

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, SEPTEMBER 26, 1914

LIVE QUESTIONS FOR REAL ESTATE MEN

What Should Be Done About the City's Fiscal Condition—How Can Municipal Extravagance Be Stopped—The Unification of City Departments

A STRONG and urgent appeal for cooperation among all the taxpayers' associations during the coming year has been made to each association by the Advisory Council of Real Estate Interests, which has been formed for the purpose of bringing about harmonious action on the part of the various real estate organizations of Greater New York for the protection of real estate interests.

The council will act as an advisory body and constitute a medium through which property owners' associations can speak as a cohesive and co-ordinate unit. By thus federating the various associations, a consolidation of real estate interests will be consummated which will undoubtedly be for the best interests of every property owner.

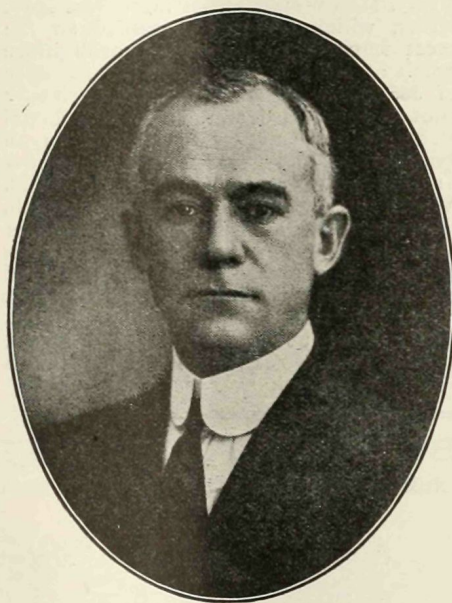
It is not purposed in any way to supersede any of the present real estate associations, but on the contrary to strengthen them in their respective fields and to look to them to do the work and accomplish the ends desired. However, when it is found that the interests of property owners are not being carefully conserved, the council will act in their behalf in every such instance.

The Campaign for Unification.

At the October meeting of the council, the unification of the various city departments and the State Department of Labor as proposed by the State Factory Investigating Commission with reference to the inspection of buildings in New York City will be considered. The tentative plan of the State Factory Investigation Commission is the first concrete suggestion to be presented in the nature of a solution of the inspection problem. As to whether it is advisable to unite the various departments now having jurisdiction over structural changes in buildings into one central department, or into several borough departments, has not been as yet determined by the council.

It is understood that all the Borough Presidents favor the latter plan, especially since the central building department under the Charter of 1898 with a directing board of three members appointed by the Mayor with local officers in the borough proved to be unsuccessful. On the other hand, the Real Estate Board, the pioneer real estate organization, in endeavoring to ameliorate the condition of the property owners in regard to oppressive regulations, and which is represented upon the council by its President, L. M. D. McGuire, has appointed a committee to confer with the members of the State Factory Investigating Commission upon the feasibility of one central department.

The various phases of this question must be considered, as well as to what departments should be included in the central building department. In this respect the advice of the members of the Advisory Staff of Experts will be of invaluable assistance. This Staff of Experts consists of Messrs. Louis Harowitz, Otto M. Eidlitz, Henry W. Hodge, Amos L. Schaeffer, John P. Leo, Julius Francke, James A. Henderson and Peter



HON. CYRUS C. MILLER.

J. McKeon, and to these gentlemen will be referred for consideration the various plans that may arise.

Stopping Municipal Extravagance.

A plan for eliminating unnecessary and extravagant expense items from the proposed city budget is being carefully worked out by a sub-committee of the council. The preparation of a city budget is very technical, so that the problem of eliminating unnecessary expenses is not one easy of solution. The expenditure of public moneys can be easily criticised in vague and glittering generalities, but sane and sound suggestions for the economical conduct of the city and state governments must be grounded in fact. There is no doubt that the city and State administrations would welcome constructive criticisms and probably would exclude items, where the omission would not entail sacrifice of departmental efficiency. However, the council purposes to examine the city budget as closely as possible although progress in cutting expenses may be made but slowly, but with the certainty that definite results will ultimately be accomplished by painstaking comprehensive examination of the budgets as they are announced.

City's Fiscal Policy.

The final question for the consideration of the council will be the fiscal policy of the city, as to under what conditions it would be advisable for the city to issue corporate stock in the form of fifty-year bonds and under what conditions it would be advisable for the city to issue short term bonds. This is a question of vital importance at the present moment, since it was a salient feature in the recent loan of one hundred million dollars to the city by a local banking syndicate. The fiscal policy of paying city debts as they fall due insisted upon by the banking syndicate as a condition precedent to making the loan is

doubtless a good business proposition and based upon good fiscal reasoning, but on the other hand the weight of taxation necessary to meet our obligations as they fall due will press heavily upon real estate taxpayers. Consequently the council believes that since real estate must pay the largest share of this tax levy, such a fiscal policy for New York City should receive thorough study, particularly when the present tax levy is very burdensome.

The Bonded Debt.

The duration of improvements oftentimes makes it possible to extend the bond issue to pay for the improvements over a number of years, but this policy in itself has made the bonded debt of the city rise by leaps and bonds. Under these circumstances, a definite fiscal policy must be carefully worked out on the part of the real estate associations and when finally decided upon as just to the property owner and for the best interests of the city, then the approximately one hundred taxpayers' associations will be requested to endorse the policy and stand as a unit in its defense.

At the October meeting of the Advisory Council, certain phases of the Inheritance Tax Law, and the Secured Debt Law will be examined, inasmuch as it is understood that a plan for their repeal is being initiated and the Council is much interested in the proper conservation of personal property. Also, at this meeting a feasible policy for developing our harbor and terminal facilities, with an examination of the merits of the free port, will be studied; also, the proposed distribution of local assessments for benefit, the constitutional convention, and certain phases of the Workmen's Compensation Law, which are now burdensome to real estate, and in many respects are so vague as to require specific amendments to be made at the next Legislature. Certain provisions of the new war tax bill affecting financial institutions and real estate will also be thoroughly examined. From time to time, announcements will be made of the reports made by the various sub-committees of the council, which it is believed may be of interest and of value to the property owner.

Efficiency Recognized.

During the short existence of the council, its work has received favorable recognition as well as that of the associations which it represents, by the appointment of members of the council to the various city and state commissions having to do with real estate, such as the Committee on Taxation and Committee on City Planning as well as the State Factory Investigating Commission. By being thus placed directly in touch with administrative work, a just recognition has been made of the effective work done in behalf of the individual real estate owners by the council and the original constituent organizations of the council, the Real Estate Board, the Allied Real Estate Interests and the United Real Estate Owners' Associations.

TREND SHOWN BY SUBWAY TICKET SALES

Increase of Nearly 13,000,000 During Last Fiscal Year of Interborough Company—Shifting of Population Indicated by Accompanying Table

EVIDENCE of the new importance of Atlantic avenue as one of the busiest thoroughfares and terminals in Brooklyn may be obtained from the report of the Public Service Commission, completed last week, which gives the statistics of passenger traffic as indicated by the number of tickets sold at each station of the subway for the year ending June 30, 1914. Tickets totaling 22,557,773 were sold at this point, an increase of 1,295,633, as compared to the same period for 1913. Grand Central Station was second, with 19,551,405, an increase of 2,612,167. Brooklyn Bridge was third, with 17,657,248, which indicates a decrease of 431,701, Fulton street is fourth with 16,381,746, an increase of 481,880; Fourteenth street is fifth, with 14,217,527, an increase of 130,839; Times square is sixth, with 13,664,628, an increase of 453,671; 23d street is seventh, with 10,471,387, a decrease of 36,922.

The total number of tickets sold were 340,413,103, an increase over the corresponding period of last year of 12,941,593, the daily average being 1,001,215, as compared to 963,152 for 1913, 891,099 for 1912 and 813,837 for 1911. All the

stations in the Bronx north of 149th street show advances indicative of the large recent increases in population of that section of the city. Simpson street leads with an increase of 784,219, with 174th street second, showing an increase of 561,528. On the West Side recent large additions to the apartment house colony are also proved by a greater number of ticket sales. Every station north of 145th street, except 238th street, shows substantial increases. 181st street, which is being heralded as the most important business thoroughfare north of 125th street, shows an increase of 385,352, while 125th street, curiously enough shows a decline of 105,622. Canal street assumes a new importance in an examination of its statistics, which show at that point an increase of 1,408,232. Worth street, the next station south, in contrast, had 78,908 less ticket sales than in 1913. Among other stations showing a decrease are 137th street of the Broadway branch, with 1,318; 135th street of the Lenox avenue branch, 8,457; Mott avenue, 41,645; 72d street, 19,984; 66th street, 25,369, and Nevins street, Brooklyn, 129,745.

That there have been shifts of population from one section of the city to another is indicated by this report, which also shows that those sections apparently have been favored which lie along the lines with transit improvement. Just what districts have contributed to an increase of nearly 13,000,000 tickets sold along the Interborough route cannot, of course, be learned from the report. When the new roads, now in course of construction, are completed there will undoubtedly be further shifts of population.

In anticipation of the early operation of these additional transit lines, building operations have proceeded with marked activity in the affected areas, and these new residential properties, on account of their easy accessibility to the business centers of the city will probably encounter little difficulty in attracting tenants.

An examination of the statistics in this report proves, as have similar compilations in the past, that the growth of the outlying sections of the city has been coincident with the establishment of adequate transit facilities.

RAILROAD OPERATED BY INTERBOROUGH RAPID TRANSIT COMPANY

PASSENGER TRAFFIC, AS INDICATED BY THE NUMBER OF TICKETS SOLD AT EACH STATION OF THE SUBWAY IN THE YEAR ENDED JUNE 30, 1914.

Stations	North bound	South bound	Total	Year's increase	Daily average (a)			
	(b) 6,786,552	(b) 49,267,400	66,471,446	2,962,849	1914	1913	1912	1911
Lenox Branch—Total					195,504	186,790	171,075	153,296
180th St., Bronx Park		2,802,957	2,802,957	124,056	8,244	7,879	6,211	5,223
177th Street		2,902,637	2,902,637	9,392	8,537	8,510	8,317	7,525
174th Street	3,105	2,199,000	2,202,105	561,528	6,477	4,825	3,170	2,347
Freeman Street	137,013	5,150,500	5,287,513	304,410	15,552	14,656	12,866	10,215
Simpson Street	98,473	5,433,700	5,532,173	784,219	16,271	13,965	11,645	9,386
Intervale Avenue	(Not separated)		3,357,075	446,236	9,874	8,561	6,972	4,611
Prospect Avenue	242,073	5,995,301	6,237,374	108,274	18,345	18,027	16,606	14,701
Jackson Avenue	209,924	4,053,200	4,263,124	161,795	12,539	12,063	11,277	9,912
Third Avenue	596,867	4,520,600	5,117,467	74,683	15,051	14,832	14,034	13,008
Mott Avenue	(Not separated)		782,258	41,645	2,301	2,423	2,467	2,428
145th Street, Lenox		1,442,800	1,442,800	33,100	4,244	4,146	4,179	4,165
135th Street, Lenox	911,501	5,101,800	6,013,301	D 8,457	17,686	17,711	17,381	16,786
125th Street, Lenox	2,159,585	4,077,405	6,236,990	D105,622	18,344	18,655	18,170	17,333
116th Street, Lenox	2,428,011	5,587,500	8,015,511	225,807	23,575	22,911	21,333	20,133
110th Street, Lenox	(Not separated)		6,278,161	285,073	18,465	17,627	16,447	15,523
Broadway Branch—Total	(b) 2,203,956	(b) 20,289,905	44,063,199	1,945,545	129,598	123,875	112,106	100,053
242nd Street		3,170,827	3,170,827	55,043	9,326	9,164	8,933	8,716
238th Street		81,876	81,876	D 18,321	241	295	325	272
231st Street	9,303	478,396	487,699	88,222	1,434	1,175	1,007	896
225th Street	6,695	419,009	425,704	60,368	1,252	1,075	982	1,029
215th Street	7,771	155,430	163,201	25,709	480	404	323	313
207th Street	43,124	1,064,053	1,107,177	224,416	3,256	2,596	1,734	1,003
Dyckman Street	(Not separated)		923,785	308,135	2,717	1,811	1,144	1,325
191st Street	(Not separated)		546,447	95,224	1,607	1,327	951	275
181st Street	(Not separated)		6,133,256	385,352	18,039	16,906	14,691	11,950
168th Street	(Not separated)		2,928,458	156,416	8,613	8,153	7,442	6,780
157th Street	299,435	4,062,400	4,361,835	197,373	12,829	12,248	11,133	9,044
145th Street	662,328	4,091,100	4,753,428	197,987	13,981	12,391	12,391	11,344
137th Street	544,060	3,811,100	4,355,160	D 1,318	12,809	12,818	11,961	11,604
Manhattan (129th) Street	(Not separated)		4,191,795	33,950	12,329	12,229	11,404	10,726
Columbia University (116th)	(Not separated)		3,374,313	73,207	9,924	9,709	8,403	7,283
Cathedral Parkway (110th)	631,240	2,955,714	3,586,954	4,314	10,550	10,537	9,905	8,802
103rd Street	(Not separated)		3,471,284	59,468	10,210	10,035	9,377	8,691
96th St. to South Ferry—total	(b) 70,471,610	(b) 47,455,185	185,731,205	6,763,357	546,268	526,376	493,094	458,044
96th Street	(Not separated)		5,558,385	69,574	16,348	16,144	15,023	13,474
91st Street	608,390	1,059,000	1,667,390	42,404	4,904	4,779	4,641	4,200
86th Street	1,227,390	1,958,400	3,185,790	99,279	9,370	9,078	8,914	8,548
79th Street	963,200	1,876,400	2,839,600	48,475	8,352	8,209	7,897	7,411
72nd Street	(Not separated)		4,534,330	D 19,984	13,336	13,395	12,701	12,065
66th Street	1,646,453	1,503,200	3,149,653	D 25,369	9,264	9,338	8,974	8,598
Columbus Circle	3,631,110	3,147,300	6,778,410	163,003	19,937	19,457	18,566	17,318
50th Street	3,487,049	2,636,900	6,123,949	344,225	18,012	16,999	15,151	13,279
Times Square	6,765,970	6,898,658	13,664,628	452,671	40,190	38,859	37,380	34,303
Grand Central	(Not separated)		19,551,405	2,612,167	57,504	49,821	44,104	40,586
33rd Street	4,446,155	3,731,600	8,177,755	593,180	24,052	22,308	19,783	17,084
28th Street	3,642,357	3,121,200	6,763,557	488,704	19,893	18,455	16,707	14,755
23rd Street	5,115,387	5,356,000	10,471,387	D 36,922	30,798	30,907	28,482	26,556
18th Street	2,030,222	2,621,900	4,652,122	D 29,591	13,683	13,770	13,426	12,427
14th Street	(Not separated)		14,217,527	130,839	41,816	41,431	38,265	36,813
Astor Place	4,402,927	2,728,382	7,131,309	116,849	20,974	20,631	19,744	18,593
Bleecker Street	3,520,836	1,224,840	4,745,676	D 16,844	13,958	14,006	13,287	12,547
Spring Street	4,292,643	889,000	5,181,643	21,934	15,240	15,176	14,648	13,684
Canal Street	4,306,597	711,640	5,018,237	1,408,232	14,760	10,618	10,162	9,662
Worth Street	1,437,441	677,140	2,114,581	D 78,908	6,219	6,451	6,292	5,930
Brooklyn Bridge	(Not separated)		17,657,248	D431,701	51,933	53,203	52,081	49,734
City Hall	(Not separated)		553,863	23,654	1,629	1,585	1,511	1,741
Fulton Street	11,882,196	4,499,550	16,381,746	481,880	48,182	46,764	43,174	39,039
Wall Street	5,164,803	2,814,075	7,978,878	5,240	23,462	22,158	21,382	21,382
Bowling Green	(Not separated)		5,731,652	156,145	16,858	16,399	15,124	13,460
South Ferry	1,900,484	1,900,484	143,861	5,590	5,167	4,825	4,555	
Brooklyn—Total	(b) 34,792,159	(b) 185,182	43,941,018	1,276,565	129,238	125,484	114,280	101,919
Borough Hall	(Not separated)		8,963,677	21,450	26,364	26,301	24,878	22,810
Hoyt Street	7,593,562	135,185	7,728,747	89,227	22,732	22,469	20,540	17,779
Nevins Street	4,640,824	49,997	4,690,821	D129,745	13,797	14,178	13,198	12,157
Atlantic Avenue	22,557,773		22,557,773	1,295,633	66,346	62,536	55,664	49,173
Miscellaneous	(Not separated)		206,235	D 6,723	607	626	544	525
Grand Total	(b) 114,254,277	(b) 117,197,672	340,413,103	12,941,593	1,001,215	963,152	891,099	813,837

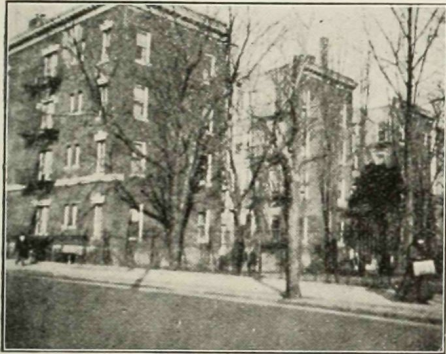
(a) Treating Sundays as half days (340 days to the year).
(b) These totals are arithmetical only and do not account for passengers who buy tickets at "island" stations. (D) Decrease.

A SUCCESSFUL TYPE OF APARTMENT HOUSE

It Has Kitchenettes, As Well As a Central Dining-Hall—
Built-in Furniture and Hotel Conveniences at Moderate Rates

By LEWIS L. YOUNG.

A UNIQUE type of improvement that would evidently be a paying proposition in the real estate field is a building designed to provide accommodations somewhat similar to those of an apartment hotel for the price of good



Rear view of apartment house containing 36 kitchenette apartments. The church grounds which the plot adjoins afford a park-like outlook and a view of street from back apartments.

board. A house of this kind recently erected in Brooklyn contains two and three-room apartments which rent for the price of a furnished room and a central dining-room where meals may be obtained at table-board rates. The improvement was made for the purpose of obtaining a satisfactory return on the investment and to fill the needs of individual homes for people unable to rent or care for large apartments. Each apartment consists of a living-room and one or two bedrooms, besides a bath, kitchenette and hall. The suites are rented unfurnished and without service. The plan allows occupants to live as in a housekeeping apartment or apartment hotel, as choice dictates. Breakfast may be prepared in the kitchenettes and the care of the rooms attended to by the tenants themselves; or, meals can be taken in the central dining-room and, by engaging a cleaner, housework dispensed with. Hall attendant service is provided, a maid being stationed in the entrance hall to admit and announce callers, answer the telephone and care for parcels called for and delivered in tenants' absence.

The central dining-room is sufficiently large to accommodate all the tenants of the building besides a number of transients. It is provided with small tables, and has a capacity for seating a hundred guests. Intended for the convenience of people who have little time and inclination for preparing dinners themselves, the apartments are rented only to applicants who agree to patronize the dining-room—at least, to the extent of regularly taking dinner there. While many of the occupants prefer to avail themselves of the privilege of light housekeeping and prepare breakfast in the apartments, some of the tenants also take breakfast and luncheon in the dining-room.

The central dining-room and reception-room are the only parts of the building for which the owner has had to provide furnishings. With the exception of the hall attendant and resident janitor, no servants are employed by the owner, the dining-room help being engaged by the caterer.

Built in a conveniently located neigh-

borhood, where sites occupied by antiquated and unprofitable frame dwellings may be had comparatively cheap, and, with its interior arranged with ingenious compactness, the improvement has demonstrated the possibility of providing the conveniences of modern apartment hotel accommodations, minus their luxurious appointments, within the means of the average boarder. The living-rooms of the apartments are the size of a square room, and the bedrooms are equal to a hall-room in a private house. The kitchenettes and bathrooms each occupy hardly more space than that required for a spacious clothes closet.

Small Suites.

The two-room apartments are compacted into an area of approximately 16 by 28 feet, and the three-room suites into 16 by 36 feet. Each apartment having an open fireplace in which coal or wood may be burned; the heating system can be started later and discontinued earlier in the season and a saving in the cost of maintenance effected. The little heat needed during part of the spring and fall in a building where the occupants are away from home much of the day can be obtained from the open fire, the tenants furnishing the fuel themselves.

The improvement was made by one



James E. Ware & Sons, Architects.

Exterior of building containing 36 apartments of two and three rooms; bath and kitchenette. The twin windows indicate the living-rooms; the small windows, the kitchenettes and bathrooms; and the single windows, the bedrooms.

of the largest realty operators in Brooklyn and was designed by an architect who has planned some successful small apartments for the neighborhood of Columbia University, New York. The building, a four-story and basement structure, occupies a plot about 50 by 137 feet, and contains thirty-six apartments. Occupying approximately half the entrance floor are the central dining-room, a small reception room and toilets, the remainder of the floor being occupied by six apartments.

There are ten apartments on each of the three upper floors, reached by two stairways leading from the entrance hall. On each of the landings of both stairways are five entrances to as many apartments. In the basement are a large modern kitchen and janitor's apartment, besides washtubs and individual storerooms for the use of tenants. Two dumbwaiters serve the entire building opening, like the entrances to the apartments, on the landings of the stairways.

The convenient arrangement of the rooms, useful features and tasteful decorations make these apartments unusually homelike, attractive and complete.

There are all outside rooms, including the bathrooms and kitchenettes. From every apartment is a view of the street, a feature made possible by the plot, a corner one, adjoining the spacious grounds of a church occupying the adjacent corner. Communicating with the living-room of each apartment, and arranged somewhat like a kitchen cabinet, the kitchenettes have a built-in cupboard, pan-closets, drawers, and drainboards, besides refrigerator, hot and cold running water and connection for a small gas stove, all of which are within arm's reach.

Compact Conveniences.

Built in the recessed space between clothes closets are bookshelves sufficiently deep to be used as a china closet, if the occupant has a bookcase among his furnishings, or as a clothes chest if it is desired to use the room for sleeping. Ample closet space is provided. Trunk size closets, and wardrobes with overhead storage closets, are built along the connecting passage between rooms. In the tiled and modern equipped bathroom is an unusually convenient built-in cabinet having a mirror door. Hardwood floors in all the rooms and transoms over bedroom doors are provided. The owner installed nickel towel racks, soap and paper holders, put up poles for window and door hangings and furnished shades, screens and awnings.

The showy elegance and cheap finish that characterize some modern building operations are conspicuously absent. The fireplaces, finished with Tapestry brick and having a shelf of simple design, the broad twin windows, the built-in bookcases and living-room doors with small panes of glass, the rough-finished walls tinted with a greenish-gray that tends to lessen the sense of the bounds of the rooms, the plain trim stained with a composition of brown, gray and green, the simple lighting fixtures, glass doorknobs, and other hardware in keeping with the finishings—all combine to give these apartments a quaint and unique finish.

Placed in the entrance hall is a specially constructed hall seat having capacious chests in which tenants may put parcels to be called for and find those delivered in their absence. Here are also the customary individual letter boxes, public telephone and private system communi-



The simple and tasteful treatment of the entrance is typical of the finish of the interior of the building.

cating with apartments. The hall attendant service is an indispensable convenience, as most of the occupants are seldom at home when department store, laundry and other tradesmen call.

Finished and conducted in a manner calculated to appeal to people whose education and tastes unite to make refined surroundings essential, a class of tenants has been obtained that gives the house a high character. The tenants are largely public school teachers and instructors in other educational institutions, and library and office assistants.

Notwithstanding the small size, occupants find these cozy and compact apartments far more suitable than keeping house in rooms of unremodelled dwell-



In this picture are shown a section of the fireplace and the bookcase. Some occupants use the bookcases for china closets, where they have a bookcase among their furnishings.

ings having no facilities for light house-keeping. Designed for people requiring separate sleeping-rooms in addition to a sitting or living-room in which breakfast may be served and visitors received, the two-room suites meet the need of individuals living alone, and the three-room apartments that of couples or companions residing together. Bachelor women living alone, childless couples and single men desiring bachelor quarters find the arrangements admirably suited to their requirements. The small apartment opening only on one side of

the building being abnormally warm in the summer, small individual balconies, shaded by a broad awning and communicating with one of the rooms of each apartment—a feature of the newer apartment houses in Washington, D. C.—would contribute to the comfort of the occupants.

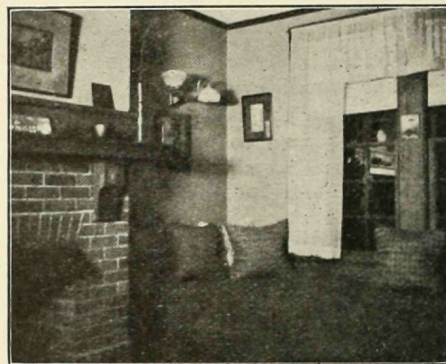
Superior to a Rooming House.

The accommodations this unique improvement affords are far superior to those of a rooming house. Few of the private dwellings converted into a boarding or rooming house have running water in the rooms, adequate heat and hot water supply or more than one bathroom, which must be shared sometimes with a dozen or more occupants. While the roomer pays for a comfortably furnished square room in a good neighborhood the amount asked for a minimum-priced modern apartment of four or five rooms in the newer or poorer sections, an unfurnished small suite of two or three rooms cannot be obtained for the rental of the larger lower-priced apartments unless it be a suite having dark, viewless and unattractively finished rooms in a building without a central dining-room and hall attendant service.

The Need for Such Houses.

That the rentals asked for suitable small apartments are prohibitive, and that the moderate-priced suites are objectionable as to features largely accounts for the many vacancies of small apartments and the big boarding and rooming house business. The average salary of teachers and office workers is such that more than one-quarter of their small incomes would be required to pay the rent of a suitable small apartment—a proportion that cannot be afforded, because of other necessary expenses. A companion with whom one can share the expense of an apartment beyond one's means is not readily found.

There is no alternative but to rent two or three unfurnished rooms in private dwellings where light housekeeping is allowed. Advertisements appear every day in the papers for accommodations of this sort. The boarding and rooming house business in cities where teachers, office workers and other salaried individuals constitute a large portion of the population is an amazingly large one, advertisements of rooms and board filling anywhere from a half to two full pages of some papers daily.



The room, having tinted walls, do not make as good pictures as rooms having figured paper walls, and for that reason look somewhat bare in the photograph.

The experiment made by the Brooklyn building company of providing kitchenette apartments at rentals equivalent to those paid for a furnished room is apparently fulfilling the expectations of its promoters. Without the aid of renting signboard or other advertising, all the apartments were leased before the building was finished. There have been no vacancies during the three years since its completion and two other apartment houses have since been provided to meet the demand for accommodations of this kind.

WATER-TANK REGULATIONS MODIFIED

Fireproof Buildings No Longer Required to Have Separate Tanks for Sprinkler Systems—An Entente Cordiale Strengthened

OWNERS of apartment houses and buildings equipped with sprinklers will be interested to learn of an important ruling just made by the Board of Standards of the Fire Department modifying the requirements for water tanks.

The present regulation requires that not less than 3,500 gallons be always on the fire lines. When the existing tank has a maximum capacity of 3,500 gallons a new or additional tank has to be supplied, and new pipe connections.

Some time ago the Real Estate Board took up with the Fire Department this question of requirements for water tanks. A communication was forwarded to the department of which the following is part:

"1. With respect to sprinklered buildings, the Fire Department makes the further requirement of separate tank supply of 3,500 gallons capacity for stand-pipes.

"Where sprinklers have been installed to the satisfaction of the Fire Department and conditions in other respects warrant what is here suggested, could not the requirement for a separate tank supply be waived and connection with the house supply be accepted as sufficient?

"2. In many instances the rigid requirement for a 3,500-gallon tank supply in modern fireproof apartment houses places an unnecessary burden of expense upon owners. Many of these houses now have tanks with a capacity not exceeding 3,500 gallons. The requirement referred to means an additional tank and new connections.

"Might not the department waive this requirement in fireproof houses not exceeding 150 feet in height, accepting as sufficient a reservation for stand-pipe

supply of the existing house supply, unless such reservation be obviously inadequate?"

The Real Estate Board has since been informed, through Assistant Corporation Counsel Albert de Roode of the Legal Division of the Fire Department, that at a meeting of the Board of Standards held on September 18, the following resolution was adopted:

Resolved, That in all buildings equipped with an approved automatic sprinkler system, stand-pipes need not be connected to a separate tank, but may be connected to the house supply tank without any separate reservation for the stand-pipe supply; and further,

Resolved, That in fireproof apartment houses, not exceeding 150 feet in height the stand-pipes may be connected to the house supply tank, provided a separate reservation of two-thirds of such supply (not less than 1,800 gallons, however) be made for the standpipe in such a manner as shall be approved by the Fire Department, the house connection being made on the outside of the tank. Where the house supply in such apartment houses is furnished by a satisfactory pump equipment, capable of delivering 350 gallons per minute at a pressure of 50 pounds at the top-most outlet, the connection of a standpipe to the pump supply, provided there is no house supply tank with which the standpipe may be connected, shall be sufficient.

Mr. de Roode adds:

"I hope that this action of the Fire Department may serve to strengthen still further the entente cordiale now existing between the Fire Department and the real estate owners, as so happily represented by your organization."

As a result of this resolution the Real Estate Board is asking its members to

send to it, to be forwarded to the Fire Department, lists of such fireproof apartment houses in their charge or owned by them with such necessary information as the capacity of the present tank, the number of fire lines, and the size of the fire lines.

The tank question has always been a bone of contention between owners of apartment houses and sprinklered buildings and the Fire Department, and the conclusion to be drawn from the adoption of this resolution by the Board of Standards is that the Department has concluded that the regulation now superseded was more severe than was necessary and could be modified in buildings of approved type or equipment.

Reduction of Rentals.

Tenants occupying the two hundred and seventy apartments controlled under the ownership of the United Assets Corporation will receive a reduction in rentals amounting to about \$3,000 this year, according to notices sent out this week by the company under the direction of William D. Bloodgood, president. In the notice the company sets forth that in consideration of hard times, owing to the war in Europe, a reduction of \$1 a month will be made in the rentals. This is not to be considered as a permanent reduction, but will take place Oct. 1 and will remain in force until times are better. The apartments affected are located in the industrial section of Long Island City, and while the reduction of \$1 a month appears small, it will, nevertheless, prove of great benefit to those occupying these apartments. In an interview Mr. Bloodgood said that his company believes it good policy to try and help their tenants during hard times.

207th STREET, HUB OF DYCKMAN SECTION

Thoroughfare Has Distinction of Being Most Important East and West Artery in District—Building Activity Continues Unabated

"IN five years, possibly three years, there will not be a vacant lot in the Dyckman section," said John N. Golding this week, and from present indications and the building growth of the district in the last three years his prediction seems to be well on the road to fulfillment. In West 207th street particularly, and also on the intersecting thoroughfares and along the streets within a radius of half a dozen blocks, extensive building operations are under way and the quiet residential blocks resound with the hammering of the carpenters and the lifting of the material hoists. Those buildings in course of construction are in the main apartment houses, without stores, containing suites of four, five and six rooms, as compared to the three, four and five-room apartments typical of the older buildings. In West 207th street the business

has built the Dyckman Theatre, which also has an entrance in the south side of 207th street 125 feet west of Sherman avenue. The combined improvement covers twenty-one city lots.

Foreshadowing another addition to the rapidly growing colony is the sale this week by the Sterling Realty Company to William H. Laird of the vacant plot 39.6x100 in the south side of 207th street, 100 feet east of the southeast corner of Broadway.

Farther north, at the northwest corner of Broadway and 207th street, a large force of laborers are blasting the rock and clearing the plot, 125x105, belonging to J. Allen Townsend. It is evidently the forerunner of another building operation. At the northwest corner of Seaman avenue and 207th street T. G. Galardi & Company and Max Just are building a 50-foot apartment house and two 55-foot buildings

was sold in July by Walter S. Logan, Washington, D. C., to a builder who also is said to be contemplating immediate improvement. In Academy street between Broadway and Cooper street, French & Knapp have completed the roofs of the two five-story apartment houses which they are building on the plot 100x137.

"About two years ago this whole section was vacant," said John N. Golding, "today there are only a few unimproved corners in 207th street; the rest have already been built upon or improvements contemplated. The structure at the corner of 206th street and Tenth avenue is not yet finished, yet out of twenty apartments, twelve are already rented and probably in the next ten days the building will be filed. As fast as houses are completed they are immediately rented. The rents range from \$6 to \$15 a room. This whole



207TH STREET, THE BUSINESS THOROUGHFARE OF THE DYCKMAN SECTION.

importance of the thoroughfare demands structures with stores on the ground floor.

The southwest corner of Post avenue and 207th street is being improved by E. A. Cruikshank with two-story buildings with three stores, all of which have been rented from the plans. The Corn Exchange Bank will establish a branch on the corner, a circumstance which in itself indicates the new status of the street. The other stores will be occupied by cigar and stationery concerns. The northeast corner of Sherman avenue and 207th street, a plot 100x100, is being improved by Paul Halpin with a five-story apartment house, with stores. The rest of the block, with 200 feet in 207th street and a depth of 100 feet, is owned by Gustavus L. Lawrence, who acquired 100 feet last November, and the balance, which includes the southeast corner of 207th street and Vermilyea avenue, from the Alliance Realty Company in December. He is said to be preparing plans for its improvement.

The entire block on the opposite side of the street was improved last year by Mr. Lawrence with one-story taxpayers which have been filled with high class establishments, including among others a department store and a general market. There is only one vacancy in this group of twelve stores. In the rear of this block, on a plot 150x150 on the west side of Sherman avenue 100 feet south of 207th street, the same owner

which are to be ready for occupancy about March 1, 1915. Although at this time only the third tier of beams has been laid, there have been applications for apartments, indicative of the unusual demand for homes in that locality, which is greatly in excess of the supply. According to Mr. Just, who has charge of many apartments in the neighborhood, he has but one vacancy. In one house which contains eighty-four families only six changes will be made by October 1, in a multi-family structure where rents range as high as \$12 a room. "It is not rare," said Mr. Just, "for people to pay in this section as high as \$8 a room in walk-up apartment houses."

In the other streets apartment houses are going up rapidly to meet this general demand. The southeast corner of Academy street and Sherman avenue, which the Bendheim Construction Company bought in August, 1912, from Henry Corn, is being improved with two five-story apartment houses. In that deal the Benheim Construction Company gave in exchange the two five-story houses each on plot 50x150 on the west side of Vermilyea avenue, 150 feet south of Academy street, which are fully rented. At the northeast corner of Sherman avenue and Academy street, Jacob Ruppert is expected to begin the improvement shortly along the same lines of the four lots which he bought in January from Max Marx. The plot, 50x150, on the north side of Sherman avenue, 250 feet west of 207th street,

section is worthy of the attention of all builders."

Interest in 207th street apparently began early in 1911, when the Charles Hensle Construction Company improved the block front in the west side, between Sherman and Vermilyea avenue, with high class six-story apartment houses, with stores. There has not been a store vacancy in that block since the buildings were completed. The rentals, according to local agents, in store properties, average about \$5 a front foot. In nearly every instance leases contain clauses which increase the rent ten per cent. each year where the terms are of five years' duration.

The fact that apartment houses in the immediate neighborhood are not supplied with stores has resulted in the almost exclusive patronage of the various business in 207th street. Practically every kind of household commodity can be obtained in the high class establishments which are located along the thoroughfare. It is not unusual to see lines of automobiles carrying Bronx residents over the University Bridge which connects Fordham road in the Bronx with the Dyckman section of Manhattan at this point. The 207th street crosstown line runs from Broadway in Manhattan south into the Bronx and a liberal transfer system puts the residents of the Dyckman section in touch with all sections of the other borough for a single fare. Local opinion predicts a great future for the rapidly-growing section.

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Building Construction and Building Management
in the Metropolitan District

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The public will gladly pay a premium for the new city notes. There is some satisfaction, when a city must borrow heavily, that there are plenty willing to buy the securities. Aqueducts and subways come high.

It is the wiser plan to follow the President's advice and be neutral in speech and behavior during the wars, rather than wound a friend, or kill off a customer, by an unnecessary expression of opinion of no value.

Trees ought to be planted in the residential streets where by any possibility they will flourish. The Park Department will plant a tree in Brooklyn for any citizen who wants one or more and will pay the actual cost of the work.

The Advisory Council has started upon a line of activities of high importance to everybody who has a share in the city. The policy of harmonious and concurrent effort with public officials sincerely endeavoring to play fair is certain to turn out well.

Millions of dollars' worth of city property is lying unused while the authorities are borrowing capital at high rates. Is it possible that none of the land should be disposed of in order to raise funds to meet interest charges and lessen the taxpayers' load?

The Deeper Waterways Association wants the main channel of the Hudson River cleared of shoals, notably the one in Haverstraw Bay, which blocks the way for large sea-going craft that otherwise could sail up as far as Hudson. At Newburgh, Poughkeepsie and Hudson there were notable public demonstrations this week in favor of river improvements, which in all fairness should be made by the national government, seeing that it assumes control over navigable waters,

The O'Neil-Adams Liquidation.

A recent piece of news, which may have an important influence on the distribution of the retail trade and the course of real estate values in certain parts of the city, is the announcement of the proposed liquidation of the O'Neil-Adams stores. It must be remembered that the decision to close these stores follows by only a few months the failure of the stores operated by the Siegel company in the same neighborhood, and that after the liquidation is complete there will remain out of the seven large retail businesses, each of them occupying almost a whole block front, only the stores operated by the Greenhut company. There can be no doubt about the effect of this announcement. Unless further developments of a contrary nature take place, it means that lower Sixth avenue will cease to be an important center of the retail trade. Like lower Broadway, it will have to yield to some other and better situated streets or avenues farther north. It does not necessarily follow that the department stores which still carry on business in the neighborhood may not be able to survive and do a profitable trade. Wanamaker's has continued to do an apparently profitable business on lower Broadway. A neighborhood such as that of lower Broadway or Sixth avenue will frequently support one department store, even though it cannot support several. It does mean, however, that the streets on Sixth avenue south of 23d street which formerly accommodated a large proportion of the large-scale retail trade of the city will become comparatively unimportant as locations for this class of business.

It has been evident, of course, for some time that Sixth avenue and Broadway south of 23d street were suffering from the competition of more favorably situated neighborhoods. The first break came thirteen years ago when R. H. Macy & Co. moved up to Greeley Square. B. Altman & Co. soon followed this example, and after that the stream of removals gradually gathered in volume. It looked for a while as if the cheaper stores on Sixth avenue would not have to follow the example of the more expensive shops on 23d street and Broadway. If the subway system, which is now under construction, had been actually in operation, it is probable that lower Sixth avenue might have held its retail business. But transit conditions were working against this particular locality. While Sixth avenue did not suffer as did 23d street and Broadway from the encroachments of the wholesale trade, it did suffer from comparative inaccessibility. It was selected in the beginning by the owners of department stores, because at that time the Sixth avenue elevated road was relatively a popular travel route. It brought the department stores into close connection with the thrifty population on the growing West Side, and when the Subway superseded the elevated roads as the great avenue of transit, lower Sixth avenue naturally suffered. The business of the city was still continuing to push farther north. Sixth avenue was a narrow street which was made unattractive and noisy by the elevated structures, and it needed exceptionally favorable transit conditions in order to hold its own, rather than the exceptionally unfavorable conditions which have actually come to pass. The favorable conditions were not provided and it is no wonder that business has been leaving it.

There remains to be considered the interesting question of the probable future locations of the cheaper grade of dry goods and department stores. At present the large-scale retail trade of Manhattan is less concentrated in location than it used to be. A number of important stores are situated on Greeley Square, in 34th street and in the nearby parts of Fifth avenue. Others occupy sites on 42d and 59th streets and on upper Fifth avenue. Real estate in this whole neighborhood is held at very high prices, and the business of a large store situated thereabouts is charged with an

enormous rent. In the interest of cheaper retail prices it is essential that a certain part of the department store business should be relieved of such heavy overhead charges. Perhaps part of it will be distributed among the larger stores, now doing business in the Bronx and Brooklyn, but as soon as the new subway system gets into operation any movement of that nature will certainly be checked. The effect of the new subways will assuredly be to distribute population but to concentrate business. It will be so much cheaper and more convenient for the residents of the other boroughs to make their purchases in Manhattan that a much larger proportion of the total retail business of the city will be transacted in the central borough. The number of department stores, particularly of the cheaper grade, should consequently increase and their probable future location is a matter of great interest to property owners. Broadway and Fifth avenue are too high in price. Sixth avenue is disqualified by the elevated structure, Fourth avenue has already been pre-empted by the wholesale trade; and the same is true of Madison avenue south of 34th street. Property on Madison avenue north of 34th street is strongly held for other purposes. Its owners may eventually yield to what looks like an inevitable encroachment of business, but only after a prolonged resistance. There remains Seventh and Lexington avenues and of the two Seventh avenue seems to have the better chance. It will enjoy the advantages of greater width, of much better means of communication and a more central location. When the recovery begins in New York real estate the neighborhood of Seventh avenue will be one of the first to be benefited.

An Unsuspected Cause.

American financiers now realize that business in this country has been suffering from a cause hitherto unsuspected, a cause which had its origin in Europe and not in America. It is plain enough now that moneyed interests abroad had foreknowledge of the war in which the powers are now engaged. During the long period when the oracles of politics and finance in this country were blaming one thing after another for the money stringency, European money centers were quietly liquidating securities and draining gold from manufacturing and commerce, while their governments were borrowing vast sums to equip their armies for the coming struggle. Long before the Balkan war this was going on. Every morning American financiers took their cue for the day's transactions from London and Paris, and as money became dearer and securities cheaper they poured out exactions without suspecting the real source of the trouble.

The story is related that the Kaiser, near the close of the year 1912, called the governor of the Imperial Bank of Germany before him and asked if the bank was prepared for the strain of a war. On being answered in the negative, he is reported to have replied, "When I ask that question again I want a different answer." When the royal house of Austria-Hungary sent its ultimatum to Serbia the Imperial Bank of Germany had husbanded \$336,000,000 in gold, the Bank of Austria-Hungary \$254,000,000, the State Bank of Russia \$819,000,000 and the Bank of France \$792,000,000. During the first half of this year the United States was called upon to contribute no less than \$84,000,000 to these hoardings. The American market was indifferent up to the very eve of the war, but the inevitability of the conflict was well understood abroad, at least since the Morocco affair, in 1911, when France recalled her German loans.

Legitimate business the world over was under the same spell. Things had come to the breaking point when the war was declared. This country, for one, was depending solely upon its agricultural interests for support. If the harvests of 1913 and 1914 had not produced bumper crops, the American peo-

ple would have been in distressed circumstances. Investors, having long ago taken advantage of the bargain prices for securities, had nothing more to invest.

They could not sell what they had of one thing in order to buy something else without making a sacrifice which they did not feel called upon to make. Speculative business affairs were actually deadlocked. Everybody was waiting for values to come back, and there was nothing but bumper crops in sight to start them on the way back until this war broke out. Something of the sort was inevitable. Whatever the consequences may be for Europe, it means, for one thing, exceptionally good prices to our farming classes for their crops, and prosperity to the majority of American citizens for some time to come. With wheat bringing \$1.12@1.15 a bushel at Minneapolis, corn 76 cents and oats 48 cents a bushel at Chicago, and with every prospect of their going higher, the farmers and all depending on them will have plenty to do with this fall and winter. With this foundation to build upon, Manufacturing and Commerce can look for greatly improved times, and Real Estate will come in for its share in due time.

