NEW YORK, OCTOBER 17, 1914

AND

REAL ESTATE

THE REAL ESTATE CONVENTION

Delegates From All Sections of Empire State Meet at Hotel Astor-Many Important Matters Discussed, Including Licensing of Brokers

O-OPERATION was the keynote of the first New York Real Estate Convention which opened yesterday morning at the Hotel Astor under the aus-

ing at the Hotel Astor under the auspices of the Real Estate Association of the State of New York. Many interesting subjects were discussed, but probably the most important was that dealing with the licensing of real estate brokers. An explanation of the measure was made by R. A. Borland, of Norwich, N. Y., and also by L. D. Woodworth, of Rochester, N. Y. The New York real estate men were asked by the State Real Estate Association to co-operate, and they took hold with such enthusiasm that the committee on arrangements had difficulty in crowding into two days set apart for the convention all of the speakers, sightseeing expeditions and other features planned by the sub-committees. The sightseeing trips as planned, include tours through Brooklyn, the Bronx, and



L. D. WOODWORTH, Vice-President State Association

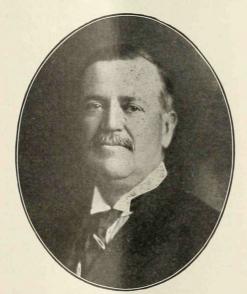
Queens, so that the delegates from out of town may get a comprehensive idea of Greater New York from a real es-

tate investment standpoint. The Bronx trip includes an excur-sion this afternoon through the industrial, residential and waterfront sections of the borough with a luncheon at the Community Building, and judging from the applications for tickets large attend-ance is looked for.

the applications for tickets large attend-ance is looked for. Yesterday afternoon the Queens com-mittee, with the active co-operation of the Queens Chamber of Commerce, ar-ranged a trip, at the end of which a re-ception and supper was held at the Queens Chamber of Commerce rooms. The Brooklyn committee has arranged an expedition for Sunday morning through that borough.

The Crewning Feature.

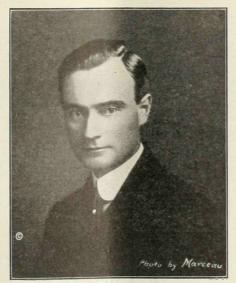
The crowning feature of the conven-tion will be a dinner at the Hotel Astor this evening. Secretary Elisha Sniffin,



WILLIAM H. MOFFITT, President State Association

chairman of the dinner committee, chairman of the dinner committee, re-ports such a large demand for tickets that increased seating capacity is neces-sary. Among those who have taken one or more tables are the American Real Estate Company, New York Edison Company, Deputy Tax Commissioners, the United Real Estate Owners' Asso-ciation, O. D. Schwencke, M. Morgen-thau, Jr., Company, the Queens Cham-ber of Commerce, A. N. Gitterman Cor-noration and the Real Estate Company of America.

noration and the Real Estate Company of America. Following the reception and registra-tion of delegates, the convention was called to order promptly at 10.30 o'clock by President William H. Moffitt, who spoke briefly on the results achieved by the organization during the twelve years since its formation. He stated that while today the membership roll totaled 260 people, there was every rea-son to believe that this number would



JOHN PURROY MITCHE Mayor of New York City MITCHEL.

be augmented considerably during the

BUILDERS

be augmented considerably during the coming year. William C. Breed, vice-president of the Merchants' Association, gave the speech of welcome and showed what could be accomplished by co-operation. As an example he cited what had been done by the Merchants' Association and how the membership had been increased during the last two years from 1,500 to 3,500 members. "Real estate men are natural optimists," said Mr. Breed, "and this trait is essential to every successful man in the business. Unless you have faith in the product that you are sell-ing, you had better devote your efforts in other channels." In response Thomas J. Overturf, of

other channels." In response Thomas J. Overturf, of Buffalo, first vice-president of the con-vention, made a short address in which past accomplishments and future possi-bilities of the organization were the themes. At the close of Mr. Overturf's ad-



H. L. REED, State Secretary

dress, President William H. Moffitt de-livered his report for the year, in which he outlined the progress of the organiza-tion and suggested plans for the enlarge-ment of its activities. He was followed by Secretary H. L. Reed, of Amsterdam, N. Y., who reported that, with new en-rollments, the total membership of the State Association was 260.

