architects. Cost, about \$18,000.

**MANHATTAN.**—H. J. Pepper, 415 East 34th st., has received the general contract to alter the store and loft building at 27-33 East 23d st for Loeb & Schoenfeld Co., 451 Broadway, lessee. Eugene Schoen, 25 West 42d st., architect. Cost, about \$30,000.

#### PLANS FILED FOR NEW CONSTRUCTION WORK.

##### Manhattan.

##### Factories and Warehouses.

**BROADWAY,** e s, 133d-134th sts, 6-story brick fireproof furniture storage building, 199x90; cost, \$250,000; owner, Riverside Drive Realty Co., Arlington C. Hall, president, 2789 Broadway; architect, John C. Watson, 271 West 125th st. Plan No. 306.

##### Stores and Tenements.

**GROVE ST,** 42-44, s s, 83 w Bleecker st, 6-story brick store and tenement, 42x87; cost, \$45,000; owner, Chas. I. Weinstein Realty Co., Chas. I. Weinstein, president, 17 West 120th st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 307.

##### Bronx.

##### Apartments, Flats and Tenements.

**JACKSON AV,** w s, 26.9 s 147th st, 6-story brick tenement, 50x88, slag roof; cost, \$50,000; owners, Ralf Bldg. Co., Carmine Cioffi, 897 Home st, president; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 442.

**UNIVERSITY AV,** s e cor Merriam av, 5-story brick tenement, 115x42.4, slag roof; cost, \$100,000; owners, Sonwil Holding Co., Nathan Wilson, 1029 East 163d st, president; architect, Samuel Katz, 1 Madison av. Plan No. 440.

**KELLY ST,** w s, 125 n 163d st, two 5-story brick tenements, plastic slate roof, 43.9x88; cost, \$100,000; owner, Rae Realty Co., Inc., Jacob Bluestein, 928 Broadway, Pres.; architect, Lorenze F. J. Weiher, 271 West 125th st. Plan No. 447.

**HOE AV,** e s, 179.5 n Freeman st, 6-story brick tenement, plastic slate roof, 50x88; cost, \$40,000; owner, Galveston Bldg. Co., Philip Kerschowsky, 1289 Hoe av, Pres.; architect, Samuel Sass, 32 Union sq. Plan No. 443.

##### Dwellings.

**FAIRMONT AV,** n s, 25 e Valentine av, 2-story frame dwelling, 22x29.6, shingle roof; cost, \$3,000; owner and architect, J. T. Rolf, on premises. Plan No. 437.

**MORRIS PARK AV,** n s, 141 e Westchester av, 2-story and attic frame dwelling, 21x35, asbestos shingle roof; cost, \$2,000; owner, Mrs. Chas. J. Pettersen, 1238 Beach av; architect, Carl P. Johnson, 30 East 42d st. Plan No. 435.

**SHAKESPEARE AV,** e s, 225.5 s 169th st, 2-story frame dwelling, tin roof, 25x17; cost, \$3,000; owner, Jacob Kubler, 777 Melrose av; architect, Wm. S. Irving, 752 East 220th st. Plan No. 445.

##### Stables and Garages.

**UNIVERSITY AV,** e s, 187.6 s 183d st, 1-story brick garage, 22x24.4, concrete roof; cost, \$500; owner, J. Neimann, on premises; architect, W. C. Martin, Burnside and University avs. Plan No. 436.

**BAILEY AV,** w s, 60 s Albany rd, 1-story frame stable, 25x16, tin roof; cost, \$1,000; owner, Jos. Maffia, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 439.

##### Stores and Dwellings.

**189TH ST,** n e cor Hughes av, two 2-story brick stores and dwellings, plastic slate roof, 43.6x40, 44x35; cost, \$15,000; owner, Terrace Const. Co., H. E. Champoli, 116 West 19th st, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 444.

**CROTONA AV,** e s, 40.6 s Fairmount pl, 1-story brick store, tar and gravel roof, 30x90; cost, \$6,000; owners, Pistronk & Wolfe, 2002 Bronx st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 446.

##### Stores and Tenements.

**VALENTINE AV,** s s, 100 n 187th st, two 5-story brick tenements, 50.11x84, slag roof; cost, \$90,000; owners, The Hoffman Co. Builders Co., Geo. Hoffman, 1132 Clay av, president; architect, Harry T. Howell, 3d av and 149th st. Plan No. 438.

##### Miscellaneous.

**GERARD AV,** e s, 117.8 n 157th st, 1-story frame shed, 70x30; cost, \$350; owners, Maguire Bros., 845 Walton av; architect, Wilfred C. Reid, 1023 Summit av. Plan No. 441.

##### Brooklyn.

##### Dwellings.

**FARRAGUT RD,** n e cor E 95th st, 2-story frame dwelling, 21.6x45, shingle roof, 1 family; cost, \$3,200; owner, Frank P. Smith, 992 East 95th st; architect, same. Plan No. 6012.

**EAST 15TH ST,** e s, 281 n Av U, 2-story frame dwelling, 17x34, shingle roof, 1 family; cost, \$2,800; owner, Peter J. Doyle, 2057 East 15th st; architect, Michael M. Foley, 2160 East 13th st. Plan No. 5984.

**EAST 15TH ST,** e s, 385 n Av U, 2-story frame dwelling, 20x40, gravel roof, 2 families; cost, \$2,100; owner, Mary A. Maher, 2045 East 15th st; architect, Benj. Dreisler, 153 Remsen st. Plan No. 6043.



EAST 34TH ST, e s, 180 n Clarendon rd, 2-sty frame dwelling, 16.6x36, gravel roof, 1 family; cost, \$2,500; owner, Jas. Curran, 106 Prospect st; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 6075.

EAST 15TH ST, e s, 220 s Av N, 2-sty frame dwelling, 17x52, tin roof, 2 families; cost, \$4,000; owner, Annie Francis, 1517 East 7th st; architect, Willard Parker, 24 McDonough st. Plan No. 6103.

ROCKAWAY AV, n w cor Skidmore la, 2-sty frame dwelling, 16x25, — roof; cost, \$1,000; owner, Geo. A. Morris, 38 Laurel rd, Ridgewood; architect, Geo. A. Morris, Jr., same address. Plan No. 6098.

SURF AV, 3021, 1-sty frame dwelling, 31x18, shingle roof, 1 family; cost, \$800; owner, Wm. Canning, on premises; architect, Robt. T. Schaefer, 1526 Flatbush av. Plan No. 6116.

EAST 17TH ST, w s, 220 s Av V, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$9,500; owner, A. P. De Bank, 40 East 65th st, Manhattan; architect, P. Sabati, 1510 Neck rd. Plan No. 6133.

SEA BREEZE AV, n s, 1,095 e Ocean parkway, twenty 1-sty frame dwellings, 18x24, shingle roof, 1 family each; total cost, \$5,000; owner, Brighton by the Sea, 161 Remsen st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6157.

SEA BREEZE AV, n s, 1,245 e Octan parkway, ten 1-sty frame dwellings, 18x24, shingle roof, 1 family each; total cost, \$4,000; owner and architect, as above. Plan No. 6158.

SEA BREEZE AV, n s, 1,395 e Ocean parkway, fifteen 1-sty frame dwellings, 18x24, shingle roof, 1 family each; total cost, \$6,000; owner and architect, as above. Plan No. 6159.

SEA BREEZE AV, ns, 1,545 e Ocean parkway, twenty 1-sty frame dwellings, 18x24, shingle roof, 1 family each; total cost, \$8,000; owner and architect, as above. Plan No. 6160.

SEA BREEZE AV, n s, 654 e Ocean parkway, ten 1-sty frame dwellings, 18x24, shingle roof, 1 family each; total cost, \$4,000; owner and architect, as above. Plan No. 6156.

FACTORIES AND WAREHOUSES.  
GRATTON ST, s s, 100 e Bogart st, 2-sty brick storage, 25x95, gravel roof; cost, \$3,000; owner, Lipman Lipsitz, 392 Bushwick av; architect, Tobias Goldstone, 49 Graham av. Plan No. 6004.

OSTEGO ST, s e cor Bay st, 4-sty brick factory, 100.2x50.2, slag roof; cost, \$38,000; owner, Keystone Varnish Co., 71 Otsego st; architect, John E. Mitchel, 602 World Building, Manhattan. Plan No. 6002.

LOGAN ST, w s, 224.10 s Atlantic av, 3-sty brick factory, 30x38, tin roof; cost, \$5,000; owner, Lewis F. Sprower, 427 Franklin av; architect, Henry Rockmore, 1531 48th st. Plan No. 5995.

75TH ST, s s, 103.8 e 5th av, 1-sty brick shop, 20x50, gravel roof; cost, \$1,500; owner, Wm. Garden, 7505 5th av; architect, Jas. V. Pettit, 517 75th st. Plan No. 6039.

HARRISON PL, s s, 200 e Bogart st, 3-sty brick storage and dwelling, 25x85, tin roof, 1 family; cost, \$3,000; owner, Lipman Lipsitz, 392 Bushwick av; architect, Tobias Goldstone, 49 Graham av. Plan No. 6046.

HUNTINGTON ST, n s, 104 w Henry st, 2-sty brick storage and dwelling, 60x32, gravel roof, 1 family; cost, \$8,000; owner, Giusepina Basile, 341 Hamilton av; architect, V. M. Caizano, 280 South 3d st. Plan No. 6162.

WASHINGTON ST, s e cor Front st, 1-sty brick factory, 50x100, gravel roof; cost, \$4,000; owner, Robt. Gair, on premises; architect, Jas. G. Beattie, 581 Amersfort pl. Plan No. 6150.

FLATBUSH AV, e s, 365.7 n Lafayette av, 7-sty brick storage, 50x117.5, slag roof; cost, \$85,000; owner, Ostrander Estate, 32 Liberty st, Manhattan; architect, F. P. Plate, 1123 Broadway, Manhattan. Plan No. 6128.

STABLES AND GARAGES.  
LIBERTY AV, s w cor Logan st, 1-sty frame stable, 40x15, gravel roof; cost, \$1,000; owner, Sam Musto, 222 Liberty av; architect, Chas. A. Mele, 37 Liberty av. Plan No. 6010.

CARROLL ST, s s, 40 w Brooklyn av, 1-sty brick garage, 17x19, gravel roof; cost, \$400; owner, Reinhard Hall, 1655 42d st; architect, Benj. F. Hudson, 319 9th st. Plan No. 6025.

WEST 9TH ST, 2980, 1-sty frame garage, 24x20, shingle roof; cost, \$500; owner, Abraham Pasner, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6078.

ELTON ST, e s, 80 s Pitkin av, 1-sty brick garage, 18x20, slag roof; cost, \$300; owner, Chas. H. Ohlau, 788 New Lots av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 6041.

EAST 15TH ST, w s, 120 s Av I, 2-sty brick stable, 19.9x16, gravel roof; cost, \$1,200; owner, Chas. Heidereich, 1506 Av J; architect, Benj. F. Hudson, 319 9th st. Plan No. 6024.

LOMBARDY ST, n s, 200 w Morgan av, 1-sty frame stable, 25x60, tar roof; cost, \$750; owner, Alex P Smith, 132 Bayard st; architect, Max Hirsch, 391 Fulton st. Plan No. 6096.

WINTHROP ST, n s, 150 w Rogers av, 1-sty brick garage, 12x20, shingle roof; cost, \$300; owner, Fredk. M. Stapley, 195 Hawthorne st; architect, Robt. S. Paris, 3623 Av I. Plan No. 6109.

HUNTINGTON ST, n s, 104 w Henry st, 2-sty brick stable, 60x32, gravel roof; cost, \$5,000; owner, Giusepina Basile, 341 Hamilton av; architect, V. M. Caizano, 280 South 3d st. Plan No. 6163.

LEXINGTON AV, n s, 100 w Patchen av, 2-sty brick garage, 100x80, slag roof; cost, \$10,000; owner, Hy. Meyer, 277 Gates av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 6147.

STORES AND DWELLINGS.  
KNICKERBOCKER AV, n s, 340 e Palmetto st, 3-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, \$6,000; owner, Everett Barasch, 633 New York av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 6007.

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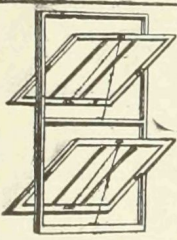
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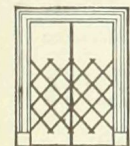
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### Plans Filed, New Buildings, Brooklyn (Con.).

EAST N. Y. AV, s s, 350 e N. Y. av, 2-sty brick store and dwellings, 20x52, gravel roof, 2 families; cost, \$3,000; owner, Antonina Todesco, 470 East N. Y. av; architect, Max Cohn, 510 Linwood st. Plan No. 6106.