Rising prices not only for food stuffs but also for steel and other commodities will soon be releasing speculative investments in corporation securities, and once this train of speculation is resumed a marked improvement will be observed in real estate departments. The ills now being borne are the consequence of what preceded the war rather than what has followed since its outbreak. The vacancies in high-class apartment houses of Manhattan, the over-supply of office buildings, the dullness of the sales market, are all conditions which were existing when the war came. The cessation of construction in central sections gives empty offices, lofts and apartments a better chance to be filled. In anticipation of the operation of the new subways now under construction there is marked activity already in Brooklyn and Queens.

"Uncollected Taxes."

Editor of the RECORD AND GUIDE:

You published in the Record and Guide of September 19 some resolutions of the Real Estate Board in which appeared the following statements:

"The fact that on July 1, 1914, there were uncollected taxes amounting to \$154,000,000, besides many millions of uncollected assessments, is conclusive evidence that the present sources of city income can bear no further burden; and,

"Whereas, This great amount of uncollected tax exists notwithstanding the fact that there have been sales of tax liens in every borough of the city during the past five years."

The statement that there were \$154,000,000 of "uncollected" taxes July 1, is incorrect and misleading, especially in view of the context which says that this amount exists in spite of the sales of tax liens.

It is peculiarly unfortunate that such an erroneous statement, calculated to affect the credit of the city, should be circulated at this time, when the city has just borrowed \$100,000,000 and the underwriting bankers are trying to have the public generally buy the bonds.

The facts are that for a number of years the city ran from January 1 to October on borrowed money, and all of the taxes needed for the current year's expenses remained "uncollected" June 30. Some years ago the policy of making one-half of the real estate taxes fall due May 1 was adopted, but the remaining half is not due under the law until November. The amount which is not due until November on real estate and special franchises, and is therefor, of course, "uncollected," because not due, is about \$73,000,000.

Of the remaining \$80,000,000, \$47,000,000 is for unpaid personal property taxes accrued prior to this year. The larger part of this sum is uncollectible, though it has been carried as a fictitious asset

for a number of years. This condition resulted from the now abandoned practice of making mythical assessments amounting to hundreds of millions annually against persons and corporations who had no taxable property, and carrying the unpaid taxes based thereon as an asset when, as a matter of fact, they were never at any time collectible. This matter was thoroughly discussed by a commission on city finances six years ago, of which the late Edgar J. Levey was chairman. Some of this sum has been provided for by bonds and some by additions to the tax levy in recent years.

The only part of the "uncollected" taxes which are properly an asset and which should cause any concern because of non-payment, are those on real estate, consisting of about \$10,000,000 of the taxes due May 1, of this year and remaining unpaid, and \$23,000,000 reported as outstanding January 1, for prior years (though some of this is fictitious also); an aggregate of about \$33,000,000 instead of the \$154,000,000 which has been discussed. The smaller sum is quite large enough without creating undue alarm based on a misapprehension of the real situation.

A. C. PLEYDELL,
Sec'y N. Y. Reform Ass'n.

29 Broadway.

THE GROWING BUDGET.

An Increase of 22 Per Cent in Four Years—New Budget Now Being Made.

The Board of Estimate and Apportionment is now considering the requests of the various departments for appropriations for the year 1915. These appropriations, when finally passed by the Board of Estimate and Apportionment, and approved by the Board of Aldermen and the Mayor, will constitute the 1915 Budget. These appropriations are merely estimates of the amounts required, and do not reflect the actual expenditures, as the appropriations in many cases are not entirely exhausted.

In addition to the expenditures from tax budget appropriations, other expenses for maintenance and operation of city functions are paid from the proceeds of the sale of special revenue bonds. These latter expenditures are, to a large degree, really supplementary appropriations or allowances made after the budget is adopted, and they are used for purposes not embraced therein. The administrative expenses of the Public Service Commission are also funded by the issue of special revenue bonds. In addition to such expenditures, there are also those from revenues of some of the departments, notably the revenues from the sale of water in Brooklyn and from the East River bridges. In order to show the actual expenditures from all sources, tables have been prepared under the Comptroller's directions, which show the following facts:

Expenditures for the maintenance and operation of city and county governments for the year 1913, from all sources, brought down to June 30, 1914.	
City government.....	\$125,616,492.16
Debt service.....	47,465,373.54
Deficiencies in taxes.....	2,300,000.00
State taxes.....	7,947,024.60
Total City.....	\$183,328,889.70
Counties:	
New York.....	3,961,520.63
Kings.....	1,827,119.84
Queens.....	444,935.26
Richmond.....	143,303.07
Bronx.....	14,501.45
	\$189,720,269.95

Of the amount appropriated for liquidation of claims, practically \$1,000,000 was still available June 30, 1914.

The following tables have been prepared showing the comparison of total expenditures for the year 1913 against 1900 and 1909 against 1905:

	1900.	1913.
City government.....	\$108,331,896	\$125,616,492
Debt service.....	37,783,906	47,465,373
Deficiency in taxes....	2,922,447	2,300,000
State taxes.....	.....	7,947,024
Total city.....	\$149,038,249	\$183,328,889
Counties.....	5,359,409	6,391,380
Grand total.....	\$154,397,658	\$189,720,269

The increase in city government 1913 over 1909 is \$17,284,596.09 or 13.76 per cent.; the increase in debt service, \$9,681,467.21, or 20.69 per cent. The total increase for all purposes for the city, exclusive of counties, is \$34,290,640.22, or 23 per cent.; the increase for all counties is \$1,031,970.87, or 19.25 per cent., a total increase for the entire city and county government of \$35,322,611.09, or 22.87 per cent. This is an average yearly increase for the four-year period for the city, exclusive of counties, of 5.72 per cent.

The increase in city government, 1909 over 1905, is \$26,497,476.36, or 32.38 per cent. The total increase for all purposes for the city, exclusive of counties, is \$42,698,889.65, or 40.15 per cent.

NEW PLUMBING ORDINANCE.

Alderman Hamilton, chairman of the Building Committee, introduced at this week's meeting of the board an ordinance relating to plumbing, drainage, gas-piping and other systems of piping in buildings, as a part of the revision of the Building Code. The new ordinance authorizes the formulation of rules and regulations on gas piping and other forms of piping, the same as now authorized for plumbing and drainage.

Such rules must be published in the City Record on eight successive Mondays before they become operative. Provision is made, however, that they shall not apply to existing work, except where it is reconstructed to the extent of more than 50 per cent., or where new vertical lines or house drains are installed.

The cut-off valves required by the present law for factories, hotels, churches, theatres, schoolhouses and other buildings of a public character will hereafter be required on all new buildings and on all existing buildings except residences for one or two families or those having not more than fifteen sleeping rooms.

Another section of the ordinance makes it unlawful to use any new system of plumbing and drainage until the same has been properly tested and inspected under the supervision of the Bureau of Buildings and in accordance with its rules. This is no change from existing requirements, it being now one of the rules, but it is hereby made an integral part of the law.

Provision is made for separate toilet facilities in buildings where both sexes are employed or congregate for any purpose. This, of course, does not apply to the toilet facilities for separate families in apartments and tenements or to the private toilets attached to individual rooms or suites of rooms.

Gas Piping.

It is also made unlawful to use any new system of gas-piping or an extension of an existing system until the same has been inspected and tested under the supervision of the Bureau of Buildings. The provision does not apply to existing systems unless there is reason to believe that defects exist which are dangerous to life or property.

The registration of master or employing plumbers now required by law is continued.

The enforcement of the ordinance is put under the jurisdiction of the Superintendents of Buildings of the several boroughs, except that when any of the systems after being put into use become a fire hazard they come under the supervision of the Fire Commissioner as now provided by the old law.

Section 141 of the present Building Code and a part of Section 8 of the same ordinance are repealed, together with such rules as may be in conflict with the provisions of the ordinance. The ordinance is to take effect immediately.

It is said that the proposed ordinance has the approval and endorsement of several associations and individuals who are particularly interested. A public hearing will be given by the committee on October first.

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THE WEEK'S REAL ESTATE NEWS

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LOCAL IMPROVEMENTS.

Chester District.

The mid-summer vacation, so far as the Bronx local boards are concerned, came to an end on Tuesday with a meeting of the Local Board of Chester, President Mathewson occupying the chair.

The following resolutions were adopted:

1172. Acquiring title to the lands necessary for an easement fifty (50) feet wide in continuation of White Plains Road, extending from the bulkhead line to the pierhead line of the East River.

990. Constructing a sewer and appurtenances in Public Square (north side), between Hutchinson River and Hutchinson avenue, and in Conner street, between Hutchinson avenue and Givan avenue; and in Givan avenue, between Conner street and East 222nd street, together with all work incidental thereto.

Total estimated cost, \$250,000; assessed value of the real estate included within the probable area of assessment is \$7,240,000.

All resolutions except the two that were adopted were laid over indefinitely, and no date was fixed for the next meeting.

Harlem Property Owners.

Dr. Abraham Korn was elected president of the Harlem Property Owners' Association, to serve for the thirteenth year, at the annual meeting of the organization held on Thursday evening in its rooms at 147 East 125th street.

All the officers who served during the last year were re-elected for another term, including Morton H. C. Foster, first vice-president; John Scully, second vice-president; Dr. Benjamin Gordon, treasurer; Harry Bierhoff, secretary, and S. L. Kahn, financial secretary.

PRIVATE REALTY SALES.

CONSIDERABLE improvement in both the selling and leasing branches of the real estate market was shown this week, a number of interesting transactions involving various kinds of property in different sections of the city being closed. Several important deals are now being negotiated and the situation has brightened and is being more optimistically regarded. While the week's sales cannot compare in number with some other weeks in the early part of the year, the record, however, shows a broadening tendency which merits recognition when it is compared with the business reported for other corresponding periods within the last few months.

The more important transactions concerned a plot in East 25th street, which is to be improved with an eight-story building to be occupied exclusively by nurses, also Dyckman apartment houses and upper West Side apartment houses. Numerous sales were reported in the Eastern Parkway section of Brooklyn and a new development company shows a confidence in suburban property by the purchase of acreage in Long Island for the establishment of another home community.

Large leases consummated this week concerned property in Washington street, which is part of the old Smith and McNell's restaurant, and space in the new building to be erected on the site of the Sun Building, on Park Row.

A deal which is well advanced concerns a block front on lower Hudson

street which, if closed, will mean an important building operation. Persistent rumors have come up during the week affecting Frederick W. Vanderbilt's property at the southeast corner of Fifth avenue and 40th street, which, according to unconfirmed reports, will shortly be taken over by trade. Many new improvements have been undertaken along Fifth avenue between 34th and 42d streets in the last few years, the latest being the Rogers, Peet Building at the northeast corner of Fifth avenue and 41st street.

The Vanderbilt holdings form one of the choicest sites in the newer Fifth avenue retail section available for a large building operation. The property involves the old mansion on the immediate corner and a four-story structure to the south adjoining the Union League Club, the two houses comprising a frontage of about 113 feet on Fifth avenue. In 40th street is the old stable and adjoining is a four-story structure which, together with 5 East 39th street, abutting, was purchased by Mr. Vanderbilt from J. Pierpont Morgan about three years ago. The 40th street frontage comprises 175 feet, while the L to 39th street has a frontage of 25 feet.

The total number of sales reported and not recorded in Manhattan this week was 15 as against 3 last week and 12 a year ago.

The number of sales south of 59th street was 4 as compared with 0 last week and 5 a year ago.

The sales north of 59th street aggregated 11 as compared with 3 last week and 7 a year ago.

The total number of conveyances in Manhattan was 107 as against 99 last week, 17 having stated considerations totaling \$242,200. Mortgages recorded this week number 38, involving \$419,791, as against 60 last week, aggregating \$990,000.

From the Bronx, 11 sales at private contract were recorded, as again 6 last week and 8 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$324,464, compared with \$617,131 last week, making a total since January 1 of \$30,930,688. The figures for the corresponding week last year were \$776,626, and the total from January 1, 1913, to September 27, 1913, was \$40,510,796.

Eastern Parkway Section Active.

That the Interborough subway extension now being built through Eastern Parkway to Nostrand avenue is creating considerable interest in real estate circles is evident by the recent sales of "Easy Housekeeping Homes" in the Eastern Parkway section. The Realty Associates reports the following: 1164 Union street to Lena Von Bussum; 1166 Union street to William A. Elliott; 1168 Union street to Mary A. Nolan; 1170 Union street to Bella Lyon; 1172 Union street to Anna G. Doherty; 1174 Union street to Kate Muller; 1184 Union street to Lillian Heise; 1186 Union street to Mathilde Brassler; 1190 Union street to Henry Freirich.

The fact that the Public Service Commission has condemned and taken possession of the block front on the west side of Nostrand avenue from Eastern Parkway to Union street is sufficient assurance to buyers that a subway station will be located there. A sign bearing this notice: "Property of the City of New York," which stands on this property, is still further evidence. The Realty Associates further report that they

have sold all of their vacant houses in the Prospect Park East or Flatbush section, having recently sold 275 Fenimore street, corner Rogers avenue, to Rafael B. Lopez and 202 Midwood street to Charles Wissman.

Lower West Side Deal Pending.

Negotiations are pending for the sale of extensive holdings of the James M. Pyle estate and the Arthur B. Kelly estate, comprising the block front in the east side of Hudson street, between Watts and Broome streets, with large frontages in the two latter streets.

On this block the Pyle estate owns twenty-five parcels, at 216 to 228 Hudson street, 90 to 108 Watts street, 575 to 579 and 583 to 589 Broome street. The intervening property in Broome street is owned by the Kelly estate.

The Pyle holdings, which consist of antiquated structures of from one to three stories in height, have a frontage of 168.3 feet in Hudson street and 195 feet in Watts street. In Broome street there are two frontages of 135.2 and 66 feet. With the Kelly property this frontage is increased to 245.2 feet. The broker is Floyd S. Corbin. The prospective buyer, whose name has not been disclosed, will raze the present structures, if the deal is closed and erect a tall building, for part occupancy.

Morris Hall in Trade.

The Brown-Weiss Realities resold Morris Hall, a ten-story apartment house, 96x125, at the northwest corner of Amsterdam avenue and Cathedral Parkway, to Marion E. Ireland and the No. 160 Broadway Realities Corporation. In part payment the purchasers gave six properties, including the Rosemere, a six-story elevator apartment house, 50x90.11, at 145 and 147 West 127th street; the northeast corner of Washington avenue and 167th street, a six-story flat, 29x127; 584 East 137th street, a six-story flat, 50x100; 1820 Clinton avenue, a six-story building, leased to Klaw & Erlanger; a dwelling at Grand and Linden avenues, Morsemer, N. J., and a factory building, 450x450, at Kenilworth, N. J.

Morris Hall was purchased by the Brown-Weiss Realities last April from Eva C. Hawkes and Newbold Morris.

Dyckman Apartments in Trade.

Arnold, Byrne & Baumann and S. Os-good Pell & Co., have sold for the Halpin Building Corporation, Paul Halpin, president, to the Hurry estate 59 to 67 Nagle avenue, two five-story apartment houses, on plot 100x125. In exchange the Hurry estate gave two plots, one at the northwest corner of Wadsworth avenue and 190th street, through to Wadsworth terrace, 72x182x63.6; also the northwest corner of Wadsworth terrace and 190th street, 81x158.

The Halpin Building Corporation contemplates the erection of a high-class apartment house on the Wadsworth avenue plot.

Mr. Halpin bought the Nagle avenue property in September, 1913, and erected the present buildings on the plot.

Y. W. C. A. in East 45th Street.

The Board of Trustees of the Y. W. C. A. of the city of New York has purchased from the Akron Building Co., Leo S. Bing, president, through Horace S. Ely & Co. and Worthington Whitehouse, the four old buildings, on plot 75x100.5, at 132-138 East 45th street. It is understood the property will be improved with an eight-story fireproof building, to be used exclusively for the Central Club for Nurses, whose interests in the transaction were represented by Miss Louise Bower.

Amityville Acreage Deal.

Charles P. Starke sold to Peter A. Baldwin and Richard Thackray the plot of five acres on the west side of Bay-view avenue, Amityville, L. I., adjoining the properties of Mrs. Esther W. Knapp and P. A. Baldwin on the south. The plot also has an extensive frontage on Ireland's Pond. The house that stood on the property was destroyed by fire last

winter. Messrs. Baldwin and Thackray will develop the plot into a home colony by laying it out and building houses.

Manhattan—South of 59th St.

FULTON ST.—Negotiations are reported to be under way for the sale of the 6-sty building 141 Fulton st, on lot 25.4x75.6, by the Eva L. Kip estate. Rumor has it, also, that the prospective buyer is the Royton Realty Co., Harold C. Mathews, president, which intends to lease to Whyte, the restaurateur.

45TH ST.—P. T. Canavan has sold for Abram C. Thomas 419 West 45th st, a 3-sty building, on lot 14x100.8, to Robert C. Wallace, who owns 415 and 417, adjoining, and now controls a plot with a frontage of 50 ft.

48TH ST.—A. A. Hageman sold for the Cook estate to the Hageville Realty Co., 232 West 48th st, a 3-sty dwelling, on lot 16.9x100.5.

Manhattan—North of 59th St.

131ST ST.—E. A. Johnson sold for Warren H. Logan the 3-sty dwelling 231 West 131st st, on lot 16x99.11.

176TH ST.—Wertheim Realty Co. sold 506 West 176th st, a 5-sty flat on plot 43.6x99.11.

182D ST.—Alice Cromarty sold, through the Nehring Co., the 5-sty elevator apartment house, 620-622 West 182d st, on plot 50x70. The property has been held at \$53,000.

207TH ST.—William H. Laird bought from the Sterling Realty Co., through Ashforth & Co., the plot 39.6x100, in the south side of 207th st, 100 ft. east of Broadway.

AMSTERDAM AV.—Diedrich Angelbeck is reported to have sold the northeast corner of Amsterdam av and 157th st, a 5-sty flat, with stores, on lot 25x100. The seller acquired the property a few months ago from Ennis & Sinnott.

CONVENT AV.—Moore, Schutte & Co. sold for Columbia S. Hoblitzell 427 Convent av, a 3-sty dwelling, on lot 16x85.

PARK AV.—C. Alfred Capen purchased, through John J. Kavanagh, from Charles Wanninger, the 4-sty business building, 1143 Park av, on lot 17x70. At the north end of this block Bing & Bing are erecting an apartment house, 116x150.

Bronx.

JENNINGS ST.—A. I. Shapiro sold for the Value Taxpayers, the 1-family taxpayer, 25x89, at the northwest corner of Jennings and Bristow sts. In part payment was given the 2-family house 1385 Clay av.

187TH ST.—Elizabeth H. Smythe purchased through J. S. Maxwell, the 3-sty dwelling on plot 34.8x80, at 758 East 187th st.

HOE AV.—Aldus Construction Co. has sold the 6-sty apartment house, 950 Hoe av, on plot 50x100.

MARMION AV.—Mary V. Holden purchased the 3-sty dwelling, 1822 Marmion av, on lot 16.8x70, from the John W. Cornish Construction Co.

OGDEN AV.—Mercedes Building Co. sold through McLeron Brothers the new 5-sty apartment house, 1372 Ogden av, on plot 50x100.

ROSEDALE AV.—John A. Steinmetz sold for the River Realty Co. to Alphonse Brueckner, the 1-family house, 1466 Rosedale av, on lot 25x95. In exchange was given the 2-family house 653 East 165th st, on lot 17x100.

Brooklyn.

4TH ST.—John Pullman sold 433 4th st, a 3-sty dwelling, on lot 20x100, for Francis J. McLaughlin to Edward Olson.

BAY 17TH ST.—B. J. Sforza has sold for George E. Woody the 1-family cottage, on plot 40x96.8, at 204 Bay 17th st.

65TH ST.—The Alco Building Co. sold to Mrs. J. Hoyle the 1-family dwelling at 2112 65th st, Mapleton Park section.

76TH ST.—The Dowling-Muller Co. has sold for P. J. Carley the 1-family dwelling at 615 76th st.

BROADWAY.—Isaac Haft sold to David Rubenstein the southwest corner of Broadway and Bartlett st, a plot 102x153, which the new owner will improve with five 4-sty buildings.

CHURCH AV.—Henry Rockmore has bought the dwelling on the southwest corner of Church av and Westminster rd, Flatbush Gardens, 77x105, from Daniel E. Lynch.

FORT HAMILTON AV.—Ross & Marks have sold for A. Eckler to Charles Boock the business property at 7004 Fort Hamilton av.

GREENPOINT AV, ETC.—Corwith Brothers, Brooklyn, report recent sales amounting to more than \$100,000. Among the most interesting was the sale of half the block front on the southerly side of Greenpoint av, between Oakland and Newell sts, with an average depth of 175 ft., in the west side of Newell st, upon which there is a 2-sty frame structure which will be remodeled for the occupancy of the purchaser, the Standard Fire Proof Sash & Door Co., which will employ more than 100 men; also sold a plot 75x100 in the east side of Diamond st, 100 ft. north of Meserole av, to Helen T. Cole, and resold same to Charles Knecht; 3-sty dwelling 103 Oakland st for John and Mary Quinlan to Mary A. Shaw; the 3-sty brick dwelling and store on the southwest corner of Grand and Leonard sts for the estate of Philip Smith to John Preuss, Jr., and Herman Kahlau; the 3-sty tenement 179 Russell st for Martha Ross to James Kelly; the 2-sty dwelling 98 Monitor st for George and Carrie Stamer to James and Jessie Steele; the 4-sty tenement 213 Kent st for Mariam Zuckerman to William K. Witt; the 3-sty dwelling 180 Java st for Francis V. Hallock, and three 4-sty, 5-family flats 143-5-7 5th st, Long Island City, for Michae Klein; the 2-sty dwelling 99 Eckford st for Ellen M. Lewis to Joseph Juchniczewicz.

KNICKERBOCKER AV.—James M. Hawley sold for Conrad Barth 883 Knickerbocker av to Elizabeth Schoettl, who gave in exchange 255 St. Nicholas av.

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VALVES FOR VALUABLES

ST. MARKS AV.—Bulkeley & Horton Co. sold 585 St. Marks av, a 2-sty residence for E. W. Stearns.

WESTMINSTER RD.—Henry Pierson & Co., Inc., sold for Thomas Powell to Joseph Robinson the detached dwelling, 164 Westminster rd, on plot 55x100.

Queens.

BAYSIDE.—Elstone Park Hotel, together with 40 lots, has been sold by the Brown-Weiss Realities to the Market Realty Co., which gave in part payment 287 lots in Jamaica, fronting on New York and Farmers avs.

FLUSHING BAY.—Patrick J. Mara has sold the promontory jutting out into Flushing Bay, near the mouth of Flushing Creek, known as Stratton's Woods, to John W. Rapp, organizer and until recently president of the United States Metal Products Co. It is said the purchase price was about \$100,000. The property consists of several acres of wooded upland and 7 acres under water.

LONG ISLAND CITY.—John Greer has sold for M. Ross to Joseph Jerman a plot in Academy st, 100 ft. north of Beebe av, 32x100; also, for Alexander Muether a house and plot, 38x100, in Prospect st, 225 ft. south of Beebe av.

ROSEDALE.—New York Suburban Land Co. sold 40x100 in Rose pl to Charles C. Graves; 40x100 on Lincoln av to Harry Farber, and 60x100 in Dale pl to J. H. Blake.

Rural and Suburban.

GARWOOD, N. J.—New York Suburban Land Co. sold 60x100 on Spruce av to G. W. Saunders and 40x100 on Pine av to O. Geary.

HEMPSTEAD, L. I.—Windsor Land and Improvement Co. sold to Peter Sopper the triangular plot, 147x110x76x58, at Oak av and Tompkins pl; to Minnie Peterson, 60x100, corner of Windsor and Nassau parkway; to S. T. Nelson, 40x96, on Milburn av; to J. J. Kelly, 40x107, on Grand av, and at Rosedale, to R. E. Arthur, 80x100, on Merrick rd.

LA GRANGEVILLE, N. Y.—J. Sterling Drake sold for L. C. Hart, of New York, to George W. Kuchler, Jr., a farm of 108 acres, with a 14-room house, large barns, a cider mill and a large orchard.

MT. KISCO, N. Y.—Seaman Lowerre & Co. have sold for George C. Clark, Jr., his property, consisting of 162 acres. The property was held at \$150,000.

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 Sept. 18 to 24	1913 Sept. 19 to 25
Total No.....	107	115
Assessed value.....	\$4,403,750	\$8,017,250
No. with consideration..	17	10
Consideration.....	\$242,200	\$392,700
Assessed value.....	\$311,700	\$399,500

Jan. 1 to Sept. 24 Jan. 1 to Sept. 25

Total No.....	5,346	5,906
Assessed value.....	\$360,531,233	\$358,878,972
No. with consideration..	576	830
Consideration.....	\$23,564,006	\$34,251,626
Assessed value.....	\$24,756,621	\$37,711,162

Mortgages.

	1914 Sept. 18 to 24	1913 Sept. 19 to 25
Total No.....	38	55
Amount.....	\$419,791	\$724,840
To Banks & Ins. Cos....	5	11
Amount.....	\$70,000	\$193,000
No. at 6%.....	14	21
Amount.....	\$92,991	\$262,575
No. at 5½%.....	3	1
Amount.....	\$57,500	\$12,000
No. at 5%.....	9	12
Amount.....	\$159,550	\$176,000
No. at 4½%.....	.....	9
Amount.....	.....	\$116,500
No. at 4%.....	1	2
Amount.....	\$12,250	\$50,000
Unusual rates.....	1	.....
Amount.....	\$35,000	.....
Interest not given.....	10	10
Amount.....	\$82,500	\$107,765

Jan. 1 to Sept. 24 Jan. 1 to Sept. 25

Total No.....	3,135	3,760
Amount.....	\$92,652,797	\$138,084,526
To Banks & Ins. Cos....	696	957
Amount.....	\$41,442,084	\$83,852,599

Mortgage Extensions.

	1914 Sept. 18 to 24	1913 Sept. 19 to 25
Total No.....	33	31
Amount.....	\$3,975,800	\$949,000
To Banks & Ins. Cos....	14	10
Amount.....	\$2,850,500	\$510,500

Jan. 1 to Sept. 24 Jan. 1 to Sept. 25

Total No.....	1,517	1,422
Amount.....	\$85,187,231	\$57,340,502
To Banks & Ins. Cos....	536	474
Amount.....	\$53,796,860	\$32,923,300

Building Permits.

	1914 Sept. 19 to 25	1913 Sept. 20 to 26
New buildings.....	4	12
Cost.....	\$954,650	\$3,806,400
Alterations.....	\$53,840	\$182,935

	Jan. 1 to Sept. 25	Jan. 1 to Sept. 26
New buildings.....	345	466
Cost.....	\$36,943,690	\$48,803,115
Alterations.....	\$9,025,588	\$9,790,083

BRONX.

Conveyances.

	1914 Sept. 18 to 24	1913 Sept. 19 to 25
Total No.....	109	103
No. with consideration..	11	10
Consideration.....	\$62,825	\$207,280

Jan. 1 to Sept. 24 Jan. 1 to Sept. 25

Total No.....	4,720	5,736
No. with consideration..	390	557
Consideration.....	\$4,872,915	\$4,715,993

Mortgages.

	1914 Sept. 18 to 24	1913 Sept. 19 to 25
Total No.....	48	84
Amount.....	\$834,186	\$452,207
To Banks & Ins. Cos....	4	2
Amount.....	\$9,000	\$15,000
No. at 6%.....	19	35
Amount.....	\$237,280	\$140,577
No. at 5½%.....	4	4
Amount.....	\$100,450	\$39,000
No. at 5%.....	5	20
Amount.....	\$15,000	\$80,230
Unusual rates.....	1	3
Amount.....	\$36	\$69,000
Interest not given.....	19	22
Amount.....	\$481,870	\$123,400

Jan. 1 to Sept. 24 Jan. 1 to Sept. 25

Total No.....	2,964	4,370
Amount.....	\$26,653,693	\$31,372,118
To Banks & Ins. Cos....	298	282
Amount.....	\$5,557,451	\$4,846,541

Mortgage Extensions.

	1914 Sept. 18 to 24	1913 Sept. 19 to 25
Total No.....	9	14
Amount.....	\$34,500	\$198,500
To Banks & Ins. Cos....	2	2
Amount.....	\$7,000	\$71,000

Jan. 1 to Sept. 24 Jan. 1 to Sept. 25

Total No.....	527	447
Amount.....	\$10,245,300	\$10,207,560
To Banks & Ins. Cos....	97	83
Amount.....	\$2,808,900	\$2,427,400

Building Permits.

	1914 Sept. 18 to 24	1913 Sept. 19 to 25
New buildings.....	11	6
Cost.....	\$269,775	\$73,350
Alterations.....	\$27,400	\$23,500

Jan. 1 to Sept. 24 Jan. 1 to Sept. 25

New buildings.....	578	685
Cost.....	\$14,077,532	\$17,785,366
Alterations.....	\$882,425	\$933,833

BROOKLYN. Conveyances.

	1914 Sept. 17 to 23	1913 Sept. 18 to 24
Total No.....	360	370
No. with consideration..	32	40
Consideration.....	\$138,067	\$231,752

Jan. 1 to Sept. 23 Jan. 1 to Sept. 24

Total No.....	17,109	17,479
No. with consideration..	1,756	1,650
Consideration.....	\$10,996,092	\$9,100,637

Mortgages.

	1914 Sept. 17 to 23	1913 Sept. 18 to 24
Total No.....	216	265
Amount.....	\$1,096,250	\$1,022,380
To Banks & Ins. Cos....	37	46
Amount.....	\$525,700	\$420,050
No. at 6%.....	127	154
Amount.....	\$618,776	\$339,105
No. at 5½%.....	47	68
Amount.....	\$195,350	\$419,040
No. at 5%.....	26	30
Amount.....	\$253,450	\$235,870
Unusual rates.....	2	.....
Amount.....	\$3,000	.....
Interest not given.....	14	13
Amount.....	\$25,674	\$28,365

Jan. 1 to Sept. 23 Jan. 1 to Sept. 24

Total No.....	12,438	12,614
Amount.....	\$53,479,879	\$48,834,433
To Banks & Ins. Cos....	2,460	2,795
Amount.....	\$19,986,079	\$18,220,865

Building Permits.

	1914 Sept. 17 to 23	1913 Sept. 19 to 25
New buildings.....	80	74
Cost.....	\$412,925	\$393,340
Alterations.....	\$28,300	\$39,125

Jan. 1 to Sept. 23 Jan. 1 to Sept. 25

New buildings.....	3,550	2,732
Cost.....	\$32,669,935	\$22,765,674
Alterations.....	\$2,266,780	\$2,789,442

QUEENS. Building Permits.

	1914 Sept. 17 to 23	1913 Sept. 19 to 25
New buildings.....	75	102
Cost.....	\$325,798	\$427,325
Alterations.....	\$24,964	\$47,645

Jan. 1 to Sept. 23 Jan. 1 to Sept. 25

New buildings.....	3,527	3,264
Cost.....	\$15,709,307	\$11,743,398
Alterations.....	\$922,918	\$985,890

RICHMOND. Building Permits.

	1914 Sept. 17 to 23	1913 Sept. 18 to 24
New buildings.....	20	10
Cost.....	\$28,020	\$15,400
Alterations.....	\$24,727	\$3,489

Jan. 1 to Sept. 23 Jan. 1 to Sept. 24

New buildings.....	880	731
Cost.....	\$1,481,257	\$1,610,102
Alterations.....	\$210,486	\$235,477

LEASES.

Sun Building Leased.

Charles F. Noyes leased the store, basement and sub-cellar in the new building to be erected on the site of the Sun Building, at Park row and Frankfort street, to David A. Schulte, individually for twenty-one years at a rental aggregating approximately \$1,000,000. For details of the building operation, see Current Building Operations. Daly, Hoyt & Mason were the attorneys for the Sun in the negotiations, and Jerome F. Eisner represented Mr. Schulte. The Noyes Co. negotiated the lease for the Sun covering their new premises, consisting of seven floors in the American Tract Building. The new Sun Building to be erected at Park Row and Frankfort street has been placed in the hands of the Noyes Co. to rent and manage.

Warehouse Replaces Hotel.

Edward Blum has leased for a long period from Frederick Ayer, of Boston, represented by Daniel Birdsall & Company, the ten-story Hotel Monsey at 157 and 159 West 124th street. Plans were filed yesterday by J. Odell Whitenack for the conversion of the hotel into a warehouse for the storage of furniture. The cost of the alteration has been estimated at \$25,000.

New Downtown Hotel.

Joseph F. A. O'Donnell has leased to a new company to be known as the Market Restaurant Corporation, the four-story hotel, on lot 22x78, at 200 Washington street, formerly part of the Smith & McNell restaurant. The building will be remodeled and operated as a hotel and restaurant to meet the need caused by the removal of the Astor House.

Tobacco Co. in Broome Street.

George R. Read & Co. and Jacob J. Tabolt leased for Ellen W. Duryea the six-story building at 484 to 490 Broome street, containing 52,000 square feet of floor space, to the American Tobacco Co.

\$160,000 Hotel Lease.

Millie Isaacs leased for ten years to J. A. Jepson, who has been its manager for ten years, the nine-story "Monticello" Hotel at 35-37 West 64th street, at a rental aggregating about \$160,000.

Casket Co. Leases Building.

The National Casket Co. leased from Lilla L. Thompson the 2-story building with a store at 14 East 39th street for a term of twenty-one years at an annual rental of about \$4,650.

Manhattan.

ALBERT B. ASHFORTH, INC., leased the 4-story building at 145 Madison av for the estate of George Henry Warren to Mrs. Elizabeth Reid; space in the Frances Building, at the southeast corner of 5th av and 53d st, to the Baldwin Piano Co., and apartments in 39 West 67th st to W. Spencer Wright and to Wallace Thompson. LOUIS BECKER CO. leased for Diedrich Angelbeck the store in 469 West 157th st to the Beulah Hand Laundry.

DANIEL BIRDSALL & CO. leased for M. L. Hess, as agents, the store and basement, comprising 20,000 sq. ft., in 14S to 156 West 23d st, to C. Bahnsen & Co., woolens, at a yearly rental of about \$10,000. The premises will be used as a branch of the 4th av establishment.

CORN & CO. leased for A. W. Maurice to J. Zado Noorian, Oriental rugs and antiques, the parlor store in 400 5th av.

CROSS & BROWN CO. leased office space in 15 and 17 West 44th st to Drs. G. and M. Epstein and an apartment at 158 Madison av to Suzanne Willa.

CROSS & BROWN CO. and JAMES H. STRYKER leased for the Mitchel H. Mark Realty Corporation to Thomas O'Connor two stores in the 47th st side of the Strand Theatre Building, Broadway and 47th st, to be used for a cafe.

CROSS & BROWN CO. leased for the O. R. Weiss Realty Co. to the Jandorf Automobile Co. the 2d and 3d floors in 351 to 355 West 52d st and for the American Locomotive Co to Frederick E. Sewell the 2d floor in 243 and 245 West 64th st.

DUFF & BROWN CO. leased for Louise Cloughen to M. J. White, 292 Convent av, a 4-story dwelling.

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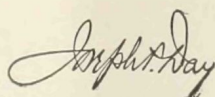
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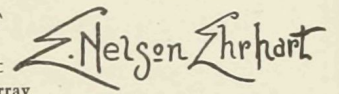
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DUROSS CO. leased for the National Florence Crittenton Mission the building at 245 West 13th st to Thomas Hinton; the 5th loft, containing 7,500 sq. ft., in 142-46 West 14th st, to Usinger & Colgan Paper Box Co., Inc., or 59 Orchard st.

DOUGLAS L. ELLIMAN & CO. leased 167 East 78th st, a 3-sty house, for Mrs. Charles J. Tripe to Johnston Livingston.

DOUGLAS L. ELLIMAN & CO. leased apartments in 755 Park av to Jacob Aron; in 375 Park av to H. H. Havemeyer; in 116 East 63d st to T. Gorton Coombe, and from the plans, in 399 Park av to Dr. H. J. Schwartz; and 171 East 70th st, a modern 5-sty dwelling, 16,8x100, for Mrs. G. H. Stevens to Henry R. McLane, of Millbrook, N. Y.

DOUGLAS L. ELLIMAN & CO. leased the store in 20 East 48th st to George Busse, art publisher, now at 12 West 28th st; apartments in 116 East 63d st to Miss Maud R. Eorland; in 103 East 66th st to Graeme Donald; in 28 East 55th st to Herbert L. Dillon, and in 930 Madison av to Mrs. James R. Combs.

J. ARTHUR FISCHER leased for William R. Hunt the 4-sty dwelling at 426 West 34th st to D. Findlay; for Mary H. O'Reilly the 4th floor in 643 6th av, and in 342 7th av the 1st loft to Gonos & Co. for a restaurant. This completes the renting of the entire building.

GOODALE, PERRY & DWIGHT rented apartments in 324 West 105d st to Robert Von Keutlinger, Ross W. Lynn, Lamar Hardy, Mrs. H. J. Kochersberger, Max B. Kaesche and William Lesser; this completes the renting in this house; in 320 West 83d st, to Daniel H. Bachman, Herbert Raymond Smith, Edwyna B. Brigman and James E. Tower; this completes the renting in this house; in 600 West 113th st to J. B. de Mesquita, Henry Stern, Albert D. Lesser, Samuel Schwartz, Felix Risser, Isaac Siegel, I. Edward Roskam, E. N. Meyer; in 126 Claremont av to E. D. Keeney, Henry H. Suplee, Sterling H. Bunnell; in 507 West 112th st to Arthur J. Sittig; in 410 West End av to William J. Hawley, J. Clifton Staley, Rebecca Shanneld; in 610 West 111th st to Louis Pelletier, Victor Foussadier, Earl Horter; in 240 West 104th st to Robert Gray, Saley Smith; in 617 West 115th st to Sarah E. Webster, Oscar M. Stern; in 617 West 113th st to Rose Winters, Herman W. Lillenthal; in 239 West 103d st to Frances C. La Barro; in 235 West 103d st to Charles Anthes; in 839 West End av to Florence P. Reessing, Charles H. Gardner, Mrs. E. B. Remington, Joseph Kaufman, Whidden Graham, Oscar W. Eagle, S. R. Getlar, Henri Van Dam; and in 324 West 83d st to David Jaffe, Miss Nellie W. Hickok, Edward L. Hackney, Miss Adeline T. Langdon, Joseph A. Fagnant and Amon W. Langdon.

GOODWIN & GOODWIN leased apartments in 501 West 140th st to Walter Jones, Herman Moschowitz, Gustave Reylet, and Ludwig Rotenwoehrer; in 315 to 319 West 93d st to Rosalie Wiener, Isaac Davidson, Florence E. Youngs, Albert Gagnee, John J. Robbins, H. Gordon, Katherine A. Drew and Sturgess Lawrence; in 371 West 116th st to Lewis B. Bainton, Estelle L. Kelsey and Frances Scheuing; in 23 and 25 East 124th st to Dr. Lewis Bama, Samuel Bronerwein; in 2194 7th av to Everet Richtmeyer, William Millard, James Dunne, Hudson Bidwell and D. Eintracht; in 515 West 187th st to Charles M. Oppenheim, Wm. Jackson, Max Aul and Joseph Morris; in 1516 St. Nicholas av to Lee Hoffman, R. V. Goodman, Sigmund Lyons, Seelig Jaffe and Wm. Jaeger; and for Regina Garriguez to Dr. Isador W. Kahn the 3-sty private dwelling at 241 West 112th st.

GOODWIN & GOODWIN leased apartments in 55 East 76th st to Albert McClelland Barnes, Dolores DeRivas Howe, Mrs. Louise Cleaveland, Harry L. Jones, Joseph R. Morrissy and Anthony C. Freeman; in 309 West 93d st to Robert N. King, Mrs. Sarah R. Woodhull, J. Trowbridge Bailey, J. M. Muir, Miss Marion Rooney, Mrs. W. B. Sturgess, Harold J. Waters, Mrs. M. Redden, Stephen A. Barrett, E. U. Kleinbaum and Miss Nellie M. Park; in 2 West 94th st to Abraham Davis; in 56 West 112th st to Michael Lipman and Samuel Gordon; in 23 to 29 East 124th st to Jacob Blum and George A. Schmidt; in 512 West 122d st to Edward M. Sait, Mrs. E. S. Redhead and Mme. Otilie Erand.

GOODWIN & GOODWIN rented for Wm. F. H. Armstrong to Hyman Strunsky the 4-sty dwelling in 132 West 121st st.

A. A. HAGEMAN leased apartments in 31 West 36th st to H. G. Donald and J. B. Clymer; in 67 West 36th st to S. Lewis and L. Idstein; in 60 West 37th st to J. Arguello and C. W. Fairchild; store at northeast corner of 39th st and 6th av to the Beck Shoe Co.

HECKSCHER & DE SAULLES and William B. May & Co. leased the corner showroom in the building at 734 5th av, erected on the Whitney site, to Madame Antoinette C. Worrall, now at 572 5th av.

M. & L. HESS, INC., leased the 2d loft, containing 10,000 sq. ft. in 105 and 107 5th av to Brandon, Magnus & Leon; the 2d loft, containing 10,000 sq. ft. at 31-3 West 27th st to the Gaiety Waist Co., of 539 Broadway, and the 6th loft in 39 East 20th st to William Gordon.

HOUGHTON CO. leased for Rosana C. Hafner the 4-sty dwelling at 147 West 64th st to Daniel McGowan.

HOUGHTON CO. has leased for William S. Patten the 3-sty dwelling at 147 West 71st st to Frederick F. Burgin.

A. KANE & CO. leased for Francis Scallion the private dwelling at 543 Manhattan av to George W. Kellum.

A. KANE & CO. rented for Jacob Leitner the private dwelling at 527 Manhattan av to Thomas Fitzgerald.

SAMUEL H. MARTIN leased apartments in 103 West 77th st to C. N. Ely, Katherine M. Bigley, Emma Loeffler and George B. Eden.

SAMUEL H. MARTIN leased for Walter E. McDonnell the 3-sty dwelling at 23 West 60th st to M. J. Kobayashi for 3 years.

J. S. MAXWELL leased to the Omega Delta Fraternity for Winthrop Parker the dwelling at 622 West 138th st.

CHARLES F. NOYES CO. leased to Bernard Ziemer, for cafe purposes, the store at 154 William st. Extensive improvements are being made, including new store fronts on both William and Ann sts, with three direct entrances.

PEASE & ELLIMAN leased for Mrs. Franklin Bartlett to Mrs. George W. Bramwell the 3-sty house 57 East 91st st, and for Samuel A. Herzog, a large apartment in 116 East 63d st, to Mrs. Maude Borland; and in 200 West 58th st to Mrs. R. C. Anderson.

PEASE & ELLIMAN leased, furnished, for Emmet Queen the 5-sty house at 18 East 76th st, and an apartment in 200 West 58th st to John H. Brewster, and in 48 East 41st st to William E. Carnochan.

PEASE & ELLIMAN rented for William McI. Ash and others the 4-sty house at 308 West 72d st to Mrs. Emma V. McFadden; a store in 136 Madison av to N. Present; apartments in the "Wilbraham," at 5th av and 30th st to R. S. Mighilland and L. K. Henry; in 24 West 59th st to F. H. Fayant; in 40 East 62d st to Dr. C. E. Farr; and in 56 West 11th st to Jerome Prendergast.