The License Question.

The License Question. The discussion of the proposed licens-ing of real estate brokers by L. D. Woodworth, of Rochester, and R. A. Borland, of Norwich, was laid over until a later session and for the rest of the morning the convention debated the pro-posed bill. Alfred H. Wagg, vice-presi-dent of the Long Island Real Estate Ex-change, outlined the remarkable growth of Long Island development and the pos-sibilities which the enormous amount of business offered for unscrupulous brok-ers. He urged the passage of the bill licensing professional real estate men in order that the inexperienced and objecorder that the inexperienced and objec-

tionable might be driven out of the field.

held. Herbert A. Sherman discussed the situ-ation in this city and came out with a direct criticism of the general principles of the bill. He doubted its practicability and declared that in a small town there might be a possibility for discrimination in the selection of brokers, but that in New York City it would be an impossi-York City it would be an impossi-New

New York City it would be an end bility. E. A. Tredwell appeared for the Real Estate Board and registered the oppo-sition of that body. He said in part: "Passage of this bill means restriction of business. What it calls for seems to be a doctrine of fear. Its operation might tend to drive out of business the smaller dealers necessary for the natural development of the trade. It will crip-ple free agency and action and the large development of the trade. It will crip-ple free agency and action and the large firms transacting the bulk of the business will be hit hardest. Natural selection will eliminate the objectionable elements in the business and time will drive out the undesirables. The ethics of the pro-fession must be established through real estate exchanges such as yours and not

the undesirables. The ethics of the pro-fession must be established through real estate exchanges, such as yours, and not hammered in with a club. In the opinion of the Real Estate Board, the passage of this bill would be a mistake." Ira J. Ettinger, executive secretary of the United Real Estate Owners' Asso-ciation, speaker at the morning session, declared that the organization which he represented had taken no official action regarding the question, but that a spe-cial committee which had undertaken its study had by a close vote decided to recommend opposition. After luncheon, which was served in the convention hall, a representative of the New York Telephone Company de-livered an address on the "Telephone and Its Relation to Real Estate," which was illustrated by moving pictures. At one o'clock the delegates departed in automobiles to inspect the plant of the company. company

Mayor Mitchel Speaks.

Upon their return to the convention hall the delegates were addressed by Mayor John Purroy Mitchel, who outhall the delegates were addressed by Mayor John Purroy Mitchel, who out-lined the new financial policy of the Board of Estimate. "This new policy," he said, "may not superficially appear at first to be in the direction of a lower tax rate, but in the long run I think it will appear to those who examine into the question carefully, that it has been and will prove a step in that direction. The aggregate gross funded debt of the city of New York approximates today \$1,320,000,000, the net debt approx-imates \$70,000,000, and the debt service that we carry annually in the budget, or to be exact, that we did carry in the budget for 1914, approximates \$50,000,-000. The taxpayers of the City of New York are called upon to pay \$50,000,-000 in order to carry the interest and the sinking fund upon the funded debt outstanding of the City of New York. For a long time the members of the Board of Estimate had realized that we would soon have to meet the queswould soon have the metter the ques-tion of a new financial policy in regard to the service debt, that we could not go on piling up debt on debt, that some-thing had to be done to check that growth. The matter came to an issue in connection with the hundred million dollar loan that the City found itself compelled to negotiate, chiefly in order to meet its foreign maturities coming to payment before the first of January next. We then found ourselves in a position where we believed we ought to declare a permanent policy for this City and we did declare it by resolutions of the Board of Estimate. Now, it is this: As to all permanent public improve-ments of a self-sustaining nature, mean-ing by that, rapid transit, docks, ter-minals and water supply, we will finance them through the issue of long-term 50-year bonds as heretofore; all public improvements heretofore authorized, whether they have been matured in con-tract or not, but as to which bonds have not been issued as yet to defray the cost, we will finance through the issue of 15-year serial bonds to be amortized in fifteen annual payments to be carried in the tax budget of the City. As to public improvements of a non self-sus-taining character hereafter authorized, would soon have to meet the ques-tion of a new financial policy in regard