NEW LOTS AV, n s, 68.8 w Hinsdale st, three 1-sty frame stores and dwellings, 34.4x83, tin roof, 2 families each; total cost, \$3,600; owner, Abbotte Realty Co., Sheffield av, New Lots av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 6089.

22D AV, w s, 120.1 s 65th st, 2-sty brick store and dwelling, 44.4x57.3, slag roof, 1 family; cost, \$10,000; owner, Sea Beach Bldg. Co., 1215 47th st; architect, Adam E. Fischer, 862 Bushwick av. Plan No. 6146.

#### STORES, OFFICES AND LOFTS.

60TH ST, n s, 310.9 w 16th av, 1-sty frame office, 18x16.2, tin roof; cost, \$200; owner, Orazio Arlette, 1703 81st st; architect, A. H. Martin, 6005 14th av. Plan No. 6065.

#### STORES AND TENEMENTS.

HOOPER ST, s w cor South 3d st, 6-sty brick tenement, 75x63.5, slate roof, 34 families; cost, \$40,000; owner, South 3d St Bldg. Corp., 217 Havemeyer st; architect, Saml. Sass, 32 Union sq, Manhattan. Plan No. 6058.

LAFAYETTE AV, s s, 250 w Nostrand av, 4-sty brick tenement, 50x88, tin roof, 17 families; cost, \$35,000; owner, Lanoor Realty Co., 371 Monroe st; architect, Lew Koen, 9 Debevoise st. Plan No. 6031.

ROEBLING ST, e s, 100 s South 9th st, 4-sty brick tenement, 39.6x87, slag roof, 23 families; cost, \$40,000; owner, Jacob Suis, 178 South 9th st; architects, Shampian & Shampian, 772 Broadway. Plan No. 6099.

24TH ST, n s, 215 w 4th av, 4-sty brick tenement, 25x70, tin roof; 8 families; cost, \$7,500; owner, Anna F. O'Brien, 289 24th st; architect, Jos. Hartung, 548 2d st. Plan No. 6095.

ST. MARK'S AV, n s, 180 e Hopkinson av, 4-sty brick tenement, 39.6x89, slag roof, 16 families; cost, \$20,000; owner, Harry Mitkin, 1473 East N. Y. av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 6092.

WILLIAMS AV, n w cor Livonia av, 4-sty brick store and tenement, 50x90, slag roof, 21 families; cost, \$28,000; owner, Hy. Friedland, 743 Saratoga av; architect, S. Millman, 1780 Pitkin av. Plan No. 6131.

#### MISCELLANEOUS.

FT. HAMILTON AV, n s, 59 w East 2d st, 1-sty brick shed, 45x20; cost, \$500; owner, Mrs. Anna Williams, 3102 Ft. Hamilton av; architects, Koch & Wagner, 26 Court st. Plan No. 6066.

21ST ST, s s, 50 w 3d av, 2-sty brick mill, 49.6x62, gravel roof; cost, \$10,000; owner, Chas. E. Rodgers, 134 Gates av; architect, Edgar E. Doten, Huntington, L. I. Plan No. 5976.

LOMBARDY ST, n s, 200 w Morgan av, 1-sty frame shed, 75x50, tar roof; cost, \$750; owner, Alex P. Smith, 132 Bayard st; architect, Max Hirsch, 391 Fulton st. Plan No. 6097.

38TH ST, n s, 232.10 w Ft. Hamilton av, 1-sty frame office, 10x15, tar roof; cost, \$150; owner, J. Friedland Co., 302 East 165th st, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 6143.

### Queens.

#### APARTMENTS, FLATS AND TENEMENTS.

L. I. CITY, 11th av, e s, 180 s Grand av, 3-sty brick tenement, 20x60, slag roof, 3 families; cost, \$5,000; owner, Matthews Building Co., 468 Grand av, L. I. City; architect, R. Geo. Smart, Curtis av, Richmond Hill. Plan No. 2824.

#### DWELLINGS.

FOREST HILLS, 45th st, s w s, 150 e Continental av, 2 1/2-sty brick dwelling, tile roof, steam heat, 1 family; cost, \$9,000; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 2823.

JAMAICA, Merrick rd, w s, 146 n Cumberland st, 2-sty frame dwelling, 40x32, shingle roof, 1 family; cost, \$4,000; owner, Nathaniel C. Hendrickson, 66 Clinton av, Jamaica; architect, Joseph H. Rawson, 684 Fulton st, Jamaica. Plan No. 2825.

CORONA, 45th st, w s, 320 n Jackson av, 2-sty brick dwelling, 18x50, tin roof, 2 families; cost, \$3,500; owner, Joseph Simone, 113 44th st, Corona; architect, A. DeBlasi, 94 East Jackson av, Corona. Plan No. 2812.

FAR ROCKAWAY, St. Mary's court, n s, 70 w Broadway, 2 1/2-sty frame dwelling, 21x40, steam heat, shingle roof, 1 family; cost, \$2,500; owner, Mrs. E. Muhlbach, Far Rockaway; architect, J. Muhlbach, Far Rockaway. Plan No. 2818.

FLUSHING, Bowne av, e s, 200 no Shore av, 2 1/2-sty frame dwelling, 32x36, shingle roof, 1 family, steam heat; cost, \$6,500; owner, Morris A. Smith, 111 East 26th st, Manhattan; architect, J. L. Theo Tillack, 50 Church st, Manhattan. Plan No. 2810.

FOREST HILLS, Kelvin st, n s, 100 e Colonial av, 2 1/2-sty brick dwelling, 24x32, shingle roof, 1 family, steam heat; cost, \$5,500; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan No. 2805.

LENT ST, e s, 126 s Jackson av, 2-sty brick dwelling, 19x34, slag roof, 1 family; cost, \$2,400; owner, Charles DeMarco, 9-13 Hancock st, Manhattan; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 2837.

MIDDLE VILLAGE, Wayne st, n s, 300 e Morton st, five 2-sty frame dwellings, 18x45, tin roof, 2 families; cost, \$10,500; owner, Frank Dehn, Morton av, Middle Village; architect, Theo. McCloskey, 125 Briggs av, Richmond Hill. Plan No. 2806-7.

NEPONSET, Huron av, e s, 112 n Washington av, 2 1/2-sty brick dwelling, 32x50, slate roof, 1 family, steam heat; cost, \$5,000; owner, Miss Emma Dabour, 128 East 46th st, Manhattan; architect, Emanuel Kaiser, 68 East 94th st, Manhattan. Plan No. 2811.

RICHMOND HILL, Welling st, e s, 235 n Belmont av, three 2-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, \$6,300; owner, Louis Schwab, 110 Fulton st, Jamaica; architect, Fredk. Wormberger, 30 Snediker av, Union Course. Plan Nos. 2814-15-16.

RICHMOND HILL, Lambert st, e s, 280 s Sutter av, 2 1/2-sty frame dwelling, 18x35, shingle room, 1 family, steam heat; cost, \$2,400; owner, Harry Nichols, 313 Curtis av, Morris Park; architect, Fred Wormberger, 30 Snediker av, Union Course. Plan No. 2817.

WOODHAVEN SOUTH, Fundy st, e s, 106 s Belmont av, 2-sty frame dwelling, 14x37, shingle roof, 1 family; cost, \$1,800; owner, Anthony Brandenburg, 431 Railroad av, Brooklyn; architect, L. F. Schillinger, 106 Van Siclen av, Brooklyn. Plan No. 2836.

CORONA, Sycamore pl, s s, 325 e Washington av, 1-sty frame dwelling, 18x36, tin roof, 1 family; cost, \$1,000; owner, J. Huber, Richmond Hill; architect, H. Spinken, Fulton st, Jamaica. Plan No. 2842.

EDGEMERE, Beach av, w s, 180 n Mermaid av, 2 1/2-sty frame dwelling, 24x30, shingle roof, 1 family, steam heat; cost, \$3,500; owner, Karl Kavaya, Inwood, L. I.; architect, John A. Lasher, Beach 116th st, Rockaway Park. Plan No. 2851.

ELMHURST, Evergreen av, n s, 202 e Toledo av, 2 1/2-sty frame dwelling, 21x46, tin roof, 2 families; cost, \$3,500; owner and architect, Edward G. Meyran, 187 Prospect av, Elmhurst. Plan No. 2850.

KEW, Richmond Hill av, n w cor Abingdon rd, 2-sty brick dwelling, 32x31, tile roof, 1 family, steam heat; cost, \$12,000; owner, Ethel S. Hoffmann, Kew Gardens; architect, N. M. Woods, 47 West 34th st, Manhattan. Plan No. 2841.

ST. ALBANS, Rutland st, s s, 140 e Glenham st, 2 1/2-sty frame dwelling, 36x26, shingle roof, 1 family, steam heat; cost, \$4,500; owner, Edwin H. Brown, Bayville, L. I.; architect, M. C. Mott, Lynbrook, L. I. Plan No. 2847.

CORONA, Henry st, e s, 100 n Park av, four 2-sty frame dwellings, 20x53, shingle roof, 1 family; cost, \$14,000; owner, Thomas Daly 39th st, Corona; architect, R. W. Johnson, 60 Grove st, Corona. Plan Nos. 2862-63-64-65.

GLENDALE, Cooper av, s w cor Clara pl, 2-sty frame dwelling, 15x40, shingle roof, 1 family; cost, \$3,000 (2 houses); owner, Valentine Hoeftin, Cooper av and Clara pl, Glendale; architect, M. Perlstein, 37 Fulton av, Middle Village. Plan No. 2861.

WOODHAVEN, Lutheran pl, e s, 225 n Jerome av, two 2-sty frame dwellings, 20x45, slag roof, 2 families; cost, \$8,000; owner, Morris Abramowitz, 220 Suffolk st, Manhattan; architects, S. Millman & Son, 1780 Pitkin av, Brooklyn. Plan No. 2857.

BAYSIDE, Woodland av, 260 s Palace boulevard, 3-sty frame dwelling, 28x41, shingle roof, 1 family, steam heat; cost, \$5,500; owner, E. & C. Building Co., 101 Park av, Manhattan; architect, R. B. Bowler, 101 Park av, Manhattan. Plan No. 2883.

ELMHURST, Manilla st, w s, 220 s Maurice av, 2-sty frame dwelling, 23x38, shingle roof, 2 families; cost, \$3,500; owner, Angelo Pace, Manilla st, Elmhurst; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 2880.

MASPETH, Adriatic st, n s, 100 e Collins av, 2-sty frame dwelling, 20x44, tin roof, 2 families; cost, \$3,000; owner, John Clark, 565 Collins av, Maspeth; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 2881.

MORRIS PARK, Jefferson av, e s, 250 s Stewart av, two 2-sty frame dwellings, 16x36, shingle roof, 1 family; cost, \$5,000; owner, John F. Haufe, 16 Parkview av, Glendale; architect, G. E. Crane, Welling st, Richmond Hill. Plan Nos. 2867-68.

RICHMOND HILL, Sherry st, s s, 216 w Grant av, twelve 2-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, \$30,000; owner, Gatehouse Bros., Inc., 57 Chestnut st, Brooklyn; architect, G. E. Crane, Welling st, Richmond Hill. Plan Nos. 2869 to 2878.

WOODSIDE, Bryant st, w s, n w cor Monroe st, 1-sty frame dwelling, 28x23, tin roof, 1 family; cost, \$2,000; owner, J. H. Denton, 1328 Broadway, Manhattan; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 2879.

#### FACTORIES AND WAREHOUSES.

GREENPOINT AV, s s, 76.6 w Russell st, 1-sty brick factory, 24x44, slag roof; cost, \$2,000; owner, Jas. Kelly, 117 Milton st; architect, John G. Dreyer, 75 Oakland st. Plan No. 5983.

EVERGREEN, Stephen st, n s, 274 w Cypress av, 2-sty brick factory, 21x55, tin roof; cost, \$3,500; owner, Frederick Closs, 39 Stagg st, Brooklyn; architect, Wm. Debus, 86 Cedar st, Brooklyn. Plan No. 2852.

L. I. CITY, West av, w s, 200 n 10th st, 1-sty brick barrel storage, 42x62, tar and gravel roof; cost, \$2,200; owner and architect, Standard Oil Co., 26 Broadway, Manhattan. Plan No. 2849.

#### STABLES AND GARAGES.

OSBORN ST, e s, 75 s Livonia av, 1-sty brick stable, 28x50, slag roof; cost, \$2,000; owner, Bicka Rosenbaum, 292 Livonia av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 5982.

ELMHURST, Maurice av, s s, 180 w Hanover st, 1-sty frame garage, 8x13, tin roof; cost, \$100; owner, M. Hardig, premises. Plan No. 2830.

MIDDLE VILLAGE, Metropolitan av, n s, 60 e Nagy st, 1-sty frame garage, 8x13, tin roof; cost, \$100; owner, F. Schaeffer, premises. Plan No. 2829.

