

REAL ESTATE RECORD AND BUILDERS GUIDE.

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RESPONSIBILITY FOR CITY EXTRAVAGANCE

Mandatory Legislation From Albany Has Limited the Power of the City Government — Real Estate Board's Suggestion to Budget Committee.

THE hearings before the sub-committee on Tax Budget of the Board of Estimate have brought out an unusual amount of interest on the part of taxpayers. Or, to put it a little differently and at the same time emphasize a very important point, the interest taken by taxpayers has reacted in wide public interest in this matter of apportioning, within the limits of reasonable economy, the amounts to be spent by the various city departments in 1915.

The Real Estate Board, which is submitting in concrete form suggestions and criticisms to the sub-committee having this matter in charge has, according to Laurence M. D. McGuire, president of the Board, received during the week many expressions of encouragement for its work along these lines. Mr. McGuire has lost no opportunity to make it plain that these daily suggestions submitted on the budget requests are not criticisms of men, but of methods.

"It is rather difficult," Mr. McGuire says, "to present these concrete suggestions on the subject of economy, and at the same time avoid wounding the sensibilities of some official or group of officials. But it would be most unfortunate, and certainly most undeserved on the part of the Real Estate Board, if any such construction should be placed on the recommendations which, after all, are merely in line with a definite policy adopted by this Board and communicated to the Board of Estimate some weeks ago.

Not Common Scolds.

"It is unfortunately true that some taxpayers have in the past been apt to criticize in such general terms and so insistently, that all taxpayers would almost deserve it if the city officials had come to regard them in the light of common scolds.

"The Real Estate Board may be importunate, but it is trying not to be vague. It is presenting a cause which assuredly warrants persistence, and in a manner that cannot but be approved if a bill of particulars is what is desired.

"The Tax Budget Committee's hearings have been in progress two weeks. There remains a great many departments to be considered. It would be almost impossible to cover so wide a field as represented by the workings of the various departments without making some recommendation or suggesting some method that would not be at wide variance with official thought and practice.

Delayed Estimates.

"It is also most unfortunate that, in spite of the fact that the Charter in Section 226 makes it mandatory that Departmental estimates shall be presented by Sept. 10, and that the Mayor in June urged heads of departments to have these estimates ready by July 1, many of these estimates are not yet ready, or were not ready up to a day or two ago. This certainly does not give the public that opportunity for investigation that the Charter provision intended.



LAURENCE M. D. MCGUIRE,
President Real Estate Board.

"In several particulars our recommendations have been radical. City officials are jealous of their authority, jealous of their official menage, so to speak. Economies do not always appeal to them. Sometimes the inertia of departmental habit or custom stands in the way of changes which if suggested as applicable to others than themselves would be considered highly desirable by department heads.

"It is not surprising, therefore, that the possibility of giving offense where the sole purpose is to give real, though not disinterested, assistance suggests itself.

Where Responsibility Rests.

"Upon one point, however, there should be no misunderstanding. And on this point taxpayers are apt to go widely astray. Very few criticisms of city expenditures make any distinction between the responsibility which properly rests upon city officials and that which should be placed upon the State Legislature. In other words, any criticism of the budget allowances which does not take into account the portion fairly attributable to mandatory legislation is manifestly unfair to the Board of Estimate.

"It requires very minute analysis of the City Budget to make an absolutely clear division of what is mandatory and what is not. Even after such an analysis there might be some difference of opinion. And there is also a further separation of responsibility as between the Board of Estimate as a whole and its Chairman, as Mayor of the city.

"Let us see to what extent the Board of Estimate is responsible and therefore accountable for increases in the budget. Just about a year ago City Chamberlain Bruere, who was then a director in the Bureau of Municipal Research, in an article in the Record and Guide stated that after deducting the items required for debt service, Board of Education State taxes, County offices, the City's contribution to the Police pension fund and several other items 'there is left approximately \$85,000,000

as the part of the budget over which the Board of Estimate and Apportionment, individually or collectively, has more or less complete administrative jurisdiction.' This was based on the 1913 budget of \$192,711,441.16.

"Let us take the 1914 budget for further analysis. This budget was \$192,995,551.62. The very largest item, that of debt service, \$52,611,517.65, is practically beyond the control of the Board of Estimate, as it represents bonds issued and obligations incurred by preceding administrations. The following is a reasonable statement of the amounts for which the Board of Estimate is not responsible, and the total for which it is, as Mr. Bruere puts it, 'individually or collectively' responsible:

	Total Budget
	1914.
	\$192,995,551
Board of Estimate's responsibility.	
Debt service	\$52,611,517
Board of Education	
(city's share).....	28,170,466
Police Dept.....	13,922,665
Fire Dep't.....	7,439,272
State tax.....	4,576,303
Deficiency in tax levy..	2,500,000
Bellevue & Allied Hospitals	1,400,063
Board of Elections.....	1,339,715
College City of N. Y....	684,963
Armory Board.....	309,615
Board of Aldermen and City Clerk.....	301,218
Board of Coroners.....	159,598
	\$113,415,398
Only nominally responsible for.	
County charges:	
New York.....	\$3,906,164
Kings	1,860,550
Queens	449,797
The Bronx.....	273,941
Richmond	139,712
	\$6,630,165

\$120,045,564

Leaves Board of Estimate responsible for..... \$72,949,987

"This is a liberal estimate. Probably a closer analysis figured so as to include responsibility for certain phases of administrative details where economies could be insisted on, would bring the amount up to about \$80,000,000. It is true there are certain mandatory provisions for minor sums for charities and special purposes, but these are not large enough to affect the above estimate.

"This places responsibility on the Board of Estimate for approximately 41 per cent. of the total budget. The debt service represents another 27 per cent. Mandatory legislation claims the other 32 per cent.

"These facts the Real Estate Board has tried to take full account of in making its recommendations to the Tax Budget Committee, whose findings and recommendations will be reviewed by the Board of Estimate.

"We have also found it necessary, however, to call attention to certain conditions which it is not now in the power of the Board of Estimate to remedy.

"But we have done this with a definite purpose. It is assumed that where these recommendations have merit—and we hope many of them have—the city officials, in the interests of economy and retrenchment, will either initiate or support such legislation, or any necessary constitutional amendments looking to real Home Rule. Several of them have

expressed their belief in this principle. The defects of the existing Home Rule law, to which, by the way, nobody seems to have paid any serious attention except in some of the smaller up-state cities, should be remedied.

"It is well known that in seeking legislation for New York City the battle is half won when Albany is informed that a given measure has the support of the city administration. For this co-operation we surely can look to the Mayor and his Cabinet."

Concrete Recommendations.

The Board of Estimate's Sub-Committee on Tax Budget began the second week of its sessions on Monday last in the Municipal Building, and the Real Estate Board of New York, following out its program of submitting suggestions for economy in city affairs presented a number of recommendations to the committee.

The recommendations covered the Tenement House Department, Magistrates' Courts, Board of Inebriety, Board of Assessors, Department of Health, Normal College and College of the City of New York, Registers' Offices, Department of Parks and Department of Correction. Among the recommendations are the following:

Tenement House.

The Tenement House Department has submitted an estimate which is not yet printed, asking for a decrease of some \$20,000 odd, and requesting some unimportant increases of salaries.

The yearly cost of this department in recent years has averaged \$755,000, taking 1906 as a base. Since that year the increases have been between \$100,-

000 and \$150,000, 1914 and 1915 showing some decrease from the preceding years. This yearly cost continues notwithstanding the fact that the department has been a number of years in existence and must have, to a very large extent, finished its survey of buildings erected before 1906.

The committee should ask the Commissioner to explain why it is necessary to employ 224 inspectors, in view of the presumed increase of efficiency of the department, the slackness in building operations and the fact, as stated above, that the older buildings must have been heretofore surveyed.

The Commissioner also asks for 24 reviewing inspectors and 15 patrolmen. There are also 269 clerks, an enormous number, although many of the salaries are low. In addition there are also 74 stenographers and 45 typewriting copyists, 10 process servers and a dozen plan examiners. These examiners are probably necessary. The process servers seem entirely unnecessary, as the processes could readily be served by the inspectors. The employees here enumerated make a total of 673.

Department of Health.

The amount asked for is \$3,500,000.00. It is not practical for us to make a criticism of the individual items in the estimate, as the estimate has not yet been printed and will make, we understand, 116 pages. We therefore necessarily leave such investigation and examination to the Budget Committee and its examiners.

We must call your attention, however, to the increasing activities of the department itself. The true function of the department should be to make and

enforce sanitary regulations. At its inception it was not contemplated that it would take the place of the physician, the nurse, the druggist and the dentist in the family. Neither was it contemplated that it should supervise and control the daily life of the citizen.

Paternalistic Government.

The constant growth in this kind of government has continued until the tax rate is now more than one-third of the average income from real property. If the present tendency is not checked and the earnings from real estate continues to decrease the time will come when the two will so nearly meet as to create a condition of, practically, confiscation of real property.

The fundamental wrong in this whole matter is that free medical service, free nurses and all the various things done for people by the Board of Health, are done only for a small part of the community. While all are taxed, mainly the part of our population who are always seeking something for nothing, is benefited.

It is a mistake to think that the self-respecting poor are helped. Many of those helped belong really to the middle class, and have become so accustomed to having things given them by the community, that they feel that certain kinds of personal service and certain special phases of education and entertainment are theirs by right.

If this system of the extension of governmental functions to include personal supervision and personal service to the citizen is continued, it should be so operated as to permit it to be available to every citizen, whether affluent or of moderate means.

ACTIVITIES OF THE UNITED OWNERS

A Comprehensive Program of Work for the Coming Year From Which Every Property Owner in the City Will Derive a Benefit.

BY HENRY BLOCH.

THE growing demand among realty owners that there be some tangible evidence of the fact that they are really united, assumed form and became crystallized in the recent establishment of the "Headquarters for Taxpayers" at 170 Broadway. The power of the great real estate interests of the city had lain dormant and unrecognized for years. Only after constant prodding, by a few who realized the situation, has it recently awakened from its lethargy. A new era has been inaugurated. Taxpayers have been taught their lesson. They now know that the so-called depression in values and the unsalability of real estate has been caused in a very large degree to their own indifference to oppressive legislation, over-regulation and the ever-increasing tax-rate. The owner who concentrates his interest in the real estate which he owned, has now been made to realize that the interests of the city are coincident with those of its real estate; that a drastic law or extravagant public expenditure affects not only the city, but every piece of real estate proportionately.

A Federation.

The Headquarters house a federation of taxpayers' associations having a membership of thousands of owners of property. It is not being used for organizing purposes, nor for the running of a political campaign. It is and will remain just what its name signifies—a place where all taxpayers can gather to discuss civic and realty problems; to obtain without charge information and expert advice with regard to the requirements of the Municipal and State Departments, etc. It is rapidly becoming a bee-hive of activity for the realty owners of New York.

The activities of the United Real Estate Owners' Association has covered a wide field. Since May 8, 1902—the date of incorporation—long before many of the present stalwart realty defenders ever dreamed of the need of a taxpayers' organization!—we have attended be-



HENRY BLOCH,
President United Real Estate Owners.

fore the city and State authorities to fight the battle of the realty owners. Until comparatively recently we fought alone. Now others have seen the light.

Program of Activities.

We have prepared a comprehensive program of work for the coming year. Twenty committees composed of the most active members of the various local associations are busily preparing to defend real estate against attacks; to co-operate with the public officials; to do constructive work rather than to ineffectually criticize. Our immediate attention will be directed to the following matters:

A scientific study of the Budget and an inquiry as to the high cost of running several of the city departments.

Urge the repeal of considerable of the existing mandatory legislation providing for the creation of positions, the fixing of salaries and the compulsory expenditure of money for purposes not properly included in governmental functions.

An inquiry as to the real estate exempt from taxation in the city, and the justification for such exemption.

A merger of several of the municipal departments having jurisdiction over Buildings, and the simplification of inspections.

An inquiry as to the many positions exempt from civil service in the city government, the salaries paid and the reasons why they are not placed under civil service control.

Attendance before the Mayor's special Committee on Taxation, and the Commission on the Heights of Buildings and Districting of Trades, etc. Attendance at all meetings of the Boards of Estimate and Aldermen and the Sinking Fund Commission.

Representation throughout the session of the State Legislature. Recodification of the Labor Law. Reduction of Accident and Workmen's Compensation insurance premiums. Modification of the Workmen's Compensation Act as regards janitors of buildings, etc.

Study of the questions to be considered by and the preparation of briefs to be submitted to the State Constitutional Convention.

Introduction of ordinances for the protection of realty. Advocate the use of public buildings for voting purposes. The better use of school buildings. Urge the adoption of new sources of revenue suggested by our associations to Mayor Gaynor's commission. Creation of a central purchasing bureau. An inquiry as to issuance of corporate stock by the city. Building code revision.

DOES THE CITY NEED ALL ITS PROPERTY?

If Not, Why Not Sell What It Has No Use For?—Various Opinions Held on a Question of Fiscal Policy Often Asked

THE City of New York owns a large amount of unused real estate. Its value has been estimated at between twenty and thirty million dollars. Much of the property was acquired at the time of the consolidation of the boroughs. It consists of lands intended as sites for public buildings, or for public works of some kind, and never utilized. Buildings that apparently have been abandoned or are no longer used for the purposes originally intended also figure in the property list.

From various quarters the suggestion has come that the city ought to sell these premises and turn the funds into the treasury to help defray the annual interest charges on city bonds, and at the same time permit the property to be taken off the exempt tax list and subjected to assessments as other private property.

In last week's Record and Guide Charles S. Brown of the firm of Douglas Robinson, Charles S. Brown & Co., was quoted as saying that:

Would Save Carrying Charges.

"I think if the city offered its unused land at public sale, and did not protect the property, a sale could be made at what might be considered a very low price. But low prices exist nowadays, and the money received therefrom could earn interest, as against carrying vacant land and losing both the use of the principal or the interest return."

Inquiries by the Record and Guide in representative quarters has elicited a variety of opinions on the subject. In Manhattan serious doubts were expressed as to the advisability of trying to dispose of city properties at the present time. Brooklyn is strongly of the opinion that the city should clean house and dispose of its surplus property, if it can obtain a fair market price. In the Bronx it is believed that a properly managed auction would effect the purpose.

An Insufficient Expedient.

President McGuire of the Real Estate Board of New York said that under certain circumstances the city government might dispose of some portion of its unused property, but that it would be extremely inopportune now to offer city property at public sale.

Still, it was possible there might be some advantage in the city's placing what would be considered a fair price on some of the unused property which it owns and offering the parcels at private sale.

The Real Estate Board's president was inclined to believe, however, that this plan would be a poor expedient for correcting the evils of the present situation, because the city's fiscal policy was a matter that went farther than this and needed serious treatment. The present situation offered a wide opportunity to the city officials to place a restraining hand on city expenditures and to give the closest possible attention to necessary economies. More than that, the present status of fiscal affairs presented an opportunity of correcting evils which are frequently and glibly excused on the ground that they are mandatory legislation.

The Real Estate Board is at the present time making specific recommendations to the Committee on Tax Budget which, if considered seriously will, in Mr. McGuire's opinion, go a long way toward reducing the budget of 1915 and correcting other serious defects traceable to charter provisions.

Warren Cruikshank of the Cruik-

shank Company, said he was not in favor of the city selling its real estate at the present time, with the view of reducing the amount to be borrowed. In his opinion, it would be better for the city to borrow and pay a higher rate of interest than is paid in ordinary times, than to make forced sale under present conditions.

No Advantage At the Present Time.

Richard M. Hurd, president of the Lawyers Mortgage Company, said he did not believe that a reasonable price could be obtained under present conditions if the terms were all cash. And if the properties should be sold on any other terms, he did not see any advantage to the city in selling at the present time.

"I cannot possibly see what purpose the city has of keeping vacant or improved property for which they have no present or future use," said J. Clarence Davies. "There is a great deal of this kind of property lying throughout the city which should be sold and the money used for city purposes. In addition to the loss of interest on the money, the city is losing taxes.

"I see no reason why the city's finances should not be handled like any other business corporation. When they have no use for buildings, real estate, or other materials, they dispose of it to the best advantage.

"While the present conditions are not such as to promise a disposal of real estate at auction at good prices, I have reason to believe that the City of New York could dispose of property at the present time, if such an auction sale were properly handled."

Brooklyn Favors Sales.

In Brooklyn the opinion of the leading men of the borough was found to be strongly in favor of the City of New York disposing of property no longer required for public use.

The Brooklyn Board of Real Estate Brokers had this matter under consideration as to the property in the Borough of Brooklyn last year and a committee of that body was appointed to consider the matter and confer with Comptroller William A. Prendergast. The committee of that board comprised William P. Rae, chairman; and Messrs. H. C. Pyle, A. B. Gritman, W. J. Lynch and C. B. Smith.

A list of all the property owned by the city was furnished to this committee. The list comprised 45 parcels, which, according to the cost value as shown by the list, represented \$2,337,913.61, and three parcels with no cost given, and in addition 39 parcels held under tax deeds.

At a conference held between the committee and Charles A. O'Malley, representing Comptroller Prendergast, the following recommendation was made:

1. That the judgment of the committee was that the city authorities should dispose at the earliest possible moment of all the unused property held by the city, and that it was best for the city (which, after all, represents the taxpayers) that any property acquired by the city which was not put to use for public purposes within one year should be sold, as the loss to the city of taxable property, particularly where it was unproductive, did not warrant the holding of the property beyond the period of one year.

2. That in order to create the best market price, the property should be advertised and publicly auctioned.

3. That the terms of sale when the property was offered should carry with it a report of title or a title policy furnished by a reliable title guaranty company so as to insure to each purchaser an absolute title.

Frank Bailey, vice-president of the Title Guarantee and Trust Company, said he was also in favor of the city clearing up property which had been abandoned by private owners and on which the taxes have been allowed to run. Mr. Bailey also said he knew of several pieces of property that have not paid taxes for twenty years. But the present administration was approaching the subject from a more nearly business standpoint than any previous administration, and seemed to be ready to respond to any suggestion which would be for city betterment and financial improvement.

A General Housecleaning Needed.

David Porter said it was his opinion that it should be the policy of the city never, or very seldom, to buy a piece of property until it is needed. While some of the investments of the past in real estate had been good, and if sold now would produce a good profit, it could not be forgotten that the city had lost the taxes and interest in the meantime. Not only that, it had also lost the taxes on the improvements that a private owner would very likely have made, which, if calculated up, would doubtless equal the profit.

"In the Borough of Brooklyn alone," continued Mr. Porter, "there are now about 50 pieces of property owned by the city which cost approximately \$2,500,000, not one of which is being used for any public purpose, and they are rented for less than \$23,000 per year, less than 1 per cent. of the cost—several of these are vacant, however, and bring in no rent. I do not know how many pieces there are, similarly owned, in the other boroughs, but one can imagine.

"At least one of these is a legacy from the old City of Brooklyn and the others have been acquired since 1900, so that the city has been losing approximately 1 per cent. more than the interest on the money, since each piece was purchased. This does not take into account the vast amount of property acquired for subway and bridge and other public purposes, that is being improved at the present time for use later; neither does it include property taken in at tax sales, but is simply property not being used in any way.

Business Methods Needed.

"From a business standpoint, this is all wrong and I believe that, especially at the present time, when every penny is needed for useful purposes, all superfluous property should be sold and converted into cash. Of course there are several school sites in this list that I do not think should be sold, as they are doubtless selected with a view to the needs of the neighborhood, and if sold and built upon they would cost a great deal more to acquire when needed.

"Again, the present state of the real estate market must be taken into account. If these properties were offered now, I cannot conceive that they would sell at their reasonable market value. What I mean is that when there is a fair market, there should be a general 'house cleaning' and in future the city authorities should be careful not to buy property until it is needed, unless in very exceptional circumstances."

OPINIONS OF BROKERS ON FALL RENTING

Managers Claim Conditions Are Good, Everything Considered—The Season Is Late, But Few Vacancies Are Looked For—Prices Maintained

NOW that October is here apartment house renting conditions were discussed this week by real estate agents in practically every section of Manhattan and in parts of the Bronx. It was learned that this branch of the market has been good, all things considered, and that brokers are in the main satisfied regarding the business transacted and optimistic about next year's possibilities. The demand along Park avenue and throughout the East Side seems to favor the suites, of more than six rooms; elsewhere tenants seem interested in the three, four and five-room suites. The following expressions of opinion were obtained this week in a canvass of the brokerage offices:

Francis S. Bancroft, of Pease & Elliman:—"We have rented more apartments in the last three months than in any other year for the same period of time. The renting season is becoming later each year and recent business transacted, after the usual closing of the season, has been highly satisfactory.

"Park avenue has shown unusual strength. The demand as we find it concerns large apartments, particularly in that section south of 75th street, where are to be found apartments of ten rooms or more which rent from \$4,000 a year and up. In one building along the avenue where it was planned to have two apartments to a floor, in three specific instances, these were converted into single suites of twenty-seven rooms and leased to single tenants at rentals of about \$15,000. The progress and development may best be illustrated by the history of the 17-story structure at the northeast corner of Park avenue and 79th street, which was fully tenanted and sold within two years after the plotage was obtained by the builders. Rentals range from \$7,000 to \$15,000-a year."

An Effect of the War.

Douglas L. Elliman, of Douglas L. Elliman & Company:—"Along Park avenue and in the intersecting streets results have been satisfactory. Many of the new buildings are completely filled. In those cases where renting has been held up by a delay in completion of the building the late demand which is now manifesting itself should aid in the speedy renting of these structures. The season is late this year, probably on account of the number of people who are waiting until the last minute in order to pick up bargains, and also on account of the European conflict, which has brought people into the market who intended to go abroad. The best demand is for large apartments of seven rooms or more with rents from \$3,500 to \$5,500. In one building of such a type we have rented 32 out of 36 apartments. In another with rentals ranging from \$2,000 to \$2,500 we have filled the building. There is more of a demand this year for expensive suites particularly for of twelve to eighteen rooms which bring from \$6,000 to \$12,000 per annum. Our renting so far shows a 50 per cent. increase over last year, which may indicate the trend."

On the Upper West Side.

Eugene S. L. Moses, of the J. Romaine Brown Company:—"On October 1 we had 95 per cent. of our apartments on the middle and upper West Side and on Washington Heights rented. This record would even have been better were it not that we were managing several buildings in course of construction where renting was difficult because of unfinished structures. In houses which bring from \$8 to \$30 per room, we have

steadily held our schedule and given few concessions. To our knowledge there is no demand for any particular size of apartment, but rather for diversified kinds about equally distributed.

"Indicative of the strength of the market we can cite the instance of one upper Riverside Drive multi-family structure which we manage. The building operation was commenced early in June and the roof completed about July 15. From that time to October 1, 36 of the 41 apartments have been rented for two-year terms, at rentals averaging \$13 per room. The vacant ones will probably be disposed of shortly. The renting season has been remarkable in many ways and the outlook for next year is just as promising. With the lack of additional construction there will be a limited supply, with the resultant effects on rent schedules."

Central Section.

Frank D. Ames, of Ames & Company:—"In the central section of the city we have noted little difference this year in renting conditions as compared with previous years. There has always been a demand for small apartments in this section and this year's record, as far as we can see, shows nothing unusual. We have enjoyed a good renting season in spite of the fact that we have granted practically no concessions. This circumstance in itself is an indication of strength in this particular branch of the real estate market."

J. Arthur Fischer:—"In the apartment houses which we manage below 59th street we have found an excellent demand for small suites, nearly five out of every six inquiries concerning such apartments. We have been renting many kitchenette apartments of three rooms and bath ranging between \$50 and \$60."

H. V. Dike, of O. D. & H. V. Dike:—"In all sections of the city, principally the upper East Side, where we control properties comprising the cheaper apartment houses and tenements, we have had a successful season. Collections are much better and very few tenants are in arrears which is most encouraging when general conditions are considered. Rentals in this class of property are no higher than last year and are maintaining about the same level.

Call for Small Apartments.

Harold Grey, of J. Edgar Leaycraft & Company:—"We have found so great a call for small apartments, that is of three, four and five rooms, that in several instances landlords are remodeling the larger apartments into smaller ones. While conditions in some sections are not so good as they might be, yet this demand for smaller suites has created considerable activity, and as a result rentals are maintaining their own."

David Y. Swainson, of the firm of L. J. Carpenter & Company:—"Our upper West Side and upper East Side high-class apartment houses have enjoyed better successes this year than last and we have had little difficulty in renting seven or eight-room apartments where the rental is not more than \$2,000 a year. While the activity reached its height just before October 1, we still are kept busy by numbers of people who have just reached the city from Europe and the out-of-town country places."

On Washington Heights.

Philip A. Schindler, of Schindler & Liebler:—"On Washington Heights, in spite of the number of new buildings which have been erected renting has been excellent. All our holdings on Fort Washington avenue are completely tenanted. Builders, appreciating the

demand, have built high-class structures containing three, four and five-room apartments, which average about \$11.50 per room."

Thomas J. O'Reilly:—"In that section of the West Side from 86th street to 110th street, there has been an exceptional demand for apartments of three, four and five and six rooms and a less demand than ever before for large suites. Although the season began early the market is still active. Everywhere the tendency seems to favor small apartments, which means not only economy in rent, but in domestic help."

In Harlem.

A. V. Amy & Company:—"Conditions are rather quiet now, although there is still a demand for small apartments, in that part of the city from 110th to 125th streets, between Manhattan and Lenox avenues. The rentals average about \$6.50 a room in walk-ups, and from \$9 to \$11 in elevator apartments, which are located principally along Seventh avenue. We find that about half of the tenants are new arrivals, while the other half are old residents who are evidently satisfied with the neighborhood and desire to remain there."

J. A. Goodwin, of Goodwin & Goodwin:—"Renting of new apartments in the neighborhood of 110th and 111th streets near Seventh avenue and in other West Side streets as far north as 176th street has been good, with small apartments preferred. The outlook for next year is particularly cheerful because of the decline of building operations which will not be able to offset the natural increase of the city's population. Owners of apartment houses already erected will receive the benefit of this development."

Charles S. Kohler:—"In that section of the city from West 80th to West 157th streets we have experienced a good demand for medium priced apartments of three to seven rooms where the maximum rentals have not exceeded \$100 per month. Above that figure renting has not been so easy."

George W. Short, of Porter & Co.:—"We are carrying a very small percentage of vacancies and conditions remain sound. We are having little trouble in renting apartments at not more than \$1,000 per annum. Although there has been a slight decline since October 1, there is still considerable activity."

Thomas F. McLaughlin:—"On the upper East Side east and west of Third avenue, renting conditions have been fair and not below the usual standard. The demand concerns chiefly three and four-room apartments."

Bronx Conditions.

A. G. Bechmann:—"In the Hunt's Point section tenants also appear to favor small apartments. There has been a heavy renting business in apartments of three, four and five rooms, averaging about \$7 a room, in walk-ups in the immediate neighborhood of the Simpson street station. From all appearances October will surpass the other months from the point of view of quantity of business."

John O'Hara, of O'Hara Brothers:—"There is an unusual opportunity for five-story apartment house builders in Bedford Park and Fordham, in that section between Webster and Jerome avenues. We are receiving a steady stream of inquiries for five-room apartments at \$7 a room and we cannot with our present supply meet an overwhelming demand. The activity has not been checked by the arrival of October 1 and the market is as lively as ever. We have room in this section for twenty-five more apartment houses."

CONGRESS OF NATIONS IN LOWER WEST SIDE

Syrians, Austrians, Bulgarians, Armenians, Greeks, Russians, Poles and Irish Among the Foreign Colonies In and Near Washington Street

IN the shadow of the thirty-two story Whitehall building, along Washington street and in the nearby narrow alleyways called streets, is to be found one of the most unique and interesting of the many foreign colonies characteristic of New York City's polyglot population. Here are to be found, mingled indiscriminately, even as far north as Cortlandt street, a number of Syrians, Austrians, Bulgarians, Armenians, Greeks, Russians, Poles and Irish.

This unusual development is the more surprising when it is considered that they are hemmed in on the east by the great financial district, on the south by the Custom House and Battery Park, on the west by the big docks and waterfront

many parts of the city similar communities of other foreign peoples.

Noteworthy in these settlements is the absence of residents outside of that particular race. In Washington street, however, all those peoples who have no section of their own have apparently decided to form one group, and as a result have formed what may be called the most remarkable of New York's many unique foreign colonies.

Modern buildings are few and far between in Washington street and in the intersecting streets. Those which house this mixed population are either old-fashioned, six-story tenements or ancient three-story dwellings with the lower floors remodeled for business. The most important development in the street and which gives it its commercial importance is the presence of a large group of Syrian merchants who practically control the trade in Madeira and Cluny laces. These men are also jobbers and exporters of general merchandise, manufacturers of kimonos, hand-made laces and embroideries, groceries and liquors. They are located in stores which rent from \$900 to \$2,000 per annum, rents varying with floor space, depth, size of show window, etc. They have been established here for about twenty-five years, and conduct a flourishing business, with

properties in the neighborhood. Khaliel W. Saydab, another large owner, paid \$31,100 several years ago for the property at 66 Washington street. Among the leading business men and real estate owners of the section are the Faour Brothers, long established, who are the owners of the seven-story business building at 81-84 Washington street, which is one of the headquarters for sales-rooms and display offices of the Syrian merchants.

Dominick J. Faour is enthusiastic about the possibilities of the street. He thinks it is one of the most stable in the city on account of its position with reference to the docks, foreign exchanges, steamship and banking offices and its proximity to the financial center of the city. It cannot, he thinks, be affected on this account, by the same conditions which caused trade centers in other sections of the city to shift as they have done in the last few years. Its location near the foreign steamship lines makes it ideal for the offices and show rooms of importers and exporters.

A Social Remnant.

The upper floors of the buildings with stores are occupied chiefly by Syrians and others of smaller means who are employed either as clerks or workers in the various establishments, or who are employed in factories further uptown. They include in their number also a great many peddlars who travel with packs, throughout various parts of the country. Here and there are a few members of the early families, who have stayed on in spite of the changes



WASHINGTON STREET, NEAR RECTOR STREET.

improvements, and on the north by the warehouse district.

Foreigners Segregate.

In New York City, as in other large municipalities where thousands of people are compelled to live in congested residential districts, the foreign elements have a marked tendency to segregate in their own communities, where they try as near as possible to live under the same conditions and in the same environment that characterizes their lives in their native lands. So we have in New York, the Ghetto of the lower East Side, with its thousands of Russian and Polish Jews. These people have also formed large neighborhoods in various parts of the Bronx and Brooklyn. The Italians make it a point to become established within definite boundaries. Likewise, the Germans who have selected Yorkville, and the Bohemians and other Slavs in the section further south. Even the South Americans can be located in great numbers in certain blocks on the upper West Side. Then there is, of course, Chinatown, at Chatham square, which began with a man named Ah Ken, who arrived in New York in 1858, and opened a small cigar store on Park Row. There are to be found also in a great

South American and other countries outside of the European war zone. One exporter showed this week heavy cases consigned to buyers as far out as Freetown, Sierra Leone, West Coast of Africa, Trinidad, Dutch West Indies, and Guantamo, Cuba. As evidence of their thrift, the instance of one merchant may be cited who started in business about eighteen years ago with borrowed capital, and with the characteristic industry and business acumen of the race, built up a concern now rated at \$150,000.

That they have faith in the real estate possibilities of the section is evidenced by their investment in local properties. Faris Azoon owns and occupies the building at 75 Washington street, with his dry goods establishment. Abraham Sahadi, a grocer at 84 Washington street, and Azeez Khayat of Fifth avenue, antique dealer, have a number of



WASHINGTON STREET, NORTH FROM MORRIS STREET.

in the character of the neighborhood. Among the first of the Irish arrivals was the late Patrick J. Lonargan, the builder and real estate operator, who came over in 1826. He has been succeeded by his daughter, Ellen L. Loughlin, who manages the business at 9 Albany street. She controls a number of buildings which house the foreign population.

"These people," she said, this week, "are thrifty, hard working and law abiding and make excellent tenants. In the neighborhood of Morris street the rents are very low, averaging about \$7 for two rooms."

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Building Construction and Building Management
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This is indeed a good time to get better acquainted with goods made in U. S. A., but it must be remembered that international commerce is the life of New York, and that commerce is built up on the give and take policy.

A railroad president has declared to his stockholders that railroad systems are more endangered by the continued issuance of state and national government regulations than from any other source. Over-regulation, which means more regulation than is necessary and tolerable, has become the great evil of the times.

Every new building erected adds its proportionate share to the taxable property of the city, and during the last fiscal year \$130,000,000 was added in this way. On the other hand, every piece of property taken off the tax list and put on the exempt list adds something to the bill of the owners of the remaining parcels. Higher taxes mean higher rents, and higher charges all around, with dismal times as the inevitable consequence.

Justice Hartman failed to get a single vote in the Board of Justices of the Municipal Court in favor of his project for a "landlords' and tenants' commission," to serve as a mediator between the tax-ridden landlord and his delinquent tenants. There are too many costly commissions and committees now, and the Real Estate Board recently asked the Board of Estimate to abolish a few.

The strategy of New York property owners always had one weak place, and that was at Albany. From thence the hidden enemies of good government could fire their shells into the city with little trouble and no danger to themselves. Hereafter our real estate interests will be more thoroughly protected at Albany, and they will have a powerful ally in the New York State association, which will hold its annual convention here next Friday and Saturday.

What the Stationary Condition of Land Values Proves.

The report of the Commissioners of Taxes and Assessments for the year 1914, which has just been published, makes interesting reading for students of real estate values. The Commissioners report that the past year has been remarkable for the shifting of values and for the serious depreciation which has taken place in certain sections. The detailed figures afford abundant evidence of the truth of this assertion. Real estate values have been declining throughout practically the whole of Manhattan lying south of 34th street. The net decrease in the assessment of this area has amounted to about \$22,000,000. The gross decrease was, of course, much larger, but there was deducted from it the cost of certain new buildings and perhaps a slight increase in prices along Fourth avenue. The tax assessors managed to figure out an increase of \$4,000,000 for the area between Second and Fourth avenues, 14th and 42d streets. They have also found more property to tax in the neighborhood of Times Square and the Grand Central Station, and along the line of Park avenue. In the Bronx they recorded an increase in land values amounting to almost \$4,000,000 and in the value of new buildings amounting to \$13,000,000. In Brooklyn the changes were negligible. Of all the boroughs only Queens showed any noticeable evidence of an increasing demand for real estate. The net increase in the valuation of all real estate is about \$43,000,000, which is about one-fourth of the amount of money spent on new buildings during the year.

The interest of the report of the Tax Commissioners does not depend upon the showing for any one year, but upon the accumulated showing of several years. Since 1911 the population of New York is estimated to have increased a little less than 500,000. During the same period the net increase in land values, not including improvements, has been about \$47,000,000. The addition, that is, to the population of New York of a city as large as Buffalo has brought about a merely negligible increase in land values. In 1911 the assessed land value per capita amounted to \$915. In 1914 it amounts to only \$840. Land values are consequently diminishing as compared with the increase of the city in population and wealth. Neither is this diminution confined to Manhattan. In the case of the central borough, the value of the land, apart from the buildings, has been practically stationary since 1911 and a sharp decrease has taken place in the assessed land value per capita. But in the cases of Brooklyn and the Bronx a much sharper decrease per capita has taken place. As long ago as 1906 the assessed land value per capita of the Bronx was \$721. In 1914 it was \$549. During those eight years the population of the Bronx has increased from 290,000 to over 600,000, while the percentage of increase in the assessed value of land has been only a little over fifty. It must be remembered, also, that during these eight years the Tax Department has been steadily pushing up the level of assessed values so that the actual increase in land values has been less than 50 per cent.

The figures for Brooklyn tell the same story. In 1911 the assessed value of land per capita was \$464. In 1914 the corresponding figure is \$417. An estimated increase in population of 170,000 has added nothing to the value of the land. The comparison for Brooklyn cannot be pushed back of 1911, because the rolls of that year contained a \$200,000,000 increase in assessed values which was effected not by any increase in land values, but by the adoption on the part of the Tax Department of a higher standard of assessment. If this \$200,000,000 is omitted, it will be found that in the case of Brooklyn, an increase in population of 475,000 since 1906 has not prevented a decrease in per capita land value and has resulted in a comparatively small increase of gross value, all of which took place during the first four years.

The failure of land values to increase in proportion to the population makes the problem of financing the necessary increase in expenses extremely difficult.

The financial policy of the city has been based in general on the expectation of a steady expansion of land values. The yearly enlargement should normally be sufficient to pay the increasing expenses of the city without any change in the tax rate. The existing rate applied to the increased assessed values should produce enough additional income to meet the necessarily greater expenses of the city. Ten per cent. of the increase in assessed value ought to cover the city's needs for expenditures for the capital account. If, consequently, the increase in land values is slight or non-existent, what is the city to do? Its expenses will necessarily continue to increase, and the only way in which the heavier charges can be paid is by adding to the tax rate. But an addition to the tax rate levied upon a stationary fund of real estate values will tend actually to diminish the fund. In that event the city will be living not upon its income but upon its capital.

Such is the situation wherewith New York is confronted at the present time. Since 1911 land values have been either stationary or actually declining. New buildings have added only \$130,000,000 to the assessment rolls, although much more has been spent upon new construction. During the same period the city government has had to provide for almost 500,000 new inhabitants, an increase of ten per cent. By rigid economy the increased taxes levied on real estate during the same period have been kept down to about \$5,000,000, an increase of about six per cent. During the past three years there has been no increase at all in the taxes levied on real estate. But in spite of this fact real estate values have for the most part either diminished or remained stationary.

What is to be done in the future? Doubtless the expenditures of the city can be reduced, as the Real Estate Board suggests, by a more careful scrutiny of salaries and miscellaneous accounts. The Board of Estimate already has a committee which is working upon that problem. But it is improbable that any process of economizing can be made drastic enough to provide for the increased expenditures which are plainly impending. In order to improve the financial health of the city it will be necessary to derive certain expenditures now charged against capital from its annual income. It will also be necessary to pay out of income a large amount of floating indebtedness which is a grave source of embarrassment both to the city and to the money market. If these increasing expenditures are collected from real estate the effect on real estate values in different parts of the city will be extremely serious. It would mean in many cases liquidation of existing holdings and a consequent shrinkage of prices in many sections of Manhattan, Brooklyn and the Bronx. Owners, who have been holding on to their property in the hope of an ultimate recovery of activity would be forced to let go and the city would find itself at the end of the year with a considerably diminished fund, from which to derive its ordinary income. The practically stationary condition of real estate values clearly proves that the limit has been reached for the time being in the power of real estate owners to stand additional taxation, and that any increase, which may be necessitated in the near future, must be derived from other sources.

Hints to the Charter Makers.

Pertinent suggestions can be gleaned from the news of the day by the committee engaged in revising the Charter. Commissioner Williams, of the Department of Water, Gas and Electricity, says the police could save the city a considerable sum annually by performing the simple service of turning on and off the street lamps, for which a corps of lamp-lighters are now paid. The suggestion has appealed to everybody as sensible and practicable, and has inspired the further suggestion that the police could do still other work for the city that now costs the taxpayers a great deal of money. Your modern policeman is a very intelligent man, he is well grounded in the laws and ordinances, and has had

a good general education. He is in every way competent to take the school census, for example. He is, furthermore, as well or even better qualified to perform certain inspection duties than the inspectors now in the service, and he has plenty of time to do it in; and he would prefer unquestionably to perform duties which would increase public respect for his position in the world rather than be simply a watchman. Another body of employes that could easily add to their duties is to be found in the Fire Department. In fine, if the Charter revisers are sincerely desirous of reorganizing the municipal civil service and rightly apportioning the work, with a view to efficiency as well as economy, they can do considerable in that direction. While it may not be directly in the power of the Board of Estimate to accomplish fully such a reformation, under the existing laws of the State, so safely entrenched are some of the departments, the Board can do much toward it, and it can proclaim to the higher powers what further steps should be taken in order to end the economic oppression of the people.

City's Progress Toward Bankruptcy.

Editor of the RECORD AND GUIDE:

In 1908 Mr. Edgar J. Levey, formerly Deputy Comptroller of the City of New York, in a pamphlet entitled "New York City's Progress Towards Bankruptcy," called attention to the ever-growing budget under which the city's finances staggered. Among other causes for this which he points out in his very able article he states as follows:

The plain truth is that economy has not been popular and that extravagance has been. Extravagance has been popular not only with the innumerable grafting leeches always seeking to fatten on the city's purse, not only with the political organizations which obtain their sinews of war from the same source, and not only with the horde of superfluous employees who engorge the city's pay-rolls, but also it has been popular with those who seek gradually to lead the municipality into the perilous byways of socialistic paternalism, and those well-intentioned faddists who in their eagerness to advocate any new schemes of municipal betterment lend their influence unawares to the same end. Unfortunately, also, extravagance has been popular with the press, because positive programs of municipal development are interesting and possess news value, whereas economy with its more negative policies of self-denial is a dry and uninteresting subject to lay before newspaper readers.

Taxpayers—always a small minority of the electorate—have been supine, and rent payers—which means the community at large—have dreamed blissfully in a fool's paradise that waste and extravagance concerned them not at all.

So long as the mass of the voters retain their present attitude, it would be futile to expect the officials whom they elect—be they of whatsoever political affiliation—to rise to any perilous heights above the mass of the electorate. But once enable the people to understand—and by the people is meant not merely the taxpayers, but every voter and every voter's family, men, women and children—that the present path lies straightway towards municipal bankruptcy, from the effects of which no one can remain immune, rent payer no more than landlord—then and not until then may we look for a city administration pledged to reasonable economy, eager to secure it because it is the popular thing to do, and invincibly strengthened by the support of the people to withstand the pressure of special interests.

This rather lengthy quotation is made to show the attitude of the public towards economy then. Perhaps recent events have made it necessary for the public to change.

Since the writing of Mr. Levey's article many important reforms have been made which have tended to check the growth of the budget, but the process is exceedingly slow. The Real Estate Board and the United Real Estate owners, with commendable energy, have tried to effect decreases in the budget by pointing out to the Board of Estimate various items which, in their opinion, should be pruned.

The blazing of the way by such organizations is useful, because it helps to notify the community that something must and can be done, but, unfortunately, the whole subject is so involved in a mass of interlocking laws and regulations that the Board of Estimate is almost helpless as the law stands. A comprehensive survey of the whole situation, beginning with mandatory legislation, and ending with the economic conduct of the individual department and bureau, followed up by appeals to the Legislature and the Board of Estimate

and the Board of Aldermen, must be made before any sweeping benefits can accrue. Until this is done, no matter how well intentioned the Board of Estimate and Apportionment may be, it will find itself hampered by mandatory laws and local restrictions which will nullify its efforts in a large measure.

It is true that the Board of Estimate could refuse these allowances in specific instances, but in the main the amounts asked for must be granted. Mandatory legislation has been complained of many times by the city authorities, who must pay the bills even though they protest against the laws. The Teachers' Equal Pay bill was passed by the Legislature over the protests of all the members of the Board of Estimate and Apportionment except the Mayor, and approved by the Mayor and signed by the Governor. It added \$3,000,000 to the budget the first year and the extra increment each year. It increased the pay of one class in the service (assistants to principals) \$800 at one stroke. I cite this law simply as a sample without commenting on its merits.

I am not one of those who think that the city departments are clogged with employes who will not work and who are overpaid. It has been my experience that the majority are self-respecting, hard-working men. Much depends upon the head of the department. If he is alert and knows his business, his subordinates are the same. I believe, however, that some of the departments have too many men. They should not be dropped summarily, as many have spent years in the city's service and are likely to be more valuable than new men. They should be transferred to departments where they are needed and the city should stop taking on new men until the present supply is taken up.

It is futile to appeal to the Board of Estimate. The evil is more deeply seated. A general reform of our methods is necessary before any lasting good can come.

CYRUS C. MILLER.

55 Liberty street, October 8.

The Cause and the Remedy.

Editor of the RECORD AND GUIDE:

Excessive taxation of Manhattan real estate has been the burden of complaint of property owners for many years, and yet but little if anything has been accomplished in relieving a situation that threatens the financial stability of the body politic, by destroying real estate values. Some other means of producing revenue must be devised.