PEASE & ELLIMAN leased for the Century Holding Co., Lee & Fleischmann, office space in 25 West 45th st to Miss Frances M. Cuddy; for Mrs. Fanny E. D. Story the 5-sty house at 237 West End av, to Guy B. Radford, and apartments in 56 West 11th st to H. S. Bird; in 105 East 15th st to M. Mathews and to H. K. Lewison; in 112 East 17th st to Dr. S. M. Hyman; in 1 West 30th st to R. Cutler and to B. Payne; in 46 East 41st st to J. C. Scott and to F. F. Bulard; in 146 East 49th st to R. M. Shepard and to R. M. Woodward; in 40 East 62d st to Mrs. C. W. H. Flower, and in 601 Madison av to M. Sartoris.

PEASE & ELLIMAN rented for Dr. George L. Shearer the 4-sty house at 117 East 54th st to the dressmaking firm of Gilroy and Larke; as agents an apartment in 104 East 40th st for Zimmerman Brothers & Forsay to Milton Weil; for Charles W. Romeyn the 5-sty house at 61 East 64th st to Mrs. George A. Huhn, Sr.; to Daniel L. Cady large apartment in 850 Park av; apartments in 150 West 79th st for C. H. del Grella to Philip V. Mohun; in 151 West 86th st for the Almore Realty Co. to Joseph Di Giorgio; in 166 West 87th st for the West Side Construction Co. to H. W. Brodie, and in 2131 Broadway for James A. Frame to Robert C. Good; for Hubert & Hubert as agents 137 Riverside Drive to Theodore Hetzler.

JOHN PETERS leased for the estate of K. Wagner to J. Orler the store in 40 1st av and the basement to A. Gevirtzman.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Frank L. Polk, Corporation Counsel, his house at 129 East 36th st for two years to Mrs. Frank L. Crocker.

WILLIAM J. ROOME & CO., INC., leased for Madison Grant, as trustee, for the De Forest Manice estate, stores in the Murray Hill Chambers, southeast corner of 33d st and Madison av, to Otto P. Peterssen and Joseph Marzafno.

WILLIAM J. ROOME & CO., INC., leased in the Murray Hill Chambers at the southeast corner of Madison av and 33d st an apartment to Miss Alice Randolph; in 179 Madison av apartments to Albert N. Hoxie and M. DeWire. The building, which was completed last summer, is now fully tenanted.

WALTER J. SALOMON leased stores in 444 6th av to Jacob Schlesinger; in 1572 Broadway to Oscar Greenberg; in 17 West 42d st to Dora Weinstein; in 503 5th av to Marie Louise; in 101 West 42d st to William Noe; in 821 6th av to Barnet Knipper; in 26 West 43d st to Therese Bortorello; in 825 6th av to Columbia Laundry Co.; in 1576 Broadway to Abraham Weinberg, and in 96 Warren st to Meyer Frisman.

LOUIS SCHRAG leased for Edward W. Browning the 1st loft in 11 West 17th st to Jacobs & Schenberg; for M. & L. Hess the 4th loft in 148 to 156 West 23d st to A. Traina & Co.; for Emily E. Hopkins the 2d loft in 23 East 20th st to the Regal Costume Co.

SHAW & CO. leased for Marilla Mackenzie the 3-sty dwelling at 135 West 126th st to Maria McLaughlin.

SHAW & CO. leased for Grace Beatrice Gaul the 3-sty dwelling at 140 West 127th st to Mary J. White.

SHAW & CO. leased for G. C. F. Dratenahl the 3-sty dwelling at 27 West 128th st to Ella Garby.

SELWYN & CO., play brokers, have taken a lease for 2 years of the Harris Theatre in 42d st, between Broadway and 8th av. The H. B. Harris estate is the lessor. The theatre will be opened for the present season on Oct. 19 with the lessee's production of Owen Johnson's play, "The Salamander."

JACOB J. TABOLT leased the store and basement in 113 7th av to George Wagner; the store and basement in 74 West 36th st to Isadore Cohen; the 1st loft in 76 West 36th st to Armond Pacher; the 3-sty dwelling at 331 West 46th st to Kate Kelly; the 3-sty dwelling at 261 West 52d st to the Charity Organization, and the 4-sty dwelling at 254 West 52d st to Marion Cheney.

HENRY TRENKMANN leased the top loft in 247 Centre st to Harry Poster, and the store in 20 West 15th st to the City Central Paper Box Co. of 108 West 16th st.

UNGER & WATSON, INC., leased for Margaret M. Mark to August Schmidt the 4-sty dwelling at 244 East 60th st.

UNGER & WATSON, INC., leased apartments in 137 and 139 East 57th st to Miss M. Nielsen, P. J. Sedley and M. T. Reynolds.

WILLIAM R. WARE leased for Katherine Sadleir the dwelling at 260 West 88th st.

WILLIAM R. WARE leased the dwelling at 260 West 88th st to Harry Hohenthal.

UNGER & WATSON leased the top loft in 159 and 161 East 54th st to Edward Falkenbach for 5 years.

WILLIAM A. WHITE & SONS rented apartments in 19 West 54th st to George Gibbs,

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Dr. John Izard Middleton and Frank L. Hall; also in 16 West 54th st to Thomas M. Hilliard, William S. McGowan and Robert Bridges.

WILLIAM A. WHITE & SONS leased, with a privilege to the tenant to purchase the building at 177 South st, for Samuel Brody to Vito G. Cantassano. This building was vacant when the same brokers sold it to the present owner last July.

THE F. R. WOOD-W. H. DOLSON CO. leased the following dwellings: 26 West 85th st to A. M. Mahon; 123 West 75th st to Dr. W. Henner; 326 West 80th st to L. F. Parker; 141 West 75th st to H. E. Schwarz; 63 West 92d st to F. L. Kesler; 312 West 90th st to J. J. McAuliffe; 830 West End av to the Rev. David G. Wylie; 132 West 83d st to Mmes. Huff and Osborn; 323 West 89th st to Ruth St. Denis; 57 West 76th st to Robert Reichert; 267 West 70th st to Mrs. E. Reynolds; 148 West 93d st to K. and E. A. Whelan; 151 West 95th st to Mrs. L. Wilkin; 118 West 73d st to Mrs. E. Hoadley; 71 West 71st st to Wally Kneifel; 309 West 90th st to H. and J. Wunderlich; 308 West 77th st to L. Eidlitz; 266 West 89th st to Dr. W. W. Talley; 135 West 87th st to S. M. Finkelstein; 115 West 93d st to Mrs. W. Sparks, and 160 West 78th st to S. J. Hart.

Bronx.

WILLIAM J. GABEL leased for Joseph Petruzzi to Albert Vastenhouw the 3-sty house at 844 East 176th st.

GOODWIN & GOODWIN leased apartments in 1948 Prospect av to H. Flatt, Dr. H. Goodman and Morris Dichter.

Brooklyn.

CHARLES E. RICKERSON leased 61 8th av, a 3½-sty dwelling, for Mrs. E. A. Winter to Carl P. Schlicke and Mrs. Blanche Carrington; 20 7th av, a 3-sty dwelling, for George Copeland to Mrs. Katherine Donovan.

PEASE & ELLIMAN leased for the United Stores Realty Co. the store and basement in 584 Atlantic av to Leibowitz Brothers, proprietors of the Western Lunch, who will open a branch establishment.

CHARLES E. RICKERSON leased 191 6th av, a 3-sty brownstone dwelling, for Mrs. B. O. Hubbard to T. Haney; and 591 2d st, a 3-sty American basement limestone dwelling for Louis Bonert to Mrs. E. Thole.

L. L. WALDORF COMPANY leased apartments in 541 8th st to W. P. Smith; in 529 5th st to W. H. Wells; in 564 5th st to K. M. Eyland, and the house at 531½ 6th av to William Wildman.

Queens.

CARSTEIN & LINNEKIN leased to David A. Dreyfus, manufacturer of cloaks and suits, the store and basement in the Jamaica Theatre Building, at Jamaica, L. I., for a department store, to be known as the Fashion Shop.

NELSON & LEE leased the 6-sty structure, 100x100, which is to be built on the west side of Sunswick st, 100 ft. south of Payntar av, Long Island City. The proposed structure, which is to be erected by Touroff & Karp, of Long Island City, has been rented by the Wahle, Philips Co., manufacturers of electrical fixtures, who will occupy 25,000 sq. ft. of the space.

Suburban.

FEIST & FEIST leased for Martin Goldsmith to G. C. Bannon and Co. the garage at 340 Central av, Newark, N. J., on plot 30x100, to be used for their general automobile business; also leased for Charles T. McGuire to the Ashton Manufacturing Co., John B. Kerr president, the ground floor at 17 to 23 Nevada st. The new tenants will manufacture gasoline torches.

FISH & MARVIN leased the "Knowlton Property" at Lawrence Park West, Bronxville, N. Y., to Charles B. Houghton & Co.; for the estate of James Jones property on Tuckahoe rd at Scarsdale, N. Y., to Ogden D. Budd; the "Freeman Cottage" at Briarcliff Manor to Edwin S. Wilcox of Pelham Manor, N. Y.—the property is owned by the Briarcliff Realty Co.; the "Latimer House" on Sagamore rd, Bronxville, to Assistant District Attorney R. C. McCormick; and in conjunction with the Pelham Realty Co. the "Briggs Property" on Pelham Manor rd to Henry W. Thayer.

FISH & MARVIN and the Pelham Realty Co. rented the property on Elderwood av, Pelham Heights, to H. Francis Jaeckel.

REAL ESTATE APPRAISALS.

The following values 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:

- HENRY DAUER.—2091 Tiebout av, \$4,500.
- THOMAS BARRETT.—500 Broome st, \$30,000; 566 7th av, \$30,000; 568 7th av, \$30,000; 890-892 8th av, \$45,000; 10 West 90th st, \$25,000; 1896-1898 3d av, \$60,000.
- BERTHA HEIDELBERGER.—547-553 West 147th st, \$185,000; 601 West 177th st, \$240,000; 347 West 44th st, \$40,000; 349 West 44th st, \$40,000.
- EMILY CHAMBERLAIN.—251-255 Bowery, \$75,000; 125 West 136th st, \$10,000; 48-50 West 135th st, \$21,500.

OBITUARY

HARRY WILLIAM DOUTY, real estate and tax agent of the Central Railroad of New Jersey, with offices at 143 Liberty st, died on Thursday at his home, 230 Corlies av, Allenhurst, N. J., aged 59. He was born and educated in Philadelphia and had been with the Central Railroad for many years. Mr. Douty was a member of the Odd Fellows, the Pennsylvania Society of New York, and the Railroad Club. He is survived by his widow and four children.

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Furthermore, sanitary engineers agree that the only really sanitary way of disposing of garbage is to burn it on the premises where it originates—before it has a chance to decay.



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And a Kewanee Water Heating Garbage Burner makes no odor of any kind. It is so constructed that the garbage is entirely burned—not merely cooked—and that prevents any odors.

Our latest booklet—"Turn Your Garbage Into Fuel" will go to you upon request. It contains interesting facts and figures.



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SUPERINTENDENT WANTED in repair department of real estate office. Must be experienced in laying out work and handling mechanics in all branches. State experience, references and salary expected. Box 374, Record & Guide.

WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1914. We will pay 20 cents for this number if both sections are delivered to us in good condition. This offer will expire on Oct. 1, 1914. Record and Guide Company, 119 W. 40th Street.

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LONG ISLAND CITY

HOUSES
FACTORY
SITES

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REAL ESTATE NOTES.

NEHRING CO. has been appointed agent for 177-179 Wadsworth av.

A. A. HAGEMAN has been appointed agent for 60 West 37th st.

TORKE LARSON has opened offices at 4605 5th av, Brooklyn, where he will transact a general real estate business.

WILLIAM A. WHITE & SONS have been appointed agents for 110-116 William st and 71-77 John st.

ALBERT B. ASHFORTH, INC., has been appointed agent for the 6-sty building 32 West 32d st.

PEASE & ELLIMAN have been appointed renting agents for 36 Gramercy Park, a recently-built 12-story apartment house, by Rev. Henry E. Kirtland.

LOUIS BECKER & CO. has been appointed agent for the apartment house at the northwest corner of Amsterdam av and 160th st, by the estate of Bridget Scallen.

CHARLES F. NOYES CO. has been appointed agent for the store and loft buildings, 92 Fulton st, 91 Maiden la, 65 Front st, 215 Pearl st and 410-412 Pearl st.

GOODALE, PERRY & DWIGHT have been appointed agents for the four business buildings at the southwest corner of 7th av and 27th st and for the 6-sty apartment house, 13-19 East 10th st.

SLAWSON & HOBBS have placed a loan of \$34,000 at 5 per cent. for 5 years on 103 Vermilyea av, 5-sty apartment house, and \$16,000 at 5 per cent for 3 years on 52 West 82d st, 4-sty private house.

FREDERICK FOX & CO. has been appointed by the 7th Av & Broadway Realty Co. agents of the southeast corner of 48th st and Broadway and through and including the southwest corner of 47th st and 7th av.

QUEENS CHAMBER OF COMMERCE, which was to hold a meeting on September 30, has postponed it to Wednesday, October 7. This change was made at the request of President Marks, who will be the guest of the chamber on that afternoon and speak on the subject of "Public Markets for the Borough of Queens."

DR. ABRAHAM KORN has been nominated as a delegate to the Constitutional Convention, representing the 21st Senatorial District, which embraces the 30th and 32d Assembly Districts. He is the only representative of real estate interests that has been nominated by petition to serve as a delegate.

M. MORGENTHAU, JR., CO. sold part of the Healy property on Cornaga av, Grove st, Seaview av and Loretta pl. Far Rockaway, last Saturday, realizing \$59,375. Cottage on plot 10 was sold to H. Mulhauser at \$22,000. Cottage on plot 4 to William E. Morgan at \$6,350, and cottage on plot 5 to Arthur J. Rieser at \$8,050. The purchasers of plots were G. G. Brooks, L. F. Jacobs, Arthur Butler and Mrs. Edward C. Wells, the prices ranging from \$2,000 to \$7,550 per plot.

JULES S. BACHE conveyed, last Saturday, to Edward P. Goetz, for a nominal consideration, a half interest in the property occupying the entire block front on the east side of 10th av, between 33d and 34th sts, including 406-420 10th av, 476-460 West 34th st and 459-449 West 33d st. It is occupied chiefly by small dwellings, which adjoin the French Hospital. Mr. Bache also conveyed to the same grantee, the 4-sty dwelling 327 West 70th st.

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.

At the first of the Special Sales Days conducted by Joseph P. Day on Thursday in the Vesey Street Salesroom, William Lustgarten & Company, outside bidders, became the owners of the three-story building at 217 West 33d street, on a bid of \$30,000. On the next block the four-story building, with stores, at 259 West 34th street, which was scheduled

for sale on the same day, was sold at private contract to a client of the H. M. Weill Company. In the Bronx the six-story apartment house at the northeast corner of Morris avenue and 158th street, was also sold to an outside bidder, Oliver E. Davis, for \$52,000.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Sept. 25, 1914, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

23D st, 155-9 E, ns, 84 w 3 av, 78x98.9, 6-sty bk loft bldg (vol); bid in at \$182,500.

33D st, 217 W, ns, 180 w 7 av, 20x98.9, 3-sty & b bk dwg (vol); Wm Lustgarten & Co. 30,000

33D st, 340-2 E (*), ss, 160 w 1 av, 50x98.9, 6-sty bk tnt & str; due, \$8,624.69; T & C, \$719.80; sub to pr mtg \$50,000; Betty Gusthal. 53,124

34TH st, 259 W, ns, 147.11 e 8 av, 22.11 x98.9, 3-sty & b bk bldg (vol); withdrawn.

47TH st, 339 E (*), ns, 100 w 1 av, 25x100.5, 5-sty bk tnt & str; due, \$15,105.31; T & C, \$662.71; Thos C Dunn et al, exrs. 11,000

54TH st, 210 W, ss, 73.1 e Bway, 25x100.5, 1-sty bk bldg (extrx); bid in at \$60,000.

61ST st, 202 E, ss, 70 e 3 av, 17x60.5, 4-sty & b stn dwg; due, \$9,757.66; T & C, \$266.75; Jos Seaman, party in int. 10,000

139TH st, 303-7 W, ns, 100 w 8 av, 51x99.11, 3-3-sty stn ft dwgs (vol); bid in at \$25,000.

Riverside dr, 145 (*), es, 48 s 87th, 32x100, 4-sty & b stn dwg; due, \$63,845.63; T & C, \$3,499.58; Roman Catholic Orphan Asylum in City NY. 50,000

1ST av, 1893, ws, 25.2 s 98th, runs w99.6 xs3xw.06xs25.1xe100xn25.4 to beg, 5-sty bk tnt & str; due, \$16,401.48; T & C, \$480.42; adj sine die.

HENRY BRADY.

126TH st, 23 W (*), ns, 272.6 w 5 av, 17.6x99.11, 3-sty & b stn dwg; due, \$9,207.75; T & C, \$368.30; Chas A Sherman, exr. 9,000

Amsterdam av, 2141 (*), es, 25 n 166th, 25x100, 2-sty fr dwg & str; due, \$12,886.58; T & C, \$384.93; Danl K De Beixedon et al trstes. 10,000

Manhattan av, 124, es, 34.3 n 105th, 17x70, 3-sty & b dwg (vol); withdrawn.

HERBERT A. SHERMAN.

113TH st, 76 E (*), ss, 130 w Park av, 25x100, 5-sty bk tnt; due, \$18,388.36; T & C, \$182.45; Otto Timme. 13,000

133D st, 151 W (*), ns, 325 e 7 av, 25x99.11, 5-sty bk tnt; due, \$20,965.20; T & C, \$554; Jas L Barclay, trste. 10,000

M. MORGENTHAU JR. CO.

119TH st, 142 W (*), ss, 245 e 7 av, 20x100.11, 3-sty & b stn dwg; due, \$16,284.54; T & C, \$202.65; U S Trust Co of N Y. 16,000

D. PHOENIX INGRAHAM.

131ST st, 16 E (*), ss, 200.11 w Madison av, 18.2x99.11, 3-sty & b stn dwg; due, \$7,093.08; T & C, \$150.54; N Y Trust Co. 6,000

SAMUEL MARX.

66TH st, 233 W (*), ns, 300 e West End av, 25x100.5, 5-sty bk tnt; due, \$13,901.79; T & C, \$450.75; Sarah C Hadden. 12,000

BRYAN L. KENNELLY.

133D st, 8 E (*), ss, 135 e 5 av, 25x99.11, 4-sty stn tnt; due, \$9,859.62; T & C, \$345; Theo C Zerega. 9,000

Total \$239,124
Corresponding week 1913..... 692,351
Jan 1, 1914 to date..... 26,026,452
Corresponding period 1913.... 31,755,592

Bronx.

The following are the sales that have taken place during the week ending Sept. 25, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

214TH st E, ss, 200 w Tilden av, 25x100; due, \$144.96; T & C, \$57.08; Sias Estate. 340

Mapes av, 2011 (*), ws, 35 s 179th, 40x100, 5-sty bk tnt; due, \$5,775.01; T & C, \$505.95; sub to mtg \$26,500; Clarence Mayer. 27,500

Prospect av, 2111, ws, 115 s 181st, 20x66, 3-sty fr dwg & str; due, \$4,415.22; T & C, \$195; adj sine die.

HENRY BRADY.

158TH st, 271 E; see Morris av, 800.
Morris av, 800, nec 158th (No 271), 51x101x53.3x101, 6-sty bk tnt; due, \$12,439.93; T & C, \$550; sub to prior mtg \$42,000; Oliver E Davis. 52,000

GEORGE PRICE.

Jackson av, 894-6, see Forest av, 901.
Jackson av, ws, 1,054.2 s 165th, see Forest av, 901.

Forest av, 901 (*), ws, 1,054.2 s 165th, 36.3x175 to Jackson av (Nos 894-6), 3-3-sty fr tnts; also JACKSON AV, ws, 1,054.2 s 165th, 36.3x75, vacant; partition; Leopold Guttag. 5,500

BRYAN L. KENNELLY.

Heath av, 2689, ws, abt 150 n Knox pl, 25x100, 3-sty fr dwg (vol); bid in at \$7,000.

Total \$85,340
Corresponding week 1913..... 84,275
Jan 1, 1914 to date..... 4,904,236
Corresponding period 1913.... 4,534,882

Directory of Real Estate Brokers

Brooklyn.

The following are the sales that have taken place during the week ending Sept. 23, 1914, at the Brooklyn Sales-rooms, 189 Montague Street:

WILLIAM P. RAE CO.

GRAHAM ST, es, 132 s DeKalb av, 18x 91.5; adj Oct 6.....	—
LIVINGSTON ST, ss, 175.5 w Smith, 50.5x100.3; withdrawn.....	—
MINNA ST (*), ss, 40 w Chester av, 100x200 to 12 av, x20x100x80x100; Jeanette Gardam.....	2,000.00
PINE ST, swc New Lots rd, 118.9x102.1 xirreg; Geo J Schwartz.....	2,500.00
49TH ST, ws, 360 nw 15 av, 40x100.2; Wm Perlman.....	4,950.00
73D ST, ss, 256.3 w 11 av, 31.3x100; Louis H Losey.....	3,825.00
DE KALB AV, ss, 437.6 e Nostrand av, 41.6x100; withdrawn.....	—
DITMAS AV (*), ss, 64 e E 9th, 32x100; Henry C Jacobs.....	5,750.00
JAMES L. BRUMLEY.	
BRIDGE ST, ws, 55 n Johnson, 22.6 x38.5; Mary A Abbot.....	3,525.00
PACIFIC ST, ns, 133.4 e Henry, 21.4x 100; Wm E Byles.....	5,125.00
WASHINGTON AV, es, 388.5 s Park av, 20x100; A J Magnus.....	4,100.00
5TH AV, es, 60 s 9th, 40x100; with- drawn.....	—
WILLIAM J. McPHILLIAMY & CO.	
HAWTHORNE ST, ss, 254.4 e Main Flatbush rd or turnpike, 50x106; adj Oct 6.....	—
SANDS ST, swc Adams, 24x80; with- drawn.....	—
WILLOW ST (*), swc Orange, 25x100; Geo F Martens et al.....	12,000.00
E 13TH ST, ws, 420 s Av V, 20x100x irreg; Nicholas Kerhulas.....	4,350.00
14TH ST (*), ns, 146 w 3 av, 24x100; The Thrift.....	1,000.00
LIBERTY AV (*), ss, 52.6 e Ashford, 25x100; Pauline Frost.....	3,200.00
5TH AV, es, 32.6 sw 9th, 40x100xirreg; Augusta Tuck.....	29,600.00
NATHANIEL SHUTER.	
58TH ST, ns, 206.8 w 4 av, 26.8x100.2; adj Oct 7.....	—
ROCKAWAY AV (*), ws, 85 s Lott av, 20x100; Rachel Wertheimer.....	2,000.00
ROCKAWAY AV (*), ws, 145 s Lott av, 20x100; Adolph A Schuster.....	2,000.00
ROCKAWAY AV (*), ws, 165 s Lott av, 20x100; Philip Levison.....	2,000.00
6TH AV (*), nec 54th, 32.8x100; Saml Bloomberg.....	25,100.00
6TH AV (*), sec 53d, 32.8x100; Saml Bloomberg.....	25,100.00
SAMUEL MARX.	
BEDFORD AV (*), es, 100 s Clarendon rd, 50x100; Clementine Merzbach...	9,050.00
Total.....	\$144,175.00
Corresponding week, 1913.....	191,265.00

VOLUNTARY AUCTION SALES.

Brooklyn.

WILLIAM J. McPHILLIAMY & CO.

SEPT. 30.
PROSPECT AV, 1266, ws, 311 n Greenwood av, 25x150, 2-sty fr dwg (vol).

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. 26. No Legal Sales advertised for this day.	
SEPT. 28. 15TH ST, 623 E, ns, 338 w Av C, 25x103.3, 5-sty bk tnt; Franklin Trust Co—Jas A Brady et al; McKeen, Brewster & Morgan (A), 20 Exch pl; Jno H Rogan (R); due, \$8,741.13; T&C, \$875.37; mtg recorded July 26, 1910; M Morgenthau, Jr, Co.	
SEPT. 29. 22D ST, 405 E, ns, 96 e 1 av, 23.6x98.9, 4-sty bk tnt; Geo F W Poggenburg et al—Albt H W Protzman et al; Wallace N Vreeland (A), 38 Park Row; Edgar J Nathan (R); partition; Joseph P Day.	
124TH ST, 129 E, ns, 340 e Park av, 25x100.11, 3-sty bk factory; Chas B Squier—Astoria Metal Working Co et al; Benjamin, Shepard, Houghton & Taylor (A), 111 Bway; Walter S Logan (R); due, \$21,229.48; T&C, \$1,633.47; Joseph P Day.	
SEPT. 30. MULBERRY ST, 288; es, 72.10 s Houston 20x 50.8, 3-sty fr & bk ft tnt & str; Henry Hull—Emilie E Boldtmann et al; Jas & Thos H Troy (A), 16 Court, Eklyn; Jas M Tully (R); due, \$4,364.84; T&C, \$460; sub to a prior mtg of \$6,500; Joseph P Day.	
4TH ST, 96 E; ss, 175 e 2 av, 25x96.2, 5-sty bk tnt & str & 4-sty bk rear tnt; Birdie Berliner—Saml Klausner et al; Myers & Goldsmith (A), 109 Bway; Algeraon S Norton (R); due, \$5,485.41; T&C, \$272.80; sub to 1st mtg \$19,000; J H Meyers.	
96TH ST, 170 E, ss, 230 e Lex av, 30x100.8, 4-sty stn tnt & str; St Luke's Home for Aged Women—Fanny Gruen et al; Nash & Jones (A), 63 Wall; Henry A Forster (R); due, \$20,898.16; T&C, \$198.80; Chas A Berrian.	
107TH ST, 304 E, ss, 100 e 2 av, 25x100.11, 4-sty bk tnt & str; Presbyterian Hospital in City N Y—V Garofalo, a corpn, et al; action 1; De Forest Bros, 30 Broad (A), Jos N Tuttel (R); due, \$15,934.60; T&C, \$176.24; Joseph P Day.	

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SPECIAL ATTENTION GIVEN TO
COLLECTING, RENTING
AND MANAGEMENT OF ESTATES*Legal Sales, Manhattan (Continued).*

107TH ST, 306 E, ss, 125 e 2 av, 25x100.11, 4-sty bk tnt & str; same—same; action 2; same (A); same (R); due, \$15,934.60; T&c, \$192.02; Joseph P Day.

107TH ST, 308 E, ss, 150 e 2 av, 25x100.11, 4-sty bk tnt & str; same—same; action 3; same (A); same (R); due, \$15,934.60; T&c, \$225.96; Joseph P Day.

OCT. 1.
No Legal Sales advertised for this day.

OCT. 2.
CROSBY ST, 35-7, es, 132 s Broome, 50x100, 2-6-sty bk tnt & str & 2-6-sty bk rear tnts; D Brainerd Ray et al, exr—Concetta Delhi Paoli et al; Baylis & Sanborn (A), 37 Liberty; Geo B Hayes (R); due, \$8,544.28; T&c, \$—, sub to 1st mtg \$55,000; Joseph P Day.

MERCER ST, 171, ws, 100 s Houston, 25x100, 4-sty bk loft & str bldg; Union Trust Co of N Y—Jas A Gilmour et al; Miller, King, Lane & Trafford (A), 80 Bway; Ellsworth J Healy (R); due, \$31,715.68; T&c, \$799.78; Joseph P Day.

111TH ST, 207 E, ns, 100 e 3 av, 35x—, 6-sty bk tnt & str; Geo Richards et al trstes—Max Dunn et al; Frank Sowers (A), 141 Bway; Jno J Robinson (R); due, \$32,076.18; T&c, \$1,810.46; mtg recorded Marl'95; M Morgenthau & Co.

123D ST, 129-31 E, ns, 290 e Park av, 41.8x 100.11, 6-sty bk tnt & str; Fred M Stein—Ossias Karp et al; Wilber, Norman & Kahn (A), 299 Bway; Wilbur Larremore (R); due, \$7,615.40; T&c, \$845.65; sub to mtg \$42,000; D Phoenix Ingraham.

130TH ST, 502 W, ss, 100 w Ams av, 25x74.11, 5-sty bk tnt; Moses Esberg, exr—Eugenie Rosendorf et al; Kantrowitz & Esberg (A), 320 Bway; Julius J Frank (R); due, \$13,814.45; T&c, \$400.10; mtg recorded July 30, 1913; L J Phillips & Co.

OCT. 3 & 5.
No Legal Sales advertised for these days.

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. 26 & 28.
No Legal Sales advertised for these days.

SEPT. 29.
167TH ST, 815-9 E, nec Union av (Nos 1120-2), 100x45, 5-sty bk tnt & str; UNION AV, 1130, es, 85 n 167th, 40x100, 4-sty bk tnt; Chas A Moran, trste—Millicent S Denton et al; Louis Karasik (A), 44 Court, Bklyn; Morris Weiss (R); due, \$980.13; T&c, \$7,400; sub to pr mtgs aggregating \$68,000; Bryan L Kennelly. UNION AV, 1130; see 167th st, 815-9 E.

VALENTINE AV., 2184, es, 152.8 n 181st, 20x 118.1 to Tiebout av, x20x118.3, 3-sty bk dwg; Lizzie Van Piper—Home Specialty Co, Inc, et al; Theall & Beam (A), 45 Wall; Edw F Moran (R); due, \$8,159.61; T&c, \$313.74; Henry Brady.

SEPT. 30.
233D ST, E, ss, 330 e Bronxwood av, 25x67.5; Herman D Junge—Frank M Hill et al; Frees & McEveety (A), 3029 3 av; Francis X Kelly (R); due, \$647.33; T&c, \$581.04; Geo Price.

OCT. 1.
No Legal Sales advertised for this day.

OCT. 2.
MAGENTA PL, ws, 125 s Magenta av, 25x100; Frank Gass, Inc—Raffaella Cerbone et al; Alfred J Wolff (A), 115 Bway; Henry H Sherman (R); due, \$876.92; T&c, \$750, sub to 1st mtg \$3,500; Jas L Wells.

BAINBRIDGE AV, nec 205th, 26.2x73.7x25x 81.3, vacant; Tax Lien Co of N Y—Mary O'Reilly et al; Aug Weymann (A), 68 William; Wm J McKeown (R); due, \$1,592.26; T&c, \$347.56; Joseph P Day.

HUGHES AV, 1976, es, 199 n Tremont av, 25x 100 to Belmont av, 2-sty fr dwg; American Savgs Bank—Eliz Haskin et al; Irwin & Orr (A), 203 Bway; Jno J Hynes (R); due, \$5,246.19; T&c, \$633; Henry Brady.

OCT. 3 & 5.
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. 26.
No Legal Sales advertised for this day.

SEPT. 28.
E 3D ST, ws, 240.5 n Greenwood av, 20x100; Griswold I Keeney—Emily M Murphy et al; Henry J Davenport (A), 375 Pearl; Arthur L Tomes (R); Jas L Brumley.

SEPT. 29.
BEDFORD AV, sec Clifton pl, 120x90; Mutual Life Ins Co of N Y—Moses H Moses et al; Fredk L Allen (A), 55 Cedar, Manhattan; Michl Stein (R); Nathaniel Shuter. S PORTLAND AV, ws, 482.3 s DeKalb av, 20x 100; Brooklyn Trust Co—Annie Martin et al; Harry L Thompson (A), 175 Remsen; David Sentf (R); Nathaniel Shuter. STH AV, ws, 49 n 1st, 20x92.10; Michl J Shea—Annie Dunne et al; Jno M Rider (A), 44 Cedar, Manhattan; Wm Watson (R); Wm J McPhilliomy & Co.

SEPT. 30.
E 15TH ST, ws, 120 n Foster av, 20x100; N Y Life Ins Co—Mary A Nicoll et al; Henry M Bellinger, Jr (A), 135 Bway, Manhattan; Isaac W Jacobson (R); Wm P Rae.

E 35TH ST, es, 398.9 n Church av, 19.9x99; Henrietta Braker—Harry Struminger et al; Henry M Bellinger (A), 135 Bway, Manhattan; Wm A Mathis (R); Wm J McPhilliomy & Co.

68TH ST, nes, 146.11 nw 1 av, 50x146.4; also NARROWS AV, es, 60 n 75th, 40x100; same—same; action 2; same (A); same (R); Wm P Rae.

CHURCH AV, ns, 375 e Rogers av, 112x124x irreg; Wm W Spence et al—Wm A A Brown et al; Dean, Tracy & McBarron (A), 160 Bway, Manhattan; Wm S O'Connell (R); Wm P Rae.

CONEY ISLAND AV, es, 120.3 s Av G, 20x125.9; Meta E. Heeny—Anna K Dittes et al; Murtha & Hanson (A), 55 Liberty, Manhattan; Joseph P Conway (R); Wm P Rae.

HAMILTON AV, ws, 126.4 s Summit av, 20.10x 74.5x irreg; Mary A Harris—Cath Lutz et al; G J & S M Carr (A), 149 Bway, Manhattan; Eugene F O'Connor (R); Wm J McPhilliomy & Co.

HOWARD AV, sec Atlantic av, 25x100; Simon Harburger et al—St John's African Methodist Episcopal Church et al; Stanley H Molleson (A), 42 Bway; Wm Watson (R); Wm J McPhilliomy & Co.

KIMBALL AV, cl, intersec ss Hobson av, runs ne 675 to Flatbush av xn368.7xnw314.6xsw 522xse613 to beg; also PARCEL beg at a monument in the cl of rd bet land of H I Lott & Eliza A Voorhees, runs ne672.6xse 1,617.9xsw672.6x—1,619.11 to beg; also LAND bounded se by Av U, ne by Ryder, se by cl of blk bet Ryder & E 38th & nw by land formerly of Lahey; Felix F Curtze—Buffalo Flatbush Corp et al; G H Brevillier (A), 32 Liberty; Chas M Hall (R); Wm P Rae Co.

1ST AV, nwc 68th, 146.10x146.11x146.6x134.5; also NARROWS AV, es, 60 n 75th, 40x100; American Scandinavian Foundation—Irwin J Kidney et al; action 1; H E Almborg (A), 130 E 15th, Manhattan; Julius Siegelman (R); Wm P Rae.

OCT. 1.
PROSPECT ST, ss, 200 e Jay, 25x100; Antonio Gentile—Antonio Stable et al; Chas J Ryan (A), 26 Court; Jno T Eno (R); Nathaniel Shuter.

GATES AV, ns, 287.6 e Reid av, 20.10x100; Brooklyn Assn for Improving the Condition of the Poor—Corra D Barnett et al; Harry L Thompson (A), 175 Remsen; Louis Karasik (R); Wm J McPhilliomy & Co.

HUDSON AV, es, 84.7 s DeKalb av, 25x75; Horace G Teele—Chas W Church, Jr, et al; Henry J Davenport (A), 375 Pearl; Edw Kelly (R); Wm J McPhilliomy & Co.

PROSPECT AV, ws, 548.6 n Greenwood av, 12.6x125; Sheffield Construction Co, Inc—Laura A Smith et al; L W Emerson, 206 Broadway, Manhattan; Wm A Moore (R) Nathaniel Shuter.

OCT. 2.
JUNIUS ST, ws, 196.8 s Dumont av, 16.8x100; Abram S Underhill—Beckie Kaplan et al; L Whitney Searle (A), 56 Pine, Manhattan; Edgar M Doughty (R); Wm J McPhilliomy & Co.

10TH ST, ns, 195.4 e 8 av, 19.6x92.6; N Y Investors' Corp—Clara L Whitlock et al; Harry L Thompson (A), 175 Remsen; Wm Lieberman (R); Wm P Rae.

DRIGGS AV, ws, 75 s N 8th, 25x100; also DRIGGS AV, nws, 50 sw N 8th, 25x100; Pasquale Aliocca—Mary E Fierro et al; Hector McG Curran (A), 375 Pearl; Wm F Hagerty (R); Wm J McPhilliomy & Co.

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

OCT. 3 & 5.
No Legal Sales advertised for these days.

FORECLOSURE SUITS.

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

Manhattan.

SEPT. 19.
IRVING PL, 55; Thos W Strong et al—Wm R O'Brien et al; Finck, Cobb & Hubby (A). 120TH ST, ss, 220 e Madison av, 19x100.11; U S Trust Co of N Y—Mary J Crotty et al; amended; Stewart & Shearer (A).

SEPT. 21.
35TH ST, 326 W; Louisa C Fox—Eliza Redmond; action to restrain sale, &c; C J Schneller (A).

66TH ST, ns, 170 e Lexington av, 150x100.5; Akron Bldg Co—Chapin Home for the Aged & Infirm; action to declare lien; Stoddard & Mark (A).

8TH AV, 671-7; also 43D ST, 300 W; May C McPartland—Mary A McPartland et al; amended partition; J F McNaboe (A).

SEPT. 22.
31ST ST, ss, 125 e 8 av, 25x98.9; N Y Trust Co—Geo W Eccles et al; Hornblower, Miller, Potter & Earle (A).

61ST ST, 235 W; Abraham Beller—Herbt Fischer et al; Adams & Hahn (A).

112TH ST, 327 W; Louis Stahl—Cath A Powers et al; Salter & Steinkamp (A).

118TH ST, 362 W; Mary L Whitfield—Mary McDonough et al; R A B Dayton (A).

SEPT. 23.
168TH ST, ss, 183.4 w Amsterdam av, 16.8x95; W Emlen Roosevelt et al—Katherine Hoxter et al; G C Kobbe (A).

AV A, ws, 48.1 n 4th, 16x100; Max Schwarz—Milton Greenfield et al; M M Himowich (A).

CLAREMONT AV, es, 300 n 122d, 75x115.3; Max Mandel—Eva Trop et al; amended; A A Silberberg (A).

11TH AV, swc 177th, 99.11x100; Wm Rankin—Octav Land Co et al; W R Adams (A).

SEPT. 24.
BEAVER ST, 23-25; NEW ST, 58-62; Metropolitan Trust Co of City of N Y—New & Beaver Arcade Co et al; Carter, Ledyard & Milburn (A). 137TH ST, 178 W; Rebecca S Jacobus et al—Dora Oppenheimer et al; W M Powell (A). AV A, ws, 51.9 s 12th, 25.9x95.6; Rose Gentzlinger—Barney Mechanic et al; amended; H P Botty (A).

2D AV, 2270; Theresa Nickemper—Louis Lese et al; H C Botty (A).

SEPT. 25.
PERRY ST, 161-5; National Savgs Bank of the City of Albany—Anne E Carroll et al; Visscher, Whalen & Austin (A).
30TH ST, 25 W; Mutual Life Ins Co of N Y—Wm J Clarke et al; F L Allen (A).
117TH ST, ns, 98 e Pleasant av, 30x100.10; Edw Keale—Margarete La Place et al; Anderson, Iselin & Anderson (A).
123D ST, 526 W; Helen L Gray—Adolph Grabowski et al; S Hanford (A).

Bronx.

SEPT. 18.
4TH ST, ss, 305 w Av A, 50x108; Harriet Cochran—Lina Kuntze et al; G Squires (A).
137TH ST, ns, 487.6 w Home av, 37.6x100; Anna D Waite—Nicholas D Clements; Goldsmith, Rosenthal, Mork & Baum (A).
MARMION AV, 1900; Sarah Ella Furnald—American Three-Way Prism Co et al; R Kelly (A).
MARMION AV, 1984; same—same et al; R Kelly (A).
OLMSTEAD AV, nwc Starling av, 25x100; Eliz B Beyer—Empire State Wood Working Co et al; F A Southworth (A).
VERIO AV, es, 174.2 s Clifford, 50x100; Charlotte E Ebeling—Robt H Haslam et al; W E Sammis (A).

SEPT. 19.
LA FOUNTAINE AV, ws, 75 n 178th, 37.6x100; Dollar Savgs Bank of the City of N Y—Stefano La Sala et al; Lexow, Mackeller & Wells (A).
LOT 88, map of 297 lots of Hunts Point Estate; Henry Morgenthau Co—Chas Bender; Riegelman & Bach (A).

SEPT. 21.
BECK ST, ss, 100 w Av St John, 100x125; Realty Operating Co—Ostro Constn Co et al; M S Borland (A).

BECK ST, ss, 200 w Av St John, 100x125; Realty Operating Co—Jno H Stoutenburgh et al; M S Borland (A).

WOODYCREST AV, ws, 100 n Kemp pl, 25.2x90.7; Edw F Cole—Frank J Johnson et al; W F Wund (A).

LOT 397, map of section 2, Bronx View Park; Nellie Brennan—Giovanni Malpiedi; Burns & Fenno (A).

SEPT. 22.
170TH ST, 580 E; also 167TH ST, nec Stebbins av, 25x62.5; Doretha Taylor—Charlotte J Herbst et al; W E Cook (A).

SEPT. 23.
162D ST, ns, 290.5 e Morris pl, 43.6x115; Josephine Fox—Melrose Bldg Co et al; O A Samuels (A).

178TH ST, ns, 90 e Anthony av, 27.9x93.5; Susan E Sammis—Wm Schmitz et al; S T Carter, Jr (A).

INTERVALE AV, ws, 330.6 n 167th, 25x121.3; also HOME ST, ns, 100 w Fox, 25x64.6; Commercial Finance Co—Carmine Cieffl et al; C W H Arnold (A).

TRINITY AV, es, 240 s156th, 20x85.2; City Real Estate Co—Agnes C Geoghagen et al; H Swain (A).

LOTS 56, 57, 58 & 59, map of 150 lots, portion of Crane Estate; N Y Title Ins Co—Morris B Evans et al; H M Bellinger, Jr (A).

SEPT. 24.
187TH ST, ss, 151 w Washington av, 16.1x100; Annie M Atwood—Margt Broderick et al; Williamson & Bell (A).

BRIGGS AV, 2578; Newell Bent—Browline Realty Co et al; Merrill & Rogers (A).

WEBSTER AV, es, 275 s 171st, 100x121.8; Anna Matilda Nelson—Giuseppe Gaetano et al; H M Bellinger, Jr (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

SEPT. 17.
8TH ST, es, 24.8 n 33d, 24.8x100; Jno E Roosevelt—Auerback Realty Co et al; Geo C Kobbe (A); Edw J McGean (R); due 53,486.10

56TH ST, 60 E; Farmers Loan & Trust Co—Nora A Rook; Geller, Rolston & Horan (A); Jno H Rogan (R); due.....34,960.51

111TH ST, ss, 230 w Park av, 16.8x100.11; Harry Knopp—Esther Katz et al; W Bennet Marx (A); John F Joyce (R); due 2,078.58

SEPT. 18.
133D ST, 209 W; U S Trust Co—Geo Doctor Co; Wilson M Powell, Jr (A); Jas M Donohue (R); due..... 8,878.96

SEPT. 19.
No Judgments in Foreclosure Suits filed this day.

SEPT. 21.
16TH ST, 441-3 W; Emily Hoffman—Jas S Hanon; Lester W Eisenberg (A); — (R); due 5,649.24

51ST ST, 237 W; Margt F Barnes—Benven Realty Co; Jno A Hardiman (A); Martin S Cohen (R); due..... 9,002.50

126TH ST, 45 E; Cornelia W Slade—Mary A Brosnan; Seth B Robinson (A); Percy L Klock (R); due.....10,420.14

AMSTERDAM AV, nwc 168th, 50x100; Abel King et al—Middle Town Realty Co et al; Lese & Connolly (A); Jas A Lynch (R); due13,127.80

SEPT. 22.
MADISON ST, 352; Wm F Randolph—David Cohen; Cary & Carroll (A); Jno F Joyce (R); due20,108.05

122D ST, ss, 100 w Audubon av, 62.6x95; Jno J Dillon—Rosannah T Hicks; Kelley & Connelly (A); Jno T Hettrick (R); due10,585.01

SEPT. 23.
MONTGOMERY ST, 57; Georgianna B Maclay—Eerliner & Greenberg, Inc; Maclay & McBurney (A); Nathan Burkan (R); due47,182.50
114TH ST, 349 E; Anna S Stemme et al—Guisepe Patrozzi et al; Francis B Chedsey (A); Benn Barber (R); due14,709.17

Bronx.