RICHMOND HILL, Curtis av, 1018, 1-sty frame garage, 10x16, shingle roof; cost, \$100; owner, C. Koreel, premises. Plan No. 2819.

DOUGLAS MANOR, Norwood av, n w cor Shore Drive, 1-sty frame garage, 18x19, shingle roof; cost, \$275; owner, Miss Amelia A. Mayer, premises. Plan No. 2809.

JAMAICA, Willett st, 32, 1-sty frame garage, 17x20, shingle roof; cost, \$250; owner, Frank E. Hopkins, premises. Plan No. 2808.

RICHMOND HILL, Catskill st, 100 s Chichester av, 1-sty frame stable, 10x16, paper roof; cost, \$100; owner, R. Graze, premises. Plan No. 2831.



JAMAICA.—Troy st, w s, 90 n Jamaica av, 1-sty frame garage, 16x19, tin roof; cost, \$150; owner, M. Grezinsky, premises. Plan No. 2844.

KEW.—Richmond Hill av, n w cor Abingdon rd, 1-sty frame garage, 12x20, shingle roof; cost, \$1,000; owner, Ethel S. Hoffman, Kew Gardens; architect, N. M. Woods, 47 West 34th st, Manhattan. Plan No. 2840.

MASPEETH.—Betts av, w s, 437 n Old rd, 2-sty brick cow stable, 74x79, slag roof; cost, \$5,000; owner, S. Freeman, 240 Drew av, Union Course; architect, M. Perlstein, 37 Fulton av, Middle Village. Plan No. 2859.

STORES AND DWELLINGS.

KNICKERBOCKER AV, n s, 280 w Putnam av, 2-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, \$6,000; owner, Everett Barasch, 633 New York av. Plan No. 6000.

CORONA.—Junction av, e cor Corona av, 3-sty brick store and dwelling, tin roof, 2 families; cost, \$12,000; owner, Thomas Daly, 39th st, Corona; architect, R. W. Johnson, 60 Grove st, Corona. Plan No. 2826.

STORES AND TENEMENTS.

DEKALB AV, s e cor Myrtle av, 4-sty brick store and tenement; cost, \$30,000; owner, 250 Pacific St, Inc, 45 West 34th st, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 5981.

RIDGEWOOD.—Myrtle av, n s, 419 w Forest av, 1-sty brick store, 56x67, tar and gravel roof; cost, \$7,000; owner, John Peters, 1871 Myrtle av, Ridgewood; architect, W. B. Wills, 1181 Myrtle av, Brooklyn. Plan No. 2820.

L. I. CITY.—William st, n e cor North Jane st, 1-sty brick store, 23x68, slag roof; cost, \$3,000; owner, James J. Cashin, Boulevard and Shell rd, L. I. City; architect, J. M. Baker, Jackson av, L. I. City. Plan No. 2843.

MISCELLANEOUS.

ARVERNE.—Remington av, e s, 350 n Boardwalk, frame reviewing stand; cost, \$425; owner, M. Merchard, premises. Plan No. 2828.

FLUSHING.—Flushing Creek, w s, n s Amity st, 1-sty frame shed for coal shelter; 38x54, shingle roof; cost, \$4,000; owner, C. W. Copp, Amity st, Flushing; architect, Arnold Smith, 159 North 15th st, Flushing. Plan No. 2827.

ELMHURST.—Manilla st, n s, 142 e L. I. R. R., 1 frame bill board, 100x11; cost, \$200; owners, McElroy Bros., Flushing. Plan No. 2813.

JAMAICA.—Hillside av, s w cor Max Weber av, frame bill board, 100x11; cost, \$200; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 2834.

JAMAICA.—Hillside av, s e cor Lincoln av, frame bill board, 100x11; cost, \$200; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 2835.

JAMAICA.—L. I. R. R., e s, 75 s Jamaica av, frame bill board, 100x24; cost, \$400; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 2833.

RICHMOND HILL.—Jamaica av, s s, opp. Waterbury av, frame bill board, 60x11; cost, \$120; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 2832.

L. I. CITY.—Stemler st, e s, 180 s Flushing av, two 1-sty frame sheds, 12x20, paper roof; cost, \$300; owner, McClintic Marshall Co., premises. Plan Nos. 2845-46.

L. I. CITY.—11th av and Newton rd, 1-sty frame shed, 16x40, paper roof; cost, \$75; owner, A. Weiler, 412 10th av, L. I. City. Plan No. 2838.

WOODSIDE.—Elves av, w s, 500 n Betts av, frame sign, 12x60; cost, \$80; owner, Adlers Monument Co, premises. Plan No. 2839.

BAYSIDE.—West st, w s, 150 s Lawrence boulevard, 1-sty frame coop, 12x30, paper roof; cost, \$65; owner, Mary C. Smith, West st, Bayside. Plan No. 2853.

BAYSIDE.—West st, w s, 200 s Lawrence boulevard, frame coop, 12x30, paper roof; cost, \$70; owner, F. A. Beelke, West st, Bayside. Plan No. 2854.

GLENDALF.—Walling st, s e cor Boulevard, 2-sty frame milk house, 25x55, tar and gravel roof; cost, \$1,000; owner, Hirsch Goldberg, premises; architect, M. Perlstein, 37 Fulton av, Middle Village. Plan No. 2860.

L. I. CITY.—Boulevard, w s, 150 s Harris av, 1-sty brick wagon shed, 25x42, tin roof; cost, \$2,000; owner, Alex. Murtha, premises; architect, J. Nadig, 302 Hoyt av, L. I. City. Plan No. 2855.

MASPEETH.—Betts av, w s, 437 n Old rd, 1-sty brick milk house, 40x20, slag roof; cost, \$1,200; owner, S. Freeman, 240 Drew av, Union Course; architect, M. Perlstein, 37 Fulton av, Middle Village. Plan No. 2858.

Richmond.

DWELLINGS.

ERASTINA PL, e s, 75 s Erastina pl, Port Richmond, 2-sty frame dwelling, 20x26; cost, \$2,700; owner, A. L. Jones, Mariners Harbor; architect and builder, O. H. Lee, Port Richmond. Plan No. 752.

HILLCREST ST, n s, 268 w Nelson av, Great Kills, 1-sty frame bungalow, 14x26; cost, \$260; owner and builder, Thos. Sanjour, New Dorp Beach. Plan No. 760.

RILEY PL, w s, 150 s John st, Port Richmond, 2-sty brick dwelling, 20x28; cost, \$2,800; owner, architect and builder, Peter Larsen, Port Richmond. Plan No. 754.

4TH ST, w s, 50 n Rose av, New Dorp, 2-sty frame dwelling, 22x34; cost, \$3,000; owner, A. McDowell, New Dorp; architect and builder, C. H. Chamberlain, Port Richmond. Plan No. 755.

MERSEREAU AV, w s, 96 n Bay st, Stapleton, 2-sty frame dwelling, 18x28; cost, \$1,800; owner, A. K. Moore, Stapleton; architect, E. Denning, Port Richmond; builder, C. H. Chamberlain, Port Richmond. Plan No. 757.

ROMA AV, n s, 140 w Surf av, Midland Beach, 1-sty frame dwelling, 22x26; cost, \$1,500; owner, Frank Prinzwalli, New Dorp; architect, Jas. E. Grunert, New Dorp; builder, Michaele Cibelli, Grant City. Plan No. 750.

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**Plans Filed, New Buildings, Richmond (Con.).**

TYSON AV, e s, 150 n Henry pl, Dongan Hills, 2-sty frame dwelling, 19x26; cost, \$2,000; owner, Mary Luberta, Grant City; architect, Jas. E. Grunert, New Dorp; builder, Michaela Cibelli, Grant City. Plan No. 751.

2D AV, w s, 312 n Jersey st, New Brighton, three 2-sty brick dwellings, 20x28; total cost, \$8,400; owner, architect and builder, Peter Larsen, Port Richmond. Plan No. 753.

**STABLES AND GARAGES.**

CLOVE & ODER AVS, n w cor, Concord, 1-sty frame garage, 12x18; cost, \$75; owner, Chas. Schenk, Concord; architect and builder, Thos. Cummings, Jr., Stapleton. Plan No. 761.

CRAFTON AV, e s, 100 s Turnpike, Port Richmond, 1-sty frame garage, 12x20; cost, \$150; owner, architect and builder, B. A. Carmody, Port Richmond. Plan No. 756.

MAIN AV, e s, 100 s Clove av, Concord, 1-sty frame garage, 12x15; cost, \$50; owner and builder, R. Socca, Concord. Plan No. 758.

**STORES AND DWELLINGS.**

RICHMOND AV, e s, 99 n Castleton av, Port Richmond, 2-sty brick store and dwelling, 24x50; cost, \$6,000; owner, Abram Wolinitz, care architect, Carl I. Goldberg, 138 West 29th st, Bayonne, N. J. Plan No. 759.

**PLANS FILED FOR  
ALTERATIONS.****Manhattan.**

BARCLAY ST, 21, Park pl, 22, connecting door opening, fire underwriter doors to two 5-sty brick loft buildings; cost, \$500; owner, Broadway Park Pl Co., 233 Broadway; architects, Betz Bros., 583 Van Sicklen av, Brooklyn. Plan No. 3306.

CANAL ST, 301, store fronts to 2-sty brick store and loft; cost, \$500; owner, Frederick T. Barry, 646-648 Madison av; architect, M. Joseph Harrison, 230 Grand st. Plan No. 3323.

CROSBY ST, 81-83, iron tank supports to 6-sty brick factory; cost, \$450; owner, Williams Estate, Frank Keech, trustee, Tuxedo, N. Y.; architect, Albert G. Richter, 316-318 Av A. Plan No. 3299.

ELDRIDGE ST, 27-29, flues to 5-sty brick store and loft building; cost, \$750; owner, Babcock Estate, 42 Liberty st; architects, Bertin & Feiser, 1133 Broadway. Plan No. 3327.

HESTER ST, 54-56, light shaft, window openings to two 6-sty brick stores and tenements; cost, \$2,500; owner, Gossett Estate, Louis Gossett, 748 Beck st; architect, Louis Goodman, 50 Church st. Plan No. 3320.

HOUSTON ST, 173-175 East, mason work, steel beams, cellar addition, concrete floor, doorways to 4-sty brick store and tenement; cost, \$2,500; owner, Sarah Fay, 242 East Houston st; architect, Otto Reissmann, 147 4th av. Plan No. 3301.

PINE ST, 59-61, removal of encroachments to 4-sty brick stores and offices; cost, \$900; owner, Geo. P. Wetmore, Newport, R. I.; architect, John H. Duncan, 347 5th av. Plan No. 3312.

RIDGE ST, 154, partitions, windows to two 5-sty brick stores and tenements; cost, \$500; owner, Joseph Burger, 20 Av C; architect, Jacob Fisher, 25 Av A. Plan No. 3310.

ROOSEVELT ST, 28-30, removal of wall, g. i. skylight, metal ceiling, tin roof to 6-sty brick stores and apartments; cost, \$500; owner, Church of St. Joachim, Rev. Vincent Jannuzzi, 26 Roosevelt st; architect, Robt. N. Cleverdon, 15 East 40th st. Plan No. 3325.

SOUTH ST, 228-229, window openings to 3-sty brick storage; cost, \$50; owner, Jas. Reardon, 237 South st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3296.

STANTON ST, 134-136, doorways, court stairs to 6-sty brick stores and tenement; cost, \$500; owner, Abraham Levin, 1466 1st av; architect, Otto L. Spannake, 233 East 78th st. Plan No. 3298.

WARREN ST, 68, removal of encroachment to 5-sty brick stores and salesrooms; cost, \$200; owner, S. Chas. Welsh, 256 Broadway; architect, Alexander S. Traub, 255 Greenwich st. Plan No. 3318.

WORTH ST, 175-77, doorways to 6-sty brick tenement; cost, \$40; owner, Julia P. Ludlam, 317 West 82d st; architect, none; agent, Jos. P. Delatour, 207 East 3d st, Brooklyn. Plan No. 3334.

4TH ST, 21-29 West, steel tank supports to 6-sty brick building; cost, \$2,500; owner, Isabel Anderson, care Danl. Birdsall & Co., 317 Broadway; architect, The Rusing Co., 39 Cortlandt st. Plan No. 3285.

4TH ST, 21-23, extension of staircase, fireproof enclosure, t. c. block bulkhead to 7-sty brick printing shop; cost, \$1,000; owners, Smith Estate, 92 William st, and De Vinne Estate, 395 Lafayette av; architect, Walter S. Timmis, 315 5th av. Plan No. 3294.

19TH ST, 421 East, partitions, mason work, windows to 5-sty brick tenement; cost, \$350; owner, Wm. McKee, 421 East 10th st; architect, John J. Lawlor, 360 West 23d st. Plan No. 3287.