When we reach the condition that taxes will rise above income, values will dwindle, and 95 per cent. of the revenue of the city being jeopardized, bankruptcy must ensue.

It would be well to consider first, the cause, and, second, to apply the remedy.

Real estate has always been considered stable, and heretofore has, in most cases, netted the owner a profit, over and above all deductions. Some years ago the Fire Department had a large control over tenements, and all complaints were centralized and disposed of by one department. Then came a new era, when many departments were formed, whose sole object was, not the improvement and betterment of real estate and its tenants, but to find berths for the faithful of the dominant political party.

The result has led to the introduction of many departments, and an army of subalterns, who have harassed property owners with notices, orders and commands, so as to delude the taxpayer into a belief that a strong necessity exists for the exercise of the functions of the various departments.

Heretofore, real estate has been regarded as legitimate prey to meet 95 per cent. of the budget. Values were raised, so as to sustain increased expenditures without increasing the tax rate. If the allied interests were to unite, the falsity of this method would be exposed and eventually other means found to relieve an otherwise intolerable condition. At this very moment the United States Government is confronted with

the necessity of raising a large sum by direct taxes, in order to avoid a deficit, distributing its taxation so that it does not fall too heavily in any one direction. The result will be that the tax will not prove burdensome.

It is incumbent on the city administration that new sources of revenue should be singled out and utilized. Other sources of income should be provided by taxation and a revised system of tax revenue collections should be introduced that will relieve the almost ruinous raid on real estate, which in many cases is little short of confiscation.

The many departments should be consolidated under one responsible head, and the thousand and one political derelicts forced to seek other employment. If the departments were properly formed there would be a saving of many millions. Incidentally, the occupancy and use of buildings should be regulated by making the tenant comply with reasonable fire laws.

JOHN FINCK.

198 Broadway.

A Discrimination Against the East Side.

Editor of the RECORD AND GUIDE:

Realizing that no slight was intended by the New York City Railways Company, nor by the Municipal Ferry, to any one part of Manhattan, I wish notwithstanding to call attention to the fact that in the new transfer across to Staten Island, the cars of the Lexington avenue line now run only to Bowling Green, though a short time ago some were sent to South Ferry.

The new surface car and ferry ride regulation means that a fare can be purchased to Staten Island only on such cars as run to South Ferry.

The same practice obtains on the northerly trip; that is, only the cars which start from South Ferry honor the ferry boat transfer, which now reads "good on Broadway, Columbus avenue, Sixth, Amsterdam and Eighth avenue lines."

Would it not be fair to the East Side that the Lexington avenue line should run, even under long headway, a car to South Ferry? At least conductors on that line could issue a ferry transfer which would be accepted on all cars at Bowling Green. A READER.

Why Fight the World Alone?

Property owners in past years have too often fought their battles single handed when unity of interest demanded unity of action. In order to inaugurate a new policy of co-operative action, the Advisory Council of Real Estate interests has held conferences with the executive officials of the various taxpayers' associations for the purpose of thorough co-operation during the coming year. Unfortunately hasty action and premature criticism have too often worked to the prejudice of the righteous requirements and claims of the real estate owner.

By permitting just complaints and demands to flare up like flashes of powder in a pan instead of adopting a systematic and scientific method of presentment, reinforced with an irrefutable and indisputable array of facts, the cause of the property owner has been frequently unfairly criticized by the public, and consequently impaired by being placed in the unfavorable light of endeavoring to obstruct necessary public improvements.

Serious cases demand drastic remedies, provided it is reasonably certain that definite and effective results will be thereby accomplished. But false alarms, although well meant, have occasionally been rung when the facts to be presented have not been carefully considered and there has been no careful study of the concrete propositions to be defended or criticized by property owners.

Nothing has reacted more unfavorably upon the real estate world at large than the utter collapse of the case of the property owner at public and private hearings upon some occasions in the past when protests were presented.

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REAL ESTATE CONVENTION.

Local Arrangements Completed—Program Committee's Report.

Mayor John Purroy Mitchel will deliver the address of welcome to the delegates of the Real Estate Convention to be held at the Hotel Astor next Friday and Saturday, October 16 and 17. The chairmen of the various committees perfected arrangements for the routine of the convention, at luncheons held on Tuesday and Friday. Maximilian Morgenthau, Jr., who presided, announced that the Real Estate Board of New York had extended the courtesies of its board rooms to visiting delegates.

Committees were arranged as follows: Arrangements, Maximilian Morgenthau, Jr.; reception, Joseph P. Day; programme and speakers, Lawrence B. Elliman; press, F. A. Austin; taxpayers, Henry Bloch; sight-seeing, Edward B. Boynton; banquet, Elisha Sniffin; Manhattan, Laurence M. D. McGuire; Bronx, James L. Wells; Westchester, Robert E. Farley; Brooklyn, C. E. Rickerson; Long Island, James Frank; entertainment, A. N. Gittermann; Richmond, J. Sterling Drake; Queens, William D. Bloodgood.

A programme for the convention has been arranged as follows:

Program for Convention.

FRIDAY, OCTOBER 16.

9.30 a. m.—Reception of delegates at Hotel Astor. Registration of delegates.

10.30 a. m.—The Convention called to order at the Hotel Astor by President William H. Moffitt. Speech of welcome by the Mayor, Hon. John Purroy Mitchel. Response on behalf of up-state delegates by L. D. Woodworth of Rochester, vice-president of the Real Estate Association of the State of New York.

11-12 a. m.—Reports of officers. Reports of committees appointed at the last annual convention.

12.30 a. m.—Reception at the rooms of the Merchants' Association, Woolworth Building.

12.30-2 p. m.—Inspection of the Woolworth Building and Tower by invitation of Mr. Frank Woolworth.

1.15 p. m.—Reception and luncheon to guests from out of town at Real Estate Auction Rooms, 14-20 Vesey street. Speech of welcome by James L. Wells, president of the Real Estate Auctioneers' Association.

1.45 p. m.—Delegates will be called for in sight-seeing automobiles and taken to the New York Telephone Building, 24 Lispenard street, by the New York Telephone Company, where they will be shown the workings of the company's plant. Address—"The Telephone in Its Relation to Real Estate," moving pictures, etc. Return by automobiles to the convention hall at the Hotel Astor.

2.30 p. m.—Speech and moving pictures at convention hall.

3.00 p. m.—Convention reconvenes at Hotel Astor. Address—"Real Estate Organizations"—Laurence M. D. McGuire, president Real Estate Board of New York.

3.30 p. m.—Address—"Real Estate Salesmanship"—Gage E. Tarbell.

4.00 p. m.—Address—"The Workingmen's Compensation Act and Its Relation to Real Estate"—Robert E. Dowling, chairman of the Workingmen's Compensation Commission.

4.00—Address—"Importance of Queens"—John J. Halleran, ex-commissioner.

4.30-5.30—Inspection of Long Island City and factories. Trip by automobiles to Forest Hills.

5.30 p. m.—Buffet supper for out-of-town guests at Queens Chamber of Commerce, Bridge Plaza, Long Island City. Address—President Queens Chamber of Commerce, Robert W. Hichbie. Address—Borough President Connolly.

7.30-10.30 p. m.—Real Estate Night at the New York Electrical Exposition, Grand Central Palace. Addresses in Convention Auditorium.

8.30 p. m.—Address—"Real Estate Auctioneering"—Joseph P. Day.

9.00 p. m.—Address—"Real Estate Developments"—Edward E. Boynton, president American Real Estate Company.

9.30 p. m.—Address—"Is the Single Tax Gaining or Losing Ground?"—Allan Robinson. Discussion.

11-12 p. m.—Inspection of New York Times, 217 West 43d street by up-state delegates through special invitation, showing workings of modern newspaper at time of going to press.

SATURDAY, OCTOBER 17.

10.00 a. m.—Convention reconvenes. Address—"Exemption of Personal Property from Taxation"—Joseph S. Schwab.

10.30 a. m.—Address—"New York Tenement House Laws"—Ira J. Ettlinger.

11.00 a. m.—Address—"Real Estate and Ter-

minal Markets"—Cyrus C. Miller, ex-Borough President of the Bronx.

11.30 a. m.—Address—"The New State Factory Laws"—Abram I. Elkus, chief counsel to the New York State Factory Commission.

12.00 a. m.—Address—"Real Estate and the State Constitution."

12.30 a. m.—Business meeting, election of officers for the coming year, selection of place for 1915 convention.

1.00 p. m.—Sight-seeing expedition to the Bronx in automobiles provided by the Sight-seeing and Bronx Committees. Free to upstate delegates. Tickets for city members and guests may be had on application at the Convention Hall on payment of \$1.00 each, including luncheon.

1.30 p. m.—Luncheon at Community Building, Southern Boulevard and 163d street.

2.30-5.30 p. m.—Sight-seeing trip in automobiles through important sections of the Bronx.

5.30 p. m.—Return to the Hotel Astor.

6.30 p. m.—Assembly at banquet rooms.

7.00 p. m.—Banquet at the Hotel Astor. Elisha Sniffin, chairman of the Banquet Committee. William H. Moffitt, toastmaster.

Speakers—Hon. John Purroy Mitchel, Mayor of New York City; Hon. Marcus M. Marks, Borough President of Manhattan; President Shallock, National Association of Real Estate Exchanges; President Marble, Merchants' Association; Mr. L. D. Woodworth, of Rochester, vice-president. Seventh Regiment Band.

Note.—Addresses will be strictly limited to 15 minutes each and at the end of that time a bell will sound to warn the speaker that his time has expired. After each address there will be 15 minutes for questions and discussion from the floor. In order that the program may proceed according to schedule, it is most important that speakers be on hand promptly.

Make your reservations for banquet (Saturday night) without further delay. Seats are limited. Tickets, \$5 each. Apply M. Morgenthau, Jr., chairman Committee on Arrangements, 95 Liberty street.

Annual Meeting Real Estate Board.

The annual meeting of the Real Estate Board of New York will be held on Tuesday, October 20, in the board room, 115 Broadway, at 12 a. m. sharp. The polls will be open from 9 a. m. to 1 p. m. on that date for the election of three governors, an auditing committee, a nominating committee, and to vote on the proposed amendments and additions to the constitution as recommended by the Board of Governors. A complimentary luncheon by Mazzetti will be served to the active members promptly at 1 p. m., and you are therefore respectfully urged to be on hand at 12 o'clock sharp to transact the necessary business and hear reports for the year.

The following are the regular nominations:

For Governors, three of whom are to be elected to serve three years: Edward C. Cammann, William L. DeBost, J. B. English, Thomas Hovenden, M. Morgenthau, Jr., Charles F. Noyes. For auditing committee, three of whom are to be elected: Gerald R. Brown, Eugene S. Willard, Walter C. Wyckoff.

West Side Taxpayers Meet.

Frank Demuth was elected president of the West Side Taxpayers' Association at the meeting of the organization on Thursday evening at 267 West 34th street. He succeeds Dr. George Wenner who served for five years. The officers for the ensuing year will be Louis Schrag, first vice-president; Peter P. Cappel, second vice-president; Jacob J. Tabolt, secretary; Julius Neke, financial secretary; Frederick Keller, treasurer, and Charles Hvass, Christian Dohm and Thomas Burke, trustees.

The members discussed in detail the market question now occupying so much public attention. While no objection to the projects seemed apparent, most of the members were of the opinion that it would be more advisable to wait until the presently established market had really demonstrated worth before new ones were undertaken.

Other business concerned the proposed sewer in West 46th street, which was recently rejected by the Local Board.

THE MORTGAGE MARKET.

Mutual Aid, Rather Than Mutual Pounding, Will Bring Best Results.

In commenting on the mortgage market situation since the outbreak of the war, Mr. Frank Bailey, Vice-President of the Title Guarantee & Trust Company, made the following very interesting statements:

"It is not at all discouraging. As in prior panics, it has been possible for this company to dispose of small mortgages with a constancy which has been most satisfactory. During the months of August and September, sales of mortgages by this company in Brooklyn amounted to \$2,171,125. While this amount, of course, is below normal, and represents a substantial reduction of our average weekly sellings prior to the outbreak of the war, still the amount is very considerable, as practically none of these mortgages was sold at rates which would net the investor over five per cent.

"During this period, however, we have restricted our acceptances of new mortgages to those mortgages which have been called and were held by institutions which needed the funds for their current demands. Maturing mortgages which have been renewed by the owners, representing 95 per cent. of our maturing mortgages each month, have been renewed at 5½ per cent. in over 90 per cent. of the cases, while a few have asked 6 per cent., feeling that that rate was now obtainable. Many of the institutions, however, have taken the position that it is not the part of those who are entrusted with the funds of the people to press other people to the maximum amount obtainable because the rate of interest happens to be high at the time the mortgage matured.

"For instance, one of the largest savings banks in New York writes us this morning, as follows:

"We are strongly of the opinion that the present is not the time to insist upon an advance in interest rates, . . . and then authorizes us to renew the mortgage in question at the existing rate.

"I believe that moderation now will produce great fruits, and that the best advantage to all can be best conserved by mutual aid rather than by mutual pounding, and I am more than pleased with the patriotism of the people as a whole since the outbreak of the war as far as their money is concerned for it has been of a very high order and the improvement of the relations between the borrower and the lender, between capital and labor, between the captains of industry and the lieutenants and the masses as a whole, is now, in my judgment, in the way toward an improvement which two months have brought about. This improvement could not have been accomplished by years and reams of legislation."

LOCAL IMPROVEMENTS.

Washington Heights.

At a meeting of the local board on Tuesday, October 6, the following resolution was approved:

Amendment of resolution adopted on March 31, 1914, for re-regulating, re-grading, etc., the service street on the easterly side of Riverside Drive from West 181st street to a point about 550 feet north in such a way as to carry the improvements for a distance of 585 feet rather than 550 feet, north of 181st street.

Chester District.

At a meeting of the local board of Chester, Tuesday, October 6, the following resolution was the only one adopted, all other resolutions being either laid over, withdrawn or denied:

No. 997. Constructing sewers and appurtenances in Rhinelander avenue, between Muliner avenue and Lurting Avenue; and in Neil avenue, between Bogart avenue and Hone avenue; and in Fowler avenue, between Neil avenue and Morris Park avenue; and in Bogart avenue, between Neil avenue and Morris Park avenue; and in Radcliffe avenue, between Brady avenue and the summit south of Rhinelander avenue; and in Colden avenue, between Neil avenue and Rhinelander avenue; and in Paulding avenue, between Neil avenue and Rhinelander

avenue; and in Hone avenue, between Neil avenue and Rhinelander avenue; and in Matthews avenue, between Rhinelander avenue and the summit north of Neil avenue; and in Barnes avenue, between Rhinelander avenue and Neil avenue; and in Bear Swamp road (Bronxdale avenue) between Muliner avenue and Wallace avenue; and in Neil avenue, between Barnes avenue and Muliner avenue, together with all work incidental thereto.

Total estimated cost, \$112,420. Assessed value of the real estate included within the probable area of assessment is \$685,885. Estimated cost for each 25-foot lot where directly benefited, \$125.

WOMEN'S AID SOUGHT.

Randall's Island Project Favored by Women's Municipal League.

The Women's Municipal League at 42 West 39th street, listened to an address on Tuesday afternoon by J. Bleecker Miller, in explanation of the proposed municipal central freight yard on Randall's Island together with the proposed subway freight railroad connecting all the boroughs of the city.

An interesting feature of the address was a comparison made by the speaker of the expense of the plans which has been proposed by Messrs. Bolton and Miller, with the estimate of expense based upon the plan contained in the report of the West Side Improvement Committee of the Board of Estimate, of which committee the present Mayor was chairman.

Mr. Miller showed that the expense of one would be about equal to that of the other, but that the Randall's Island project would have the advantage of contributing a waterfront of eight miles in length between 59th street and Spuyten Duyvil besides leaving free the streets in the present freight yards, extending from 59th to 72d streets, and the piers also within those limits.

Mrs. Bryant presided, and at the conclusion of the address a committee was appointed with power to exert the influence of the association in favor of the project.

Against the Single Tax.

Secretary Helms says the Advisory Council of Real Estate Interests has determined to resist those forces in New York City which are striving earnestly and diligently to embody single tax principles in our present system of taxation, particularly with reference to untaxing improvements in New York City. No political work will be undertaken by the council but it will endeavor to present to its constituent organizations a concise and thorough brief upon the subject to be widely circulated. A comprehensive brief will also be submitted to the Mayor's Committee on Taxation. It is purposed later to suggest new sources of revenue outside of taxation on real estate to this committee, which has been formed to devise new forms of taxation. The council well appreciates the fact that the property owner is being weighted down with heavy tax burdens and that these burdens will undoubtedly become more onerous in the next few years. Consequently every effort has been made to co-operate with the Mayor's Committee on Taxation and present to it such points as may be adduced in favor of reducing the tax levy upon real estate.

Improvement in the Suburbs.

A strong evidence of the return of the realty market to a normal status is furnished by suburban operators. The sales of both houses and lots, while they do not show an unusual advance in volume, give indication of an active fall season. Throughout the summer months physical improvements have been under way, particularly as to roads, parkways and sidewalks. The various properties are now in excellent condition and most attractive to purchasers.

At Brentwood Park, Long Island, E. H. McWhorter is preparing for a very active season. Purchasers at this time who buy lots on the installment basis should have a large portion of their payments completed by early spring and will then be ready to commence building.

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John M. Demarest, general manager of the Sage Foundation Homes Company, Forest Hills Gardens, considers that the proposed suburban limits principle does not go far enough. In a communication to the Building Committee he calls attention to the fact that at Forest Hills frame houses are prohibited, and continues:

"This best expresses our belief in the wisdom of masonry houses, both from an aesthetic and economical standpoint. I believe that the law should prohibit altogether, within the limits of the City of New York, the construction of frame houses."

Mr. Demarest believes that while there might be isolated cases in which the prohibition of frame structures would work a hardship, yet such cases could be provided for after investigation, and he sees no reason why such sections as Flatbush and Bay Ridge should be permitted to continue to build up with frame houses. He adds:

"I do not believe that the building up of large sections, like Flatbush, with frame houses is a safety to the public or a credit to the city, and just so long as the fire limits are confined as they are now, the speculative builder will take advantage of the opportunity to slap up frame houses and unload them on the public."

His personal experience as a builder, says Mr. Demarest, makes him believe that the additional cost of the masonry house does not mitigate against the sale of it in a section that offers greater fire protection, and he thinks the tendency of the builders today is to build masonry houses in frame house sections. He concludes:

"Since the interest in city planning has been stimulated to the extent, that it is now a consideration with every builder and developer, so with encouragement would the tendency of the public be to demand houses of better taste and masonry construction. Let the law help those who want to help the city and the people, and extend the fire limits."

PRIVATE REALTY SALES.

Fifth avenue, which furnished the leading transaction this week, still holds the center of interest. The large vacant plot, 74.1 x 125, at the northeast corner of Fifth avenue and 37th street, was sold this week to out-of-town capitalists at a reported price of \$1,800,000. If this be the actual selling price the plot, which contains approximately 9,260 square feet, would have been sold at the rate of \$194.33 a square foot, or about \$24,300 per front foot. According to the land value maps published by the Record and Guide last week the front foot valuations were figured by the Tax Department at \$14,000 a front foot for interior lots. While no definite plans regarding the improvement of this plot have been announced it is probable that a structure will be erected in keeping with the class of dwellings now typical of the greatest shopping center in the world.

The corner is in the heart of the retail center which has been established between 34th and 42nd streets. Within this radius are located such concerns as Franklin Simon & Company, Tiffany & Company, Lord & Taylor, Gorham Company, A. A. Vantine Company, James E. McCreery & Company, B. Altman & Company, Bonwit, Teller & Company and Stern Brothers. To these is soon to be added the Rogers Peet Company, and Arnold, Constable & Company.

Recent Bronx activity is reflected in the report of Register Edward Polak for the first nine months of the year, in which he gives a resumé of business transacted through his office. He reports that the total number of papers filed and recorded amount to 32,202, as follows: Conveyances recorded, 6,550; mortgages recorded, 7,209; miscellaneous papers, 105; chattel mortgages filed, 14,841; certified copies, 119; satisfaction of mortgages, 425; notaries' certificates filed, 1,607; commissioner of deeds certificates filed, 1,346. In addition, 208,570 folios have been recorded.

The fees in the Mortgage Tax Department amount to \$123,498.82, and in the General Administration Department to \$33,650.32, making the total fees \$157,149.14. The register also reports the mortgage indebtedness is \$35,530,887.87. Conveyances up to and including October 2, total number 5,853; number with consideration, 565; amount of consideration, \$4,927,518.

County Clerk Leonard Ruoff, of Queens, also reported considerable activity as evidenced by the filed documents in that county during the month of September. There were recorded 921 deeds and 697 mortgages. The total value of the loans was less than 40 per cent. of the valuation of the land, indicating that buyers are retaining a good percentage of equity in their holdings. There were also filed 286 satisfactions of mortgages. At the office of John J. Hopper, Register of New York County, no recent reports could be obtained since that office has not been preparing quarterly statements of the business transacted.

The total number of sales reported and not recorded in Manhattan this week was 11 as against 18 last week and 15 a year ago.

The number of sales south of 59th street was 6 as compared with 7 last week and 5 a year ago.

The sales north of 59th street aggregated 5 as compared with 11 last week and 10 a year ago.

The total number of conveyances in Manhattan was 97 as against 136 last week, 11 having stated considerations totaling \$234,100. Mortgages recorded this week number 55, involving \$1,812,750, as against 59 last week, totalling \$1,187,663.

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

The amount involved in Manhattan and Bronx auction sales this week was \$980,143, compared with \$369,966 last week, making a total since January 1 of \$32,280,797. The figures for the corresponding week last year were \$311,470, and the total from January 1, 1913, to October 11, 1913, was \$41,468,297.

Syndicate Buys Fifth Avenue Corner.

A newly-formed corporation known as the Murray Hill Investment Company, composed principally of New England capitalists, represented by the law firm of Olney & Comstock, have purchased from the heirs of the estate of Mary Lewis the vacant plot at the northeast corner of Fifth avenue and 37th street, fronting 74.1 feet on the avenue and 125 feet in the street. The broker was Alwyn Ball, Jr., of the firm of Frederick Southack & Alwyn Ball, Jr. The sellers were represented by Henry N. Taft, as attorney. The consideration is said to have been about \$1,800,000, and if the twelve story building which is said to be contemplated, is erected, the transaction will mean an investment of about \$2,600,000. The Lewis family acquired the property in 1885 from the estate of Edwin D. Morgan for a stated consideration of \$385,000, which is less than a quarter of the present reported selling price. The property has been on the market since the old Morgan house and the adjoining dwellings were razed, about four years ago, and although frequent offers were made for the property it is understood that it was being held at \$2,000,000.

\$200,000 Loft-Apartment Deal.

Charles F. Noyes Company negotiated the sale for the St. Johns Park Realty Co., James H. Cruikshank and Wm. D. Kilpatrick, of the six-story loft buildings at 24-26 White street and 25 Walker street. The purchaser is William McKinny, who gave in part payment a four-story apartment house at 71 Brooklyn avenue, corner of Pacific street. The total transaction amounted to about \$200,000. The White and Walker street buildings cover a plot of 6,630 sq. ft., are six stories high and were purchased by Messrs. Cruikshank and Kilpatrick through the Noyes Company last spring in a \$350,000 deal with the Colonial and Manhattan Real Estate Associations.

They are entirely rented for \$11,000 per annum to three tenants and the buildings were recently modernized at an expense of about \$20,000. They are located near Canal street, which is to have three subway stations.

Church Obtains School Site.

Two three-story dwellings, 340 and 342 East 52d street, on plot 33.4x70, have been sold by the Bond & Mortgage Security Co. and Ida Hammel respectively, to the R. C. church of St. John of Neponnik, through Frederick Zittel & Sons. Ashley M. Herron was associated as broker in the sale of 340. The buyers now control a plot with 143.4 feet frontage, part of which will be improved with a school.

Dyckman-Bronx Trade.

Arnold, Byrne & Baumann have sold for the Hensle Construction Company to the Bromberg Realty Company, 25 Arden street, a five-story apartment house on plot 27 x 100. The property was held at \$40,000. In part payment the buyer gave four lots on the east side of Putnam avenue, between 238th street and Van Cortlandt Park South, part of the Van Cortlandt estate.

Music Publishers Will Build.

Sol Bloom sold through Prendergast & Smith, to the Waterson-Bernstein Co., music publishers, the property 151-153 West 46th street, on plot 50 x 100. A twelve-story store and loft building will be erected to be occupied in part by the buyers, who are now on Broadway near 47th street.

Manhattan—South of 59th St.

33D ST.—Henry Paul Freund has purchased from William Lustgarten & Co. 217 West 33d st, a 3-sty dwelling, on a lot 20 by 98.9. The sellers purchased the property about two weeks ago at the auction sale of the McKibben estate by Joseph P. Day for \$30,000.

37TH ST.—J. Arthur Fischer sold for Francis Carlson, the 4-sty store building, 63 West 37th st, to Moses Frank.

50TH ST.—Victor Freund & Son, Inc., sold for cash for Mrs. Louise I. Mitchell the two 3-sty dwellings, 30x60, at Nos. 202 and 204 East 50th st, to George Morgenweck.

Manhattan—North of 59th St.

71ST ST.—Mrs. Marietta Newcomb has sold to the Carolyn Holding Co., through Francis B. Robert, the 4-sty dwelling, 206 West 71st st, on lot 20x100.5. The property has been held at \$35,000 and has been owned by the seller for the last 18 years.

129TH ST.—Cruikshank Co. sold for the New York Life Insurance and Trust Co., to Bernard Brinze, the 3-sty dwelling, 114 East 129th st, on lot 20x100.

130TH ST.—Dr. Henry C. Hands has sold 205 West 130th st, a 3-sty dwelling, on lot 16.8x 96.11, to Henry Pierson & Co. In exchange the buyers gave the frame residence at 485 East 17th st, Brooklyn, reported sold recently.

Bronx.

CHARLOTTE ST.—Frederick G. Barthens has sold 1421 Charlotte st, a 3-sty house with store, on lot 25x100.

137TH ST.—Brown-Weiss Realities sold 584-586 East 137th st, a 6-sty apartment house on plot 50x100 to Mrs. Becky Meyers, who gave in part payment 122 West 111th st, a 4-sty dwelling, on lot 15x100.11.

ARTHUR AV.—George A. Hampton sold for Thomas Foy to John J. Morris, the present tenant, the 3-sty house, 2120 Arthur av, on lot 16.8x100.

CROTONA AV.—Harry H. Herche bought from the Joseph Sonsin Co. six lots, 120x138x 131x112, on the west side of Crotona av, 90 ft. north of 189th st.

HEATH AV.—Cahn & Pittman sold for George Rosendale the plot, 75x100, at the northeast corner of Heath av and 230th st.

Brooklyn.

CARROLL ST.—Henry Pierson & Co. sold for the Realty Associates the 3-sty dwelling, 861 Carroll st, on lot 19x100.

FLATBUSH AV.—McInerney-Klinck Realty Co. sold for D. Scheffer the 2-sty and store building, on the east side of Flatbush av, 20x 100, 62 ft. north of Tilden av.

GARFIELD PL.—John Pullman sold for Thomas J. Carlin, the 3-sty dwelling, 93 Garfield pl, on lot 20x100.

PARK PL.—Sheldon A. DuCret has sold 837 Park pl, a 3-sty dwelling.

72D ST.—Frank A. Seaver & Co. sold the 1-fam. house, 844 72d st, for Mrs. Kley to Mrs. Graydon.

76TH ST.—I. Salzberg sold for John Connolly to H. Wolfert, the 3-sty, 2-family dwelling, now being erected on plot 40x100, at 1447 46th st.

Queens.

ELMHURST.—Duff & Brown Co. sold for John Larsen, 118 Suydam st, a dwelling, on plot 40x 100.

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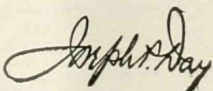
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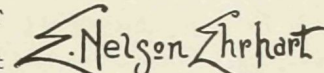
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	Jan. 1 to Oct. 9	Jan. 1 to Oct. 10
New buildings.....	357	479
Cost.....	\$40,539,190	\$49,746,115
Alterations.....	\$9,199,653	\$10,095,218

BRONX. Conveyances.

	1914 Oct. 2 to 8	1913 Oct. 3 to 9
Total No.....	98	136
No. with consideration..	11	19
Consideration.....	\$143,500	\$204,745

	Jan. 1 to Oct. 8	Jan. 1 to Oct. 9
Total No.....	4,922	5,989
No. with consideration..	407	584
Consideration.....	\$5,038,265	\$5,132,263

Mortgages.

	1914 Oct. 2 to 8	1913 Oct. 3 to 9
Total No.....	56	88
Amount.....	\$511,591	\$459,266
To Banks & Ins. Cos....	2	5
Amount.....	\$48,800	\$46,500
No. at 6%.....	28	32
Amount.....	\$98,085	\$115,253
No. at 5½%.....	5	13
Amount.....	\$35,350	\$136,700
No. at 5%.....	6	23
Amount.....	\$72,550	\$111,050
Unusual rates.....	2	2
Amount.....	.....	\$7,693
Interest not given.....	17	18
Amount.....	\$305,606	\$88,570

	Jan. 1 to Oct. 8	Jan. 1 to Oct. 9
Total No.....	3,066	4,531
Amount.....	\$27,305,296	\$32,274,844
To Banks & Ins. Cos....	301	295
Amount.....	\$5,608,251	\$4,967,241

Mortgage Extensions.

	Oct. 2 to 8	Oct. 2 to 9
Total No.....	8	11
Amount.....	\$192,500	\$131,900
To Banks & Ins. Cos....	1	1
Amount.....	\$3,000	\$3,000

	Jan. 1 to Oct. 8	Jan. 1 to Oct. 9
Total No.....	543	466
Amount.....	\$10,545,300	\$10,482,960
To Banks & Ins. Cos....	101	84
Amount.....	\$2,853,900	\$2,430,400

Building Permits.

	1914 Oct. 2 to 8	1913 Oct. 3 to 9
New buildings.....	5	3
Cost.....	\$11,800	\$10,150
Alterations.....	\$4,050	\$15,400

	Jan. 1 to Oct. 8	Jan. 1 to Oct. 9
New buildings.....	601	700
Cost.....	\$14,445,957	\$18,035,256
Alterations.....	\$909,150	\$978,608

BROOKLYN. Conveyances.

	1914 Oct. 1 to 7	1913 Oct. 2 to 8
Total No.....	436	523
No. with consideration..	34	50
Consideration.....	\$134,976	\$261,360

	Jan. 1 to Oct. 7	Jan. 1 to Oct. 8
Total No.....	17,956	18,513
No. with consideration..	1,847	1,744
Consideration.....	\$11,342,604	\$9,543,729

Mortgages.

	1914 Oct. 1 to 7	1913 Oct. 2 to 8
Total No.....	316	341
Amount.....	\$1,231,372	\$1,631,352
To Banks & Ins. Cos....	39	74
Amount.....	\$360,585	\$454,750
No. at 6%.....	194	172
Amount.....	\$799,190	\$917,179
No. at 5½%.....	54	87
Amount.....	\$182,450	\$345,760
No. at 5%.....	46	69
Amount.....	\$214,550	\$341,790
Unusual rates.....	6	.....
Amount.....	\$6,735	.....
Interest not given.....	16	13
Amount.....	\$28,447	\$26,623

	Jan. 1 to Oct. 7	Jan. 1 to Oct. 8
Total No.....	13,031	13,270
Amount.....	\$55,820,535	\$51,597,783
To Banks & Ins. Cos....	2,558	2,930
Amount.....	\$20,890,414	\$19,022,165

Building Permits.

	1914 Oct. 1 to 7	1913 Oct. 3 to 9
New buildings.....	70	69
Cost.....	\$315,200	\$659,550
Alterations.....	\$30,950	\$65,530

	Jan. 1 to Oct. 7	Jan. 1 to Oct. 9
New buildings.....	3,712	2,857
Cost.....	\$33,519,935	\$24,016,199
Alterations.....	\$2,326,830	\$2,895,194

QUEENS. Building Permits.

	1914 Oct. 1 to 7	1913 Oct. 3 to 9
New buildings.....	71	56
Cost.....	\$134,300	\$141,203
Alterations.....	\$13,280	\$12,695

	Jan. 1 to Oct. 7	Jan. 1 to Oct. 9
New buildings.....	3,648	3,418
Cost.....	\$15,980,262	\$12,284,991
Alterations.....	\$949,013	\$1,029,238

RICHMOND. Building Permits.

	1914 Oct. 1 to 7	1913 Oct. 2 to 8
New buildings.....	13	17
Cost.....	\$9,745	\$70,110
Alterations.....	\$2,175	\$4,528

	Jan. 1 to Oct. 7	Jan. 1 to Oct. 8
New buildings.....	914	767
Cost.....	\$1,528,787	\$1,724,187
Alterations.....	\$221,575	\$242,008

LONG ISLAND CITY.—Cross & Brown Co. has sold for James V. Graham the Old Armory Building at 144 Amity st, Flushing.

ROCKAWAY BEACH.—G. Taus & Son have sold for Frank Welcome his cottage and garage on plot 50x100, on the east side of Division av, north of the boulevard, to Andrew J. Kenny; also for Albert Cohn, a large plot at the north-east corner of the boulevard and Ward av, to Louis Boggaine, who will improve with bungalows; and for P. Cross, a plot on Eldert av, to J. Lynch.

ROSEDALE.—New York Suburban Land Co. sold to F. F. Delaney 60x100 in Rose pl; 40x100 on Kinsey av; and 60x100 on President av to E. W. Peters.

SOUTH JAMAICA.—Charles Bast has sold to Christian Keck a 1-acre plot with a frontage of 200 ft. on the south side of Jamaica South rd, 200 ft. east of the Daniel Remsen farm and 218 ft. east side of a right-of-way to the bay.

SOUTH RICHMOND HILL.—Allen Jennings has sold to Marvin O. Kuntz and Geo. D. Kresge 50 lots on the Quick Transit Realty Co.'s tract, south of Old South rd. The lots are located in Hamilton, Alden, Arthur and Priscilla sts and on Woodhaven av.

Richmond.

TOMPKINSVILLE.—Harold E. Wittemann and Moffatt & Schwab have sold for the Charles Zengram estate 2 lots in Bay st, between Grant and Washington sts, to the Paulwood Co., Inc., of New York.

Nearby Cities.

NEWARK, N. J.—Feist & Feist have sold to Mrs. Mary D. Tucker, the 4-sty apartment house, 16-18 Alpine st, on plot 37x100.

Rural and Suburban.

GARWOOD, N. J.—New York Suburban Land Co. sold to Frederick Beck 60x100 on Willow av; 50x100 on Spruce av to Charles Stryker; 40x150 on 4th av to Miss Catherine Marvin; and 60x150 on 3d av to William T. Keller.

HANOVER, N. J.—G. M. Hunter, of Newark, purchased from John Decker 15 acres near the Hanover station of the Morristown and Erie Railroad. It is reported that a large canning plant will be erected.

MONTCLAIR, N. J.—Ellis P. Earle, who recently bought the former Walter E. Duryea residence, fronting 325 ft. on Duryea rd and 175 ft. on Lorraine av, has resold it to the Mt. Prospect Land Co. for about \$45,000.

YONKERS, N. Y.—River View Building Co. has sold the 2½-sty residence, on plot 50x125, at 33 Morsemere pl, in the River View Colony.

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 Oct. 2 to 8	1913 Oct. 3 to 9
Total No.....	97	101
Assessed value.....	\$4,320,000	\$5,870,500
No. with consideration..	11	8
Consideration.....	\$234,100	\$127,700
Assessed value.....	\$266,000	\$129,500

	Jan. 1 to Oct. 8	Jan. 1 to Oct. 9
Total No.....	5,579	6,161
Assessed value.....	\$371,311,933	\$377,970,961
No. with consideration..	605	850
Consideration.....	\$24,567,756	\$34,857,878
Assessed value.....	\$25,960,121	\$38,267,162

Mortgages.

	1914 Oct. 2 to 8	1913 Oct. 3 to 9
Total No.....	55	55
Amount.....	\$1,812,750	\$665,489
To Banks & Ins. Cos....	3	11
Amount.....	\$12,000	\$206,500
No. at 6%.....	33	18
Amount.....	\$279,850	\$67,804
No. at 5½%.....	4	1
Amount.....	\$35,000	\$35,000
No. at 5%.....	7	18
Amount.....	\$89,500	\$303,000
No. at 4½%.....	3	2
Amount.....	\$932,000	\$59,000
No. at 4%.....	1	.....
Amount.....	\$4,400	.....
Unusual rates.....	.....	1
Amount.....	.....	\$5,635
Interest not given.....	7	15
Amount.....	\$472,000	\$195,050

	Jan. 1 to Oct. 8	Jan. 1 to Oct. 9
Total No.....	3,249	3,903
Amount.....	\$95,653,210	\$140,472,421
To Banks & Ins. Cos....	714	982
Amount.....	\$42,046,234	\$84,358,599

Mortgage Extensions.

	Oct. 2 to 8	Oct. 3 to 9
Total No.....	35	25
Amount.....	\$2,995,400	\$859,316
To Banks & Ins. Cos....	14	5
Amount.....	\$2,338,000	\$96,000

	Jan. 1 to Oct. 8	Jan. 1 to Oct. 9
Total No.....	1,576	1,471
Amount.....	\$89,427,830	\$59,207,318
To Banks & Ins. Cos....	558	484
Amount.....	\$57,011,360	\$33,583,300

Building Permits.

	1914 Oct. 3 to 9	1913 Oct. 4 to 10
New buildings.....	5	8
Cost.....	\$1,775,000	\$567,000
Alterations.....	\$73,375	\$180,635

LEASES.

63-Year Lease in William Street.

Charles F. Noyes Co. has leased to the Schulte Realty Company, tobacconists, for sixty-three years from May 1 next, the five-story building, 38.8 x 26.1, at 168 William street and 39 Beekman street. The aggregate rental is about \$200,000. The lessor, the New York Protestant Episcopal (Trinity) School, was represented by Nash & Jones, attorneys, and the lessee by Jerome F. Eisner. It is understood that the premises will be largely subleased. The building was obtained in anticipation of the new subway station to be located in William street, between Fulton and Beekman streets.

Printers at Broadway and 12th Street.

The City Real Estate Co. leased, through Frederick Fox & Co., the building which is to be erected at the southeast corner of Broadway and 12th street, covering a plot 43.4 x 125.5 x 114.6. It will be four stories, with basement extending under the sidewalk to be used for printing presses, and will be ready for occupancy about January 1, 1915. The lessee is the Fairchild Press, Inc., which has, for a number of years, been located at 42 East 21st street. The building will be erected from plans by R. H. Macdonald.

F. W. Vanderbilt Leases Home.

Frederick W. Vanderbilt has leased for the winter the residence of Oakleigh Thorne, at the northeast corner of Park avenue and 73d street, a five-story modern American basement building. The broker was Worthington Whitehouse. Mr. Vanderbilt last week disposed of his house at Fifth avenue and 40th street to Arnold, Constable & Co., who will establish their new store on the plot.

Hotel Lease.

The John H. Fife Co. has subleased for John E. Liederman, the Hotel Beverwyck, at 39 and 41 East 27th street, a seven-story structure, on plot 50 x 98.9, to W. R. d'Ascoli, for ten years, at an aggregate rental of about \$135,000. The lessee was formerly proprietor of the Grand Union Hotel, Saratoga Springs, N. Y.; the Tappan Zee Hotel, South Nyack, N. Y., and the Hotel Ascot.

Manhattan.

ALBERT B. ASHFORTH, INC., leased an apartment in 27 East 35th st for Mrs. A. H. Torrey to William A. Gramer; and an apartment in 27 West 67th st to Walter C. Arensberg.

WRIGHT BARCLAY, INC., sub-leased for the H. Hermann Furniture Co. the 4th loft 470 4th av to the Valentine & Bentley Silk Co., of 221 4th av.

LOUIS BECKER CO. leased for Chauncey P. McKnight, the 3-sty dwelling at 526 West 175th st, to Mrs. May Seraphine.

VASA K. BRACHER leased to Florence M. Hulburt for Clara McWilliams the 4-sty dwelling at 130 West 70th st.

SYDNEY S. COHEN leased stores in 249 West 125th st to the Carol Cox Book Co.; in 245 West 125th st to J. H. Libman; offices in 245 West 125th st to Samuel Fisher and the Creme De Paris Corporation; the 2d floor of this building to Samuel Elias and W. S. Abrams and space on the 3d floor to J. H. Warren; the store in 251 and 253 West 125th st to Spyros & Co., and lodge rooms on the 1st floor to the Empire City Council R. A.

CORN & CO. leased for Whiting Development Co. the 3d floor, containing 6,500 sq. ft., in 29 to 33 West 35th st, to Michael Senft. This completes the renting of the entire 12-sty building.

CROSS & BROWN Co. has leased for the Mataoka Realty Co. the corner store, 2d, 3d and 4th floors in the building at the southeast corner of Broadway and 57th st to the Colt-Stratton Co., agents for Cole & Dodge cars, and the 5th floor in 225 and 227 West 57th st to John Mano, of 225 West 57th st.

CROSS & BROWN CO. leased the 7th floor in 29 and 31 West 38th st to G. M. Piermont & Co., of 40 West 22d st; the 2d floor in 1914 and 1916 Broadway to Columbus Circle Printing Co., of 10 West 60th st, and the store in 673 5th av to L. H. Costikyan & Co., of 12 East 40th st.

CROSS & BROWN CO. leased the 2d floor in 38 West 47th st to Metzner; space on the 9th floor in 15 and 17 West 44th st to the Realty-Mercantile Credit Association, of 2 West 45th st, and space on the 12th floor of the U. S. Rubber Co. Bldg., at the southeast corner of Broadway and 58th st, to the Old Dominion Realty Co.; to Donald Brian, an apartment consisting of 5 rooms and summer garden on the roof of the 20-sty office building at 18 East 41st st. This is something new in the way of utilizing roof space on tall buildings.

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WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908. We will pay 20 cents for this number if both sections are delivered to us in good condition. This offer will expire on Oct. 15, 1914. Record and Guide Company, 119 W. 40th Street.

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New York

CROSS & BROWN CO. leased for the A. Elliott Ranney Co. to C. B. Derby and H. C. Townsend, of 351 West 52d st, the corner store and half of the 6th floor in 1700 Broadway; office space in 224 West 34th st to the Charity Organization Society; and for Samuel Hoffman the store in 138 East 36th st to the Herald Square Republican Association as headquarters for Ogden Mills, Jr., candidate for State Senator.

DUROSS CO. leased the garage at 146 West 55th st for Douglas Robinson-Charles S. Brown Co., representing the Sons of the Revolution, to Henri Schaefer and Albert Weidman for 5 years.

DUROSS CO. leased for 10 years 443 West 13th st, a 3-sty business building, to C. J. Sullivan, who will alter the premises for a cafe and restaurant. The aggregate gross rental for the term will be about \$20,000.

L. W. ELBERSON leased for the Wright Lumber Co., Inc., the store in 140 West 38th st to the Caledonian Electric Co., and the parlor floor in 959 Lexington av to the Bradin Kindergarten School.

DOUGLAS L. ELLIMAN & CO. leased apartments in 960 Park av for Robert B. Dula to Mrs. George A. Huhn, Sr., who for many years lived in Paris; in 28 East 55th st to Mrs. Charlotte R. Hylands; in 116 East 63d st to Mrs. Harriet E. Welles; and in 34 and 36 East 58th st to Edwards H. Childs.

DOUGLAS L. ELLIMAN & CO. leased apartments in 375 Park av for Roy C. Megargel to Frederick S. Armstrong; 116 East 63d st to Edmund B. Smith; in 122 East 82d st to Mrs. E. S. Van Horn; in 1 East 53d st to Miss Vivian M. Rushmore; in 12 East 87th st for the estate of Otis K. Dimock to George L. Chapman, cashier of the Nyack National Bank; in 103 East 86th st to Lee J. Perrin; in 122 East 82d st to Charles W. Camp, and in 34 and 36 East 58th st to Arthur W. Kelly, and the store in the new building at the corner of 72d st and Lexington av for the E. A. L. Apartment Management Company, to Mme. Oby.