SEPT. 18.
PROSPECT AV, ws, 230 s Tremont av, 70x100; Fredk P Arndt—Augusta Barthold et al; C A Furthman (A); Jno J Hynes (R). Due..... 8,311.11

SEPT. 19 & 21.
No Judgments in Foreclosure Suits filed these days.

SEPT. 22.
BRONX & PELHAM PKWAY, sec Mulliner av, 75.2x160.9; also BRONX & PELHAM PKWAY, swc Bogart av, 25.1x147.4; also BOGART AV, ws, 147.5 s Bronx & Pelham Pkway, 75x100; also BOGART AV, ws, 447.5 s Bronx & Pelham Pkway, 275x200; Washington Savgs Bank—Northern Bank of N Y et al; Frank M Patterson (A); Phoenix Ingraham (R); due57,989.58

FRANKLIN AV, es, 75 n Jefferson pl, 37.6x100; German Savgs Bank in City of N Y—Jas T Barry et al; M Auerbach (A); Eno S Booth (R). Due. .25,043.34

FRANKLIN AV, es, 113.6 n Jefferson pl, 37.6x100; German Savgs Bank in City of N Y—Jas T Barry et al; M Auerbach (A); Enos S Booth (R). Due. 24,980.00

WHEELER AV, ws, 270 n Westchester av, 40x100; Mary J Mullis—Bernard Badanes et al; R T Wood (A); Jno A Rooney (R). Due..... 4,732.11

LOT 62, Block 3387, Sec 12; Henry S Moore—Maria L Knox; J Homer Hildreth (A); W S Smith (R). Due. 2,013.86

SEPT. 23 & 24.
No Judgments in Foreclosure Suits filed these days.

LIS PENDENS.

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

Manhattan.

SEPT. 19.
24TH ST, 236 E; Lena Citron—Pietrina Battaglia et al; action to enforce assignment of dower, &c; M Schleimer (A).

24TH ST, 238 E; Lena Citron—Wm Bettmann et al; action to enforce assignment of dower, &c; M Schleimer (A).

123D ST, 439 W; 145TH ST, 542 W; 103D ST, 79 W; Edward Briner—Henry Briner et al; action to declare lien; T Parker (A).

SEPT. 21.
MERCER ST, 235; N Y Savgs Bank—Clarence M Busch et al; amended; Bowers & Sands (A).

109TH ST, 130 W; Mary J Kingsland—Anna Lieb et al; C P & W W Buckley (A).

SEPT. 22.
48TH ST, 46 W; Nicholas Gregorio & Co—A B S Co, Inc, et al; action to foreclose mechanic's lien; Pressinger & Newcombe (A).

51ST ST, ns, 67 e Lexington av, 16.9x75.5; 18TH ST, 217-19 W; Frank L Herrschaft—Geo P Bedford et al; partition; C P McLaughlin (A).

RIVERSIDE DR, es, 141st to 142d, —x—; J P Zurlo Tile Co, Inc—Newmark & Davis, Inc, et al action t oforeclose mechanic's lien; Stoddard & Mark (A).

LOT 23, Block 1363, Sec 5; Jno Miller—Jasper H Livingston et al; foreclosure of tax lien; H Swain (A).

SEPT. 23.
No Lis Pendens filed this day.

SEPT. 24.
4TH ST, ns, 82.3 e Av C, 47.2x96; Jacob Prager et al—Justus D Miller et al; action to determine claim, &c; J A Seidman (A).

SEPT. 25.
AMSTERDAM AV, 2106; City Real Estate Improvement Corp—Diedrich Hellmers et al; action to set aside deed, &c.; Olvany, Russell & Ingle (A).

Bronx.

SEPT. 18.
151ST ST, swc Walton av (known as Lot No. 28, Block 2353, sec 9); Herman Knobloch—Robt Y Barrows et al; action to foreclose tax lien; J L Lindner (A).

WESTCHESTER AV, ss, 139.8 ne Mulford av, 29.6x161; Louis E Ganzenmueller—J Leon Myrans et al; action to foreclose tax lien; Gross & Sneudaria (A).

SEPT. 19.
ITTNER PL, ns, bet Webster & Park avs (known as Lot No 63, Block 2899, Sec 11); Chas Jackson et al—Mary H Bell et al; action to foreclose transfer of tax lien; A Stern (A).

SEPT. 21.
LOT 154, 24th Ward, Hunt Estate on land map; Nassau-Beekman Investing Co—Maria M Gregorio et al; action to foreclose transfer of tax lien; J Gans (A).

SEPT. 22.
HOLLAND AV, es, 100 n 214th, 25x100; Sarah L Dolan—Caroline Demarest et al; action to compel determination of claim; W F Clare (A).

SEPT. 23.
No Lis Pendens filed this day.

SEPT. 24.
218TH ST, ns, 340 w 2 av, 100x140; Ellen Urann—Jerome Barry et al; action to establish a trust; J T Bunt (A).

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SEPT. 17.
BUTLER ST., ns, 90 w 3 av, 110x200; Simon J Harding—Carrie Nichols et al; G Elliott (A).
CLAY ST., 124; Fanny Stern—Maurice M Stern et al; C S Amsel (A).
DEGRAW ST., ns, 254 w Rogers av, 26x127.9; Williamsburgh Savgs Bank—Montrose Bldg Co; T F Redmond (A).
FULTON ST., sws, 25.2 nw Henry, runs nw25x sw59.11x14.6xsel11xne55.3 to beg; Cyrus V Bunce et al—Chas G Cronin et al; Brussel & Beebe (A).
MELROSE ST., ses, 275 ne Evergreen av, 25x 100; Title Guar & Trust Co—Antonino Napoli et al; T F Redmond (A).
RUTLEDGE ST., ne Wythe av, 30x80; Bond & Mtg Guar Co—Jos Tway et al; T F Redmond (A).
E 4TH ST., es, 340 s Beverley rd, 60x100; Benj Baum—Mary E Chudoba et al; H M Bellinger, Jr (A).
E 8TH ST., es, 340 s Av J, 40x100; Elmer E O'Donnell—Jessie Gotthelf et al; Watson & Kristeller (A).
11TH ST., sws, 62.3 nw 6 av, 15x100, Rector, Church wardens, &c, St Luke's Church—Annie Fleming et al; Cary & Carroll (A).
E 19TH ST., ws, 165 n Av U, 60x100; Theodor H Ahlefeldt & ano, as exr, &c, Jno M Alsgood (decd)—Jas J Murphy et al; J F Alsgood (A).

23D ST., nes, 425 se 6 av, 25x100; Sarah W Kennedy & ano—Belle W Cooper et al; partition; J J Hood (A).
E 25TH ST., es, 320 n Voorhies av, 40x105; Title Guar & Trust Co—D Clinton Mackey et al; T F Redmond (A).
E 34TH ST., ws, 207.4 s Linden av, 22.10x100; Title Guar & Trust Co—Stephen McDermott et al; T F Redmond (A).
51ST ST., sec 6 av, 20x80; Geo Hewlett et al—Clementine Carle et al; T F Redmond (A).
E 58TH ST., swc Beverley rd, 300x200 to E 57th; Harry W Fairfax—Wm A A Brown & wife; J H Shaffer (A).
59TH ST., sws, 260 se 6 av, 20x100.2; Louis F Monteagle et al—Mary G Wafer et al; T F Redmond (A).
77TH ST., sc 14 av, 41.9x200x48.2x200 to 78th; Louis Marx & Son—Allborough Realty Co et al; foreclose mechanics' liens; Morrison & Schiff (A).
79TH ST., ns, 137 w 14 av, 18.6x100; Arthur C Wadley—Sim Realty Co et al; Douglas, Armistage & McCann (A).
79TH ST., ns, 155.6 w 14 av; 18.6x100; same—same; same (A).
DEKALB AV., ss, 104.1 e Clermont av, runs s 77.4xsl8xsl3.7xsl5.1xe2.3xn97.1 x w 20 to beg; Title Guar & Trust Co—Alice W Van Iderstine et al; T F Redmond (A).
KINGSTON AV., ws, 18.6 s Bergen, 27x94; Sara R Compton & ano—Elizey Walters et al; Coombs & Wilson (A).
MILLER AV., es, 220 s Belmont av, 20x95; Title Guar & Trust Co—Cath A Lyons et al; T F Redmond (A).
VANDERBILT AV., ws, 195 n Lafayette av, 21.10 x100; Peoples' Trust Co—Rodolfo A Correa et al; T F Redmond (A).

SEPT. 18.

HAWTHORNE ST., ss, the ws of lot if extended to Winthrop st would be 430.7 e Flatbush av, 25x106; L I Loan & Trust Co, as trst for Lydia Benedict—Jos W Moore et al; T F Redmond (A).
OSBORN ST., nwc Newport, 99x100; Anna Morowitz—Wm Klein et al; to gain possession; A Sachs (A).
PROSPECT PL., ss, 355.5 w 6 av, 25x100; Dora Pines—Geo F Johnson et al; foreclose tax lien; T I Schwartzman (A).
PROSPECT PL., ss, 380.5 w 6 av, 25x100; David Kurtzka—same; foreclose tax lien; same (A).
RUTLEDGE ST., nws, 230 sw Bedford av, 15x 100; Williamsburgh Savgs Bank—Sarah Glaser et al; S M & D E Meeker (A).
E 17TH ST., es, 140 s Av U, 20x80; Title Guar & Trust Co—Geo T Nies et al; T F Redmond (A).
E 34TH ST., ws, 500.2 n Vernon av, 80.1x100.1; David Frank & ano—Julia Nicholas et al; to recover judgment; Yankauer & Davidson (A).
48TH ST., nes, 116 nw 3 av, 16x100.2; Title Guar & Trust Co—Amelia Walsh et al; T F Redmond (A).
48TH ST., ns, 434.2 w 3 av, 25x100.2; Title Guar & Trust Co—Jos Lazarus et al; T F Redmond (A).
ATLANTIC AV., ns, 190 e Nevins, 20x90; Mary E Beatty—Minnie Korfhage et al; T F Redmond (A).
BLAKE AV., ss, 60 e Atkins av, 20x90; Dora Pines—Ark Corp et al; foreclose tax lien; T I Schwartzman (A).
DRIGGS AV., ss, 50 e Leonard, 25x100; Title Guar & Trust Co—Edna Holding Co et al; T F Redmond (A).
FLUSHING AV., swc Vanderbilt av, runs w25xs 78.1xe3.2xn1.2xe36.9xn71 to beg; Title Guar & Trust Co—Francis T Gibbons et al; T F Redmond (A).
RUTLAND RD., 369; Sarah E Sherman—August Williams et al; A Knox (A).
SHEPHERD AV., es, 150 n Sutter av, 29.6x95; Dora Pines—Sadie Novick et al; foreclose tax lien; T I Schwartzman (A).
THATFORD AV., es, 50 n Sutter av, 50x100; Williamsburgh Savgs Bank—Gold-Stein Co et al; S M & D E Meeker (A).
THROOP AV., ws, 80 s Macon, 20x104; Howard S Webster—Chauncey G Cozine et al; H J Davenport (A).
4TH AV., es, 79.6 n 23d, 19.6x87; Seth L Pierrepont—Amelia Agoglia et al; T F Redmond (A).
4TH AV., ec 12th, 19.6x80; Title Guar & Trust Co—Leo S Murray et al; same (A).
7TH AV., es, 125.6 n 16th, 25.9x97.10; Dora Pines—S & H Holding Co et al; foreclose tax lien; T I Schwartzman (A).
LOT 36., map of common lands, town Gravesend; Title Guar & Trust Co—Carrie L Duryea et al; T F Redmond (A).

SEPT. 19.
GROVE ST., ss, 148.4 w Knickerbocker av, 25x 100; Edw J Feenev—August Hartwig et al; to set aside deed; H S Goodspeed (A).
BEDFORD AV., ws, 300 s Farragut rd, 200x100; Geo M Henderson—Renslaw Realty Co et al; W Y Hallock (A).
BEDFORD AV., ws, 240 s Farragut rd, 200x100; same—same; same (A).
HOPKINSON AV., ws, 47 s Dean, 20x90; Williamsburgh Savgs Bank—Angelo Lombardo et al; S M & D E Meeker (A).
HOPKINSON AV., ws, 67 s Dean, 20x90; Williamsburgh Savgs Bank—Pasquale Lombardo et al; S M & D E Meeker (A).
SUMNER AV., nec Quincy, 100x125; Jno Voychok—Sumner-Quincy Amusement Co et al; foreclose mechanic's lien; G Hoerner (A).
13TH AV., sec 38th, 95.2x120 Gertrude Silverman—Parshelsky Bros, Inc, & ano; I H Silverman (A).
14TH AV., nws, 60 sw 79th, 20x80; Home Savgs Bank of Albany—Marion S Kennedy et al; Fuller & Prest (A).
14TH AV., nws, 80 sw 79th, 20x80; same—same; same (A).
14TH AV., nws, 40 sw 79th, 20x80; same—same; same (A).

SEPT. 21.
BORRUM ST., ss, 125 w Manhattan av, 25x100; Title G & T Co—Jno Panczyk et al; T F Redmond (A).
DERVOISE ST., ws, 20 s Lafayette, 20x51x 20.8x56.4; Title G & T Co—Gordon Realty Co et al; T F Redmond (A).
LOGAN ST., ws, 110 n Sutter av, 40x100; MILFORD ST., es, 190 s Glenmore av, 20x100;

Sinclair Tousey—Nathan Drucker et al; H L Thompson (A).
S 3D ST., 51; Kath Zinth—Jno Gross et al; L S Goebel (A).
N 10TH ST., sws, 75 se 6th, 100x100; Glen Falls Ins Co—Jno Pirkel et al; L M Brown (A).
45TH ST., nes, 340 nw 12 av, 40x100.2; Ulster Co Savgs Inst—Adie L Cook et al; T F Redmond (A).
61ST ST., sws, 180 se 6 av, 20x81.11; Title G & T Co—Michl Mullins et al; T F Redmond (A).
74TH ST., ss, 163.7 e 6 av, 40x100; Nicholas J McCormack—Cath Taylor et al; Gross & Surplus (A).
AV O., nwc E 14th, 40x100; Title G & T Co—Harry B Potter et al; T F Redmond (A).
EASTERN PKWAY., EXTN, ses, 416.1 nw Sterling pl, 40x110; Ida T Handler—Louis N Lipschitz et al; J J Schwartz (A).
FLUSHING AV., nec Kent av, 25x100; Lena Muhs—Isaac Selzer et al; W Hagally (A).
MONTAUK AV., es, 130 s Belmont av, 20x100; Title G & T Co—Sarah Maloney et al; T F Redmond (A).
NOSTRAND AV., es, 160 s Maple, 20x100; Ulster Co Savgs Inst of Kingston—Rosie Greenfield et al; T F Redmond (A).
PITKIN AV., ss, 25 w Miller av, 25x100; Wm K Wardner—Esther Kamenetzky et al; T F Redmond (A).
SCHENCK AV., es, 320.1 s Dumont av, 19.11x 100; Henry D Reiners—Max Ornstein et al; T F Redmond (A).
STONE AV., nwc Riverdale av, 100x100; Voletsky & Jarcho, Inc—Cris River Co et al; foreclosure of mechanic's lien; J J Schwartz (A).
THATFORD AV., es, 225 s Belmont av, 25x100; Fannie Cohen—Malke Schwartz et al; to set aside deed; M M Eisenberg (A).
TROY AV., es, 97 s Flatlands av, 24x100; Isaac W Sherrill—Max Spector Bldg Co et al; Hirsch & Newman (A).
6TH AV., es, 50 n 62d, runs n50xe100xn18xe40xs 118xw40xn50xw100 to beg; Saml Stenson—Lerner Realty Co; R T Griggs (A).
LOT 57., map of Williamsburgh; Chas Wiley—Cath Hertel et al; T F Redmond (A).
LOTS 231 to 235 & 260 to 265., map of land of Asa W Parker at Bath Beach; Geo D Gilmore—Jno H Richman et al; W E Buckley (A).

SEPT. 22.
BALTIC ST., ss, 200 e Smith, 25x100; Jno Saddington—Caroline H Kellock et al; H J Davenport (A).
HIMROD ST., ses, 250 ne Central av, 25x100; Title G & T Co—Nicholas Muller et al; T F Redmond (A).
LEONARD ST., ws, 75 n Johnson av, 25x100; Title G & T Co—Fanny Koerner et al; T F Redmond (A).
LORIMER ST., sec Maujer, 80x100; Title G & T Co—Lawrence Cohen et al; T F Redmond (A).
OSBORN ST., ws, 40 n Dumont av, 20x75; Title G & T Co—Louis Matluck et al; T F Redmond (A).
SMITH ST., ws, 100 n Garnet, 33x80; Title G & T Co—Richard A Irving et al; H L Thompson (A).
4TH ST., sws, 135.4 nw Prospect Pk W, 17x100; Alphonse Galot—Sarah L Galleher et al; H L Thompson (A).
E 4TH ST., es, 310 s Beverley rd, 30x100; Thos H Tuohy—Adolph Chudoba et al; H J Davenport (A).
E 4TH ST., ws, 90 s Caton av, 25x100; Brooklyn Inst of Arts & Sciences—Thos J Nicholl et al; H L Thompson (A).
W 8TH ST., es, 290.10 n Av S, 19x82.5; Michl J Callahan—Lottie O'Kerholm et al; H L Thompson (A).
BATH AV., wc 17 av, 25x100; Fredk L Ostergren—Wm F Wollin et al; W F Hoerner (A).
BEDFORD AV., ws, 26.10 s Morton, 23.2x92; Title G & T Co—Sarah E Lawlor et al; T F Redmond (A).
BROOKLYN AV., swc E Bway, runs w100xs113.4x e100xn111.9 to beg; also BROOKLYN AV, swc Church av, runs s22.9xw100xn21xe100 to beg; Gertrude E Clarkson—Harris Nevin et al; H D Lott (A).
FLATLANDS AV., nwc Rockaway av, 86.5x100; Emil Lazansky—Frank Burkhardt et al; Jonas Lazansky & N (A).
GLENMORE AV., nec Hendrix, 100x100; Title G & T Co—Eliza A Friel et al; T F Redmond (A).
STONE AV., nec Bergen, 23x100; also ROCKAWAY AV, 468, 488, 490 & 494; Malv Artson—Simon Snapper & ano; to set aside deed; M M Black (A).
11TH AV., nws, 20.2 sw 47th, 20x95; Bond & Mtg Guar Co—Eliz Peck et al; T F Redmond (A).
18TH AV., ss, 981 w 3d, 22.3x115.6; Title G & T Co—Southweald Devel Co et al; T F Redmond (A).
18TH AV., ss, 1047.9 w 3d, 22.3x115.8x22.3x115.7; Bond & Mtg Guar Co—Southweald Devel Co et al; T F Redmond (A).

SEPT. 23.
GROVE ST., ss, 231.8 e Wyckoff av, 25x100; Sophie Zerweck—Henry Loeffler et al; J H Stenwerth (A).
JUNIUS ST., ws, 100 s Pitkin av, 100x200; Post Holding Co—Saml Rubel; specific performance; S H Kugel (A).
MONITOR ST., ws, 25 s Engert av, runs w26.8xs 3xw53.4xsw10xe35xe52.7xne20xn15.7 to beg; Title G & T Co—Penobscot Realty Corp et al; T F Redmond (A).
VAN BUREN ST., ss, 50 w Stuyvesant av, 20x 100; Mary J Egan—Geo Alexander Co et al; E I Donegan (A).
S 5TH ST., 353; Solomon Kraus Realty & Constn Co—Sarah Welinskiv & ano; foreclose mechanic's lien; D C Myers (A).
9TH ST., cl, 536.6 w 3 av, 20.1x130; Title G & T Co—Hyman R Goldstein et al; T F Redmond (A).
18TH ST., ec 8 av, 100x100.2; Title G & T Co—Cooper Diamond Cutting & Polishing Industry of America et al; T F Redmond (A).
50TH ST., nes, 20 se 19 av, 20x80; Geo T Mortimer—Brody Bldg Co & ano; C H Lott (A).
50TH ST., nes, 40 e 19 av, 20x80; same—same; same (A).

Modern Improvements

Isn't it true that oftentimes some small modern improvement goes a long way towards selling and renting your houses?

Take for example the plan that has recently been adopted by some builders of placing in newly built apartment houses electric washing machines and outlets in the kitchen for electric ironing and cooking.

Does any one doubt, all other things being equal, that these apartments are the ones that will be sold or rented first?

Families of today are educated to demand the comforts and conveniences of electric service, and they are quick to see the advantage of living in an apartment that will minimize the drudgery of house-keeping.

We have other ideas along these same lines. Drop us a line and we will talk them over with you.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN

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73D ST, nes, 260 nw 3 av, 20x100; Title G & T Co—Eliz E Dehnert et al; T F Redmond (A).
 ELM AV, ns, 68.1 w Bay av, 60x100; Title G & T Co—Jas Broun et al; T F Redmond (A).
 MANHATTAN AV, es, 100 s Meserole av, 25x100; Nathaniel P Norman—Edw B Cobb et al; C B Augustine (A).
 MANHATTAN AV, es, 121.6 s Greenpoint av, 24.6x124.5x25.3x118.2; also MANHATTAN AV, ws, 48.5 s Greenpoint av, 23.9x81.2x24.2x85.10; also EAGLE ST, ss, 150 w Manhattan av, 25x100; also EAGLE ST, ns, 100 w Manhattan av, 25x100; Chas Vogel—Margaretta Mitchell et al; partition; E N L Young (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.

SEPT. 19.
 7TH ST, 57 E; Louis Fishman—Leo Lerner; Jos M Kandel (106)..... 172.00
 23D ST, 28 E; Bernhardt Singer—Benj Kaufman; Glassberg & Gartner (110) 25.30
 43D ST, 268-70 W; Bernhardt Singer—Jno E O'Brien (109)..... 9.00
 75TH ST, 507-9 E; Harris Bernstein, Inc—Berent C Gerken; Sidney F Oppenheim (107)..... 750.00
 CONVENT AV, ws, 146 n 131st, 150x100; Luigi Naccarato—Elias A Cohen (111) 95.00
 RIVERSIDE DR, es, 1059.7 s Dyckman, 459.6x—; Central Foundry Co—Vermont Hygeia Ice Co (108)..... 269.91

SEPT. 21.
 8TH AV, 613; Morris Hochberg—Isidore Jackson & Abraham Stern; Jno Overfield & Jno Tagart; renewal (112)... 126.00
 9TH AV, 527; Louis Grodsky—Leopold Leicht, Jr; Leopold Leicht (113)..... 293.00

SEPT. 22.
 LEXINGTON AV, 576; Vincent Bernesser—Annie Tadia; Margt Nathanson (115)..... 278.73

SEPT. 23.
 WOOSTER ST, 97; Sterling Ceiling & Lathing Co—estate of Jas A Flomerfelt; Danl J Cole & Levy A Fessenden; renewal (117)..... 225.00
 100TH ST, 202 E; Chas Levy—Edwin L Karner & Jno Jones; L Kahner & Son (119)..... 300.00
 BROADWAY, es, 30.11 s 41st, 22.11x 78.9xirreg; also BROADWAY, sec 41st, 31.2x94.3; Harris H Uris Iron Wks—41st St Realty Co & Hotels Realty Corn; renewal (116)..... 19,991.65
 3D AV, 2056-58; Cooper & Pollock Structural Iron Wks—Francis Hustace; Wm Eisenberg (118)..... 105.00

SEPT. 24.
 80TH ST, 100 W; Hudson Wood Working Co—Orleans Real Estate Co; Saverio Guidera (120)..... 236.00
 111TH ST, 32-56 W; Paris Marble & Tile Works—111th St Constn Co (123) 250.00
 133D ST, 535 W; Wm Eisenbergh—Sitta Fischer; renewal (122)..... 107.50
 LENOX AV, 128; Paris Marble & Tile Works—Lenox Photo Play Co (124).. 15.00
 MADISON AV, 563; David Weinstein et al—Robt E Bonner; W P Ellison & W P Ellison, Inc (121)..... 297.55

SEPT. 25.
 MULBERRY ST, 229; Hyman Shapiro—Herbert Baum & Hugh McLean (126) 50.00
 35TH ST, 214-6 W; Manhattan Sand Co, Inc—National Bible Institute & Geo Sykes, Inc (127)..... 71.40
 55TH ST, 555-7 W; Adolph Auerbach—Jno A Chanler et al & Chas A Brady (128)..... 52.00
 WADSWORTH AV, ws, 50 n 179th, 75x100; Thos F Keogh—Wm Hobson; Al-dorf Constn Co (125)..... 20.00

Bronx.

SEPT. 18.
 BARRY ST, ws, 395 s Leggett av, 100x100; Michl Montag—Jacob Leitner (24)..... 665.00
 3D AV, 3882; Cross, Austin & Ireland Lumber Co—Poseldan Realty Co; Angelo Restivo (23)..... 76.44

SEPT. 19.
 217TH ST, 715 E; Sellitto & Straus—Congregation Ansha Amas of Williamsbridge; Bonavia Contracting & Constn Co, Inc (25)..... 132.75

SEPT. 21.
 217TH ST, 751 E; Sellitto & Straus—Congregation Ansha Amas of Williamsbridge; Bonavia Contracting & Constn Co (28)..... 132.75
 BEACH AV, 1491; Bernard J Reynolds—Annie P Marcella (26)..... 83.50
 PALMER AV, ws, 356.6 s Kingsbridge av, 20x100; Chas Shapiro—Gaetano Amigronne; Romoulo Palmieri (27).. 89.15
 3D AV, 4495; Jas A Crisculo—Chas Shapiro Co, Inc; Chas Shapiro (29).. 829.63

SEPT. 22.
 HOFFMAN ST (**), nwc 187th, 100x96.11—Wilkinson Contracting Co—Beatrice Tuoti & Guisepina Santangelo; Garibaldi Realty & Constn Co; renewal (114)..... 330.00
 WESTCHESTER AV, 2152; Berger Mfg Co—David Faith; Wm Buhl, Inc (30) 50.00

SEPT. 23.
 No Mechanics' Liens filed this day.

SEPT. 24.
 MAIN ST, sec Elizabeth (known as Block 5624, on tax map); F W Geller, Inc—Richd N Arnow; Harry Miller (32)..... 418.42
 VAN NEST AV, 774; Standard Plumbing Supply Co—Alcott Realty Co; Morris Isaacs, Jas Brownshield (31). 75.00

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LU-CO-FLAT is a modern preparation for Interior Decorating. It produces a *surface without gloss* that is soft to the eyes and pleasing to artistic tastes.

LU-CO-FLAT is hygienic and is not affected by vapor, moisture or dampness. *When soiled it can be washed.* It is easily applied and *the cost is moderate.*

LU-CO-FLAT is made in all colors and many shades. As a background for stencil detail it is incomparable.

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 Papering 1.75 up
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 Walls 1.00 up
 Papering 2.50 up
 Woodwork 1.00 up

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FOR FIRST CLASS PRINTING COME TO US

Brooklyn.

SEPT. 17. BAY RIDGE PL, ws, 120.1 sw Bay Ridge av, 80x80; Jas Donovan & ano—Montrose Bldg Co, Inc, & Thos Brown, pres. 205.00
BERGEN ST, ns, 110 e New York av, 55.6x113.11; Louis Cohen & ano—Rafaele Crisci & G Scaven. 740.00
STERLING PL, nec Rochester av, runs n225.7 to Park pl xel46xs—xn191.1 to beg; Chas Rogovin & ano—Chelsea Realty Co & Jas V Cunningham. 243.00
E 39TH ST, es, 400 s Linden av, 40x 100; Julis Zeldin & ano—Jos Grisler. 100.00
62D ST, ss, 80 w 3 av, 200x100; Danziger Painting Co—Boyd Realty Co, Lucille Boyd, treas. 685.00
BEVERLEY RD, sec Nostrand av, 100x 190.9; Stephen Cannella—Klapper-Sherman Realty Co & Jno Hilderbrand MYRTLE AV, 662; Grand Plumbing Co —Antonio Pogello & Getano Serpa. 32.00
OCEAN AV, 1676; Benj G Hitchings Inc—Leroy D & Mary Ball. 104.01
SARATOGA AV, nwc St Mark's av, 100 x100; SARATOGA AV, swc St Mark's av, 100x100; Isaac Reiss—David Isaacovitz, Inc, & Eastern Painting & Decorating Co. 189.53

SEPT. 18. McDONOUGH ST, ns, 225 w Tompkins av, 150x100; Louis Greenberg—Sumner Development Co & Solomon Blum. 3,239.00
9TH ST, 327-33; Attilio Stirea—B F Keith's N Y Theatre Co, A Kinne & Enos & Watkins Co. 326.35
NEW UTRECHT AV, 3901-3; Jacob Samuels—Louis Rosenberg & Arthur Duvel & Chester A Bayles. 100.00
OCEAN AV, 1029-47; Audley-Clarke Co —Hartman Bldg Co. 6,159.05
RIVERDALE AV, nwc Stone av, 100x 100; Chas I Rosenblum Co—Cris-River Co & Barnett Baltowsky. 63.50
14TH AV, 7104; Edw Fisher & ano—Anthony Gozzolo, Eliz Parma & Klov & Co. 600.00

SEPT. 19. PULASKI ST, ss, 95 e Throop av, 30x 100; Abr Ullman—Dorothea L & Louis E Bisch. 112.30
OCEAN AV, 1029-47; American Metal Ceiling Co, Inc—Hartman Bldg Co. 289.96
OVINGTON AV, ns, 20 e 12 av, 20x 104.2; Nicola Palermo & ano—Vincenzo Sammaritano & wife. 3,400.00

SEPT. 21. FLUSHING AV, 824; L Levine—Morris Salzman & Robt Tiefentrun. 113.00
OCEAN AV, es, 78.7 n Foster av, 200 x110; F E Dennington—Hartman Bldg Co. 55.00
WILLIAMS AV, es, 300 s Dumont av, 100x100; Alpert Woodworking Corpn —Wallan & Hoffman. 226.00

SEPT. 22. HINSDALE ST, es, 200 s Dumont av, 150x100; Bell Fireproofing Co—Willmont Realty Corpn & Barnet Steinfeldt. 94.50
CATON AV, sec Stratford rd, —x—; Delton Watnik Co—Plandome Constn Co & Morris Fine. 3,600.00
GREENE AV, sec Cumberland, —x—; Union Concrete Co—Berland Constn Co & Harry S Manus. 482.00

SEPT. 23. HINSDALE ST, es, 200 s Dumont av, 150x100; T Kramer—Willmont Realty Corpn. 1,362.50
PACIFIC ST, 244-50; M O'Connor—250 Pacific St, Inc, & Harry Broun. 51.50
BAY 23D ST, ws 106.10 s Bath av, 69x 160; Fredenburg, Lounsbury & Houghtaling, Inc—Bay 23d St Constn Co & Pietro Tamonini. 553.50
EASTERN PKWAY, 1608; A Pellicani—Banff Constn Co. 985.00
OCEAN AV, es, 174.11 s Newkirk av, —x—; C J Weinert—Hartman Bldg Co. 450.00

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.

SEPT. 19. 45TH ST, DEPEW PL, 43D ST & VANDERBILT AV, block, &c; also 45TH ST, LEXINGTON AV, 43D ST & DEPEW PL, block, &c; National Bridge Wks—N Y C & H R R R Co et al; Mar2'14. 53.07

SEPT. 21. MADISON ST, S3; Benj Kurtz—Chas W Walters et al; Apr4'14. 50.00
44TH ST, 14 E; Pruzansky, Sidalsky & Kantowitz—H Taylor Sherman et al; July7'14. 490.00
44TH ST, swc Madison av; Alvey Ferguson Co—N Y C & H R R R Co et al; June8'14. 1,216.11

SEPT. 22. No Satisfied Mechanics' Liens filed this day.

SEPT. 23. 36TH ST, 38 E; Henry F Dabelstein et al—Anna Moore et al; Nov24'13. 269.75
SAME PROP; Central Iron Wks—same; Nov5'13. 435.00

45TH ST, 7-11 W; Carl J Anderson —45th St Realty Co et al; Aug26'14. 180.00

SEPT. 24. No Satisfied Mechanics' Liens filed this day.

SEPT. 25. 24TH ST, 234 E; Israel Brotsky—Mary T McQuaid et al; June27'14. 31.45
27TH ST, 10-14 E; Sexauer & Lemke—Henry Corn et al; May24'12. 11,815.00
SAME PROP; same—Kroywen Realty Co et al; June24'12. 11,815.00

Bronx.

SEPT. 18. No Satisfied Mechanics Liens filed this day.
SEPT. 19. KINGSBRIDGE TER, es, 1,508 n Kingsbridge rd, 75x100; Ames Transfer Co —Arlington Constn Co et al; Sept 12'14. 30.00

SEPT. 21. No Satisfied Mechanics Liens filed this day.
SEPT. 22. WEBS, JR AV, 2091 (**), Chas Bjorkegren—Michl Bunworth et al; Feb15'13 3D AV, 2936; The Bronx County Iron Wks, Inc—Otto W Wuertz et al; Aug1'14. 28.00
SEPT. 23. No Satisfied Mechanics' Liens filed this day.
SEPT. 24. No Satisfied Mechanics' Liens filed this day.
**Recorded in N. Y. County.

Brooklyn.

SEPT. 16. 3E 13TH ST, ws, 520 s Av N, 20x100; Jos Davidoff—Anna Levy; June16'14. 435.00
OCEAN AV, es, 174.11 s Newkirk av, 200x100; Bernhard Goetz & ano—Hartman Bldg Co; Sept15'14. 152.92

SEPT. 17. McDONOUGH ST, ns, 225 w Tompkins av, —x—; Louis Greenberg—Sumner Development Co & Title Guar & Trust Co; Sept14'14. 2,500.00
S 8TH ST, 176-80; Abr Fogel—Keap Constn Co; Aug13'14. 1,115.00
LAFAYETTE AV, 1146; Morris Steinman—Geo C & Alice Schneider; Aug 14'14. 35.00

SEPT. 18. LINCOLN PL, sec Washington av, runs el30.3xs42.4xw103.2xn91.3 to beg; Chestnut Ridge White Brick Co—Herbert Amusement Co & Salvatore Bonagura; Aug25'14.
E 39TH ST, es, 400 s Linden av, 40x 100; Empire City Lumber Co—Jos Grisler; Aug29'14. 300.00
SAME PROP; Zeldin & Friedman—same & Louis Grisler; Sept5'14. 325.00
SAME PROP; same—Jos Grisler; Aug 29'14. 150.00
EASTERN PKWAY, swc Lincoln pl, 139.2x117x70.6, triangular plot; Chestnut Ridge White Brick Co—Arenkay Amusement Co & Eli Bee Contracting Co; Aug26'14. 780.00
EASTERN PKWAY EXT, nws, 117 sw Lincoln pl, 74.6x139.2x117; Harry Marcus Iron Wks—same; May14'14. 750.00

SEPT. 19. QUINCY ST, ns, 350 e Nostrand av, —x —; Harry Zudek—Thrall Constn Co; May25'14. 300.00
SAME PROP; A K Meserole—same; June12'14. 1,227.40
SAME PROP; same—same; June16'14. 170.00
SAME PROP; same—same; June11'14. 1,955.98
STERLING PL, ns, 100 w Saratoga av, 175x178x143x110; Steinberg Steam Cut Stone Co—Commonwealth Impt Co; Sept25'13. 325.00

SEPT. 21. KOSCIUSKO ST, 557-59; Alvin Fuesslein—Kahn Bros; Sept12'14. 80.00
SAME PROP; Elias M Pilzer—same & Ellie Arnold & S Salaway; Aug22'14. 600.00
POWELL ST, nec Riverdale av, —x—; Square Lumber Co—Powell River Co, Inc; Aug12'14. 573.27
ATKINS AV, es, 90 s Blake av, 160x 100; Curtis Bros Lumber Co—Atlake Bldg Co; Sept16'14. 1,000.00
GEORGIA AV, 36; Antonio Maggio—Filomena Jannace, Frank Vitale & Leonard Aspromonte; Sept5'14. 135.00
OCEAN AV, es, 78.7 n Foster av, —x—; Audley-Clarke Co—Hartman Bldg Co, Inc; Sept17'14. 6,159.05

SEPT. 22. PACIFIC ST, ss, & ws Henry, 36x209; Leonard D Hosford—L I College & Jno Thatcher & Son; Sept10'14. 26,200.00

SEPT. 23. QUINCY ST, ns, 350 e Nostrand av, 50 x100; Austin Ludlam—Thrall Constn Co; July29'14. 25.00
14TH ST, ss, 17.10 w 5 av, 20x100; R A Lewis—Jas Gray; Sept14'14. 26.00

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

ATTACHMENTS.

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

Manhattan.

SEPT. 17. COUDON, Martin J; Henry G K Heath; \$5,955; H G K Heath.
GUARANTEE WATERPROOFING & CONSTN CO & JOHNSTON ELLIOTT & CO, Inc; East River Bank; \$2,480.98; Feiner & Maass.
MOTLEY, Alfred H, Jr; Chelsea Exchange Bank; \$1,101.25; Shaw, Fisk & Shaw.
SEPT. 18. COSMOPOLITAN TRUST CO; Christmas Club; \$1,537.50; Williams, Folsom & Strouse.
HANNOVERSCHE GUMMIWERKE EXCELSIOR ARTIEN GESELLSCHAFT; The Lowenthal Co; \$12,983.57; M Dammann.

SEPT. 19. CHAMPION COATED PAPER CO; Parsons Trading Co; \$21,448.99; Parsons, Closson & McIlvaine.
RUSSIAN TRANSPORT & INS CO; Century Ins Co; \$4,097.77; W O Badger, Jr.
SEPT. 21. No Attachments filed this day.
SEPT. 22. LAURILLARD, Edw; Harry Lambart; \$10,500; Burkan & Davidson.
POWERS, Harry L; National Nassau Bank of N Y; \$4,576.30; Duer, Strong & Whitehead.
SEPT. 23. No Attachments filed this day.

CHATTEL MORTGAGES. AFFECTING REAL ESTATE.

Manhattan.

SEPT. 18, 19, 21, 22, 23, 24. Brown Bros, Inc, 784 6th av..Gurney Elevator Co. Elevators. 5,500.00
Connolly, Jas F. 1315 Av A..F Lohmann & Sons, inc. Bar Fixtures. 330.00
Eagle Badge & Novelty Co, Inc. 131 Bowery..Fairbanks Co. Scales. 175.00
Levin Bros. 33-7 Mott st..Raisler Heating Co. Radiators. 2,000.00

Bronx.

SEPT. 17, 18, 19, 21, 22, 23. Bernbaum, Louis. 3d av, nwc 173d.. Louis I Bergman. Steam plant. 525.00
Capobianco, Matteo. Tremont av, nec Prospect av..B Kaplan Plumbing Co. Plumbing. 458.00

Brooklyn.

SEPT. 17, 18, 19, 21, 23, 23. Daniel Bldg Corpn. Cleveland st, nr Blake av..A Weinstock. Mantels. 246.00
Grisler, Jos & Louis. 23-5 E 39th st.. Union Sash & Door Co. Beam ceilings, &c. 750.00
Kublich, Chas A. 66th st, nr 6th av.. Wm Kirby Est. (R) 75.00
L & C, Inc. Sheephead Bay rd, nr Voorhies av..Isaac A Sheppard. Ranges, &c. 265.00
Geo W McNulty, Inc. 2150 65th st.. Browning Co. Boilers. 6,110.00
Oriole Realty & Constn Co. 53d st & 12th av..Wm Kerby Est. (R) 4,760.00
Schilossberg, H. Stone av, nwc Lavonia av..Isaac A Sheppard. (R) 250.00
Taft Constn Co. W 8th st, bet Avs R & S..Wm Kerby Est. (R) 1,560.00

BUILDING LOAN CONTRACTS.

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

Bronx.

SEPT. 19. 165TH ST, whole blk front bet Sherman & Grant avs, 56.3x81.1; City Mtg Co loans Kovaes Constn Co to erect 4-5-sty apartments; 9 payments. 90,000.00
SEPT. 21. CONCORD AV, es, 151.9 s 147th, 50x 100; Manhattan Mtg Co loans B & B Constn Co, Inc, to erect 5-sty apartment; 11 payments. 32,000.00
SEPT. 23. WESTCHESTER AV, nec Zerega av, 50x 100; Richard W Homer loans Chas E Deverman to erect 1-sty bldg; — payments. 15,000.00

ORDERS.

Brooklyn.

SEPT. 17. GRAND ST, 765; J & H Mueller on Thrall Constn Co to pay Northern Side Holding Co. 517.40
McDONOUGH ST, ns, 225 w Tompkins av, 150x100; Sol Blum on Sumner Development Co to pay Louis Greenberg. 2,500.00
ROCHESTER AV, es, 95 s Sterling pl, 25x100; J V Cunningham, Inc, on Spencer Aldrich to pay Steinberg Steam Cut Stone Co. 105.00
ROCHESTER AV, sec Sterling pl, 95x 100; same on same to pay same. 100.00

SEPT. 18. STERLING PL, sec Rochester av, 120x 100; J V Cunningham, Inc, on Spencer Aldrich to pay Terker Iron Wks, Inc. 875.00
SAME PROP; same on same to pay same. 250.00
S 4TH ST, ss, 95 w Havemeyer, 40x 100; Jos M Kandel on Philip Levy Contracting Co to pay Louis Greenberg. 870.00

SEPT. 19. E 7TH ST, ws, 260 n Av M, 40x100; also OCEAN PKWAY, es, 260 n Av M, 40x150; Clifton Bldg Corpn on Home Mtg Inv Co N Y & ano to pay Somerset Lumber Co. 300.00

SEPT. 23. E 23D ST, near Av D, —x—; Moskowitz Bldg Co on N Y Mtg & Security Co to pay A Enterman, Inc. 300.00
E 29TH ST, ws, 250.6 n Beverly rd, —x—; Tilden Constn Co on Home Mtg Inv Co to pay Jos N Neef. 159.50

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 September 19. MANHATTAN ORDERS SERVED.

Named Streets.