24TH ST, 149-155 West, window opening, iron shutters to 6-sty brick store and lofts; cost, \$75; owner, Brolux Corporation, 128 Broadway; architect, Richard Rohl, 128 Bible House. Plan No. 3309.

25TH ST, 245 West, doorway, resetting of basement steps to 4-sty brick dwelling; cost, \$100; owner, Harry Walter, 60 West Union av, Bound Brook, N. J.; architect, Otto Reissmann, 147 4th av. Plan No. 3304.

27TH ST, 6 East, removal of encroachments, stairs, brick and terra cotta enclosure to 12-sty brick office and lofts; cost, \$400; owner, Brunswick Site Co., 68 William st; architect, Pierre Duvinage, 253 Broadway. Plan No. 3329.

28TH ST, 137 West, metal covered store front to 3-sty brick store and tenement; cost, \$150; owner, Joseph Manheimer, 4 South st, Far Rockaway, L. I.; architect, John H. Knubel, 305 West 43d st. Plan No. 3332.

29TH ST, 125-127 West, removal of encroachments to 3-sty brick dwelling; cost, \$250; owner, Chas. Gachot, 429 West 14th st; architect, John H. Knubel, 305 West 43d st. Plan No. 3221.

32D ST, 28 West, removal of encroachments to 4-sty brick club; cost, \$400; owner, Mrs. Hattie Kennedy, Hotel Aberdeen, 17 West 32d st; architect, John H. Duncan, 347 5th av. Plan No. 3311.

36TH ST, 355-357 West, fire escape stairway to 7-sty brick factory lofts; cost, \$250; owner, Thos. A. Hill Co., 333 West 38th st; architect, Harris H. Uris, 16 East 96th st. Plan No. 3307.

40TH ST, 548 West, removal of partitions, shafts and fixtures, new partitions, plumbing to 4-sty brick tenement; cost, \$2,500; owner, Dora Groll, 548 West 40th st; architect, Otto Reissmann, 147 4th av. Plan No. 3305.

40TH ST, 14 East, front and rear extensions, iron stair, alteration of floor levels, removal of walls and partitions, 2-sty brick addition to 4-sty brick dwelling (to be converted into store and lofts); cost, \$35,000; owner, Joseph Schanz, 18 West 39th st; architects, Buchman & Fox, 30 East 42d st. Plan No. 3303.

40TH ST, 9-11 East, t. c. block partitions to 11-sty brick office building; cost, \$700; owners, Yale & Towne Mfg. Co., 9-11 East 40th st; architect, W. L. Stoddard, 30 West 38th st. Plan No. 3291.

43D ST, 311-319, cedar storage tank, iron support beams to 4-sty brick tenement; cost, \$360; owner, Sophie Luta, 311 East 43d st; architect, Frank Eberhart, 325 East 87th st. Plan No. 3286.

44TH ST, 206 West, mezzanine floor, wooden stairway to 4-sty brick apartment; cost, \$500; owner, Vincent Astor, 23 West 26th st; architect, Geo. Brunquell, 1497 Broadway. Plan No. 3330.

45TH ST, 152-154 West, door opening, self-closing fireproof slide doors, stud partition to 5-sty brick store and dwelling; cost, \$200; owner, May I. Eisseldt, 127 West 43d st; architect, Henry B. Herts, 35 West 31st st. Plan No. 3222.

45TH ST, 9 East, mason work, window openings to 6-sty brick loft building; cost, \$200; owner, Chas. B. Squier, care A. F. Jones, 56 West 45th st; architect, John T. Riggs, 62 Cedar st. Plan No. 3336.

46TH ST, 110 West, conversion of 4-sty brick dwelling into light factory building, front extension, 4-sty brick, rear extension, 1-sty brick, removal of partitions, stairways, enclosures, raising of 1st and 2d tier beams; cost, \$8,000; owner, Chas. Goly, 226 West 41st st; architect, Lucian Pisciotto, 391 East 149th st. Plan No. 3324.

48TH ST, 114 West, doorway, steps to 3-sty brick dwelling; cost, \$100; owner, John Ponzi, 114 West 48th st; architect, Otto Reissmann, 147 4th av. Plan No. 3302.

56TH ST, 203-7 East, wrought iron marquise to 3-sty brick hall; cost, \$350; owner, The Henry Elias Brewing Co., 403 East 54th st; architect, Charles Kranth, 3 Horatio st. Plan No. 3317.

61ST ST, 419 East, water closet compartments, galvanized iron skylights to 5-sty brick tenement; cost, \$100; owner, Henry Klapper, 419 East 81st st; architects, Cohen & Felson, 329 4th av. Plan No. 3315.

62D ST, 403-405 East, fire-escapes, kalamein sash to 5-sty brick factory; cost, \$350; owner, Crimmins Estate, Maurice D. Barry, 25 West 42d st; architect, John H. Friend, 148 Alexander av. Plan No. 3338.

79TH ST, 109-115 West, window openings to 2-sty brick stores and offices; cost, \$50; owner, Edward C. Vanderlip, 162 West 72d st; architects, Horenburger & Bades, 122 Bowery. Plan No. 3335.

89TH ST, 311-317 West, fireplace, flue to 8-sty brick apartment house; cost, \$250; owner, Excelsior Holding Co., 500 West End av; architect, Arthur L. Harmon, 3 West 29th st. Plan No. 3331.

96TH ST, 207 West, brick flue to 5-sty brick rectory; cost, \$300; owner, Church of the Holy Name, Rev. John J. Kean, 207 West 96th st; architect, George Brunquell, 1497 Broadway. Plan No. 3333.

101ST ST, 21 East, store front to 5-sty brick store and tenement; cost, \$500; owner, Chas. Paland, 21 East 101st st; architect, Morris Schwartz, 194 Bowery. Plan No. 3308.

109TH ST, 249 West, tank, steel supports to 5-sty brick tenement; cost, \$200; owner, Jeannette Aherns, 19 West 83d st; architect, Richard H. Abbott, 197 Park Hill av, Yonkers. Plan No. 3288.

135TH ST, 28 West, extension of halls, lavatory fixtures to 6-sty brick store and tenement; cost, \$250; owner, Edw. A. Grenzbach, Pocantico Hills, N. Y.; architect, Ernest A. Lynde, 663 East 165th st. Plan No. 3300.

157TH ST, 507 West, store front to 3-sty brick store and tenement; cost, \$150; owner, Merwin Realty Co., 3 East Burnside av; architects, Clarence True & Son, 405 Lexington av. Plan No. 3293.

AV A, 1038, steel beams for formation of bins to 5-sty brick building, to be used for coal storage; cost, \$5,000; owners, Burns Bros., M. F. Burns, president, 50 Church st; engineer, J. P. Whiskeman, 30 East 42d st. Plan No. 3284.

BOWERY, 270, stairway enclosures, stairway, fireproof door to 5-sty brick store and lodging house; cost, \$1,000; owner, Wilson Marshall, care Volzing & Son, 208 East 57th st; architect, John H. Friend, 148 Alexander av. Plan No. 3290.

BROADWAY, 2261-2271, removal of partitions, alterations of show windows to 7-sty brick stores and tenement; cost, \$300; owner, Jesup Estate, Thos. De Witt Cuyler, executor, Commercial Trust Building, Philadelphia, Pa.; architects, Nast & Springsteen, 21 West 45th st. Plan No. 3289.



BROADWAY, 1418-1420, mason work, fire passage connecting building to two 5 and 3-sty restaurants; cost, \$6,000; owner, Adolph Lorber, 1420 Broadway; architect, Emery Roth, 405 Lexington av. Plan No. 3292.

BROADWAY, 1564-1566, terra cotta block partitions, kalamein doors and trim to 11-sty brick theatre and office building; cost, \$500; owner, Palace Theatre & Realty Co., 1564-6 Broadway; architect, Jas. J. F. Gavigan, 1123 Broadway. Plan No. 3295.

BROADWAY, 9-11, plaster block partition to 16-sty brick office building; cost, \$180; owner, Broadway Realty Co., 11 Broadway; architect, none; contr., Joseph Kreps, 80 Duane st. Plan No. 3339.

COLUMBUS AV, 912, store front to 5-sty brick stores and tenement; cost, \$175; owner, Henry C. Copeland, 242 West 101st st; architect, Henry Hauer, 54 East 105th st. Plan No. 3319.

PARK AV, 101, gypsum block partition, glazed partition, gallery, steel framing, iron railings, concrete floor, iron stairway to 16-sty brick office building; cost, \$2,800; owner, Architects' Offices, Inc., 101 Park av; architect, Jerome R. Allen, 101 Park av. Plan No. 3328.

1ST AV, 1965-67, marquise sections, folding doors, galvanized iron spouts, removal of show windows to 6-sty brick stores and tenement; cost, \$400; owner, Giambattista Ganzza, 22 Baxter st; architect, Michael Bernstein, 185 Madison av. Plan No. 3313.

1ST AV, 1961-63, marquise sections, folding doors, g. i. spouts, removal of show windows to 6-sty brick stores and tenement; cost, \$300; owner, Giambattista Ganzza, 22 Baxter st; architect, Michael Bernstein, 185 Madison av. Plan No. 3314.

1ST AV, 1667, window opening to 4-sty brick store and tenement; cost, \$75; owner, Francis W. Fuchs, 349 East 52d st; architect, Frank Straub, 25 West 42d st. Plan No. 3316.

3D AV, 1535, marquise to 5-sty brick store and tenement; cost, \$50; owner, Jacob Ruppert Realty Corporation, 1603 3d av; architect, George Hof, Jr., 371 East 158th st. Plan No. 3297.

3D AV, 1814, metal covered store front to 5-sty brick store and tenement; cost, \$400; owner, Chas. Wanninger, 150 Nassau st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 3337.

8TH AV, 717-19-21-23, stairway, bulkhead, mason work, partitions, g. i. coverings, skylights to four 4-sty brick tenements; cost, \$1,000; owner, Vincent Astor, 23 West 26th st; architect, Geo. A. Fitting, 1497 Broadway. Plan No. 3326.

#### Bronx.

138TH ST, 542, new store fronts to 5-sty brick stores and tenement; cost, \$600; owner, Geo. Einberger, 816 River av; architects, B. H. & C. N. Whinston, 3d av and 148th st. Plan No. 468.

217TH ST, n s, 45 e Paulding av, new entrance to 2-sty frame dwelling; cost, \$300; owner, Vincenzo Laporta, 586 Morris av; architect, Robt. Glenn, 597 Courtlandt av. Plan No. 467.

BATHGATE AV, s e cor 172d st, 1-sty brick extension, 8.6x17.11, to 2-sty brick stores and meeting rooms; cost, \$1,500; owner, Leo Greenberg, 1135 Vyse av; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 464.

BEACH AV, 1489, 2-sty frame extension, 20x13 to 2-sty frame dwelling; cost, \$700; owner, John Ardelt, on premises; architect, Louis J. Latzko, 1663 Holland av. Plan No. 458.

BROOK AV, 537-9, remove encroachments to 5-sty brick store and tenement; cost, \$1,000; owner, Albert Ottinger, 543 West End av; architect, Alfred Freeman, 29 West 34th st. Plan No. 457.

PALISADE AV, w s, 200 s Kappock st, 1-sty brick extension, 17.9x25.3, to 2-sty stone stable; cost, \$500; owner, J. J. McKelvey, on premises; architect, Robt. W. Gardner, 84 William st. Plan No. 462.

TREMONT AV, s e cor Washington av, new show window to 2 and 3-sty frame stores, offices and dwellings; cost, \$300; owner, C. A. Becker, 440 Tremont av; architect, Frederick Jaeger, 441 Tremont av. Plan No. 459.

TREMONT AV, 461, raise to grade level 3-sty frame store and offices; cost, \$1,050; owner, John L. Rogers, on premises; architect, M. Inkelas, 206 East 78th st. Plan No. 466.

WHITE PLAINS AV, 4438, new partition, &c, to 3-sty frame tenement; cost, \$200; owner, Annie Prochaska, on premises; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 461.

3D AV, 3394, 1-sty brick extension, 19x15, to 3-sty brick store and dwelling; cost, \$600; owner, Herman Kromholz, on premises; architect, Carl J. Itzel, 847 Freeman st. Plan No. 463.

3D AV, 3470, new brick front, new partitions to 1-sty frame storage; cost, \$1,000; owner, Frank B. Hill, on premises; architects, De Rose & Cavalieri, 2333 1st av. Plan No. 465.

BRONX PARK ZOO, 435 East 187th st, 1-sty brick extension, 28.8x17.4 to 1-sty brick bird house; cost, \$2,000; owner, City of New York; architect, Geo. M. Beerbower, Bronx Park Zoo. Plan No. 460.

#### Brooklyn.

BALTIC ST, 525, interior alterations to 3-sty tenement; cost, \$300; owner, Geo. O'Donnell, 342 Bergen st; architect, B. E. Straffen, 111 4th av. Plan No. 6054.