DOUGLAS L. ELLIMAN & CO. leased for M. Newborg 50 East 52d st, a 5-sty house, to William Bamberger.

J. B. ENGLISH leased for I. J. Mayer to M. Donegan two 3-sty dwellings at 121 and 123 West 48th st.

J. B. ENGLISH leased for Mrs. J. C. Smith, the dwelling 247 West 52d st, for 3 years, to Edward C. Bradford.

EWING, BACON & HENRY, INC., leased a floor in 461 4th av to the Camp Fire Girls of America, of 11 East 30th st; space in 345 5th av to the Picture Paster Publicity Co.; in 18 East 41st st to the Terpezone Co., of 38 West 32d st; in 101 Park av to the Ward Motor Vehicle Co., of Concord av and 143d st.

M. FORMAN & CO. leased the store and basement in 48 West 27th st to Max Saltz for a bakery and lunch room.

GAINES & DRENNAN CO. leased a floor in 377 4th av to the Champlain Silk Mills of 25th st and Madison av; a floor in 137 5th av to Bernard D. Price & Son, and a dwelling at 129 East 19th st to W. R. Brown.

GOODALE, PERRY & DWIGHT leased the store in 396 6th av to William Feuer, who will open a hardware store.

GOODWIN & GOODWIN leased apartments in 506 West 162d st to John J. Mahoney, Stanley N. Bryan, Julius Kramer, Mrs. L. Mannes, Henry Kramer, Mrs. Caroline Luhr, Samuel J. Weitzer, Mrs. C. Casper, R. W. Leitch, Alexander Rosenbaum, Leon Phillips, Mrs. Shirley Goodman and Mrs. Jessie Nickerson; at the Kingland to Paul Voss, Samuel Dreyfuss, Mrs. J. Hendrick, Mrs. J. Maas, Felix Hoffman, Mrs. Nathan Marx, Samuel Garry; in 1975 7th av to George A. Mullin and J. Cohen; in Dacona Hall, at Claremont av and 122d st, to Eugene L. Koneke, David E. Feldenheimer, Joseph Rig-

ney; Henry H. Hanson, Wm. Kelsey, L. E. Keiffer and H. M. Turner.

M. & L. HESS, INC., leased the basement in 467 and 469 6th av., together with a store on the 28th st side of the building, to Guttman & Raynor, Inc., of 102 West 25th st, at an aggregate rental of about \$25,000, to be used for the sale of flowers, and the 1st loft in 110 and 112 West 26th st to A. R. & G. Dress Co.

M. & L. HESS, INC., leased for the New York City Railways Co. the 4th loft in 141 to 155 East 25th st, through to and including 140-156 East 26th st, containing a floor area of 40,000 sq. ft., to the Illustrated Postal Card & Novelty Co., of 520 West 48th st, at an aggregate rental of about \$150,000.

HOUGHTON CO. rented the 4-sty dwelling, at 308 West 86th st for Julius H. Seymour to N. Michaels.

HUBERTH & HUBERTH leased a small store in the New York American Building at 8th av, Columbus Circle and 58th st to Remington Motor Co., of 2 Columbus Circle, at \$7,500 per annum. The store covers less than 800 sq. ft.

EDWIN P. HUME leased for the Josephine A. Lovell estate the store in 230 West 58th st and the 2d floor in 228 West 58th st to the Willard Storage Battery Co., of 136 West 52d st.

EDWIN P. HUME leased the 6th floor in 244 West 49th st to Kneibler & Shaffner, and the store in 1783 Broadway to the Hartford Tire Co., Inc., of 1783 Broadway.

WILLIAM FREDERIC LAYTON leased for the Standard Gas Light Co. a plot in the north side of West 131st st extending through the block to 132d st, 200 ft. west of Broadway.

SAMUEL H. MARTIN leased for Gross & Crook the 3-sty dwelling at 102 West 81st st to Mary Hoagland.

SAMUEL H. MARTIN leased apartments in 9 West 64th st to John Miller and J. G. O'Donnell; in 148 Columbus av to George Hawkins; in 11 West 64th st to Catherine Ross; and in 146 West 64th st to M. P. Valeris and Andrew Jacobson.

NELSON & LEE and **FRIEND & LEWI** leased to Charles Brombir of 118 West 27th st, a manufacturer of dresses, the 3d loft in 3 to 7 West 35th st. The lease was made to Mr. Brombir by the First Leaseholding Co., who control the premises.

CHARLES F. NOYES CO. leased 80 Edgecombe av, a 3-sty dwelling, for the Germania Life Insurance Co., to Joshua L. Post; the 2d floor of 30 Frankfort st, for John V. Black, to Mark H. Stone; offices in the Masonic Building, at 71 West 23d st, to the Modern Amusement Co.; an office in 130-132 Pearl st, to Thomas E. Richardson and part of the 4th floor in the Smith Gray Building, Broadway and Warren st to the Cosmopolitan Investing Corporation.

CHARLES F. NOYES CO. and Daniel Bird-sall & Co., Inc., leased the store, basement and sub-cellar in 116 Duane st for Daniel P. Morse to the Concord Shoe Co., of 204 Church st, for 5 years at an aggregate rental of about \$20,000. The Noyes Co. leased the 1st loft of the building to G. H. Snow Co. a few months ago and negotiations are pending for the leasing of the balance of the building, consisting of three top lofts, to one tenant.

WALTER E. PARSONS leased for Nicholson & Co., as agents for the American Express Co., the 2d loft in the old Flandrau building, at the corner of Broome and Centre sts, to George W. Loft. The premises contains 8,600 sq. ft. and will be used for the storage of confectionary supplies.

PAYSON McL. MERRILL CO., INC., leased apartments in 925 Park av to Miss Lucy Knight; in 140 West 57th st to Mrs. William McNally; in 36 East 40th st to Alexander C. Griffith, and in 257 West 86th st to Paolo Martucci.

PAYSON McL. MERRILL CO., INC., leased for Miss Katharine Ludington to Miss Christine Wilson the dwelling at 56 West 10th st.

PEASE & ELLIMAN leased apartments in the new house at the northwest corner of Madison av and 68th st to E. C. Lufkin; in the new house at Park av and 77th st to Miss Myra Tutt; in the Wyoming at 55th st and 7th av, for E. M. Sawtelle to Lawrence F. Abbott; in the Wilbraham, at 5th av and 30th st, to Miss Katharine M. Pope; and for Mrs. Mabel Moll in 391 West End av to F. B. Cochran.

PEASE & ELLIMAN rented, furnished, for James H. McLean and others, the 4-sty house at 131 East 55th st; for Mrs. Clara L. Cheeseman, the 4-sty building at 46 East 29th st, to Hyman Greenstein and Joseph Brickman; the 2d floor in 142 West 57th st for Weissberger & Leichter to Miss Dorothy Masterton; apartments in 24 West 59th st to Dr. Enrico Castelli; in 158 West 95th st for Julius Tishman & Sons to L. J. Garcey; in 137 Riverside drive for Huberth & Huberth, as agents, to Leopold Scheppe; in 254 West 98th st to Mary A. Raedder to Miss Helen Stanley, and in 305 West 72d st for Mrs. Mildred A. Douglas to Lowell H. Brown; rented, furnished, the 5-sty dwelling at 147 East 61st st, for Eben H. P. Squire and to Dr. Marcus H. Rothschild one of the ground floor suites in the new apartment house at the northwest corner of Madison av and 68th st.

PEASE & ELLIMAN leased for the Century Holding Co., Lee & Fleischmann, the easterly portion of the 15th floor in 25 West 45th st to the Dentists' Laboratories, Inc.; also furnished for Mrs. Anne Bakewell to Rudolph Hecht, her apartment in 104 East 40th st, and at the northwest corner of Madison av and 68th st, 8 rooms and 3 baths to Mrs. Josephine Crosby.

PEASE & ELLIMAN rented, furnished, the house of Edmund Randolph at 6 East 48th st, a 4-sty dwelling; for Homer Foot, Jr., as agent, for Howard W. Charles, offices in 331 Madison av to Francis R. Harper; suites in 780 Madison av, furnished, to W. H. Beers, and in the new apartment house at Madison av and 68th st to Walter Bowne.

PORTER & CO. leased for Walter Longman to Mary Sweeney the dwelling at 53 West 130th st, and for Walter C. Gale to Annie Robinson the 3-sty dwelling at 125 West 123d st.

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MANHATTAN

DOUGLAS ROBINSON-CHARLES S. BROWN CO. rented apartments in 903 Park av to Dr. Ralph Tousey; in 42 East 66th st to Charles Cross Goodrich and to Charles R. Hopkins; and in 23 5th av to Richard S. Childs, ex-Governor William Sulzer and Mrs. Mabel Dodge.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for the estate of John L. Cadwalader the 5-sty dwelling at 3 East 56th st, to Philip Livingston. This is one of the William Waldorf Astor leaseholds; also leased to Cornelius Vanderbilt for one year the 3-sty stable at 150 West 54th st, owned by W. E. D. Stokes.

WALTER J. SALOMON leased stores in 825 6th av to Lillian Obradowitz, in 1576 Broadway to Hyman Dolowich, in 52 West 27th st to Joseph George, in 54 West 27th st to Elias Nerantzi, in 1 East 42d st to Harry Apgar and in 19 West 42d st to Henry Steuer.

CHRIS. SCHIERLOH leased the avenue store in the new building at 751 10th av for the 751 10th Ave. Corporation to the Sheffield Farms-Slawson Decker Co., to be occupied as one of their sub-branches.

SHAW & CO. leased for Henriette Hanauer the 3-sty dwelling at 214 West 129th st to Charles Nord.

SHAW & CO. leased for Mary I. Hart the 3-sty dwelling at 275 West 127th st to Charles Sander.

SHAW & CO. leased for Moses M. Riglander the 4-sty dwelling at 151 West 118th st to Sara Karpf.

LOTON H. SLAWSON & CO. leased in 116 to 120 West 32d st offices to the Automat Penny Sales Co. and Max Berman; also additional space to the Dry Goods Publishing Co.; in 171 Madison av additional space to the Silve Co. of Bethlehem, Pa.; at 23 West 35th st a loft to Perlmutter & Gladstone; in 28 and 30 West 38th st a loft to Horowitz & Kurland Dress Co.; in 432 4th av offices to the Hellar Barnham Co.; in 230 5th av offices to the Ringwalt Co. and N. E. Boomhauer; in 168 Madison av the corner store at 33d st to William F. Mannheim, and in the Everett Building space to Stoney & Starkey.

SLAWSON & HOBBS rented the 3½-sty dwelling at 304 West 83d st for Charles E. Hays to Orson B. Moon, and 303 West 93d st, a 4-sty dwelling, for Alice Williams to E. Muller; 121 West 72d st, a 4-sty dwelling, to N. F. Moran for the West Seventy-second Street Corporation, and 329 West 78th st, a 4½-sty dwelling, for W. E. D. Stokes to Elmer M. Patterson.

SLAWSON & HOBBS rented for the Raywood estate the house at 216 West 72d st to the Perkeley School.

SLAWSON & HOBBS leased for the estate of W. H. McDermott the 3½-sty dwelling at 323 West 84th st to E. S. Morris.

SLAWSON & HOBBS leased to S. A. Matthews 321 West 78th st, a 4½-sty dwelling.

SENIOR & STOUT leased the dwelling at 122 West 58th st to Mrs. Helen Wall.

HENRY TRENKMANN leased the 8th floor in 126 to 130 West 22d st to H. L. Bloch, Inc., of 132 West 22d st.

TUCKER, SPEYERS & CO. leased for Captain William H. Wheeler space on the 11th floor in 28 and 30 West 38th st to Cornibert & Barre, and in conjunction with Loton H. Slawson Co. the 11th floor west to the Horowitz & Kurland Dress Co.; for William Flinn the northerly basement store in 259 5th av to M. Satow and S. Suzuki; for Burton S. Castles the 6th floor west in 39 and 41 West 38th st to Archibald Macleod.

E. A. TURNER leased for Cardinal Farley the Harnet stable at 15 to 19 East 30th st, a 5-sty building on a plot 75x100, to Charles G. Knies.

UNGER & WATSON, INC., rented for Bella Sombrero the parlor floor store in 447 Lexington av to Morris Meisler, antiques.

UNGER & WATSON, INC., leased for Mary V. McLarney et al the 4-sty dwelling at 862 Lexington av to Robert Day.

WILLIAM A. WHITE & SONS and DOUGLAS L. ELLIMAN & CO. leased to Seymour P. Kurzman a suite in 755 Park av.

WOLFSOHN & AUGUST have leased the remaining store in 600 West 176th st for the Jacob Ruppert Realty Corp. to I. Feigenblatt, furrier; for M. Singer the westerly half of the store 604 West 181st st to Perry Philips, milliner, of 667 8th av.; leased an apartment in 600 West 176th st for the Jacob Ruppert Realty Corporation; and in 411 Audubon av for the Aspinwall Apartments, Inc.; and for Charles P. Huston Co., as agents, a store in "Donald Court," 179th st and Broadway to M. Motta, for a hat cleaning establishment.

WORTHINGTON WHITEHOUSE leased for the Barney Estate Co. to Nils Florman an apartment of 14 rooms and 4 baths in 777 Madison av.

Bronx.

WILLIAM J. GABEL leased to a florist for Sarah E. Coley the plot on 233d st running through to 234th st, opposite Woodlawn Cemetery, 160 ft. west of Katonah av.

Brooklyn.

CHARLES E. RICKERSON leased 389 Park pl, a 3-sty dwelling, for A. G. Southworth, to Joseph Stumpf; 383 Douglas st, a 2-sty brick stable, for W. B. Doughty, to William Fenster; and 797 Union st, a 1-sty store, to Julius Gabler.

Queens.

THE CROSS & BROWN CO. leased the building formerly occupied by the American Locomotive Co., in Long Island City. The building has a frontage of 345 ft. on Jackson av, and an average depth of 100 ft. extending back to the L. I. Pa. R. R. The tenants, Joseph Elias & Co., who are large manufacturers and dealers in glass and mirrors, contemplate adding another story.

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Suburban.

FEIST & FEIST leased, for the Hilton Co., to Stephen Argyris, the store and basement in 166 Market st, Newark, N. J. The new tenant will use the premises for a music publishers' agency.

JOHN R. HARRIS of Manhattan has taken a lease on the residence at 27 Doremus av, Ridgewood, N. J.

M. & L. HESS, INC., leased for the United Merchants Realty & Improvement Co., the store and basement in 214 Main st, Paterson, N. J., to the Eclipse Talking Machine Co., Abraham Landay, proprietor.

JOSEPH A. LYNCH, of Philadelphia, has leased a residence on Phelps rd, Upper Ridgewood, and Myron Upham, the dwelling at 197 Highwood av, Ridgewood, N. J.

ALFRED E. SCHERMERHORN leased at Southampton, L. I., for the season of 1915 houses to J. Searle Barclay, George E. Dadmun, Fairfax S. Landstreet, George S. Patterson, Eben M. Byers, Mrs. George Q. Whitney, Mrs. Cornelius N. Bliss, Sr.; Henry R. Rea, George Arents, Lyttleton Fox, Frederick C. Perkins, William C. Potter, Oren Root, Robert Hager, Jr.; Gerard B. Lambert, Mrs. George A. Crocker, Mrs. Walter Cutting, Reginald Brooks and Daniel F. Downs.

JOHN F. SCOTT rented for Dr. J. Herbert Claiborne his house on Brower's Point Branch, Woodmere, L. I., to H. E. Winlock, and for William C. Ivison the Arthur F. Crosby house in Keene lane to Dr. Gerhard H. Cocks.

THE WESTCHESTER LAND EXCHANGE rented the A. Victor Donnellon estate at Hartsdale, N. Y., to William Menke.

REAL ESTATE NOTES.

SPEAR & CO. have been appointed agents for 164 5th av, by the U. S. Trust Co.

JOSEPH P. DAY was the broker in the sale of the dwelling, 13 West 90th st, for Sellah R. Van Duzen to John C. Forster.

M. H. GAILLARD & CO. have been appointed agents by the Marcus Estate for the five 5-story apartment houses at 139-147 West 82d st.

CROSS & BROWN CO. sold for James Kainess his lease on the store 2913½ Broadway to the Bi-a-Cake Co.

MRS. CHARLOTTE WEATHERLY is the buyer of the dwelling at 25 East 65th st, northwest corner of Madison av, sold last week by Douglas L. Elliman & Co. for the Greenwich Savings Bank.

EDWARD H. PROUDMAN, a large holder of West Side investment property, is the purchaser of the 4-story dwelling, 331 West 20th st, which was reported sold last week by Ellen J. Curran and Emily C. Rourke. Douglas Robinson, Charles C. Brown Co., was the broker.

CHURCH EXTENSION COMMITTEE of the Presbytery of New York, at its meeting on Monday night, sanctioned the purchase of the Old South Church property at Park av and 85th st, reported in detail in the Record and Guide of Oct. 3. The edifice will become the new home of the Union Presbyterian Church.

RECENT REPORT that Mr. and Mrs. John R. Drexel will return to this country in November, next, has been confirmed by O. G. Connfelt, their New York representative. The Drexels will occupy their residence at 1 and 3 East 62d st, which has been tenanted for the last year by Clarence H. Mackay.

PROPERTY OWNERS REALTY CORPORATION will hold a meeting of prominent real estate brokers at the rooms of the New York Title Insurance Company, 135 Broadway, on Thursday, October 15, at 4 p. m. A complete report will be submitted showing the situation of Harlem from every angle.

ROBERT E. FARLEY interests which for years have centered at White Plains, N. Y., moved this week into the Country Life Permanent Exposition, Grand Central Terminal, New York City. The sales of the various Farley companies last year are reported to have amounted to a million dollars.

FIRM OF WEBSTER B. MABIE & CO., composed of Webster B. Mabie and Arthur R. Bastine, has been dissolved. Mr. Mabie will continue in the general real estate business at 1178 Broadway. Mr. Bastine has established his offices at 112 East 19th st, under the name of Bastine & Co., where he will transact a general real estate and insurance business.

RHINELANDER REAL ESTATE CO. has acquired title to the 6-story factory building occupied for many years by the New York Consolidated Card Co., at 222 to 228 West 14th st, on plot 100x125. The building was erected by the occupants many years ago on Rhineland leasehold property. The consideration stated in the transfer is \$40,000.

HOUSE AND REAL ESTATE OWNERS' ASSOCIATION of the 12th and 19th Wards held an open meeting last evening at the New York Turn Hall, Lexington av and 85th st. A number of city officials and leaders among the real estate interests addressed the members and their guests. At the close of the meeting a collation was served.

GEORGE PRICE, auctioneer, will sell at auction, on Wednesday, Oct. 14, at the former Corn Exchange Bank, 3d av, between 148th and 149th sts, 3 lots and buildings, known as the Henry Ahr Iron Works, 442-448 East 148th st; also 2 gore lots on Tremont av, between Castle Hill and Olmstead avs; and 2 lots on Baylis av, South Jamaica pl, Queens.

PROCEEDINGS have been commenced by the Board of Education of Jersey City against Mrs. Margaret E. McDermott, widow of Allan L. McDermott, Representative in Congress, for the appointment of commissioners to appraise the value of 80 Crescent av, Jersey City, a dwelling on a plot 149x249, which is required as a site for a new high school building.

ARMIN W. RILEY, who for a number of years has specialized in country property both as attorney and broker, has been appointed head of the country department of the office of Albert B. Ashforth, Inc., at 10 East 33d st. The firm intends to specialize in the sale and exchange of high-class residential country estates, as well as to handle all classes of out of town property for rent or sale. Dr. Deas Murphy, who recently purchased the apartment house 124 West 55th st, through Albert B. Ashforth, Inc., has appointed the firm agent of the building.

OBITUARY

JOHN C. ANDERSON, 65 years old, a real estate operator, died of heart disease last Sunday at his home, 29 Church st, White Plains.

AUGUST L. APELLES, real estate broker, of 106 West 84th st, died last week, as a result of a fall from a street car. He was 59 years old and transacted a general real estate business at 230 Grand st.

JOHN H. MITCHELL, vice-president of the Phoenix Fire Insurance Co. of Hartford, Conn., from 1888 to 1908, died on Tuesday at his home there as the result of severe injuries received in a fall several weeks ago. He was 86 years old and a veteran of the Civil War.

CHARLES AUGUSTUS SCHERMERHORN died last week, at his home, 1219 Madison av, aged 75. He was in the real estate and insurance business, with offices at 1328 Broadway, where he managed the extensive holdings of himself and of his family. He was a member of one of the oldest families in the city, his father being George Stevens Schermerhorn. He was a member of the St. Nicholas Society, the Church Club, the Society of Colonial Wars, the Sons of the Revolution, the Society of the War of 1812, and the Holland Society. Mr. Schermerhorn is survived by his widow, who was Miss Louise Schermerhorn, and one daughter, Miss E. Constance Schermerhorn.

CHIEF MAGISTRATE OTTO KEMPNER, of Brooklyn, died of cancer at his home, No. 14 Monroe pl, Brooklyn. Born in Austria-Hungary in 1858, the Chief Magistrate was in his fifty-sixth year. He first became a political figure in 1892, when he was elected to the Assembly from the Tenth district, in Manhattan. He was re-elected two years later. Borough President Swanstrom appointed him Commissioner of Public Works in Brooklyn in 1902 and he held that office for two years. Upon his retirement he organized the Long Island Real Estate Exchange, and subsequently the New Jersey and New York R. E. Association. Mayor Gaynor appointed him Chief Magistrate four years ago.

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. 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:

THERESA SOMMER—467 9th av, \$27,000; 650 Amsterdam av, \$36,000; 243 West 54th st, \$27,000.

GEORGE W. GODDARD.—62 Fulton st, \$40,000.

SOLOMON WEILL.—208-210 East 49th st, \$25,000.

GEORGE W. MONTGOMERY—5 West 74th st, \$36,500; leasehold interest in 105 Fulton st, term commencing May 1, 1896, and expiring May 1, 1917, valued at \$9,617.

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.

Frederick Lewisohn became the owner during the week of the nine-story St. Louis hotel at 34 East 32d street, on a bid of \$175,000. The property was sold as a result of an action brought by Mr. Lewisohn against W. R. McClelland and others to secure a loan which with interest amounted to about \$185,000. In the Bronx the Pultz estate tract of about thirty-eight acres of upland and marshland at Unionport, having a large frontage on Westchester avenue and extending over to Westchester Creek, was sold under foreclosure proceedings to Robert Sterling Clark, the plaintiff in the action, for \$175,000. The suit was brought by Mr. Clark against Helen A. Pultz and others to satisfy a judgment of about \$205,000.

For the coming week a number of valuable properties will be offered. They include commercial structures, in Mercer street, Spring street, Vandewater street and on lower Broadway; apartment houses on St. Nicholas avenue and Riverside Drive, and costly dwellings in East 55th street, East 56th street and

East 68th street. In the Bronx the five-story office building at the southwest corner of Third avenue and 138th street, will be sold.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Oct. 9, 1914, at the New York Real Estate Sales-room, 14 and 16 Vesey st.

JOSEPH P. DAY.

Cherry st, 444, ns, 50 e Jackson, 25x100, 2-sty fr tnt & 3-sty bk rear tnt; due, \$2,156.05; T&c, \$650.37; Eva Dobbin, 7,200

Eldridge st, 205 (*), ws, 200 n Rivington, 25x100, 5-sty bk tnt & str & 4-sty bk rear tnt; due, \$17,332.60; T&c, \$1,722.38; sub to 1st mtg \$14,000; August Witzel exr & trste. 31,449

13TH st, 506 E (*), ss, 96 e Av A, 37.6x 103.3, 6-sty bk tnt & str; due, \$41,524.33; T&c, \$1,822.51; Wm Jay, trste. 35,000

32D st, 34-6 E (*), ss, 220 w 4 av, 40x 98.9, 9-sty bk hotel; due, \$181,017.17; T&c, \$2,400; Fredk Lewisohn. 175,000

61ST st, 241 W (*), ns, 200 e West End av, 25x100.5, 5-sty stn tnt; due, \$13,151.87; T&c, \$539.02; Metropolitan Savgs Bank. 10,000

106TH st, 156 E (*), ss, 70 e Lex av, 25x 80.11, 5-sty bk tnt & str; due, \$16,521.28; T&c, \$246.65; Theodore T Brinckerhoff et al. 15,000

120TH st, 213 E, ns, 445 w 2 av, 18.9x 100.11, 3-sty bk tnt & str; due, \$1,705.18; T&c, \$230.20; Levine Leitch. 4,675

Convent av (*), ws, 193.6 s 133d, 135.5x 127.5x131.6x100, 2-6-sty bk tnts being erected; due, \$30,922.21; T&c, \$477.93; sub to 3 mtgs aggregating \$100,000; Austin B Fletcher, trste. 129,620

BRYAN L. KENNELLY.

102D st, 305 E (*), ns, 100 e 2 av, 37.6x 100.11, 6-sty bk tnt & str; due, \$35,442.77; T&c, \$808.52; Perry C Todd et al. 29,600

181ST st, 851 W (*), nwc Northern av (Nos 94-100), 138.11x110.1x134x78, 6-sty bk tnt; due, \$195,016.89; T&c, \$4372.50; Chas M Rosenthal. 181,000

Northern av, 94-100, see 181st, 851 W.

HENRY BRADY.

85TH st, 328-30 W (*), ss, 275 w West End av, 50.5x102.2, 6-sty bk tnt; due, \$19,158.11; T&c, \$934.50; sub to 1st mtg \$80,000; B Crystal & Son. 85,000

M. MORGENTHAU JR. C.

104TH st, 18 W (*), ss, 80 e Manhattan av, 20x100.11, 5-sty bk tnt; due, \$22,394.89; T&c, \$1,100.37; Archibald H M Sinclair. 22,500

HERBERT A. SHERMAN.

19TH st, 30-2 W, ss, 460 e 6 av, 50x92, 2-3-sty bk bldgs & str; adj Oct 22.

JACOB H. MAYERS.

106TH st E, nwc Pleasant av, see Pleasant av, nwc 106th.

107TH st E, ss, 175 w Pleasant av, see Pleasant av, nwc 106th.
Pleasant av, nwc 106th, runs n100.11xw 175x100.11 to 107th, xw75x100.11xe50x5 100.11xe200 to beg; 1 & 2-sty bk & fr stables & coal pocket; due, \$48,141.14; T&c, \$1,000; E M Muller. 51,100

Total \$777,143
Corresponding week 1913..... 213,400
Jan 1, 1914 to date..... 27,088,911
Corresponding period 1913..... 32,615,023

Bronx.

The following are the sales that have taken place during the week ending Oct. 9, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

Poplar st (*), ss, 101 e Forest av, 50.4x 105.3x50.1x102.10; due, \$5,251.34; T&c, \$659.03; Chas R Schliess. 4,000

Hoe av (*), ws, 330 s 165th, 25x150, vacant; due, \$6,211.98; T&c, \$147.66; American Real Estate Co. 4,000

BRYAN L. KENNELLY.

Brook av, 1474 (*), es, 209.2 n St Paul's pl, 25x100.7, 4-sty bk tnt; due, \$11,249.10; T&c, \$520; Harlem Savgs Bank. 11,000

Westchester av, 2520 (*), ss, 709.6 e Herschell, creek xne—xs—xse—to Westchester Creek xne—xnw—xn—xw—xn—xw—to beg, except part used for burying ground; due, \$204,529.90; T&c, \$2,137.33; Robt S Clark. 175,000

CHAS. A. BERRIAN.

Lisbon pl (*), swc Mosholu Pkway, runs w45.11x100xe50xn86.7xnw13.11 to beg; vacant; due, \$5,981.36; T&c, \$1,458.58; sub to 1st mtg \$1,450; I Townsend Burden Jr, admr. 4,000

Mosholu Pkway, swc Lisbon pl, see Lisbon pl, swc Mosholu Pkway.

JACOB H. MAYERS.

Union av, 634 (*), es, 128.3 s 152d, 16.8x 90, 2-sty & b bk dwg; due, \$5,454.98; T&c, \$446.60; Mary Klemann. 5,000

Total \$203,000
Corresponding week 1913..... 90,070
Jan 1, 1914 to date..... 5,191,886
Corresponding period 1913..... 4,647,077

Brooklyn.

The following are the sales that have taken place during the week ending Oct. 7, 1914, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE. CO.

ADELPHI ST (*), es, 256.3 s Willoughby, 20x125.7; Mary C Green. 4,459.00

EAL TIC ST (*), ss, 434 e 3 av, 26.6x 100; Jos Tuozzo. 4,500.00

CARROLL ST (*), ns, 100 w Clinton, 20.6x100; Wm Haddenhorst et al. 5,500.00

STATE ST, ns, 20 w 3 av, 20x100; Jos Turnbull. 9,100.00
10TH ST, ns, 135.4 e 8 av, 19.6x92.6; Henry Diemer. 7,600.00
53D ST (*), bet 8 & 9 avs, Lot 31; Jason C Cameron. 600.00
61ST ST (*), nes, 286 nw 13 av, 20x 46.5; Febronia Speciale. 2,000.00
94TH ST (*), ns, 57.3 e Gelston av, 18 x100; Jennie L Church. 1,200.00
GRAVESEND AV (*), ws, 26 n Av S, 102.9x410.1 to Van Siclen, x131.2x 410.6 to beg; Kath H Wetmore. 7,455.00

WILLIAM J. McPHILLIAMY & CO.

FENIMORE ST (*), ns, 138.4 e Rogers av, 33.4x100; Matilda Michaels. 4,000.00

HAWTHORNE ST (*), ss, 254.4 e Main Flatbush rd or turnpike, 50x106; Edgar T Beamish. 5,800.00

JUNIUS ST (*), ws, 196.8 s Dumont av, 16.8x100; Abram S Underhill. 1,200.00

E 16TH ST, nec Av Y, 296x49.2; Jos B Unacke. 1,000.00

51ST ST (*), ss, 313.4 w 3 av, 26.8x 100.2; Ada Garrison. 8,600.00

60TH ST (*), nes, intersec nws Ft Hamilton pkway, 70.1x40.10xirreg; Jno O Ball. 16,000.00

BENSON AV, sws, intersec nws 19 av, 20x73; R C Baker. 7,000.00

DRIGGS AV (*), ws, 75 s N 8th, 25x 100; also DRIGGS AV, nws, 50 sw N 8th, 25x100; Pasquale Aliocca. 15,400.00

FT HAMILTON PKWAY (*), nws, 161.9 ne 60th, 20x70; Harriet A Brainard. 4,000.00

GATES AV, ns, 287.6 e Reid av, 20.10x 100; Catherine I Smith. 5,800.00

HAMILTON AV (*), ws, 126.4 s Summit av, 20.10x74.5xirreg; Mary A Harris. 2,000.00

KNICKERBOCKER AV (*), nes, 21.6 se Jefferson av, 19.9x95; Geo D Rainsford. 6,000.00

OVINGTON AV, ns, 90.8 e Ridge blvd, 20.1x93.3x20x95.8; Hyman L Fastenberg. 3,750.00

NATHANIEL SHUTER.

PROSPECT ST (*), ss, 200 e Jay, 25x 100; Antonio Gentile. 8,000.00

VANDERBILT ST (*), nec 18th, runs e169.5 to Prospect av, xne 200 to 18th, xn100xw100xs110xw100xs90 to beg; Watson & Pittinger (over mtgs). 1,125.00

WALLABOUT ST (*), ns, 100 e Harrison av, 50x100; also PITKIN AV, nwc Christopher av, 75x100; Powell Realty Corp. 111,000.00

BLAKE AV (*), nec Williams av, 20x 80; D Wolf. 11,000.00

PROSPECT AV (*), ws, 548.6 n Greenwood av, 12.6x125; Sheffield Constn Co, Inc. 1,200.00

JAMES L. BRUMLEY.

VAN BUREN ST, ss, 90 w Stuyvesant av, 60x100; adj Oct 21.

Total \$255,289.00
Corresponding week 1913..... 394,150.00

VOLUNTARY AUCTION SALES.

Manhattan.

OCT. 14. BRYAN L. KENNELLY.
33D ST, 37 E, ns, 50 e Madison av, 18x102.2; 4-sty & b stn dwg (vol).
33D ST, 39 E, ns, 68 e Madison av, 17x102.2; 4-sty & b stn dwg (vol).

Bronx.

GEORGE PRICE.

OCT. 14.
148TH ST, 442-8 E, ss, 265 w Brook av, 75x 99.11; 1, 2 & 3-sty bk bldgs (exr).
TREMONT AV, ns, 326.1 w Castle Hill av, 11.8 x6x10x— to beg, gore; vacant (exr).
HAVILAND AV, ns, — e Olmstead av, 42.4x15 to Tremont av x49.5x40.6 to beg, gore; vacant (exr).

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:

OCT. 10 & 12.
No Legal Sales advertised for these days.

OCT. 13.
81ST ST, 209 E, ns, 101.8 e 3 av, 25.5x102.2, 6-sty bk tnt & str; Karl M Goldsmith et al—David Rosenstein et al; Lyman Da F Brandon (A), 80 Wall; Jos N Tuttle (R); due, \$26,514.67; T&c, \$—; Joseph P Day.

81ST ST, 211 E, ns, 127.1 e 3 av, 25.5x102.2, 6-sty bk tnt & str; Karl M Goldsmith et al—Jno Muller et al; Lyman Da F Brandon (A), 80 Wall; Jos N Tuttle (R); due, \$26,525.04; T&c, \$—; Joseph P Day.

OCT. 14.
MERCER ST, 89, w s, 130 s Spring, 25x100, 5-sty bk loft & str bldg; Sol A Fatman—Augusta Deiches et al; Rose & Paskus (A), 128 Bway; Benno Lewinson (R); due \$33,300.83; T&c, \$—; mtg recorded Apr 16, 1908; Samuel Marx.

MERCER ST, 48; see Broadway, 475.

16TH ST, 18 W, ss, 388 w 5 av, 21x103.3, 4-sty & b bk dwg; Chas C Bull et al. trstes—Julius B Fox et al; Howard Hasbrouck (A), 63 Wall; Stephen O'Brien (R); due, \$34,464.85; T&c, \$320.40; Chas A Berrian.

55TH ST, 108 E, s s, 90 e Park av, 18.9x100.5, 4-sty & b stn dwg; Park Avenue & 54th Street Co—Stuyvesant Wainwright et al; Edw S Frith (A), 49 Wall; A Mitchell Leslie (R); due, \$7,496.22; T&c, \$—; sub to 1st mtg of \$21,000; Joseph P. Day.

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The City of New York
The Equitable Life Assurance Society
The U. S. Title Guaranty Co.
The Home Trust Company, etc., etc.
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Legal Sales, Manhattan, Continued.

A HOME in one of the Windsor Land and Improvement Co.'s properties in Nassau County, Long Island, is not only an economical comfort but a profitable investment for the man of conserving disposition.

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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

360 Pearl Street

Telephone, 8000 Main (Connecting all branches)

56TH ST, 60 E, ss, 144 e Mad av, 22x100.5, 4-sty & b stn dwg; Farmers' Loan & Trust Co—Nora A Rook et al; Geller, Rolston & Horan (A), 20 Exch pl; Jno H Rogan (R); due, \$35,107.59; T&c, \$988.85; mtg recorded Dec 10, 1893; Samuel Marx.

68TH ST, E, swe Mad av (No 912), 20.6x100.5, 4 & 5-sty & b bk & stn dwg; Mutual Life Ins Co of N Y—Eric B Dahlgren et al; Fredk L Allen (A), 55 Cedar; Irving Washburn (R); due, \$72,083.21; T&c, \$—; Joseph P Day.

94TH ST, W, nec Riverside dr; see Riverside dr, 222.

118TH ST, 212-4 E, ss, 175.5 e 3 av, 37.6x100.5, 4-sty stn hall; Union Trust Co N Y—Gault Realty Co et al; Miller, King, Lane & Trafford (A), 80 Bway; M Jos McCloskey (R); due, \$17,357.63; T&c, \$969.95; Joseph P Day.

130TH ST, 55 W, ns, 255 e Lenox av, 20x99.11, 4-sty & b stn dwg; General Synod of the Reformed Church in America—Philip B Hendrick et al; Reed & Pallister (A), 233 Bway; Jno A McEveety (R); due, \$11,612.99; T&c, \$522.40; Joseph P Day.

BROADWAY, 475, ws, 159.9 n Grand, 26.5x200.2 to Mercer (No. 48) x26.4x200.2, 8-sty stn loft & str bldg; Jno I Downey et al, trstes—No 475 Broadway Co et al; Montgomery & Peabody (A), 2 Wall; Thos H Keogh (R); due, \$176,268.29; T&c, \$7,587.60; Henry Brady.

MADISON AV, 812; see 68th, E, swe Madison av.

RIVERSIDE DR, 222, nec 94th, runs n76xne30.4 xnlx68xsn25.2x50xsl100.8xw139.9 to beg, 7-sty bk tnt; Geo Schwiegler—Jos Freedman et al; Harry M Peyser (A), 320 Bway; David B Baum (R); due, \$21,777.00; T&c, \$6,349.80; sub to 1st mtg of \$285,000; mtg recorded Nov 10, 1913; Joseph P Day.

STH AV, 462, es, 24.8 n 33d, 24.8x100, 4-sty bk tnt & str & 3-sty bk rear tnt; Jno E Roosevelt et al, trst—Auerbach Realty Co et al; Geo C Kobbe (A), 44 Wall; Edw J McGean (R); due, \$53,818.82; T&c, \$1,395.00; Joseph P Day.

MADISON ST, 352, ss, 240.2 e Scammel, 23.3x95.1, 5-sty bk tnt & str; Wm F Randolph et al—David Cohen et al; Cary & Carroll (A), 59 Wall; Jno F Joyce (R); due, \$20,815.29; T&c, \$704.40; Joseph P Day.

SPRING ST, 118, ss, 77.9 e Greene, 22.3x51, 7-sty bk loft & str bldg; German Savgs Bank in City of N Y & Geo J Jetter, individ admr, et al; action 1; Meyer Auerbach (A), 42 Bway; Jas O Farrell (R); due, \$5,518.16; T&c, \$398.60; M Morgenthau, Jr, Co.

16TH ST, 441-3 W, ns, 260.4 e 10 av, 40x92, 2-5-sty bk tnts & str; Emilie Hoffman—Jos S Hannon et al; Stern, Barr & Tyler (A), 299 Bway; Wm Allen (R); due, \$5,935.35; T&c, \$361; sub to 1st mtg \$20,000; mtg recorded Sept 19, 1911; Samuel Marx.

22D ST, 261 & 5 W, ns, 225 e 8 av, runs n 197.6 to 23d (Nos 250-2), x650xns—x6.3x98.9 to 22d, xw18.9xw98.9xw18.9xw98.9xw18.9 to beg, vacant; Mutual Life Ins Vo of N Y—Fannie C Hoadley et al; Fredk L Allen (A), 55 Cedar; Wm G Brown (R); due, \$69,749.24; T&c, \$2,807.90; Bryan L Kennelly.

23D ST, 250-2 W; see 22d, 261 & 5 W.

126TH ST, 45 E, ns, 235 v Park av, 20x99.11, 3-sty & b stn dwg; Cornelia W Slade—Mary A Brosnan et al; Seth B Robinson (A), 1 Liberty; Percy L Klock (R); due, \$10,734.19; T&c, \$235.87; mtg recorded Oct 21, 1909; Joseph Day.

172D ST, 575 W; see St Nicholas av, 1238-46½.

ST NICHOLAS AV, 1238-1246½, nec 172d (No 575 W), 94.6x125, 6-sty bk tnt & str; N Y Life Ins Co—Coller Constn Co et al; Geo W Hubbell (A), 346 Bway; Jos R Truesdale (R); due, \$210,735.99; T&c, \$3,377.34; mtg recorded Apr 1, 1911; Joseph P Day.

168TH ST, 501 W; see Amsterdam av, 2180-2.

AMSTERDAM AV, 2180-2, nwe 168th (No 501), 50x100, 6-sty bk tnt & str; Abel King et al—Madeline E Gerleit et al; Lese & Connolly (A), 35 Nassau; Jas A Lynch (R); due, \$13,564.68; T&c, \$2,470.00; mtg recorded Nov 16, 1908; Henry Brady.

VANDEWATER ST, 24-6, ss, 217.11 w Pearl, 50x95, 8-sty bk loft & str bldg; Kate B Murray—Twenty-four and Twenty-six Vandewater St Corp et al; Forster, Hotalng & Klenke (A), 59 Wall; Middleton S Borland (R); due, \$66,040.01; T&c, \$2,854.77; Joseph P Day.

Bronx.

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

OCT. 8, 9, 10, 12 & 13.

No Legal Sales advertised for these days.

OCT. 14.

MANSION ST, nwe St Lawrence av; see St Lawrence av, 1501.

OLMSTEAD AV, nec Watson av; see Watson av, 2105.

ST LAWRENCE AV, 1501, nwe Mansion, 25x95; Fannie H Youngs—Jos W Krauer et al; Holt, Warner & Gaillard (A), 42 Bway; Alex Karlin (R); due, \$8,820.07; T&c, \$707.72; Joseph P Day.

WATSON AV, 2105, nec Olmstead av, 105x108; Jno T Normile et al, exr—Richard Sullivan et al; Henry Wendt (A), 99 Nassau; Jas H Goggin (R); due, \$4,478.89; T&c, \$806.78; Joseph P Day.

OCT. 15.

137TH ST, 461 E, ns, 620.10 e Willis av, 16.8x100, 3-sty & b bk dwg; Eliz Steward Burrill—Lydiard Horton et al; Worcester, Williams & Saxe (A), 30 Broad; Enos S Booth (R); due, \$4,874.25; T&c, \$137.18; Henry Brady.

138TH ST, 260 E; see 3 av, 2537.

FOREST AV, 963-7; see 3 av, 2537.

SOUTHERN BLVD, 559, ws, 450 s Av St John, 50x115, 6-sty by tnt & str; Mary M W Trager—Sag Harbor Estates et al; Sidney S Levine (A), 116 Nassau; Louis Fridiger (R); due, \$7,683.24; T&c, \$100; sub to mtg \$44,500; Joseph P Day.

3D AV, 2537, swe 138th (No. 260), 43.1x74.3x36.5x57.3, 5-sty bk office & str bldg; FOREST AV, 963-7, ws, 405.11 s 165th, 50x100, 3-3-sty fr tnts; Edgar S Appleby et al—Austin Carr et al; Cannon & Cannon (A), 135 Bway; Edw D Dowling (R); due, \$45,702.93; T&c, \$3,516.24; sub to pr mtg aggregating \$9,250; Bryan L Kennelly.

OCT. 16.

No Legal Sales advertised for this day.

OCT. 19.

168TH ST, 732 E, swe Forest av, 40x82, 2-sty & a fr dwg; Wm Ollendorff—Geo A Damiano et al; Julius D Tobias (A), 2808 3 av; Michl B McHugh (R); due, \$9,689.05; T&c, \$719.71; Geo Price.

FOREST AV, swe 168th; see 168th, 732 E.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 189 Montague Street, unless otherwise stated:

OCT. 10 & 12.

No Legal Sales advertised for these days.

OCT. 13.

GATLING PL, nwe 92d, 100x100xirreg; Fredk H Winkler—Jos B Silman et al; Howard O Patterson (A), 215 Montague; Michl Rose (R); Wm J McPhilliemy & Co.

HANCOCK ST, ss, 128 e Howard av, 22x100; Wm F Kuntz et al—Eugene J Dibble et al; Morris Cooper (A), 20 Vesey, Manhattan; Fredk B Maerke (R); Wm P Rae.

JAY ST, es, 10 s Front, 102x135xirreg; Bway Savgs Istn of the City of N Y—Aaron Rappaport et al; Richard Kelly (A); 233 Bway, Manhattan; Stephen Van Wyck (R); Jere Johnson, Jr, Co.