- Allen st, 48--Morris Matsil.
Allan st, 48--Samuel Posner.
Barclay st, 52--The H Tapke Rlty Co.
Barclay st, 125--Sulzberger & Sons.
Bleecker st, 103--Hannah Colgate et al.
Bleecker st, 103--Stavisky Bros.
Bleecker st, 103--Oscar Weissner.
Bleecker st, 103--Wolf & Kahem.
Bleecker st, 103--Louis Kappel & Bro.
Bleecker st, 103--Joseph Newhouse.
Bleecker st, 103--Labensky & Bergenstein.
Bleecker st, 107-9--R Rusco & Bro.
Bleecker st, 107-9--M Zimmerman & Co.
Bleecker st, 127-33--Jaffray Realty Co.
Bleecker st, 127-33--Louis Rothstein & Son.
Bleecker st, 127-33--Sol Newman.
Bleecker st, 127-33--Robert Goldstein.
Bleecker st, 127-33--Louis Lyons.
Bleecker st, 127-33--Jos I Shapiro.
Bleecker st, 127-33--Barnett S Brody.
Bleecker st, 127-33--Kramer Bros & Co.
Bleecker st, 127-33--W R Addicks, Con Gas Co.
Broad st, 50--Fifty Broad St Co.
Broome st, 165-7--Abraham Kutz.
Canal st, 125--W S Dobkin.
Canal st, 125--Morris Malawista.
Canal st, 125--Rudinsky & Silverman.
Canal st, 125--Pinski-Nassel Press.
Canal st, 125--Nathan Badd.
Canal st, 125--Samuel Ray.
Canal st, 125--Jacob J Schmulker.
Canal st, 125--Abraham Goldner.
Canal st, 242--Alexander Bruen.
Canal st, 269--David Cohen.
Canal st, 300--Adolph Cohen.
Canal st, 300--Perfect Skirt Co.
Canal st, 300--Ideal French-Amer Dolls Head Co.
Canal st, 308--Herman Jerome.
Canal st, 310--Simon Bros.
Canal st, 326--Thomas Martin.
Canal st, 332--Trial Leather Goods Co.
Canal st, 332--Eagle Leather Trimming Co.
Canal st, 334--Barrett Nephews & Co.
Canal st, 346--Jacob Newmark.
Canal st, 362--Isaac Rodstein.
Cannon st, 31--L Teich.
Clinton st, 98--Abraham Eckhaus.
Clinton st, 98--Aaron Rosenberg.
Clinton st, 165-7--Harry Cohen.
Clinton st, 169--Harry Weiss.
Columbia st, 105-07--Max Aaronson.
Duane st, 25--James M Shaw & Co.
Duane st, 69-73--Est Chas F Zentgraf.
East Broadway, 40--Est Mary Verosby.
East Broadway, 53--Est Robt R Crosby.
East Broadway, 59--Theresa P De Ferriere Estate.
East Broadway, 59--Louis Fogel.
East Broadway, 63--Samuel J Silberman Estate.
East Broadway, 68--Bruch Berliner.
East Broadway, 68--Tracy B. Plumb.
East Broadway, 68--Quint Mentzer.
East Broadway, 100--Herman Feitelberg.
East Broadway, 100--Louis Mandelberg.
East Broadway, 155--Fred Wolff.
East Houston st, 56--Benj Maggio.
East Houston st, 56--Catherine Beckwith.
East Houston st, 497-501--J Tanenblatt & Co.
East Houston st, 497-501--Gotterer & Gleichenhau.
East Houston st, 497-501--Jacob Sabotnick.
East Houston st, 497-501--Otto Realty Co.
Eldridge st, 3--Hyman Suckar.
Ferry st, 51--Est Albert A Wright.
Fulton st, 218--Louis Goldsticker et al.
Great Jones st, 9--Roosevelt Hospital.
Great Jones st, 9--Henry Siegel & Bros.
Great Jones st, 9--Jos L Wolf.
Great Jones st, 9--Chas Rudinsky.
Great Jones st, 9--Silver Clothing Co.
Great Jones st, 9--Morris Gotkin.
Great Jones st, 9--Schechter Schneider & Co.
Great Jones st, 9--L H Bandoeau Co.
Great Jones st, 61--Cohen & Schwartz.
Greene st, 27--Consolidated Gas Co.
Greene st, 27--Jacob Rizinski.
Greene st, 27--Samuel H Richmond.
Greene st, 27--Samuel L Parrish.
Greene st, 78--Solomon Cohen.
Greene st, 78--Hugo Heller.
Greene st, 78--Solomon Cohen.
Greene st, 78--The Tanner Co.

- Greene st, 78--Edw Priest & Harry Reiss.
Greene st, 219--M Steinhalt & Co.
Henry st, 86-88--Isaac Goodstein.
Henry st, 86-88--Rosrio Lupo.
Henry st, 86-88--Jacob Lieberman.
Henry st, 86-88--Barnett Tucker.
Henry st, 86-88--Joseph Mazursky.
Henry st, 86-88--Louis Teinstein & Morris Goldberg.
Henry st, 86-88--Jacob Applebaum.
Henry st, 94--W B C Blatchford et al.
Henry st, 234--Abraham Sakosky.
Madison st, 248--Louis Cohen.
Maiden la, 145--A G Belden & Co.
Mulberry st, 132-8--Geo A Jaeger.
Mulberry st, 132-8--Standard Paper Box Co.
Mulberry st, 132-8--Chas Stahl & Augustine Jaeger.
Mulberry st, 132-8--E Mayer & J Neuman.
Mulberry st, 132-8--Gustave L Jaeger.
Mulberry st, 132-8--Gustave L Jaeger.
New Chambers st, 22--Peter H Hutelines.
Norfolk st, 76--Nathan Dorsky.
Orchard st, 49--Wolf Nadler.
Pearl st, 302--Lewis Smith.
Pearl st, 307--Wm C Jones.
Pearl st, 323--Est J Goldstein.
Pearl st, 440--Benj Luft.
Pearl st, 440--Gaul Lithograph Co.
Perry st, 158-60--Geo Pine Turpentine Co.
Pike st, 2-4--Est Catherine A Depeyster.
Pike st, 35-7--Sam Ginsberg.
Reade st, 79-81--Consolidated Gas Co.
Reade st, 79-81--Rebecca Harney Est.
Reade st, 79-81--Bernard Levy & Jos Levy.
Reade st, 79-81--Chas Quenzen, Inc.
Reade st, 79-81--Standard Auto Sup Co.
Reade st, 79-81--Cabinet Letter File Co.
Ridge st, 119-27--Fanny Frankel.
Rivington st, 6--Est Caroline White.
South st, 2-3--John Curtain.
South st, 90--Est Wm F Milton.
Spring st, 266--Guistino Sallusto & Co.
Spruce st, 15--Bates Advertising Co.
Spruce st, 29--Oscar Scherer & Bro.
Suffolk st, 186 (rear)--Henry Brodman.
University pl, 64--Jacob Greenberg.
University pl, 64--Arthur Graef.
University pl, 64--Louis Rosenblatt.
University pl, 64--Harry Weissner.
University pl, 74--Multi Dress Co.
University pl, 82--Epstein & Nadler.
University pl, 82--Geo Flamholtz.
Warren st, 56--David Gottlieb.
Warren st, 56--American Addressing Co.
Warren st, 57--Jos Heckler.
Warren st, 61--Chas Storm.
Warren st, 70--Simon Blaut.
Washington pl, 21--Henry & Chas Brand.
Washington pl, 21--Alpha Cloak Co.
Washington st, 81-5--Anton G Ayoub.
Washington st, 81-5--Benj Nazloun.
Washington st, 81-5--Naser Katen & Nahass.
Washington st, 81-5--Shaker N Arida.
Washington st, 81-5--Solim Nafass.
Washington st, 431--Stephen Kuhar.
Washington st, 437--Empire Ornamental Glass Co.
Waverly pl, 3-5--Bourke Cochran.
Waverly pl, 3-5--Rogatz Bros.
West Houston st, 57-61--Bernard Trosky.
Willett st, 29--Oscar Rothman.
Willett st, 29--Meyer Friedman.
Willett st, 29--Bernard Rosenstein & Jacob Goodman.
Wooster st, 29--Louis Lebendiger.
Wooster st, 165--Henry Z Kressler et al.
4th st, 14 W--Holtite Mfg Co.
4th st, 14 W--N Y Hat Leather Co.
4th st, 14 W--American Apron Co.
8th st, 14 E--Morris Friedman.
8th st, 24 E--Edyard N Tailor.
9th st, 33 E--Karl Fried.
9th st, 33 E--Brimberg, Strelser & Goldstein.
9th st, 33 E--Jos Schwartz & Levine.
11th st, 55 E--Miles Tierney.
14th st, 314 W--Daggett & Ramsdell.
15th st, 203 E--Augustus Van H Stuyvesant Est.
15th st, 203 E--Lawrence Grossengbel.
16th st, 5-7 E--Walter D Lewisheim.
21st st, 301 E--Louis Wernstein.
23d st, 54 W--Chas B & J Warner.
24th st, 107 W--Consolidated Gas Co.
24th st, 107 W--Mary T Donovan.
24th st, 141-3 W--Samuel Sragow.
24th st, 141-3 W--Max Fischman.
24th st, 141-3 W--Louis Seiden.
25th st, 11-13 E--Singer Bros.
26th st, 11-13 E--Samuel Miller.
26th st, 22-4 W--Morris & Harry Gordon.
26th st, 22-4 W--Herman Jacoby & J Stahl.
26th st, 22-4 W--Samuel Grossman.
26th st, 549-55 W--A Garside & Son.
26th st, 549-55 W--John Williams, Inc.
28th st, 146-8 W--David Koldoney.
28th st, 146-8 W--Great Britain Dress Co.
28th st, 146-8 W--Dorfman & Korman.
28th st, 146-8 W--Wm Grossman.
28th st, 146-8 W--Frelid Garment Container Co.
29th st, 11 W--Hygrade Emb Works.
29th st, 157-61 W--John E Rohrbeck.
29th st, 157-61 W--Louis Gleitsman.
29th st, 157-61 W--Josephine M Schweinler.
29th st, 157-61 W--Alton Dress & Waist Co.
29th st, 157-61 W--Jacob Atkin.
29th st, 157-61 W--Isidore Hershfield.
29th st, 157-61 W--Lazai Olive.
29th st, 157-61 W--Amco Realty Co.
29th st, 518-60 W--Amco Realty Co.
29th st, 518-60 W--Norden & Schneider.
29th st, 518-60 W--Phyllis Fauer.
30th st, 230 W--Jos Olafberg.
30th st, 230 W--Rebecca Cohen et al.
32d st, 318-24 E--Fuller. Burr Co.
34th st, 643-51 W--I C Wickes.
34th st, 648-50 W--Theodore P Huffman.
35th st, 9 E--Sarah Hardley.
36th st, 609-11 W--Est Frederic Radle, Inc.
73d st, 161 E--Edward S Harkness.
85th st, 157 E--Unger Parquet Flooring Co.
90th st, 73 E--Strauss & Gutman, Inc.
95th st, 146 W--Margaret A Mantell.
95th st, 217 E--Est Moritz Oesterreicher.
102d st, 430 E--The Railway Eng & Mfg Co.

- 102d st, 430 E--Antoni Lamanna.
107th st, 204-6 E--Eliza McManus Est.
133d st, 16 E--James Everhard's Breweries.
181st st, 512-14 W--Washington Bridge Repair Co.
Named Avenues.
Audubon av, nec 190th st--Henry Ketzenger.
Av A, 166--Slovak Press Co.
Av D, 152-60--Henry Marblestone.
Av D, 152-60--Wm F Metz.
Av D, 152-60--Samuel Fishgrund.
Av D, 152-60--Herman Gluckman.
Av D, 152-60--D H McAlpin & Co.
Broadway, 661--Moses Salehn.
Broadway, 1700--The Searchlight Co.
Broadway, 1744--Jane E Faitoute et al.
Lexington av, 1--One Lexington Av Co.
Park av, 583--Cryder & Co.
West Broadway, 225--Est Louis H Orth.
West Broadway, 247--A & S Cohen.
West Broadway, 247--John Munro.
West Broadway, 249--Chas H Keys.
West Broadway, 249--Julius Senatore.
Numbered Avenues.
1st av, 479--Myles Realty Co.
2d av, 374-80--Art Lithographic Co.
2d av, 374-80--Leo H Hirsch & Co.
2d av, 412--Elfen, Enoch & Co.
2d av, 2076--Dorzin Bros.
3d av, 753--Michael J Jennings.
3d av, 981-3--Mrs Charles Mathison.
3d av, 2224-34--Reformed Low Church of Harlem.
4th av, 354-60--Hess Bldg Co.
5th av, 139--Newark Tortoise Shell Co.
5th av, 139--Chas Maisel Co.
5th av, 139--Ceelia C D'Andigne.
5th av, 139--Rowland & Marsulus.
5th av, 303--Philipse Manor Co.
5th av, 366--Samuel Ulrich.
5th av, 615--Geo Kemp R E Co.
6th av, 157--Geo H Beyer Est.
6th av, 448--Townsend Underhill.
6th av, 471--Henry J Schwartz et al.
6th av, 471--Alexander Rich.
6th av, 471--Jacob Goldman.
6th av, 751--Thomas P Fitzsimmons.
6th av, 751--Frank Douglass.
7th av, 391--Morris Zuckerman.
8th av & 17th st--Townsend & Knab.
9th av, 533--William Hodde.
9th av, 554--Solomon Spektor.
10th av, 509--Samuel Berkowitz.
11th av, 390--Henry S Beckwith.
11th av, 390--Alfred E Hoebert.
11th av, 410--William Hinsdal.
11th av, 428--Peter Vignati.
11th av, 437--Harry G Haft.
11th av, 484 (Astoria)--Paul Sachse.
11th av, 573--Chas C Ellis R E Co.
Bronx.
Numbered Streets.
136th st, 241-5 E--Federal Huber Co.
176th st, 781--Ernst Koch & Geo H Heder-sheimer.
Named Avenues.
Bathgate av, 1668--Ericson Realty Co.
Bathgate av, 1819--Benj B Goldenberg.
Bathgate av, 2153--John Arena.
Bedford Pk Blvd, e Webster av--Bedford Park Garage.
East Fordham rd, 207--James Thomson.
Washington av, 1637--Frances Saward.
Brooklyn.
Named Streets.
Adelphi st, 27-37--Sacred Heart School.
Ashford st, 220-28--Louis Moore, Kornfeld, Inc.
Ashford st, 220-28--Twinen Mfg Co.
Ashford st, 220-8--Mrs Meta Twinan.
Ashford st, 220-8--Bklyn U Gas Co.
Ealtic st, 249--Philip McDonough.
Boerum pl, 43-63--Mrs Bertha Ronalds.
Boerum pl, 43-63--Bklyn U Gas Co.
Bridge st, 98--Boerum & Pease Co.
Butler st, 366-88--Kronheimer & Oldenbusch.
Chestnut st, 149--Joseph Abramson.
Clark st, 60--McGuire & Forlidas.
Dean st, 320--Troegerlith Tile Co.
Delevan st, 31-33--Hugo Heuman.
Fulton st, 482--Wright Mfg Co.
Fulton st, 482--Bklyn U Gas Co.
Fulton st, 482--Barrett Nephews Co.
Henry st, 111-13--Geo Clayton.
Hick st, 13-17--Bklyn Tabernacle.
Jay st, 68--Jones Bros Co.
Maujer st, 137--Samuel Ziff.
Melrose st, 332--Bklyn U Gas Co.
Melrose st, 332--Samuel Graber.
Powell st, 265-87--The State Bank.
Powell st, 281-3--Rivkin Bros.
Powell st, 281-3--Abraham Sacks & Lazarous Kronenberg.
Powell st, 233-5--Jacob Ruchamkin.
Powell st, 233-35--I Breslow & J Rubin.
Powell st, 233-35--Abraham Adelman.
Powell st, 233-35--Henry Healter.
Quay st, 76-78--Chevalier Bros Co.
Roebing st, 134-42--Morris Arluck.
Roebing st, 134-42--Est Isaac B Krinsky.
Roebing st, 134-42--Bklyn U Gas Co.
Ross st, 38-56--Nat'l Aniline & Chemical Co.
Rutledge st, 62-64--J Mendell Candy Co.
Sands st, 153--Bklyn U Gas Co.
Sands st, 153--Dominick Falco.
Schermerhorn st, 98-100--Robert Clarke.
Schermerhorn st, 98-100--Sylvester May.
Schermerhorn st, 98-100--A W & A H Roover.
Scholes st, 220-34--Eastern Brewing Co.
Smith st, 164--John L Whalen.
Smith st, 166-8--Whalen Bros.
State st, 225-31--J D Johnson Co.
Willoughby st, 91--N Y Telephone Co.
Wyckoff st, 63--John L Whalen.
Numbered Streets.
8th st, 104-6 So--Hannah Van Winklin.
13th st, 126-42--Mrs Mary Barth.
17th st, 1505 E--C E Tobias.
41st st, 742--Swedish Finnish Lutheran Church.
82d st, 359--Jacob Braun.
Named Avenues.
Abington rd, 212--W J Berbecker.
Atlantic av, 622--E G Webster & Son.
Atlantic av, 718-29--Clarence Kenyon Co.
Atlantic av, 718-29--Bklyn U Gas Co.
Atlantic av, 861--F S Peper.

BUILDING MANAGEMENT

LOFT STRUCTURES ON A NET RENTAL BASIS

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

INVESTMENT purchases of properties under a net rental basis for a term of years have decided advantages, and form an attractive class of investment. During the last few years there has been a growing tendency on the part of the purchasing public to invest money in this class of security, and there is much to recommend it. In the first place, only from one individual or concern does the income on the property have to be collected, and, in addition, the owner of the fee does not have the personal worry of dealing with the municipal departments regarding taxes and other charges. To offset this, the net income received is less than it would be otherwise, should the owner actually manage the property or employ an agent.

Has Many Advantages.

From the tenants' standpoint the arrangement also has its advantages. In the case where the tenant only wants to occupy a portion of the structure and yet feels that his business will expand, he is in the position to rent the surplus parts of the building; yet, when the time comes that it is necessary to expand, he can reclaim the space and use it for his own purposes. Again, by the employment of a practical building manager the tenant can, in many cases, save money, the annual outlay being less than it would be had he leased for a short term of years on the usual basis. Looking at the situation in one way, he is virtually the owner of the property, without having expended a considerable amount of capital.

Care Must Be Exercised.

To be sure, at the expiration of the lease the building and land revert to the owner of the fee; but, as a usual thing, the value of the building at that time is a negligible quantity. As an example, if the lease is for twenty-one years, with two renewals of like periods each, the building is likely to have outlived its usefulness by that time.

The ideal way of arranging a deal of this character is first to find the tenant and then erect the building to order in the district most desired. If this is not possible, then great care and judgment must be exercised that the wrong kind of structure be not erected, otherwise the operation will spell failure.

Greenwich Village Operations.

Projects along these lines have been undertaken in the Greenwich village section and have met with success. The prime reason lies in the fact that low rentals can be obtained, largely due to the cheapness of the land. There are a large number of concerns who require considerable floor area in a well constructed and up-to-date building and yet cannot afford, or are unwilling, to expend a large amount in rentals. Of course, some concessions must be made, and the leasing firms have gone into a less populated district. In a measure they are pioneers, for, while the section is today somewhat isolated, still there is existing rapid transit, and when the new systems are put in operation the part of the city will once more come into its own.

James H. Cruikshank and William D. Kilpatrick, operating under the name of the St. John's Realty Company, and other concerns, have been active for several years in the Greenwich village section and have undertaken several large operations along the lines already laid out. In speaking to a representative of the Record and Guide Mr. Kilpatrick said:



JAMES H. CRUIKSHANK.

"Every builder builds to make a profit on his operation. Every builder in so doing follows what he conceives to be the line of least resistance. The various classes of new buildings in New York show how divergent are the ideas of builders as to what constitutes the 'best seller.'

New Motto Followed.

"In building mercantile buildings in old and all but forgotten Greenwich village we turned our backs on the motto, 'Cheap land, cheap buildings,' and broke away from tradition and precedent by erecting costly, high-grade buildings on low-priced land.

"Our object was to cater to large business houses to whom location was no particular factor but to whom a low rent and a high-class building were absolutely essential. The low-priced land of Greenwich village enabled us to quote rents which were forty to sixty per cent. lower than the rent of duplicate buildings in central, high-priced locations. We found tenants with comparative ease, in spite of the fact that we would rent the buildings only as a whole and on a strictly net basis. When so leased, we found selling a comparatively easy task, the low rent being a prime selling asset, and the net lease, which practically makes the tenant the landlord, being most inviting to investors.

Appeals to the Buyer.

"A net lease, under which the tenant pays city and water taxes, assessments, insurance of all kinds, complies with orders of any and every department, keeps the building and sidewalk in repair, and under which the landlord is relieved of any and all obligations, is the type of investment which appeals strongly to a buyer; for, although the amount of net income cannot be increased, it cannot, by the same token, be decreased.

"Judging the future by the past, the acme of construction in loft buildings and factories has been reached. With the exception of the sprinkler system, the difference in construction between the fireproof loft building of 1894 and that of 1914 is very slight, this difference consisting chiefly of comparatively inexpensive, but important, changes and additions relating to fire protection, such as hollow metal windows, tin-clad doors and other requirements of the Fire Underwriters, as well as additional concrete protection for steel, fire towers, etc. These features (except the sprinkler system) add but slightly to the cost of production, but are extremely beneficial in reducing insurance on building

and contents and in the protection to human life.

"Hence, when a building of the very best type of modern construction, containing every improvement necessary to the economical conduct of business, which obtains minimum rates of insurance, and which affords the maximum of protection to employees, can be produced on low-priced land to lease at a rental half of that necessarily entailed in the production of a duplicate building on expensive land, such a building forms a splendid renting and selling operation, if our experience has been a fair criterion."

Naco Soil Pipe.

A matter that is becoming of more and more importance in the eyes of the building manager and operator is the permanency and satisfactory service rendered by the buildings which may be involved. In this respect they are largely dependent on the architects who originally design the buildings and who are actually the ones responsible. That the architect is coming to an even more certain appreciation of his position is evident by the greater care which he is nowadays exercising in the selection of equipment constituting the house drainage and sewage systems.

For many years the conditions existing in the manufacture of soil pipe and soil pipe fittings were chaotic, in that no standards existed which would insure sanitary design, adequate strength and proper weight of fittings. The plumbing codes that are and have been in force in the various cities in the country merely designate that the soil pipe used shall be of a certain weight per foot, or that it shall be what is commonly known to the trade as "extra heavy."

Slip-shod Methods.

Also under the lax manufacturing condition in vogue, foundry practice was allowed to become very slip-shod so that poor grades of iron were introduced, containing a large percentage of scrap iron and the resultant castings were porous and brittle. They were also scant in weight and size and varied greatly in wall thickness.

To overcome these dangerous conditions the American Society of Inspectors of Plumbing and the Confederated Supply Associations joined forces for the establishment of standard specifications which should be as perfect in their construction and sanitary features as modern engineering could make them. The result has been a set of specifications known as "Naco," named after the National Committee appointed by the Confederated Supply Associations, and these specifications insure a line of soil pipe fittings carefully designed solely from the point of view of the Sanitary Engineer and combining all the views and opinions of value of the manufacturers, foundrymen, practical plumbers, and State Inspectors.

The Central Foundry Company, one of the largest manufacturers of soil pipe and fittings in the country, has actively taken up the manufacture of soil pipe and fittings in accordance with the Naco specifications and has put a complete line of them upon the market. The architect is, therefore, now in a position to specify these fittings for his houses and the fact that he is nowadays being held responsible for the satisfactory functioning of every portion of the building, insures even more careful consideration of these matters of house drainage and his ultimate specifying of Naco soil pipe and fittings.

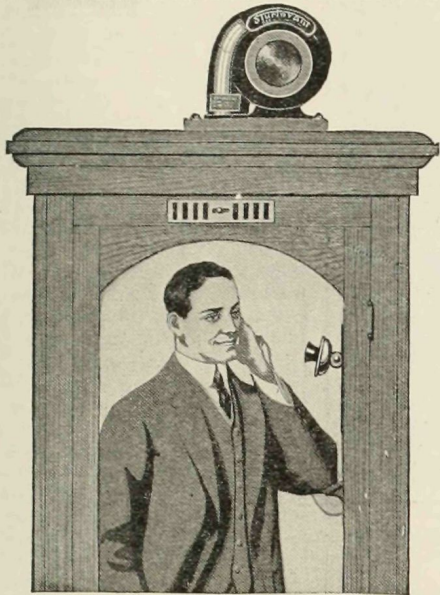
USEFUL APPLIANCES

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.

Telephone Booth Ventilator.

TO insure greater comfort while telephoning a new booth ventilator has recently been put on the market. It is generally the case that where there is no ventilating set the booth is hot, stuffy, and uncomfortable. When the door of the telephone booth is closed to obtain privacy, the supply of fresh air is shut out.

Telephone companies, during the last few years, have found a ventilator to be a real commercial asset. Comfortable booths in which there is a constant circulation of fresh air prove an incentive for longer talks over toll lines as well as additional local calls. The in-



creased revenue made possible in this way prompts the prophecy that the near future will see all telephone booths with ventilators.

The Western Electric-Sturtevant telephone booth ventilating set is the outcome of several years of experimenting to develop a ventilator that will not interfere with conversations nor destroy the soundproof quality of the telephone booth. The set consists of a motor-driven multi-vane fan and extended air and felt pad for insulation purposes. To install the set it is only necessary to cut a round hole in the top of the booth and two slots for outlet gates.

The fresh air is supplied quietly and without any draught. The foul air escapes through the vents that are specially devised to prevent any sound from being heard outside. By flooding the booth with cool, fresh air the set gives comfort to the occupant even on the warmest days.

Eliminating Electrolysis.

SYSTEMS of return feeders, designed to take care of the current which is now causing the electrolysis of the water pipes in Canton, O., says the Engineering News, has been agreed upon by Professor A. F. Ganz, who was employed as the city's electric expert to investigate the matter, and J. G. Swain, superintendent and engineer of the Northern Ohio Traction Company, whose circuits were causing the trouble. The company will enter into a written agreement with the city for the installation of the return feeders, which will be placed at various points where electrolysis has been noted and run back to the power house. Meters will be so placed as to allow periodic tests in order to see whether the system is working properly, and it is believed that by this means the city's water pipes can be fully protected.

Professor Ganz has spent the past four months in Winnipeg, Manitoba, where he was retained by the Public Utilities Commission of the province to assist in an investigation of the electrolysis situation.

Apartment Bulletin for Trade People.

ANNOYANCE caused by unnecessary ringing of call bells in apartments because the management has not had the foresight to have a plain and easily read directory of tenants in basement of apartment buildings, may be eliminated by the use of a device that extends the usefulness of the Tablet and Ticket Company's system of unit letters.

The accompanying illustration shows the device as it appears in some of the largest apartment houses in New York. The bulletin contains not only the name and the floor on which the customer lives, but also the number of the apartment so that time may be saved both for the tenant and the tradesman by preventing useless calls. The Tablet & Ticket Company, of 381 Broadway, has perfected this bulletin board a little further by providing unit metal letters, white on a black background, so formed as to give uniform and proper spacing so that house announcements may be neatly printed, and even out-door advertising signs announcing size, location and other features of vacant apartments may be attractively presented at all times.

By the use of these letters and figures on an exterior sign, near the entrance of the building, an agent's renting talk can be read constantly by the passerby on the street. When the advertised apartment is rented the same sign board may be used by merely transforming the lettering and the figures so that the advantages of any particular suite of rooms may be constantly before the public. Some apartments are using this system on a smaller scale in elevators, to indicate that packages, telegrams or letters are awaiting tenants. These boards are placed in elevators or in the halls.

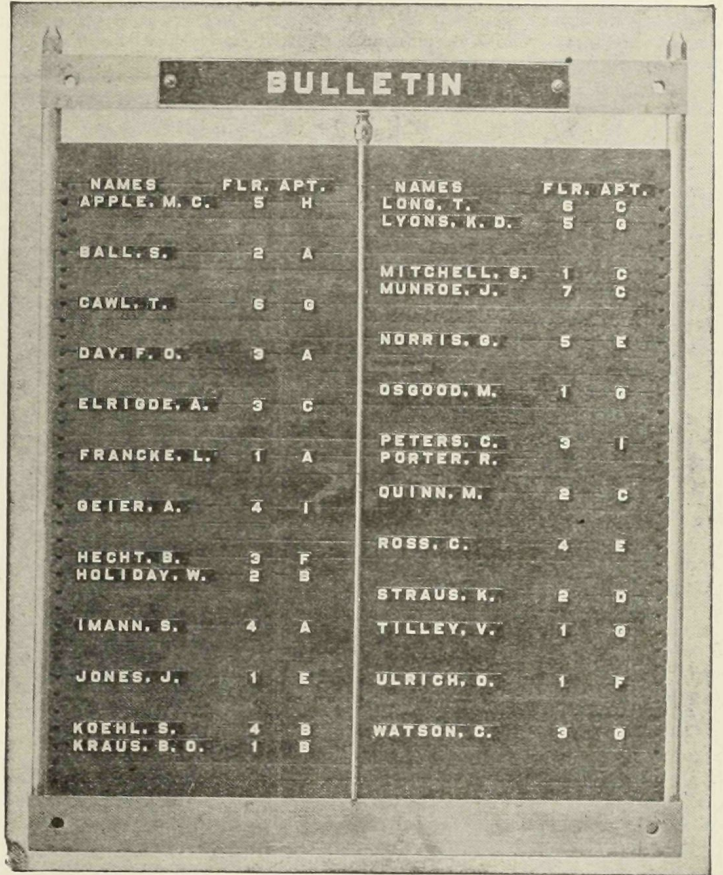
A novel use for the Wilson system of paper letter bulletins is in the form of a code letter sign distinctive for each tenant in the building. To insure privacy Mr. Smith will have the letter code "CY," while Mr. Brown, in the same building, will have a letter code "ED." If a telegram comes for Mr. Smith, the bulletin board announces: "CY, telegram."

This system eliminates a feature of the tipping evil and it also keeps the tenant in more direct touch with the central office in the apartments.

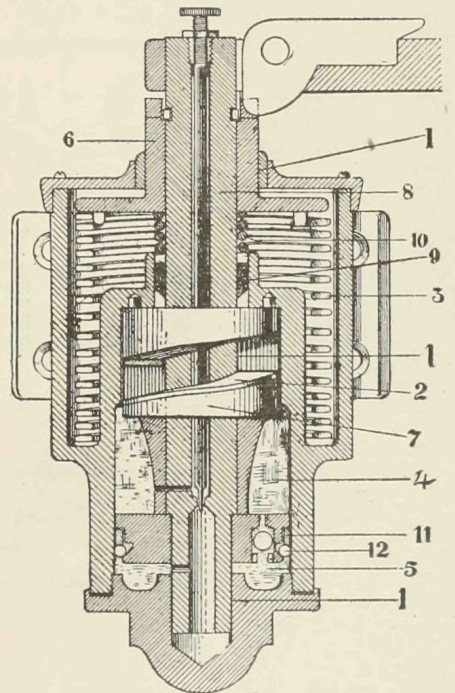
Door Check of Novel Design.

ILLUSTRATED herewith is a sketch of a new door check operating on a novel principle that is being introduced by the Modern Door Check Company, 134 South Clinton street, Chicago, Ill., the two conspicuous features of which are the torsion type of spring on which the strain is quickly divided under all conditions, thereby minimizing the possibility of breakage and the vertical liquid chamber which is kept constantly full by the extra feed chamber provided to prevent the door jerking or pounding. The check is also securely packed to prevent leakage, and the automatic take-up and phosphor-bronze bearings are additional improvements in its strength and constructive simplicity. The shaft is supported at the top and bottom and in the center, thus assuring perfect alignment. The phosphor-bronze bearing on the cams carries the load when the door is checked. In this connection

the wear is taken up by the spring having a lifting tension, the lower cam being pinned to the shaft, and the spring winder keyed to the shaft, assuring the bearings of pulling together. This prevents jerking or pounding and the door is always controlled smoothly from the time of release until closed. When the turnbuckle arm is lengthened it will allow the main arm to extend beyond right angles and the liquid release becomes operative and gives full spring length just at the closing point and snaps the latch. The piston ring retainer automatically takes up any wear that may develop on the piston rod. The provision made for packing is a feature



especially adapted for the prevention of leakage during transportation. The illustration shows the packing far above the liquid, so that when the check is on



the door there is no possibility of the liquid coming in contact with the packing. The door checks are made in three sizes, with reversible corner, hanging, or flush brackets. The component parts have been numbered: 1 being the main shaft; 2 phosphor-bronze bearing on the cams; 3, fifteen coil torsion type flat wire spring; 4, extra feed chamber; 5, liquid chamber; 6, spring winder; 7, lower cam; 8, shaft; 9, packing; 10, compression spring; 11, piston ring, and 12, piston ring retainer.

CURRENT BUILDING OPERATIONS

New Apartment House on Washington Heights Which Combines Many New Features for Convenience of Tenants

RENTING a new apartment house in its entirety before completion is a difficult problem in these days, particularly when so much is heard on every side about the overproduction and the great number of "to let" signs to be seen upon houses of this type in all section of the city. Still this has been accomplished, and without a single rental concession. An apartment to be rented in this manner must, of course, contain distinctive features, and have much to commend it, or it would not have proved so attractive to prospective tenants. These facts are quite true of the apartment house which is now nearing completion at 556 West 180th street, Manhattan.

Schwartz and Gross, of 347 Fifth avenue, are the architects who prepared the plans and specifications for this building, and it has been erected under their supervision. They have given much thought and study to apartment house design in general, from the view point of permanent rentals and satisfied tenants, and the result of their study, particularly in this case, has proved that their ideas in regard to the requirements of strictly modern apartments are feasible and advantageous to both owners and tenant.

This new structure, which is five stories and basement in height, occupies a plot 75x100 feet in the north side of West 180th street, near St. Nicholas avenue. It is a neighborhood of new apartments for which comparatively high rentals are obtained, many times for apartments poorly planned and which in another section of the city would have rented for much less money.

The exterior of the building is designed in a simple style, and without excess of ornamentation. The front is of light buff brick with a granite base, and sills, lintels and pilasters of buff Indiana limestone. Cornices are well designed of galvanized iron, painted to match the stone trim. The five floors are arranged in separate suites or apartments of three, four, and five rooms and bath, six apartments to a floor.

Probably the prime reason for the immediate success in renting this apartment house lies in the fact that all rooms are considerably larger than are usually to be found in apartments of this class. In many cases an extra room could have been squeezed into the suite, but this has been omitted in order to obtain larger and better proportioned rooms. This seeming sacrifice has proved advantageous, however,

as a renting proposition, for as a consequence to the increased size of these rooms, they are much better lighted, and better ventilated than would have been possible had the rooms been made

finish. The bathrooms have tiled wainscot and floors, and the plumbing fixtures are of white porcelain of a better quality than is usually to be found in apartments except of the very highest class. Showers have also been installed, and the bathrooms are complete as to toilet accessories, which are of brass, nickel plated.

Particular attention has been given to the kitchens in this building. These rooms are large enough to allow the proper placing of fixtures and are so arranged as to provide for the maximum efficiency in the preparation of meals, and the necessary kitchen work. The equipment of all kitchens consists of a gas range with elevated oven, white porcelain sink and wash trays, refrigerator, dumb-waiter, dish and broom closets. Each apartment has an ample number of commodious "built in" closets and wardrobes, well placed in relation to the rooms they serve.

Still another reason why this building has proved so easy to rent is the fact that much thought and study has been expended upon the decorative scheme of the various suites, for it is here that care and good taste on the part of the owner and architect is most apparent to the tenant. Wall papers have been selected and hung with due regard to the use of the separate rooms, and in colors that will not detract from the natural light. The trim throughout, in design, is quite plain, without elaborate moldings. The lighting fixtures have been well placed, and were selected

for their modest, yet dignified, lines. It has proved an easy proposition to obtain tenants for a building which is designed and built properly, and the tenants, as a class, are sure to be better in character and more permanent than is usually the case in most apartments.

Excellent rapid transit facilities have no doubt been an influencing factor which decided a number of tenants to lease apartments in this building, as accommodations are provided for travel in all directions. One block north is 181st street, the main east and west artery of the Washington Heights section. Direct communication with all parts of the Bronx is afforded by way of the trolleys which operate over

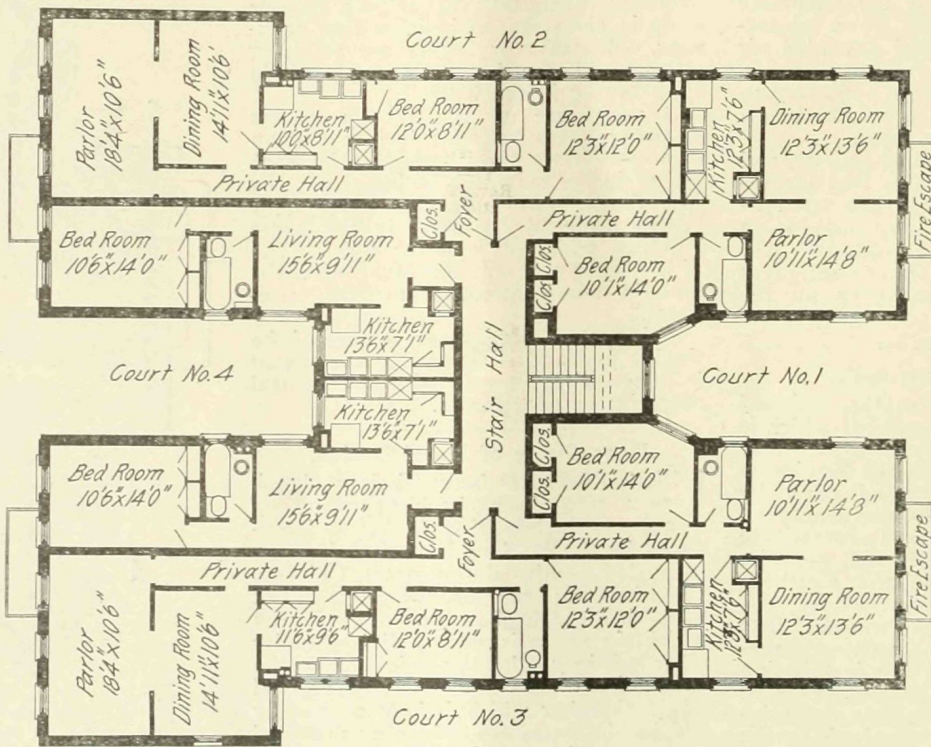
Washington Bridge. These cars have their Manhattan terminal at the subway station at St. Nicholas avenue and 181st street. The subway provides the best method of travel southward to lower Manhattan and Brooklyn and northward to Van Cortlandt Park.



Schwartz & Gross, Architects.
NO. 556 WEST 180TH STREET.

smaller. Four large courts, two side, one front, and one rear, assure the best possible light and proper ventilation to all rooms. Another reason for the popularity of this building can be traced to the fact that only the best workmanship and the highest type of materials were used throughout. Alexander McDowell, the owner and builder of this apartment house, has had a long experience

here that care and good taste on the part of the owner and architect is most apparent to the tenant. Wall papers have been selected and hung with due regard to the use of the separate rooms, and in colors that will not detract from the natural light. The trim throughout, in design, is quite plain, without elaborate moldings. The lighting fixtures have been well placed, and were selected



A WELL ARRANGED FLOOR PLAN.

in the building trade, with an enviable reputation for honest building.

Interior woodwork and trim throughout is of chestnut and white pine. The finish in all rooms with the exception of the kitchen is in white enamel. All floors are of hardwood, or parquet with waxed

Contract for Brooklyn Playground.

T. J. Buckley Construction Co., 303 Fifth avenue, Manhattan, has received the general contract for the construction of the Betsy Head Memorial Playground and Recreation Center in the Brownsville section of Brooklyn. The work is being done under the jurisdiction of the Public Recreation Commission of the City of New York. Henry B. Hertz, architect, 32 West 31st street, has prepared the plans. The project includes a field 310x410 feet, with a quarter mile running track, open-air swimming pool, 50x100 feet; open-air and indoor gymnasium for men, a field house and four shelter houses. The cost will be over \$100,000.

Building for Furniture House.

John McKeefrey, 1416 Broadway, Manhattan, has received the general contract to erect a store and loft building at 33-35 Flatbush avenue, Brooklyn. The building will be of brick, limestone and terra cotta. It will be seven stories in height and will be strictly fireproof. The plot covered will be 50x100x25 feet, and runs through the block to 72 Rockwell place. The plans were prepared by Frederick Putnam Platt, architect, 1123 Broadway, and Henry L. Norris, 32 Liberty street, is the owner. The new building has been leased to B. G. Lattimer & Sons Co., dealers in furniture and carpets, who will occupy it as a warehouse and salesrooms.

Contract Awarded for Factory.

J. Odell Whitenack, 231 West 18th street, New York City, has received the general contract for the erection of a factory building in Long Island City. The building will be located at Williams street and Harris avenue and will be five stories in height, of brick and reinforced concrete. Construction will be fireproof throughout. It will cover a plot 90x161 feet. The building is owned by Frederick Ayer, of Boston, and has been leased for a long term to the Sterling Gum Co., 111 Fifth avenue, New York City.

Contract for Fourth Avenue Loft.

A general contract was awarded this week to R. H. Casey, 246 West 16th street, New York City, for the erection of a three-story store and loft building at 451-453 Fourth avenue. The building is to be erected for the Ogden Goelet Estate, 9 West 17th street, owners, from plans and specifications prepared by John H. Duncan, architect, 347 Fifth avenue. The building will cover a plot 50x100 feet.

K. of C. Contemplate Building.

New York Chapter, Knights of Columbus, is raising funds to be used for the purchase of a site and the erection of a modern clubhouse which will cost about \$150,000. At the present time no definite details have been decided upon nor has an architect or site been selected. Action will probably not be taken until after January 1, 1915. Wm. P. Myhan, 120 Franklin street, N. Y. C., is chairman of the committee in charge.

New Dormitory for Jones Institute.

John D. Cosgrove, Glen Cove, L. I., was awarded the general contract to build a dormitory building near Hicksville, L. I., for the Jones Institute, Hicksville; Charles Berner, Sea Cliff, L. I., president. The structure will be of brick, two stories in height, 40x100 feet, with two wings 30x72 feet each. S. J. Stammers, 500 Fifth avenue, New York City, and Frederick Briggs, Plandome, L. I., associated architects, prepared the plans. The operation will cost about \$65,000.

Contemplated Apartment.

I. Randolph Jacobs, 30 East 42d street, who recently purchased the property at 159-165 East 79th street, will probably erect a modern apartment house there in the near future. No plans have been prepared, nor have details been definitely decided upon.

Architect May Build Apartments.

John P. Boyland, architect, 2526 Westchester avenue, the Bronx, who recently purchased the block front on the west side of River street, Field place to 184th street, and contemplates improving the same with two five-story apartment houses. No details have been decided as yet. Owner will prepare the plans and take all estimates.

South Norwalk Contemplates Hospital.

The Norwalk Hospital Association, Christian Schwartz, president, contemplates the erection of a modern hospital building on Connecticut avenue, South Norwalk, to cost in the neighborhood of \$75,000. The architect for the building will probably be decided upon by a competition which will possibly be announced next month. Definite details have not been decided upon.

Improvement for Sun Site.

Frederick Putnam Platt, architect, 1123 Broadway, has been retained by the Sun Printing & Publishing Co. to prepare plans and specifications for the building to replace the one occupied by the New York Sun publication for a number of years at the southeast corner of Nassau and Frankfort streets. While the improvement will mean virtually a new structure, technically speaking, it must be classed as an alteration, as it is planned to utilize one and possibly part of another of the present interior walls. The rest of the building will be newly constructed and it will be built to a height of three, five or seven stories, as will be determined later. The basement, sub-basement and first floor stores have been leased for a long term to David A. Schulte, as announced in another column of this issue.

NO ARCHITECTS SELECTED.

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

BROOKLYN, N. Y.—The Prospect Park Branch Y. M. C. A., 359 9th st., contemplates the erection of a dormitory building at 351-355 9th st. An architect will not be considered until about December 5.

BALDWIN, L. I.—The Board of Education of Baldwin (Nassau Co.), Dr. J. Steel, president, is receiving competitive sketches for a school here to cost about \$40,000. No architect selected.

JERSEY CITY, N. J.—The Hamilton Manufacturing Co., Hamilton, Wis., lessee of land and owner and builder, contemplates the erection of a warehouse here in the Communipaw section. No architect is selected. The American Type Founders Co., Communipaw av., owner of land.