BERGEN ST, 2067, extension to 2-sty dwelling; cost, \$300; owner, Elias Reich, on premises; architect, Chas. A. Mele, 37 Liberty av. Plan No. 6011.

BERGEN ST, 266, interior alterations to 4-sty tenement; cost, \$800; owner, Ida Yarmovsky, 382 Atlantic av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6033.

BOERUM ST, 228, interior alterations to 1-sty dwelling; cost, \$300; owner, Ida Chamowitz, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 5977.

BROOME ST, 21, interior alterations to 3-sty tenement; cost, \$350; owner, Mary A. Bobkewicz, 21 Broome st; architect, E. J. Mesinger, 394 Graham av. Plan No. 6130.

CARROLL ST, 509, plumbing to 3-sty tenement; cost, \$200; owner, Vito Gallo, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 6017.

CLYMER ST, 80, exterior alterations to 3-sty dwelling; cost, \$1,500; owner, Frank Hottenroth, on premises; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 6045.

COLUMBIA ST, 179, interior alterations to 3-sty store and dwelling; cost, \$200; owner, Jos. Culrones, 181 Columbia st; architect, F. P. Imperato, 356 Fulton st. Plan No. 6125.

FULTON ST, 446, store front to 4-sty store; cost, \$10,000; owner, Julius Brody, 17 Manhattan av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6076.

HENDRIX ST, 238, extension to 2-sty dwelling; cost, \$300; owner, Harry Wallace, on premises; architect, Ernest Dennis, 241 Schenck av. Plan No. 6073.

HENRY ST, 660-4, plumbing to three 3-sty dwellings; cost, \$150; owner, John Ahrens, 495 Clinton st; architect, Danl. F. Hannan, 7 Manhasset pl. Plan No. 6107.

HERKIMER ST, 991, extension on 1-sty dwelling; cost, \$400; owner, Wm. Gleschman, 246 Howard av; architects, Laspi & Salvati, 525 Grand st. Plan No. 6123.

MADISON ST, 445, extension on 2-sty office; cost, \$200; owner, High Ground Dairy Co., 447 Madison st; architect, C. C. Wagner, 26 Court st. Plan No. 6141.

PACIFIC ST, 226-8, plumbing in 4-sty factory; cost, \$125; owner, Saml. Goldberg, 1430 Metropolitan av; architect, H. J. Murick, 830 Putnam av. Plan No. 6148.

PRESIDENT ST, 1434, extension to 2-sty dwelling; cost, \$300; owner, Jos. Froelich, on premises; architect, L. Allmendinger, 926 Broadway. Plan No. 6032.

ROSS ST, 112, extension to 3-sty stable and dwelling; cost, \$250; owner, Pauline Lieblich, on premises; architect, Jacob Fisher, 931 Fox st. Plan No. 6129.

SCHERMERHORN ST, 287, interior alterations to 2 offices; cost, \$1,000; owner, Bureau of Charities, 69 Schermerhorn st; architect, Willard Parker, 24 McDonough st. Plan No. 5972.

SEIGEL ST, 34, interior alterations to 3-sty bath house; cost, \$400; owner, Wigdor Ravitz, 95 Throop av; architect, Henry M. Entlich, 29 Montrose av. Plan No. 6064.

STOCKTON ST, 307, extension to 3-sty store and tenement; cost, \$300; owner, Leonard Borman, 1126 Hancock st; architect, T. Goldstone, 49 Graham av. Plan No. 6028.

TEN EYCK ST, 12, interior alterations to 3-sty tenement; cost, \$250; owner, Harry Siskin, 339 Keap st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 6164.

TROUTMAN ST, 413, extension to 1-sty shed; cost, \$1,200; owner, Frank Keim, on premises; architect, John Burke, 22 Tompkins pl. Plan No. 6061.

VARET ST, 47, store front to 3-sty store and dwelling; cost, \$200; owner, Mary Isaacson, 1 Kelly pl. Rockaway, L. I.; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6114.

WEST ST, 104-6, interior alterations to 4-sty factory; cost, \$1,000; owner, Eberhard Faber Pencil Co., 39 Greenpoint av; architect, F. G. Huber, 39 Greenpoint av. Plan No. 6101.

SOUTH 3D ST, 109, exterior alterations to 3-sty tenement; cost, \$2,000; owner, Davis Levin, 109 South 3d st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 6165.

12TH ST, 58, extension to locker room; cost, \$3,000; owner and architect, Brooklyn Union Gas Co., 776 Remsen st. Plan No. 5986.

15TH ST, 253, raise extension to 2-sty store and dwelling; cost, \$400; owner, Etta Merchant, on premises; architects, Prescott & Ramsey, 411 9th st. Plan No. 6121.

EAST 18TH ST, 912, erect piazza on 2-sty dwelling; cost, \$250; owner, Bessie H. Natch, on premises; architect, Seth H. Cutting, 1721 Av J. Plan No. 6139.

## 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, Supervising Architect's Office, Washington, D. C., September 2, 1914.—Sealed proposals will be opened in this office at 3 p. m., October 14, 1914, for the construction complete (including mechanical equipment, lighting fixtures, and approaches) of the United States post office at Jellico, Tenn. Two-story and basement building; ground area, 4,000 square feet; fireproof except roof; brick and stone facing; composition roof. Drawings and specifications may be obtained from the custodian of the site at Jellico, Tenn., or at this office, in the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., September 1, 1914.—SEALED PROPOSALS will be opened in this office at 3 p. m., on October 13, 1914, for the construction (including the mechanical equipment, interior lighting fixtures and approaches) of a one-story, basement and mezzanine stone and brick faced building of 3,600 square feet ground area, fireproof construction (except the roof) and composition roof, for the United States Post Office at Shelbyville, Tennessee. Drawings and specifications may be obtained from the Custodian of the site at Shelbyville, Tennessee, or at this office, in the discretion of the Supervising Architect. O. WENDEROTH, Supervising Architect.

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## Plans Filed, Alterations, Brooklyn (Con.).

EAST 19TH ST, 879, extension on 2-sty dwelling; cost, \$250; owner, Acutney Realty Co., 1721 Av J; architect, Seth H. Cutting, 1721 Av J. Plan No. 6140.

EAST 22D ST, 1534, extension to 2-sty frame dwelling; cost, \$250; owner, Harry I. Gibney, on premises; architect, Marshall R. Grimes, 39 East 42d st, Manhattan. Plan No. 6014.

WEST 24TH ST, 2827, move 2-sty frame dwelling; cost, \$500; owner, John McKenney, 2916 West 23d st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6023.

44TH ST, 267, interior alterations to 3-sty tenement; cost, \$250; owner, Margt. McColgan, on premises; architect, Kane Constn. Co., 80 Rapelyea st. Plan No. 5993.

65TH ST, 1406, interior alterations to 2-sty stable; cost, \$300; owner, Peter Bressi, on premises; architect, S. Walter Katz, 505 5th av, Manhattan. Plan No. 6029.

AV V, n e cor East 14th st, interior alterations to 1-sty office; cost, \$8,000; owner, City of New York; architect, M. H. Smith, Municipal Building, New York. Plan No. 6067.

ATLANTIC AV, 582, interior alterations to 4-sty office and dwelling; cost, \$1,850; owner, John Thornton, Jr., Bayshore, L. I.; architect, L. E. Denslow, 44 West 18th st, Manhattan. Plan No. 6034.

ATLANTIC AV, 1611, interior alterations to 2-sty dwelling; cost, \$1,000; owner, Mrs. Maria Hardell, 1518 Lincoln pl; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6020.

BEDFORD AV, 421, interior alterations to three 4-sty tenements; cost, \$1,800; owner, Tillie Mattikow, 361 Clifton pl; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 5961.

BELMONT AV, 33, interior alterations to 1-sty market; cost, \$400; owner, Joe Mattison, 830 3d av; architect, Max Hirsch, 391 Fulton st. Plan No. 6169.

BLAKE AV, 375, interior alterations to 6-sty factory; cost, \$500; owner, Louis Levinson, 18 Harrison av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 6085.

BROADWAY, 864, interior alterations to 3-sty tenement; cost, \$100; owner, Geo. Scholl, 495 Evergreen av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 6049.

DUMONT AV, 398, extension to 2-sty dwelling; cost, \$500; owner, Max Trojansky, on premises; architects, Cohn Bros., 361 Stone av. Plan No. 5997.

GRAND AV, 67, interior alterations to 3-sty tenement; cost, \$350; owner, Teresa Cavagnaro, on premises; architects, Laspi & Salvati, 525 Grand st. Plan No. 5988.

HUDSON AV, 310, interior alterations to 3-sty tenement; cost, \$300; owner, Donato Valiano, on premises; architect, P. Gagliardi, 239 Navy st. Plan No. 6070.

JAMAICA AV, 109, extension to 2-sty dwelling; cost, \$200; owner, Jas. Horn, on premises; architect, John C. F. Burneister, 1462 Woodhaven av, Woodhaven, L. I. Plan No. 6015.

LEXINGTON AV, 314, interior alterations to 4-sty tenement; cost, \$300; owner, Agnes Greive, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 6050.

LIBERTY AV, 611, interior alterations to 3-sty store and dwelling; cost, \$128; owner, Charles Costello, 315 Pearl st; architect, Ernest Dennis, 241 Schenck av. Plan No. 6077.

METROPOLITAN AV, 1196-98, waterproof cellar to 3-sty engine house; cost, \$4,500; owner, City of New York; architects, Hoppin & Koen, 244 5th av, Manhattan. Plan No. 6091.

MONTAUK AV, s e cor Atlantic av, extension to 1-sty office; cost, \$1,200; owner, Crew Levick Co., on premises; architect, Max Cohn, 510 Linwood st. Plan No. 6144.

MYRTLE AV, 764, exterior and interior alterations to 3-sty lofts; cost, \$800; owners, Bleacher Bros., 49 Nostrand av; architects, Shampian & Shampian, 772 Broadway. Plan No. 6082.

MYRTLE AV, 1565, extension to 1-sty office; cost, \$700; owner, Putnam Coal Co., 106 Marion st; architect, Wm. Weiner, 194 Ridgewood av. Plan No. 6135.

NEW YORK AV, 56-8, exterior alterations to store and dwelling; cost, \$10,500; owners, Dieckring & ano, 249 Macon st; architect, E. F. Flegenhauer, 1199 Carroll st. Plan No. 6108.

PITKIN AV, 1550, interior alterations and plumbing to 4-sty stores and tenement; cost, \$200; owner, Jos. Schoenbaum, 334 Stone av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6115.

SURF AV, 1904 and 1934, move 1-sty bathing pavilion; cost, \$850; owner, Richd. Ravenhall, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6083.

SAME PROP., exterior and interior alterations to above; cost, \$1,000; owner and architect as above. Plan No. 6084.

THATFORD AV, e s, 75 s Sutter av, interior alterations to 2-sty dwelling; cost, \$300; owner, Benny Kamenesky, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6019.

VERNON AV, 240A, interior alterations to 3-sty dwelling; cost, \$800; owner, Abraham Goldberg, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 6037.

WYCKOFF AV, 18, move 2-sty dwelling; cost, \$500; owner, Frank Keim, 413 Troutman st; architect, John Burke, 22 Tompkins pl. Plan No. 6060.

WYTHE AV, 506, exterior and interior alterations to 2-sty dwelling; cost, \$500; owner, Adolf Friedman, 56 South 10th st; architect, Tobias Goldstone, 49 Graham av. Plan No. 6152.

3D AV, 7323, erect marquette to 3-sty store and dwelling; cost, \$500; owner, Harry W. Koch, on premises; architect, Hy. Rocker, 371 Fulton st. Plan No. 6138.

4TH AV, 204, store front, &c, to 4-sty store and tenement; cost, \$500; owner, Teresa Cirillo, on premises; architect, W. J. Conway, 400 Union st. Plan No. 6111.

## Queens.

BLISSVILLE.—Pearsall st, s s, 106, interior alterations to store and dwelling; cost, \$500; owner, Louis Lebanowski, 65 Pearsall st, Blissville; architect, L. Berger & Co., Ridgewood. Plan No. 1970.

COLLEGE POINT.—13th st, w s, 98 n 11th av, 1-sty frame extension, 23x4, front tenement, tin roof; cost, \$200; owner, Mary Heinicher, premises; architect, J. P. Voelker, 9790 3d av, Manhattan. Plan No. 1946.

ELMHURST.—Ithaca av, s s, 350 w Elmhurst av, erect new piazza on dwelling; cost, \$250; owner, N. Fisher, premises. Plan No. 1995.

EVERGREEN.—Cypress av, e s, 400 s Cooper av, new plumbing to dwelling; cost, \$100; owner, Miss Kuman, premises. Plan No. 1935.