E 35TH ST, ws, 107.6 n Av H, 20x100; Jno T G Finn—Cath F Plunkett et al; Saml Weinstein (A), 66 Bway; Leon R Jacobs (R); Wm P Rae.

44TH ST, ss, 215 w 14 av, 25x100.2; Dora Pines—Falk & Fine Constn Co et al; Theo I Schwartzman (A), 44 Court; August C Flamman (R); August C Flamman.

LINCOLN AV, es, 100 s Liberty av, 20x100; Jno J White—Chas Freel et al; Peter P Smith (A), 44 Court; Wm H White (R); Wm J McPhilliemy & Co.

ROAD from Flatbush to Bedford, es, 31.2 n Montgomery, —x—; Bernard F Hogan—Danl McCarty et al; Geo D Bergener (A), 175 Remsen; J Hunter Lack (R); Jere Johnson, Jr, Co.

S PORTLAND AV, ws, 482.3 s DeKalb av, 20x100; Brooklyn Trust Co—Annie Martin et al; Harry L Thompson (A), 175 Remsen; David Sentf (R); Nathaniel Shuter.

WOODRUFF AV, ns, 306 w Flatbush Plank rd, 50x110; Conrad V Dykeman—Morris N Lawrence et al; Wm S Miller (A), 837 Manhattan av; Henry Seiden (R); Wm P Rae.

8TH 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 McPhilliemy & Co.

OCT. 14.

41ST ST, ss, 210 e 13 av, 25x100.2; Home Title Ins Co N Y—Mary L Behrens et al; Henry J Davenport (A), 375 Pearl; Reuben L Haskell (R); Wm P Rae.

58TH ST, ns, 206.8 w 4 av, 26.8x100.2; Herman Friedlander—Jno E Sullivan Co et al; Grover M Moscovitz (A), 189 Montague; Maxwell Wyckoff (R); Nathaniel Shuter.

82D ST, sws, 100 se Bay Parkway, 60x100; Henry L Van Siclen—Etha B Kelsey et al; Gillen & Weller (A), Jamaica, Queens; Peter W Ostrander (R); James L Brumley.

CHURCH AV, ns, 375 e Rogers av, 112x124xirreg; 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.

KIMBALL AV, cl, intersec ss Hobson av, runs ne 675 to Flatbush av x368.7xw314.6xsw 522xse613 to beg; also PARCEL beg at a monument in the cl of rd bet land of H 1 Lott & Eliza A Voorhes, 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.

PUTNAM AV, ss, 180 w Nostrand av, 20x100; Wyckoff H Garrison et al—Wm Hayden et al; Saml E Faron (A), 50 Court; F DeLysie Smith (R); Wm J McPhilliemy & Co.

VARKINS HOOK RD, ss, adj lands of Mary E Baldwin & Stephen Abrahams; Rebecca S Quaritius, admtrix—Garric W Carman et al; Henry P Burr (A), 16 Court; Wm H Reftery (R); Wm J McPhilliemy & Co.

OCT. 15.

55TH ST, ss, 360 e 5 av, 40x100.2; Frank F Koehler—Robt Smith et al; Jno C Kinkel (A), 371 Fulton; Edwin L Garvin (R); Wm J McPhilliemy & Co.

16TH AV, nws, intersec nes 54th, 20.1x100; Michl F McGoldrick—Sigmund W Frucht et al; Geo H Harman (R), 189 Montague; Franklin C Haven (R); Wm J McPhilliemy & Co.

OCT. 16.

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

E 15TH ST, ws, 280 n Foster av, 40.6x320.7xirreg; N Y Life Ins Co—Marie A Heucher et al; Henry M Bellinger, Jr (A), 135 Bway; G Buchard Smith (R); Wm J McPhilliemy & Co.

86TH ST, nes, 425 se 16 av, 95x100.2xirreg; Kate A Cullen—Sarah J Thompson et al; A Abr Sarafan (A), 80 Maiden lane, Manhattan; Jas W Monk (R); Jas L Brumley.

OCT. 17. No Legal Sales advertised for this day.

OCT. 19. LOTS 46 & 47, block 5739, sec 16; Jas J McCabe et al—Alicia McCabe et al; Winne & Frey (A), Jamaica, N Y; Francis G Hooley (R); Wm P Rae.

FORECLOSURE SUITS.

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

Manhattan.

OCT. 3. 30TH ST, 358 W; Grace Williams, gdn—Matilda Morrison et al; H Swain (A).

OCT. 5. 92D ST, ns, 205 e Columbus av, 19.6x100.8; Margaretta D De Lemos et al—Olelen M Edgar et al; Rose & Paskus (A). 114TH ST, 18 W; Lillian B Wechsler—Kate G Kraner et al; R V Wechsler (A).

OCT. 6. 14TH ST, 346 W; Abraham L Kass—I G Roth, Inc, et al; Feltenstein & Rosenstein (A). 28TH ST, 152 W; Excelsior Savgs Bank of the City of N Y—The Twenty-Eight St & Seventh Av Realty Co et al; Cary & Carroll (A). 32D ST, 128 E; Maimie E Cohn et al—Yosta Rosenberg et al; Elkus, Gleason & Proskauer (A). MADISON AV, 1959-61; 125TH ST, 51-55 E; Paul M Warburg et al—Ray Solomon et al; Stroock & Stroock (A). 7TH AV, 307-9; Chas N Lee—Twenty-Eight St & Seventh Av Realty Co et al; W C Orr (A).

OCT. 7. 34TH ST, 216 W; City Real Estate Co—Harold T Leake et al; H Swain (A). 63D ST, 322 E; Clara M Holden—Nathan Schwenk; W J Moore (A). 63D ST, 324 E; Lillie E Moore—Nathan Schwenk; W J Moore (A). 112TH ST, ss, 150 w 7 av, 17x100.11; City Real Estate Co—Mary Sterckx et al; H Swain (A). LENOX AV, swc 115th, 25.11x100; A Frances M Clark—Albert E Lowe et al; F de P Foster (A).

OCT. 8. ELDRIDGE ST, 113; Jeruchim H Simpson—Morris Lipschitz et al; J A Michel (A). 43D ST, ss, 289.3 w 6 av, 21.5x100.5; Frank Curtis—Sadie H Jacobs et al; J H Work (A). 84TH ST, 507 E; Arnold J D Heins—Mary A Smith et al; Salter & Steinkamp (A). 118TH ST, 58 E; Susan Tuckerman—Saucon Realty Co, Inc, et al; amended; F F deRham (A). 118TH ST, 17 W; Emma Gutman—Corporal Realty Co et al; Kurzman & Frankenheimer (A). 2D AV, 1888; Wm H Beam—Sarah Katz et al; J Theall (A).

OCT. 9. 40TH ST, 456 W; Margt Marx—Jacob J Vogel et al; A W Venio (A). 148TH ST, 540 W; Emigrant Industrial Savings Bank—Guaranty Trust Co et al; R & E J O'Gorman (A).

Bronx.

OCT. 2. 148TH ST, ns, 299.1 w St Anns av, 37.8x84.7; Katharina Bothner—Louis Grimm et al; J Gray (A).

OCT. 3. PROSPECT AV, 980; Anna Scheer—R G Realty Corp et al; Straus & D (A). VERIO AV, es, 174.2 s 234th, 50x100; Charlotte E Ebeling—Robt H Haslam et al; W E Sammis (A). LOTS 1, 2, 3, 4, 40 & 41, map of Pelham Park; Alfd Urbansky—Maria Urbansky et al; E F Farber (A).

OCT. 5. TINTON AV, ws, 101.5 s 156th, 41x13.9; Flora Harris—Rosie Holstein et al; E Hirschberg (A). 3D AV, swc Brook av, 13.8x29.5; Chas D Tenenbaum—Wm H Harden et al; Cohen Bros (A).

OCT. 6. JEFFERSON ST, ws, 100 n Railroad av, 258x125; Caroline M Phraner—Westchester Woodworking Co et al; F D Arthur (A).

OCT. 7. 184TH ST, ses, 6.6 sw Fordham rd, 46x68; Carlton Ray Malby—Central Holding Co et al; Blair & Rudd (A). PROSPECT AV, ws, 158 n 165th, 50x175; Henrietti S Orth et al—Caroline V. Fey et al; R J Knoepfel (A). SOUTHERN BLVD, nwc 183d, 35.4x112.6; Archibald K Mackay—Sida Constn Co et al; G B Winthrop (A).

LOTS 25, 26, 27 & 28, blk 6, map of Morris Park; Morris Park Estates—Thomas H R McIntyre; Sullivan & Cromwell (A).

OCT. 8. HOME ST, ss, 91.7 w Prospect av, 40.1x72.3; Germania Fire Insurance Co—Francis X Bannon et al; E Hall (A). WALTON AV, ws, 154.5 s Grand blvd & Concourse at 165th, 25x100; Emily Stehr—Cath L Doran et al; A & H Bloch (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

OCT. 1, 2 & 3. No Judgments in Foreclosure Suits filed these days.

OCT. 5. 80TH ST, ss, 241 w West End av, 43x32.4x irreg; Hudson City Savgs Instn—Josephine E Stone; Collier & Browning (A); Wm C Rosenberg (R); due42,461.11

109TH ST, ns, 207.6 w 3 av, 37.6x100.11; Saml I Posen—Aaron Marcus; M & B Jaffe (A); Elek J Ludvigh (R); due 3,052.50

127TH ST, 127 W; Wm F Brown—Anita A Stilwell et al; Patk J Dobson (A); Jacob M Schoenfeld (R); due..... 6,646.00

OCT. 6. CLINTON ST, 93; Frank M Tichenor et al—Lena Koransky; Appell & Taylor (A); Fredk R Rich (R); due.....19,522.50

OCT. 7. 87TH ST, 207-9 W; Andw C Dittrich—Jos Schwartz et al; Russel H Kittel (A); Jos Rowan (R); due..... 7,138.15

Bronx.

OCT. 2. MORRIS AV, es, 170 s 160th, 75x100; Helene Mez—Julius Hoffmann et al; P C Schnitzer (A); J J Silver (R); due 8,871.87

MORRIS AV, es, 195 s 160th; Helene Mez—Julius Max Hoffman et al; P C Schnitzer (A); J J Silver (R); due 3,048.75

TELLER AV (**), ses, 499 ne 169th, 25x80.7; Amy B Upson—Isaac Brown; Albt C Fach (A); Ernest T Lindemann (R); due 8,001.33

LOTS 43, 130, 131 & 132, map of lands of the Estate of Jos Husson at Clason Point; Warren B Sammis—Willard P Beach et al; W E Sammis (A); Maurice Deiches (R); due 1,031.00

OCT. 3. CRESTON AV, ws, 124.7 s 198th, 25x100.3; Hudson Trust Co—Paul J Exner Co et al; Holm, Whitlock & Scarff (A); C C Marin (R); due... 2,547.50

CRESTON AV, ws, 149.7 s 198th, 25x100.3; same—same; same (A); same (R); due 5,589.83

CRESTON AV, ws, 99.7 s 198th, 25x100.3; same—same; same (A); same (R); due 5,589.83

OCT. 5. COSTER ST, 642; Kate L Bower—Hunts Point Estates et al; L B Hasbrouck (A); A R Lesinsky (R); due 5,699.70

COSTER ST, 644; same—same; same (A); same (R); due 5,699.70

OCT. 6. No Judgments in Foreclosure Suits filed this day.

OCT. 7. WEBSTER AV, es, 138.6 n Tremont av, 75x158; Edgar S Appleby, trste—Adolph Freund et al; Cannon & Cannon (A); Harry Kempner (R); due28,859.71

LOT 13, map of prop of Estate of Geo W Hunt, 24th Ward; Ellen Fitzgerald—Lizzie Reese; C K McGuire (A); Henry A Forster (R); due.... 4,608.13

OCT. 8. No Judgments in Foreclosure Suits filed this day.

**Recorded in N. Y. County.

LIS PENDENS.

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

Manhattan.

OCT. 2. 24TH ST, 238 E; Lena Citron—Michele Nesi et al; amended action to enforce assignment of dower; M Schlemmer (A).

72D ST, ns, 20 e Park av, 20x102.2; David Epstein—Nellie Goldsmith et al; action to declare conveyance void, &c; Lind & Pfeiffer (A).

OCT. 5. ELIZABETH ST, 153; Jno Molinari—Jos L Molinari et al; partition; K C & M V McDonald (A).

35TH ST, 26 E; also PROP in Westchester Co; Augusta F Zerega—Louisa A Barnard et al; amended partition; A S Murry, Jr (A).

BROADWAY, 2248-58; also 81ST ST, 210-20 W; Benj B Hoffman et al—Fleischmann Bros Co et al; action to foreclose mechanics lien; M C Levine (A).

OCT. 6. No Lis Pendens filed this day.

OCT. 7. GRAND ST, 43-5; Edw T Harmonn—Nancy H Hitchcock et al; construction of will, &c; Strouse & Strauss (A).

OCT. 8. No Lis Pendens filed this day.

OCT. 9. 98TH ST, ns, 100 w Bway, 125x100; Fanny L Crawford—A C & H M Hall Realty Co; action to remove encroachment; Brush & Crawford (A).

Bronx.

OCT. 2. ITTNER PL, ns, bet Webster & Park avs, known as Lot 63, blk 2899, sec 11; Chas Jackson—Mary H Bell et al; action to foreclose transfer of tax lien; A Stern (A).

PROSPECT AV, ws, 100 n 180th, 35.2x66.8; Nathan Kurtzka—Antonio Galania et al; action to foreclose transfer of tax lien; Schwartzman & Schwartzman (A).

WHITE PLAINS RD, nwc 230th, 80x115; Philip L Sondheim—Anna A Owen et al; action to foreclose transfer of tax lien; Schwartzman & Schwartzman (A).

OCT. 3. No Lis Pendens filed this day.

OCT. 5. No Lis Pendens filed this day.

OCT. 6. No Lis Pendens filed this day.

OCT. 7. BATHGATE AV, ws, 108 n 176th, 43x94; Jos Borello—Aaron Miller et al; action to foreclose mechanic's lien; P E Ittman (A).

UNIVERSITY AV, nws, at intersec of Lot 20, Parcel 25 on map of estate of Wm B Ogden; Laura Wheeler et al—Laura Wheeler et al; partition suit; McKeen, Brewster & Morgan (A).

LOTS 365, 366 & 367 (**), map of prop of Van Cortland Estates, Bronx; International Corp of Modern Improvements—P A Gallagher et al; action to foreclose mechanics lien; J P Donellan (A).

OCT. 8. No Lis Pendens filed this day.

OCT. 9. LOT 3, plot 147, map of Unionport, Bronx; Danl J White—Anna S Buckley et al; foreclosure of transfer of tax lien; W C Daly (A).

**Recorded in N. Y. County.

Brooklyn.

OCT. 1. ADAMS ST, es, 100 n Nassau, runs e25xs36xw15xn12xw10xn24 to beg; Jno A Ruth—Myles Johnson, as exr, Cath Warner et al; W S Pettit (A).

HERBERT ST, ss, 191 w Humboldt, 20.6x51; Bertha Goldberg—Mary Carroll; K C & M V McDonald (A).

WINTHROP ST, sws, 441.6 w Bedford av, 122.6x158.6; Bklyn Trust Co—Sara C Brown et al T F Redmond (A).

W 5TH ST, es, 262.1 n Sheepshead Bay rd, 40x119.4x40x120.7; American Geographical Soc—Geo Conell et al; T F Redmond (A).

10TH ST, nwc 5 av, 50x95.9; Bertha Steinberg—Clarence P Quaid & ano; K C & M V McDonald (A).

E 14TH ST, ws, 200 s Av Y, 100x100; N Y Investors' Corp—Mary Murphy et al; T F Redmond (A).

W 15TH ST, es, 365 n Mermaid av, 40x108.10; Obermeyer & Liebmann—Luigi Frings et al; Hovell, McChesney & C (A).

56TH ST, nes, 100 nw 13 av, 40x100.2; Louise G Ledeliey—Emma B Miller et al; T F Redmond (A).

71ST ST, sws, 144.6 se 18 av, 18.4x100; also 71ST ST, sws, 162.10 se 18 av, 18.4x100; Fred H Pouch & ano—Salle Bldg Co et al; W Langdon (A).

AV F, swc E 5th, 124.6x106.1x168.2x100; Title G & T Co—Josephine G Whitmore et al; T F Redmond (A).

BROADWAY, ss, 29.9 e Kent av, 22x65; Saratoga av, nec Fulton, runs e44.2xn31.4xn31.4xw50xs52.3 to beg; also PROP in Queens Co; F Max Huber—Louis De Esterre et al; partition; J F Clarke (A).

IRVING AV, nes, 75 se Gates av, 50x100; Wm G Richter—Carolina O Knipe et al; J H Steenwerth (A).

JEFFERSON AV, ns, 138 w Tompkins av, 19x100; Frank B Vermilya—Anna L S Stevenson & ano; F B Vermilya (A).

SUTER AV, swc Watkins, runs w25xs70xw25xs30xe50xn100 to beg; Title G & T Co—Herman Mostkowitz et al; T F Redmond (A).

TROY AV, ws, 127.9 n St Marks av, 27.9x100; Bedford Co-Op Bldg Loan Assn—Peter McEneaney et al; M S Cohen (A).

PLOT begins ns road from Gravesend to Sheepshead Bay Neck rd at int of prop of Eliz A Voris, runs ne363xe80xsw363xn80 to beg; Oswego City Savgs Bank—Emma C Miller et al; T F Redmond (A).

PROP begins 241 s of sec Willoughby & Gold, 22x85; Eliz O'Rourke—Jas E Mullaly et al; partition; R J Heisler (A).

OCT. 2. CLINTON ST, nwc Hamilton av, runs nw72.5x ne—xe24 to beg; Pauline F Fargis—Fredk Tilney et al; T F Redmond (A).

DEGRAW ST, ns, 150 w 5 av, 20x98.6; Title Guar & Trust Co—Chas P Gray et al; T F Redmond (A).

KOSCIUSKO ST, ns, 150 e Reid av, 50x100; Gowanus Wrecking Co—Tinton Impt Co; foreclosure of mechanics' liens; P F Rosenberg (A).

UNION PL, ns, 147.4 w Locust, 50x203.5; Gertrude E Clarkson—Thos F Connolly et al; L C Grover (A).

59TH ST, sws, 54.2 se 18 av, 20x100.2; Julia Toulmin—Embee Constn Co et al; F E Bernard (A).

79TH ST, nec 11 av, runs n160xe100xs60xe360xs100xw460 to beg; also 79TH ST, nec 12 av, 200x440; Chas G Allevyn—Leah G Mayper & another; W B Marx (A).

AV W, ns, 40 w E 19th, 40x100; Wm H Heap—Lewis G Mitchell et al; T F Redmond (A).

BEDFORD AV, 1512; also E 17TH ST, ws, 460 s Av S, 20x100; Pontiac Realty Corp—Hallie P Bates; specific performance; H C Glore (A).

CONEY ISLAND AV, es, 460 s Av I, 40x100; Sidney D Leslie—Mounts Realty & Bldg Co; H Peake (A).

CROPSEY AV, sws, 46.9 se Bay 32d, runs se 191.6xsw384.2xnw146.11xne389.9 to beg; also PLOT under waters of Gravesend Bay, adj the above premises, beg at int of land of G H Henjes & high water line of Gravesend Bay, runs w1.677.6xsel21.2xne1.688.3xnw146.11 to beg; Bklyn Trust Co—Lewis G Mitchell et al; T F Redmond (A).

DRIGGS AV, nws, 50 sw N 8th, 25x100; Annie Schulze—Mary E Fierro et al; R W Johnston (A).

DUMONT AV, ns, 20 w Alabama av, 20x75; Edw J Hart—Augusta L Elmonowitz et al; H L Thompson (A).

DUMONT AV, ss, 40 w Junius, 20x70; Solomon Bander—Gabriel Sojcher et al; Epstein, Weinstein & E (A).

Lis Pendens, Brooklyn (Continued).

HAMILTON AV, sws, 347.11 se Columbia, runs sw108.3xs25.5xel.4xnel125.8xnw18.9 to beg; Jennie Cohen—Dominick Caserta et al; M Miller (A).

LOCUST AV, nec Coney Island Plank rd, runs e407.11xn100xw380.6xs103.8 to beg; Title G & T Co—Michl F Murphy et al; T F Redmond (A).

NOSTRAND AV, es, 250 n Av G, 40x100; Bond & Mtg Guar Co—Minnie Sample et al; T F Redmond (A).

3D AV, swe Degraw, 170x100; Margt E Armstrong et al—Jno J Cusick et al; Niebrugge & Maxfield (A).

OCT. 3.
DEAN ST, ns, 350 e N Y av, 37.6x114.5; Wm D Lent—Arthur G Schaffner et al; J H Schaffer (A).

DEAN ST, ns, 387.6 e N Y av, 37.6x107.5; same same; same (A).

41ST ST, ss, 210 e 13 av, 25x100.2; Home Title Ins Co—Mary L Behrens et al; H J Davenport (A).

60TH ST, ss, 240.4 e 6 av, 20x100; Jas M Jagger—Margt Coyle et al; Watson & Kristeller (A).

ATLANTIC AV, ns, 20 w St Andrews pl, 20x64.6; Marguerite F Hammill—Ralph Underhill et al; Johnston & Johnston (A).

LAFAYETTE AV, ss, 302 w Lewis av, 20x100; Bushwick Savgs Bank—Frank Bray et al; R L Scott (A).

OCT. 5.
GRAFTON ST, es, 460.5 s Pitkin av, 20x100; David Shapiro—Sol Lustberg et al; S H Kugel (A).

RALPH ST, es, 300 n Hamburg av, 20x100; Herman Priefer—Sophie Bremer et al; Winne & Trey (A).

E 10TH ST, ws, 200 n Av P, 40x100; Title G & T Co—Tersilla Stella et al; T F Redmond (A).

W 28TH ST, ws, 100 n Mermaid av, 50x118.10; Jno J Ryan—Mathilde B Jelttrup; Sommerville & Somerville (A).

41ST ST, ss, 235 e 13 av, 25x100.2; Walter L Douglas—Mary L Behrens et al; H J Davenport (A).

59TH ST, sws, 54.2 se 18 av, 20x100.2; Julia Toulmin—Embee Constn Co et al; F E Barnard (A).

BEDFORD AV, ws, 136.9 n Myrtle av, 25x100; Domenick Nardone—Jas C Danzilo et al; Watson, Daniel & H (A).

BELMONT AV, ns, 77.6 e Elton, 25x100; Mary Gilson—Jno Mahon & ano; to set aside deed; M J Walsh (A).

BUSHWICK AV, ws, 82.2 s Flushing av, runs w62.4xn1xw40xse39.5xe83.8xn62 to beg; Natl Savgs Bank of Albany—Nathan Bokshitzky et al; T F Redmond (A).

CATON AV, ss, 50 e Brighton Beach RR, 147x108.6x162.3x50; Title G & T Co—Helen Schneider et al; T F Redmond (A).

DITMAS AV, ss, 40 e E 13th, 40x100; Virginia L Egbert—Dikeman Co et al; G W Titcomb (A).

FOUNTAIN AV, es, 20 s Liberty av, 20x75; Title G & T Co—Hanna Gordon et al; T F Redmond (A).

KENT AV, es, 100 s Myrtle av, 25x100; Nicholas Galande—Micheli Galande & ano; specific performance; M F McGoldrick (A).

OCEAN AV, ws, 260 n Voorhees av, 80x126; Alice Campbell—Annie T Ginty et al; T F Redmond (A).

13TH AV, nws, 80 ne 66th, runs nw100xne14.5x e106.8xsw51.6 to beg; Rosin Del Giorno—Achille Lanzillo et al; Wesselman & Kraus (A).

PROP begins Nassau, ns, at int of 10-ft alley, 85 e Hudson av, 25x75; Bond & Mtg Guar Co Rebecca Breslau et al; T F Redmond (A).

OCT. 6.
BARBEY ST, sec Belmont av, 25x100; Robt Bell, Inc—Barbell Bldg Co et al; J J Schwartz (A).

BERRIMAN ST, es, 100 s Glenmore av, 18.4x100; East N Y Savgs Bank—Berrilen Realty Co et al; G F Middendorf, Jr (A).

BERRIMAN ST, es, 118.4 s Glenmore av, 18.4x100; same—same; same (A).

BERRIMAN ST, es, 136.8 s Glenmore av, 18.4x100; same—same; same (A).

BERRIMAN ST, es, 155 s Glenmore av, 18.4x100; same—same; same (A).

BERRIMAN ST, es, 173.4 s Glenmore av, 18.4x100; same—same; same (A).

BERRIMAN ST, es, 191.8 s Glenmore av, 18.4x100; same—same; same (A).

HENRY ST, ws, 370 n Neptune av, 41x139.6; Title G & T Co—Adeline Hoffman et al; T F Redmond (A).

LAWRENCE ST, ws, 170.1 s Johnson, 20x107.6; Alice M Blanke—Frank M Scott et al; Wood Cooke & S (A).

PARK PL, ss, 220.4 e Troy av, 20x155.7; Jno F Trommer Bwy—Walter Larson et al; C H Haubert (A).

POWELL ST, nwc Pitkin av, 50x100; Morris Salzman—Brein Amusement Co et al; J Mac Crate (A).

WILSON ST, ns, 80 e Bedford av, runs n80xe 20xn20xe125x100xw145 to beg; City of N Y—Fredm M Fosdick et al; to acquire a title; F L Polk (A).

E 22D ST, es, 380 s Av T, 40x100; Henry E Bliss—Francis M Bryson & ano; W A Swett (A).

E 32D ST, ws, 140 s Av I, 20x100; Title G & T Co—Beatrice Weyman et al; T F Redmond (A).

E 32D ST, ws, 180 s Av I, 20x100; Title G & T Co—Frank Weyman et al; T F Redmond (A).

BAY 35TH ST, ses, 40 ne land of Jno B Denyse, 44x97.11; Title G & T Co—Andrew W Ahern et al; T F Redmond (A).

42D ST, ns, 200 w 4 av, 20x100.2; Adele Weissman—Simon Weissman et al; E M Hawkins (A).

NEPTUNE AV, ns, 37.7 e W 15th, 20x100; Bklyn City Mission & Tract Soc—Gaetano Dellagulla et al; T F Redmond (A).

ROCHESTER AV, ws, 100 s East N Y av, runs w99.1xs50xe90.11xn87.11 to beg; Phillip Beilstein—Henry Lemmermann et al; S Seiderman (A).

3D AV, nec Prospect av, 25x65x19.6x65; Title G & T Co—Goldie Weinberg et al; T F Redmond (A).

OCT. 7.
ETNA ST, ns, 134.4 e Nichols av, 16x107.4x16.2x105.2; Geo F Driscoll Co—Elise Keilling; partition; W J Carlin (A).

HERKIMER ST, ss, 66 e Howard av, 16x98; N Y Investors Corp—Delia Kendsen et al; T F Redmond (A).

HUNTINGTON ST, sec Smith, 20x75; Saml R Rosenberg—Fredk H Schomburg; Bogart & Bogart (A).

LINWOOD ST, ws, 200 n Pitkin av, 20x90; Eliza Mathisen—Jacob Arrutov et al; T F Redmond (A).

MONROE ST, ss, 537.6 w Marcy av, 18.9x100; Mary J Johnson—Emmy Erskine et al; G B Davenport (A).

ST JOHNS PL, ss, 100 e 6 av, 17.7x100.2; Oliver W Ingersoll—May C Moffitt; H L Thompson (A).

TROUTMAN ST, ses, 91.3 ne Irving av, runs se 43.9xne8.9xse56.3xe91.3xnw100xsw100 to beg; Balthaser Klee—Mary J Rothenbach et al; R E Moffett (A).

W 1ST ST, ws, 168.10 n Sea Breeze av, 20x100; Chas W Jackman—Adeline W Spitzer et al; Wilson & Van Wagoner (A).

6TH ST, ss, 194.10 e 6 av, 17x100; Anna G Doyle—Hannah M Lanagan et al; C B Campbell (A).

20TH ST, nes, 100 se 4 av, 25x100; Susan C Kiernan—Harris Nevin et al; T F Redmond (A).

44TH ST, sws, 480 se 5 av, 20x100.2; Savgs Bank of Utica—Jennie G Meyer et al; T F Redmond (A).

75TH ST, ss, 140 e 12 av, 40x100; So Bklyn Savgs Instn—Jos J Koen et al; Coombs & Whitney (A).

KINGS HWAY, sec 79th, runs e310.3xsw109.1x nw290.1 to beg; Albert Berry—Abram F Bucher et al; G C Case (A).

METROPOLITAN AV, sws, 292.7 se Bedford av, runs sw100xse22.5xne40.6xne60.9xw29.6 to beg; Emil M Karmel—Abr Karmel et al; partition; J Rosenberg (A).

N PORTLAND AV, ws, 197.4 s Flushing av, 85x83.2x85x82.9; Title G & T Co—Jos N Calderazzo et al; T F Redmond (A).

RUGBY RD, es, 325.6 s Ditmas av, runs e100x s59xsw109.8xw50.8 to beg; Carrie E Hoford—Lizzie McTammany; C O Ogren (A).

23D AV, w 80th, 60x100; Title G & T Co—Chismore H Packard et al; T F Redmond (A).

LOT 18, Map 141, lots in village of Williamsburg; Lizetta Schuibbe—Edw Schulman et al; B B Christ, Jr. (A).

LOTS 211 & 212, "Map of Zabriskie Homestead"; Helen J E Browne—Mary E B Frank & ano; Tomes, Sherk & P (A).

STH AV, es, 20 s 56th, 5.4x12; Kalb Sales Co, Inc—Estate of Peter Hegeman; Columbus Circle Gasoline Co; Geo KoKaris (30) 48.85

OCT. 8.
29TH ST, 39-41 W; Fredk C Zobel—Michl A, Emma, Caroline, John, Helen & Mary O'Connor; Rockbridge Realty Co, Inc (42)..... 1,240.61

56TH ST, ss, 72 e 8 av, 28x24; Kolb Sales Co—Estate of Peter Hegeman; Columbus Circle Gasoline Co; Label Automobile Co & Maurice B Label (39) 250.00

AUDUBON AV, nwc 183d, 25x74.11; H Greenberg's Sons—Value Realty Co; J Greenberg Co (40)..... 245.00

STH AV, sec 56, 9x54; Kolb Sales Co, Inc—Estate of Peter A Hegeman; Columbus Circle Gasoline Co; Maurice B Label (37) 435.00

STH AV, es, 20 s 56th, 5.4x12; same—Estate of Peter Hegeman; Columbus Circle Gasoline Co; Geo Kohans (38) 48.85

OCT. 9.
29TH ST, 414 W; E Smolka Plumbing Supply Co—Isabella Hawkins & Frank Anty (44) 200.69

148TH ST, 412-20 W; Francis H Haskell—Nellie E Puck (43) 168.50

201ST ST, ACADEMY ST & HARLEM RIVER, —x—; S Wolf's Sons—United Electric Light & Power Co (45)..... 99.30

Bronx.

OCT. 2.
179TH ST, nwc Clinton av, 25x100; Frank M Palladino—Lawrence Kronenberger Constn Co & Schmitz & Eulenstein, Inc (4) 1,584.81

TINTON AV, ws, 204.5 n 161st, 27x135; Hudson Woodworking Co—Sara Constn Co (3) 262.00

WEBSTER AV, 2246; Barnet Rubin—Lizzie J Waugh & Philip Marcovitz (1) 61.25

3D AV, es, 314.5 n Claremont pkway, 25x70; Michele Sollestio—Gibraltar Realty Co & Angelo Restive (2)..... 70.00

OCT. 3.
FAILE ST, 961; Philip Greenblatt—Morris Weinstein (5) 142.95

OCT. 5.
180TH ST, 870 E; Jos Comache—Miria Vitale (6) 600.00

HILL AV, ws, 275 n Randal av, 50x100; Henry G Silleck, Jr, & Robt Pickens; renewal (7)..... 525.42

OCT. 6.
VYSE AV, 2125; Salvatore Ferrotto—Simplex Impt Corp; Michele D'A more, Louis Lanzetta; renewal (8)..... 947.40

WESTCHESTER AV, 668; Thos Galligan, Inc—ML Gross; Jacob Goldmand (10) 70.00

CORNER formed by the intersec of Tiffany st, es, with ss Lafayette av, and the es of Burnet pl, —x—; Benj Glasser—Corpus Christi Monastery; Tolkow & Co (9)..... 150.00

OCT. 7.
No Mechanics' Liens filed this day.

OCT. 8.
224TH ST, 645 E (**); A Mark—Jno & Mary Ould; renewal (41)..... 100.00

BATHGATE AV, 1614; Berger Mfg Co—Bathgate Realty Corp, Jno Doe; Model Constn Co, Louis Weiner (12)..... 650.25

WILKINS AV, es, 390 s Jennings, 25x116; Atlas Steel Column Mfg Co, Inc—W T Sullivan, Tremont Iron Wks, Inc (13)..... 38.00

**Recorded in N. Y. County.

Brooklyn.

OCT. 1.
BOERIUM ST, 90; Bushwick Housewrecking Co—Henry Cohen & Kohn Bros 67.50

FULTON ST, 1559-61; S Rosenberg—Solomon Nebuall & Max Goldstein... 58.89

ALBANY AV, nec Union, 100x100; H T Hochhausen—Kellner Constn Co, Lupa & Jacob Greenblatt & L Greenblatt & Son 183.70

BEDFORD AV, 649; S Rosenberg—Kesil Leibowitz & Felix Totoria 23.00

CLINTON AV, 450; Igoe Bros—T Sammartano, N Sperazzo & Peru Realty Co 8.16

EASTERN PKWAY, ss, 120 e Franklin av, 100x134; Sol Rosenberg—Wilson & Bramer & Jos Lambert 49.00

5TH AV, 4709; Cooper & Pollock Structural Iron Works—Jno C McInerney. 193.00

OCT. 2.
COLUMBIA PL, 13; J E Gould—Marcella Dooley & Jas M Harrison..... 98.00

POWELL ST, 453-9 Sanitary Fireproofing & Cont Co—Powell-River Co & S Shersusky, Pres 125.00

OCT. 3.
GALLATIN PL, nec Livingston, —x—; W R Iron Works—Alrast Realty Co, Gilbert B Heiger, G Stewart Muzzarelli & Geo F Driscoll Co..... 1,034.00

BAY RIDGE AV, nes, 100 nw land of David Darby, 100x201; A Brown—Harold Lawson & Annie Settel..... 98.00

NEWKIRK AV, nwc E 21st, 40x120; M Hellebrant—Peru Realty Co..... 422.00

OCEAN AV, 1029-47; M Hellebrant—Hartman Bldg Co 124.00

ROCKAWAY AV, 412; J Zommick—Saml Palley 691.50

WASHINGTON AV, sec Lincoln pl, —x—; S A Forman—Herbert Amusement Co & Peter Fraser 214.00

OCT. 5.
BARBEY ST, sec Belmont av, 25x100; A Chautik—Barbel Bldg Co..... 356.50

BARBEY ST, sec Belmont av, 25x100; G Rader Co—Barbel Bldg Co; Jacob Ridinsky & Saml Glick 391.94

HINSDALE ST, es, 200 s Dumont av, 150x100; Jacob E Neufeld—Willmont Realty Corp & Barnet Steinfeld ... 287.06

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.

OCT. 3.
GREENWICH ST, 636-42; Edw C McBrien—Estate of Chas F Hoffman, Inc, Jno A Anger, Louis Anger & Anger Baking Co (21) 3,683.75

AV A, 42; Louis Berliant—Jas R Roosevelt, Douglas Robinson & Nicolas Bidle, trstes, Rubsam & Horman & Philip Levin (19) 35.00

BOWERY, 102; Benj Glasser—Jewish Morning Journal & Tolkow & Co (18) 72.00

5TH AV, 34; Isidor Fajans—Jas R Roosevelt, Douglas Robinson & Robt H M Ferguson, trstes, F Kirkpatrick & Co & Brown Bros, Inc..... 178.76

OCT. 5.
GREENE ST, 69-71; Kraslow Iron Wks, Inc—Sixty Cliff St Co; Wm Dauphin (23) 240.00

BROADWAY, sec 81st, 102.2x220.8; Chas H Darmstadt—Wm S Walter, Rosie Bernheimer & Lehman Bernheimer, trsts; Fulton Bldg Co; Fleischmann Bros Co (22) 1,952.40

OCT. 6.
JONES ST, 8-12; Adolph Klaff—Jno Doe; Moreland Operating Co (25).... 35.00

PECK SLIP, 43; David J Comys et al—Danl J Kane; Genl Fish Co, Inc; renewal (27) 2,050.00

35TH ST, 214-6 W; Weisz & Co, Inc—National Bible Institute; Geo Sykes, Inc (26) 125.00

OCT. 7.
10TH ST, 135-7 W; Joe Bremen—Sol E Blogg (35) 265.00

29TH ST, 39 & 41 W; Victoria Bldg & Cont Co, Inc—Michl, Emma, Caroline, John, Helen and Mary O'Connor; Rockbridge Realty Co, Inc (36)..... 12,181.11

56TH ST, ss, 72 e 8 av, 28x24; Kalb Sales Co, Inc—Estate of Peter Hegeman; Columbus Circle Gasoline Co; Lobel Automobile Co & M B Lobel (31) 250.00

109TH ST, 130 W; Jas Cobban et al—Emma Kuhne (34) 43.44

111TH ST, ss, 100 e 8 av, 25x170.10 to Cathedral pkway x46.5x138; Domenick Farazo—S & R Amusement Co, Inc; Melchior Longo (32)..... 80.00

SAME PROP; same—same (33)..... 40.00

COLUMBUS AV, 141-7; Sam Cohen—Thos J Healy; H Alperstein & Co (28) 233.00

STH AV, sec 56th, 9x54; Kalb Sales Co, Inc—Estate of Peter A Hegeman; Columbus Circle Gasoline Co; Maurice B Lobel (29)..... 435.00

Table listing real estate transactions in Manhattan, including addresses, names, and amounts. Includes entries for Union St, Vermont St, 77th St, Belmont Av, etc.

Table listing real estate transactions in Brooklyn, including addresses, names, and amounts. Includes entries for 129th St, 5th Av, Hoe Av, etc.

Table listing real estate transactions in Manhattan, including addresses, names, and amounts. Includes entries for Lewis, Ben & Sol Landau, Boston & Maine R R Co, etc.

CHATTEL MORTGAGES. AFFECTING REAL ESTATE.

Table listing chattel mortgages in Manhattan, including names like Figliolino, Jackson, Lack, etc., and amounts.

Table listing chattel mortgages in Brooklyn, including names like Arvitz Realty Co, Emanon Bldg Co, Hartman Constn Co, etc., and amounts.

BUILDING LOAN CONTRACTS.

Table listing building loan contracts in Brooklyn, including names like Coster St, Clinton Av, Washington Av, etc., and amounts.

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.

Table listing satisfied mechanics' liens in Manhattan, including addresses, names, and amounts. Includes entries for Broadway, 39th St, 45th St, etc.

ATTACHMENTS.

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

Table listing attachments in Manhattan, including names like Torrance, Marshall & Co, Frischknecht, etc., and amounts.

ORDERS.

Table listing orders in Brooklyn, including names like Sterling Pl, etc., and amounts.

Orders, Brooklyn, Continued.

- E 35TH ST, sec Clarendon rd, 100x100; Cornert Constn Co on Title Guar & Trust Co to pay Steinberg Cut Stone Co. 275.00
OCT. 3. E 29TH ST, bet Tilden av & Beverly rd, -x-; Tilden Constn Co on Home Title Ins Co to pay A W Schmidt, Jr. 365.00
OCT. 5. KOSCIUSKO ST, ns, 299.7 w Reid av, 50x100; Ellie Arnold on Dime Savgs Bank of Williamsburgh to pay Jacob Appelbaum. 65.00
OCT. 7. KOSCIUSKO ST, ns, 299.7 w Reid av, 50x100; Ellis Arnold on Dime Savgs Bank to pay Elias M Pilzer. 135.00

DEPARTMENTAL RULINGS.

APPEAL 134 of 1914, New Building 5200 of 1914, premises 15-33 East 13th street, Brooklyn, Benj. Cohn, appellant.

Walls. Sec. 31. APPROVED ON CONDITION that the girders supporting the floor and roof beams be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 135 of 1914, New Building 564 of 1914, 2633-2635 Broadway, Manhattan, S. Walter Katz, appellant.

Theatre, store front. Sec. 109. APPROVED.

APPEAL 136 of 1914, New Building 120 of 1914, southeast corner of Lexington avenue and 38th street, Manhattan, Paul C. Hunter, appellant.

Doors non-fireproof, hotel. Sec. 105. APPROVED.

APPEAL 137 of 1914, New Building 5035 of 1914, 489 Powell street, Brooklyn, Farber & Markwitz, appellants.

Walls. Sec. 31. APPROVED ON CONDITION THAT THE STEEL GIRDERS supporting the floor beams be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 138 of 1914, New Building 5034 of 1914, 391 Riverdale avenue, Brooklyn, Farber & Markwitz, appellants.

APPROVED ON CONDITION that the girders and columns supporting the floor beams be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 139 of 1914, Alteration 444 of 1914, 1680-1684 Broadway, Manhattan, F. W. Moore for Koppe & Moore, appellants.

Theatre (pictures) and dance hall. Lattice ceiling non-fireproof.

APPROVED ON CONDITION that all members of the trusses and all supports of asbestos ceiling above the lattice, shall be protected with double thickness of 12 lb. asbestos sheets, except that the asbestos boards shown above the lower cords of the trusses shall be placed below them, in addition to the double covering of the cords.

APPEAL 140 of 1914, New Building 5241 of 1914, 78 Barrett street, Brooklyn, S. Millman & Son, appellants.

Walls. Sec. 31. APPROVED ON CONDITION that the steel girders and columns supporting the floor and roof beams be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 141 of 1914, New Building 5335 of 1914, premises 512-518 Powell street, Brooklyn, S. Millman & Son, appellants.

Walls. Sec. 31. APPROVED ON CONDITION that unpierced brick walls not less than 8 inches thick be provided at the point marked "A" on the ground and typical floor plan, instead of cross-wall marked "B," to extend from the cellar floor to the underside of the roof-boards; and

ON THE FURTHER CONDITION that the enclosures of the vestibules shown at the end of the halls on the typical floor plan be enclosed with 6-inch terra cotta blocks, and that the steel work supporting same be fireproofed in accordance with the regulations of the Bureau of Buildings; and

ON THE FURTHER CONDITION that the steel girders and columns supporting the floor and roof beams be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 142 of 1914, New Building 5353 of 1914, 1678 St. Johns place, Brooklyn, Benj. Cohn, appellant.

Walls. Sec. 31. APPROVED ON CONDITION that the girders and columns supporting the floor and roof beams be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 143 of 1914, New Building 5356 of 1914, east side of Pearl street, 267 ft. 7 ins. south of Concord street, Brooklyn, Benj. Cohn, appellant.

Walls. Sec. 31. APPROVED ON CONDITION that the girders and columns supporting the floor and roof beams be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 144 of 1914, New Building 5270 of 1914, 387 Powell street, Brooklyn, Chas. Infanger & Son, appellants.

Walls. Sec. 31. APPROVED ON CONDITION that the girders and columns supporting the floor and roof beams be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 145 of 1914, New Building 5269 of 1914, 381 Powell street, Brooklyn, Chas. Infanger & Son, appellants.

Walls. Sec. 31. APPROVED ON CONDITION that the girders and columns supporting the floor and roof beams be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 146 of 1914, New Building 269 of 1914, 951-955 Park avenue, Manhattan, Robt. T. Lyons, appellant.

Basement entrance. Sec. 105. APPROVED ON CONDITION that no pent house be placed on the roof.

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.
C-- " Discontinue use of Oil Lamps.
DR-- " Fire Drills
SS-- " Standpipes and Sprinklers.

Week Ending October 3.

MANHATTAN ORDERS SERVED.

Named Streets.