MIDDLETOWN, N. Y.—St. Paul's M. E. Church, R. Irving Watkins, pastor, 58 West Main st., contemplates the erection of a 2½-sty frame parsonage at 115 West Main st., to cost about \$8,000. No architect selected.

NORTH TONAWANDA, N. Y.—The Electric City Lodge, No. 663, I. O. O. F., contemplates the erection of an Odd Fellows temple here. No architect has been retained.

SALAMANCA, N. Y.—The Holy Cross Polish Catholic Society, Rev. Father Emick, pastor, contemplates the erection of a church here. No architect selected.

GREAT KILLS, S. I.—Joseph A. Wasserman, 2111 Southern Boulevard, Manhattan, contemplates the erection of a group of residences at Dewey, Schley and Shafter avs. No architect selected.

NEWARK, N. J.—The First Congregational Jube Memorial Church, Rev. T. Aud Muffatt, pastor, 68 Van Ness pl., contemplates rebuilding the stone church at Clinton av and Wright st. Cost, about \$30,000. No architect selected.

LARCHMONT GARDENS, N. Y.—Adriann C. Petitpain, 507 5th av, Manhattan, contemplates the erection of a 2½-sty frame residence. No architect selected.

POUGHKEEPSIE, N. Y.—Competition will close October 5 for the \$150,000 city hall at the southeast corner of Main and Washington sts for the city of Poughkeepsie. D. W. Wilbur, mayor, Municipal Building.

NASSAU COUNTY.—The Board of Supervisors of Nassau County, Philip J. Christ, chairman, Hyde Park, L. I., contemplates the erection of a tuberculosis hospital here, to cost about \$75,000. The public will vote on proposition in November.

PLANS FIGURING.**DWELLINGS.**

MORRISTOWN, N. J.—Plans are being figured for a 2½-sty terra cotta block and stucco residence for Frederick P. Humphreys, care of architect, Harrie T. Lindeberg, 2 West 47th st., Manhattan. Cost, about \$150,000.

WARWICK, N. Y.—Mason R. Strong, 7 Wall st., Manhattan, architect, is taking bids on general contract for a 2½-sty hollow tile and brick veneer residence on Colonial av for Morris Rutherford, this place. Cost, about \$25,000.

SUMMIT, N. J.—Wharten Green, care of the Beaver Construction Co., 22 William st., Manhattan, is taking bids to close about September 28 for a 2½-sty brick and stucco residence, 40x35 ft., from plans by F. G. Hasselman, 30 East 42d st., Manhattan. Cost, about \$16,000.

COLD SPRING HARBOR, L. I.—Murphy & Dana, 331 Madison av, Manhattan, architects, are taking bids for a 2½-sty residence and garage, 40x85 ft., for Donald Scott, 9 East 9th st., Manhattan. Clark, MacMullen & Riley, 101 Park av., Manhattan, heating, lighting and plumbing engineers. Chas. Leavitt, 220 Broadway, Manhattan, landscape architect. Cost, about \$125,000.

MUNICIPAL WORK.

PLAINFIELD, N. J.—The Joint Municipalities of Plainfield, North Plainfield and Dunellen, James T. McMurray, 151 North av., Plainfield, is taking bids for a sewerage disposal plant system at Darling Farm, from plans by George W. Fuller, 107 Broadway, Manhattan, engineer. Cost, about \$400,000.

PUBLIC BUILDINGS.

EAST ORANGE, N. J.—Bids will close September 30 at 8.30 p. m. for alterations and additions to the library at Main st and Munn av for the East Orange Public Library, Board of Trustees, Ed. O. Stanley, president. Hobart A. Walker, 437 5th av, Manhattan, architect. Cost, about \$40,000.

CONTEMPLATED CONSTRUCTION.**Manhattan.****APARTMENTS, FLATS AND TENEMENTS.**

PARK AV.—Warren & Wetmore, 70 East 45th st., have nearly completed plans for a 12-sty apartment house, 100x125 ft., at the northwest corner of Park av and 54th st for the N. Y. Central & Hudson River R. R. Co., 70 East 45th st., owner of land; 400 Park Av. Co., care of Fullerton-Weaver Co., 1 Madison av., lessee of land and owner of building.

LEXINGTON AV.—Hertz & Siegel, 820 East 168th st., are preparing sketches for alterations to the 5-sty tenement southwest corner of Lexington av and 51st st for Isaac Koch, Hotel Theresa, 7th av and 125th st. Cost, between \$15,000 and \$20,000.

CHURCHES.

137TH ST.—Ludlow & Peabody, 101 Park av., have completed plans for a 1 and 2-sty brick and stone church and school, 40x90 ft., in the north side of 137th st, between Lenox and 7th avs, for St. James Presbyterian Colored Church, care of Church Extension Committee of Presbytery of New York, 156 5th av.

DWELLINGS.

227TH ST.—Moore & Landsidel, 148th st and 3d av, Bronx, are preparing plans for a 1½-sty frame residence, 22x50 ft., at 116 West 227th st for Sophia Hummel, 22 Marble Hill av. Cost, about \$4,000.

FACTORIES AND WAREHOUSES.

WEST BROADWAY.—C. P. H. Gilbert, 25th st and Broadway, architect, will soon take bids on general contract for alterations to the 10-sty brick and stone warehouse, 100x100 ft., at West Broadway, Franklin and Hudson sts for Francis H. Leggett & Co., 13th av and 27th st. Cost, about \$80,000.

MUNICIPAL WORK.

MANHATTAN.—Plans have been completed privately for the reinforced concrete, wood piling, 650x80 ft., Pier C. at the N. Y. Navy Yard, for the U. S. Government, Navy Department, H. R. Stanford, Chief Bureau of Yards & Docks, Washington. Cost, about \$150,000. Bids will likely be called for about Oct. 20.

SCHOOLS AND COLLEGES.

MANHATTAN.—The Board of Education opened bids September 21 for materials to be furnished for machine shop for P. S. 100. No bids were received for item 1 and 2. For item 3, National Fireproofing Co. was low bidder at \$614. For item 4, H. C. Stowe Construction Co. at \$570. For item 5, Emanuel Trubner, at \$426.

Bronx.**APARTMENTS, FLATS AND TENEMENTS.**

SEABURY PL.—Goldner & Goldberg, 391 East 149th st., are preparing sketches for a 5½-sty apartment, 149x111 ft., at the corner of Seabury pl and Charlotte st for Isadore Robinson, 685 East 127d st.

184TH ST.—Lucian Pisciotta, 391 East 149th st., is preparing plans for a 5-sty apartment, 50x82 ft., at the northwest corner of 184th st and Ryer av for a building corporation to be formed. Cost, about \$50,000.

GRAND CONCOURSE.—The Tremont Architectural Co., 401 East Tremont av, is preparing plans for two 5-sty tenements, 50x78 ft., on the west side of Grand Concourse, 100 ft. south of Field pl, for P. J. Kearns, 2311 Grand Concourse, owner and builder. Cost, about \$100,000.

PARK AV.—Goldner & Goldberg, 391 East 149th st., have prepared plans for a 5-sty apartment house, with stores, on a plot 75x100 ft., at the northeast corner of Park av and 183d st, to cost \$70,000, for the Isaac Leader Realty Corporation, care Brand & Silverstein, 4014 Park av.

STEBBINS AV.—M. Zipkes, 405 Lexington av, has completed plans for a 6-sty tenement, 50x100 ft., on the east side of Stebbins av, 563 ft. north of 165th st, for Louis E. Kleban, 1714 Crotona Park East. Cost, about \$55,000.

DWELLINGS.

LIEBIG AV.—The Tremont Architectural Co., 401 East Tremont av, have completed plans for a 2-sty frame residence, 47x25 ft., on the west side of Liebig av, south of 261st st, for William A. Kenny, 420 West 259th st. Cost, about \$3,500.

SCHOOLS AND COLLEGES.

THE BRONX.—All bids were laid over for alterations and repairs to heating and ventilating apparatus in Morris High School.

Contemplated Construction—Bronx, Continued.

THE BRONX.—Bids were opened by the Board of Education September 21 for installing heating and ventilating apparatus, Pump & Paul, low bidders at \$13,951, and for installing temperature regulation in additions to and alterations in P. S. 21, Johnson Service Co., at \$1,600.

STABLES AND GARAGES.

COTTAGE PL.—Fred Hammond, 391 East 149th st, has completed plans for a 2½-sty brick stable on the east side of Cottage pl, 52 ft. south of Crotona Park South, for Mr. Brinkworth, care of architect. Cost, about \$15,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.
BARRETT ST.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty tenement, 50x83 ft., in the west side of Barrett st, 100 ft. north of Sutter av, for Mayer Rouman, 127 West 41st st, Manhattan. Cost, about \$25,000.

7TH AV.—Arthur H. Carlson, 157 Remsen st, has completed plans for a 4-sty tenement at the northeast corner of 7th av and 41st st for the Hynes Real Estate Co., 41 Court st, owner and builder. Cost, about \$50,000.

7TH AV.—A. H. Carlson, 157 Remsen st, has completed plans for a 4-sty tenement, 50x88 ft., on the east side of 7th av, 50 ft. north of 41st st, for the Hynes Real Estate Co., 41 Court st, owner and builder. Cost, about \$50,000.

MILLER AV.—Cohn Bros., 361 Stone av, have completed plans for three 4-sty tenements, 50x83 ft., on the east side of Miller av, 50 ft. north of Belmont av, for the Expert Building Co., 146 Pitkin av, owner and builder. Cost, about \$90,000.

GLENMORE AV.—Cohn Bros., 361 Stone av, are preparing plans for two 4-sty tenements, 30x90 ft., at Glenmore and Georgia avs for the Igan Holding Co., S. Saususky, president, 312 Hopkinson av, owner and builder. Cost, about \$10,000.

COOPER ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty tenement with stores, 50x89 ft., in the north side of Cooper st, 15 ft. west of Central av, for Wallis, Inc., S. Wallerstein, president, 318 Williams av, owner and builder. Cost, about \$25,000.

WARWICK ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for two 3-sty tenements, 22x15 ft., in the east side of Warwick st, 150 ft. north of New Lots rd, for the Warwick Improvement Co., S. Etlinger, president, 635 Asarod st, owner and builder. Cost, about \$22,500.

CLARENDON RD.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty brick tenement, 40x89 ft., on the south side of Clarendon rd, 40 ft. east of Bedford av, for the Conrad Realty Co., Morris Kalt, president, 5306 13th av, Brooklyn. Cost, about \$25,000.

DIVISION AV.—Chas. M. Straub, 147 4th av, Manhattan, is preparing plans for two 6-sty stores and tenements, 40x107 ft., on Division av for Pincus Matzman, 64 Allen st, Manhattan. Cost, about \$35,000.

12TH AV.—Work will soon start on two 4-sty tenements, 50x85 ft., on the north side of 12th av, 50 ft. east of 51st st, for Paul Connelly, New Utrecht av and 52d st, owner and builder. A. G. Carlson, 157 Remsen st, architect. Cost, about \$25,000 each.

ELMORE PL.—Shampan & Shampan, 772 Broadway, have prepared plans for two apartments on the east side of Elmore pl, 99.10 ft. south of Newkirk av, and on the west side of Delamore pl, 100.2 ft. south of Newkirk av, for Max Stein. Cost, about \$90,000.

MILLER AV.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty tenement, 50x84 ft., at the northeast corner of Miller and Belmont avs for the Expert Building Co., Max Newfeld, president, 1476 Pitkin av, owner and builder. Cost, about \$30,000.

DWELLINGS.

6TH AV.—William Debus, 86 Cedar st, is preparing plans for nine 2-sty residences, 21x33 ft., at the northeast corner of 6th av and 80th st for the Henry Roth Building Co., 1560 Myrtle av, owner and builder. Cost, about \$31,500.

VOORHIES AV.—C. Infanger & Son, 2634 Atlantic av, are preparing plans for six 2-sty brick residences, 20x32 ft., on the north side of Voorhies av, 174 ft. west of Sheephead Bay rd, for Chas. Lindenbaum, builder, care of architects. Cost, about \$3,500 each.

23D ST.—C. Infanger & Son, 2634 Atlantic av, are preparing plans for nine 2-sty residences, 15x32 ft., in the west side of East 23d st, 100 ft. south of Vanderveer pl, for Chas. Goel Construction Co., 2586 Bedford av, owner and builder. Total cost, about \$27,000.

AV I.—The Ascutey Realty Co., 1721 Av J, contemplates the erection of a 2½-sty residence at Av I and East 19th st, from plans by S. H. Cutting, 1721 Av J. Cost, about \$15,000.

PITKIN AV.—Cohn Bros., 361 Stone av, are preparing plans for five 3-sty brick residences, stores and offices, 20x75 ft., at the corner of Pitkin av and Chester st for D. Isaacowitz, 316 Hopkinson av, owner and builder. Cost, about \$30,000.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were opened by the Board of Education Sept. 21 for installing heating and ventilating apparatus in P. S. 178. Leslie Heating Corporation low bidder at \$53,825. For installing temperature regulation in same school, Johnson Service Co., at \$5,241.

BROOKLYN.—The Board of Education opened bids September 21 for installing electric equipment in new P. S. 179. Jandous Elec. Equipment Co., Inc., low bidder at \$10,297.50.

STABLES AND GARAGES.

ALBANY AV.—H. R. Harvie, 4th av and 9th st, is preparing plans for a 1-sty brick garage, 20x191 ft., on the west side of Albany av, 120 ft. south of Herkimer st, for J. W. Sullivan, 156 Hewes st. Cost, about \$15,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, has completed plans for four 3-sty tenements, 28x68 ft., in the south side of Palmetto st, 176 ft. east of Fresh Pond rd, for Valentine Leiser, 712 Prospect st, owner and builder. Cost, about \$40,000.

LONG ISLAND CITY.—Frank Chmelik, 796 2d av, Astoria, has completed plans for a 3-sty apartment, 25x75 ft., in the west side of Albert st, 200 ft. north of Ditmas av, for M. L. Cettel, corner of 4th and Wolgast avs. Cost, about \$8,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for a 3-sty tenement, 28x72 ft., in the south side of Palmetto st, 92 ft. east of Fresh Pond rd, for Valentine Leiser, 712 Prospect av, Brooklyn, owner and builder. Cost, about \$10,000.

SCHOOLS AND COLLEGES.

QUEENS.—Bids were laid over for alterations and repairs to heating and ventilating apparatus in P. S. 90, for the Board of Education.

Westchester.

CHURCHES.

HARTSDALE, N. Y.—Crow, Lewis & Wickenhoefer, 200 5th av, Manhattan, have nearly completed plans for a stone church, 40x90 ft., at Walworth and Greenacres avs, for the Hitchcock Memorial Presbyterian Church, F. Rutledge Davis, in charge. Cost, about \$25,000.

DWELLINGS.

CRESTWOOD, N. Y.—W. S. Moore, 30 East 42d st, Manhattan, has completed plans for a 2½-sty frame and stucco residence, 25x25 ft., on Pennsylvania av, for A. W. Thorn, 29th Precinct of New York, 163 East 51st st, Manhattan. Cost, about \$5,000.

NEW ROCHELLE, N. Y.—S. N. Castle, Chatsworth av, Larchmont, contemplates the erection of a residence at Davensport Neck, from plans by Carrere & Hastings, 225 5th av, Manhattan.

MOUNT VERNON, N. Y.—S. A. Guttenberg, Proctor Building, is preparing plans for a 2½-sty frame and stucco residence on Claremont av, north of Lincoln av, to cost about \$8,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—(Sub.)—Brandt & Sibbald, 467 East 155th st, have received the plumbing contract for the 6-sty apartment, 39x87 ft., on the east side of Bradhurst av, 79 ft. south of 153d st, for the Loyal Building Co., 391 East 149th st. Frankfort & Kirschner, 830 Westchester av, architects. Cost, about \$50,000.

MANHATTAN (sub.)—The contract for the concrete piles has been awarded to the Raymond Concrete Pile Co., 140 Cedar st, for two 13-sty apartments at Broadway, 84th st and West End av, for the Paterno Construction Co. Schwartz & Gross and G. Ajello, architects.

BAYSHORE, L. I.—The H. H. Smith Building Co., East Main st, has received the general contract to erect a 2-sty frame, stucco and brick store and apartment, 30x70 ft., in Main st for Mrs. E. Cohn, 283 South Ocean av, Patchogue, L. I. Claude Conkin, 215 North Ocean av, Patchogue, architect. Cost, about \$6,000.

EAST ORANGE, N. J.—Thomas G. Smith, 93 Norman st, East Orange, has received the general contract to erect a 2-sty frame and stucco flat, 40x56 ft., in the east side of Amherst st, near Central av, for Mrs. Emma Staples, 253 Amherst st. Alfred Walters, Clinton st, Newark, architect. Cost, about \$6,000.

BANKS.

NEWARK, N. J.—Edward M. Waldron, Inc., 207 Market st, has received the general contract to erect the 1-sty limestone and hollow tile annex bank building at 210 Ferry st for the Ironbound Trust Co., 2 Ferry st, from plans by J. H. & W. C. Ely, Firemen's Building. Cost, about \$18,000.

CHURCHES.

GLENDALE, L. I.—Horsch Bros., 222 Globe av, Jamaica, have received the general contract to erect a 1-sty and basement church, 33x66 ft., at Central av and Hooker st for the Evangelical Church, Rev. P. Beck, pastor, 63 Linden st. Louis Allmendinger, 926 Broadway, Brooklyn, architect. Cost, about \$6,000.

RARITAN, N. J.—Hall Bros., Sommerville, N. J., have received the general contract to erect a brick church, 44x108 ft., for St. Joseph's Slovak Church, care Diocese Bishop McPaul, Trenton, N. J. N. P. Enderbrick, American Mechanic Building, Trenton, architect. Cost, about \$25,000.

DWELLINGS.

GREENWOOD LAKE, N. J.—Welch Bros., Warwick N. Y., have received the general contract to erect seven 1½-sty frame cottages, 33x26 ft., for the Ringwood Co., R. M. Eklings & Co., 152 Market st, Paterson. Robert C. Hutchinson, 126 Liberty st, Manhattan, architect. Total cost, about \$25,000.

JERSEY CITY, N. J.—Geo. P. Foote, 21 Gautier av, has received the general contract to erect sixteen 2-sty frame residences in the north side of Beach st, between Germania and Tonnelle avs, for Margaret J. Crawford, care of general contractor. Total cost, about \$40,000. Plans were prepared privately.

NYACK, N. Y.—James Rooney, Nyack, has received the general contract to erect a 2½-sty frame and brick residence, 102x30 ft., on Highland av for Walter B. Duryea, Highland av. James Stewardson, 419 West 118th st, Manhattan, architect. Cost, about \$35,000.

WEST NEW YORK, N. J.—Dominick Orlando, at site, has received the general contract to erect the 2-sty brick residence in the south side of 9th st, 150 ft. east of Palisade av, for Joseph F. and Antonio Majorie, care of architect, Robert E. Dixon, Jr., 148 Bulls Ferry rd, Weehawken, N. J. Cost, about \$4,500.

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PELHAMWOOD, N. Y.—Joseph Mulholland, 18 Burling Lane, New Rochelle, has received the general contract to erect a 2½-sty frame and stucco residence, 30x40 ft., for Miss Julia Fleischman, care of Fleischman Baths, 47 West 42d st, Manhattan. W. S. Moore, 30 East 42d st, Manhattan, architect. Cost, about \$9,000.

NEW ROCHELLE, N. Y.—George Watson, 228 Huguenot st, has received the general contract to erect a frame residence at Beechmont, for J. W. McAuliffe, 200 5th av, Manhattan. Jackson, Rosencrans & Waterbury, 1328 Broadway, Manhattan, architects.

MOUNT VERNON, N. Y.—Oscar Johnson, Dunham av, has received the general contract to erect a 2½-sty hollow tile and stucco residence, 35x25 ft., on the north side of Fulton av, between Sidney and Lincoln avs, for Chas. Armsheiner, North Terrace av. S. A. Guttenberg, Proctor Building, architect. Cost, about \$7,000.

FANWOOD, N. J.—Frank Austin, 625 Gherardi st, Woodhaven, has received the general contract to erect a 2-sty hollow tile and stucco residence on Hunter av, for Thomas W. and Alida Reid, care of architect, William J. Lodge, 749 Broadway, Bayonne. Cost, about \$6,000.

FACTORIES & WAREHOUSES.

MANHATTAN (sub.)—The Raymond Concrete Pile Co., 140 Cedar st, has received the contract for concrete piles for foundation of Austin-Nichols Co. service building at 221 East 129th st. Hopkins & McEntee, architects. Turner Construction Co., general contractor.

OHIO (sub.)—The Raymond Concrete Pile Co., 140 Cedar st, Manhattan, has received the contract for concrete piles for foundation of factory for the Fifty Associates Co., at Orange st and St. Clair st, Toledo, O. Mills, Rhines, Bellman & Nordhoff, architects. Also for foundations of the Y. M. C. A. building at Canton, Ohio. Edward J. Landor, contracting engineer. Shattuck & Hussey, architects.

HOTELS.

MANHATTAN (Sub.)—George Brown & Co., 286 5th av, have received the cut stone contract and Garman Bros., 322 East 75th st, the ornamental iron for the 12-sty apartment hotel at 200-202 West 59th st, southwest corner of 7th av, for Sol Bloom, 236 West 42d st. Buchman & Fox, Madison av and 42d st, architects. The Hedden Construction Co., 1 Madison av, general contractor. Cost, about \$125,000.

PUBLIC BUILDINGS.

GLEN GARDNER, N. J.—Langan Engineering & Construction Co., 75 Montgomery st, Jersey City, has received the general contract to erect a 2-sty brick and stucco dining room for the State of New Jersey, Department of Charities & Correction, Dr. S. B. English, this place. George S. Drew, State House, Trenton, architect. Cost, about \$10,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—M. Reid & Co., Inc., 114 West 39th st, have received the general contract to erect the 6-sty brick and limestone parochial

school at 147-155 St. Nicholas av, corner of West 118th st, for the R. C. Church of St. Thomas the Apostle, Rev. Father J. B. McGrath, pastor, 262 West 118th st. F. A. DeMeuron, 31 East 37th st, architect. Cost, about \$85,000.

STABLES AND GARAGES.

BROOKLYN.—Frank M. Walsh, 374 Hamilton av, has received the general contract to erect a 2-sty brick garage and store, 40x100 ft., at the northeast corner of Court and Bergen sts, for James J. Fox, care of architect, W. J. Conway, 400 Union st. Cost, about \$15,000.

STORES, OFFICES AND LOFTS.

WEST HOBOKEN, N. J.—Flynn & Katz, at site, have received the general contract to erect a 2-sty store and bakery, 31x118 ft., at 624 Central av for M. Schneider, Hackensack Plank rd, near Central av. William Mayer, Jr., 693 Bergenline av, West New York, architect. Cost, about \$11,000.

BROOKLYN (Sub.)—The National Bridge Works, 1123 Broadway, Manhattan, has received the structural steel contract for the 7-sty store and loft building, 50x100x25 ft., 33-33½ and 35 Flatbush av for Henry L. Morris, 32 Liberty st, Manhattan. B. G. Latimer & Sons Co., corner Flatbush av and Fulton st, lessee. Frederick Putnam Platt, 1123 Broadway, Manhattan, architect. Cost, about \$85,000.

MAPLEWOOD, N. J.—Patrizio & Hendrickson, Inc., 340-342 East 27th st, Manhattan, have received the general contract to erect a 1-sty brick and stucco store on Maplewood av, 75 ft. south of Highland pl, for Samuel H. Ross, 15 Maplewood av. Lucius Clark Main, 1 Mountain av, architect. Cost, about \$9,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Borough of Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
PARK AV. 400, n w cor 54th st, 12-sty brick fireproof apartment house; cost, \$500,000; owner, 400 Park Ave. Co., Inc., S. F. Weaver, president, 30 East 42d st; architects, Warren & Wetmore. Plan No. 323.

PARK AV. 1153-1159, 12-sty brick fireproof apartment house, 116x139; cost, \$450,000; owner, Akron Bldg. Co., Leo S. Bing, president, 119 West 40th st; architect, Robert T. Lyons, 119 West 40th st. Plan No. 321.

MISCELLANEOUS.

GRAND CENTRAL TERMINAL YARD, 284 ft. n 42d st, 225 ft. w Lexington av, 2-sty brick signal tower, 15x31; cost, \$4,500; owner, N. Y. Central & Hudson R. R. Co., Alfred H. Smith, president, Grand Central Station; architect, Wm. J. Thornton, 70 East 45th st. Plan No. 322.

ELDRIDGE ST. 160-62, 1-sty frame shed; cost, \$150; owner, 14x32 (street level); owner, Wm. Fox, 126 West 46th st; architect, L. A. Sheinart, 194 Bowery. Plan No. 324.

Borough of the Bronx.

DWELLINGS.

182D ST. n w cor Concourse, 2-sty brick and terra cotta dwelling, tile roof, 19x32; cost, \$5,000; owner and architect, Wm. W. Havens, 2453 Valentine av. Plan No. 460.

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Plans Filed, New Buildings, Bronx (Cont.)

BASSETT AV, w s, 100 s Saratoga av, 1½-sty frame dwelling, shingle roof, 19x34; cost, \$1,800; owner and architect, Louis H. Rhuda, 1839 Cruger av. Plan No. 467.

HASKIN ST, n s, 55 e Fort Schuyler rd, 1-sty frame dwelling, tin roof, 21x46; cost, \$2,000; owner, Margaret Sonnet, 2923 Eastern boulevard; architect, John Sonnet, 2923 Eastern boulevard. Plan No. 468.

STABLES AND GARAGES.

DORRIS ST, s w cor Lyon av, 1-sty brick garage, shingle roof, 14x20; cost, \$500; owner, James V. Ganly, on premises; architect, Anton Pirner, 2069 Westchester av. Plan No. 462.

STORES AND DWELLINGS.

WESTCHESTER AV, e s, 63.9 s Mayflower av, 2-sty brick store & dwelling, gravel roof, 31.10x78.6; cost, \$10,415; owner, Carlo Marrololi, 1236 Edison av; architect, Chris F. Lohse, 428 East 83d st. Plan No. 464.

STORES, OFFICES AND LOFTS.

WEBSTER AV, w s, 129 n Fordham Road, 2-sty brick store and offices, slag roof, 25x80.8; cost, \$10,000; owner, George Hitchcock, Fordham Road and Park av; architect, Thomas H. Adams, 2322 Andrews av. Plan No. 465.

STORES AND TENEMENTS.

SOUTHERN BOULEVARD, e s, 350 n 172d st, 5-sty brick tenement, plastic slate roof, 50x88; cost, \$50,000; owners, Wauer Realty Corp., Herman Wauer, 1534 Bryant av, president; architects, Moore & Landseidel, 3d av and 148th st. Plan No. 463.

SOUTH BOULEVARD, n w cor 176th st, 5-sty brick tenement, tar and gravel roof, 57.10x106.5; cost, \$70,000; owners, Park Hill Const. Co., Harris Ratner, 779 Crotona Park North, president; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 461.

188TH ST, n s, 102.02 e Washington av, three 5-sty brick tenements, slag roof, 41x111.2, 42x111.2, 35x111.2; cost, \$120,000; owner, John O'Leary, 991 East 167th st; architect, John P. Boyland, Fordham rd and Webster av. Plan No. 466.

Brooklyn.

CHURCHES.

62D ST, n s, 200 w 22d av, 1-sty frame church, 41.6x107.8, tile roof; cost, \$15,000; owner, R. C. Church of Saint Athanasius, 2148 62d st; architect, Frank J. Helmle, 190 Montague st. Plan No. 6521.

DWELLINGS.

AV N, e s, 40 s East 12th st, 1-sty frame dwelling, 27x44, shingle roof, 1 family; cost, \$5,500; owner, Dr. Adolph H. Urban, 1433 East 10th st; architect, C. S. Haviland, 361 51st st. Plan No. 6527.

PACIFIC ST, s s, 125 w Sackman st, 2-sty brick dwelling, 24.6x26.9, tin roof, 2 families; cost, \$5,000; owner, Antonio Giglio, on premises; architect, Chas. Gallo, 60 Graham av. Plan No. 6511.

78TH ST, s w cor 20th av, fifteen 2-sty frame dwellings, 17.6x36, — roof, 1 family each; total cost, \$33,000; owner, Roth Morgan Const. Co., 1540 71st st; architect, Chas. A. Olson, 1209 68th st. Plan No. 6503.

78TH ST, s s, 176.6 w 20th av, fifteen 2-sty frame dwellings, 17.6x36, — roof, 1 family each; total cost, \$33,000; owner and architect, as above. Plan No. 6504.

EAST 9TH ST, e s, 180 n Av J, 2½-sty frame dwelling, 24x39.8, shingle roof, 1 family; cost, \$5,000; owner, H. W. & A. M. Buckley Co., 1044 East 15th st; architects, Slee & Bryson, 154 Montague st. Plan No. 6562.

EAST 9TH ST, e s, 220 n Av J, 2½-sty frame dwelling, 20x34.10, shingle roof, 1-family; cost, \$5,000; owner, H. W. & A. M. Buckley Co., 1044 East 15th st; architects, Slee & Bryson, 154 Montague st. Plan No. 6563.

EAST 32D ST, e s, 85 n Beverley rd, two 2-sty brick dwellings, 18x45, slag roof, 1 family each; total cost, \$6,000; owner, Chris. Morgensen, 3215 Beverley rd; architect, James A. Boyle, 367 Fulton st. Plan No. 6581.

SHEEPSHEAD BAY RD, n s, 59.10 e Cortland st, five 1-sty frame dwellings, 11.4x30, gravel roof, 1 family each; total cost, \$3,000; owner, Mrs. Sarah Tillis, 2739 West 29th st; architect, George H. Suess, 2966 West 29th st. Plan No. 6564.

JEROME ST, e s, 180 n Livonia av, 2-sty brick dwelling, 17x42, tin roof, 1 family; cost, \$3,000; owner, Fannie Wallen, 343 Alabama av; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 6539.

RAILROAD AV, s e cor West 32d st, 1-sty frame dwelling, 16x30, shingle roof, 1 family; cost, \$1,000; owner, Peter Hamill, on premises; architect, George H. Suess, 2966 West 29th st. Plan No. 6536.

90TH ST, s s, 100 w Battery av, 2-sty brick dwelling, 22x40, gravel roof, 2 families; cost, \$2,800; owner, Raffaele Aquino, 1239 60th st; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 6599.

VOORHIES AV, n s, 174.9 n Sheepshead Bay rd, 2-sty brick dwelling, 20x52, gravel roof, 2 families; cost, \$21,000; owner, Chas. Lindenbaum, 1838 Park pl; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 6612.

FACTORIES AND WAREHOUSES.

65TH ST, n s, 160 e 14th av, 1-sty brick storage, 58x99, iron roof; cost, \$6,000; owner, Peter Bressi, 1406 65th st; architect, S. Walter Katz, 505 5th av. Plan No. 6582.

EAST 72D ST, e s, 335 s Av V, 1-sty frame store house, 16x40, shingle roof; cost, \$500; owner, Anne Adams, "Bergen Beach"; architect, Charles G. Wessel, 1563 East 46th st. Plan No. 6566.

COFFEY ST, n s, 120 w Richard st, 1-sty brick storage, 39x97, tin roof; cost, \$500; owner, Brooklyn Fire Brick Works, 86 Van Dyke st; architect, Daniel J. Lynch. Plan No. 6583.

MELROSE ST, s s, 275 e Hamburg av, 3-sty brick shop, 42x95, gravel roof; cost, \$15,000; owner, Samuel Graber, 332 Melrose st; architect, Jacobs Liebroerth, 186 Remsen st. Plan No. 6633.

STABLES AND GARAGES.

FENIMORE ST, s s, 180 w Rogers av, 1-sty frame garage, 10.6x18, shingle roof; cost, \$200; owner, Chas. W. Smith, on premises; architect, H. R. Sweet, 1074 Prospect pl. Plan No. 6565.

DITMAS AV, n w cor East 7th st, four 1-sty frame garages, 14x18, shingle roof; total cost, \$1,200; owner, John Carr, 465 Ocean Pkway; architect, James A. Boyle, 367 Fulton st. Plan No. 6572.

BOGART ST, w s, 75 s Varet st, 2-sty brick garage, 26x42, gravel roof; cost, \$1,800; owner, Chas. Rosenblum Wrecking Co., on premises; architect, Max Hirsch, 39 Fulton st. Plan No. 6508.

HEIZEL ST, e s, 120 n Riverdale av, 2-sty brick stable, 27x53, slag roof; cost, \$3,500; owner, Independent Laundry Co., 201 Thatford av; architect, Edw. M. Adelson, 1776 Pitkin av. Plan No. 6514.

77TH ST, n s, 180 w 3d av, 1-sty frame garage, 14x20, shingle roof; cost, \$325; owner, Geo. Meierdicks, on premises; architect, Chas. Braun, 459 41st st. Plan No. 6513.

ALBANY AV, w s, 120 s Herkimer st, 1-sty brick garage, 20x19.8, — roof; cost, \$15,000; owner, J. W. Sullivan, 156 Hewes st; architect, H. R. Harvie, 848 East 34th st. Plan No. 6519.

TOWNSEND ST, s w cor Scott av, 1-sty brick garage, 40x40, slag roof; cost, \$2,500; owner, Jos. Rosenberg, on premises; architect, A. E. Hunzi, 182 Harmon st. Plan No. 6525.

AV N, e s, 40 s East 12th st, 1-sty frame garage, 16x15.6, tin roof; cost, \$500; owner, Dr. Adolph H. Urban, 1433 East 10th st; architect, C. S. Haviland, 361 51st st. Plan No. 6528.

EAST 9TH ST, w s, 140 s Av I, 1-sty frame garage, 12x17, shingle roof; cost, \$200; owner, Domenic A. Treeda, 571 8th st; architect, Geo. Gregory, 1434 East 4th st. Plan No. 6549.

WEST 15TH ST, w s, 680 n Neptune av, 2-sty brick stable, 11x16, gravel roof; cost, \$500; owner, Guiseppi Esposito, on premises; architect, W. J. Conway, 400 Union st. Plan No. 6552.

NEW JERSEY AV, e s, 90 s Stanley av, 1-sty frame stable, 20x27, gravel roof; cost, \$700; owner, Nathan Katz, on premises; architect, Morris Perlstien, 37 Fulton av, Queens. Plan No. 6541.

STORES AND DWELLINGS.

GRAVESEND AV, w s, 228.9 s Church av, 2-sty store and dwelling, 19x55, gravel roof, 2 families; cost, \$4,200; owner, August Wuest, 324 East 7th st; architect, B. F. Hudson, 319 9th st. Plan No. 6500.

GRAVESEND AV, w s, 247.9 s Church av, two 2-sty brick stores and dwellings, 14x67, gravel roof, 2 families each; total cost, \$8,400; owner, August Wuest, 324 East 7th st; architect, B. F. Hudson, 319 9th st. Plan No. 6499.

FLATBUSH AV, n e cor Clarkson av, 3-sty brick store and dwelling, 20.4x86.3, slag roof, 2 families; cost, \$7,000; owner, Brooklyn Union Bldg. Co., 44 Court st; architect, Shampian & Shampian, 772 Bway. Plan No. 6555.

FLATBUSH AV, e s, 20.4 n Clarkson av, five 3-sty stores and dwellings, 20x86.3, slag roof, 2 families each; total cost, \$35,000; owner, Bklyn. Union Bldg. Co., 44 Court st; architect, Shampian & Shampian, 772 Bway. Plan No. 6556.

STORES, OFFICES AND LOFTS.

PITKIN AV, n s, 75 e Snediker av, 4-sty brick loft, 40x88.4, slag roof; cost, \$32,000; owner, Dewey Realty Co., 2086 Douglas st; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 6625.

STORES AND TENEMENTS.

PENNSYLVANIA AV, w s, 36 n Blake av, 4-sty brick tenement, 44x89, gravel roof, 16 families; cost, \$20,000; owner, Ashwick Bldg. Co., 493 Ashford st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 6516.

PENNSYLVANIA AV, e s, 36 n Blake av, 4-sty brick tenement, 44x89, gravel roof, 16 families; cost, \$20,000; owner, Ashwick Bldg. Co., 493 Ashford st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 6517.

ST. MARKS AV, n s, 219.6 e Hopkinson av, 4-sty brick tenement, 49.6x89.9, slag roof, 20 families; cost, \$25,000; owner, Harry Malkin, 1473 East New York av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 6519.

HICKS ST, e s, 50 n Cranberry st, 5-sty brick tenement, 50.4x88, — roof, 3 families; cost, \$36,000; owner Hicks St. Corp., 26 Court st; architect, F. J. Dassau, 1373 Bway, Plan No. 6554.

THEATRES.

GRAHAM AV, w s, 50 s Powers st, 2-sty brick moving picture theatre, 50x100, tin roof; cost, \$10,000; owner, Harry J. Wornor, 717 Grand st; architect, E. J. Messinger, 394 Graham av. Plan No. 6579.

MISCELLANEOUS.

BOND ST, w s, 99.6 n Degraw st, 1-sty brick storage, 26x75, slag roof; cost, \$1,200; owner, Eliz. Zinner, 242 80th st; architects, Voss & Lauritzen, 65 DeKalb av. Plan No. 6494.

HEIZEL ST, e s, 120 n Riverdale av, 4-sty brick factory, 66.8x100, slag roof; cost, \$25,000; owner, Independent Laundry Co., 201 Thatford av; architect, Edw. M. Adelson, 1776 Pitkin av. Plan No. 6515.

7TH ST, n s, 240 w 3d av, 1-sty brick shop, 30x50, gravel roof; cost, \$2,000; owner, Paul Witt, 90 18th st; architect, B. F. Hudson, 319 9th st. Plan No. 6498.

KINGSLAND AV, e s, 170 n Nassau av, 1-sty frame shed, 35x65; cost, \$400; owner, International Cork Works, 101 Sutton st; architect, Gustave Erda, 826 Manhattan av. Plan No. 6530.

Queens.

DWELLINGS.

ELMHURST.—Lewis av, n s, 500 e Chicago av, 2½-sty frame dwelling, 17x38, shingle roof; cost, \$2,500; owner, Richard Wunderlich, 102 Park av, Manhattan; architect, H. Regelmann, 133 7th st, Manhattan. Plan No. 3021.

L. I. CITY.—8th av, w s, 825 s Broadway, 1-sty frame dwelling, 20x40, tar roof; cost, \$1,700; owner, G. Boehm, 170 11th av, L. I. City; architect, L. H. Strohmann, 158 14th av, L. I. City. Plan No. 3019.

KEW GARDENS.—Austin st, w s, opposite Pembroke pl, 2-sty brick dwelling, 42x34, tile roof; cost, \$7,500; owner, Good Homes Bldg. Co., 1123 Broadway, Manhattan; architect, owner. Plan No. 3017.

MASPETH.—Perry av, n s, 400 e Clermont av, 2-sty frame dwelling, 25x27, tin roof; cost, \$2,000; owner, Jos. Zonbrzycki, Perry av, Maspeth; architects, E. Rose & Son, Grand st, Maspeth. Plan No. 3018.

RICHMOND HILL.—Cottage av, 128, 153, 103, 178 n Jamaica av, four 2-sty frame dwellings, 18x30, shingle roof; total cost, \$8,000; owner, A. Brezinski, Cottage av, Richmond Hill; architect, H. Spaulding, Fulton st, Jamaica. Plan Nos. 3013-3014-3015-3016.

DOUGLASTON.—Main av, 100 n Cedar av, 2½-sty brick dwelling, 44x26, shingle roof; cost, \$10,000; owner, Miss R. Small, 162 West 54th st, Manhattan; architect, N. McGlashen, Douglaston. Plan No. 3024.

FLUSHING.—W. Grove st, s s, 393 w Lawrence st, 2-sty frame dwelling, 16x24, tar roof; cost, \$1,000; owner, C. W. Coft, Flushing; architect, C. L. Varrone, Corona av, Corona. Plan No. 3025.

FLUSHING.—Lawrence st, e s, 60 s Ferncliff st, 2-sty frame dwelling, 21x23, shingle roof; cost, \$2,500; owner, Fred Yale, Sandford av, Flushing; architect, C. Krass, Woodhaven. Plan No. 3026.

FLUSHING.—20th st, w s, 400 s State st, 2½-sty frame dwelling, 36x24, shingle roof; cost, \$7,000; owner, E. T. Reilly, 518 9th st, College Point; architect, E. L. McCracken, College Point. Plan No. 3027.

DUNTON.—Blano pl n s, 100 e Remington av, erect five 2-sty frame dwellings, 20x30, felt roof; cost, \$12,000; owner, Jamaica Bldg. Co. Fulton st, Jamaica; architect, E. P. Burwell, Morris Park. Plan No. 3038.

ELMHURST.—De Witt st, e s, 192 s Astoria rd, erect 2½-sty brick dwelling, 34x37, shingle roof; cost, \$4,000; owner, New Dio Const. Co., Corona; architect, A. Di Blasi, Jackson av, Corona. Plan No. 3036.

ELMHURST.—De Witt st, w s, 172 s Astoria rd, erect 2½-sty brick dwelling, 37x34 tar roof; cost, \$4,000; owner and architect as above. Plan No. 3037.

FLUSHING.—West Grove st, s s, 413 w Lawrence st, erect 2-sty frame dwelling, 16x24, felt roof; cost, \$1,000; owner, C. W. Coop, Bradford av, Flushing; architect, C. L. Varrone, Corona av, Corona. Plan No. 3040.

FLUSHING.—West Grove st, s s, 433-453-473-493 w Lawrence st, erect four 2-sty frame dwellings, 16x24, felt roof; cost, \$4,000; owner and architect as above. Plan No. 3041-3044.

RIDGEWOOD.—Putnam av, n s, 118 e Forest av, erect 2-sty brick dwelling, 20x55, tin roof; cost, \$4,000; owner, Jos. Meyerose, 187 Forest av, Ridgewood; architect, L. Berger & Co., Ridgewood. Plan No. 3034.

HOLLIS.—Carpenter av, w s, 318-356 n Fulton st, erect two 2½-sty frame dwellings, 1 family each, 18x24, shingle roof; cost, \$6,000; owner, J. Hrostoski, Hollis; architect, H. T. Jeffrey, Richmond Hill. Plan Nos. 3052, 3053.

JAMAICA.—Dean st, s e cor Shore av, erect 2-sty frame dwelling, 2 families, 20x54; cost, \$3,000; owner, S. Bernota, on premises; architect, Ole Harrison, Jamaica. Plan No. 3049.

ROCKAWAY BEACH.—Beach 109th st, e s, 516 s Boulevard, erect five 1-sty frame dwellings, 1 family, 27x17, shingle roof; cost, \$2,500; owner, Mrs. J. Moir, Rockaway Beach; architect, W. E. Dietz, 119 N. Remington av. Plan No. 3054-3058.

COLLEGE POINT.—5th st, e s, 125 n 2d av, 2-sty frame dwelling, 21x46, tin roof, 2 families; cost, \$3,200; owners, McCreedy & Ackerknecht, 356 2d av, College Point; architect, P. Schreiner, 27 So. 12th st, College Point. Plan No. 3063.

ELMHURST.—8th st, s s, 150 w Lamont av, 2½-sty frame dwelling, 24x32, shingle roof, 1 family, steam heat; cost, \$3,600; owner, W. L. Lieds, Acorn st, Elmhurst; architect, C. Gebele, 114 Maurice av, Elmhurst. Plan No. 3062.