EVERGREEN.—Wyckoff av, 1029, 1-sty frame extension, 19x15, rear dwelling, tin roof; cost, \$500; owner, Mary Lehmann, premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 1969.

EVERGREEN.—Wyckoff av, s e cor Decatur st, interior alterations to stable; cost, \$100; owner, W. Weisman, premises. Plan No. 1967.

FAR ROCKAWAY.—Mott av, s e cor Point Breeze pl, 1-sty frame extension, 25x15, rear dwelling, shingle roof, interior alterations; cost, \$4,000; owner, Hubert Cillis, Far Rockaway; architect, O. P. Cadmus, 103 Park av, Manhattan. Plan No. 1974.

FAR ROCKAWAY.—Remsen st, n s, 500 e Lake Grove av, plumbing to dwelling; cost, \$100; owner, Chas. Etts, premises. Plan No. 1941.

FAR ROCKAWAY.—Remington av, n s, 733 e Canal plot, new plumbing to dwelling; cost, \$100; owner, C. Peretto, premises. Plan No. 1947.

FAR ROCKAWAY.—Remsen av, n s, 225 e Canal plot, new plumbing to dwelling; cost, \$100; owner, L. Capone, premises. Plan No. 1948.

FAR ROCKAWAY.—Lake Grove av, n e cor Remsen av, new plumbing to dwelling; cost, \$100; owner, F. Bartucci, Far Rockaway. Plan No. 1937.

FAR ROCKAWAY.—Remsen av, n s, 20 e Lake Grove av, plumbing to dwelling; cost, \$100; owner, Chas. Etts, premises. Plan No. 1938.

FAR ROCKAWAY.—Remsen av, n s, 225 e Lake Grove av, plumbing to dwelling; cost, \$100; owner, G. Gritola, premises. Plan No. 1939.

FAR ROCKAWAY.—Remsen av, n s, 275 e Lake Grove av, plumbing to dwelling; cost, \$100; owner, A. Bertucci, premises. Plan No. 1940.

FAR ROCKAWAY.—Grove st, w s, 400 s Mott av, slight alterations to dwelling; cost, \$400; owner, R. O'Rourke, premises. Plan No. 1953.

FAR ROCKAWAY.—Remsen av, n s, 425 w Walker av, plumbing in dwelling; cost, \$200; owner, J. Cement, premises. Plan No. 1980.

FAR ROCKAWAY.—Remsen av, 335, plumbing in dwelling; cost, \$75; owner, C. Capparelli, premises. Plan No. 1983.

GLENDAL.—Glasser st, n s, 242 e Hanover av, interior alterations to dwelling; cost, \$1,000; owner, J. V. Blaney, 23 Glasser st, Glendale. Plan No. 1960.

JAMAICA.—Beaufort st, s s, 140 e Lawrence st, 1-sty frame extension, 6x15, rear dwelling, tin roof; cost, \$100; owner, Queensboro Heights Land Co., 110 West 34th st, Manhattan. Plan No. 1972.

JAMAICA.—Washington st, e s, 425 n South st, plumbing in tenement; cost, \$125; owner, Mulligan Estate, premises. Plan No. 1982.

JAMAICA.—South st, 548, new plumbing in dwelling; cost, \$100; owner, Alex Weisenergre, premises. Plan No. 1990.

L. I. CITY.—Newton rd, w s, 106 s 15th av, general interior alterations to dwelling; cost, \$1,000; owner, Anton Hass, 166 Newtown rd, L. I. City. Plan No. 1996.

L. I. CITY.—Van Alst av, 533, new foundation to dwelling; cost, \$350; owner, Mrs. P. Salamino, premises. Plan No. 1981.

L. I. CITY.—West av, e s, 50 n 7th st, new plumbing in dwelling; cost, \$150; owner, A. Crowley, premises. Plan No. 1979.

L. I. CITY.—Hopkins av, w s, 90 n Washington av, interior alterations to dwelling, new plumbing; cost, \$500; owner, Mrs. Mary Carbone, premises. Plan No. 1985.

L. I. CITY.—2d av, w s, near Woolsey av, interior alterations to school; cost, \$800; owner, City of New York, Park av and 59th st, Manhattan. Plan No. 1986.

L. I. CITY.—16th av, s w cor Newtown rd, new foundation under dwelling; cost, \$250; owner, G. Haupt, premises. Plan No. 1987.

L. I. CITY.—Anable st, s s, 600 e Jackson av, interior alterations to storage; cost, \$750; owner, A. H. Hewes Co., premises; architect, J. M. Baker, Jackson av, L. I. City. Plan No. 1968.

L. I. CITY.—Bradley av, s e cor Pearsall st, interior alterations to store and dwelling; cost, \$350; owner, Mrs. Fisher, premises. Plan No. 1961.

L. I. CITY.—Ely av, 215, extension to shed; cost, \$75; owner, A. Lloyd, on premises. Plan No. 1962.

L. I. CITY.—14th and Hancock sts, elevator in factory; cost, \$4,500; owner, C. A. Willey, premises. Plan No. 1955.

L. I. CITY.—Vandeventer av, n w cor Blackwell st, new foundation to dwelling; cost, \$400; owner, Gustave Erda, premises. Plan No. 1943.

L. I. CITY.—Trowbridge st, n s, 199 e Willow st, interior alterations; cost, \$1,500; owner, J. Noidik, 107 Trowbridge st, L. I. City; architect, E. Mott, 2d av, L. I. City. Plan No. 1934.

OZONE PARK.—Liberty av, n e cor Van Wicklen av, new foundation and interior alterations to store and dwelling; cost, \$2,000; owner, Wm. J. Schwarz, premises. Plan No. 1949.

OZONE PARK.—Jerome av, s s, 225 w Ocean av, 2-sty frame extension, 100x10, rear store and dwelling, tin roof; cost, \$1,000; owner and architect, John Marasak, 4232 Jerome av, Ozone Park. Plan No. 1973.

OZONE PARK.—Liberty av, n e cor Ocean av, plumbing in dwelling; cost, \$100; owner, J. Dayton, premises. Plan No. 1976.

OZONE PARK.—Jerome av, n s, 50 e Hatch av, plumbing in dwelling; cost, \$100; owner, L. Rouff, premises. Plan No. 1992.

RICHMOND HILL.—Hillside av, n w cor North Villa av, interior alterations to two factories and stables; cost, \$10,000; owner, Alex. Campbell Milk Co., 802 Fulton st, Brooklyn; architect, John Donaldson, Hillside av, Jamaica. Plan No. 1991.

RICHMOND HILL.—Stotthoff av, 231, plumbing to dwelling; cost, \$75; owner, J. Wright, premises. Plan No. 1954.

RICHMOND HILL.—Lefferts av, w s, 325 s Jamaica av, plumbing to dwelling; cost, \$65; owner, E. J. Mott, premises. Plan No. 1956.

RICHMOND HILL.—Lefferts av, w s, 375 s Jamaica av, plumbing to dwelling; cost, \$65; owner, E. J. Mott, premises. Plan No. 1957.

RICHMOND HILL.—Lefferts av, w s, 425 s Jamaica av, plumbing to dwelling; cost, \$65; owner, E. J. Mott, Far Rockaway. Plan No. 1958.

RIDGEWOOD.—Eldert av, s s, 97 e Wyckoff av, 1-sty frame extension, 20x40, side stable, gravel roof; cost, \$150; owner, Wm. Jarvis, Summerfield and Cypress avs, Ridgewood. Plan No. 1963.

RIDGEWOOD.—Fresh Pond rd, 64 n Cornelia st, install elevator in railroad building; cost, \$2,500; owner, Brooklyn Rapid Transit Co., premises. Plan No. 1989.

ROSEDALE.—Fosters Meadow rd, e s, 300 n Merrick rd, new foundation under dwelling; cost, \$265; owner, Arthur Weyman, premises. Plan No. 1988.

UNION COURSE.—6th st, 100, new dormer window to dwelling; cost, \$200; owner, Robert Hart, premises. Plan No. 1978.

WHITESTONE.—30th st, 47, rebuild porch; cost, \$150; owner, Shore Acres Realty Co., 243 West 34th st, Manhattan. Plan No. 1965.

WOODHAVEN.—Chichester av, s s, 20 e Ocean av, plumbing to dwelling; cost, \$80; owner, M. J. Sweeney, premises. Plan No. 1959.

WOODHAVEN.—Freedom av, e s, 140 s Chichester av, plumbing to dwelling; cost, \$75; owner, C. Casawola, premises. Plan No. 1944.

## Richmond.

BAY & THOMPSON STS, s w cor, Stapleton, plumbing repairs to brick store and tenement; cost, \$75; owner and builder, Chas. A. Bruns, Stapleton; architect, Otto Loeffler, Stapleton. Plan No. 353.

STUYVESANT PL, e s, 225 n Turnpike, Tompkinsville, new store front to frame store; cost, \$400; owner and builder, J. Baeszler, Tompkinsville. Plan No. 351.

CASTLETON AV & ELIZABETH ST, s w cor, West New Brighton, to enlarge door opening to brick club house; cost, \$150; owner, North Shore Veteran Firemen's Ass'n, West Brighton; architect and builder, W. H. Curry, West Brighton. Plan No. 355.

CHESTNUT AV, n s, 125 w Bay st, Rosebank, new partitions to frame dwelling; cost, \$100; owner, Mrs. J. Bowe, Rosebank; builder, A. Compolongo, Rosebank. Plan No. 346.

CLOVE & ODER AVS, cor, Concord, masonry and new store front to frame store and dwelling; cost, \$150; owner and builder, J. Caniano, Concord. Plan No. 352.

CLOVE & ODER AVS, n e cor, Concord, 9 ft. extension, new store front and plastering to frame store and dwelling; cost, \$1,800; owner, G. Zingaro, Concord; architect and builder, A. Di Brizzi, Stapleton. Plan No. 348.

FOSTER RD & BRADFORD AV, n w cor, Princess Bay, new foundation walls to concrete dwelling; cost, \$175; owner, Jean A. Garretson, Princess Bay; builder, Jas. MacFarlane, Princess Bay. Plan No. 354.

ROCKLAND AV & SAWMILL RD, cor, Castleton Corners, partitions to frame dwelling; cost, \$300; owner, Laura J. High, Castleton Corners; builder, P. J. Gundacher, Richmond. Plan No. 350.

## NEW JERSEY NEWS.

## Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending Aug. 29. The location is given, but not the owner's address:

ELIZABETH.—Bernard Glasser and Morris Kowsek, 310 Williamson st, 3-sty brick, \$9,000.

HARRISON.—Catherine McElroy, 37-39 South 6th st, 3-sty brick, \$16,000.

JERSEY CITY.—Jacob Molitoff, 58 and 62 Bartholdi st, two 3-sty brick, \$18,000; Lambeck & Betz, s e cor Ocean and Wilkinson avs, 3-sty frame, \$6,000.

CLIFFSIDE.—Marie Maylat, w side Palisade av, 23 ft. e Cliff st, 3-sty brick, \$8,000; Colosion & Vedalli, s side Neuman's lane, 200 w of Palisade av, 2-sty brick, \$5,000.

NEWARK.—August Link, 62 Magnolia st, 3-sty frame alteration, \$500; Abraham Zagorin, 285 West Kinney st, 3-sty frame alteration, \$1,000; William Roth, 238 Chadwick av, 3-sty frame, \$6,000.

WEST NEW YORK.—Abraham Boorstein, s w cor Hudson av and 12th st, 4-sty brick, \$25,000.



WOODCLIFF.—Petro Romagnolo, s side 27th st, near Palisade av, 3-sty brick, \$7,000.

PASSAIC.—Belle Levendusky, 154 2d st, 3-sty frame alteration, \$300.

EAST ORANGE.—Arthur D. Crane, 35 Cambridge st, 3-sty frame, \$14,000.

#### APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—B. H. Shepard, 564 Main st, East Orange, N. J., has completed plans for a 4-sty brick apartment, 50x86 ft., here for the Empire Realty Co., 61 Freeman st, Orange, N. J. Cost, about \$45,000.

NEWARK, N. J.—Work is about to start on the 3-sty frame flat, 22x54 ft., at 238 Chadwick av for William Roth, 240 Chadwick av. G. Trautwein, 107 Peshine av, Newark, general contractor. Cost, about \$5,500.

HUDSON HEIGHTS, N. J.—P. H. Diemer, 126 Humboldt st, is preparing plans for a 2-sty tenement, 25x52 ft., for Carmene De Sena, this place, owner, who will take bids on general contract about September 8. Cost, about \$5,000.

MONTCLAIR, N. J.—D. R. Rizzole, 238 Washington st, Newark, has completed plans for a 3-sty tenement, 22x51 ft., at 8 New st, for Michole Giannetti, on premises. Cost, about \$6,500.