- Attorney st, 61—Elias Sperling. C
Baxter st, 18—Alex Finelite et al. C
Bleecker st, 402-8—Jno Bradley Est. C
Broome st, 32—Raffaele Cerasuolo. D
Canal st, 179—Jacob K Silverman. G
Canal st, 343—Jacob Puner & Saul Raplensky. G
Canal st, 446—William A Mitchell. C
Cannon st, 133—Adolph Rosenthal. C
Chambers st, 114—Walter B Stevens. C
Chrystie st, 153—Meyer Roth. C
City Hall pl, 17—Angelo Vazzane. G
Clinton st, 170—Max Cohen. C-G
Clinton st, 225—Isidore Gilbert. C
Clinton st, 225—Wolf Goldman. C
Clinton st, 225—Harry Horowitz. C
Crosby st, 49—Bernard Brager. C-G
Crosby st, 63—Pietro Gallipoli. G
Crosby st, 63—Nicholas J Bishoprick. C-G
Crosby st, 79-85—Jos Friedman. G
Crosby st, 79-85—Isaac Male. C
Crosby st, 91—Hyman Feuerstein. C
Crosby st, 91—Hyman Sokolow. C
Crosby st, 93—Hyman Rubenstein. C
Crosby st, 97—Morris Markowitz. C
Crosby st, 97—Morris Cecil. G
Crosby st, 99—Tony Ciaramelli. C
Crosby st, 105—Sol L Solomon. C-G
Delancey st, 24—Samuel Goldberg. C
Dey st, 68—Louis Knell. K
East Broadway, 46—Lena Williamson et al. C
East Broadway, 46—Abraham Dunetz. G
East Broadway, 48—J Morrison & S Mach-kowitz. C
East Broadway, 148—Morris Friedman. C
East Houston st, 435—Samuel Feldman. C
East Houston st, 435—Ann E Livermore. C
Elizabeth st, 52—Consolidated Siphon Supply Co. C
Front st, 76—Cordelia S Stewart. C
Grand st, 1—Charles Dioro. A-G
Hester st, 2-4—Etta Levy. A
Lafayette st, 126-30—Fox Bros & Co. C
Le Roy st, 11—G B Perazzo. H-A-G
Mercer st, 161—Agush & Kaplan. E-L
Minetta lane, 20—Domenico Aliano. A
Minetta lane, 22—Misill Emeneuele. A-C
Minetta st, 4—John Bianco. H-A-C
Orchard st, 63—Edwin A Ridley. C
Orchard st, 63—Waldman & Kellner. G-C
Orchard st, 63—Shiffer Bros. C-G
Orchard st, 63—Henry A Goldman. G
Orchard st, 63—Jacob Glass. A
Orchard st, 63—David Surdut. C-G
Orchard st, 63—Wolf Messinger. C-G
Orchard st, 63—Jacob M Valk. C-G
Orchard st, 63—Philip Massel & Co. C
Orchard st, 63—Rose & Co. A
Pearl st, 211—Geo Sueden. G-A
Pearl st, 338-40—Nicholoulia Bros. C
Pearl st, 338-40—New York Coil Co. D
Pearl st, 338-40—The Franklin Co. C-D
Pearl st, 338-40—Est Richard K Fox. D
Pearl st, 371—H Behlen & Bro. A
Pearl st, 461—Major Mfg Co. C
Perry st, 37-9—F W Whitridge. H-SS
Pier 48, N R—Southern Pacific Co. A
Prince st, 177—Furnari & Restuccia. G
Spring st, 7—L Pellitteri. A-H
Spruce st, 32—Turner Townsend, Inc. C
Stanton st, 112—H Greenberg & L Blum. C
Stone st, 33-5—Adams Land & Bldg Co. SS
Stuyvesant st, 2 1/2—Seymour Nusim. H-A
Times sq, temporary structure for sub—New York Edison Co. D
Times sq, temporary structure for sub—Holbrook, Cabot, Rollins Corp. D-SS-C
Walker st, 83-5—Harry Fastofsky. C
Walker st, 83-5—Rebecca Fastofsky. C
Walker st, 83-5—Louis Braverman. C-G
Walker st, 83-5—The Etaglac Holding Co. C
Warren st, 48—Mitchell Bosworth, Inc. C
Warren st, 48—Knapp Mfg Co. C-A
Warren st, 48—Wm C Winslow. C
Washington st, 574—Richard M Cooley. C
Water st, 39-41—Baker, Carver & Morrell. D
Water st, 376—Vincenzo R De Tursi. A
Waverly pl, 3-5—Consolidated Gas Co, W R Addicks. C
Wooster st, 42—Edw N Tailer. SS
Wooster st, 42—The Deneville Co. G
Wooster st, 149-53—Jos & Jacob Rubin. C
Wooster st, 149-53—Saml & Nathan Lakin. C

Numbered Streets.

- 10th st, 28 E—New Amsterdam Gas Co. C
10th st, 28 E—28 E 10th St Corp. SS-C
10th st, 8 E—Est Henry Springler. D
17th st, 416 W—Chas M Ertz. A
18th st, 130-32 W—Chas Weiss. H-D-L
23d st, 152 E—Mary J & Jas J Moriarty. C
24th st, 514-18 W—Jos M Courtade. C
28th st, 36 W—Isaac Cohen. E

- 36th st, 141 W—J. Rosenberg & Co. G
36th st, 141 W—M J Sternberg & Co. G
36th st, 141 W—Nulife Co. G
36th st, 141 W—W J Rosenberg & Co. G
36th st, 141 W—Clara Clarisse. G
39th st, 539-43 W—Jacob Bros Co. G-A
40th st, 143 W—The Standard Eng Co. A
81st st, 52 E—Clara Neuman. C
83d st, 127-29 E—Duford Garage Co. K
83d st, 213-15 E—Dutch Evan Lutheran Church. D
91st st, 407-13 E—E J Ramsey & Co. G
107th st, 339 E—Filippa Rizzo. C
119th st, 86 W—Mayer L Half. SS
119th st, 86 W—Maurice Uttal. G
119th st, 86 W—Greenwald & Co. E
129th st, 106-8 E—Adelbert Nichols. B
134th st, 2 W—Jos L Rosenschein. C

Named Avenues.

- Amsterdam av, 2240—M Dushman. K
Av D, 143-5—Rappes & Mallow. C-G
Av D, 143-5—Cohen, Endel & Co. C-G-A
Av D, 143-5—David Kosse. C-G-A
Av D, 143-5—N Y Mutual Gas Light Co. C
Bowery, 94—J Preiser & Co. A-G
Bowery, 171—Nathan Schulman. G-E
Bowery, 171—Est Ann L Underhill. B
Bowery, 171—Nathan Schulman. E
Bowery, 185—Jos Benitzky. C
Bowery, 185—Mrs Alice Flynn. D-E-A
Broadway, 1263—Amanda B Manee. C
Broadway, 1263—Consolidated Gas Co. C
Lenox av, 448—Alex Schepps. H-A-G
Lexington av, 128—Est Wm P Woodcock. C
Lexington av, 1129 (temporary superstructure for sub)—Patrick McGovern. G-A
Madison av, 380-82—Ritz Carlton Hotel Co. SS
Park av, 631—William Wohlgenuth. C
Park av, 1471—Peter A H Jackson Est. C
Park av, 1471—Henry Zatz. C
St Nicholas av, 178 ft n 106th st—Burke & Goff. H-A-G
West Broadway, 71-3—Robt J Leaycraft. C

Numbered Avenues.

- 2d av, 362—Gustave Franke. H-A-G
2d av, 934—Morris Ginsburg. C
2d av, 2053—Tom Lee. C
4th av, 116—Michael Mazue. C
4th av, 116—Jacob Grossman. G
4th av, 116—Abraham Linkowsky. G
4th av, 116—Gron Printing Co. G
5th av, 261—The R T & D T Dana Co. C
5th av, 326—Michael Kurzman. E
5th av, 326—Clarence T Ray. C
6th av, 171-3—Edw Gorenflo. C
6th av, 171-3—Rhineland R E Co. C
6th av, 528—Consolidated Gas Co. C
6th av, 528—Tower Tours. C-G-A
6th av, 630—Walter E Harding. C
6th av, 666—Barbara Goldsmith. G
6th av, 810—Harriet Duer Potter Est. C
6th av, 810—John Sheppard. C
7th av, 2527—Abraham Rosenthal. G

BRONX ORDERS SERVED.

Numbered Streets.

- 132d st, 817 E—Grossman Bros & Rosenbaum. H-A-G
135th st, 214 E—Thos J Callan. A-G
165th st, 888 E—John J Weiss. H-A-G
178th st & Morris Park av—Greens Auto Vans. A-G-C
238th st, 129 E—Louis Wiesching. A-H-G

Named Avenues.

- Jerome av, 2051—The C R Redcliffe. H-A-O
Oak Point—N Y, N H & H R R Co. A-H-G
Prospect av, 879—Max Meyers. A-G
Stebbins av, 1275—Eve Felsher. O
Tremont av, 577—Lilian Weiss. A-G-O
Walker av, 2700—Katie C Walker. A
Westchester av, 1750—John Anderson. A-G

Numbered Avenues.

- 3d av, 3911—Isaac Lipschitz. A-K-L-E

BROOKLYN ORDERS SERVED.

Named Streets.

- Bond st, cor Warren st—J J Ahearn. H-A-G
Powers st, 236—F & P Auto Transportation Co. L-K
Vanderveer st, 105—Geo W Bayley. H-A-K

Numbered Streets.

- 1st st, 386 S—John H Tourte. K
3d st, 48 N—Geo H Buck & Co. H-A-G
12th st, 330—Peter J Knoll. H-A

Named Avenues.

- Grand av, 137—John L Kruger. H-A-G
Manhattan av, 93—The S Michael Co. A
Myrtle av, 768—H B Vanderveer. H-A
Ocean av, 950—Arthur A Jones. A-G
Putnam av, 72—Bklyn Auto Livery Co. L-K
Rogers av, 416—Seftel Stern. A
Rogers av, 1091—Joseph Montag. A
Stone av, 478—Benj Rethel. H-A-G
Sutter av, 607—Noah Alexander. D-K-A-H
Tompkins av, 417—Rogers & Sully, Inc. A-D

QUEENS ORDERS SERVED.

Named Streets.

- Division st, 9-15 (L I City)—Jurgen-Rathjen Co. A
Grand st & Corneth av (Maspeth)—Clifford S Trotter. H-A-G
Grand st & Woodhill pl (Maspeth)—Conrad Grunfelder. A
Woodbine la (Far Rockaway)—Max Cohen. H-A-G

Numbered Streets.

- 13th & Hancock sts (Hunter's Point)—C A Willey Co. SS-A

Named Avenues.

- Greenwood av (Far Rockaway)—James Meehan. A
Merrick rd & Park pl (Jamaica)—J F H Ottens. H-L-A
West Shore rd, 48 (Maspeth)—August Haglund. H-A-G

RICHMOND ORDERS SERVED.

Named Streets.

- Jersey st, 143—Nicholas Greenblatt. C

Named Avenues.

- Brooks av, 740 (New Brighton, S I)—Actors' Fund of Amer. M

BUILDING MANAGEMENT

THE DIFFICULT PROBLEM OF MOVING "THE SUN"

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

SOME idea of the burdens that are sometimes thrust upon building managers and engineers may be gleaned from the experiences of the operators of the American Tract Society Building in remodelling a liberal portion of that pioneer among New York skyscraper office buildings into a modern fireproof twenty-four-hour-a-day newspaper plant. The mere fact that the operation entails the tearing out of an isolation plant for the Edison system yet keeping the elevator, heating and water supply services in continuous operation for hundreds of tenants would be enough to stagger resourcefulness of many experts.

The Sun Printing and Publishing Association is going to move around the corner and will occupy the sub-basement, basement, second, third, fourth and fifth floors now indicated to the passer-by in Newspaper Row by resonant window chutes vomiting brick and stone and terra cotta by the ton. The

star isolated plant of the city. Even the motive power of the elevators has to be changed from inverted hydraulic to overhead electric traction. Such mere details as the moving of some hundreds of tons of old book plates, the property of the American Tract Society, in some 6,000 packing cases, were merely incidental. When an obstinate tenant refused to make room and the kind of diplomacy, that in other countries seems to be at a premium, was called for in order to induce action, the fact that the tenant ultimately shifted his quarters in the same building was merely placed in the category of routine work and was soon forgotten.

Shifting Heating System in Autumn.

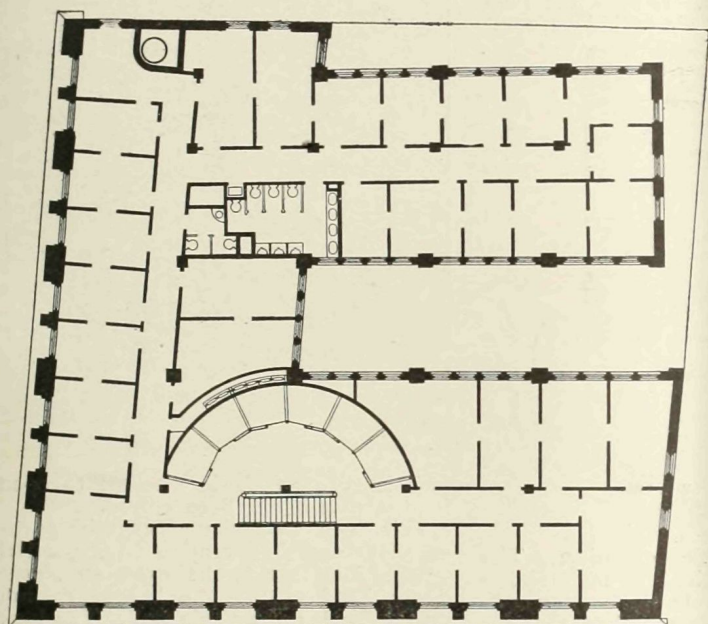
The heating equipment of the building alone called for some engineering skill because The Sun did not decide to move until recently. To shift a heating plant in October requires considerable courage, but Dennison & Co.,

There are a great many people who think that this is only a temporary shift of The Sun; that it is only going to move into the present building until its own home is completed, but the management of the American Tract Society Building says it has a ten-year lease and The Sun wants a chance to stay there longer at the close of 1924, so evidently such a little matter as changing the entire character of an office building into part loft and offices is fully warranted.

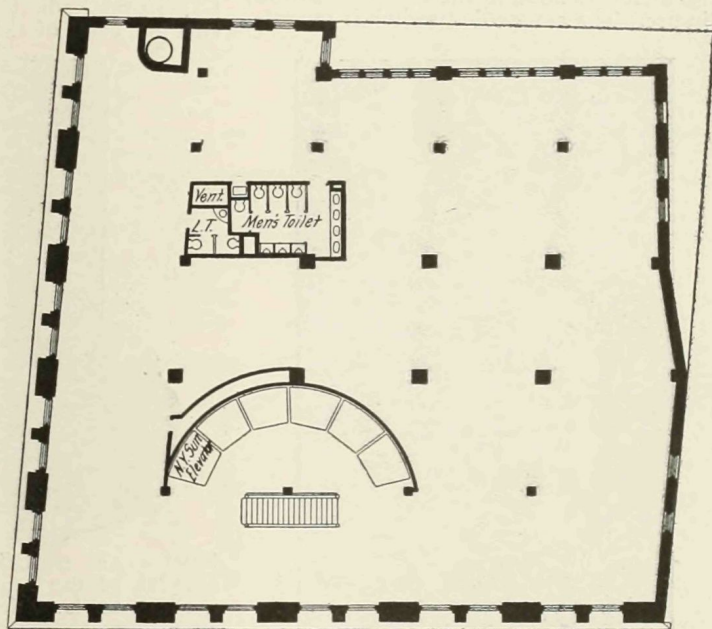
Building Managers Meet.

The New York Building Managers' Association held its first meeting of the autumn, last Tuesday evening, at the Underwriters' Club, 16 Liberty street, at which a dinner was served and addresses made by Rudolph P. Miller and Abram I. Elkus. About seventy-five persons were present.

Mr. Miller called attention to the fact that the conflict of jurisdiction over structures of various city departments



SHOWING MAZE OF PARTITIONS.



AFTER ALTERATIONS ARE COMPLETED.

concern has taken a lease, through the New York Life Insurance Company, possessors in mortgage, with privilege of renewal at a figure in gross rental that seems to justify the expenditure required to make room for the new boarder in the A. T. S. household.

Time of Possession in Doubt.

George J. Miller, chief engineer and superintendent of the Sun's new home, says he expected to have the plant in and growing by the first of the year, but when he came to order his steel for spanning the light court five floors, he found that a different type of girder is being used today than builders employed in 1895 when the building was put up and he had to dig the columns out of solid masonry all the way up from the basement to the fifth floor to measure the bolt holes, gauge the webs and allow for cutting off the trellis work to make way for the new 15-foot double-I beams that will have to carry the floor loads required by the new tenants.

Then came the problem of moving all the risers in the building, for water, gas, steam and electricity, the shifting of floor mains and toilets, the readjustment of the elevator service and finally, but by no means least, the entire dismantling of what, in its day, was the

through J. Milton Horner and George J. Miller, has the undertaking in hand.

George J. himself admits that the job he has tackled is bigger than he thought it would be. He forgot that as The Sun moves it brings changes with it. In tearing out the partitions he found what today is a rarity—wrought iron pipe. Everything is steel now because it is cheaper to make and sounds stronger. He also found that risers of this kind of pipe, hanging steadily since two years before the Spanish war reflected the practically unnoticed vibration that exists in buildings, especially those that are near the subway, by evidences of crystallization and electrolysis in water, gas and steam pipes.

To Remove 3,000 Partitions.

All this piping has got to be shifted. Where risers came down alongside of the 3,000 odd partitions that are going to be ripped out to make lofts of the first five floors they have got to be disconnected and moved over to the sidewalls of the building. Two new entrances on Spruce street will be erected exclusively for the Sun's three eight-hour shifts of editors, reporters, telegraphers, monotypists and casters, stereotypers, proofreaders, monoplaters, pressmen, and others.

is a real one and cited cases of plumbing and drainage in buildings in which case the Bureau of Buildings is directed by law to prepare rules for the installation of plumbing in all buildings and to enforce the same. At the same time the Tenement House Department makes certain requirements as to plumbing in tenement houses, and as a matter of fact this department is issuing orders with respect to plumbing. The Health Department, in the Sanitary Code, has a number of provisions affecting plumbing and the Labor Department has certain jurisdiction over plumbing in factories. Similar condition exist to some extent in matter of elevator installation and other things.

Mr. Elkus took the same stand as Mr. Miller, holding that with one department formed money would be saved and the present unsatisfactory conditions eliminated. The taxpayer should receive consideration outside of expense and should get a clean bill of health in one place. The five boroughs should be under one head and the inspectors interchangeable from one borough to another.

At the meeting legislation was proposed and hearings will be held. A committee was formed consisting of Raymond P. Roberts, chairman; C. T. Coley, A. C. Bangs, F. S. Bancroft and Charles B. Best.

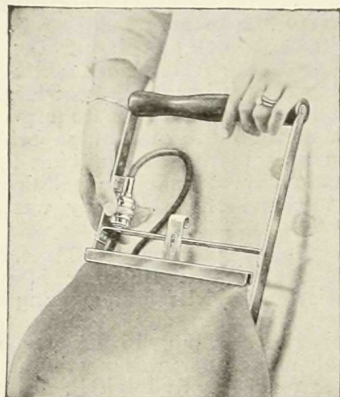
USEFUL APPLIANCES

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.

Bag-on-the-Handle Vacuum Cleaner.

VACUUM cleaners of the outside bag type have recently been placed on the market by the Western Electric Company, and embody new and distinctive features that should make it of use in apartments, hotels and residences.

A new type of frame construction for



the bag, not only permits the use of a horizontal handle—the most natural and convenient grip for pushing a cleaner—but enables the cleaner to be hung on a clothes hook in the closet when not in use. The controlling switch is mount-



ed on the handle directly under the normal position of the right hand, a most convenient position for instant control. Both are shown in the accompanying illustration. A third feature, and one of the most important improvements, is an ingenious arrangement incorporated in the cleaning tool for picking up loose threads.

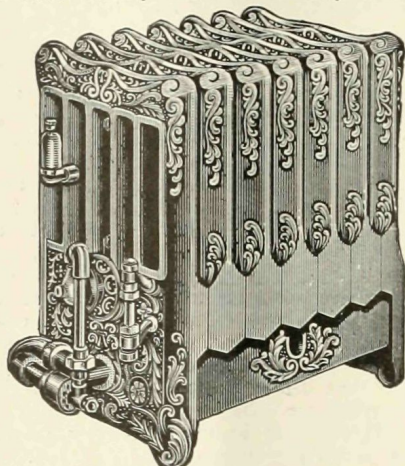
Gas-Steam Heating.

BY the use of a new type of radiator it is now possible to have a central heating plant simultaneously with an auxiliary heater in every room in the house regardless of its size or exposure. If only one room in the house requires heating it is necessary to employ the full central plant capacity. All that is required is to touch a match under a radiator, which may be of the steam or of the hot water variety, and within thirty seconds the radiator is giving forth a higher percentage of heat than would be possible from the use of the full central heating equipment.

Furthermore, the system goes so far as to supplant the ordinary dwelling-house coal furnace by gas firing with a consumption of not more than 1 1/2 feet of gas per second per house for a twenty-four hour day. Illustrated herewith is this new type of gas heater boiler and the two types of radiators being intro-

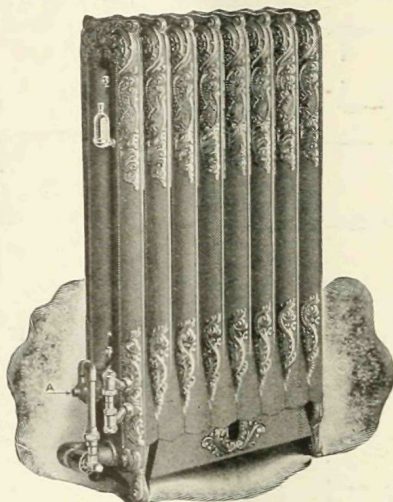
duced in this part of the country by the Eastern Gas Appliance Company, of 47 West 42d street.

Both radiators, made of cast iron, are identical. Water is inserted in the lower part of the radiator over a system of gas jets to a depth of about one inch. From this water 4 1/2 pounds of steam pressure is produced in twenty minutes. The steam pressure automatically reduces and regulates the gas flow, which after the first twenty minutes is very small.

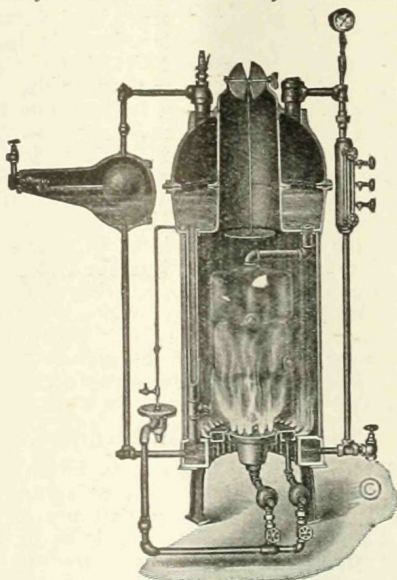


A minimum of gas consumption maintains the radiator at its maximum of heating efficiency. A gauge glass indicates the amount of water in the radiator. When the water becomes low it may be replenished by screwing off a cap and pouring in more water.

The system is known as the Clow Gas-Steam Radiation. It uses less than two per cent. of the air to induce com-



Combustion, a negligible quantity. The amount of gas required in maintaining the radiator is moderate, the oxygen consumption being not more than that required by two persons in the room for twenty minutes. The only combustion



product of this system is one-quarter of one per cent. of CO₂, or, in other words, 25 parts in 10,000 parts of air, which is said to be harmless.

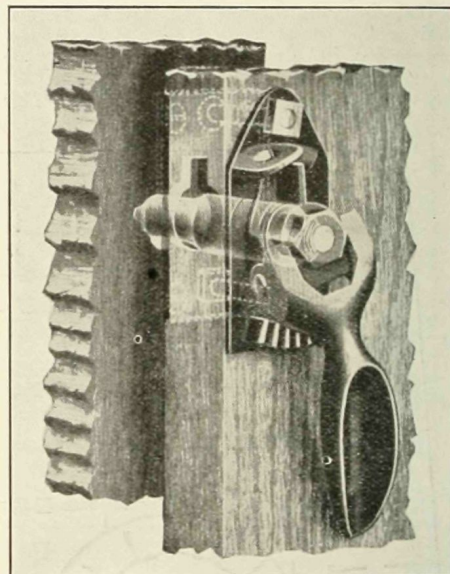
The advantages claimed for this system of heating include the following: the ability to heat one room or several

rooms without wasting heat-producing power; the elimination of danger from fire because there are no pipes through the walls to become overheated; the safety against explosion by the control of the gas through steam pressure itself, and the great saving in the cost of cleaning up dirt, removing ashes and more or less attendance required for coal furnaces. By this system every tenant in the building has heat exactly as he wants it and is not dependent upon his neighboring tenants' whims or desires.

In the use of the gas furnace the manufacturers claim that there is a saving of 25 per cent. in fuel cost alone. This is quickly applicable in dwellings as well as in apartment houses. The construction of the central gas generated furnace is simple and repairs are easily made.

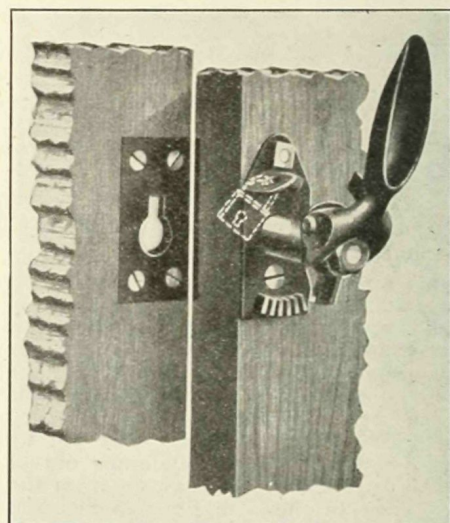
New Parallel Door Lock.

INCREASING use of parallel doors in residences and other types of buildings has given rise to a demand for an entirely satisfactory locking device, especially for garage doors. This has induced the Richards-Wilcox Co., of Aurora, Ill., to perfect and introduce the type of lock shown in the two accompanying cuts. One of these shows the parallel door lock in full view, while the other gives a phantom view of its operation in the door. By the use of this lock it is a physical impossibility to at-



tack it successfully in attempt to open it once that it has been closed.

This lock is designed especially for parallel doors operating on parallel tracks, but it may be used on single doors by inserting the keeper casting on the jamb on the side wall. The lock



in operation is inserted in the stile of the door, the key or bolt passing entirely through the stile on the inside track and into the keeper in the stile of the outside door. When used on single door this bolt passes into a keeper inserted in the jamb. By turning the handle the doors are drawn together and held in that position by a stop lug resting in a notched section of the plate.

CURRENT BUILDING OPERATIONS

Interesting Project in the Upper Park Avenue Section—Every Device Installed For Comfort and Convenience of Tenants

PARK avenue with its environs is steadily being improved and the changes wrought are affecting an entire district. The neighborhood has changed during the last five years to a residential district and property values and rentals have increased correspondingly in a remarkable degree. A new project is now under construction. This improvement is in the form of a modern apartment house of the highest type which is being erected at 43-47 East 62d street, on a plot which adjoins the site of the proposed new building for the exclusive Colony Club. The Sixty-second Street Company, E. Clifford Potter president, 30 East 42d street, is the owner, and the plans and specifications were prepared by Rouse & Goldstone, architects, 40

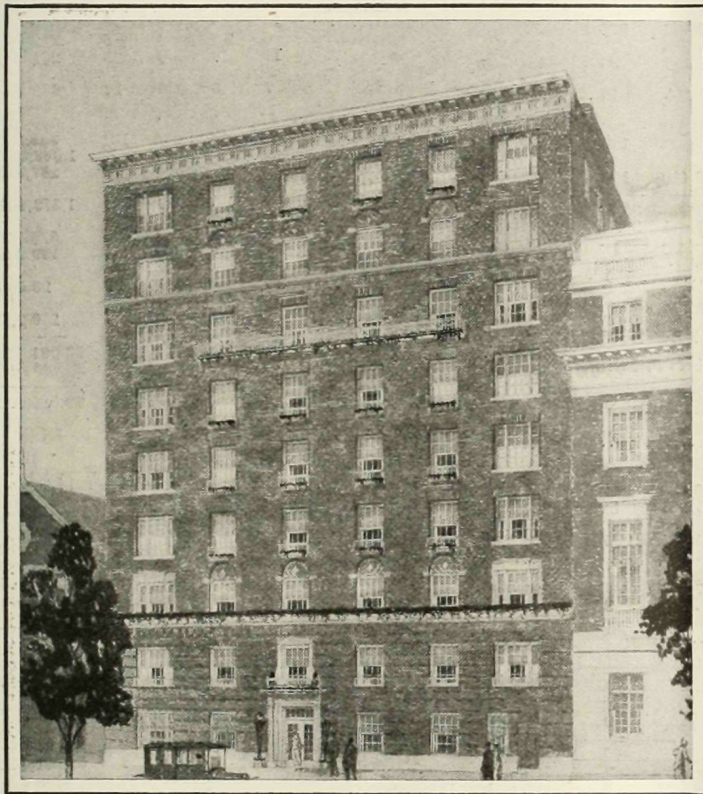
innovations and labor saving devices found only in modern multi-family houses, will be included in this building. Rooms are exceptionally large. In fact they are as large and in some instances larger than those often found in many fine urban residences. In the front apartments are found rooms forming as complete a unit as can possibly be desired. The principal room is a living-room of generous size. One of the features of the room is that provisions have been made for a real log-burning fire-place. A sound-proof partition divides this room from the service portion of the apartment, guarding against noise made by servants.

From the living-room, entrance is had to the library on one side and to the dining-room on the other. These rooms are of good size and proportions and well lighted. There are three master bed-chambers each with a bath, one dressing-room, with built-in wardrobe, kitchen, large pantry, servants' dining-room, and

electric elevators are to be installed, one for passengers, which is entered only from the public hall, and one combination service and freight lift, which serves only the service portions of the apartments. A separate service staircase is also provided.

Master bathrooms are equipped in all instances with full-sized tubs, and shower baths will be installed in each. The plumbing fixtures are of the highest type procurable, and are well designed. Each bathroom has a built-in medicine cabinet and is completely furnished as regards toilet accessories. These are of brass, heavily nickel plated. The rear apartments have for an outlook the yards of private houses, assuring practically permanent light and air.

Much care will be taken in the trim, finish and decoration of each separate apartment. Woodwork will be of the finest, and various rooms will be treated in different woods and finishes. The floors will be of hardwood parquet throughout the principal rooms. The wall hangings decorative painting, lighting fixtures, however, will be left to the taste of the tenants of each apartment who will make their own selections of color combinations, materials and design. The management and rental of



Rouse & Goldstone, Architects.
NOS. 43-47 EAST 62D STREET.

East 32d street. Chauncey Matlock, 30 East 42d street, is the consulting mechanical engineer and the construction is under the direction of A. L. Mordecai & Sons, 30 East 42d street, general contractors.

This new apartment will be nine stories in height and, with the exception of the ground floor, the suites are arranged for two families to the floor, in front and rear apartments. The front apartments, consisting of eleven rooms, four baths, foyer, pantry and sixteen closets, are complete in every respect. The rear apartments consist of seven rooms, three baths, foyer, pantry and eight closets, smaller in size, but as perfect in detail as the front suites.

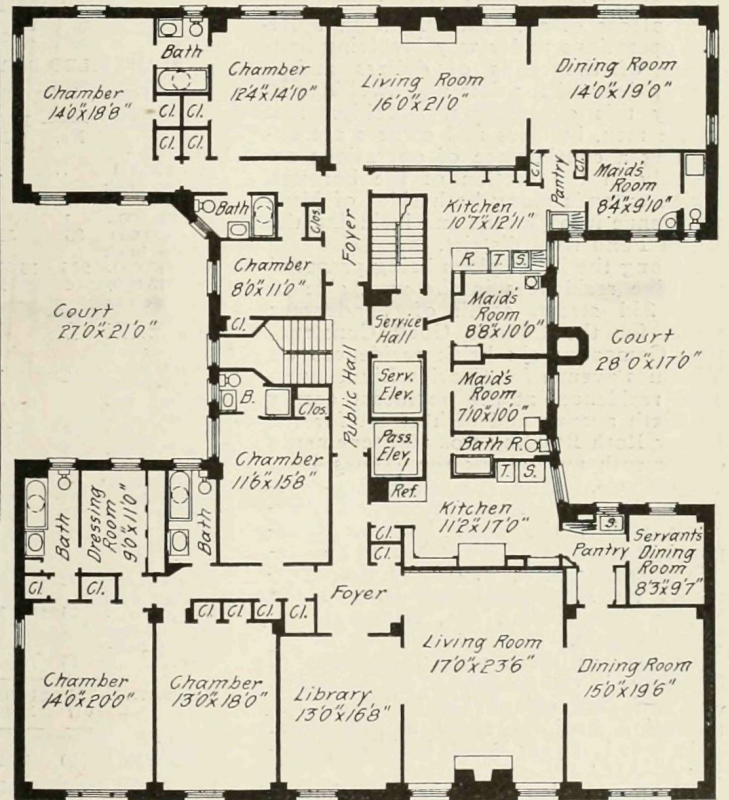
The facade of this new structure is designed in a very simple Colonial manner with mullioned windows and ornamental iron railings. The material used is brick with buff Indiana limestone trimmings. This design harmonizes perfectly with that proposed for the new Colony Club, which is also strictly Colonial in character. Construction is fireproof throughout with floors of reinforced concrete.

All the comforts and conveniences of an ordinary house, combined with many

two servants' bed-rooms. The servants' bedrooms each have individual wash basins and a bathroom is located in close proximity.

The rear of seven-room apartments differ only in the number of rooms provided which are, in a few instances, slightly smaller in size. In appointments they are the same. Commodious built-in closets, dressers and wardrobes are a distinct feature of this structure; as it is in this respect that the chief complaint is lodged in regard to apartment house living.

Interior courts are provided to supply abundance of light and ventilation to the service portion of these suites. In one instance only does a principal room have an outlook on this court, that being a bedroom in the larger suites. The courts are larger than those ordinarily found in apartments, being 21x27 feet and 28x17 feet respectively, finished in white glazed enameled brick. Two elec-



SHOWING ARRANGEMENTS OF ROOMS.

this structure will be under the direction of Douglas L. Elliman & Company, agents.

—Yonkers is busy with building operations. Twenty-seven permits in August. Plans are in preparation for the new theatre on South Broadway, the new Y. M. C. A., the Halstead School and the Masonic Temple. These jobs with several others are alone estimated to represent an investment of a million dollars.

—One purchasing real property is bound to take notice of the claims of one in possession.

NINE MONTHS OF BUILDING CONSTRUCTION

Comparative Table of Plans Filed in Five Boroughs Since January 1—Brooklyn Shows Increase of 847 Buildings.

THE record of building operations according to the revised figures of the Building Superintendents of the five boroughs, for the first nine months of 1914, closed with \$104,749,495 to be expended, as compared with \$110,097,958 for the corresponding nine months of 1913. The number of new buildings exceeded those filed in 1913 by 888. In Manhattan the decrease in specified cost over last year was \$13,729,145, numbering 124 buildings, the falling off being chiefly in dwellings, costing over \$50,000, stores and lofts, costing over \$30,000, public buildings, places of amusement, stables and garages and other structures.

In the Bronx the decrease was 99 buildings, costing \$3,533,099, showing principally that fewer brick tenements costing over \$15,000, public buildings, places of amusement, stables and garages and frame dwellings are to be erected, although there was a large gain in the last three months in the Bronx, over the corresponding three months of 1913, by 47 buildings, costing \$1,835,515, the increase being in brick tenements, costing over \$15,000, and brick dwellings costing less than \$20,000.

Brooklyn Shows Gain.

Brooklyn, which leads the five boroughs, shows a large gain over the same period of last year by 847 buildings that are being projected, to cost \$9,515,294, the increase being in dwellings for one and two families, tenements costing between \$20,000 and \$50,000, stores and two-family apartments, public buildings and places of amusement. With building operations under way involving hundreds of thousands of dollars and a steady demand for flats and dwellings to justify this expenditure, Brooklyn real estate men, builders and owners are expecting a continuance of operations especially in the section of the borough which extends along both sides of Myrtle avenue into Queens and including the Fresh Pond road district.

Among the latest plans being prepared are nine residences in the west side of East 23d street, south of Vanderveer place, for the Charles Goell Construction Company; six brick residences on Voorhies avenue for Charles Lindebaum, nine residences at the northeast corner of Sixth avenue and 80th street for the Henry Roth Building Co., and tenements on Seventh avenue for the Hynes Real Estate Co. The Warwick Improvement Co., several apartments on Warwick street; the Idan Holding Company, tenements at Glenmore and Georgia avenues; S. & R. Realty Co., tenements on Hopkinson avenue, and the Wyler Construction Co., tenements on Lincoln place.

In Queens there was a decrease of \$2,338,894 in the amount to be expended, and a falling off of 132 buildings, but alteration projects show a substantial gain over last year by 621 buildings, costing \$243,192.

Richmond also continues to show a steady growth, the increased number of new buildings being 132 more than last year, with \$56,593 more to be expended.

The following tables show the number and estimated cost of new buildings and alterations for which plans were filed according to the revised figures of the Building Bureaus, after allowing for the plans withdrawn and revised.

Manhattan

PLANS FILED FOR NEW BUILDINGS

January 1, to September 30, Inclusive		1913		1914	
	No.	Cost.	No.	Cost.	
Dwellings, over \$50,000	13	\$1,925,000	7	\$1,350,000	
Betw'n \$20,000 and \$50,000	11	405,000	7	260,000	
Under \$20,000	5	61,000	7	72,000	
Tenements	131	17,202,200	120	16,146,000	

Hotels	9	1,355,000	7	610,000
Stores, lofts, etc. over \$30,000	46	13,228,000	30	7,588,000
Betw'n \$15,000 and \$30,000	15	307,000	18	402,000
Under \$15,000	6	51,000	6	49,000
Office buildings	16	7,000,000	13	7,155,000
Manufactories and Workshops	17	3,332,000	26	2,352,950
Schoolhouses	6	650,000	5	286,600
Churches	3	280,000	4	295,000
Public Buildings Municipal	7	250,000	6	572,000
Places of Amusement, etc.	84	5,501,375	27	1,349,000
Stables and Garages	88	739,500	33	900,000
Other Structures	88	162,360	49	62,690
Hospitals	5	880,000	1	150,000
Totals	490	\$53,329,435	366	\$39,600,290

Decrease. 9 Months, 1914 124 \$13,729,145

PLANS FILED FOR ALTERATIONS IN MANHATTAN

January to September 30, Inclusive		1913		1914	
	No.	Cost.	No.	Cost.	
Dwelling houses	664	\$1,509,878	600	\$1,035,340	
Tenements	890	909,104	985	1,037,961	
Stores, lofts, etc.	955	3,004,657	969	2,978,831	
Office buildings	387	1,063,582	325	1,426,644	
Manufactories and workshops	178	505,696	300	577,014	
Schoolhouses	49	222,965	25	162,750	
Churches	34	111,450	23	380,750	
Public Buildings Municipal	18	729,244	13	115,200	
Places of amusement, etc.	222	779,257	291	794,948	
Hotels	139	354,145	146	213,990	
Stables and Garages	109	433,420	122	404,013	
Totals	3,645	\$9,623,398	3,804	\$9,127,441	

Decrease Cost 9 Months, 1914 \$495,957
Increase No. 9 Months 1914 159

Bronx

PLANS FILED FOR NEW BUILDINGS

January to September 30, Inclusive		1913		1914	
	No.	Cost.	No.	Cost.	
Dwell'gs Brick over \$50,000	
Dwell'gs, brick Bet \$50,000 and \$20,000	1	\$20,000	2	\$42,500	
Under \$20,000	85	565,125	82	456,775	
Tenem'ts, brick over \$15,000	295	13,651,351	230	10,936,000	
Under \$15,000	4	24,500	..	.....
Tenements frame	1	7,000	4	21,500	
Hotels	..	.....	3	33,000
Stores over \$30,000	..	.....	2	65,000
Stores, between \$30,000 and \$15,000	..	.....	4	78,500
Under \$15,000	26	170,650	30	146,800	
Office Build'gs	8	62,150	9	102,150	
Manufactories and workshops	43	753,040	43	382,942	
Schoolhouses	13	827,700	9	766,000	
Churches	11	272,500	3	65,000	
Public Build'gs —Municipal	6	287,000	7	270,825	
Places of Amuse'nt, etc.	41	859,100	21	713,300	
Stables and Garages	36	127,650	32	72,015	
Dwell'gs, frame	101	382,100	95	323,725	
Other Structures	45	13,040	41	13,775	
Totals	716	\$18,022,906	617	\$14,489,807	

Decrease. 9 Months 1914 99 \$3,533,099

PLANS FILED FOR ALTERATIONS IN THE BRONX

January to September 30, Inclusive		1913		1914	
	No.	Cost.	No.	Cost.	
Dwellings, brick	35	\$55,600	38	\$26,915	
Dwellings, frame	275	243,333	228	232,335	
Ten'm'nts, brick	85	112,795	114	121,380	
Tenements, frame	20	12,425	21	11,700	
Hotels	12	45,550	5	5,425	
Stores	40	46,950	42	55,125	
Office buildings	10	36,150	7	14,630	
Manufactories and Workshops	34	151,200	36	150,150	
Schools	8	42,100	10	98,600	
Churches	6	75,800	10	117,150	
Public Buildings	23	146,100	23	36,730	
Stables and Garages	8	6,125	10	42,100	
Miscellaneous	1,815	238,590	1,779	242,158	
Totals	2,374	\$1,212,718	2,323	\$1,154,398	

Decrease 9 Months, 1914 51 \$58,320

Brooklyn

PLANS FILED FOR NEW BUILDINGS

January to September 30, Inclusive		1913		1914	
	No.	Cost.	No.	Cost.	
Dwellings, 1 family, over \$50,000	..	.....	..	.....
Dwellings, 1 family, btwn. \$20,000 and \$50,000	..	.....	..	.....
Dwellings, 1 family, under \$20,000	397	\$1,797,375	739	\$2,812,900	
Dwellings, 2 family, under \$20,000	427	1,772,800	509	2,111,000	
Tenements, Bet. \$20,000 and \$50,000	231	8,165,500	460	11,660,000	
Tenements under \$20,000	129	1,339,000	133	1,126,900	
Stores, over \$30,000	..	.....	1	95,000
Stores Bet. \$15,000 and \$30,000	1	15,000	..	.....
Stores, under \$15,000	28	124,650	23	50,950	
Stores and two families	121	721,600	207	1,171,700	
Office buildings	12	1,131,800	8	644,700	
Factories and Workshops, brick	68	1,662,400	54	1,997,100	
Factories and Workshops, frame	14	23,250	7	350,100	
Schoolhouses	6	1,100,000	5	495,000	
Churches	18	498,500	8	261,500	
Public build'gs, Municipal	7	352,000	12	982,300	
Places of Amusement, etc.	47	956,350	41	2,099,250	
Stables	134	424,543	131	355,325	
Warehouses	6	301,000	6	1,068,000	
Brick sundries	113	708,650	72	287,735	
Dwellings, 1 family	495	1,398,050	653	1,573,450	
Dwellings, 2 family	97	349,820	184	528,500	
Tenem'ts	63	402,000	18	109,200	
Stores, frame, two family	10	30,000	11	23,500	
Other frame structures	266	212,223	256	269,245	
Totals	2,691	\$23,486,511	3,538	\$33,001,805	

Increase, 9 Months, 1914 847 \$9,515,294

PLANS FILED FOR ALTERATIONS IN BROOKLYN

January to September 30, Inclusive		1913		1914	
	No.	Cost.	No.	Cost.	
Dwellings	519	\$385,190	475	\$343,655	
Tenements	397	205,925	421	184,835	
Hotels	7	14,350	12	19,510	
Stores	110	244,465	109	305,690	
Office Build'gs	22	124,750	17	22,925	
Manufactories and Workshops	115	427,235	142	317,913	
Schools	32	83,150	32	67,910	
Churches	12	30,060	14	47,190	
Public Build'gs	106	347,635	102	309,010	
Stables and Garages	33	71,600	43	158,475	
Frame Build'gs	1,452	795,114	1,327	618,468	
Totals	2,805	\$2,729,484	2,694	\$2,395,611	

Decrease 9 Months, 1914 111 \$333,873

Queens

PLANS FILED FOR NEW BUILDINGS

January to September 30, Inclusive		1913		1914	
	No.	Cost.	No.	Cost.	
Dwellings	519	\$385,190	475	\$343,655	
Tenements	397	205,925	421	184,835	
Hotels	7	14,350	12	19,510	
Stores	110	244,465	109	305,690	
Office Build'gs	22	124,750	17	22,925	
Manufactories and Workshops	115	427,235	142	317,913	
Schools	32	83,150	32	67,910	
Churches	12	30,060	14	47,190	
Public Build'gs	106	347,635	102	309,010	
Stables and Garages	33	71,600	43	158,475	
Frame Build'gs	1,452	795,114	1,327	618,468	
Totals	2,805	\$2,729,484	2,694	\$2,395,611	

Increase 9 Months, 1914 132 \$2,338,894

PLANS FILED FOR ALTERATIONS IN QUEENS

January to September 30, inclusive		1913		1914	
	No.	Cost.	No.	Cost.	
	1,623	\$782,793	2,244	\$1,025,985	
			1,623	782,793	
Increase 9 Months, 1914	621	\$243,192			

Richmond

PLANS FILED FOR NEW BUILDINGS

January to September 30, Inclusive		1913		1914	
	No.	Cost.	No.	Cost.	
	801	\$1,879,710	801	\$1,879,710	
Increase, 9 Months, 1914	132	\$56,593			

PLANS FILED FOR ALTERATIONS IN RICHMOND

January to September 30, Inclusive		1913		1914	
	No.	Cost.	No.	Cost.	
	389	\$249,582	430	\$226,316	
Decrease Cost, 9 Months, 1914	41	\$23,266			

Architects Organize for War Relief.