GLENDALE PARK.—Walling st, s e s, 269 e Northern boulevard, 2-sty frame milk house, 21x52, tin roof; cost, \$2,000; owner, Frank Compo, Walling st, Glendale Park; architect, Jos. Weiss, 24 Cooper av, Glendale. Plan No. 3073.

DUNTON.—Maure st, e s, 125 n Beaufort st, 2-sty frame dwelling, 17x55, tin roof, 2 families; cost, \$3,800; owner, Lydia P. Wall, Richmond Hill; architect, C. W. Vanderbeck, Richmond Hill. Plan No. 3081.

ELMHURST HEIGHTS.—Colonial parkway, w s, 338 n Woodside av, 2½-sty frame dwelling, 18x35, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Max Heurtel, West 113th st, Manhattan; architects, Moran & Cunningham, 242 West 48th st, Manhattan. Plan No. 3078.

FLUSHING.—Mitchell av, n e cor 35th st, 2½-sty frame dwelling, 24x30, shingle roof, 1 family, steam heat; cost, \$4,500; owner, Wm. Warner, 36th st, Flushing; architect, I. P. Card, Corona. Plan No. 3074.

HOLLISWOOD.—Pueblo st, n s, 475 e Flushing rd, 2-sty frame dwelling, 18x36, shingle roof, 1 family; cost, \$2,800; owner, John Lips, Holliswood; architect, C. W. Vanderbeck, Richmond Hill. Plan No. 3080.

ROSEDALE.—Dean st, s s, 100 e Ocean av, 2-sty frame dwelling, 22x26, shingle roof, 1 family; cost, \$1,800; owner and architect, Luther Russell, Dean st, Rosedale. Plan No. 3075.

WHITESTONE.—7th av, w s, 412 n 18th st, 2-sty frame dwelling, 20x48, tin roof, 2 families; cost, \$3,600; owner, M. Kotcher, 427 Myrtle av, Brooklyn; architect, F. J. Grotz, White-stone. Plan No. 3079.

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Plans Filed, New Buildings, Queens (Con.)

STABLES AND GARAGES.

KEW GARDENS.—Newbold pl, s s, 264 e Austin st, irame garage, 12x20, shingle roof; cost, \$500; owner, Chas. Grak, premises. Plan No. 3023.

FAR ROCKAWAY.—Ocean av, s s, 150 e Meadow av, 1-sty irame garage, 20x20, shingle roof; cost, \$1,000; owner, C. Cohn, Far Rockaway; architect, as above. Plan No. 3029.

DOUGLSTON.—Ridge st, s s, 188 e Center Drive, erect 1-sty brick garage, 12x20, shingle roof; cost, \$500; owner, Mrs. R. Neville, on premises; architect, G. A. Cooper, 75 White-stone av, Flushing. Plan No. 3059.

MASPEETH.—Beets av, w s, 340 n Old Town highway, 2-sty irame cow stable, 20x50, tar roof; cost, \$1,000; owners, Gimpel bros., 32 Collins av, Maspeth; architect, M. Perlestein, Middle Village. Plan No. 3022.

MASPETH.—Grand st, n s, 175 w Broad st, erect 2-sty brick stable, 43x35, tar roof; cost, \$3,000; owner, Edw. Haud, 23 Vienna av, Middle Village; architect, L. Berger & Co., Ridgewood. Plan No. 3035.

ELMHURST.—8th st, s s, 150 w Lamont av, 1-sty irame garage, 10x16, tin roof; cost, \$150; owner, W. L. Lieus, Acorn st, Elmhurst. Plan No. 3061.

RICHMOND HILL.—Vine st, e s, 180 s Central av, 1-sty irame garage, 12x16, felt roof; cost, \$120; owner, Chas. H. Weissmann, Vine st, Richmond Hill. Plan No. 3068.

RIDGEWOOD.—Catalpa av, 2317, 1-sty irame garage, 12x17, shingle roof; cost, 150; owner, Mary T. O'Ryan, premises. Plan No. 3069.

ELMHURST.—Kingsland av, s w cor Hampton st, 1-sty brick garage, 29x40, tin roof; cost, \$4,000; owner, W. J. Muller, Kingsland av, Elmhurst; architect, T. A. Monseer, Woodside. Plan No. 3083.

STORES AND DWELLINGS.

JAMAICA.—bandman av, n s, 150 w Rockaway rd, 1-sty frame store and dwelling, 18x50, tin roof, 1 family; cost, \$500; owner, John Fitzgerald, Flushing av, Jamaica. Plan No. 3067.

JAMAICA.—Henry st, s w cor South st, 2-sty brick store and dwelling, 23x70, slag roof, 2 families; cost, \$6,000; owner, Domenack Greigo, South st, Jamaica; architect, Wm. A. Finn, 358 Fulton st, Jamaica. Plan No. 3071.

WOODHAVEN.—Ridgewood av, s w cor Ferry st, 3-sty brick store and dwelling, 20x55, tar and gravel roof, 2 families; cost, \$1,000; owner and architect, as above. Plan No. 3077.

WOODHAVEN.—Ridgewood av, s s, 20 w Ferry st, 3-sty brick store and dwelling, 20x55, tar and gravel roof, 2 families; cost, \$3,500; owner, T. B. Construction Co., 340 St. Marks av, Brooklyn; architects, Laspia & Salvatti, 525 Grand st, Brooklyn. Plan No. 3076.

STORES AND TENEMENTS.

RIDGEWOOD.—Palmetto st, s s, 175 e Fresh Pond rd, three 3-sty brick tenements, 28x68, tin roof; total cost, \$30,000; owner, V. Leiser, 712 Prospect av, Ridgewood; architect, L. Berger, Ridgewood. Plan No. 3031.

RIDGEWOOD.—Palmetto st, s s, 91 e Fresh Pond rd, 3-sty brick tenement, 28x72, tin roof; cost, \$10,000; owner and architect, as above. Plan No. 3032.

RIDGEWOOD.—Himrod st, n w cor Grandview av, erect 3-sty brick tenement, 5 families, 19x65, tin roof; cost, \$6,000; owner, Frank L. Rheinbeck, 1395 Myrtle av, Ridgewood; architect, F. J. Dassau, 1373 Bway, Brooklyn. Plan No. 3059.

ELMHURST.—Hayes av, s s, 50 w 25th st, 5-sty brick tenement, 50x100, slag roof, 20 families; cost, \$48,000; owner, Roosevelt Av. Building Co., Bridge Plaza, L. I. City; architect, Geo. H. Wells, 30 East 42d st, Manhattan. Plan No. 3064.

ELMHURST.—25th st, s w cor Hayes av, 5-sty brick tenement, 105x50, slag roof, 25 families; cost, \$52,000; owner and architect, Roosevelt Av. Building Co., 30 East 42d st, Manhattan. Plan No. 3065.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY.—Jackson av, n e cor Pervis st, erect 1-sty brick store, 50x60, slag roof; cost, \$5,000; owner, Pervis Realty Co., Bridge Plaza, L. I. City; architect, Edw. Hahn, Bridge Plaza, L. I. City. Plan No. 3050.

EDGEWERE.—Frank av, n w cor Boulevard, 1-sty frame office, 14x27, shingle roof; cost, \$500; owner, W. A. Reinhart, premises; architect, J. H. Cornell, Far Rockaway. Plan No. 3028.

MISCELLANEOUS.

ELMHURST.—Etna pl, s s, 100 w Parcel st, frame shed, 12x16; cost, \$75; owner, Geo. Kroder, premises. Plan No. 3030.

RIDGEWOOD.—Suydam st, s s, 75 w Onderdonk av, 1-sty brick wagon room, 25x25, tin roof; cost, \$1,000; owner, S. Maier, 276 Onderdonk av, Ridgewood; architect, as above. Plan No. 3033.

NEWTOWN.—Newtown av, n s, 375 w Maurice av, 2-sty frame gate house, 92x22, slag roof; cost, \$25,000; owner, Chevia Brai Sholem, 41 Park Row, Manhattan; architect, O. Lowinson, 5 West 31st st, Manhattan. Plan No. 3020.

CORONA.—40th st, 149, erect frame shed, 12x16; cost, \$75; owner, J. F. Walderon, on premises. Plan No. 3045.

JAMAICA.—Bay av west, e s, 1834 s Cross st, erect frame boat house, 15x35, tar roof; cost, \$200; owner, E. Schumacher, 56 Reeve pl, Brooklyn. Plan No. 3046.

JAMAICA.—Bay av west, e s, 1820 s Cross st, erect frame boat house, 12x25, tar roof; cost, \$300; owner, A. C., 1865 Myrtle av, Glendale. Plan No. 3047.

LAUREL HILL.—Motts rd, e s, 314 s Covert av, erect 1-sty frame shed, 22x40, tar roof; cost, \$400; owner, Joseph Chinnella, 37 Locust st, Laurel Hill. Plan No. 3048.

LONG ISLAND CITY.—Jackson av, n w cor Payntar av, erect frame fence, 128x12; cost, \$128; owner, S. Hirschman, 200 Bway, Manhattan. Plan No. 3051.

CREEDMORE.—Range av, e s, 118 n Bullet av, 2-sty brick fire headquarters, 24x45, slag roof; cost, \$2,800; owner, Creedmore Vol. Fire Dept., Creedmore; architect, Wm. A. Finn, 358 Fulton st, Jamaica. Plan No. 3070.

Richmond.

DWELLINGS.

HENRY ST, n s, 312 e Poillon lane, Annadale, 1-sty frame dwelling, 14x24; cost, \$250; owner and builder, J. Machinga, Annadale. Plan No. 783.

PINE ST, e s, 375 n Vanderbilt av, Stapleton, 2-sty brick dwelling, 23x38; cost, \$4,000; owner, John E. Durkin, Stapleton; architects, Laspia & Salvati, 525 Grand st, Brooklyn. Plan No. 789.

2D ST & ROSE AV, s e cor, New Dorp, 2-sty frame dwelling and office, 50x63; cost, \$8,000; owner and builder, Dr. J. A. Smith, New Dorp; architect, Jas. E. Grunert, New Dorp. Plan No. 786.

3D ST, s s, 150 w Oak st, Midland Beach, 1-sty frame bungalow, 14x30; cost, \$350; owner, architect and builder, P. F. Murray, 24 Stegman st, Jersey City. Plan No. 798.

4TH ST, w s, 82 s Maple av, Midland Beach, 1-sty frame bungalow, 18x22; cost, \$330; owner, Mrs. C. Bomholtz, care G. C.; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 793.

6TH ST, w s, 180 s Lincoln av, Midland Beach, 1-sty frame dwelling, 24x48; cost, \$1,450; owner, Mrs. C. McCaque, Midland Beach; builder, A. Mortensen, Midland Beach. Plan No. 791.

7TH ST, w s, 160 s Lincoln av, Midland Beach, 1-sty frame bungalow, 20x36; cost, \$775; owner, C. Fitzsimmons, Midland Beach; architect and builder, A. W. Mortensen, Midland Beach. Plan No. 794.

CENTRAL AV, e s, 175 s Erastina pl, Port Richmond, 2-sty frame dwelling, 19x24; cost, \$2,700; owner, Nestor Jones, Port Richmond; architect and builder, O. H. Lee, Port Richmond. Plan No. 788.

HATFIELD AV & ELM ST, n w cor, Port Richmond, 2½-sty frame dwelling, 22x48; cost, \$3,970; owner, T. Corkery, Port Richmond; architect and builder, O. O. Odegaard, Port Richmond. Plan No. 796.

MARINE AV, n s, 100 e Dubois av, New Brighton, 2½-sty frame dwelling, 20x42; cost, \$3,000; owner, O. Eocussen, Port Richmond; architect, John P. From, Port Richmond; builder, O. O. Odegaard, Port Richmond. Plan No. 787.

ROMA AV, n s, 200 e Beacon pl, New Dorp, 1-sty frame bungalow, 22x24; cost, \$700; owner and builder, John Guartucci, 51 Houston st, Manhattan. Plan No. 784.

FACTORIES AND WAREHOUSES.

N. CLOVE ST, e Summit av, Grasmere, 1-sty frame storage shed, 24x254; cost, \$800; owner, C. D. Durkee Co., Grasmere; architect, A. Buttermark, Jr., Concord; builder, W. H. Condit, Stapleton. Plan No. 782.

7TH ST, w s, 160 s Lincoln av, Midland Beach, 1-sty frame storage, 23x72; cost, \$935; owner, W. Bach, care G. C.; architect and builder, A. Mortensen, Midland Beach. Plan No. 792.

STABLES AND GARAGES.

RICHMOND TERRACE, s s, 15 w Water st, West Brighton, 1-sty steel garage, 18x20; cost, \$150; owner and builder, W. Charlestream, West Brighton. Plan No. 785.

ST. PAUL'S AV, e s, 75 s Stone st, Stapleton, 1-sty concrete garage, 25x19; cost, \$200; owner, architect and builder, Alex. M. Shake, Stapleton. Plan No. 800.

MISCELLANEOUS.

ANNADALE RD, s s, ¼ mile w Washington av, Annadale, 2-sty frame barn, 16x24; cost, \$250; owner, Mrs. Belle Marshall, Annadale; architect and builder, John Houseman, Annadale. Plan No. 795.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BLEECKER ST, 332-334, hollow tile partition, fireproofing to 4-sty brick tenement; cost, \$200; owner, Buxton Estate Co., Riverside Conn; architect, William S. Boyd, 203 West 14th st. Plan No. 3473.

BROAD ST, 8-16, cast-iron steps, sidewalk grading, stone steps, resetting of revolving doors, doors, stairs, resetting of ash hoist cover to 10-sty brick stock exchange bldg.; cost, \$18,000; owner, N. Y. Stock Exchange Eldg. Co., Ranson H. Thomas, president, 71 Bway; architect, George B. Post & Sons, 101 Park av. Plan No. 3475.

DIVISION ST, 193, rearrange partitions, new water closets to 5-sty brick tenement; cost, \$2,500; owner, Abraham Sarasohn, 309 Broadway; architects, Fred Horenburger & P. Bardes, 122 Bowery. Plan No. 3516.

GREENWICH ST, 460, install chute, remove girder to 5-sty brick warehouse; cost, \$800; owner, A. F. Beckman & Co., 460 Greenwich; architects, Minnesota Manufacturers' Assn., 30 Church st. Plan No. 3505.

HUDSON ST, 500, fire passage, door opening, t. c. partition to 4-sty brick stores and tenement; cost, \$150; owner, George F. Anger, 72 East 12d st; architect, Charles Stegmayer, 168 East 91st st. Plan No. 3460.

MANHATTAN ST, 175, doors, remove window to 2-sty brick stable; cost, \$25; owner, Ellen Gaffney, 533 West 148th st; architect, Patrick Gaffney, 560 West 184th st. Plan No. 3515.

RECTOR ST, 19, removal of encroachments to 5-sty brick store and tenement; cost, \$100; owner, Azeeh Khayat, care Albert B. Ashforth, Inc., 10 East 33d st; architect, Henry Wilkens, Rockville Center, L. I. Plan No. 3462.

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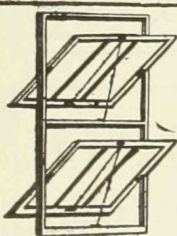
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RECTOR ST, 21, metal covered store front, removal of encroachments to 4-sty brick stores and tenements; cost, \$100; owner, Azeez Khayat, care Albert B. Ashforth, Inc., 10 East 33d st.; architect, Henry Wilkens, Rockville Center, L. I. Plan No. 3463.

RIVINGTON ST, 52, wood partition to 6-sty brick store and lofts; cost, \$25; owner, Dr. Julius Martinson, 295 East 10th st.; architect, Henry B. Chalanay, 69-73 Rivington st. Plan No. 3456.

SOUTH ST, 177, steel trusses to 4-sty brick loft; cost, \$550; owner, Samuel Brody, 33 Water st.; architect, The Rusling Co., 39 Cortlandt st. Plan No. 3464.

4TH ST, 125-127 East, bake oven to 6-sty brick stores and tenement; cost, \$500; owner, David Baron, 125 East 4th st.; architect, M. Joseph Harrison, 230 Grand st. Plan No. 3457.

14TH ST, 208 East, store front to 5-sty brick stores and dwelling; cost, \$400; owner, Anna L. B. Stewart, 45 Wall st.; architect, Frank A. Willard, 700 McDonough st, Brooklyn. Plan No. 3488.

19TH ST, 139 East, metal framed porch, galvanized iron roof, brick and t. c. block store room on roof to 4-sty brick residence; cost, \$1,000; owner, Mrs. Barger Wallach, 135 East 65th st.; architect, Delano & Aldrich, 4 East 39th st. Plan No. 3479.

20TH ST, 234 West, partitions, enlarge rooms to 5-sty brick tenement; cost, \$1,200; owner, Joseph Levy, 389 8th av; architect, L. A. Sheinart, 194 Bowery. Plan No. 3465.

29TH ST, 302 West, erect platform to 4-sty brick apartment; cost, \$100; owner, Marie M. I. de Courval, Paris, France, care N. Y. Life Ins. and Trust Co., 52 Wall st.; architect, Paul C. Hunter, 191 Ninth av. Plan No. 3491.

33D ST, 33-43 East, steel room, reinforced concrete, slag roof, kalamine iron door, wire-glass on roof of 12-sty brick store and loft bldg; cost, \$1,800; owner, East 33d St. Realty Co., Inc., Geo. Backer, president, 51 Hamilton Terrace; architect, Wallis & Goodwillie, 56 West 45th st. Plan No. 3489.

38TH ST, 229-231 East, elevation of roof and walls to 4-sty brick brewery bldg.; cost, \$1,200; owner, Hupfel Brewing Co., 278 East 38th st.; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 3455.

40TH ST, 131 West, window to 2 1/2-sty frame store; cost, \$25; owner, Edw. H. Van Ingen, 127 West 40th st.; architect, Edw. F. Manahan, 127 W. 40th st. Plan No. 3478.

45TH ST, 25 West, fireproof partitions, fire-proof doors to 16-sty brick store and offices; cost, \$100; owner, Century Holding Co., 1182 Bway; architect, Norman H. Hunt, 139 West 24th st. Plan No. 3470.

46TH ST, 216 West, dumbwaiter, fireproofing to 4-sty brick furnished rooms; cost, \$250; owner, Helen Luch, 216 West 46th st; architect, Otto Reissmann, 147 4th av. Plan No. 3496.

47TH ST, 222 West, rearrangement of first floor, partition to 3-sty brick loft; cost, \$100; owner, Jos. Stimson, 568 Bway; architect, Geo. Dress, 1436 Lexington av. Plan No. 3490.

58TH ST, 561 West, concrete work, pipe floor-columns to 4-sty brick laboratory bldg.; cost, \$50; owner, U. S. Rubber Co., 561 West 58th st.; architect, Auburn Bailey, 516 Ravine rd, Plainfield, N. J. Plan No. 3483.

68TH ST, 166 East, remove partitions, fire-proofing, new floor to 3-sty brick stable and garage; cost, \$2,500; owner Estate of Jos. J. O'Donohue, 334 5th av; architect, Alfred L. Kehoe, 1 Beekman st. Plan No. 3498.

69TH ST, 122 West, extension of 1-sty to 2-sty brick church; cost, \$2,000; owner, St. Stephen Protestant Episcopal Church, 122 West 69th st; architects, Rogers & Zogbaum, 437 5th av. Plan No. 3510.

78TH ST, 259 East, partitions to 3-sty brick 1-family; cost, \$100; owner, Wm. Coppner, 259 East 78th st; architect, L. E. Kramer, 372 Miller av. Plan No. 3506.

78TH ST, 171 East, remove structure, repainting and repapering, new dumbwaiter to 4-sty brick rooming house; cost, \$300; owner, P. A. MacArthur, 344-46 West 84th st; architect, R. B. Fricker, 255 West 73d st. Plan No. 3517.

91ST ST, 39 West, flooring, partition to 1-sty brick dwelling; cost, \$50; owner, Mrs. Ida Kempner, 131 Riverside Drive; architect, Chas. Gens, 905 3d av. Plan No. 3468.

99TH ST, 212-214 East, stairs, walls to 4-sty brick loft; cost, \$3,500; owner, Greenwood Cemetery, 170 Broadway; architect, Jas. S. Maher, 431 West 14th st. Plan No. 3513.

108TH ST, 55-57-59 East, tank, steel supports, mason work to 2-sty brick garage; cost, \$90; owner, Mrs. Mary T. Rennard, 77 East 56th st; architect, H. H. Heidgard, Jr. Plan No. 3472.

124TH ST, 157-9 West, partitions, fireproofing, elevator enclosure to 10-sty brick fireproof warehouse; cost, \$25,000; owner, Fredk. Ayer, 317 Broadway; architect, J. Odell Whitenack, 231 West 18th st. Plan No. 3512.

133D ST, 5 and 7 East, remove flooring, stairs, fireproofing to 3-sty brick stable; cost, \$5,000; owner, James Everhard's Brewery, 12 East 133d st; architect, N. Langer, 81 East 125th st. Plan No. 3508.

138TH ST, 610 West, extension to cellar to 4-sty brick dwelling; cost, \$1,500; owner, E. W. Rockafellow, 610 West 138th st; architects, McKenzie, Voorhees & Gmelin, 1123 Broadway. Plan No. 3499.

AMSTERDAM AV, 1887, stud partition, plumbing to 5-sty brick tenement; cost, \$150; owner, Hoffman Estate, 321 Convent av; architect, Patrick J. Murray, 2 Mitchell pl. Plan No. 3487.

AMSTERDAM AV, 1121-1127, stairway to 2-sty brick loft; cost, \$50; owner, John Johnson, 1121-1127 Amsterdam av; architect, M. Joseph Harrison, 230 Grand st. Plan No. 3467.

BOWERY, 312-314, to replace moving picture theatre with store, store front, leveling of beams, removal of brick enclosure to 3-sty

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brick moving picture theatre and store; cost, \$250; owner, Abraham King, 545 West 111th st; architects, Berger & Son, 121 Bible House. Plan No. 3474.

BOWERY, 274, fireproof partition, mason work, fireproofing to 3-sty brick stores and lodging house; cost, \$500; owner, Herman Estate; executor, Alexander Herman, Hotel Majestic, 72d st and Central Park West; architect, Charles Stegmayer 168 East 91st st. Plan No. 3461.

BROADWAY, 1205-13, metal covered store front to 1-sty brick store; cost, \$200; owner, Jos. Weber, 1215 Bway; architect, Max Desaud, 224 East 124th st. Plan No. 3480.

BROADWAY, 3528-3536, remove walls and partitions, columns to 2-sty brick office; cost, \$1,800; owner, M. Skinasi, 32 West 100th st; architect, H. G. Wiseman, 644 8th av. Plan No. 3509.

BROADWAY, 3341—Increase opening in wall to 6-sty brick tenement; cost, \$1,000; owner, Premium Holding Co., 149 Church st; architects, S. Cohen & J. M. Felson, 329 4th av. Plan No. 3501.

BROADWAY, 2652½, cut window to 2-sty brick office; cost, \$25; owner, Bloomingdale Leasing Co., 2650 Broadway; architect, Cohen & Felson, 329 4th av. Plan No. 3502.

CENTRAL PARK WEST, 302, new apartment, partitions to 8-sty brick apartment; cost, \$1,000; owner, Secured Holding Corp., 50 Church st; architect, B. W. Levitan, 20 West 31st st. Plan No. 3493.

CENTRAL PARK WEST, 300, new apartment, partitions to 8-sty brick apartment; cost, \$1,000; owner, Secured Holdings Corp., 50 Church st; architect, B. W. Levitan, 20 West 31st st. Plan No. 3494.

COLUMBUS AV, 473, installation of steel beams to 5-sty brick store and tenement; cost, \$500; owner, Fry Nyburg Realty Co., 170 West 74th st; architects, Wortmann & Braun, 114 East 28th st. Plan No. 3459.

LEXINGTON AV, 59, iron and glass marquise to 8-sty brick hotel; cost, \$100; owner, Wilkins' Estate, Peter Wilkins, executor, 59 Lexington av; architects, Berger & Son, 121 Bible House. Plan No. 3481.

LEINGTON AV, 1072-74, mason work, steel beams and girders, stairs, partitions, store front, extension to two 3-sty brick dwellings; cost, \$5,000; owner, Thos. Fitzgerald, 778 6th av; architect, George H. McCabe, 96 5th av. Plan No. 3476.

LEXINGTON AV, 572, build wall, excavating boiler room to 5-sty brick tenement; cost, \$50; owner, Jesse Koch, Hotel Theresa, 125th st and 7th av; architect, S. A. Hertz, 820 East 168th st. Plan No. 3500.

MANHATTAN AV, 385, partition, remove dumbwaiter to 3-sty brick residence; cost, \$100; owner, F. C. Zobel, 35-37 West 39th st; architect, F. C. Zobel, 35-37 West 39th st. Plan No. 3503.

PARK ROW, 83-89, mason work, steel girder to 2-sty brick store and loft; cost, \$100; owner, City of New York, Bridge Department, Municipal Bldg.; architect, Chas. I. Miller, 111 Nassau st. Plan No. 3482.

ST. NICHOLAS AV, 1389, metal covered store front to 2-sty brick store and loft; cost, \$250; owner, Rosa C. Newman, 14 East 28th st; architect, Frank Hausle, 81 East 125th st. Plan No. 3485.

2D AV, 1421, new door, water closet to 4-sty brick tenement; cost, \$200; owner, Julia Aichele, Bible House; architects, Gross & Kleinberger, Bible House. Plan No. 3511.

3D AV, 752, stud partition to 5-sty brick store and tenement; cost, \$150; owner, Betjeinan Estate, 786 3d av; architect, Frank Hausle, 81 East 125th st. Plan No. 3484.

3D AV, 1498, store front to 5-sty brick loft; cost, \$250; owner, B. C. Gerken, 67 East 87th st; architect, S. F. Oppenheim, 333 East 80th st. Plan No. 3497.

3D AV, 2114, remove partitions, new stairway to 4-sty brick tenement; cost, \$1,000; owner, Marcus Bruckheimer, 144 West 119th; architect, B. E. Stern, 56 West 45th st. Plan No. 3466.

5TH AV, 507, partitions to 12-sty brick office; cost, \$150; owner, 507 5th Ave. Co., 507 5th av; architect, P. J. Murray, 2 Mitchell pl. Plan No. 3495.

5TH AV, 362-364, iron stairway, t. c. partitions, fireproof doors, window to 12-sty brick stores and lofts; cost, \$300; owner, Virginia Harrison, 362 5th av; architect, Norman H. Hunt, 139 West 24th st. Plan No. 3469.

5TH AV, 512, windows to 8-sty brick stores and apartment hotel; cost, \$75; owner, David H. King, 512 5th av; architect, Edw. F. Manahan, 127 West 40th st. Plan No. 3477.

6TH AV, 841, stairway, iron work, reinforced concrete sidewalk, change of entrance to 4-sty brick store and tenement; cost, \$250; owner, Richard P. Lydon, 149 East 61st st; architect, Charles S. Utterson, Jr., 912 6th av. Plan No. 3486.

6TH AV, 866, cut window to 4-sty brick tenement; cost, \$50; owner, Chas. P. Buckley, 141 Broadway; architect, Wm. Huenerberg, 1114 Forrest av. Plan No. 3504.

6TH AV, 518, stairs, remove projections, new front to 4-sty brick loft; cost, \$500; owner, John Paddell, 518 6th av; architect, Geo. Hoff, 371 East 158th st. Plan No. 3507.

7TH AV, 2200, store front set back, general repairs to 5-sty brick family; cost, \$300; owner, Mrs. C. L. A. Slater, 140 Nassau, care J. Powa Dondain; architect, W. H. C. Hornum, 11 East 125th st. Plan No. 3492.

8TH AV, 2082, cut front, new doors, cornice to 5-sty brick tenement; cost, \$250; owner, Fredk. Muller, 425 Amsterdam av; architect, Fredk. W. Muller, 425 Amsterdam av. Plan No. 3514.

9TH AV, 761, store front, steel beams, partition to 4-sty brick store and tenement; cost, \$500; owner, John Mullen, 301 West 67th st; architect, Sloan & Kilgour, 1182 Bway. Plan No. 3458.

10TH AV, 242, water closets, windows, skylight, partition, scuttle, iron ladder to 4-sty brick store and tenement; cost, \$350; owner, Henry Vehslage, 461 West 24th st; architect, Herman H. Heidgard, 79 Jane st. Plan No. 3471.

Bronx.

HOME ST, 870, 2-sty frame extension, 15.4x 8, to 2-sty frame dwelling; cost, \$800; owner, Nicola D'Auria, on premises; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 490.

ODELL ST, 15-8, remove encroachments on 2-sty frame dwelling; cost, \$200; owner, Salvatora Dippolito, on premises; architect, Franz Wolfgang, 537 East 147th st. Plan No. 486.

PARKER ST, n w cor St Raymonds av, new cellar stone walls, new side wall to 2½-sty frame dwelling; cost, \$500; owner, Katie Marcon, 1801 Parker st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 489.

BERGEN AV, w s, 51 s 152d st, new stairs, new partitions to 6-sty brick garage; cost, \$20,000; owner, T. J. Chabot, 1208 Washington av; lessees, Ford Motor Co., L. I. City; architect, Chas. S. Clark, 441 Tremont av. Plan No. 491.

BRONX BOULEVARD, w s, 30 n 210th st, move 3-sty frame store and dwelling; cost, \$500; owner, R. Morrison, Station pl; architect, F. J. McGarry, 762 East 219th st. Plan No. 492.

CLAREMONT PARKWAY, 429, new flues, new partitions, etc., to 4-sty brick stores and tenement; cost, \$1,500; owners, Steinhouse & Simenhoff, on premises; architect, Frank Straub, 25 West 42d st. Plan No. 483.

MORRIS AV, 1547, new partitions to 2-sty frame dwelling; cost, \$200; owner, Simeon Grätzen, 1956 Crotona Parkway; architect, W. H. Meyer, 1861 Carter av. Plan No. 485.

MORRIS PARK AV, 700, new store front, columns, beams and partitions to 3-sty frame store and dwelling; cost, \$2,500; owner, Anna Kopald, 780 Morris Park av; architects, Horenberg & Bades, 122 Bowery. Plan No. 488.

RYER AV, w s, 220.10 n Burnside av, 2-sty frame extension, 11x20, to 2-sty frame dwelling; cost, \$50; owner, Roderick J. Kennedy, on premises; architect, William J. Murphy, 154 East 175th st. Plan No. 484.

ST. RAYMONDS AV, s s, 135 e Glover st, new piazza, new foundation to 2-sty and attic frame dwelling; cost, \$1,000; owner, Hugo Schneider, on premises; architect, B. Ebeling, 135 Westchester sq. Plan No. 487.

WESTCHESTER AV, 851, new partitions to 3-sty frame tenement; cost, \$150; owner, Wilhelm Schmidt, 534 East 45th st; architect, John H. Knobel, 305 West 43d st. Plan No. 493.

Brooklyn.

BARBEY ST, 163, extension to 2-sty dwelling; cost, \$1,000; owner, Geo. Heming, on premises; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 6537.

DIAMOND ST, 109, interior alterations to 3-sty tenement; cost, \$150; owner, Line Slachachman, on premises; architect, E. J. Messinger, 394 Graham av. Plan No. 6580.

FRANKLIN ST, 22, exterior and interior alterations to 1-sty shed; cost, \$500; owner, Wm. Avery, 18 Franklin st; architect, Christian Bauer, 651 Leonard st. Plan No. 6568.

GRAND ST, 659, interior alterations to 2-sty dwelling; cost, \$850; owner, Harry Schwaze, 632 Grand st; architect, Hy. Entlich, 29 Montrose av. Plan No. 6600.

HALL ST, 36, new elevator; cost, \$4,000; owner, Kings Co. Refrigerating, on premises; architect, Otis Elevator Co., 250 11th av. Plan No. 6614.

HART ST, 219, interior alterations to 2-sty store and dwelling; cost, \$1,000; owner, Kalmen Ress, 666 Wolloughby av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 6522.

HART ST, 310, interior alterations to 3-sty dwelling; cost, \$300; owner, Isaac Sedorovitz, 74 Varet st; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 6523.

LEFFERTS ST, 488, exterior alterations to 2-sty dwelling; cost, \$300; owner, Lucy Pirone, on premises; architect, P. Gaglardi, 239 Navy st. Plan No. 6524.

MALTA ST, 165, interior alterations to 1-sty dwelling; cost, \$400; owner, Frank Glasser, 165 Malta st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6546.

MARION ST, 1, extension to 3-sty store and dwelling; cost, \$2,000; owner, Ed. W. Lerner, 594 McDonough st; architect, Jacob Luroath, 186 Remsen st. Plan No. 6505.

PRINCE ST, 78, new elevator; cost, \$2,000; owner, C. F. Rohman Sons & Co., 343 Adams st; architect, Otis Elevator Co., 250 11th av. Plan No. 6613.

SACKETT ST, 149, exterior alterations to 2-sty tenement; cost, \$300; owner, Nicola Delaca, 149 Sackett st; architect, Brook & Rosenberg, 350 Fulton st. Plan No. 6615.

SACKETT ST, 381, interior alterations to 3-sty dwelling; cost, \$400; owner, Jas. McGowan, 323 Sackett st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6610.

SCHERMERHORN ST, 177, interior alterations to 6-sty storage; cost, \$500; owners, Abraham & Strauss, 422 Fulton st; architect, Hans Arnold, 422 Fulton st. Plan No. 6604.

SEIGEL ST, 89, interior alterations to 2-sty tenement; cost, \$500; owner, Benj. Moskowitz, 1073 Manhattan av; architect, Tobias Goldstone, 49 Graham av. Plan No. 6596.

STOCKTON ST, 327, interior alterations to 3-sty tenement; cost, \$150; owner, Julius Barasch, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 6502.

WALLABOUT ST, 184, extension to 3-sty tenement; cost, \$500; owner, Ray Seigel, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6548.

WARREN ST, 411, plumbing to 3-sty tenement; cost, \$200; owner, Kate J. Walsh, 314 East 27th st, Manhattan; architects, Brook K Rosenberg, 350 Fulton st. Plan No. 6621.

64TH ST, 1330, extension to 2-sty dwelling; cost, \$200; owner, Guiseppe Surace, on premises; architect, M. D. Foot, 1432 75th st. Plan No. 6628.

AV I, 202, plumbing to 2-sty dwelling; cost, \$100; owner, H. A. Gartner, on premises; architect; Ernest C. Theis, 65 Laurence av. Plan No. 6630.

ATLANTIC AV, 2037, extension to 2-sty dwelling; cost, \$1,000; owner, Anna M. Rossa, 32 Radde pl; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 6629.

BEDFORD AV, 461, interior alterations to 3-sty dwelling; cost, \$200; owner, Jacob Seris, 66 Allen st, Manhattan; architect, Herman Nomburger, 122 Bowery. Plan No. 6595.

CARLTON AV, 1 to 13, new elevator; cost, \$2,000; owner, Saml. Mundheimer, 102 Flushing av; architect, Otis Elevator Co., 250 11th av, Manhattan. Plan No. 6571.

ENGERT AV, 127, extension to 2-sty dwelling; cost, \$300; owner, John Larsen, on premises; architect, John Dryer, 75 Oakland st. Plan No. 6558.

FLATBUSH AV, 805, extension to 1-sty shed; cost, \$500; owner, John Reis, on premises; architect, Benj. Dreisler, 153 Remsen st. Plan No. 6550.

GREENPOINT AV, 224, interior alterations to 2-sty factory; cost, \$800; owner, Standard Fireproof Sash Co., on premises; architect, Gustave Erda, 826 Manhattan av. Plan No. 6529.

LIBERTY AV, 316, exterior alterations to 5-sty storage; cost, \$1,800; owners, Piel Bros., 79 Georgia av; architect, Theo. Engelhardt, 905 Broadway. Plan No. 6544.

SEA BREEZE AV, n s, 1150 e Ocean pky, move 1-sty frame dwelling; cost, \$1,200; owner, Samuel Gumpertz, Parkway Baths; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6624.

SHEPHERD AV, 130, plumbing to 2-sty dwelling; cost, \$150; owner, Jacob Boether, 118 Railroad av; architect, Hy. Nelkenstock, 301 Arlington av. Plan No. 6577.

SKILLMAN AV, 99, exterior and interior alterations to 2-sty store and tenement; cost, \$2,000; owner, Carmine Napolitano, 334 Leonard st; architects, Laspia & Salvati, 525 Grand st. Plan No. 6576.

SURF AV, 578, entrance to open air theatre; cost, \$1,100; owner, Samuel Gumpertz, Parkway Baths; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6623.

WAVERLY AV, 263, exterior alterations to 3-sty garage; cost, \$1,200; owner, Wm. Bristol, 282 Washington av; architect, Chas. Christensen, 133 Clifton pl. Plan No. 6518.

11TH AV, 6205, extension to 2-sty dwelling; cost, \$400; owner, Mrs. Michela Scarpa, 6205 11th av; architect, Chas. A. Olsen, 1209 68th st. Plan No. 6542.

12TH AV, 120, extension to 2-sty store and dwelling; cost, \$300; owner, Carl G. Anderson, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 6602.

Queens.

BELLE HARBOR.—Montauk av, e s, 300 s Newport av, interior alterations to frame dwelling; cost, \$200; owner, J. Sprung, on premises. Plan No. 2123.

COLLEGE POINT.—11th st, 121, 2-sty frame extension, 10x20, rear dwelling, tin roof; cost, \$800; owner, Geo. Weisbecker, premises; architect, Mr. Anwander, 207 11th st, College Point. Plan No. 2144.

CORONA.—Cleveland av, 34, 1-sty frame extension, 4x7, side dwelling, tin roof, interior alterations; cost, \$150; owner, Mary Schering, premises. Plan No. 2156.

CORONA.—46th st, w s, 140 n Sackett st, interior alterations to frame dwelling and store; cost, \$1,100; owner, U. Gillmar, 18 Sackett st, Corona. Plan No. 2121.

CORONA.—Strong pl, s s, 275 w Corona av, erect extension on front of frame dwelling, 25x12, tin roof; cost, \$900; owner, J. Frochim, 18 Strong st, Corona. Plan No. 2122.

DOUGLSTON.—Beverly rd, s e cor Shore drive, interior alterations to dwelling; cost, \$100; owner, G. Sternbergh, premises; architect, G. A. Cooper, 75 Whitestone av, Flushing. Plan No. 2132.

EVERGREEN.—Cypress av, s s, 200 e Prospect av, plumbing in dwelling; cost, \$95; owner, H. Kaehber, 414 Park pl, Evergreen. Plan No. 2118.

FAR ROCKAWAY.—Cedar av, n s, 400 e Mott av, erect new brick foundation for frame dwelling, 26x28; cost, \$300; owner, William Schearer, on premises. Plan No. 2126.

FAR ROCKAWAY.—Franklin av, s w cor Park av, erect extension on rear of frame dwelling, 6x6, tin roof; cost, \$1,000; owner, H. Neugass on premises. Plan No. 2124.

FLUSHING.—Main st, s e c of Broadway, erect marouise on front of brick moving picture theatre; cost, \$500; owner, J. Haubell, Broadway, Flushing. Plan No. 2113.

FLUSHING.—14th st, e s, 312 s Broadway, plumbing in frame dwelling; cost, \$100; owner, Geo. McClar, on premises. Plan No. 2119.

FLUSHING.—20th st, e s, 400 n Franconia av, plumbing in dwelling; cost, \$150; owner, Fred Witzel, premises. Plan No. 2153.

FLUSHING.—Union st, n w cor Sandford av, plumbing in dormitory; cost, \$700; owner, St. Joseph's Chapel, premises. Plan No. 2168.

FOREST PARK.—Stanley st, s s, 220 e Forest parkway, 1-sty frame extension, 14x5, rear dwelling, tin roof; cost, \$100; owner, W. F. Ryerson, premises. Plan No. 2152.

GLENDAL.—Mead st, w s, 150 n Central av, plumbing in dwelling; cost, \$200; owner, Glendale Realty Co., premises. Plan No. 2138.

GLENDAL.—Meade st, w s, 125 n Central av, plumbing in dwelling; cost, \$400; owner, Glendale Realty Co., premises. Plan No. 2139.

GLENDAL.—Edison pl, w s, 140 n Cooper av, 1-sty frame extension on rear of frame dwelling, 16x8, tin roof; cost, \$400; owner, John Rogers, on premises; architect, L. Berger, Ridgewood. Plan No. 2128.

L. I. CITY.—Broadway, 577, electric sign, store; cost, \$72; owner, Mathew Foley, 103 West 127th st, Manhattan. Plan No. 2134.

L. I. CITY.—Ely av, e s, 200 s Wilbur av, plumbing in dwelling; cost, \$250; owner, J. Byner, premises. Plan No. 2155.

L. I. CITY.—Jackson av, s e cor Honeywell st, interior alterations to factory; cost, \$600; owner, Goodyear Rubber Co., premises. Plan No. 2145.

L. I. CITY.—Potter av, s s, 75 w Goodrich st, plumbing in dwelling; cost, \$100; owner, Jos. Sucky, premises. Plan No. 2148.

L. I. CITY.—Boulevard, e s, 129 n Webster av, raise frame dwelling two feet and erect new foundation for same; cost, \$4,000; owner, Ravenswood Presbyterian Church; architect, Edw. Decker, 734 Vernon av, L. I. City. Plan No. 2129.

L. I. CITY.—Gale st, w s, 205 n Young st, erect extension on rear of frame dwelling, 20x11, tar roof; cost, \$200; owner, M. Paszcyfburgi, on premises. Plan No. 2101.

L. I. CITY.—6th av, 200 n Freeman av, erect brick retaining wall on side of factory; cost, \$500; owner, Pierre Arrow Motor Co., on premises. Plan No. 2109.

L. I. CITY.—Ridge st, s s, 42 w Hopkins av, new foundation to tenement; cost, \$600; owner, Anna Rennalla, premises. Plan No. 2174.

L. I. CITY.—Jackson av, e s, nr Skillman av, temporary arcade over sidewalk; cost, \$150; owner, National Casket Co., premises. Plan No. 2172.

MASPETH.—Perry av, s s, 100 w Wilow av, foundation under dwelling; cost, \$150; owner, Mrs. McDonald, premises. Plan No. 2163.

MASPETH.—Lexington av, w s, 300 s Old Lane, raise one-sty frame dwelling and fill in new foundation; cost, \$400; owner, T. Roden, on premises. Plan No. 2125.

METROPOLITAN.—Metropolitan av and Newtown creek, repair all damage done by fire to brick factory, 100x150; cost, \$4,000; owners, Hardy Voorhes & Co., on premises. Plan No. 2103.

OZONE PARK.—Broadway, s e cor Liberty av, alterations in dwelling; cost, \$250; owner, H. Hemler, premises. Plan No. 2142.

RICHMOND HILL.—Brandon av, s s, 22 e Guion av, plumbing in dwelling; cost, \$150; owner, J. Kiefer, premises. Plan No. 2136.

RICHMOND HILL.—Lefferts av, w s, 250 and 225 s Jamaica av, plumbing in 2 frame dwellings; total cost, \$130; owner, P. M. Kronaff, on premises. Plan Nos. 2105, 2106.

RICHMOND HILL.—Elm st, w s, 150 n Chichester av, plumbing in dwelling; cost, \$75; owner, J. Albrecht, on premises. Plan No. 2099.

RICHMOND HILL.—Elm st, w s, 175 n Chichester av, plumbing in dwelling; cost, \$75; owner, J. Albrecht. Plan No. 2100.

RICHMOND HILL.—Lefferts av, w s, 275 s Jamaica av, plumbing in dwelling; cost, \$65; owner, P. M. Krouff, on premises. Plan No. 2104.