EAST ORANGE, N. J.—R. Bottelli, Ordway Building, Newark, has completed plans for a 3-sty brick and limestone tenement, 25x58 ft., at 91 Telford st, for Joseph Iglozzo, on premises. Cost, about \$6,500.

#### DWELLINGS.

NEWARK, N. J.—Del Guercio & Gonnelli, 222 Washington st, Newark, have completed plans for a 2-sty brick residence, 22x48 ft., at 518 North 5th st for Mrs. Rosa Gesnelli, 448 North 5th st, owner. Cost, about \$4,500.

MORRISTOWN, N. J.—Harrie T. Lindeberg, 2 West 47th st, Manhattan, is preparing plans for a 2½-sty terra cotta block and stucco residence, 40x150 ft., for Frederick P. Humphreys, care of architect. Cost, about \$150,000. Architect will soon take bids on general contract.

SOMERVILLE, N. J.—Plans have been prepared privately for three 2½-sty frame residences, 24x40 ft., in East Main st, for the Eastern States Realty Co., 45 West 34th st, Manhattan. Saephe Bros., Palisade Park, N. J., general contractors. Cost, about \$4,000 each.

CLIFFSIDE, N. J.—Joseph Turck, 770 Bergenline av, West New York, is preparing plans for a 2-sty brick residence and three stores, 25x73 ft., for William M. Strunk, this place, owner and builder. Cost, about \$7,500.

MONTCLAIR, N. J.—Plans are being prepared privately for a 2-sty hollow tile residence, 28x60 ft., on Highland av for F. E. Earle, 122 Upper Montain av. Cost, about \$12,000.

#### FACTORIES AND WAREHOUSES.

HARRISON, N. J.—Charles P. Baldwin, 45 Clinton st, Newark, is preparing plans for a 2-sty reinforced concrete factory, 50x100 ft., in Sussex st, near P. R. R., to cost about \$20,000. Owner's name for the present withheld.

#### MUNICIPAL WORK.

BINGHAMTON, N. Y.—Walter H. Whitlock, Security Mutual Bank Building, has been commissioned to prepare plans for a firehouse at the corner of West and Phelps sts., for the City of Binghamton, F. N. Hopkins, city clerk, City Hall. John A. Giles, City Hall, engineer. Cost, about \$60,000.

#### PUBLIC BUILDINGS.

GARWOOD, N. J.—Clyde Bell, 8 South Av W, Cranford, N. Y., has completed plans for a 2-sty brick town hall for the town of Garwood, owner. Cost, about \$9,000. Owner will soon take bids on general contract.

#### THEATRES.

JERSEY CITY, N. J.—C. F. Long, 1 Montgomery st, is preparing plans for a 2-sty brick moving picture theatre, 30x107 ft., on Fairmount av, between Bergen and Monticello avs, to cost about \$8,000.

#### MISCELLANEOUS.

WATCHUNG, N. J.—Lay & Wheelwright, Associated Architects, 15 East 40th st, Manhattan, are preparing plans for a garden and brick and cement swimming pool, 50x20 ft., for Mr. Campbell, care architects, who will take bids from a selected list of contractors.

#### OTHER CITIES.

#### DWELLINGS.

GENEVA, N. Y.—I. Edgar Hill, 24 Schirel Building, has been commissioned to prepare plans for a 2½-sty stone residence on the south side of Slosson drive for Rufus K. Dryer, this place. Cost, about \$35,000.

SARATOGA SPRINGS, N. Y.—Alfred Hopkins, 101 Park av, Manhattan, is preparing sketches for a 2½-sty brick rectory, 29x47 ft., in Washington st, near Broadway, for the Bathesda Episcopal Church, Rev. Hubert Le F. Grabau, pastor, 542 Broadway, Saratoga Springs, N. Y. Cost, about \$18,000.

### PERSONAL AND TRADE NOTES.

WILLIAM DEWSNAP, architect, has moved his offices from 150 Nassau st to 203 Broadway.

T. GLENN PHILLIPS, landscape architect, has moved his offices from 26 Broadway to 1601-2 Kresge Building, Detroit, Mich.

A. A. CARDWELL, metropolitan representative of I. B. Davis & Son, Hartford, Conn., has moved his offices from 39 Cortlandt st to the Long Beach Building, 42d st and Lexington av.

EDWARD BASCH, formerly connected with M. Buda & Son, plumbing supplies, has resigned and has become associated as sales representative for M. Schlossman & Son, plumbing supplies, 208 East 34th st.

JOHN J. McHALE has recently become associated with the Atlantic Radiator Co., Huntingdon, Pa., as Eastern representative. Mr. McHale will cover the territory including New York City, Brooklyn, Long Island and New Jersey.

JAMES D. BRADY, who has been for many years connected with concerns in the boiler and radiation business in this vicinity, has recently assumed charge of the business in the metropolitan district and vicinity for the Pressed Steel Radiator Co., with offices in the Architects' Building, 101 Park av.

SUPT. RUDOLPH P. MILLER, of the Department of Buildings, was surprised to receive this week two German newspapers from the Superintendent of Buildings at Hamburg, Germany, namely Mr. Ferdinand Scharff. The two officials became acquainted at the International Congress on Testing Materials, held here in 1912. Reporting upon his observations in this country, Mr. Scharff expressed surprise at the excellent workmanship done here and at the few accidents in building construction.

A NEW FIRM recently organized and incorporated for the manufacture of metal covered windows, doors, interior trim, etc., is the Consolidated Metal Fireproofing Co., located at 414 to 420 East 125th st. The company has installed the latest up-to-date machinery and will have a capacity as large as any plant in the city. Mr. Alfred Baruth, president of the company, was formerly estimator and salesman for James F. Blanchard and John W. Rapp and for the last three years vice-president of the Reliance Fireproof Door Company of Greenpoint.

#### OBITUARY

JOHN CONNOLLY, retired general contractor, died of general debility at his home, 566 Willoughby avenue, Brooklyn, Wednesday, August 26. He was born in Ireland sixty-three years ago and had been a resident of Brooklyn for forty-five years. Mr. Connolly was best known in the Williamsburgh section of Brooklyn, where he built many fine residences. He is survived by a son.

JOHN FALLON, a well-known Brooklyn contractor, and builder of the Municipal Building, which is soon to be torn down, the water tower at Prospect Park, and nearly fifty public school buildings, died at his home, 287 Halsey st, after a short illness, Wednesday, September 2. He was seventy-six years of age and had been retired from business about four years. Mr. Fallon was born in Ireland on November 17, 1838, and was brought to this country when a boy of ten years. He was a Civil War veteran, and until his retirement was one of the best known builders in Greenpoint.

JOHN McELVERY, a retired general contractor, died of general debility at his home 342 Lenox road, Brooklyn, Tuesday, August 25. He was born in the north of Ireland seventy-nine years ago and came to America when eleven years of age. In 1879 he formed a partnership with Robert Getty, to conduct a general building business under the name of McElvery & Getty. While the firm has not been active for the last ten years the partnership was never terminated, ending only with his death. Mr. McElvery was a prominent Mason, and was the first president of the Flatlands Volunteer Firemen's Association. For three years he was the president of the Carpenters' and Joiners' Union. He is survived by his widow and four sons.

WILLIAM DE HERTBURN WASHINGTON, consulting engineer, 39 West 32d st, New York City, died at the New York Hospital, from cerebro-spinal meningitis, Sunday, August 30, after an illness of three days. He was born in Baltimore, Md., June 29, 1868, and traced his descent to John A. Washington, a brother of George Washington, of Mount Vernon, Va. He was for a time in the consular service in Canada. About twenty years ago he came to New York City and for several years was president of the Hydraulic Construction Co. Later he was in the real estate business. Of recent years he has been quite widely known as a consulting engineer on highways, and served as a member of the board of engineers which a short time ago investigated New York State highway work.

### TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN INSTITUTE OF MECHANICAL ENGINEERS will hold its annual meeting in New York City, December 1 to 4. Calvin W. Rice, secretary, 29 West 39th st.

ILLUMINATING ENGINEERING SOCIETY will hold its eighth annual convention at Cleveland, Ohio, September 21 to 25. Assistant secretary, Joseph Langan, 29 West 39th st, New York City.

INTERNATIONAL ASSOCIATION OF MUNICIPAL ELECTRICIANS will hold its annual convention at Atlantic City, N. J., September 15 to 18. Secretary, C. W. Pyke, Electrical Bureau, Philadelphia, Pa.

THE AMERICAN ROAD BUILDERS' ASSOCIATION is making plans to hold a joint meeting with the American Highway Association at some time during the Panama-Pacific Exposition. The meeting will be held either in San Francisco or Oakland. Committees have been formed who are working out the details.

SECOND INTERNATIONAL EXPOSITION OF SAFETY AND SANITATION will be held at the Grand Central Palace, N. Y. C., December 12 to 19, 1914. This exposition is held under the auspices of the American Museum of Safety, and according to present plans will surpass the very successful exhibition held at the same place last year.

THE MANHATTAN BRANCH of the New York City Association of Master Plumbers will hold its annual outing at Boehm's Picnic Grounds, New Dorp, S. I., Thursday, September 10. The arrangements and programme are in charge of the following committee: F. B. Lasette, chairman; B. F. Donohoe, secretary; J. R. Hopkin, treasurer; and T. P. McLoughlin, H. Hemlin, J. J. Hannegan, ex-officio.

PAVING BRICK MANUFACTURERS.—The eleventh annual meeting of the National Paving Brick Manufacturers' Association will be held at Buffalo, N. Y., Statler Hotel, September 9, 10 and 11. On September 9 will be held the business meeting of the association. September 10 and 11 will be given over to "A Study of Brick Pavement Construction for Country Highways." This study will engage the attention not only of the members of the association, but a large number of engineers and road builders to whom the organization will extend an invitation to take part in the program.

#### RECENT INCORPORATIONS.

FIVE THIRTY-TWO MADISON AVENUE CO., is a \$135,000 company chartered to do a realty and construction business with offices in Manhattan. The directors are Wm. M. Kingsley, Wm. A. W. Stewart, William Pell and two others, all of 45 Wall st. Stewart & Shearer, 45 Wall st, attorneys.

CHAS. HVASS & CO. have been incorporated with \$50,000 capital stock to acquire business of Chas. Hvass & Co., mechanical and contracting engineers, with offices in Manhattan. The directors are Baldwin C. Hvass, 2646 Morris av, Bronx, Wm. B. Lorenzo, 4 Perris av, Hasbrouck Heights, N. J., Elizabeth Hvass, 2646 Morris av, and one other. Wentworth, Lowenstein & Stern, 60 Wall st, attorneys.

QUEENSDALE REALTY CORPORATION, realty and construction, has been chartered with \$50,000 capital stock with offices in Manhattan. The directors are Wm. Logie, 43 Exchange pl, Edward A. Allen, 33d st and East River, and Ora Bancroft Gould, 206 Broadway. R. Hayes, 44 Pine st, attorney.

RALPH HENRY, INC., is the name of a \$10,000 company chartered to do a realty and general contracting business with offices in Manhattan. The directors are Thomas M. Simonton, 43 Cedar st, James N. Franklin, Flatiron Building, and Alfred J. Robinson, 3127 Av F, Brooklyn. T. M. Simonton, 43 Cedar st, attorney.

SNOW CONTRACTING CO. has filed papers with a \$50,000 capitalization to do a contracting and general construction business with offices in Manhattan. The directors are Henry Amster, 51 Chambers st, Harry J. Chelimer, 18 West 123d st, and Gertrude I. Brody, 271 West 113th st. Henry Amster, 51 Chambers st, attorney.

BAY REALTY CO. has been chartered to do a realty and construction business with offices in Manhattan with \$10,000. Patrick T. Powers, 949 Broadway, Manhattan, W. Stanley Billington, 2617 Hudson boulevard, Jersey City, N. J., and James A. Allen, 35 Wall st, Manhattan, are directors. J. A. Allen, 35 Wall st, attorney.

NO. 446 WEST 49TH ST. CO. is a \$10,000 company chartered to do a realty and construction business with offices in Manhattan. The directors are Lawrence Schlosser, 118 Park av, Mt. Vernon, Marie Hicks and Clara Bernard, both of 8 North 8th av, Mt. Vernon. Thornton & Earle, 38 Park Row, attorneys.