The American Artists' Committee, made up of sculptors, painters, architects and other art workers, has been organized to raise funds for the immediate relief of families of the soldier-artists now serving with the French armies. On the committee among others are Daniel Chester French, Charles Dana Gibson, Cass Gilbert, Herbert Adams, J. William Fosdick, Louis C. Tiffany, Maitland Armstrong and J. Carroll Beckwith. This committee, which is composed mostly of members of the National Academy of Design, has established a headquarters in the American Fine Arts Building, 215 West 57th street. William Bailey Faxon is the treasurer.

Another appeal for the same purpose is made by a committee, the personnel of which includes Henry F. Hornbostel, president of the Society of Beaux Arts Architects; William T. Dannat, president of the Paris Society of American Painters; J. William Fosdick, president of the Société des Anciens de l'Académie Julian, and Joseph H. Freedlander, president of the American Group of Architects Diplomaed by The French Government. This committee is also affiliated with the brotherhood in Paris.

Hell Gate Bridge.

The masonry for Hell Gate Bridge, including the piers and abutments, has been largely completed and the steel work has been carried forward from grade at the north end to the Bronx Kills, where they are erecting the false work for the bridge over the Kills. No steelwork has yet been placed beyond that point. More than 100,000 tons of steel will be used altogether.

The bridge begins at 138th street in the Bronx and crosses the Bronx Kills on concrete piers of from fifty to seventy-five feet in height. The viaduct in Queens extends easterly to Second avenue in Long Island City, the streets being arched over with concrete. The bridge will terminate at Stemler avenue in Long Island City, the tracks being carried from that point upon an earthen

embankment to the Sunnyside yards of the Pennsylvania Railroad.

The bridge will join the tracks of the Pennsylvania Railroad with those of the New York, New Haven and Hartford Railroad, thus connecting the Boroughs of Queens and Brooklyn directly with New England and the West.

Furniture House to Build.

The Grand Rapids Furniture Company, now located in West 32d street, has secured a building site at 18 to 20 East 50th street, measuring 56.2x100.5 feet, 70 feet west of Madison avenue. The company will improve the property with a twelve-story structure for its exclusive occupancy.

liely opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect and shall be accompanied by certified check in the sum of 5% of the amount of bid and the contractors to whom the awards are made will be required to furnish surety company bonds in the sum of 50% of the amount of contract within thirty (30) days after official notice of award of contract and in accordance with the terms of Specification No. 2064. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the New York office of the Department of Architecture, Room 1224 Woolworth Building, at the office of the Department of Architecture, Capitol, Albany, N. Y., and at the Binghamton State Hospital, Binghamton, N. Y. Drawings and specifications may be obtained at the Department of Architecture, Capitol, Albany, N. Y., on reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

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.

NOTICE TO CONTRACTORS.

Sealed proposals for New Boiler, Stack, etc., at the Binghamton State Hospital, Binghamton, New York, will be received by the State Hospital Commission, Capitol, Albany, New York, until Monday, Oct. 19, 1914, at 3 p. m., when they will be pub-

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., October 1, 1914.—Sealed proposals will be opened in this office at 3 p. m., November 10, 1914, for the construction complete (including mechanical equipment, lighting fixtures, and approaches) of a two-story and basement stone, terra-cotta, and brick-faced building of 6,000 square feet ground area, fireproof except roof, composition roof, for the United States post-office at Canton, Ill. Drawings and specifications may be obtained from the custodian at Canton, Ill., or at this office, at the discretion of the Supervising Architect. O. Wenderoth, Washington, D. C.

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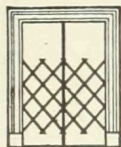
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Mail Service Building Awarded.

John Peirce Co., 383 Madison avenue, has been awarded the general contract for the erection of the mail service building to be built on the west side of Lexington avenue on the block front from 45th to 46th streets. This structure is to be erected by the New York Central & Hudson River Railroad Co., and will be leased by the Treasury Department of the U. S. Government. The plans were prepared by Warren & Wetmore, architects, 70 East 45th street, and Balcom & Darrow, 70 East 45th street are the structural engineers. The building will be of brick and limestone to harmonize with the other buildings in the terminal zone, and will be five stories in height, 200 x 250 feet. The building will cost about \$300,000.

Fifth Avenue and 37th Street Building.

The improvement of the property at the northeast corner of Fifth avenue and 37th street, containing about 9,260 square feet, will not be undertaken before March 1, 1914. The buyer, according to the brokers, Frederick Southack and Alwyn Ball, Jr., are New England capitalists incorporated under the name of the Murray Hill Investing Company. It is proposed to erect a twelve-story store and office structure on the plot which is vacant. Plans will be prepared by Warren & Wetmore and Herman Lee Meader. The Metropolitan Life Insurance Company has agreed to advance \$1,500,000 as a building and permanent loan.

Where Brooklyn Is Building Most.

Some interesting statistics, obtained by a study of the tax rolls, show the number of buildings that have been erected in Brooklyn during the past fiscal year. There are 2,887 of these altogether, the sections in which the greater number have gone up being in the Eastern Parkway and Brownsville districts, where the new subway is the cause; in East New York, between Cypress Hills Cemetery and New Lots road; the heart of Flatbush, between Caton avenue and Glenwood road, and from Nostrand avenue to Gravesend avenue; Bay Ridge, and the Sheepshead Bay and Coney Island district.

Hospital Contract Awarded.

Isaac S. Rossell, 1 Madison avenue, has been awarded a general contract to build a hospital building in the north side of 109th street, 200 feet east of Amsterdam avenue, from plans and specifications prepared by Allen & Collins, architects, 40 Central street, Boston, Mass. This building will be erected for the Women's Hospital of the State of New York, John E. Parsons, president. The building will be six stories in height and will cover a plot 55x40 feet. The cost is placed at \$100,000.

Subway Link Bids In.

Bids were opened on Tuesday by the Public Service Commission for the construction of the diagonal subway station in 42d street and the link between the existing subway and the new Lexington avenue subway. The lowest bidder was the Rapid Transit Subway Construction Company—\$3,097,000. The station includes a connection with the Steinway tunnel, an entrance to the Grand Central Terminal and connection with the Hudson tunnels, when completed, from Sixth avenue and 33d street.

New Building for Dental College.

Shape & Bready, architects, 220 West 42d street, have been commissioned to prepare plans and specifications for a new building to be erected for the New York College of Dentistry, George Alexander, president. The new structure will be built in the south side of 42d street, between First and Second avenues. It will be fireproof, of brick and limestone, seven stories in height. The cost is estimated at approximately \$200,000. Complete details will be announced in a later issue.

New Hotel for Syracuse.

Plans are being prepared in the office of Taber & Baxter, architects, Gurney Building, Syracuse, N. Y., for a new

hotel to be erected at the southwest corner of South Salina and West Adams streets, Syracuse, N. Y. The structure will be built for the Syracuse Company, owners, Henry Lacy, president. The building will be fireproof, eight stories in height, on a plot 75x127 feet. The project will represent an expenditure of \$300,000.

Contemplated Residence at Oyster Bay.

Charles I. Berg, architect, 331 Madison avenue, has been retained to prepare plans for a frame and stucco residence to be erected at Oyster Bay, L. I., for Mrs. James Moore, owner, South street, Oyster Bay. The house will be 2½ stories in height, 100x130 feet. Preliminary sketches are now being made and complete details will be announced in a later issue. The project will cost about \$100,000.

Contemplated Country House.

Electus D. Litchfield, architect, 477 Fifth avenue, is preparing preliminary sketches for a residence to be erected at Westbury, L. I., for A. G. Schaffner. Full details of the proposed house are not available at the present time and it will be some time before estimates will be taken.

NO ARCHITECTS SELECTED.

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

HORNELL, N. Y.—The city of Hornell, Board of Public Works, Mayor F. J. Nelson, contemplates the erection of a city hall, jail and police station, to cost about \$50,000. No architect retained.

SYRACUSE, N. Y.—The City Bank, W. C. Brayton, president, contemplates remodeling or erecting a new City Bank, at 120 East Genesee st. No architect selected.

EAST BETHANY, N. Y.—The Le Roy Cold Storage Co., J. F. Crocke, secretary, contemplates rebuilding the 3-sty brick and frame cold storage building, 150x60 ft., to cost between \$30,000 and \$40,000. No architect selected.

BATH, N. Y.—The Farmers & Mechanics Bank, Frank Campbell, president, is receiving competitive sketches for a 2-sty bank building or the remodeling of the present one at Liberty st, near East Steuben st. No architect selected.

LYONS, N. Y.—The Joppa Cigar Manufacturing Co., Otto G. Fuszcz, president, contemplates the erection of a 2-sty brick cigar factory, 25x65 ft., to cost about \$10,000. No architect selected.

ELMIRA, N. Y.—The Local Aerie Fraternal Order of Eagles, No. 941, 110 Lake st, contemplates the erection of a lodge building here. No architect selected. Chas. J. Menger, secretary, care of Prudential Insurance Co., Elmira.

BUFFALO, N. Y.—John W. Gibbs, builder, D. S. Morgan building, Buffalo, contemplates the erection of a 10-sty hotel, 60x80 ft., at the northwest corner of Exchange and Washington sts. No architect selected.

GLEN ROCK, N. J.—The Board of Education of the Borough of Glen Rock, Henry C. Smith, president, contemplates the erection of a 2-sty brick public school. No architect selected. Cost, about \$20,000.

OLEAN, N. Y.—Grand Theatre, J. H. Baines, 255 North Union st, contemplates making alterations and additions to the brick and tile theatre at 255 North Union st, to cost between \$10,000 and \$15,000. No architect selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.
CORONA, L. I.—M. Oliveri, 69 Rapelje av, owner, is taking bids on general contract for a 3-sty bakery, apartments and stable at the northwest corner of Shapola and Rapelje av from plans by C. L. Varrone, 171 Corona av. Cost, about \$12,000.

BANKS.
TOTTENVILLE, S. I.—Plans are being figured for the 1-sty bank, 30x56 ft., for the Tottenville National Bank, A. B. Patterson, president. Slee & Bryson, 154 Montague st, Brooklyn, architects. Cost, about \$15,000.

DWELLINGS.
DOUGLSTON, L. I.—Buchman & Fox, 30 East 42d st, Manhattan, architects, are taking bids for two 2-sty brick residences, 45x83 ft., and garage at the southeast corner of Bayview av and Shore rd for N. H. Bachmann, 257 4th av, Manhattan. Cost, about \$15,000.

RICHMOND HILL, L. I.—Maurice C. Turner, Church st, owner, is taking bids on general contract for a 3-sty brick residence, 31x42 ft., on the east side of Beverly rd, 84 ft. north of Audley st, from plans by Frank H. Quinby, 99 Nassau st, Manhattan.

GREENWICH, CONN.—William F. Dominick, 3 West 29th st, Manhattan, architect, is taking bids for a 2½-sty hollow tile, stucco and rubble stone farm house and garage on Round Hill rd for Paula W. Siedenburgh, on premises.

WOODMERE, L. I.—Morrell Smith, Bank Building, Far Rockaway, architect, is taking bids for a 2½-sty frame residence and private garage at Woodmere Park for M. Heineman, Cedarhurst, L. I., and 245 Church st, Manhattan. Cost, about \$30,000.

BRONXVILLE, N. Y.—O. J. Gette, of Marsh & Gette, architects, 46 Cedar st, owner, is taking bids on general contract for a 2½-sty frame and stucco residence, 25x38 ft., at Bronxville terrace and Millard av. Cost, about \$9,000.

MOUNT VERNON, N. Y.—H. B. Davis, Stuyvesant Plaza, Mount Vernon, owner, is taking bids for a 2½-sty frame and stucco residence, 30x40 ft., at Chester Park, from plans by A. G. C. Fletcher, 103 Park av, Manhattan. Cost, about \$10,000.

HARTSDALE, N. Y.—Patterson & Dula, 50 East 40th st, Manhattan, architects, are taking bids for a 2½-sty brick residence, 70x50 ft., on Greenacres av for P. Compton Miller, this place. Cost, about \$25,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—T. H. Englehardt, 904 Broadway, architect, is taking bids for alterations to the brick brewery southeast corner of Livery and Georgia avs for Piel Bros., brewery, on premises. Gottfried Piel, president. T. H. Englehardt, 904 Broadway, architect. Cost, about \$10,000.

MUNICIPAL WORK.

LYONS, N. Y.—The village of Lyons, E. C. Bailey, clerk, is taking bids to close October 17 for cast iron pipe and castings. J. F. Witmer Co., 2 Chapin Block, Buffalo, engineer.

ROOSEVELT, N. J.—Bids will close October 26 at 2.30 p. m. for the construction of a bridge over Noes' Creek on Bryant st for the Board of Chosen Freeholders of Middlesex County. Alvin B. Fox, 137 Smith st, Perth Amboy, county engineer.

JERSEY CITY, N. J.—The Board of Commissioners of Jersey City, Michael I. Fagen, city clerk, is taking bids to close Oct. 22 at 2 p. m. for furnishing municipal incandescent gas street lighting. Chas. A. Van Keuren, City Hall, chief engineer.

SCHOOLS AND COLLEGES.

BRONX.—Bids will close October 19 at 3 p. m. for an addition to P. S. 12 at Frisby and Benson avs for the City of New York, Board of Education, 59th st and Park av. C. B. J. Snyder, 59th st and Park av, architect. Bids will be for general construction and for plumbing and drainage.

OLEAN, N. Y.—The Board of Education, Mayor W. H. Simpson, City Clerk, is taking bids for the installation of a plumbing system in School No. 1.

STABLES AND GARAGES.

ELIZABETH, N. J.—The city of Elizabeth, City Council Chamber, is taking bids to close October 20 for the 2-sty brick garage, 36x52 ft., at Prospect st and Elizabeth av from plans by Louis Quien, Jr., 229 Broad st, architect. Cost, about \$10,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Bruce P. Kitchell, 207 Market st, architect, is taking bids for a 4-sty or 12-sty store and office building, 44x125 ft., at the southwest corner of Market and Halsey sts for the T. B. Peddie Estate, James E. Crossley, manager, on premises.

BUFALO, N. Y.—The New York Telephone Co., 15 Dey st, Manhattan, is receiving estimates on electric wiring to close October 12 for the 2-sty addition to the telephone building 455 Glenwood av. McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, architects. Metz Bros. Co., Builders Exchange, general contractor. Cost, about \$20,000.

MISCELLANEOUS.

NEWTON, L. I.—Oscar Lowinson, 5 West 31st st, Manhattan, architect, is taking bids to close October 15 for a 2-sty brick and frame gate house and chapel, 92x22 ft., on the north side of Newton av, 375 ft. west of Maurice av, for Mount Zion Cemetery, Chevia Brai Sholem, 41 Park Row, Manhattan. Cost, about \$25,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

PARK AV.—Chas. J. Jepperson, 56 West 45th st, has been selected steel engineer for the 13-sty apartment house, 25x100 ft., at the southeast corner of Park av and 82d st, for the Recton Realty Co., 37 Liberty st, Samuel Kempner, president. George F. Pelham, 30 East 42d st, architect. Cost, about \$150,000.

8TH AV.—William H. Dusenbury, 31 East 27th st, has completed plans for alterations to the 5-sty tenement 334 8th av for Chas. Appell, 53 West 104th st.

WAVERLY PL.—Moore & Landsiedel, 148th st and 3d av, have completed plans for alterations to the 6-sty tenement 227-229 Waverly pl for Louisa and William Muller, 240 West 15th st.

69TH ST.—Edward C. Schmidt, 1 Madison av, has completed plans for alterations to the 12-sty apartment 140 West 69th st, corner of Broadway, for the 140 West 69th St. Corp., 140 West 69th st. Cost, about \$15,000.

11TH ST.—Cohen & Felson, 329 4th av, are preparing plans for a 6-sty apartment, 50x100 ft., at 66 East 11th st, for Dr. G. B. Citron, on premises. Cost, about \$50,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—The Board of Education opened bids October 5 for installing electric equipment in new P. S. 52. Jandous Electric Equipment Co., Inc., low bidder at \$8,812.

STABLES AND GARAGES.

11TH ST.—James S. Maher, 431 West 14th st, is preparing plans for a 3-sty brick, steel and concrete stable, 66x100 ft., at 356-360 West 11th st, for Donovan & Son, 270 Washington st. Cost, about \$30,000. The architect will take bids.

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Contemplated Construction

STORES, OFFICES AND LOFTS.

BROADWAY.—Severance & Van Allen, 4 West 37th st, are preparing plans for a 4-sty brick and stone store and office building, 80x170 ft., at 44-50 Broadway, through to New st, for the Standard Oil Co., 26 Broadway, Henry C. Folger, Jr., president. Cost, about \$225,000.

125TH ST.—W. Weissenberger, care of Edison Co., Irving pl and 15th st, has nearly completed plans for an 8-sty store and loft building, 30x98 ft., at 13-15 East 125th st, for Henry J. Hemmons, 50 Wall st. Bids will be taken on general contract about October 15.

184TH ST.—George F. Pelham, 30 East 42d st, has been commissioned to prepare plans for a 1-sty brick taxpayer, 25x100 ft., at the northeast corner of 184th st and Audubon av for the Rexton Realty Co., care of architect.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

235TH ST.—Chris Lohse, 428 East 83d st, has completed plans for a 4-sty brick store and tenement, 37x85 ft., at the southeast corner of 235th st and Carpenter av, for John Moss, care of architect. Cost, about \$25,000.

226TH ST.—J. J. Vreeland, 2019 Jerome av, is preparing plans for a 4-sty tenement, 25x101 ft., in the north side of 226th st, 350 ft. east of White Plains av, for Joseph Castaldo, mason, 39 Villa av, owner and builder. Cost, about \$18,000.

HOSPITALS AND ASYLUMS.

142D ST.—Lewis Abramson, 220 5th av, Manhattan, has been commissioned to prepare plans for a 2 or 4-sty brick and stone hospital to be erected in the neighborhood of 142d st, Bronx, for the Twilight Sanitarium Association, care of architect. Cost, about \$40,000.

CHARLOTTE ST.—Lewis Abramson, 220 5th av, has been commissioned to prepare plans for a 5-sty brick hospital at the southeast corner of Charlotte st and Crotona Parkway for the Bronx Hospital Association, Chas. Trosky, care of architect, chairman. Cost, about \$300,000.

SCHOOLS AND COLLEGES.

THE BRONX.—Bids were opened by the Board of Education, October 5, for installing electric equipment in addition to and alterations in P. S. 21. Jandous Electric Equipment Co., Inc., low bidder at \$4,131.

STABLES AND GARAGES.

SOUTHERN BOULEVARD.—Edward J. Byrne, 3029 3d av, is preparing plans for a 1-sty brick and stone garage, 100x50x150x irregular, on the east side of Southern Boulevard, opposite 163d st, to cost about \$30,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

WILLIAMS AV.—Chas. Niele, 37 Liberty av, has completed plans for three 2-sty tenements, 20x75 ft., on the west side of Williams av, 530 ft. north of Wegman av, for William Friebe and Jacob Brodsky, 345 Lott av. Total cost, about \$10,500.

PROSPECT PARK WEST.—W. T. McCarthy, 16 Court st, has completed plans for a 6-sty tenement at the northwest corner of Prospect Park West and 4th st, for the Brookville Realty Co., 189 Montague st. Cost, about \$150,000.

DWELLINGS.

75TH ST.—L. Danancher Co., Fulton st., Jamaica, has completed plans for nineteen residences in the south side of 75th st, 200 ft. east of 11th av, for the 75th St. Building Co., Benj. Evans, 44 Court st, owner and builder. Cost, about \$50,000.

FACTORIES AND WAREHOUSES.

MASPETH AV.—The Eastern Tanners Glue Co., Gowanda, N. Y., is having plans prepared by its own draughting department for a glue factory on Maspeth and Gardner avs.

STANHOPE ST.—E. J. Meisinger, 394 Graham av, is preparing plans for a 2-sty factory, 35x47 ft., at 120 Stanhope st for F. Specht & Sons, on premises, owners and lessees. Cost, about \$8,500.

HOSPITALS AND ASYLUMS.

98TH ST.—E. M. Adelson, 1776 Pitkin av, is preparing plans for a 4-sty hospital, 100x100 ft., at East 98th st and Rockaway Parkway for the Brownsville & East New York Hospital Society, Louis Jaffe, president, 1922 Prospect pl. Cost, about \$100,000.

STORES, OFFICES AND LOFTS.

GRAHAM AV.—L. Koen, 9 Debevoise st, has completed plans for a 3-sty brick loft building, 50x40 ft., at the southeast corner of Graham av and Ainslie st, for S. Hyman, 2069 5th av, Manhattan.

Queens.

DWELLINGS.

RICHMOND HILL, L. I.—George L. Crane, 2706 Jamaica av, has completed plans for five 2-sty frame residences, 16x36 ft., in Tulip st, near Freedom av, for John Haufe, 16 Parkview av, owner and builder. Total cost, about \$12,000.

ELMHURST, L. I.—W. S. Worrall, Bridge Plaza, L. I. City, has completed plans for a 2½-sty frame residence, 36x28 ft., in 6th st, near Whitney av, for M. A. Soden, 66 Van Buren st, Brooklyn. Cost, about \$5,000.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Adolph Mertin, 34 West 28th st, Manhattan, is preparing plans for a 1 and 2-sty addition to the factory at 295 Vernon av, for the Atlantic Macaroni Co., 253 Vernon av. Cost, about \$20,000.

LONG ISLAND CITY.—Tooker, Marsh & Barnett, 101 Park av, Manhattan, have completed plans for two storage buildings at the southwest corner of Gardner and Maspeth avs, for the Gulf Refining Co., Frick Annex, Pittsburgh, Pa. McCarll, Hotel Latham, 4 East 28th st, Manhattan, engineer. Total cost, about \$21,000.

STABLES AND GARAGES.

JAMAICA, L. I.—George E. Crane, 2706 Jamaica av, has completed plans for a 2-sty concrete block laundry, garage and loft, 50x75 ft., for George V. Tonner, 24 Liberty pl. Cost, about \$10,000.

Richmond.

SCHOOLS AND COLLEGES.

RICHMOND.—The Board of Education opened bids October 5 for installing electric equipment in addition to P. S. 20. T. Frederick Jackson, Inc., low bidder at \$6,140.

Nassau.

DWELLINGS.

FREEPORT, L. I.—H. L. Trubenback, this place, has completed plans for five 3-sty brick stores and residences, 100x60 ft., in north Main st., for Mrs. Hawkins, this place, owner. Cost, about \$25,000.

FREEPORT, L. I.—Foundations are under way for a 2½-sty frame residence, 28x30 ft., in Pine st, for H. S. Starr, 48 North Bergen pl, owner. Plans prepared privately. F. L. J. Lee & Co., Main st, general contractor. Cost, about \$5,000.

MANHASSETT PARK, L. I.—John Gurd, 281 5th av, Manhattan, is preparing plans for a 2-sty residence in Orchard st for H. P. Branca, 245 East 30th st, Manhattan. Cost, about \$5,000.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.
MOUNT VERNON, N. Y.—S. A. Guttenberg, Proctor Building, has completed plans for a 2-sty frame and stucco apartment, 65x29 ft., at Bedford av and 3d st for A. M. Hecht, 348 South 10th av, owner and builder. Cost, about \$12,000.

DWELLINGS.

YONKERS, N. Y.—The Arlington Construction Co., 2 Hudson st, Yonkers, contemplates the erection of twelve to fifteen frame and stucco semi-bungalows, 26x26 ft., and 26x30 ft., at Nepperhan Heights, Morningside rd, from plans by Alfred Willis, care of owner. Cost, between \$3,500 and \$4,000 each.

MOUNT VERNON, N. Y.—S. A. Guttenberg, Proctor Building, is preparing plans for a 2½-sty frame and stucco residence, 31x38 ft., on Claremont av, north of Lincoln av, to cost about \$8,000. Architect will take bids on separate contracts about October 13.

LARCHMONT GARDENS, N. Y.—William S. Moore, 30 East 42d st, Manhattan, has completed plans for a 2½-sty frame and stucco residence on lots 7 and 8 for H. O. Hanson, 19 West 34th st, Manhattan, owner and builder. Cost, about \$5,000.

NORTH TARRYTOWN, N. Y.—R. S. Russell, Main st, Tarrytown, is preparing plans for a 2½-sty frame and stucco residence on Bedford rd, for John J. Hughes, this place, owner, who will take bids on separate contracts. Cost, about \$6,000.

YONKERS, N. Y.—A. Danner, Bellevue av, has completed plans for a 2½-sty frame residence, 25x32 ft., at 173 Eldridge av, for William A. Simpson, 50 Linden st. Cost, about \$5,500.

BRONXVILLE, N. Y.—Bates & How, 542 5th av, Manhattan, have completed plans for a 2½-sty tile and stucco residence, 30x52 ft., for Walter D. Despard, 6 Hanover st, Manhattan. Cost, about \$25,000.

HALLS AND CLUBS.

YONKERS, N. Y.—Beersman & Vollmer & Evarts Tracy, associated, 244 5th av, Manhattan, have been commissioned to prepare plans for the 4-sty Masonic temple at the southeast corner of Guion st and South Broadway, for the Masonic Guild, F. & A. M., E. M. Yerkes, 32 North Broadway. C. Aubrey Jackson, 101 Park av, Manhattan, advisory architect. Cost, about \$70,000.

MUNICIPAL WORK.

SCARSDALE, N. Y.—Bond issue will probably be voted on at a special election to be held October 20 for regulating and paving Popaham rd and Fenimore rd for the town of Scarsdale, A. M. Crane, president. F. W. Terhune, Depot sq, engineer. Cost, about \$110,000.

CONTRACTS AWARDED.

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

BRONX.—M. Capiello & Son, 294 Pine st, have received the general contract to erect a 2-sty store and residence, 31x78 ft., on the east side of Westchester av, 63 ft. south of Mayflower av, for Carlo Marrolohi, 1236 Edison av. Chris F. Lohse, 428 East 83d st, architect. Cost, about \$10,500.

BROOKLYN.—John J. Beatty, 1469 Dean st, has received the general contract to erect a 2-sty brick rectory, 20x55 ft., in the north side of Dean st, 150 east of Schenectady av, for the Church of Our Lady of Charity, Right Rev. Father Charles McDonnell, bishop, 1665 Dean st. Laspia & Salvati, 525 Grand st, architects. Cost, about \$5,500.

DWELLINGS.

WARWICK, N. Y.—The Harriman Industrial Corporation, Harriman, has received the general contract to erect a 2½-sty hollow tile and brick veneer residence on Colonial av for Morris Rutherford, this place, owner. Mason R. Strong, 7 Wall st, Manhattan, architect. Cost, about \$25,000.

WEST NEW YORK, N. J.—Fred Adam, 418 13th st, has received the general contract to erect a 1 and 2-sty brick residence and embroidery shop at 19th st for Albin Fleischer, 1 Polk st, Guttenberg. George Willaredt, 411 23d st, West New York, architect. Cost, about \$6,000.

HARRISON, N. J.—Thomas P. Glennon, this place, has received the general contract to erect a 2½-sty brick residence on Central av for Dr. William E. McClenon, 314 Central av, East Newark. Joseph W. Baker, 11 North 4th st, architect. Cost, about \$10,000.

WOODMERE, L. I.—George Jeuch Co., College Point, L. I., has received the general contract to erect a 2½-sty frame and brick veneer residence, 66x34 ft., for Harry I. Kleinert, of

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Kleinert Rubber Works, College Point. S. B. Elsendrath & B. Horowitz, 500 5th av, Manhattan, associate architects. Cost, about \$9,000.

EDGEWATER, L. I.—Kark Remml, St. Albans, L. I. has received the general contract to erect a 2-sty frame residence, 36x39 ft., on the west side of Florence av, 412 ft. south of Boulevard, for Elizabeth Warnock, 6 Florence av. John E. Nitchie, World Building, architect. Cost, about \$6,000.

EAST ORANGE, N. J.—Edward L. Ames, 496 Norwood st, has received the general contract to erect a 2½-sty frame residence at 526 Norwood st, for F. Ross Moriseu, 530 Norwood st. Cost, about \$5,000. Plans prepared privately.

MONTCLAIR, N. J.—John F. O'Neill, 68 Orange st, has received the general contract to erect a 2½-sty frame residence for Mary W. and Belle N. Talmage, 363 Upper Mountain av. H. Messinger Fisher, 483 Bloomfield av, architect. Cost, about \$5,000.

WEEHAWKEN, N. J. (sub.)—James Lala, 322 DeMott st, West Hoboken, has received the mason work; Wikander Bros., 156 Orient av, Jersey City, carpentry, and Louis Menigaux, 422 Lewis st, Union Hill, N. J., plumbing for the 2-sty brick residence, 33x49 ft., at Duer Place, for John M. King, Esq., care of architect, Charles Fall, 1400 Washington st, Hoboken.

KNOLLWOOD, N. Y.—F. N. Goble, 1 East 42d st, Manhattan, has received the general contract to alter and make additions to the 2½-sty hollow tile, stucco and brick residence near White Plains, for E. E. Calkins, 250 5th av, Manhattan. Chas. W. Leavitt, Jr., 220 Broadway, Manhattan, architect. Cost, about \$20,000.

FACTORIES AND WAREHOUSES.
MANHATTAN.—Nevins-Perelman Co., Inc., 200 Broadway, has received the general contract to alter the 6-sty stores and factory 368-370 Broome st for the S. & H. Realty Co., Inc., Oscar Herman, president, 470 4th av. Sommerfeld & Steckler, 31 Union sq, architects. Cost, about \$15,000.

HALLS AND CLUBS.
AMITYVILLE, L. I.—Ketcham & Pearsall, this place, has received the general contract to erect a 2-sty brick hall and store building, 30x50 ft., in Main st, for the Odd Fellows & Knights of Pythias, Benj. Ebbets, this place, owner. Cost, about \$6,500.

HOSPITALS AND ASYLUMS.
BRONX.—(Sub.)—A. B. Barr & Co., Inc., 30 East 42d st, have received the heating contract and the Otis Elevator Co., 11th av and 26th st, the elevator contract for the 3-sty brick and limestone hospital at the northerly section of Featherbed lane and McCombs rd for the House of Calvary, John Cardinal Farley, president, 452 Madison av. Robert J. Reiley, 481 5th av, architect. John Kennedy & Co., 1133 Broadway, general contractor. Cost, about \$80,000.

BROOKLYN.—Emil Von Lehn, 670 East 39th st, Manhattan, has received the general contract to erect a 3-sty brick home, 80x32 ft., in the west side of East 40th st, 207 ft. south of Ditmars av, for the Deaconess Hospital Society, 1169 Greene av. James A. Boyle, 367 Fulton st, architect. Cost, about \$15,000.

PUBLIC BUILDINGS.
NORTHPORT, L. I.—Vail & Call, Burt av, Northport, have received the general contract to erect a 1-sty brick library for the Board of Trustees of Northport, George Babcock. Harry E. Donnell, 225 5th av, Manhattan, architect. Cost, about \$10,000.

SCHOOLS AND COLLEGES.
FRANKLIN, N. J.—The Harriman Industrial Corporation, Harriman, N. Y., has received the general contract to erect the Manual Training School at Franklin, N. J., for the Board of Education of the Borough of Franklin, G. R. Ricker, president. John J. Hess, 48 Stegman av, Jersey City, N. J., has heating contract; Jaehnic & Peoples, 221 13th av, Newark, plumbing, and the Beaver Engineering Co., 59 Mechanic st, Newark, electric wiring. Cost, about \$65,000.

STABLES AND GARAGES.
MANHATTAN.—S. Dietz, 161 Ellery st, Brooklyn, has received the general contract for installing fifty-two new stalls in the stable 727 Washington st for L. S. Dixon, 727 Washington st. Cost, about \$1,150.

MANHATTAN.—The A. J. Robinson Co., 123 East 23d st, has received the general contract for alterations to the 3-sty brick express building 553-557 West 23d st for garage purposes for the United States Express Co., 2 Rector st, owner. The Auto Car Co., Mr. Savoy, 435 West 19th st, lessee. Paul C. Hunter, 191 9th av, architect. Cost, about \$30,000.

THEATRES.
MANHATTAN.—Isaac A. Hopper, Inc., 110 West 40th st, has received the general contract to alter the theatre at 2633 Broadway, for the Sirrah Amusement Co., care of architect, owner and lessee. Walter Katz, 501 5th av, architect.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

HOSPITALS AND ASYLUMS.
109TH ST, West, n s, 200 e Amsterdam av, 6-sty brick, fireproof hospital, 55x40; cost, \$100,000; owner, The Woman's Hospital in the State of New York, John E. Parsons, president, 30 East 36th st; architects, Allen & Collens, 40 Central st, Boston, Mass. Plan No. 335.


STORES, OFFICES AND LOFTS.
36TH ST, 122 West, Broadway, 1331-1349; 35th st, 131 West, 12-sty brick, non-fireproof store and loft building, 211x207; cost, \$750,000; owner, 1337 Broadway Corporation, Wm. Everdell, president, Longacre Building; architects, Clinton & Russell, 32 Nassau st. Plan No. 336.

STORES AND TENEMENTS.
160TH ST, n s, 121 w of Ft. Washington av, tenement, 150x86, 6-sty, brick and concrete; cost, \$125,000; owner, Hudson View Const. Co., 189 Broadway; architect, H. L. Young, 1204 Broadway. Plan No. 334.

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Plans Filed, New Bldgs., Manhattan, Cont'd.

RIVERSIDE DRIVE, n e cor 160th st, tenement, 117x132, 6-sty, brick and concrete; cost, \$300,000; owner, Melvin Const. Co., 189 Broadway; architect, H. L. Young, 1204 Broadway. Plan No. 333.

Bronx.

DWELLINGS.

STEARNS ST, n s, 140 e Glover st, 2-sty brick dwelling, gravel roof, 20x53; cost, \$3,500; owners, L. & S. Modica, 218 East 107th st; architect, Rosario Candela, 205 East 106th st. Plan No. 486.

FACTORIES AND WAREHOUSES.

153D ST, s s, 250 w Courtlandt av, 1-sty brick shop, 15x30; cost, \$500; owner, S. Soloi, 2986 3d av; architect, Edw. J. Byrne, 3029 3d av. Plan No. 487.

HARLEM RIVER, e s, 150 s 177th st, 1-sty frame shop, 71x207; cost, \$4,000; owners, The N. Y. Launch & Engine Co., J. A. Nickelson, on premises, president and architect. Plan No. 489.

STABLES AND GARAGES.

HOLLAND AV, w s, 100 s 212th st, two 1-sty brick stable, store and dwellings, 16.4x13.4, 17x54; cost, \$3,800; owner and architect, Felicia Avello, 746 East 215th st. Plan No. 488.

Brooklyn.

DWELLINGS.

DIVISION PL, n s, 75 w Debevoise av, 1-sty brick dwelling, 25x27, gravel roof, 1 family; cost, \$1,000; owner, Jas. De Camillo, on premises; architect, Christian Bauer, 651 Leonard st. Plan No. 6849.

WEST ST, w s, 80 s 63d st, two 2-sty frame dwellings, 16.9x42.2, shingle roof, 1 family each; total cost, \$5,000; owner, Highlaun Realty Co., 13 Willoughby st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 6816.

OSBORNE ST, e s, 95 n Vienna av, 2-sty frame dwelling, 18x29, tin roof, 1 family; cost, \$2,100; owner, Lewis Breganti, 665 Osborne st; architect, Ernest Dennis, 241 Schenck av. Plan No. 6934.

EAST 40TH ST, w s, 180 s Linden av, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$9,000; owner, Nelson E. Flandreau, 1210 Nostrand av; architect, W. C. Meyer, 115 Av C, New Rochelle. Plan No. 6919.

AV E, s s, 21.5 s 79th st, four 2-sty brick dwellings, 21x38, slag roof, 1 family each; total cost, \$12,000; owner, Henry Roth Bldg. Co., Myrtle and Wyckoff avs; architect, Wm. Debus, 86 Cedar st. Plan No. 6940.

6TH AV, n e cor 80th st, five 2-sty brick dwellings, 21.5x38, slag roof, 1 family each; total cost, \$15,000; owner, Henry Roth Bldg. Co., Myrtle and Wyckoff avs; architect, Wm. Debus, 86 Cedar st. Plan No. 6938.

75TH ST, s s, 200 e 11th av, 2-sty brick dwelling, 20x44, slag roof, 1 family; cost, \$2,000; owner, 75th St Bldg. Corp., 44 Court st; architect, Louis Danancher, 370 Fulton st. Plan No. 6891.

75TH ST, s s, 227 e 11th av, two 2-sty brick dwelling, 18x44, slag roof, 1 family each; total cost, \$5,500; owner, 75th St. Bldg. Corp., 44 Court st; architect, L. Danancher, 370 Fulton st. Plan No. 6892.

75TH ST, s s, 263 e 11th av, ten 2-sty brick dwellings, 13.4x44, slag roof, 1 family each; total cost, \$25,000; owner, 75th St. Bldg. Corp., 44 Court st; architect, L. Danancher, 370 Fulton st. Plan No. 6893.

75TH ST, s s, 220 w 12th av, three 2-sty brick dwellings, 13.4x44, slag roof, 1 family each; total cost, \$7,500; owner, 75th St. Bldg. Corp., 44 Court st; architect, L. Danancher, 370 Fulton st. Plan No. 6894.

75TH ST, s s, 226 w 12th av, three 2-sty brick dwellings, 18x44, slag roof, 1 family each; total cost, \$5,500; owner, 75th St. Bldg. Corp., 44 Court st; architect, L. Danancher, 370 Fulton st. Plan No. 6895.

75TH ST, s s, 200 w 12th av, 1-sty brick dwelling, 20x44, slag roof, 1 family; cost, \$3,000; owner, 75th St Bldg. Corp., 44 Court st; architect, Louis Danancher, 370 Fulton st. Plan No. 6896.

AV B, n s, 40 e E. 88th st, 2-sty frame dwelling, 40x37.4, slate roof, 2 families; cost, \$5,000; owner, L. W. Burbidge, Hunter av and Bridge Plaza, L. I. City; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 6789. Corrects error in issue Oct. 3, when owner's name was omitted.

AV I, n w cor East 19th st, 2-sty frame dwelling, 26x41, shingle roof, 1 family; cost, \$8,000; owner, Ascutey Realty Co., 1721 Av I; architect, Seth H. Cutting, 1721 Av I. Plan No. 6879.

AV U, s w cor, East 9th st, 2-sty brick dwelling, 25x64.6, slag roof, 2 families; cost, \$10,000; owner, Homecrest Bldg. Co., 53 Nassau st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 6904.

EAST 27TH ST, e s, 260 n Av Z, 2-sty frame dwelling, 23x42, shingle roof, 1 family; cost, \$3,500; owner, Agnew Constn. Co., 8831 Bay 24th st; architect, H. D. Vunam, 1547 Brooklyn av. Plan No. 6942.

EAST 42D ST, e s, 277.6 s Av D, 2-sty frame dwelling, 20x36, slag roof, 1 family; cost, \$2,000; owner, Charlotte E. Holt, 367 East 37th st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 6943.

AV M, s s, 40 e Delamere pl, 2-sty frame dwelling, 24x39, shingle roof, 1 family; cost, \$4,500; owner, Wm. Bordfeld, 636 East 34th st; architect, R. T. Schaffer, 1526 Flatbush av. Plan No. 6969.

FACTORIES AND WAREHOUSES.

MEEKER AV, from Manhattan av to Richardson st, 1-sty brick shop, 46.4x50, gravel roof; cost, \$1,400; owner, John Hodie, 411 Manhattan av; architect, Jas McKillopp, 154 India st. Plan No. 6873.

WASHINGTON ST, s e cor Front st, 1-sty brick storage, 50x100, felt roof; cost, \$1,500; owner, Robert Gair Co., on premises; architect, William Higginson, 21 Park Row. Plan No. 6825.

GATES AV, n s, 200 w Irving av, 2-sty brick storage, 25x65, slag roof; cost, \$4,000; owner, Fredk. Exner, 1467 Myrtle av; architect, Wm. Debus, 86 Cedar st. Plan No. 6806.

THOMPSON WALK, w s, 311 s Bowery, 1-sty frame store house, 15x25, iron roof; cost, \$250; owner, John Rose, 2929 West 16th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6811.

63D ST, s s, 362.2 e 16th av, 4-sty frame manufacturing, 78x16, slag roof; cost, \$2,000; owners, Schmidt & Desbrock, 1462 62d st; architect, A. Lupien, 1204 Carroll st. Plan No. 6959.

STABLES AND GARAGES.

MEEKER AV, n s, 225 e Varick st, 2-sty brick stable, 25x50, gravel roof; cost, \$2,000; owner, Wm. Challaway, 31 Kingsland av; architect, G. H. Madigan, 243 Withers st. Plan No. 6838.

OCEAN AV, s w cor Dorchester rd, 1-sty frame garage, 18x18, shingle roof; cost, \$500; owner, Arthur H. Strong, 585 East 18th st; architect, same. Plan No. 6831.

SUMPTER ST, s s, 80 e Stone av, 1-sty brick garage, 20x49.4, slag roof; cost, \$1,200; owner, Martin Sperling, 400 Sumpter st; architect, Louis Schillinger, 167 Van Sicklen av. Plan No. 6817.

WARWICK ST, w s, 125 n Arlington av, 1-sty brick garage, 12x18, tin roof; cost, \$300; owner, Otto Michel, 134 Warwick st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 6821.

FENIMORE ST, 252, 1-sty brick garage, 10.6 x18, shingle roof; cost, \$250; owner, Chas. W. Smith, on premises; architect, F. L. Sweet, 1094 Prospect pl. Plan No. 6936.

EAST 18TH ST, w s, 117.3 s Beverly rd, 1-sty brick garage, 18.4x29, gravel roof; cost, \$300; owner, W. Costello, 1722 Beverly rd; architect, Frank J. Helmle, 190 Montague st. Plan No. 6923.