RICHMOND HILL.—Stoothoff av, n e cor Chichester av, piazza on dwelling; cost, \$150; L. Mellerson, premises. Plan No. 2162.

RICHMOND HILL.—Jamaica av, s s, 126 e Lefferts av, new plumbing in two dwellings; cost, \$100; owner, S. Cahn, premises. Plan No. 2170.

RICHMOND HILL.—Lefferts av, w s, 275 n Steward av, plumbing in dwelling; cost, \$150; owner, Mrs. Dorschuck, premises. Plan No. 2173.

RIDGEWOOD.—Myrtle av, 1834, erect new show window in front of brick store; cost, \$100; owner, Louis Greenblatt, 1155 Myrtle av, Ridgewood. Plan No. 2107.

ROCKAWAY PARK.—Triton av, n s, 60 w Beach 113th st, raise frame dwelling and build foundation for same; cost, \$200; owner, Wm. Gehring, on premises; architect, J. E. Smith, Rockaway Beach. Plan No. 2110.

ROCKAWAY BEACH.—Thompson av, e s, 335 s Boulevard, raise frame dwelling and erect post foundation for same; cost, \$100; owner, F. Garibaldi, on premises; architect, as above. Plan No. 2111.

ROCKAWAY BEACH.—Kane av, e s, 463 n Boulevard, new foundation to dwelling; cost, \$250; owner, Mrs. E. Haug, premises. Plan No. 2164.

SOUTH OZONE PARK.—Rockaway rd, s e cor Messing av, 1-sty frame extension, 14x14, front and rear dwelling, tin roof; cost, \$550; owner, L. Steinish, premises. Plan No. 2135.

WHITESTONE.—16th st, n w cor 7th av, 2-sty frame extension, 5x14, side dwelling, tin roof; cost, \$300; owner, Frank Ott, premises; architect, J. P. Hansen, Whitestone. Plan No. 2154.

WOODHAVEN.—Huntington st, s s, 25 e Gherardi av, 2-sty frame extension, 14x14, rear dwelling, gravel roof, interior alterations; cost, \$600; owner, John Wich, premises; architect, Angelo Cehio, Woodhaven. Plan No. 2160.

WOODHAVEN.—Shoe and Leather st, s s, 150 e 3d st, add new story on 1-sty frame dwelling, 20x30, tin roof, interior alterations; cost, \$1,400; owner, Henry Groos, on premises; architect, G. E. Crane, Richmond Hill. Plan No. 2131.

WOODSIDE.—Stryker av, 121, repair foundation of frame dwelling, 22x35; cost, \$1,000; owner, F. Gratton, on premises. Plan No. 2116.

WOODSIDE.—Stryker av, n s, 90 w 4th st, plumbing in dwelling; cost, \$100; owner, John A. Gillette, premises. Plan No. 2133.

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 15, 1914.—SEALED PROPOSALS will be opened in this office at 3 p. m., November 4, 1914, for the construction complete (including mechanical equipment, interior lighting fixtures, and approaches) of the United States post office at Danbury, Conn. Two-story-and-base-ment building; ground area, 8,630 square feet; brick facing; composition roof. Drawings and specifications may be obtained, after September 30, 1914, from the Custodian of site at Danbury Conn., or at this office, at the discretion of the Supervising Architect, O. WENDEROTH, Washington, D. C.

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Alterations (Continued).

Richmond.

CAROLINE ST, e s, 75 n Carey av, West Brighton, partitions, etc., to frame dwelling; cost, \$325; owner, Geo. Davis, West Brighton; builder, W. Curry, West Brighton. Plan No. 398.

MAIN ST, e s, 250 n Arents av, Tottenville, remove porch and general repairs to frame store and dwelling; cost, \$2,500; owner, Chas. Higbee, Tottenville; architect, C. White; builder, J. Jensen, Tottenville. Plan No. 395.

RICHMOND TERRACE, s s, 15 w Water st, West Brighton, 2-sty addition and new porch to frame dwelling; cost, \$500; owner, C. Charlestream, West Brighton; builder, W. Charlestream, West Brighton. Plan No. 385.

4TH ST, n s, 100 e Central av, New Dorp, rear extension and concrete cellar to frame dwelling; cost, \$100; owner and builder, Chas. Wilson, New Dorp. Plan No. 391.

BROWN AV, w s, 200 s Locust pl, Great Kills, reshingle roof to frame dwelling; cost, \$175; owner, John Smith, Great Kills; builder, W. Peters, Great Kills. Plan No. 386.

CASTLETON AV, s e cor Columbus st, Port Richmond, new floor, partition, etc., to brick church; cost, \$1,500; owner, Rev. L. Ricci, Port Richmond; architect, A. Loda, Jamaica, L. I.; builder, W. L. Cramer, Jamaica, L. I. Plan No. 392.

CENTRAL AV, e s, 400 s Erastina pl, Port Richmond, 1-sty addition and plastering to frame dwelling; cost, \$150; owner, S. Piazza, Port Richmond; builder, J. Destafana, Port Richmond. Plan No. 388.

BROADWAY & WILLIAM ST, s e cor, Tottenville, concrete blocks and new roof to concrete stable; cost, \$200; owner and builder, H. Yetman, Tottenville. Plan No. 399.

FRESH KILLS RD, s s, 1,000 e Seaside av, Green Ridge, small alteration to frame barn; cost, \$800; owner and builder, George W. White, Green Ridge. Plan No. 393.

HONSEMAN AV, e s, 300 s Terrace, Elm Park, remove roof to frame dwelling; cost, \$52; owner, W. Smith, Elm Park; builder, F. P. Decker, Elm Park. Plan No. 397.

MARINE WAY, s s, 40 e Atlantic av, alterations to frame store and dwelling; cost, \$1,500; owner, R. Henman; architect, Jas. Whitford, St. George; builder, F. Morel. Plan No. 390.

NELSON AV, w s, 228 n Amboy rd, Great Kills, concrete floor and partition to frame dwelling; cost, \$700; owner, W. Kusch, Great Kills; architect and builder, H. Stolzenhaller, Tottenville. Plan No. 394.

NORWOOD AV, s s, 100 w Bay st, Clifton, remove partitions to brick dwelling; cost, \$75; owner, L. C. Gesselin, Clifton; builder, W. Maher, Clifton. Plan No. 396.

ROMER RD, w s, 46 n Four Corners rd, Castleton Corners, rearrange partitions, etc., to frame dwelling; cost, \$16,000; owner, George Cromwell, 52 Broadway, Manhattan; architect, W. H. Mersereau, 32 Broadway, Manhattan. Plan No. 389.

5TH AV, n s, 256 w Westervelt av, New Brighton, rebuild piazza to frame dwelling; cost, \$150; owner, Thos. Harper, New Brighton; builder, P. J. Larsen, New Brighton. Plan No. 387.

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 Supervisors of the main office, Newark, N. J., to be erected in these counties for the week ending Sept. 19. The location is given, but not the owner's address:

WEST HOBOKEN.—Edward Stieklin, 421 Paterson av, 3-sty frame alteration, \$200.

PATERSON.—James Venezia, 120 North Main st, 2-sty frame alteration, \$300.

NEWARK.—Pasquale Daniele, 29-33 Hayes st, 4-sty brick, \$9,000; Herman Ginsberg, 270 Hunterdon st, 3-sty frame, alteration, \$200; Chinich & Densky, 333 18th av, 3-sty frame alteration, \$100; Samuel Kesselman, 492 18th av, 3-sty frame, alteration, \$800; Abraham Leder, 279 Broome st, 3-sty frame, alteration, \$1,000; Shanerman Bros., 192-194-196 Ridgewood av, three 3-sty frames, \$17,000; Colagero Torre, 511 12th av, 3-sty frame, alteration, \$700.

NEWARK.—Max Bodenstien, 282 Central av, 3-sty frame alteration, \$200; Louis Green, 45 Kenmore av, 3-sty frame, \$5,000; Asher Maurer, 183 Court st, 3-sty frame alteration, \$1,000; John Ellerman, 747 South 12th st, 3-sty brick, \$9,000; Rose Lynch, 18 School st, 4-sty brick, \$13,000.

JERSEY CITY.—Katherine Mench, 261 Hutton st, 4-sty brick, \$15,000; Nathan Feinman, 422 Germania av, 3-sty frame, alteration, \$1,000; Carter Adkins, 76 Ege av, 3-sty frame, \$6,000.

CLIFFSIDE PARK.—Michele Cappelletta, north side Cliff st, east of Anderson av, 2-sty brick, \$5,000.

WEST NEW YORK.—Morris Goldberg, northeast corner 16th st and Buchanan pl, 4-sty brick, \$22,000; Simon Abramson, southeast corner 8th st and Bergenline av, 3-sty brick, \$12,000.

BLOOMFIELD.—Gaetano Stivala, 61 Newark av, 3-sty brick, \$4,000.

EAST ORANGE.—Andrew Murray, 478 Main st, 3-sty brick alteration, \$500; Harry Bernstein, S. 10, 12, 14 16 and 42 Clifford st, six 3-sty frame, \$30,000; Empire Construction Co., east side Park st, 171 ft. north of Springdale av, two 2-sty frame, \$10,000.

ORANGE.—Frank Fackino, 46 Ogden st, 3-sty brick, \$10,000.

PERTH AMBOY.—Peter Loboza, n e cor Francis st and Bruck av, 2-sty brick, \$5,000; Luigi Guarnieri, n side New Brunswick av, 25 ft. west of Johnston st, 3-sty brick, \$9,000.

WEST NEW YORK.—Nathan Weiss & John Vitale, s e cor Palisade av and 23d st, two 4-sty brick, \$22,000.

KEARNY.—Samuel Miller, 237 Kearny av, 3-sty frame, \$5,000.

CALDWELL.—Antonio Sutera, 2 Cockwood pl, 2-sty frame, \$7,000.

IRVINGTON.—John Poslusburg, e side Myrtle av, 25 ft. n of Breckenridge terrace, 3-sty frame, \$6,000.

WEST HOBOKEN.—Samuel B. Engel, 231 Summit av, 4-sty brick, alteration, \$2,000.

APARTMENTS, FLATS AND TENEMENTS. NEWARK, N. J.—J. B. Warren, 31 Clinton st, has completed plans for a 3-sty flat, 22x57 ft., at 161 South st for Mrs. Ann McCue, 165 South st, owner. Cost, about \$6,500.

NEWARK, N. J.—B. H. Shepard, 564 Main st, East Orange, has completed plans for a 4-sty apartment, 50x66 ft., at 16 Broad st, for the Empire Construction Co., 51 East 42d st, Manhattan. Cost, about \$50,000. It is expected that the owners will take bids at once.

IRVINGTON, N. J.—D. A. Hopper Co., Union Building, Newark, has completed plans for a 3-sty frame flat, 22x44 ft., on the east side of Myrtle av, 25 ft. north of Breckenridge st, for John Poslusburg, 12 Highland terrace. Cost, about \$5,000.

NEWARK, N. J.—R. Bottelli, 207 Market st, is preparing plans for three 3-sty flats, 28x72 ft., at 49-52 Milford av, for Morris & Junius Sharff, 73 Hillside pl, owners and builders. Cost, about \$15,000.

NEWARK, N. J.—Simon Cohen, 163 Springfield av, has completed plans for a 3-sty frame flat, 22x52 ft., at 15 Lawton st for Max Adelman, mason and owner, 726 South 14th st, Newark. Cost, about \$5,500.

IRVINGTON, N. J.—Nathan Welitoff, 222 Washington st, Newark, has about completed plans for two 3-sty frame and stucco flats on Stuyvesant av, 400 ft. south of Orange av, to cost about \$8,500 each. Owner's name for the present withheld.

CHURCHES.

MONTCLAR, N. J.—Bertran G. Goodhue, 2 West 47th st, Manhattan, is preparing plans for a brick and stone church at Claremont and Midland avs, for the Central Presbyterian Church, Albert French, 54 South Montclair av, chairman of building committee.

DWELLINGS.

JERSEY CITY, N. J.—Excavation has been completed for four 2-sty brick residences, 22x61 ft., at 11-17 Fleet st for the Standard Development Co., 242 Grove st, owner and builder. C. M. Patterson, 1 Montgomery st, architect. Cost, about \$5,000 each.

PECK AV.—E. V. Warren, 31 Clinton st, has completed plans for a 2½-sty frame residence, 27x30 ft., on Peck av, near 2d av, for Herman C. Schneider, 514 South 14th st. Cost, about \$4,000.

ARLINGTON, N. J.—C. H. Smith, 475 Elm st, contemplates the erection of three frame residences from private plans.

HACKENSACK, N. J.—L. S. Beardsley, 38 West 32d st, Manhattan, is preparing plans for a 2½-sty hollow tile and stucco residence at the corner of Union and Berry sts, for Henry Eckerson, Atlantic st. Cost, about \$22,000.

DOVER, N. J.—J. J. Vreeland, 16 West Blackwell st, Dover, is preparing sketches for a 2½-sty frame double residence in Mercer st, near Myrtle av, for A. Baughniet, 29 West Blackwell st. Cost, about \$5,000.

CALDWELL, N. J.—M. Stillman, 124 East 25th st, Manhattan, is preparing sketches for three 2½-sty frame residences at the corner of Hadfield and Personette sts, for C. G. Baker, northeast corner of Hadfield and Personette sts. Cost, about \$7,000 each.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—Purdy & Henderson, 45 East 17th st, Manhattan, structural engineers, are about ready to take bids on a 1-sty steel and corrugated iron warehouse, 250x350 ft., on the west side of West Side av, for Joseph T. Ryerson & Son, 30 Church st, Manhattan.

SCHOOLS AND COLLEGES.

BELLEVILLE, N. J.—Charles Granville Jones, 280 Broadway, Manhattan, has been commissioned to prepare plans for a brick high school at Washington av and Holmes st for the Board of Education of the town of Belleville, John W. Depue, 127 Halsey st, Newark, president. Cost, about \$175,000.

MISCELLANEOUS.

RIDGEWOOD, N. J.—M. King, care of owner, is preparing sketches for a brick and steel railroad station and gardens on Ridgewood av, for the Erie Railroad Co., 50 Church st, Manhattan. Cost, about \$150,000.

Other Cities.

MUNICIPAL WORK.

STAMFORD, CONN.—J. C. Harding, 170 Broadway, Manhattan, is completing plans for a sewage disposal plant for the city of Stamford, Henry L. Borg, chairman of committee, 529 Main st. Cost, about \$50,000.

SCHOOLS AND COLLEGES.

HARRIMAN, N. Y.—W. I. Dally, this place, is preparing preliminary plans for a 2-sty brick high and grade school, 120x40 ft., for the Board of Education of Harriman, I. D. Smith, president. Cost, about \$45,000.

POUGHKEEPSIE, N. Y.—Edward C. Smith, 39 Market st, has been commissioned to prepare plans for a 2-sty brick and terra cotta school, 162x100 ft., in Smith st, between Mansion and Dutcher pl, for the city of Poughkeepsie, Board of Education, C. R. Gurney, president. Cost, about \$75,000.

PERSONAL AND TRADE NOTES.

FULLERTON WEAVER COMPANY has moved its offices from 1 Madison av to 30 East 42d st.

CHARLES F. ROSE, architect, has moved his offices from 1 Madison av to 118 East 28th st.

W. S. BESSELL, architect, formerly at 15 East 40th st, has moved his offices to 3 West 29th st.

ALICE M. SWIFT, interior decorator, has moved her offices from 13 East 36th st to 11 East 55th st.

LITTLE & O'CONNOR, architects, have moved their offices from 5 West 33d st, to 103 Park av, 11th floor.

F. W. TRUEX, 157 Chambers st, N. Y. C., has been appointed New York representative for the Taylor Portable Derrick Co., Chicago.

MR. ROCKEFELLER is spending large sums in road improvements at Pocantico Hills. The Hastings Pavement Company has large contracts.

RUODLPH P. MILLER addressed the Washington Heights Taxpayers' Association on the subject of "Suburban Fire Limits," last evening.

T. R. VON TISH has recently become associated as salesman for the Magee Valve Co., 105 Beekman st. He will cover the metropolitan district.

GEORGE A. FULLER CO. will have the 8-story building for Stewart & Co., at Fifth avenue and 37th street (southwest corner), completed in a short time.

CAULDWELL, WINGATE & CO., general contractors, are starting on the second tier of the steel work of the new Anderson building on Fifth avenue and 37th street.

J. WALDO SMITH, chief engineer of the Board of Water Supply for the City of New York, made a trip last week to the Ashokan Dam and watersheds in the vicinity.

PROFESSOR JOHN C. OLSON, formerly of the Polytechnic Institute, Brooklyn, has been appointed Professor of Chemistry and head of the department of chemistry at Cooper Union, New York City.

FREDERICK LOESER & CO., 482 Fulton st, Brooklyn, have received the contract to supply the furnishings, decorations, silver and glassware for the Brooklyn Elks' clubhouse now nearing completion.

DOUGLASS SPRAGUE, consulting engineer, 39 Cortlandt st, has been retained as expert in charge of the heating and ventilating work in connection with the enlargement of the Lockport, N. Y., high school.

G. W. BLEN, formerly connected with the Pittsburgh office of the Bowne-Fuller Company, of Cleveland, has resigned to accept a position in the New York office of A. M. Byers & Co., Pittsburgh, manufacturers of wrought iron pipe.

JAMES N. HATCH, structural engineer for Sargent & Lundy, consulting engineers, Chicago, Ill., has resigned. He will open an office for private practice at 1525 Old Colony Building, Chicago. Mr. Hatch intends to specialize in appraisal and valuation work.

THOMAS F. DWYER has been appointed Deputy Commissioner of the Department of Water Supply, Gas and Electricity for the Borough of Queens, succeeding Michael P. Walsh, who resigned. The salary is \$4,000 a year. His home is in Jamaica.

CHARLES G. ANTHONY, instructor in the engineering department of Union College, Schenectady, N. Y., has resigned to take the position as consulting engineer for the State Reservation Commission. His office will be at Saratoga Springs, N. Y.

SAMUEL J. PARMENTER, since 1880 Assistant Corporation Counsel in the Tenement House Branch of the Law Department, has been retired on a pension of \$1,225. Mr. Parmenter who is a brother-in-law of Justice Hirschberg of the Appellate Division, hails from Newburgh.

CLARK & ARMS, architects, have opened offices for the practice of their profession at 542 Fifth av, and desire samples and catalogues from manufacturers interested in the building trades. Mr. Clark was formerly connected with the office of F. Burrall Hoffman, Jr.

J. F. TITSCHEN, one of the foremost builders of Englewood, N. J., has retired from business after thirty-one years of continuous activity in the building trade. Two of his oldest employees, Abram Conklin and Myron Smith, with a record of thirty years' service, will continue the business under the name of Conklin & Smith, at 28 Dean st, Englewood.

J. GREENLEAF THORP, architect, Easthampton, L. I., whom we announced in a recent issue would travel abroad for an indefinite period has, on account of the unsettled conditions now prevailing on the continent, decided to remain in America and has reopened his office and resumed the practice of his profession.

WESTINGHOUSE ELECTRIC & MANUFACTURING COMPANY has received an order from the New York Municipal Railway Corporation for the control equipment of one hundred new steel cars which are to be used by the corporation in the new subway in New York City. This is the second order from this corporation. The company also received an order for 25 sets of control equipments for use on the new low floor cars from the Third Av Railway Company of New York City.

CAPT. THOMAS TAFT, of the firm of Mead & Taft of Cornwall-on-Hudson, carpenters, builders and general contractors, owns a big section of Storm King Mountain and has just given to the Interstate Park Commission the right of way across his lands for the Hudson River boulevard, which the State is building from Fort Lee to Cornwall. Some other owners have asked big prices, but Capt. Taft turns his lands over as a free gift, and he hopes to be one of the very first to drive an automobile over the

mountain. The Captain won his military honors at Gettysburgh with the famous regiment of "Orange Blossoms."

THE GUN-CRETE CO. OF CHICAGO, organized last May, has purchased all the rights, titles, contracts and interests of the Cement-Gun Construction Co., and have also taken over the construction department of the General Cement-Gun Co. This enlarges the scope of their business greatly. In future, the combined business will be conducted under the firm name of Cement-Gun Construction Co., with offices at 914 So. Michigan av, Chicago, Ill. The officers of the company are Carl Webber, C. E., president; John V. Schaefer, M. E., secretary and treasurer; C. L. Dewey, construction manager. In addition to doing all forms of cement-gun construction work they will also sell and lease complete cement-gun equipments.

WALTER FARRINGTON WELLS, vice-president and general manager of the Edison Electric Illuminating Company of Brooklyn, was recently elected president of the Association of Edison Illuminating Companies. Mr. Wells has been prominent in the electric development of the metropolitan district. He became connected with the Brooklyn Edison Company in 1892 as a draftsman, and on the first of January, 1913, was made chief executive of the company, which, under his efficient management, has prospered exceedingly. He is known throughout the country as one of the foremost of American electrical engineers. In Brooklyn he is a member of the Crescent and Brooklyn Clubs and the Brooklyn Engineers' Club.

OBITUARY

PETER McMANUS, general contractor, Rockaway Beach, L. I., died at the home of his brother in Bradford, Pa., Thursday, Sept. 17. He was forty years of age.

WILBUR DOREMUS, president of the firm of Macknet & Doremus, hardware dealers, Newark, N. J., died at his home in Newark, Thursday, September 24, of pneumonia. He was fifty-nine years old and is survived by his widow and one daughter.

HOWARD GILLETTE TINNEY, forty-two years old, died of a complication of diseases in the French Hospital, in West 34th st, Thursday, September 24. Mr. Tinney was a dealer in sheet metal specialties and lived at 706 Riverside. Drive. He was a member of the Hardware Club. He is survived by his widow.

JOHN S. DALY, general contractor, died at his home, 62 Hegman st, Jersey City, N. J., Tuesday, Sept. 15. He was sixty-one years old and had been active in the building trades in and around Jersey City for the last twenty-five years. He is survived by his widow, five sons and two daughters.

THOMAS CUNNINGHAM, engineer, 291 Prospect pl, Brooklyn, for twenty-seven years an engineer in the Department of Water Supply, Gas and Electricity of the City of New York, died suddenly Tuesday, Sept. 22. He had been on sick leave from the department for some time and his mind probably gave way under the strain of his illness.

JOSEPH F. WEEKES, a retired consulting engineer, died at his home, 162 South Elliott pl, Brooklyn, Sunday, September 20. He was born at Salem, Mass., 77 years ago, and was connected with various railroads throughout the country as a consulting engineer until he retired eight years ago. He is survived by two daughters and a son.

WILLIAM E. DOBBINS, formerly an architect in Philadelphia, Pa., died from neuritis, after a week's illness, at his summer home at Long Branch, N. J., Saturday, Sept. 19. Mr. Dobbins was fifty-two years of age and since his retirement from the practice of his profession a few years ago has devoted his time to the management of his large estate at Long Branch. Three daughters survive him.

WILLIAM R. BRYANT, carpenter and general contractor, died at his home in Washington, N. J., Saturday, September 5. He was seventy-two years of age and had been known as one of the most expert builders of the county. Mr. Bryant erected nearly two-thirds of the buildings in Washington and has the distinction of being the builder of every factory. He is survived by his widow, one son and one daughter.

DR. JOHN MCGAW WOODBURY, Street Cleaning Commissioner under Mayor Low and reappointed by Mayor McClellan, under whom he served through one administration and part of another, died after an illness of several months at his home in Southampton, L. I., Wednesday, September 23. Dr. Woodbury was born in New York City and was educated at Princeton, Heidelberg and Vienna. He became Street Cleaning Commissioner in 1902.

DAVID P. CANAVAN, president of the firm of Canavan Bros., contractors and shorers, 518 West 56th st, N. Y. C., died of neuritis at his home, 333 Riverside Drive, Monday, September 21. Mr. Canavan was born in New York City forty-seven years ago and had been in the contracting business for the last twenty-five years. His firm did a large amount of excavating, including many jobs of first importance. He was much interested in Democratic politics and was a member of many political and religious organizations. He was a member of the National Democratic Club, Nameoki Club, Catholic Club and the New York Athletic Club. He also was a trustee of the Catholic Institute for the Blind. His widow, four sons and three daughters survive him.

PHILANDER R. JENNINGS, senior member of the firm of Bruce & Cook, sheet metal, 190 Water st, Manhattan, died suddenly at his home in Merrick, L. I., Sunday, September 20. He was born in New York sixty-three years ago and entered the firm of which he finally became senior partner forty years ago. Mr. Jennings was very active and widely known in religious circles. He was a member of the diocesan convention of Long Island, and also the general convention of the Episcopal Church for a number of years past. He had been a

member of the chapter of the Cathedral of the Incarnation at Garden City since 1907, and he was also treasurer of the Cathedral Chapter. He was also treasurer of the Arch-deaconry of Queens and Nassau Counties. He was a member of the Union League, Shinnecock, Garden City Golf and Hamilton Clubs and the Church Club of the Diocese of Long Island. He is survived by his widow.

TRADE AND TECHNICAL SOCIETY EVENTS.

VARNISH MANUFACTURERS' ASSOCIATION will hold its annual convention in New York City during the week of October 19. Further details will be announced in a later issue.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual meeting and convention at Atlantic City, N. J., October 28-30. Headquarters at the Marlborough-Blenheim Hotel.

EMPIRE STATE GAS AND ELECTRIC ASSOCIATION will hold its annual meeting at the Engineering Societies' Building, 29 West 39th st, Manhattan, Friday, Oct. 2.

AMERICAN SOCIETY OF ENGINEERS, ARCHITECTS AND CONTRACTORS, will resume its regular monthly meetings the second Tuesday in October, in the Engineering Societies' Building, 29 West 39th st.

AMERICAN INSTITUTE OF MECHANICAL ENGINEERS will hold its annual meeting in New York City, Dec. 1 to 4. Calvin W. Rice, secretary, 29 West 39th st.

NATIONAL BUILDERS' SUPPLY ASSOCIATION will hold its annual convention in Chicago, Ill., Feb. 8-9, 1915. Headquarters at Hotel Sherman.

PAINT MANUFACTURERS' ASSOCIATION of the United States will hold its annual convention in New York City Oct. 19 to 21.

CONVENTION OF CITY MANAGERS will be held in Springfield, O., Dec. 2 to 4. Charles F. Ashburner, City Manager, Springfield, O., chairman.

TECHNICAL LEAGUE OF AMERICA will hold its regular meeting on the third Friday of each month. Walter L. Smyth, 74 Cortlandt st, N. Y. C., is the secretary.

NEW YORK CHAPTER, American Society of Heating and Ventilating Engineers, will resume their regular monthly meetings Monday, Oct. 19, in the Engineering Societies' Building, 29 West 39th st.

INTERNATIONAL ASSOCIATION of Master House Painters and Decorators of the United States and Canada will hold its annual convention in Washington, D. C., Feb. 9 to 12, 1915. The headquarters will be at the Hotel Raleigh. A. H. McGhan, Corcoran Building, Washington, D. C., chairman of Convention Committee.

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.

RECENT INCORPORATIONS.

BILLINGS ESTATE CORPORATION has been chartered with \$100,000 capital stock to do a realty and construction business, with offices in Manhattan. The directors are Richard Billings and Samuel E. Kilner, both of 115 Broadway; John French, 59 Wall st, and two others. Whitridge, Butler & Rice, 59 Wall st, attorneys.

MUELLER-CLARENDON CO., realty, construction, brokerage, general contracting, decorating, etc., and manufacturing of building materials, has been incorporated, with offices in Queens, with a capitalization of \$10,000. The directors are George Mueller, 5 Walker av; Edith A. and Charles H. Clarendon, 4012 Ferriss st, all of Woodhaven, N. Y. The attorney is Robert T. Beyer, 277 Broadway.

CENTRAL HOUSEWRECKING CO. has been incorporated with \$15,000 capital stock for the purpose of dealing in realty and building materials, with offices in Brooklyn. Hyman Wolowitz, 262 Ellery st; Solomon Patz, 336 Ellery st, and Abraham Darsson, 199 East 3d st, all of Brooklyn, are directors. Elias A. Deutschman, 45 Graham av, Brooklyn, attorney.

HOLZMAN HOLDING CO. has been chartered with \$10,000 capital stock, with offices in Manhattan, to do a realty, construction and decorating business, with offices in Manhattan. Michael Holzman, 938 Eastern Parkway; George Silkworth, 461 8th st, and Elwood M. Townsend, 2515 Clarendon rd, all of Brooklyn, directors. Van Alen & Dyckman, 215 Montague st, attorneys.

CONSOLIDATED HOLDING CO. is a \$60,000 company chartered to do a realty and construction business with offices in Manhattan. The directors are Oscar J. Schuessler, 333 Lewis av, Brooklyn; Reginald F. Isaacs and Abraham I. Menin, both of 290 Broadway, Manhattan. The attorneys are L. & A. U. Zinke, 290 Broadway.

SUTPHIN PARK REALTY CORPORATION has been chartered with \$50,000 capital stock to do a realty, construction and brokerage business with offices in Brooklyn. Chas., John and A. M. Jacobs, 119 West 31st st, Manhattan, and six others, are directors. Thos. J. Van Horen, 206 West 34th st, attorney.

THE PLASTER KEY CO. has been incorporated with \$25,000 capital stock with offices in Manhattan to manufacture plaster, building, plumbing and fireproof materials, hardware, etc., and act as general building contractors. The directors are Frederick H. MacRobert and Albert S. Wright, both of 52 William st, and Andrew Woefel, Dongan Hills, S. I. Parsons, Closson & McIlvaine, 52 William st, attorneys.

CLENT CONSTRUCTION CO. has filed incorporation papers, with offices in The Bronx, to do a general contracting, construction, realty and manufacturing of building materials business. The directors are Frank Willetts, 1887 Vyse av, Bronx; Albert Willetts, 458 Jelliff av, Newark, N. J., and George Deffaa, 2340 Crotona av, Bronx. E. F. Moran, 51 Chambers st, attorney.

E. M. C. A. HOLDING CO. has been chartered with a \$10,000 capitalization to do a realty and construction business with offices in Manhattan. The directors are George E. Read, William B. Wolfe and Jos. L. Greenberg, 165 Broadway. H. C. Quinby, 165 Broadway, attorney.

BAY PARKWAY & KINGS HIGHWAY REALTY CO. has been chartered with \$50,000 capital stock, with offices in Manhattan, for the purpose of doing a realty and construction business. The directors are Henry Adams, Jr., 108 Wall st; Robert P. Marshall, 90 West st, and Paul F. Lorzer, 149 Broadway. A. Van Wyck, 149 Broadway, attorney.

UNIVERSAL FILTER-FAUCET CORPORATION has filed papers at Albany with a capitalization of \$250,000, for the purpose of manufacturing filters, faucets, plumbing and sanitary fixtures and to act as plumbers. Jos. Boulard, 41 Park Row; William E. Madden, 160 Bleecker st; Frederick W. Griffin, 51 Chambers st, and four others, are directors. F. W. Griffin, 52 Broadway, attorney.

THE BITU-MORTOR WATERPROOFING CO. has been chartered with \$20,000 capital stock to manufacture waterproofing compounds, cement, etc., general contracting, construction, and electric work, etc., with offices in Manhattan. The directors are Henry Meyerholz, Maplewood, N. J., Henry T. Henrickson, 119 Prospect place, and Chas. Ruess, 357 Cypress av, both of Brooklyn. Daniel F. Nugent, 200 5th av, attorney.

BROOKLYN BUILDING FAST.

A Big Movement Thought to Have Started.

This has been, so far, the biggest building year in Brooklyn since 1909; and the year 1909 was one of the four most prolific of plans filed that Brooklyn has ever known. So great have been the disparity between the amount of construction in hand in recent years, when compared with the records of certain preceding years, no one has cared to be particularly reminded of it. But the times have so improved that Brooklyn can again compare the current record of building activity with the records of other years with composure and even with some satisfaction.

Since the first of the year and up to the middle of this month Brooklyn has filed plans for new buildings estimated to cost about \$32,000,000, or about \$10,000,000 more than for the corresponding portion of last year. The year 1909 produced altogether (in twelve months) over \$56,000,000 worth of work for new buildings, a record that has been exceeded only by the \$62,000,000 of the year 1907, the \$63,000,000 of 1906 and the unprecedented record of 1905, which was \$75,000,000.

In 1909 Brooklyn had filed plans up to the middle of September for \$56,000,000 worth of new construction, which was the largest amount of work ever planned during a similar period, except in the phenomenal year of 1905. Builders and material men have always said that 1906 was really the best year that Brooklyn ever had, although more plans were filed in 1905 than in 1906. The seed was sown in '05, but the harvest was gathered in '06. In Queens this has been the biggest year for building projects since 1911.

From all appearances another great building movement similar to the one which, beginning in 1904, culminated in 1907, is gathering force in Brooklyn at the present time. The inspiration for current construction comes from the subway extension, just as the boom of ten years ago did. Ten years ago frame construction in Flatbush and brick dwellings east and west of Prospect Park claimed the most attention, while now the operations are scattered, and much the larger number consist of brick apartment houses and brick two-family dwellings. It is believed that the proportion of apartment house construction will steadily increase and also that business buildings are going to multiply faster than in the past.

BUILDING MATERIALS AND SUPPLIES

CONTRACTS THOUGHT INDEFINITELY DEFERRED AWARDED THIS WEEK—PLAN FILINGS INDICATE MONEY IS STILL PROCURABLE

Steel Companies Making Concessions—
Plate Glass Going Up—Brick Dull

ABSENCE of banking connections between South America and New York continues to be a retardant factor in the establishment of basic building material trade between the two continents. Despite reports to the contrary, ships suitable for carrying building materials, like lime and cement, into South America are not yet sufficiently available. In the meantime, however, sales managers are pushing into South America and some material is actually going down there, especially cement.

As far as the temperament of the building material market in the Metropolitan district is concerned, a better tone is noted among the staples. Hardware is especially optimistic regarding the future. Steel and iron are depressed, the big companies standing ready to offer concessions to make up for the slump in finished steel orders which followed the temporary stimulus resulting from the rise in the price of rolled steel which came when the foreign competition was first removed by war abroad.

Common brick continues weak. Wire nails out of store are quoted at \$1.85 to \$1.90 cents base per keg. Cut nails out of store are quoted at the same level. Business is slow, indicating a slacking up in commerce as well as in building construction. Crucibles and all lubricants and paints based on graphite are reported to be active and some of the mills in New Jersey are working night forces on packing goods for shipment. Some in East Jersey are increasing capacity. Linseed oil dropped a cent.

In window glass business is quiet in the Eastern market, but glass producing points in the interior report that foreign orders are beginning to come in. Prices in the New York districts show practically no change from the level quoted prior to the disturbance of building conditions. Trade quotations are still ruling at 90-10 to 90-15 per cent. on single thick and 90-10 to 90-20 per cent. on double thick. On the better grade of double thick the trade is having little difficulty in getting 90-10 per cent.

Lumber is holding fairly close to list, although there is considerable competition and here and there shading is reported. The meagre supply now available serves as a check against price concessions.

Several contracts which the building material trade had considered as likely to be indefinitely deferred were awarded this week, notably, the \$200,000 factory at Williams street and Ely avenue, for the Sterling Gum Company, Long Island City, to J. Odell Whitenack; the Jones Institute, first reported in October last year, costing \$65,000 for building alone, at Hicksville, L. I., to J. D. Cosgrove, Glen Cove, L. I.; an \$85,000 store and loft operation, awarded to John McKeefrey, to be erected in Flatbush avenue, Brooklyn; a \$150,000 store and loft building for the Golet Estate, at 451 Fourth avenue, which was awarded to R. H. Casey, and the Ford factory extension, costing \$750,000, in Brooklyn, which contract went to the W. L. Crow Construction Company. Excluding the Jones Institute these contracts represent a total of \$1,185,000 involved in industrial or commercial construction.

Plan filings for the week show in both volume and value that money is still available for building operations here in the city. There is a notable absence of speculators in the building as in the building material market, indicating that whatever money is being engaged for construction is obtained at liberal premium on good first class business projects, principally industrial and institutional, the former, however, predominating. Official reports of plan filings in the five boroughs for the week ending Friday noon follow:

	Week Ending			
	Sept. 18		Sept. 25	
	No.	Value	No.	Value
Manhattan	10	\$2,123,700	4	\$954,650
Bronx	8	111,000	11	269,775
Brooklyn	56	745,705	80	412,925
Queens	91	491,925	75	325,798
Richmond	7	14,550	20	28,020
Total	172	\$3,486,880	190	\$1,981,168

PLATE GLASS.

Jobbers Announce an Advance Effective October 1.

INTIMATION was received by the plate-glass trade this week that on October 1 there would be a sharp advance in current quotations for that commodity. Just what proportions the advance will take was not divulged, although there were some who expected it to be between 10 and 25 per cent.

Reasons for the advance given inquirers involved the stagnating of the potash trade with Germany and the stifling of the imported plate glass business owing to the war. Imported plate glass now comes from Australia and other distant places. Marine insurance rates are extremely high and those who want foreign plate glass must pay the extra burdens. This has thrown back upon American glass manufacturers an unexpected demand, and the mills are being taxed to their capacity, whereas two months ago some of them were shutting down, because they could not compete with the foreign trade under the lower import rates. To-day they not only have to meet the current demand but also that from jobbers, who are anticipating the development of a great exporting trade to Europe, South America and Canada.

LUMBER.

Dealers Report Average Volume of Business Moving to Jobs for Lean Orders.

NO large difference is reported in the hardwood department of the building material market. Ash is the strongest item of the list with poplar close second. Small lots predominate. Price cutting has almost entirely ceased, although competition is keen, business being sought largely on the basis of accommodation. In the retail trade there is little difference in the volume of hardwoods moving out this month as compared with the corresponding month last year. Ordinary building grades of lumber have

shown little improvement, but they have not shown, on the other hand, any marked decline. Timber is reported to be in strong demand.

BIG GAIN IN PLAN FILING.

Despite Tightness of Money Volume and Value Have Increased.

PLAN filing figures compiled from the Record and Guide's weekly reports as taken from the official records of the Bureaus of Buildings of the five boroughs from January 1 to September 19 give rather surprising information considering the general state of finances. Official figures show that there have been plans filed for 1,016 more buildings this year than in a corresponding period in 1913, with an actual gain in estimated value of \$898,713.

The two active boroughs are Brooklyn and Queens. Brooklyn shows a gain in volume of 812 buildings, with a current gain in value of \$9,884,676, while Queens shows a gain of 290 buildings this year, with an increase in value of \$4,067,436. Manhattan's loss this year, as against the same period last year, is 113 buildings, with a decrease in value of \$9,007,675. Bronx drops back 112 buildings from last year's totals in the same period as last year, and loses \$3,904,259 from last year's value. Richmond gains 139 new building operations so far this year, but loses \$141,465. Tabulations follow:

	January 1, 1914, to September 19,		January 1, 1913, to September 18,	
	No.	Value.	No.	Value.
Manhattan	341	\$35,989,040	454	\$44,996,715
Bronx	567	13,807,757	679	17,712,016
Brooklyn	3,470	32,257,010	2,658	22,372,334
Queens	3,452	15,383,509	3,162	11,316,073
Richmond	860	1,453,237	721	1,594,702
	8,690	\$98,890,553	7,674	\$97,991,840
	7,674	97,991,840		
1914 increase	1,016	\$ 898,713		

COMMON BRICK.

No Change in Left Over Barges—Reserve Supply Low.

COMMON brick sales and arrivals on the wholesale dock this week were evenly balanced, leaving the total reserve unsold yesterday at exactly the same position as last week. Registered unloading was practically the same as last week, there being a difference in volume of only half a barge load.

Official transactions for Hudson River brick covering the week ending Thursday, Sept. 24, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson Rivers unloaded from barges for consumption here, follow:

1914.		1913.	
Left over, Friday A. M., Sept. 18—6.		Left over, Friday A. M., Sept. 19—44.	
	Arrived.		Sold.
Friday, Sept. 18	6	Friday, Sept. 19	14
Saturday, Sept. 19	5	Saturday, Sept. 20	5
Monday, Sept. 21	15	Monday, Sept. 22	13
Tuesday, Sept. 22	1	Tuesday, Sept. 23	1
Wednesday, Sept. 23	1	Wednesday, Sept. 24	8
Thursday, Sept. 24	1	Thursday, Sept. 25	1
Total	29	Total	42

Reported en route, Friday, Sept. 25—6. Condition of market, weak. Prices: Hudsons, \$5 to \$5.50 (shaded); Raritan, \$5.25 to \$5.50 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, to \$7.25 (yard). Nominal. Left over Friday a. m., Sept. 25—6.

HUDSON RIVER BRICK UNLOADED.

(Current and last week compared.)			
Sept. 11	917,500	Sept. 18	957,000
Sept. 12	395,500	Sept. 19	618,500
Sept. 14	1,156,000	Sept. 21	915,000
Sept. 15	1,260,500	Sept. 22	1,009,500
Sept. 16	1,029,000	Sept. 23	1,025,000
Sept. 17	1,029,000	Sept. 24	1,013,000
Total	5,787,500	Total	5,538,000

1913.		1914.	
Left over, Friday A. M., Sept. 19—44.		Left over, Friday A. M., Sept. 25—6.	
	Arrived.		Sold.
Friday, Sept. 19	6	Friday, Sept. 19	14
Saturday, Sept. 20	6	Saturday, Sept. 20	5
Monday, Sept. 22	18	Monday, Sept. 22	13
Tuesday, Sept. 23	1	Tuesday, Sept. 23	1
Wednesday, Sept. 24	8	Wednesday, Sept. 24	8
Thursday, Sept. 25	1	Thursday, Sept. 25	1
Total	40	Total	42

Condition of market, stiffening at top quotations. Price: Hudsons, \$5.50 to \$6; Newark, yard, \$7.25 to \$7.50, stiff. Left over Friday a. m., Sept. 26—42.

OFFICIAL SUMMARY.

Left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Sept. 24, 1914	1197
Total No. bargeloads sold Jan. 1 to Sept. 24, 1914	1191
Total No. bargeloads left over Sept. 25, 1914	6
Total No. bargeloads left over Jan. 1, 1913	113
Total No. bargeloads arrived, including left over, Jan. 1 to Sept. 25, 1913	1512
Total No. bargeloads sold Jan. 1 to Sept. 25, 1913	1460
Total No. bargeloads left over Sept. 26, 1913	42

IRON AND STEEL.

Big Companies Ready to Make Concessions on Some Lines.

SEVERAL small contracts were announced this week for local and nearby steel corporations, indicating some improvement in the structural trade, especially in factory extension. The Victor Talking Machine Company's plant at Camden is to be extended, the American Bridge Company taking the contract for 300 tons. The Passaic Steel Company is to supply 800 tons for an apartment house at 54th street and Park avenue, and the Hay Foundry and Iron Company will supply 400 tons for the Hyman & Oppenheim loft building. Coupled with a total of 3,000 tons reported for factory and commercial buildings in New York and vicinity last week, this is considered by the steel trade as being a fair showing considering the general state of things.

The mail service building in this city will take an additional 6,500 tons, 3,800 is estimated for a new power station of the Public Service Corporation in New Jersey, 1,800 tons for the Colony Club of New York, while the filter building of the American Sugar Refining Company in Brooklyn will require 1,500 tons more. Government work pending calls for about 6,000 additional tons.

The big steel companies are said to be making concessions to move finished steel products in order to keep their present capacity of 50 to 60 per cent. occupied during the slump pending the development of foreign business in Europe and South America. Only the United States Steel Corporation and one or two merchants having strong foreign connections are taking any European or South American orders at present, so far as known, owing to the absence of banking connections at this time.