#### International Engineering Congress.

Among the general subjects to be treated before the International Engineering Congress at San Francisco, 1915, probably the one having the broadest interest is that of materials of engineering construction, which enters into all phases of engineering activity. The list of topics which will be treated in this section is as follows:

Timber; Preservation, Treatment of Timber; Substitutes for Timber in Engineering Construction; Brick in Engineering Structures; Clay Products in Engineering Structures; Probable and Presumptive Life of Concrete Structures made from Modern Cement; Aggregates for Concrete; Slag Cement; Waterproof Concrete; Cement Containing Additions of Finely Ground Foreign Material; Economics of the World's Supply of Iron; the Life of Iron and Steel Structures; the Employment of Special Steel in Engineering Construction; the Place of Copper in the Present Engineering Field, and the Economics of the World's Supply Thereof; Alloys and Their Use in Engineering Construction. Aluminum in Engineering Construction; the Influence of the Testing of Materials upon Advances in the Designing of Engineering Structures and Machines; Cement Testing; Testing of Metals; Testing Fill-Sizes Members; Proof Testing of Structures.

The papers to be presented from the United States have already been arranged for from the recognized authorities on the various topics. Arrangements for the papers from foreign authors are being rapidly concluded, and the aggregation of papers which will be presented will constitute a broad review of the field and be of the highest value. Full information concerning the Congress, the price of subscription, and the arrangements for purchase of values of the proceedings, may be obtained by addressing the Committee of Management, International Engineering Congress 1915 Foxcroft Building, San Francisco, Cal.



BUILDING MATERIALS AND SUPPLIES

AUTUMN BUILDING MATERIAL PRICES LOWER—AUGUST PLAN FILINGS EXCEED THOSE FOR SAME MONTH LAST YEAR.

Gain of Million and Half—September Lists—Cement Export Quotations.

LOCAL building construction has not suffered from the effects of the war, judging from a comparison of the plans filed and their values made for the month of August just closed with August of last year. There is a total gain of 45 buildings and of \$1,567,072 in value. Detailed reports from the bureaus of buildings covering the five boroughs for August of this and last year by weeks follow:

Week ending	1914.	Total No.	Total value.
Aug. 8.....	214		\$3,370,650
Aug. 15.....	174		3,004,993
Aug. 22.....	201		2,553,074
Aug. 29.....	132		1,021,986
Total.....	721		\$9,950,703
1913.			
Aug. 9.....	138		\$3,649,338
Aug. 16.....	173		1,417,211
Aug. 23.....	185		2,297,782
Aug. 30.....	180		1,017,300
Total.....	676		\$8,381,631
Gain Aug., 1914.....	45		\$1,569,072

Practically all of these operations had been financed before the European disturbance developed. The architects filing the plans assert that they will go ahead and complete the work, but that money for new building projects will continue to be tightly held until after the first of the year. But the significant feature about the foregoing compilation of weekly filings is that they do not show any signs of panic or unusual disturbance in the face of the worst month American finance and industrialism has ever known. The very fact that a decided increase in building construction is indicated proves first, that there is still a real demand for more buildings

HARDWARE.  
Bigger Demand for American Products Generally Expected.

HARDWARE interests are embarrassed principally by the difficulty experienced in getting steel. This is also true of machinery manufacturers of all kinds. Otherwise the trade is tranquil and is in hopes ultimately of getting back some of the fancy hardware business that has been diverted to France, Germany and England by the tariff. The South American opportunity looms large in this department.

The tendency among the retailers seems to be to curtail purchases even in the face of prospective advances in certain lines. The upward movement of steel reinforcement material doubtless will be followed by other lines, as American manufacturers will not be slow in getting back to levels that had been forced down by the late reduction in imposts at all American ports. Sheet copper is quoted at 18 cents a pound, but spelter has jumped to indefinitely high levels. Tin is also moving up.

SMALL GRAVEL STIFFER.  
Dollar Price Level for Three-Quarter Inch Higher for Small Quantities.

QUOTATIONS for gravel remain the same as last month for 1½ inch size, 90 cents being the prevailing figure. The demand has been so keen for ¾-inch size of late that wholesalers are asking a slight advance over \$1.10 for moderate requirements.

COMMON BRICK.  
Sales Exceed Arrivals for Hudson Rivers—Unloading Less.

SALES of Hudson river common brick exceeded arrivals on the wholesale dock this week. For three days the demand was exactly equal to the supply at West 52d street, a sign of stability in building. Registered unloading fell off sharply, however. The total number of bargeloads arrived in August this year was 198 as compared with 156 arriving in the same month last year. Sales were 184 last month as against 193 in August, 1913. This left fifteen bargeloads unsold of the August consignments this year as against all shipments sold plus 49 reserve barges.

There are fewer unsold bargeloads on the market to-day than there were on even date in the same month a year ago. Last year at this time there was considerable buying for stacking purposes among dealers. This buying has not developed so far this autumn.

Official transactions for Hudson River brick covering the week ending Thursday, Sept. 3, in the wholesale market, with comparison for the corresponding period last year, and a com-

parative statement of Hudson Rivers unloaded from barges for consumption here, follow:

		Week ending			
		Aug. 28.	Sept. 4.		
		No.	Value.	No.	Value.
Manhattan	4	140,200	2	295,000	
Bronx	5	139,350	16	410,850	
Brooklyn	82	680,725	122	464,500	
Queens	29	63,363	82	208,120	
Richmond	12	7,348	14	28,735	
Total	132	1,030,986	236	1,407,205	

parative statement of Hudson Rivers unloaded from barges for consumption here, follow:

		Week ending			
		Aug. 28.	Sept. 4.		
		No.	Value.	No.	Value.
Friday, Aug. 28.....	7		7		
Saturday, Aug. 29.....	3		3		
Monday, Aug. 31.....	13		13		
Tuesday, Sept. 1.....	2		9		
Wednesday, Sept. 2.....	2		3		
Thursday, Sept. 3.....	5		4		
Total.....	32		39		

Reported en route, Friday, Sept. 4—5.  
Condition of market, weak. Prices: Hudsons, \$5 to \$5.50; selects, \$5.75; Raritan, \$5.50 to \$5.75 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$6.75 to \$7.25 (yard). Nominal. Left over Friday a. m., Sept. 4—21.

		Week ending			
		Aug. 28.	Sept. 4.		
		No.	Value.	No.	Value.
Aug. 21.....	1,313,500	Aug. 28.....	1,089,000		
Aug. 22.....	696,000	Aug. 29.....	379,500		
Aug. 24.....	1,518,500	Aug. 31.....	986,500		
Aug. 25.....	1,577,500	Sept. 1.....	1,006,000		
Aug. 26.....	1,524,000	Sept. 2.....	882,500		
Aug. 27.....	1,443,500	Sept. 3.....	824,500		
Total.....	8,073,000	Total.....	5,168,000		

		Week ending			
		Aug. 29—55.	Sept. 1—7.		
		Arrived.	Sold.		
Friday, Aug. 29.....	1		7		
Saturday, Aug. 30.....	5		8		
Monday, Sept. 1.....	8		2		
Tuesday, Sept. 1.....	3		8		
Wednesday, Sept. 3.....	10		8		
Thursday, Sept. 4.....	6		8		
Total.....	33		41		

Condition of market, nervous. Prices: Hudsons, \$6 to \$6.50; \$6 shaded on lower grades. Selects still bring \$6.75; Newark, yard, \$7.75. Left over Friday a. m., Sept. 5—47.

		Week ending			
		Aug. 29—55.	Sept. 1—7.		
		Arrived.	Sold.		
Left over Jan. 1, 1914.....	87				
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Sept. 3, 1914.....	1118				
Total No. bargeloads sold Jan. 1 to Sept. 3, 1914.....	1097				
Total No. bargeloads left over Sept. 4, 1914.....	21				
Total No. bargeloads left over Jan. 1, 1913.....	113				
Total No. bargeloads arrived, including left over, Jan. 1 to Sept. 4, 1913.....	1300				
Total No. bargeloads sold Jan. 1 to Sept. 4, 1913.....	1253				
Total No. bargeloads left over Sept. 5, 1913.....	47				

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last quarter, are as follows. In each case the quotations given below were those prevailing up to noon, Aug. 31, 1914.

Note.—Current price changes are indicated by black-face type. For comparison see Record & Guide August 1, 1914.

BRICK—	
Hudson common.....	\$5.00 @ \$5.50
Raritan common.....	5.25 @ 5.50
2d hand common.....	No quotation
Newark (yard).....	6.75 @
Front or face.....	18.00 @ 36.00

CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):  
Domestic Portland.....\$1.58 @ nom  
Con. Rosendale Nat......90 @ nom  
Alsen's German.....No. quot. Stocks low  
Dyckerhoff German.....No quot. Stocks low

CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):  
Trap rock, 1½ in.....\$1.00  
Trap rock, ¾ in.....1.20  
Bluestone, 1½ in......95  
Bluestone, ¾ in.....\$1.15 @ 1.30

GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):  
1½ in.....\$0.90  
¾ in.....(stiffening) 1.00

HOLLOW TILE (fireproofing. Prices F. O. B. factory, Perth Amboy, N. J.):

Exterior—	
4x12x12 in.....	\$0.06
6x12x12 in.....	.084
8x12x12 in.....	.102
10x12x12 in.....	.12
12x12x12 in.....	.15
Interior—	
2x12x12 in.....	\$0.048
3x12x12 in.....	.048
4x12x12 in.....	.054
6x12x12 in.....	.072
8x12x12 in.....	.096

LIME (Standard 300 lb. bbls. wholesale, select finishing):  
Farnham Cheshire, finishing.....@ \$1.55  
Eastern, common.....\$1.25 nominal

LINSEED OIL—  
American Seed City Raw.....\$0.60 @ —  
American Seed City Boiled......59 @ —

LUBRICANTS (Mineral):  
Black, refined, summer......13 @ 13½  
Black, reduced, 27 gravity, 35 @ 30

c. t. ....13½ @ 14  
Wax, crude.....per lb. 3½ @ 3¾  
Refined, 120 m. p.....per lb. 4½ @ 5  
Refined, 125 m. p.....per lb. 4¼ @ —  
Refined, 130 m. p.....per lb. 5¼ @ 5½

LUMBER (Wholesale prices, New York City):  
Yellow pine (merchantable 1905, f. o. b. N. Y.):

8 to 12 in.....\$21.50 @ \$25.00  
14 to 16 in.....27.50 @ 31.50  
Heart face siding 4-4 & 5-4.....29.50 @ 30.00

Flooring, 13-16x2½ & 3 ins.....15.00 @ 28.50  
Heart face, siding 4-4 & 5-4.....29.50 @ 30.50

Hemlock, Pa., f. o. b. N. Y. base price, per M.....@ 24.50  
Hemlock, W. Va. base price per M.....@ 24.50

Hemlock, Eastern mixed cargoes.....20.00 @ 22.00  
(To mixed cargo price add freight \$1.50.)

Spruce, Canadian.....Nominal  
Spruce (W. Va. f. o. b. N. Y., lighterage limits):

2x4, 18 and 20 ft.....\$27.50  
2x6, 10 and 14 ft.....22.00  
2x8, 12 and 14 ft.....23.00

2x10, 3x10, 10 to 16 ft.....27.00  
8x8 and under, 16 ft. and under... 24.00  
9 in., 16 ft. and under.....29.00

4x12 to 10x10, 16 ft. and under... 29.00  
2x12 and 3x12, 16 ft. and under... 29.00  
12 in., 18 and 20 ft.....30.00

Add \$1.00 per M. for each inch over 12 ins.  
Add \$1.00 per M. for every 2 ft. over 20 ft. in length.

1x2 shingling lath, rough or dressed one side.....\$26.00  
4-4x6" merchantable quality.....26.00  
4-4x8" merchantable.....24.00  
4-4x10" merchantable.....27.00  
4-4x12" merchantable quality.....30.50

LATH (Eastern spruce f. o. b. N. Y.):  
1½-in. round wood.....@ —  
1½-in. slab.....\$4.00 @ —

Plaster—(Basic dealer prices, at yard, Manhattan):  
Masons finishing in 100 lb. bags, per ton.....\$10.50 @ —

BLOCKS—  
2 in. (solid) per sq. ft......06  
3 in. (hollow)......06½  
4 in. (hollow)......07¼  
Boards ¾ in. thick, per sq. yd.... .16

SAND—  
Screened and washed Cow Bay, 500 cu. yd. lots, wholesale.....\$0.50  
SLATE (Per Square, N. Y.):

Penn. Bangor ribbon.....\$4.10 @ \$4.75  
Munson, Maine, No. 1.....5.50 @ 7.75  
Munson, Maine, No. 2.....4.50 @ 6.75  
No. 1 red.....10.00 @ 12.00  
Unfading green.....4.00 @ 6.00  
Genuine Bangor.....4.75 @ 6.75  
Pen Argyle.....4.00 @ 6.00  
Vermont, sea green.....3.00 @ 4.20

STRUCTURAL STEEL (tidewater) Spot:  
Beams and channels up to 14 in. 1.31 @ 1.36  
Beams and channels over 14 in. 1.31 @ 1.36  
Angles 3x2 up to 6x8.....1.31 @ 1.36  
Zees and tees.....1.31 @ 1.36  
Steel bars, half extras.....1.31 @ 1.36