CHESTER ST, w s, 155 s Pitkin av, 2-sty brick stable, 27.6x32, slag roof; cost, \$1,500; owner, Louis Gumble, on premises; architect, Louis Danancher, 370 Fulton st. Plan No. 6886.

SHORE RD, e s, 103 s 97th st, 1-sty frame garage, 16x22, shingle roof; cost, \$400; owner, Jacob P. Muller, 220 81st st; architect, Francis Stork, 7416 3d av. Plan No. 6876.

EAST 7TH ST, 100 s Ditmas av, three 1-sty frame garage, 11x18, shingle roof; total cost, \$600; owner, Alex. Calder, Jr., 519 Ocean parkway; architect, Benj. F. Hudson, 319 9th st. Plan No. 6964.

STORES AND DWELLINGS.

AV U, s w cor East 14th st, 3-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, \$10,000; owner, Homecrest Bldg. Co., 53 Nassau st; architect, Edw. M. Adelson, 1776 Pitkin av. Plan No. 6903.

WARWICK ST, e s, 150 n Livonia av, 1-sty brick store and dwelling, 12x60, slag roof, 1 family; cost, \$1,500; owner, Warwick Constn. Co., 365 Ashford st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6840.

FLUSHING AV, s w cor Nostrand av, 1-sty brick store and dwelling, 48x20, slag roof, 1 family; cost, \$2,000; owner, John J. Eagan, 90 Monroe st; architects, Glucroft & Glucroft, 120 Manhattan av. Plan No. 6941.

STORES AND TENEMENTS.

PRESIDENT ST, n s, 200 w Nostrand av, two 4-sty brick tenements, 39x65.6, gravel roof, 8 families each; total cost, \$24,000; owner, Isadore Killner, 1311 President st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 6853.

PRESIDENT ST, n s, 278 w Nostrand av, 4-sty brick tenement, 22x100, gravel roof, 8 families; cost, \$12,000; owner, Isadore Killner, 1311 President st; architect, Harry Dorf, 614 Kosciusko st. Plan No. 6854.

CLARENDON RD, s s, 40 e Bedford av, 4-sty brick tenement, 40x89, slag roof, 16 families; cost, \$20,000; owner, Morris Kalt, 5306 13th av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6844.

PARK PL, s s, 105 e Howard av, 4-sty brick tenement, 40x94, tin roof, 20 families; cost, \$25,000; owner, David Isaacowitz, 361 Hopkinson av; architect, Benj. Cohen, 361 Stone av. Plan No. 6828.

BEDFORD AV, e s, 59.8 n Av D, 4-sty brick tenement, 20.5x84, gravel roof, 8 families; cost, \$9,000; owner, John E. Watland, 148 Carroll st; architect, Geo. Miller, Court st. Plan No. 6797.

CLASSON AV, e s, 85 s Lafayette av, 5-sty brick tenement, 45.1x28.7, slag roof, 3 families; cost, \$45,000; owner, Geo. I. Galalza, 16 Court st; architects, Shampman & Shampman, 772 Broadway. Plan No. 6830.

KINGS HIGHWAY, n w cor East 19th st, 1-sty frame store, 62x39.9, gravel roof; cost, \$3,000; owner, Glen H. Frost, 849 East 12th st; architect, Chas. G. Wessell, 1563 East 46th st. Plan No. 6917.

WILLIAMS AV, w s, 53 n Hegeman av, three 2-sty frame tenements, 20x75, gravel roof, 4 families each; total cost, \$10,500; owner, W. Trieb, 345 Lott av; architect, Chas. A. Mile, 37 Liberty av. Plan No. 6928.

THEATRES.

13TH AV, s e cor 76th st, 1-sty brick theatre, 45x100, gravel roof; cost, \$15,000; owner, Dyker Heights Amusement Co., 5111 14th av; architect, John C. Wandell, 4 Court sq. Plan No. 6921.

MISCELLANEOUS.

GEORGIA AV, e s, 167.11 n Sutter av, 1-sty frame shed, 18x61, iron roof; cost, \$400; owner, Parker Stearns Co., 300 Sheffield av; architect, Geo. W. Randall, 972 Sterling pl. Plan No. 6882.

Queens.

DWELLINGS.

ELMHURST, —6th st, w s, 140 s Whitney av, 2 1/2-sty frame dwelling, 38x28, shingle roof, 1 family, steam heat; cost, \$5,000; owner, M. A. Soder, 66 Van Buren st, Brooklyn; architect, W. S. Worrall, Bridge plaza, L. I. City. Plan No. 3135.

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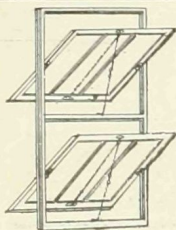
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RICHMOND HILL.—Wicks st, e s, 139 n Jamaica av, two 2-sty frame dwellings, 18x33, shingle roof, 2 families, steam heat; cost, \$5,000; owner, Chas. Roth, 122 1st st, Brooklyn; architect, G. E. Crane, Welling st, Richmond Hill. Plan Nos. 3139-40.

ROCKAWAY PARK.—9th av, e s, 130 s Washington av, 2 1/2-sty frame dwelling, 22x37, shingle roof, 1 family, steam heat; cost, \$6,500; owner, Jos. Roth, 135th st and Lenox av, Manhattan; architect, Arnold Johnson Co., 5th av, Rockaway Park. Plan No. 3134.

SPRINGFIELD.—Roseland av, s s, 50 w Pearl st, 2 1/2-sty frame dwelling, 18x22, shingle roof, 1 family; cost, \$1,800; owner, W. J. Anderson, Springfield; architect, Chas. A. Smedgren, Springfield. Plan No. 3138.

WOODHAVEN.—Broadway, s s, 112 e Spruce st, 2 1/2-sty frame dwelling, 20x45, tin roof, 2 families; cost, \$2,200; owner, Ralph Mercogliano, 3940 Broadway, Woodhaven; architect, Angelo Cehio, 3948 Broadway, Woodhaven. Plan No. 3136.

BAYSIDE.—Lamartine av, n s, 233 e 5th st, two 2-sty frame dwellings, 20x30, shingle roof, 1 family, steam heat; cost, \$7,000; owner, Wm. Parkinson, Bayside. Plan Nos. 3152-53.

BAYVIEW HEIGHTS.—Hawtree av, e s, 925 s Rockaway rd, 2-sty brick dwelling, 25x49, slag roof, 2 families; cost, \$1,500; owners, Feld & Rapp, 502 Grand st, Woodhaven; architect, M. Perlstein, Middle Village. Plan No. 3151.

CORONA.—45th st, w s, 210 n Burnside av, 2-sty frame dwelling, 17x36, shingle roof, 1 family; cost, \$1,800; owner, John J. Ferguson, 153 East 55th st, Manhattan; architect, Wm. E. Helm, 13 1/2 Jackson av, Corona. Plan No. 3145.

DOUGLASSON.—Shore rd, s e cor Bayview av, two 2-sty brick dwellings and garage, 45x 83, shingle roof, 1 family; cost, \$15,000; owner, N. H. Bachmann, 257 4th av, Manhattan; architects, Buchman & Fox, 30 East 42d st, Manhattan. Plan No. 3144.

MASPETH.—Grand st, n s, 103 e Kolyer av, 2-sty frame dwelling, 20x54, tin roof, 1 family and store; cost, \$3,500; owner, Chas. Baran, 941 Grand st, Brooklyn; architects, Ed Rose & Son, Grand st, Elmhurst. Plan No. 3148.

MIDDLE VILLAGE.—Juniper rd, n s, 25 w Stone av, 2-sty frame dwelling, 34x35, shingle roof, 1 family (two houses); cost \$4,400; owner, Duke Building Co., Hancock st, Richmond Hill; architect, owner. Plan No. 3157.

RICHMOND HILL.—Garfield av, w s, 125 n Cleveland av, 2-sty frame dwelling, 18x37, shingle roof, 1 family, steam heat; cost, \$2,500; owner and architect, H. J. Arnold, 429 North Vine st, Richmond Hill. Plan No. 3150.

ELMHURST.—3d st, e s, 33 n Britton av, two 2-sty frame dwellings, 16x42, shingle roof, 1 family, steam heat; cost, \$8,400; owner and architect, J. L. Gundry, 173 9th st, Elmhurst. Plan Nos. 3176-77.

JAMAICA.—Dewey av, s s, 692 e Merrick rd, two 2 1/2-sty frame dwellings, 16x34, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Jamaica Home Providing Co, P. O. Box 274, Jamaica; architect, Martin M. Wohl, same address. Plan Nos. 3179-3180.

WOODHAVEN.—Vandever av, w s, 66 n University pl, two 2-sty frame dwellings, 16x36; shingle roof, 1 family; cost, \$5,000; steam heat; owner and architect, Frank E. Gibson, 1635 Woodhaven av, Woodhaven. Plan Nos. 3181-82.

BAYSIDE.—Lamartine av, s s, 100 w Bismark av, 2-sty frame dwelling, 22x28, shingle roof, 1 family, steam heat; cost, \$2,500; owner, Bayside Homes Co., 16 East 33d st, Manhattan; architect, John Coco, Bayside. Plan No. 3173.

COLLEGE POINT.—1st av, n s, 125 w 10th st, 2 1/2-sty frame dwelling, 24x44, tin roof, 2 families; cost, \$4,200; owner, Miss Orthele H. Smith, 10th st and 2d av, College Point; architect, H. T. Morris, 321 13th st, College Point. Plan No. 3160.

EDGEMERE.—Rockaway av, e s, 240 n Boulevard, two 1-sty frame dwellings, 14x35, shingle roof, 1 family each; cost, \$1,400 owner and architect, Rockaway Coast Realty Co, 55 Beach 44th st, Rockaway Beach. Plan Nos. 3168-69.

L. I. CITY.—Halsey st, e s, 155 s Orchard st, three 2 1/2-sty brick dwellings, 49x53, slag roof, 2 families each; cost, \$9,000; owner, Rosaro Triconi, 987 Boulevard, L. I. City; architect, Rocco Petrolina, 228 Hoyt av, L. I. City. Plan No. 3161.

ROCKAWAY BEACH.—Neptune av, w s, 332 s Boulevard, four 1-sty frame dwellings, 16x46, shingle roof, 2 families each; cost, \$1,400; owner, Matilda Carlings, 960 Madison st, Brooklyn; architect, John A. Lasher, Rockaway Beach. Plan Nos. 3164-3-5-6.

ROSEDALE.—Washington av, n s, 150 e Rosedale av, 2-sty frame dwelling, 22x33, shingle roof, 1 family; cost, \$2,000; owner and architect, Niels C. Mortinson, Rosedale av, Rosedale. Plan No. 3172.

EAST ELMHURST.—Manhattan boulevard, s w cor Soundview terrace, 2 1/2-sty brick dwelling, 20x40, slate roof, 1 family; cost, \$4,000; owner, Lettenia Lagana, 131 Cleveland st, Corona; architect, James W. O'Connor, 3 West 29th st, Manhattan. Plan No. 3194.

ELMHURST.—Jennings pl, n w cor Hanover st, 2 1/2-sty frame dwelling, 21x45, tin roof, 2 families; cost, \$3,600; owner and architect, John Simkin, Elmhurst. Plan No. 3195.

NEWTON HEIGHTS.—Seabury st, w s, 55 n Buskirk pl, 2 1/2-sty frame dwelling, 20x48, tar and gravel roof, 2 families; cost, \$3,000; owner, Vincenzo Buscemi, 153 Central av, Brooklyn; architects, Laspia & Salvati, 525 Grand st, Brooklyn. Plan No. 3193.

QUEENS.—Stewart av, n s, 100 e Lynn av, 2 1/2-sty brick dwelling, 22x29, slate roof, 1 family, steam heat; cost, \$4,500; owner, Cornelius Fisher, Hendrickson st, Queens; architect, Wm. A. Finn, Fulton st, Jamaica. Plan No. 3197.

UNION COURSE.—5th st, s s, 100 e Snediker av, three 2-sty frame dwellings, 18x38, shingle roof, 1 family, air heat; cost, \$6,000; owner, Geo. C. Bachert, 607 Gherardi av, Woodhaven; architect, Jas. D. Geddes, 4 Lexington st, Richmond Hill. Plan Nos. 3184-3185-3186.

FACTORIES AND WAREHOUSES.

FLUSHING.—Amity st, n s, 47 w Percy st, 1-sty frame shop, 24x34, gravel roof; cost, \$200; owner, Sam. Webb, premises. Plan No. 3191.

L. I. CITY.—Prospect st, e s, 200 n e Wilbur av, 1-sty brick storage, 13x28, slag roof; cost, \$280; owner, Rich. Schmidt, 162 Prospect st, L. I. City. Plan No. 3196.

STABLES AND GARAGES.

FLUSHING.—Amity st, s e cor Percy st, 1-sty frame garage, 11x16, tin roof; cost, \$100; owner, H. S. Lounsborg, on premises. Plan No. 3156.

JAMAICA.—Hildale av, e s, 452 n Fulton st, 1-sty frame garage, 12x18, gravel roof; cost, \$350; owner, Chas. L. Robertson, Hildale av, Jamaica. Plan No. 3141.

L. I. CITY.—9th av, e s, 130 s Washington av, 1-sty frame garage, 12x18, tin roof; cost, \$200; owner, Jos. Roth, on premises. Plan No. 3149.

RICHMOND HILL.—Linden st, s s, 140 w Oxford av, 1-sty frame garage, 10x16; cost, \$85; owner, A. Plate, premises. Plan No. 3171.

L. I. CITY.—Franklin st, s s, 136 w Remsen st, 1-sty brick garage, 18x30, slag roof; cost, \$650; owner, Clarence M. Platt, 152 Franklin st, L. I. City; architect, C. Hewitt, 604 Academy st, L. I. City. Plan No. 3187.

WOODHAVEN.—Old South rd, n s, 236 e Centerville av, 1-sty frame cow stable, 36x85, slag roof; cost, \$1,500; owner, Abe Goldstein, on premises; architect, M. Perlstein, Middle Village. Plan No. 3162.

FLUSHING.—Jamaica rd, n s, 1,300 e Quarellsme lane, 1 1/2-sty frame barn, 22x15, shingle roof; cost, \$200; owner, Theo. Elfdien, on premises; architect, W. A. Finn, Fulton st, Jamaica. Plan No. 3143.

STORES AND DWELLINGS.

L. I. CITY.—Hamilton st, s s, 79 w Paynter av, 4-sty brick store and dwelling, 21x25, tin roof, 2 families; cost, \$3,000; owner, V. Rosano, 314 Hamilton st, L. I. City; architect, C. W. Hewitt, 604 Academy st, Long Island City. Plan No. 3155.

JAMAICA.—Washington st, w s, 50 s Atlantic st, 1-sty frame store and dwelling, 19x36, tin roof, 1 family; cost, \$1,000; owner, Vincent Burduks, 302 Brown st, Jamaica; architect, H. T. Jeffrey, 926 Lefferts av, Richmond Hill. Plan No. 3188.

ROCKAWAY BEACH.—Boulevard, w s, n w cor Pier av, four 1-sty brick stores, 75x40, gravel roof; cost, \$5,000; owner, Lillian Brewster, 46 No. 10th av, Rockaway Park; architect, Arnold Johnen Building Co, 5th av, Rockaway Park. Plan No. 3183.

MISCELLANEOUS.

EAST WILLIAMSBURG.—Prospect st, e s, 98 s Mandell st, 1-sty frame shed, 36x40, gravel roof; cost, \$250; owner, Adam Siefert, on premises. Plan No. 3142.

MIDDLE VILLAGE.—Walling st, s s, 269 e Northern blvd, 2-sty frame milkhouse, 21x55, tin roof; cost, \$1,600; owner, F. Compo, on premises; architect, M. Perlstein, Fulton st, Middle Village. Plan No. 3158.

L. I. CITY.—Jackson av, n w cor Washington av, frame bill board, 70x12; cost, \$125; owner, B. E. Boyd, premises. Plan No. 3132.

RICHMOND HILL.—Jamaica av, n w cor Freedom av, frame bill board, 100x11; cost, \$300; owner, Jamaica Poster Adv Co., Jamaica. Plan No. 3133.

L. I. CITY.—Kowenhoven st, w s, 587 n Riker av, water tank and steel tower to factory; cost, \$3,550; owner, Astoria Veneer Mills Co., on premises. Plan No. 3178.

CORONA.—43d st, e s, 100 s Jackson av, 1-sty frame shed, 8x10, paper roof; cost, \$150; owner, R. Pellicane on premises. Plan No. 3159.

ELMHURST.—Summit av, w s, 275 s Chicago av, 1-sty brick shed, 45x20, slag roof; cost, \$600; owner, Fred Reiner, Broadway, Elmhurst; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 3170.

L. I. CITY.—Railroad av, Howard and Spring sts, 1-sty brick boiler house, 10x12; cost, \$100; owners, Holbrook, Cabot & Rollins Co., on premises. Plan No. 3167.

FLUSHING.—Treeland Mill rd, w s, n w cor Lawrence st, frame fence, 8x400; cost, \$250; owner, Borough Asphalt Co., premises. Plan No. 3192.

Richmond.

DWELLINGS.

MAPLE ST., s s, 300 w Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 14x36; cost, \$475; owner, H. Fernersea, Stapleton; architect and builder, Harry Wilkes, New Dorp Beach. Plan No. 823.

NEPTUNE ST., s s, 60 e Britton lane, New Dorp Beach, 1-sty frame bungalow, 14x30; cost, \$500; owner, Leo Gabriel, 2073 Vyse av, Bronx; architect and builder, A. Marks, Jr., Dongan Hills. Plan No. 833.

SEAFOAM ST., s s, 220 e Britton av, New Dorp Beach, 1-sty frame bungalow, 14x24; cost, \$425; owner, A. Lindberg, 504 West 158th st, Manhattan; architect and builder, A. Marks, Jr., Dongan Hills. Plan No. 830.

SEAFOAM ST., s s, 160 e Britton av, New Dorp Beach, 1-sty frame bungalow, 14x24; cost, \$400; owner, C. W. Herrman, 3201 Bainbridge av, Bronx; architect and builder, A. Marks, Jr., Dongan Hills. Plan No. 831.

SEAFOAM ST., s s, 60 e Britton lane, New Dorp Beach, 1-sty frame bungalow, 14x30; cost, \$425; owner, A. Burgess, 218 Railroad av, Brooklyn; architect and builder, A. Marks, Jr., Dongan Hills. Plan No. 832.

EDGE GROVE AV., w s, 500 s Jefferson boulevard, Annadale, 1-sty frame dwelling, 22x22; cost, \$1,100; owner, J. E. Wood, Annadale; architect and builder, Ducker Co., 277 Broadway, Manhattan. Plan No. 829.

MANEE AV., w s, 450 s railroad track, Princess Bay, 1 1/2-sty frame dwelling, 20x26; cost, \$1,200; owner, W. Dank, Brooklyn; architect and builder, Otto Schmidt, Bergenfield, N. J. Plan No. 826.

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Plans Filed, New Buildings, Manhattan, Contd.

RICHMOND AV, n s, 25 w Crescent av, Rosebank, 2-sty brick dwelling, 24x30; cost, \$2,500; owner, J. Crow, South Beach; architect and builder, Jas. Keeley, Rosebank. Plan No. 828.

WOODLAND AV, n s, 800 w Griffen lane, Great Kills, two 1-sty frame bungalows, 22x30; total cost, \$2,000; owner, architect and builder, Julius De Roche, Great Kills. Plan No. 827.

STABLES AND GARAGES.

11TH ST, s s, 100 w York av, New Brighton, 2-sty brick stable, 13x28; cost, \$400; owner, S. Benedetto, New Brighton; architect and builder, Luigi Dimio, Rosebank. Plan No. 825.

BEMENT AV, e s, 400 s Carey av, West New Brighton, 1-sty frame garage, 20x16; cost, \$300; owner, A. Goelsing, West New Brighton; architect and builder, W. H. Curry, West New Brighton. Plan No. 834.

PLANS FILED FOR ALTERATIONS.

Manhattan.

ATTORNEY ST, 145, partitions, stairway, fireproof enclosure to 6-sty brick stores and tenement; cost, \$750; owner Carolina Reis, 1185 Washington av; architect, Jacob Fisher, 25 Av A. Plan No. 3625.

ATTORNEY ST, 161-3-5, fire staircase, fireproof doors and windows, sliding doors to 5-sty brick lofts; cost, \$300; owner, Geo. Schuchman, 132 East 41st st; architect, Samuel Levingson, 101 West 42d st. Plan No. 3646.

GREENWICH ST, 163, fire-escapes, fireproof windows to 6-sty brick store and lofts; cost, \$300; owner, Greenwich Bldg. Co., 163 Greenwich st; architect, Jno. B. Snook's Sons, 261 Broadway. Plan No. 3664.

LEONARD ST, 40-42, iron columns to 5-sty brick store and loft; cost, \$450; owner, Colonial Real Estate Co., 309 Broadway; architect, Chas. J. Graff, 229 West 36th st. Plan No. 3617.

MOTT ST, 108, steel tank supports to 7-sty brick loft building; cost, \$1,000; owner, Eli N. Nathan, 160 Hester st; architect, R. J. Mansfield, 135 William st. Plan No. 3628.

ORCHARD ST, 59-61, elevator shaft, hollow tile block, cement and concrete, engine room enclosure, fireproof doors, stairs, partitions, galvanized iron skylight to 5-sty brick store and lofts; cost, \$1,000; owner, Edw. A. Ridley, 59 Allen st; architect, Alexander Baylies, 33-34 Bible House. Plan No. 3642.

WALKER ST, 9-13, stair enclosure, bulkhead to 7-sty brick lofts; cost, \$1,200; owner, John McCarthy, 727 Broadway; architects, Horenburger & Bardes, 122 Bowery. Plan No. 3650.

WASHINGTON ST, 60-62, cut windows to 5-sty brick office and loft; cost, \$75; owner, Trojan Realty Corp., 55 Liberty st; architect, Elias Sheehan, 90 Washington st. Plan No. 3636.

2D ST, 24 East, brick extension to 3-sty brick dwelling; cost, \$400; owner, Lauretta H. Harding, 24 East 2d st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3610.

8TH ST, 423-25 East, extend wall to 5-sty brick wall; cost, \$300; owner, Roach estate, 32 Nassau st; architect, L. A. Sheinart, 194 Bowery. Plan No. 3595.

8TH ST, 18 West, resetting of door, partitions, removal of partitions to 4-sty brick residence and studio; cost, \$300; owner, Mary A. Chisholm, 19 Liberty st; architect, Robert Hynd, 28 East 23d st. Plan No. 3662.

10TH ST, 53 East, steel work, sliding and swinging doors, iron stairways, fireproof enclosure to 6-sty brick factory loft building; cost, \$2,000; owner, Sachs Estate, Edw. Sachs, 60 East 80th st; architect, I. E. Ditmars, 111 5th av. Plan No. 3618.

12TH ST, 421 East, metal-covered door, fire-escapes, fireproofing to 4-sty brick stable and lofts; cost, \$1,000; owner, Wm. Sierichs, 423 East 12th st; architect, Henry Regelmann, 133 7th st. Plan No. 3665.

14TH ST, 120-122 East, metal-covered store front, galvanized iron and glass marquee, dumbwaiter, fireproof block enclosure, fireproof doors, plumbing to 6-sty brick store and lofts; cost, \$1,000; owner, John Condit, 120 East 14th st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 3609.

23D ST, 553-557 West, remove piers, construct windows, vault, wall, stairs, partitions to 3-sty brick fireproof warehouse (garage); cost, \$20,000; owner, The Autocar Co., Ardmore, Pa.; architect, Paul C. Hunter, 191 9th av. Plan No. 3598.

25TH ST, 151-55 West, terra cotta block partition, self-closing fireproof door, iron stairway to 12-sty brick store and lofts; cost, \$200; owner, Morris Weisen, 15 East 26th st; architect, Wm. C. Wilson, 512 West 162d st. Plan No. 3647.

26TH ST, 38-40 East, terrazzo flooring, removal of staircase to 12-sty brick apartment hotel; cost, \$100; owners, Stokes Estates, 100 William st; architects, Howells & Stokes, 100 William st. Plan No. 3606.

26TH ST, 31 West, fire escapes to 6-sty brick stores and factory; cost, \$600; owner, Blake estate, 35 Nassau st; architect, Morris Schwartz, 194 Bowery. Plan No. 3612.

28TH ST, 123-125 West, removal of encroachments to 5-sty brick tenement; cost, \$100; owner, John B. Smith, 32 Broadway; architect, John A. Hamilton, 32 Broadway. Plan No. 3616.

28TH ST, 136 East, bulkhead, removal of encroachment to 5-sty brick stores and tenement; cost, \$250; owner, Hugh Cavanaugh, 584 Vanderbilt av; architect, Max Muller, 115 Nassau st. Plan No. 3604.

28TH ST, 44-46 East, metal-covered store front, partitions, plumbing fixtures to 2-sty brick stores and lofts; cost, \$1,000; owner, United Cigar Stores Co., 44 West 18th st; architect, M. Jos. Harrison, 230 Grand st. Plan No. 3624.

30TH ST, 143 West, lowering of vestibule floor, removal of stoop to 5-sty brick tenement; cost, \$200; owner, John A. Weser, 524 West 43d st; architect, Frank A. Rooke, 489 5th av. Plan No. 3643.

31ST ST, 152 West, lowering of vestibule floor, removal of stoop to 5-sty brick tenement; cost, \$200; owner, John A. Weser, 524 West 43d architect, Frank A. Rooke, 489 5th av. Plan No. 3645.

31ST ST, 144 West, lowering of vestibule floor, removal of stoop to 5-sty brick tenement; cost, \$200; owner, John A. Weser, 524 West 43d st; architect, Frank A. Rooke, 489 5th av. Plan No. 3644.

31ST ST, 142 West, lowering of vestibule floor, removal of stoop to 5-sty brick tenement; cost, \$200; owner, John A. Weser, 524 West 43d st; architect, Frank A. Rooke, 489 5th av. Plan No. 3614.

35TH ST, 29-31-33 West, window openings, fireproof window frames, wire glass to 12-sty brick stores and lofts; cost, \$150; owner, Whiting Development Corporation, 32 Liberty st; architect, Nathan Langer, 81 East 125th st. Plan No. 3593.

37TH ST, 5-7-9 West, tank enclosures, steel framing to 12-sty brick store and lofts; cost, \$2,500; owner, Edwin Wolf, 5-7-9 West 37th st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 3663.

38TH ST, 12 East, steps, iron railing, concrete work to 3-sty brick dwelling; cost, \$500; owner, Chas. Scribner, 579 5th av; architect, Otto L. Spannake, 233 East 78th st. Plan No. 3652.

42D ST, 145 West, steel girders to 5-sty brick hotel and cafe; cost, \$100; owner, Young Estate, John Fillebrown, 145 West 42d st; architects, Berger & Son, 121 Bible House. Plan No. 3653.

42D ST, 11 West, change of stairs to 2 and 5-sty brick store and offices; cost, \$50; owner, John Slater, 1159 Broadway; architect, Eugene Schoen, 25 West 42d st. Plan No. 3623.

42D ST, 23 West, entrance, cornice, change of sidewalk lift to 5-sty brick store and lofts; cost, \$1,500; owner, Estey Piano Co., 23 West 42d st; architects, Eisendrath & Horwitz, 500 5th av. Plan No. 3619.

42D ST, 1 West, metal covered store front to 8-sty brick stores and offices; cost, \$500; owner, Walter J. Salomon, 17 West 42d st; architect, John H. Scheier, 17 West 42d st. Plan No. 3600.

49TH ST, 167 East, doorway, removal of encroachment to 3-sty brick dwelling; cost, \$250; owner, Robert Connor, 167 West 49th st; architect, Otto Reissmann, 147 4th av. Plan No. 3611.

52D ST, 106 West, store front, wall, stairs, partitions, metal ceiling to 3-sty brick dwelling; cost, \$5,000; owner, Mrs. Agnes Meenagh, 106 West 52d st; architect, Chas. Fredk. Rose, 118 East 28th st. Plan No. 3629.

56TH ST, 348 East, toilet, doorway, skylight to 4-sty brick stable and dwelling; cost, \$75; owner, Church of St. John the Evangelist, 351 East 55th st; architect, John V. Van Pelt, 381 4th av. Plan No. 3651.

61ST ST, 53 East, remove partitions and stairs, new bath rooms to 5-sty brick apartment; cost, \$1,500; owner, Effingham Maynard, 200 5th av; architect, S. B. Eisendrath, 500 5th av. Plan No. 3635.

65TH ST, 225-227 West, steel floors, remove stairs to 2-sty brick exhaustor house; cost, \$2,000; owner, Consolidated Gas Co. of N. Y., 130 East 15th st; architect, company's engineer, W. Cullin Morris, 130 East 15th st. Plan No. 3638.

67TH ST, 227 East, build extension to 3-sty brick garage, loft and living quarters; cost, \$400; owner, R. Fulton Cutting, 24 East 67th st; architect, Childs & Scott Co., 112 Wooster st. Plan No. 3639.

67TH ST, 15 West, cut window opening to 7-sty brick fireproof studio; cost, \$50; owner, Central Park Studios, 15 West 67th st; architect, Wm. Alexander, 205 East 39th st. Plan No. 3599.

70TH ST, 303 East, bath room to 5-sty brick stores and tenement; cost, \$1,500; owner, Joseph Levine, 140 East 92d st; architect, Geo. Dress, 1436 Lexington av. Plan No. 3654.

100TH ST, 200 East, mason work, terra cotta partitions, steel beams, metal-covered front to 5-sty brick tenement; cost, \$2,500; owner, David Schwartz, 200 East 100th st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 3608.

104TH ST, 216-218 West, cut opening to 5-sty brick tenement; cost, \$70; owner, Mrs. Josephine Bannan, 216 West 104th st; architect, John F. Cleary, 630 Hudson st. Plan No. 3594.

110TH ST, 409 East, sliding doors, steel lintel to 2-sty brick stable and garage; cost, \$100; owner, Consolidated Gas Co., 130 East 15th st; architect, W. Cullen Morris, 130 East 15th st. Plan No. 3656.

114TH ST, 604 West, window openings to 4-sty brick dwelling; cost, \$250; owner, Chas. Otis, 604 West 114th st; architects, Newhall & Blevins, 9 Park st, Boston, Mass. Plan No. 3590.

115TH ST, 422 West, door to 8-sty brick stores and tenement; cost, \$45; owner, Wm. S. Einstein, 422 West 115th st; architect, Jos. Elio, 400 East 125th st. Plan No. 3659.

133D ST, 46 West, removal of partitions to 4-sty brick tenement; cost, \$100; owner, Regina Spiro, 205 West 118th st; architect, Harry Zlot, 63 Grand st. Plan No. 3613.

143D ST, 303 West, mason work to 1-sty brick garage; cost, \$800; owner, Nathan A. Eisler, 303 West 143d st; architects, Cohen & Felson, 329 4th av. Plan No. 3649.

158TH ST, 611 West, cut wall, new window to 9-sty brick fireproof tenement; cost, \$150; owner, Assets Liquidation Co., 1 East 14th st; architect, Wilfred C. Reid, 1023 Summit av, Bronx. Plan No. 3640.

AV A, 61, partitions, cut window to 4-sty brick dwelling; cost, \$250; owner, B. Vogel, 61 Av A; architect, Otto Reissmann, 147 4th av. Plan No. 3634.

AV A, 48, windows, partitions to 4-sty brick stores and tenement; cost, \$1,000; owner, William Vincent Astor, 23 West 26th st; architect, Jacob Fisher, 25 Av A. Plan No. 3615.

AV A, 262, partitions, flue to 4-sty brick tenement; cost, \$500; owner, Chas. Komp, 262 Av A; architect, Otto Reissmann, 147 4th av, Plan No. 3597.

AMSTERDAM AV, 629, partitions, removal of stairs and partition to 5-sty brick store and tenement; cost, \$100; owner, Chas. F. Kohlhepp, 526 Columbus av; architect, John J. Lawlor, 360 West 23d st. Plan No. 3655.

BOWERY, 96, fireproof partitions to 5-sty brick store and lodging house; cost, \$2,000; owner, Horace S. Ely & Co., 21 Liberty st; architect, Aldrich D. Kelley, 4 Gold st. Plan No. 3666.

BROADWAY, 1418-1420, fireproof doors, walls, cut opening to 5-sty brick hotel; cost, \$300; owner, Peter Duffy, 312 1/2 Riverside drive; architect, Emery Roth, 405 Lexington av. Plan No. 3600.

BROADWAY, 710, steel tank supports to 10-sty brick loft building; cost, \$710; owner, Meirhard Estate, 162 West 34th st; architect, R. J. Mansfield, 135 William st. Plan No. 3627.

BROADWAY, 1896, partitions, store doors to 4-sty brick lofts; cost, \$200; owner, Albert J. Hatchins, Geneva, N. Y.; architect, Otto Fisher, 405 West 44th st. Plan No. 3620.

EAST BROADWAY, 134, metal store front to 5-sty brick store and tenement; cost, \$250; owner, Elias Sobel, 131 East 23d st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 3657.

EAST BROADWAY, 128, metal store front to 5-sty brick store and tenement; cost, \$250; owner, Elias Sobel, 131 East 23d st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 3658.

LEXINGTON AV, 567-69, entrance, kalamein doors, steel lintels to 4-sty brick theatre; cost, \$100; owner, Oscar Hammerstein, 201 West 42d st; architect, Wm. H. McElfratrick, 701 7th av. Plan No. 3607.

MADISON AV, 341, 1-sty brick extension, fire escape, lowering of floor, metal store front, plumbing, skylights to 9-sty brick store and tenement; cost, \$5,000; owner, Chas. A. Dards, 341 Madison av; architects, Geo. A. & Henry Boehm, 7 West 42d st. Plan No. 3648.

MADISON AV, 179, tank, steel supports to 5-sty brick stores and apartments; cost, \$195; owner, Parker Realty Co., Woolworth Bldg.; architect, John J. McDonagh, 105 West 97th st. Plan No. 3661.

PARK ROW, 223, build wall, remove beams to 3-sty brick loft; cost, \$7,000; owner, Robert Kimmel, 223 Park Row; architect, L. A. Sheinart, 194 Bowery. Plan No. 3631.

PARK AV, 1948-54, partitions to 5-sty brick tenement; cost, \$200; owner, J. H. Meyer, 62 East 132d st; architect, Otto Reissmann, 147 4th av. Plan No. 3637.

2D AV, 553, store front, remove column, new girders to 4-sty brick tenement; cost, \$100; owner, Amalia H. Kahn, 553 2d av; architect, H. L. Young, 1204 Broadway. Plan No. 3602.

3D AV, 1520, store front to 5-sty brick store and tenement; cost, \$250; owner, Henry Spiels, 1520 3d av; architect, Louis E. Kramer, 372 Miller av, Brooklyn. Plan No. 3591.

3D AV, 1351, remove floor and roof beams, cut openings, new partitions to 2-sty brick (store on 1st floor and sitting room on 2d); cost, \$2,000; owner, Herman Siefke, 148 74th st, Brooklyn; architects, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 3630.

5TH AV, 503, partitions, plastering to 6-sty brick office; cost, \$500; owner, 503 5th Av. Co., 17 West 42d st; architect, John H. Scheier, 17 West 42d st. Plan No. 3632.

5TH AV, 576, partitions, plumbing to 11-sty brick fireproof office; cost, \$4,000; owner, Wm. W. Fuller, Briarcliff Manor, N. Y.; architect, Albert Jos. Bodker, Inc., 62 West 45th st. Plan No. 3633.

5TH AV, 99-101, construct steel trusses and steel beams to 11-sty brick fireproof loft; cost, \$2,500; owner, U. S. Life Insurance Co., 277 Broadway; architect, The Rusling Co., 39 Cortlandt st. Plan No. 3596.

5TH AV, 561, mezzanine floor to 6-sty brick stores and offices; cost, \$125; owner, The 561 5th Av Co., Leo M. Klein, president, 149 Broadway; architect, Robert Teichman, 22 William st. Plan No. 3605.

5TH AV, 1382, metal-covered store front to 4-sty brick stores and tenement; cost, \$300; owner, John F. Goerkin, 1382 5th av; architect, Nathan Makstein, 7 East 14th st. Plan No. 3603.

5TH AV, 2213-2219, store front, plumbing, water closet compartment, window to 5-sty brick tenement; cost, \$1,000; owner, Munson Estate, 103 East 75th st; architect, John H. Knubel, 305 West 43d st. Plan No. 3621.

6TH AV, 523 1/2, store front, partition to 2-sty brick store and salesroom; cost, \$100; owner, Harris Mandelbaum, 135 Broadway; architect, John C. Sims, 110 West 34th st. Plan No. 3592.

6TH AV, 396, extend window to —sty brick loft; cost, \$100; owner, Matilda Rich, 32 West 88th st; architects, Wortmann & Braun, 114 East 28th st. Plan No. 3641.

8TH AV, 871, window, plumbing to 5-sty brick store and tenement; cost, \$250; owner, Wm. Cahill, 301 West 52d st; architect, Rudolf Boehler, 195 Lexington av. Plan No. 3589.

8TH AV, 2141-43, store front to 4-sty brick store and dwelling; cost, \$150; owner, Paul Schuhose, 2143 8th av; architect, Jos. Wolf, 103 Park av. Plan No. 3622.

9TH AV, 519, metal-covered store fronts, partitions, windows to 4-sty brick store and dwelling; cost, \$2,000; owner, Lawrence Atterbury 68 William st; architect, Jacob Fisher, 25 Av A. Plan No. 3626.

11TH AV, 764, new wall to 1 and 3-sty frame dwelling and shop; cost, \$750; owner, Annie Murphy, 764 11th av; architect, Jas. W. Cole, 403 West 51st st. Plan No. 3601.

Bronx.

149TH ST, 406, remove projections from 2-sty brick stores and offices; cost, \$1,000; owners, Crossways Realty Co., Elkan Holzman, 26 Exchange, president; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 507.

216TH ST, 853, 1-sty frame extension, 19x10, to 1-sty frame dwelling; cost, \$75; owner, Edw. Beck, on premises; architect, Arthur Boehmer, 178th st and Arthur av. Plan No. 506.

BROOK AV, 464, new toilet to 2-sty brick theatre and loft; cost, \$100; owner, Harry Schweitzer, 1391 Madison av; architect, Robert Dreyfuss, 5 West 31st st. Plan No. 513.

FORDHAM RD, 388 East, remove projection from 3-sty frame store and dwelling; cost, \$500; owner, Rose Merkert, on premises; architect, Robert W. Dreyfuss, 5 West 31st st. Plan No. 508.

OLINVILLE AV, e s, 350 n Magenta st, move 2 1/2-sty frame dwelling; cost, \$500; owner, Peter Provosta, 3457 Duncomb av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 510.

MORRIS AV, 556, 1-sty brick extension, 12.9 x5, to 3-sty frame stores and tenement; cost, \$150; owner, Antonio Di Orio, on premises; architect, Robt. Glenn, 597 Courtlandt av. Plan No. 512.

VAN NEST AV, n s, 15 e Victor st, new partitions to 2-sty frame store and dwelling; cost, \$300; owner, John H. Richten, 677 Van Nest av; architect, John Schwalbenberg, 2160 Ellis av. Plan No. 509.

WESTCHESTER AV, 718, new show windows, &c, to 5-sty brick store and tenement; cost, \$1,500; owner, Samuel E. Jacobs, 30 East 42d st; architects, Cohen & Felson, 329 4th av. Plan No. 511.

Brooklyn.

BEAVER ST, 72, interior alterations to 2-sty dwelling; cost, \$300; owner, Jos. Bassuk, 42 1/2 Tompkins av; architect, T. Goldstone, 49 Graham av. Plan No. 6907.

BERRY ST, 403, interior alterations to 3-sty dwelling; cost, \$750; owner, Michl. Langson, 64 North 3d st; architect, L. A. Crawford, 1095 Lorimer st. Plan No. 6924.

BRISTOL ST, 305, interior alterations to 4-sty tenement; cost, \$1,000; owner, Barnett Koplowitz, 1855 Sterling pl; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 6897.

CONGRESS ST, 86, interior alterations to 1-sty stable; cost, \$300; owners, Pate & Robb, 100 William st, Manhattan; architect, Jas. O'Connor, 322 Henry st. Plan No. 6954.

CRESCENT ST, 10, exterior alterations to 1-sty lunch room; cost, \$300; owner, Gus. Frank, 8 Hanson av; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 6812.

HARMAN ST, 361, tank to 3-sty brick factory; cost, \$850; owner, Mary A. Brown, 2087 5th av, Manhattan; architect, Stephen Gill, 146 24th st. Plan No. 6837.

HENRY ST, 361, interior alterations to 3-sty dwelling; cost, \$400; owner, O. N. Khouri, on premises; architect, W. J. Conway, 400 Union st. Plan No. 6925.

JEFFERSON ST, 196, interior alterations to 3-sty tenement; cost, \$300; owner, Katherine Kiemer, 198 Jefferson st; architect, L. Allmendinger, 926 Broadway. Plan No. 6933.

LORIMER ST, 25, interior alterations to 2-sty dwelling; cost, \$200; owner, Samuel Dickie-man, 25 Lorimer st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6847.

MILL ST, 18, extension to 1-sty dwelling; cost, \$450; owner, Mrs. Antoinetta Baffa, on premises; architect, H. T. Titus, 116 Montague st. Plan No. 6949.

PULASKI ST, 474, extension to 3-sty dwelling; cost, \$350; owner, W. A. Miller, on premises; architect, L. Allmendinger, 926 Broadway. Plan No. 6932.

RODNEY ST, 200, interior alterations to 3-sty dwelling; cost, \$150; owner, Albert R. Kampf, on premises; architect, H. M. Entlich, 29 Montrose av. Plan No. 6937.

SPENCER ST, 90, store front to 2-sty dwelling; cost, \$100; owner, Mrs. Virginia Perry, on premises; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 6834.

STOCKTON ST, 208, interior alterations to 3-sty tenement; cost, \$500; owner, Mollie Strauber, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6962.

TROUTMAN ST, 188, interior alterations to two 3-sty tenements; cost, \$450; owner, Antonia Venezia, 190 Troutman st; architect, D. Salvati, 523 Grand st. Plan No. 6804.

TRUXTON ST, 31, interior alterations to 4-sty tenement; cost, \$500; owners, Welz & Zerweck, Myrtle and Wyckoff avs; architects, Shampian & Shampian, 772 Broadway. Plan No. 6929.

UNION ST, 471, exterior alterations to 3-sty dwelling; cost, \$200; owner, Leopoldo Colan-luono, 453 Union st; architect, W. J. Conway, 400 Union st. Plan No. 6865.

WALLABOUT ST, 372, interior alterations to 3-sty tenement; cost, \$400; owner, Mrs. Harry Friedland, Juniper Park, Maspeth, L. I.; architect, Lew Koen, 9 Debevoise st. Plan No. 6961.

WEBSTER ST, 97, move 2-sty dwelling; cost, \$300; owner, Lena Kratenstein, 195 Chester st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6913.

WILSON ST, 40, interior alterations to 5-sty storage; cost, \$2,000; owners, Truslow & Fuller, 48 Wilson st; architect, Wm. H. Ludwig, 801 Eastern pkwy. Plan No. 6810.

NORTH 6TH ST, 173, interior alterations to 4-sty tenement; cost, \$500; owner, Jas. J. Long, 169 Meserole st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 6798.

NORTH 10TH ST, 110, extension to 1-sty factory; cost, \$1,200; owner, Tuttle Baily Mfg. Co., 83 North 10th st; architect, Geo. W. Randall, 972 Sterling pl. Plan No. 6805.

EAST 12TH ST, 1870, extension to 2-sty dwelling; cost, \$1,500; owner, Jas. P. Killoran, on premises; architect, Chas. A. Olsen, 1209 68th st. Plan No. 6855.

EAST 38TH ST, 2204, extension to 2-sty dwelling; cost, \$500; owner, Louis V. Spinaport, 68 Bedford av; architect, same. Plan No. 6882.

63D ST, 6215, extension to electric station; cost, \$7,500; owner, N. Y. Municipal R. R. Co., 85 Clinton st; architect, N. C. Bleecker, 42 Sidney pl. Plan No. 6883.

FT. HAMILTON AV, 6502, interior alterations to 1-sty shop; cost, \$100; owner, Hans P. Mad-sen, 6508 Ft. Hamilton pkwy; architect, W. H. Harrington, 510 57th st. Plan No. 6824.

DITMAS AV, 1135, extension to 2-sty dwell-ing; cost, \$300; owner, Frank B. Upham, on premises; architect, Chas. G. Wessell, 1563 East 46th st. Plan No. 6799.

FLATBUSH AV, 1669, interior alterations to 3-sty dwelling; cost, \$200; owner, Jas. Graham, 1848 Brooklyn av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 6957.

HUDSON AV, 143, interior alterations to 1-sty storage; cost, \$200; owner, Vincenzo Capid-ino, 143 Hudson av; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 6857.

KENT AV, 978, extension to 3-sty factory; cost, \$3,700; owner, John McAdam, on premises; architect, C. E. Silkworth, 258 Broadway. Plan No. 6946.

KENT AV, 812, interior alterations to 2-sty dwelling; cost, \$250; owner, Andrea Basile, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 6956.

MANHATTAN AV, 43, interior alterations to 5-sty cafe; cost, \$300; owner, Golda Skolmlzsky, on premises; architect, E. Kleinert, 76 Graham av. Plan No. 6927.

NEW JERSEY AV, w s, 180 s Blake av, exter-ior alterations to 3-sty dwelling; cost, \$400; owner, Saml. Weinstein, on premises; architect, Sophia Pienberg, 2634 Atlantic av. Plan No. 6819.

NOSTRAND AV, w s, 232.5 s Linden av, exter-ior alterations to 2 factories; cost, \$1,000; owner, Arabal Mfg. Co., on premises; architect, J. B. Pfeiffer, 522 West 150th st, Manhattan. Plan No. 6920.

SNYDER AV, 40, extension to 1-sty stable; cost, \$300; owner, Ebingen Baking Co., on premises; architect, A. White Pierce, 59 Court st. Plan No. 6818.

SUTTER AV, 655, interior alterations to 4-sty tenement; cost, \$250; owner, Hyman Arka-way, 1265 Broadway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6845.

ST. MARK'S AV, 355, exterior alterations to 3-sty tenement; cost, \$150; owner, Lucy Ser-pioe, on premises; architect, Chas. Gallo, 60 Graham av. Plan No. 6901.

UTICA AV, 465, move 2-sty dwelling; cost, \$650; owner, Eliz. Kelly, on premises; archi-tect, L. Danancher, 370 Fulton st. Plan No. 6887.

4TH AV, 255, exterior alterations to 3-sty store and dwelling; cost, \$300; owner, James Abbate-maro, 268 4th av; architect, W. J. Con-way, 400 Union st. Plan No. 6926.

5TH AV, 1647, extension to 2-sty dwelling; cost, \$350; owner, Mrs. Jane Williams, on premises; architect, Harry Olsen, 1633 57th st. Plan No. 6796.

7TH AV, 5101, extension to 1-sty garage; cost, \$1,500; owner, John Shomacher, 24 Diren ter-race, N. J.; architect, F. W. Eisenla, 16 Court st. Plan No. 6908.

Queens.

ARVERNE.—Seaview av, e s, 280 s Ocean av, plumbing to boarding house; cost, \$400; owner, Marcus Seliger, on premises. Plan No. 2253.

COLLEGE POINT.—17th st, e s, s e cor 3d av, alter stable and shed; cost, \$100; owner, J. Farrington, on premises. Plan No. 2256.

COLLEGE POINT.—College av, w s, 200 n Monument st, erect chimney and new plumbing to dwelling; cost, \$200; owner, A. Schlesinger, on premises. Plan No. 2257.

COLLEGE POINT.—16th st, w s, 125 n 3d av, 1-sty frame extension, 10x10, rear dwelling, slate roof; cost, \$150; owner, Otto Meyer, prem-ises. Plan No. 2235.

DUNTON.—Atfield av, w s, 500 s Jerome av, 1-sty frame extension, 18x8, rear dwelling, tin roof, new plumbing; cost, \$400; owner, Thos. Thigh, premises; architect, A. Nelson, Dunton. Plan No. 2238.

EVERGREEN.—Washington av, 31, 1-sty frame extension, 3x11, side dwelling, tin roof; cost, \$150; owner, Emil Hartlieb, premises. Plan No. 2245.

EVERGREEN.—Wyckoff av, e s, 25 s Deca-tur st, plumbing in dwelling; cost, \$90; owner, Wm. Braun, premises. Plan No. 2241.

EVERGREEN.—Wyckoff av, n s, 80 s Decatur st, interior alterations to stable; cost, \$4,000; owners, Knorr Bros, on premises; architect, L. Allmendinger, 926 Broadway, Brooklyn. Plan No. 2261.

FAR ROCKAWAY.—Greenwood av, w s, 400 s Broadway, plumbing in dwelling; cost, \$175; owner, J. K. Stiefel, premises. Plan No. 2239.

FLUSHING.—Lawrence st, e s, 100 n Pine st, new plumbing to dwelling; cost, \$75; owner, L. Dondy, on premises. Plan No. 2258.

FLUSHING.—Cypress av, w s, 150 s Central av, plumbing to dwelling; cost, \$150; owner, M. Hanson, on premises. Plan No. 2226.

FOREST PARK.—Althouse pl, n s, 20 e Remsen st, interior alterations to tenement; cost, \$200; owner, J. Higgins, Far Rockaway. Plan No. 2247.

JAMAICA.—Bandmann av, n e cor Jay st, new store fronts to dwelling; cost, \$150; owner, J. J. Greenberg, on premises. Plan No. 2252.

JAMICA.—Elm st, w s, 115 n Humboldt boulevard, plumbing in dwelling; cost, \$90; owner, J. Misa, premises. Plan No. 2233.

L. I. CITY.—5th av, w s, 175 s Graham av, 1-sty frame extension, 10x15, rear dwelling, tin roof; cost, \$300; owner, John Lorenz, 215 5th av, L. I. City; architect, J. M. Grady, 1 Bridge Plaza, L. I. City. Plan No. 2236.

L. I. CITY.—Jackson av, 348, 1-sty frame ex-tension, 25x40, rear store and dwelling, tin roof, new plumbing in dwelling; cost, \$2,000; owner, Wm. Allen, premises; architect, J. Campagna, 1861 2d av, Manhattan. Plan No. 2237.

L. I. CITY.—10th av, 354, interior alterations to tenement; cost, \$200; owner, Rocco Curcio, on premises. Plan No. 2248.

OZONE PARK.—Lawn av, e s, 125 s Chiches-ter av, plumbing to dwelling; cost, \$75; owner, J. Schaeffer, on premises. Plan No. 2259.

RICHMOND HILL.—Walnut st, e s, 200 n Ful-ton st, plumbing to dwelling; cost, \$100; owner, G. Sharp, on premises. Plan No. 2229.

RICHMOND HILL.—Stoothoff av, e s, 314 n Jerome av, plumbing to dwelling; cost, \$80; owner, J. C. Wallace, on premises. Plan No. 2230.

RICHMOND HILL.—Waterbury av, 54, plumbing in dwelling; cost, \$100; owner, N. S. Kellogg, premises. Plan No. 2245.

RICHMOND HILL.—Hamilton av, e s, 290 n Belmont av, interior alterations to dwelling; cost, \$565; owner, Frederick Tietz, premises. Plan No. 2246.

RIDGEWOOD.—Foxall st, s e cor Forest st, 1-sty frame extension, 23x35, rear dwelling, tin roof, interior alterations; cost, \$2,000; owner, Herman Entermann, on premises; architects, L. Berger & Co., Myrtle and Cypress avs, Ridge-wood. Plan No. 2228.

ROCKAWAY BEACH.—Grove av, w s, 360 s Boulevard, new foundations under two dwell-ings; cost, \$600; owner, A. Drusel, premises. Plan Nos. 2231-2232.

WOODHAVEN.—Liberty av, 1479, 1-sty frame extension, 16x8, rear dwelling, tin roof; cost, \$400; owner, Eliz. Horeg, Woodhaven; archi-tect, L. J. Frank, 206 Crescent st, Brooklyn. Plan No. 2242.

WOODHAVEN.—Fulton st, n s, 40 e Ocean-view av, plumbing to dwelling; cost, \$75; own-er, F. S. Schaffer, on premises. Plan No. 2251.

WOODSIDE.—8th st, 41, new foundation to dwelling; cost, \$100; owner, F. Gratan, on premises. Plan No. 2249.

Richmond.

HIGH ST, s s, 200 e Princess Bay av, Prin-cess Bay Beach, small addition and masonry to frame dwelling; cost, \$400; owner, Mrs. M. Silk, Princess Bay Beach; builder, H. Thraime, Tottenville. Plan No. 417.

WATERSIDE ST, s s, 120 w Cedar Grove av, New Dorp Beach, extension and new roof to frame bungalow; cost, \$400; owner, H. Sa-vastrano, care architect; architect and builder, A. Marks, Jr., Dongan Hills. Plan No. 421.

EGBERT AV, w s, 600 s Meisner av, New Dorp, 1-sty extension to frame wagon shed; cost, \$70; owner, C. H. Aldrich, New Dorp; builder, L. W. Williamson, Egbertville. Plan No. 420.

HOLLAND AV, 120, Holland Hook, store front to frame store and dwelling; cost, \$100; owner, architect and builder, L. Plaujamick, Mariners Harbor. Plan No. 418.

LEGATE AV, s s, 140 e Carleton boulevard, Annadale, new foundation to frame dwelling; cost, \$300; owner and builder, J. Kupatt, 14 Stuyvesant st, Manhattan. Plan No. 415.

OLD STONE RD, e s, 500 s Watchogue rd, Graniteville, new foundations to frame dwell-ing; cost, \$400; owner and builder, Ed. Kruser, Port Richmond. Plan No. 416.

PORT RICHMOND.—Richmond av, e s, 100 n Bernet st, new store front to frame store and dwelling; cost, \$450; owner, Mrs. Emma De Hart, Port Richmond; builder, A. C. Deppe, Port Richmond. Plan No. 413.

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Ber-gen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending Oct. 3. The location is given, but not the owner's address:

PATERSON.—Edward Rothenflug, 245 River st, 3-sty frame alteration, \$600.

NEWARK.—Fritz Zellmann, 430 So. 10th st, 3-sty frame alteration, \$300; Israel Blum, 41-43 Stuyvesant av, 3-sty frame, \$9,000; Joseph Ramaglis, 166 Bleecker st, 3-sty frame alter-ation, \$400; Israel Blum, 37-39 Stuyvesant av, 3-sty frame, \$9,000; Mrs. Kilian Jubert, 451-453 Springfield av, two 3-sty frame alteration, \$900; Joseph Serritelli, 21-23-25 Aqueduct alley, three 5-sty brick alteration, \$1,000; Morris & Julius Sharff, 49-51-53 Milford av, three 3-sty brick, \$39,000; Louise M. Donaldson, 209 Leslie st, 3-sty frame, \$5,000.

BAYONNE.—Anna Gettke, 87 East 25th st, 3-sty brick, \$6,000; Harry Rosenzweig, 492 Broadway, 4-sty brick alteration, \$300; Adam Marowski, 36 East 19th st, 3-sty frame alter-ation, \$3,800.

JERSEY CITY.—Dominick Marzulle, 329 Cater av, 3-sty brick, \$7,000; George Raphogel, 140 Essex st, 3-sty brick alteration, \$300.

IRVINGTON.—Schaub & Osterstock, 301 21st st, 3-sty frame, \$6,000.

PASSAIC.—Henry Pasternack, 306 Passaic st, Easton av, 3-sty frame alteration, \$600.

New Jersey News—Continued.

CHURCHES.

NEW BRUNSWICK, N. J.—Alexander Merchant, 363 George st, has completed plans for a 1-sty frame church, 37x77 ft., for St. Joseph's R. C. Church. Cost, about \$8,000.

DWELLINGS.

ARLINGTON, N. J.—Plans have been prepared privately for two 2-sty frame residences, 4-sty frame alteration, \$1,500.

NEW BRUNSWICK.—William Gaub, 124 22x30 ft. on Kearney av, for E. B. Campbell, 334 Chestnut st. Total cost, about \$6,000.

MONTCLAIR, N. J.—Mullins & Braddock, 14 Bruce rd, have received the general contract to erect two 2½-sty frame residences at 9 Norwood av, for Ernest C. Hink, 62 Walnut st. Cost, about \$6,000.

NEW BRUNSWICK, N. J.—D. D. Williamson, 390 George st, is preparing plans for a 2-sty frame residence, 35x36 ft., at Townsend st and Nicoll av, for J. L. Suydam, 22 Jones av. Cost, about \$10,000.

FACTORIES AND WAREHOUSES.

JERSEY CITY, N. J.—Chris Ziegler, 75 Montgomery st, has completed plans for a 1-sty brick storage building, 44x88 ft., on Fairmount av, for Charles Heidt & Sons, 98 Fairmount av. Cost, about \$10,000.

HOSPITALS AND ASYLUMS.

MORRISTOWN, N. J.—O. B. Smith, Jr., 25 Madison av, Manhattan, has been commissioned to prepare plans for a 2-sty brick addition to the hospital in Morris st, near Spring st, for the Morristown Memorial Hospital, on premises, J. E. Taylor, president. Cost, about \$50,000.

MUNICIPAL WORK.

ALLENHURST, N. J.—J. B. Rider, 29 Broadway, Manhattan, has been commissioned to prepare plans for an electric lighting plant here for the town of Allenhurst. Nothing definite has been decided.

PUBLIC BUILDINGS.

NEWARK, N. J.—H. Van Buren Magonigle, 101 Park av, Manhattan, is preparing preliminary plans for a 2-sty brick administration building at Branch Brook Park, for the Essex County Park Commission, Alonzo Church, secretary, 810 Broad st. Cost, about \$100,000.

SCHOOLS AND COLLEGES.

HACKETTSTOWN, N. J.—W. W. Rasmussen, 1133 Broadway, Manhattan, has completed plans for making additions and remodeling the 2-sty public school in Washington st, for the Board of Education of Hackettstown, J. M. Sanders, president. Cost, about \$75,000.

BLOOMFIELD, N. J.—W. W. Rasmussen, 1133 Broadway, Manhattan, has completed plans for a 2-sty brick and terra cotta school in Grove st, near Bloomfield av, for the Board of Education of the town of Bloomfield, Chas. W. Martin. Cost, about \$45,000.

WHITESVILLE, N. J.—Bids will soon be re-advertised for the 2-sty hollow tile and stucco public school, 64x50 ft., to be erected on the

site of the present school for the Board of Education of Neptune Township, John Dewis, president. E. C. Benner, Appleby Building, Asbury Park, N. J., architect. Cost, about \$15,000.

STORES, OFFICES AND LOFTS.

NEW BRUNSWICK, N. J.—Alex Merchant, 363 George st, is preparing plans for a 2-sty store and office building, 26x100 ft., at 336 George st, for Joseph Schneider, Albany st. Cost, about \$10,000.

THEATRES.

POMPTON LAKES, N. J.—Chas. E. Sleight, 136 Washington st, Paterson, N. J., is preparing plans for a 2-sty theatre, lodge room and two stores on the main road, for G. W. Cowdrey, Colonial Hotel, Pompton Lakes, N. J.

Other Cities.

FACTORIES AND WAREHOUSES.

BATAVIA, N. Y.—E. E. Peck, 11 Ellicott av, contemplates rebuilding the 3-sty frame factory, 25x48 ft., at 8 Ellicott av, from plans by H. W. Homelius & Son, 2 Main st. Cost, about \$15,000.

HOSPITALS AND ASYLUMS.

GREENWICH, CONN.—Carrere & Hastings, 225 5th av, Manhattan, are preparing plans for a 2 or 3-sty brick and steel hospital near Lake av, for the Greenwich Hospital Association, care of Dr. A. W. Klein, chairman of building committee. E. C. Benedict, this place, donor. Cost, about \$250,000.

BINGHAMTON, N. Y.—Lewis F. Pilcher, Capitol, Albany, has nearly completed plans for the 3-sty brick and stone parent's building at the Binghamton State Hospital, for the N. Y. State Hospital Commission, J. H. B. Hanify, secretary. Cost, about \$225,000.

MUNICIPAL WORK.

BUFFALO, N. Y.—Tentative plans have been completed for the filtration plant for the city of Buffalo, Department of Public Works, Col. Francis G. Ward, commissioner. Henry Lyons, water commissioner. Cost, about \$500,000. It is undecided when work will go ahead.

SCHOOLS AND COLLEGES.

BEACON, N. Y.—Bids will probably be advertised before Jan. 1 for the 2-sty brick high school on Fishkill av, for the Board of Education, Union Free School District 8, E. A. McComber, president. William T. Towner, 320 5th av, Manhattan, architect. Cost, about \$60,000.

STABLES AND GARAGES.

CANISTEO, N. Y.—George S. Carman, this place, contemplates the erection of a garage and dance hall at Depot and Main sts, from private plans.

STORES, OFFICES AND LOFTS.

TROY, N. Y.—Louis Milliman, 401 Stoll Building, Troy, has completed plans for a 4-sty marble, granite and steel office building, 53x85 ft., on 2d av near Broadway, for the Troy Gas Co., State st, near 2d st, Troy, Joseph P. Murphy, president.

PERSONAL AND TRADE NOTES.

BERKEY & GAY FURNITURE CO. has opened new showrooms, for wholesale purposes only, at 119 West 40th st, N. Y. C.

JAMES C. GREEN, architect, has moved his offices from 103 Park av to the American Building, Columbus Circle, N. Y. C.

ARCHITECTURAL CORNICE AND SKYLIGHT WORKS, A. Sommerfeld, president, has moved its factory from 4121 Park av to 4077-85 Park av.

EMPORIUM LUMBER COMPANY, large manufacturers of hardwood lumber, have removed their office from No. 1 Madison av to the Grand Central Terminal Building.

M. J. MARSHALL, formerly connected with John Kennedy & Co., general contractors, 1133 Broadway, has opened an office for the purpose of conducting a general contracting business at 1123 Broadway, fourth floor.

TRIUMPH ELECTRIC COMPANY, manufacturer of electric light and power machinery, Oakley, Cincinnati, O., has opened a new office in New York City at 114 Liberty st. The office is in charge of W. B. Elliott.

ROBERT WILSON POLLOCK, architect, has opened offices for the practice of his profession at 1802 Chestnut st, Philadelphia, Pa., and desires catalogues and samples from manufacturers interested in the building trades.

ALBERT REUTER, who has been connected with the Moller & Schumann Company, Brooklyn, for a number of years, will hereafter devote special attention to the company's trade on Long Island in connection with matters relating to varnishes, enamels and their uses.

CHARLES F. LACOMBE, chief engineer of the Bureau of Gas and Electricity of the Department of Water Supply, Gas and Electricity, has tendered his resignation to take effect November 12. Commissioner Williams in accepting this resignation in a letter to Mr. Lacombe, thanked him for his services to the city.

W. S. VAN CLIEF, the prominent Staten Island retail lumber dealer, with yards at Port Richmond and West New Brighton, has purchased the old Bodine yard at West New Brighton, and has completed plans for the construction of docks and piers which will give him over 1,500 feet of dock front and over eleven acres of yard space, which, for the time being, he will utilize in his lumber business.

JOHN G. EADIE, M. E., Mortimer Freund, E. E., and James K. Campbell, S. B., have established the firm of Eadie, Freund & Campbell, consulting engineers, with offices at 7 West 45th st. The new firm is prepared to design and supervise installations for heating, ventilating, lighting, plumbing, water supply, refrigeration and automatic sprinkler systems in all classes of buildings; also to design and install complete power equipment in industrial buildings.

HARRY A. PIKE, formerly Eastern sales manager for the Flannery Eolt Company, Pitts-

burgh, and who was also connected with the American Vanadium Company and American Radium Company, is now with the Clifton Porcelain Tile Company, Newark, N. J., which is developing a new industry—the manufacture of a porcelain faced wall and floor tile by a non-lead process. He will be the general sales manager of the company when the manufacturing plant is completed and ready for business.

FIRE PREVENTION DAY.—Friday being Fire Prevention Day, appropriate exercises were held at the Manhattan Bureau of Buildings. At nine o'clock the corps of inspectors assembled at their regular meeting place on the 22d floor of the Municipal Building, about two hundred and fifty in all. Acting Supt. Frederick H. Dewey presided and introduced the former Superintendent, Mr. Rudolph P. Miller, who is president of New York Chapter of the National Fire Prevention Association. In a brief address Mr. Miller called attention to the importance of the day. He said that as the first step in fire prevention was the safe construction of buildings, it was especially appropriate that the Bureau of Buildings should observe it as well as the Fire Department. The next speaker was Edward R. Hardy, of the Fire Insurance Exchange, who is Secretary of New York Chapter of the National Fire Prevention Association. Mr. Hardy made an address which greatly interested his hearers as building experts and business men. He maintained that everything destroyed by fire represented absolute waste. The losses paid by insurance companies simply represented sums chipped in by a lot of people. The annual fire losses in the United States are as large as they were fifty years ago. There was not the same fear of a conflagration in New York as there was in San Francisco and Chicago because we have not had a great fire here since 1845. The total annual fire loss in the United States would support the municipal government in New York for a year without any tax levy. Mr. Hardy figured that the people of New York City were paying fifty million dollars a year directly and indirectly on account of fires.

OBITUARY

JAMES CAMPBELL, a retired general contractor, died of apoplexy at his home, 712 East 12th st, Brooklyn, Saturday, Oct. 3. He was seventy-six years of age and is survived by his widow, two sons and two daughters.

WILLIAM COLLINS MARSH, who was in the architectural furniture business in this city, died of general debility at his home, 391 Greene av, Brooklyn. He was sixty-four years old and is survived by three sons and one daughter.

WILLIAM F. SLATTERY, general contractor and president of the Slattery Construction Co., died of diabetes at his home, in Elmhurst, L. I., Saturday, Oct. 3. He was forty-two years of age and is survived by his widow, a son and three daughters.

AUGUSTUS WILDER SEXTON, JR., treasurer of Westinghouse, Church, Kerr & Co., contracting engineers, 37 Wall st, died at his home, 11 Fairfield st, Montclair, N. J., Thursday, October 1. Mr. Sexton was born in Staten Island thirty-nine years ago. He is survived by his widow and a daughter.

PROFESSOR JEAN HEBBRARD, who resigned three years ago from the faculty of the College of Architecture at Cornell University, to return to Paris to practice his profession, was recently killed in a battle with the Germans, according to advices received at Ithaca this week. Professor Hebrard was a lieutenant in the French reservists.

CHARLES A. SCHNEEMAN, general contractor, died after a brief illness, of apoplexy, at his home, 5610 Third av, Brooklyn, Thursday, October 1. He was born in Germany forty-seven years ago, and had been engaged in the building business in the Bay Ridge section of Brooklyn for twenty years. He is survived by his widow, three sons and a daughter.

THOMAS BAKER, a retired general contractor, died at his home, 428 Throop av, Brooklyn, Wednesday, September 30. He was born in Oxford, England, eighty-seven years ago and came to America when twenty-five years of age. He was active and well known as one of the pioneer builders of Brooklyn, until his retirement about five years ago. He is survived by his widow and a daughter.

EDWARD F. HUGHES, a retired mechanical engineer, died of a complication of diseases at his home, 331 Avenue K, Flatbush, Brooklyn, Wednesday, September 30. Mr. Hughes was born in North Wales, eighty-one years ago, and came to America when a young man. Up to three years ago he was in business at 69 Furman st, Brooklyn. He is survived by his widow, three sons and three daughters.

LOUIS SIDNEY CARRERE, a lawyer and a brother of the late John M. Carrere, the architect, died of heart disease, in Sidney, Australia, Thursday, October 1. Mr. Carrere was forty-eight years of age, and was formerly a member of the law firm of Nadal, Smythe & Carrere, with offices in Manhattan. His home was at 57 West 9th st. He was graduated from Columbia in 1886, and was a member of the Bar Association and several clubs in this city. He is survived by his widow, a son and three daughters.

HENRY N. HAMILTON, a retired civil engineer, who was the son of General Alexander Hamilton and a great-grandson of Alexander Hamilton, died of a complication of diseases after a short illness at his home, 14 Amackassin Terrace, Yonkers, Wednesday, October 7. He was born in Smithtown, L. I., sixty-five years ago. He took part in the construction of many public improvements, both for the United States government and the city of New York, and retired several years ago. He is survived by two sons and a daughter.

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TRADE AND TECHNICAL SOCIETY EVENTS.

EASTERN SUPPLY ASSOCIATION.—The fall meeting will be held at the Hotel Astor, N. Y. C., Wednesday, October 14.

VARNISH MANUFACTURERS ASSOCIATION.—Annual convention in New York City during the week of October 19.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION.—Annual meeting and convention at Atlantic City, N. J., October 28-30. Headquarters at the Marlborough-Blenheim Hotel.

AMERICAN INSTITUTE OF MECHANICAL ENGINEERS.—Meeting in New York City, December 1 to 4. Calvin W. Rice, secretary, 29 West 39th st.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The annual convention will be held in Chicago, Ill., February 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.

NATIONAL HOUSING CONFERENCE, scheduled for Minneapolis, October 21, 22, 23, 1914, has been postponed because of disturbances due to the European war.

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 meet in 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.

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.

AMERICAN SOCIETY OF ENGINEERS, ARCHITECTS AND CONSTRUCTORS, T. Hugh Boorman, secretary, will hold its regular monthly meetings on the second Wednesday of each month, in the society's rooms, 25 West 39th st. At the meeting to be held October 14, a paper will be read by J. E. W. Gardiner, U. S. M. A., '05, on "Sub-Level Waterproofing from the Viewpoint of Maintenance."

THE SOCIETY OF BEAUX ARTS ARCHITECTS is preparing for an entertainment to be held at the Ritz-Carlton Hotel November 9-10, afternoon and evening. The proceeds will be devoted to the relief of families of architects, sculptors and painters who are in need of assistance on account of the European conflict. Many prominent professional and amateur artists have volunteered their services for this cause. A feature of the programme will be a mythological pantomime entitled "The Judgment of Paris." The committee in charge of the entertainment includes Lloyd Warren, chairman; Howard Greenley, Louis R. Metcalf, James W. O'Connor, Henry Hornbostel, Kenneth M. Murchison and Arthur Ware.

RECENT INCORPORATIONS.

SIGNET PROTECTIVE CO. is a \$25,000 company chartered to manufacture a protective paint, varnishes, enamels and products, with offices in Manhattan. The directors are William C. Opperman, 18 East 41st st, Henry Leeds, 149 Broadway, W. J. Andrus, 38 Murray st, and two others. John H. Miller, 18 East 41st st, attorney.

BUCKINGHAM STEEL CO., with offices in Manhattan, has been chartered with \$10,000 capital stock to deal in building supplies, iron, steel, sheet metal, contracting and construction. The directors are Walter E. Buckingham, Edward J. Kaufman, Jr., and Dwight W. DeMotte, all of 50 Church st, who is also the attorney for the company.

STEINWAY BUILDING CO., realty, contracting, construction, manufacture of building materials, has filed incorporation papers with \$25,000 capital stock with offices in Queens. The directors are William E. Goetter, 468 Grand av, John T. Kreeger, 142 Temple st, both of Astoria, John T. Clancy, 2 University pl, Manhattan, and one other. J. T. Kreeger, care of E. W. Page, 30 Broad st, attorney.

Queensboro Bridge.

At a meeting of the Board of Directors of the Chamber of Commerce of the Borough of Queens a resolution was adopted approving the new plan of the Bridge Department for the reconstruction of the Queensboro Bridge which provides two 26-ft. roadways on the different levels for vehicular traffic, and the Transit Committee was instructed to call upon Mayor Mitchel and President McAneny and urge that there be no delay in the appropriation of the money required for this work.

EXISTING FIRE-ESCAPES.

The New Rule Considered a Concession to Property Owners.

In answer to an inquiry in reference to Rule 380, of the Industrial Board, relating to existing fire-escapes which do not serve as required means of exits, George W. Olvany, special council of the Real Estate Board, has written an opinion commending the rule as in favor of real estate owners. The rule reads as follows:

Rule 380.—When, in addition to the required exits of any factory or factory building, there exist one or more outside fire escapes which are not entirely in accordance with the provisions of the Labor Law relating to fire escapes, such fire escapes may be retained without being changed to conform to such provisions, if steps are taken, satisfactory to the Commissioner of Labor, to prevent their use as means of egress, and provided that such fire escapes are maintained in good repair.

Mr. Olvany says: "The Labor Department had been issuing orders to the effect that all outside fire-escapes be made to comply with the law relating to fire escapes, irrespective as to whether they served as required means of exit or not, and the consequence was that the owners of buildings upon which there were these extra means of exit, instead of complying with the law, because of the heavy expense, annoyance and sacrifice to do so (in some cases an expenditure of \$5,000 to \$10,000 would be necessary, involving the fireproofing of all windows on the course of the fire escape, stairway to roof and to bottom landing, and a fireproof passage from the rear of the building to the street) began to take down these fire escapes, and the Fire Department immediately filed a protest on the ground that one of the best means of fighting a fire was being taken away.

"The counsel for the New York State Factory Investigating Commission stated to the Industrial Board of the Department of Labor upon the hearing on this rule that it was not the intention of the commission to include fire escapes not used as required exits in the general requirements for fire escapes which were so used.

"The construction placed upon this provision of the law is certainly very much in the favor of the real estate owner as it only requires him to maintain the fire escape itself in good repair, which can be done at a very nominal expense, and affords a most advantageous means to the Fire Department to extinguish a fire which may occur in the building.

"Instead of being a menace to the occupants, it might in the event of all the required means of exits being cut off by fire or smoke allow a possible escape.

"The placing of the sign, 'This is not an exit,' and the giving of a notice to that effect to the employees, ought to be a sufficient warning that such a fire escape must not be used as an exit except as a last means of escape.

"Therefore the rule, in my opinion, should be praised rather than condemned by the real estate owners."

Subway Progress.

According to the progress reports for September made by the division engineers to Alfred Craven, Chief Engineer of the Public Service Commission, there are now about 17,000 men engaged in construction work on the Dual System subway and elevated railroad contracts. Of this total about 14,000 are employed by contractors building the lines to be owned by the city and about 3,000 by contractors building the elevated extensions and additions to be owned by the companies.

The Dual System is divided by the commission into 83 contract sections. Contracts have been awarded for 59 of these sections, leaving only 24 yet to be made. Of those already awarded 31 are on lines to be operated by the Interborough Rapid Transit Company and 28 on lines to be operated by the New York Municipal Railway Corporation. Of those remaining to be let, 8 are on Interborough lines and 16 on New York Municipal lines, the latter including 6

sections of the Eastern District route. All told, the City of New York now has outstanding contracts for Dual System construction on city-owned lines aggregating \$140,516,385.38, of which \$69,462,918.84 is on lines for operation by the Interborough Rapid Transit Company and \$71,073,466.54 on the New York Municipal lines.

Roughly speaking, the Dual System agreements call for the construction of about 80 miles of new subway and elevated roads on city-owned lines, with about 260 miles of single track. The contracts already let cover about 50 miles of the total road mileage, so that it may be said that about five-eighths of the contracts on city-owned lines have been awarded.

WHAT NEW YORKERS WORK AT.

Twenty Thousand Engaged in Real Estate and Insurance.

Forty-five per cent. of the total population of New York City were engaged in gainful occupations when the last national census was taken, in 1910. Eighty-two per cent. of all the males and 30 per cent. of all the females were so employed.

The 2,152,433 gainful workers in 1910 were distributed among the main branches of occupations as follows: Agriculture, forestry and animal husbandry, 9,950, or 0.5 per cent.; extraction of minerals, 886, or less than one-tenth of 1 per cent.; manufacturing and mechanical industries, 873,497, or 40.6 per cent.; transportation, 169,834, or 7.9 per cent.; trade, 361,053, or 16.8 per cent.; public service, 41,004, or 1.9 per cent.; professional services, 127,397, or 5.9 per cent.; domestic and personal service, 333,954, or 15.5 per cent., and clerical occupations, 234,860, or 10.9 per cent.

The Building Trades.

There were 15,000 builders and building contractors, 15,800 brick and stone masons, 41,400 carpenters, 15,500 electricians, 14,800 stationary engineers, 24,000 machinists and millwrights, 27,100 painters, 6,300 plasterers and 19,500 plumbers, 5,700 helpers in the building trades, and 35,000 general laborers.

Real estate agents and officials numbered 12,800, insurance agents and officials 8,000.

There were 33,700 bookkeepers, cashiers and accountants; 84,600 clerks in stores, 87,800 other clerks, 16,800 typesetters and linotypers, 7,500 elevator runners, 39,700 teamsters and expressmen, 10,500 lawyers and judges, 10,600 policemen, 107,300 retail dealers, 10,900 commercial travelers, 66,400 salesmen in stores, 4,200 saloon keepers, 6,342 male stenographers and typewriters, 49,200 tailors, 5,641 teachers, 20,650 waiters, 7,700 wholesale dealers, importers and exporters.

Women Workers.

Among women and girls there were 65,000 sewers and sewing machine operators, 3,700 actors, 6,700 boarding-house keepers, 19,400 clerks, 7,500 housekeepers and stewardesses, 21,600 bookkeepers and accountants, 10,400 janitors, 5,800 laundry operators, 12,000 milliners and millinery dealers, 5,800 musicians and leaders of music, 27,700 saleswomen, 113,400 servants, 33,700 stenographers and typewriters, 21,680 school teachers, 7,300 telephone operators, 7,500 trained nurses, 8,950 waitresses.

Eastern Parkway Trees.

The preservation of the trees in Eastern Parkway, Brooklyn, is assured by a change in the plans for the Eastern Parkway subway recently recommended by Alfred Craven, Chief Engineer of the Public Service Commission. Mr. Craven's staff has been making a study of this situation for months in response to requests of prominent citizens and civic associations of Brooklyn, who made strong pleas for the preservation of the trees along the route. The new plan is to narrow the subway structure which passes through Eastern Parkway by making it a double-deck railroad, that is, instead of having four tracks on one level there will be two tracks over two tracks.

BUILDING MATERIALS AND SUPPLIES

FIRST NINE MONTHS OF YEAR SHOW GAIN IN PROJECTED OPERATIONS OF 888, BUT WITH SLIGHT LOSS IN VALUE

Money Shows Signs of Loosening—
Portland Cement—Plan Filing Gains

DEVELOPMENTS in the autumn situation in the metropolitan district indicate a tendency toward loosening of building money. The continued closing of other securities markets has thrown a large volume of money into mortgage and building investments. The European war has not disastrously affected building projects.

Comparing September of this year with the same month last year in building activity, Bradstreet's shows a current decrease of 33.5 per cent. in 121 cities. When it is recalled that September, 1913, showed a gain of 11 per cent., this makes a net decrease in September, 1914, of only 22.5 per cent., despite the unsettling of finances by the European war, since August 1. September showed a decrease of only 16.6 per cent. from August. The third quarter shows a loss of only 10 per cent. from the same period last year and the nine months just closed is but 8.2 per cent. below the record of the first nine months in 1913 which was 5 per cent. behind the same period in 1912. Chicago reports a decrease of 37 per cent. from last year in September, so New York has not fared so badly. St. Paul showed a gain of 209 per cent. Denver a gain of 241 per cent. and Cleveland 9 per cent.

Although the current year contained the worst two months the American real estate and finance markets have ever known, the first nine months close with a net gain over the total number of new building plans filed in the same period last year of 888, although there was a loss in value for all boroughs for 1914 of \$5,348,463.

This recession in value may be credited in large part, if not entirely, to the extremely low price of basic building material during the current year. For instance, the average wholesale price of common red brick in the first nine months of 1913 was \$6.75 a thousand. This year it was \$5.25. Structural steel last year was 1.46c., while this year it was averaged about 1.31c. Portland cement was rigid at \$1.58, in carload lots, N. Y., while this year it has been seriously cut. Lumber was higher in practically all departments last year. It is a conservative estimate that the loss accredited to values for the entire city

this year would be changed to an actual gain of at least \$2,000,000 on 888 buildings, if material prices used in making estimates of cost had been identical with those prevailing when the architects were figuring last year's plans.

The significance of these figures would seem to be that manufacturing centers showed the greatest expansion, that the industrial labor centers are shifting from the high rent boroughs of Manhattan and the Bronx to the lower rent areas of the suburbs. East Jersey doubtless reflects this tendency, judging from the large numbers of factory extensions that have been reported within the metropolitan district, many manufacturers moving their plants and taking their help across the Hudson to escape the drastic city and state factory laws now operative here.

If there has been any tightness in building money during the last nine months it has been for office, loft and apartment house construction, all of them types of buildings quickly affected by any change in business activity in general. Factories, manufacturing buildings, such as ice and steam plants; industrial and small house construction are the preponderant factors in the building statistics of this year, while hotel, apartment and loft building construction and high-class suburban construction featured last year's statistics. The inference capable of being drawn from this condition of the building market in the light of the disturbed state of finances is that American business is aggressively laying plans to take to itself any commercial opportunity that may arise in its industrial life through the war in Europe.

Plan filings in all boroughs for the week compared with those of last week follow: Total number of new buildings projected in all boroughs in the corresponding week last year, 153, valued at \$1,448,013.

	Week Ending			
	Oct. 2		Oct. 9	
	No.	Value	No.	Value
Manhattan	7	\$1,820,500	5	\$1,775,000
Bronx	5	11,800	5	11,800
Brooklyn	92	534,800	70	315,200
Queens	50	135,655	71	134,300
Richmond	21	37,785	13	9,745
	175	\$2,540,540	164	\$2,266,045

STRUCTURAL STEEL.

Drop in Low Level, But High Level Is Still Quoted.

STRUCTURAL STEEL succumbed to the pressure of competition this week and was quoted 1.26@1.36c., a drop of five cents on the low level. Heretofore the quotations has ranged from 1.31 to 1.36c. Fabricators in Newark, Richmond, Long Island City and Brooklyn all complain of high pressure competition, one concern stating that he bid on a job at what he considered cost and was beaten by another concern by several thousand dollars. During September it seemed to be a case with many fabricators of keeping their organizations together until the fall building operations got more fully under way.

Wire products are holding up firmly and so is the equipment market, but only on steel. Pig iron sales have been small to moderate with little interest being displayed even at the present low prices by steel mills for supplies. Prices current for shipments over the fourth quarter of 1914 run at 15@15.25 for No. 1 X foundry northern with basic at 14.00 flat. Both the steel and iron markets are dull and heavy.

LUMBER.

Consumption Only Slightly Below Last Year's Record in Queens and Brooklyn.

ADVICES from the local distributing yards in Queens and Brooklyn indicate that the volume of lumber moving so far this year is only slightly below the total moving in the corresponding period last year. The building situation in the five boroughs shows a gain in the number of permits filed up to and including September 18 of 1,016 over the same period last year and a gain in value of \$898,713. This activity is reflected largely in purchases of lumber by local yards for stock. There has been a gain of 15 per cent. in lumber buying by dealers in Brooklyn and Queens. The

PORTLAND CEMENT.

Prices Slightly Lower—Works Operating at 80 Per Cent.

ACCORDING to information available in the local market this week, there is slight weakening in the price of Portland cement at mill, owing to large supplies on hand. This brings the price in the New York market at a level which is somewhat shaded from the 1.58 quotation ruling a month ago.

Most of the companies report current sales off about 10 per cent. Shipments, however, have been about normal. Some of the largest

companies are operating more than 80 per cent. of capacity. The weakening in prices being much in the nature of concessions, many of the smaller companies have been shading quotations, and this has made necessary some action by the larger manufacturers.

Reaction is anticipated when those who are cutting prices today attempt to benefit from the rebound on the ground that dealers will probably insist upon continuing to get cement at the prices now being charged. The experience of the brick manufacturers in this market during the last few years with respect to price cutting may be that of the cement companies who are now stimulating business by sacrificing profits.

As far as the national movement is concerned, construction work is requiring less cement, but road construction is taking up the slack. Germany and Belgium have been the principal exporters of cement in the past, and England has also been a factor, but hope of diverting some of this business into American manufacturing is responsible for the comparatively large capacity now being operated.

An estimate of the total quantity of Portland cement manufactured in the United States this year, judging by the capacity employed at the leading mills, will run up about 97,000,000 barrels, with shipments about equivalent to last year's total productions, which was approximately 93,000,000 barrels. Lehigh Valley's contribution, however, will not exceed 30,000,000 barrels, as against 27,000,000 barrels last year. New York State's mills now give evidence of running to about 7,000,000 barrels, partly because of the shutting-off of German cement and the reversion of this year to some of the Hudson River establishments.

ROPE.

Arrivals of Manila Hemp at Atlantic Seaports Stop.

ONE of the indirect effects of the war upon building construction and equipment is the fact that Manila hemp has ceased to arrive at Atlantic seaports. All the Manila hemp that is coming into this market now is arriving on railroads from the Pacific coast. Cost of railroad transportation makes the cost high and has shut off demand temporarily. Riggers are not buying as freely as usual and a demand is being created for wire rope. It was stated that it would not be surprising that if the supply from Russia, Italy and German East Africa is shut off much longer, the price of hemp rope will be equal to that of wire rope.

COMMON BRICK.

September Sales and Arrivals Compared With Same Month in 1913.

SALES of common Hudson brick in September were 36 per cent. below total sales of September last year. Arrivals dropped off 28 per cent. Arrivals in the month just closed were 119 bargeloads or 41,650,000 brick. Sales totaled 144 bargeloads of 50,400,000 brick. Left over from August, 8,750,000. In September, 1913, total arrivals were 57,400,000 in 164 bargeloads and sales were 220 bargeloads or 77,000,000 brick. Left over from August, 31 bargeloads. Prices have been about a dollar less than they were September a year ago.

Official transactions for Hudson River brick covering the week ending Thursday, Oct. 8, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.			
	Left over, Friday A. M., Oct. 2—5.	Arrived.	Sold.
Friday, Oct. 2	5	3	3
Saturday, Oct. 3	3	1	1
Monday, Oct. 5	15	14	14
Tuesday, Oct. 6	2	5	5
Wednesday, Oct. 7	5	4	4
Thursday, Oct. 8	7	4	4
Total	37	31	31

Reported en route, Friday, Oct. 9—2.

Condition of market, weak. Prices: Hudsons, \$5 to \$5.50 ('shaded); Raritans, \$5.25 to \$5.50 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$7.25 ('yard). Nominal. Left over Friday a. m., Oct. 9—11.

HUDSON RIVER BRICK UNLOADED.

(Current and last week compared.)			
Sept. 25	835,000	Oct. 2	1,230,000
Sept. 26	596,000	Oct. 3	453,500
Sept. 28	1,183,000	Oct. 5	982,000
Sept. 29	1,128,000	Oct. 6	753,000
Sept. 30	910,000	Oct. 7	984,000
Oct. 1	1,210,500	Oct. 8	816,500
Total	5,862,500	Total	5,219,000

1913.
Left over, Friday A. M., Oct. 3—48.

	Arrived.	Sold.
Friday, Oct. 3	9	7
Saturday, Oct. 4	4	3
Monday, Oct. 6	10	4
Tuesday, Oct. 7	8	4
Wednesday, Oct. 8	8	2
Thursday, Oct. 9	4	4
Total	42	24

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., Oct. 10—66.

OFFICIAL SUMMARY.

Left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Oct. 8, 1914	1272
Total No. bargeloads sold Jan. 1 to Oct. 8, 1914	1261
Total No. bargeloads left over Oct. 9, 1914	11
Total No. bargeloads left over Jan. 1, 1913	113
Total No. bargeloads arrived, including left over, Jan. 1 to Oct. 9, 1913	1593
Total No. bargeloads sold Jan. 1 to Oct. 9, 1913	1527
Total No. bargeloads left over Oct. 10, 1913	66