LAURENCE M. D. McGUIRE, President Real Estate Board, New York City.

we will finance them—as to those made subsequent to the adoption of the reso-lution and before the first of January, 1916—one-quarter to be carried in the tax budget, three-quarters of the cost to be defrayed through the issue of similar 15-year serial bonds; those authorized in 1916 one-half in the tax budget and one-half the cost through the issue of 15-year serial bonds; and those in 1917 in the proportion of three-quarters and one-quarter. And it is our intention, and I believe that no future Board of Estimate that sits in this City will ever reverse the policy, that in years subse-quent to 1917 all public improvements of a non self-sustaining character shall be carried wholly in the tax budget of the City. That may seem to mean an increase in the tax burden that real es-tate is called upon to carry, and it is true that in the immediate future it will mean a somewhat increased burden." The Mayor discussed also the work of his Advisory Committee on Taxation. we will finance them-as to those made

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ROBERT E. FARLEY, Chairman Westchester Committee

which is also considering the possibility of devising new sources of city revenue. He closed by mentioning the efforts which were being made to remedy the evils of duplications of building inspec-tion and said that already a result has been obtained in the arrangement of one of his department heads and one of the State Department to co-operate along these lines. Laurence M. D. McGuire, president of the Real Estate Board, and Tax Com-missioner John J. Halloran also ad-dressed the afternoon session. Secretary's Report.

Secretary's Report.

The following is an excerpt from the report of the secretary, H. L. Reed, of Amsterdam, presented to the conven-

tion: "Since last May sixteen new members have been obtained and one resignation received, giving the Association a total membership to date of 228. I have re-ceived twenty-five letters from real es-

tate men who have promised to join our Association and I believe it possible to increase the membership to 1,000 within a year or so. Real estate men as a class do not realize the benefit from co-opera-tion and organization of this character. A bulletin containing the report of your committee on the licensing of real es-A bulletin containing the report of your committee on the licensing of real es-tate brokers was compiled by L. D. Woodworth, chairman of the committee. This bulletin has been mailed to all members and nearly 1,000 others inter-ested in real estate. The Executive Committee has held two meetings dur-ing the year, one at Pittsburgh July 9, at which the questioning of licensing brok-ers was the principal topic, and some suggestions and changes were made in the bill as grafted at that time. The second meeting was held at Saratoga, August 22, at which time the committee was appointed and arrangements made for this convention." At the Country Life Show.

At the Country Life Show.

At the Country Life Show. On Thursday evening those delegates and their friends who had already ar-rived in town visited the Country Life Permanent Exposition in the Grand Central Terminal. The New York Farm Brokers' Association, Edward J. Webb, president, was the host. A busi-ness meeting of the Farm Brokers As-sociation was held at 7.30 o'clock, prior to an entertainment which included speech making and musical selections. At the Country Life Exposition the delegates were given an opportunity to see what was being done within the commuting zone toward the building up of the farm lands in suburban New York. An address of welcome was delivered by L. W. Stotesbury, president of the Dut-chess County Society, and the response was made by Robert E. Farley, chairman of the Westchester County Committee. A graphic picture of the delights of liv-ing in the suburbs was the topic of the response. Professor O. S. Morgan.

of the Westchester County Committee. A graphic picture of the delights of liv-ing in the suburbs was the topic of the response. Professor O. S. Morgan, of Columbia University, spoke of the many things in store for the New York Farm Brokers' Association which met in connection with the coming of the real estate men. Professor Morgan has a practical farm within the limits of New York City and he drew attention to the fact that gar-den or specialty farming was well suit-ed to the city man whose support comes from a salary in some city enterprise. Marc W. Cole, superintendent of the State Bureau of Cooperation, also spoke of good results obtained and Clifford B. Harmon told some of the secrets of developing and dealing in out-of-town properties. Mr. F. Webb, agriculturalist for the New York Central Railroad, told of a projected trip through the Middle West, the object being to demonstrate that the Empire State has enormous agri-cultural resources and is one of the most thrifty in the Union. **A Common Purpose.**

A Common Purpose.

It was through the instrumentality of Secretary H. L. Reed of Amster-dam that the State Association was or-ganized in 1905. Mr. Reed was the first president, and at that time published a magazine called "Real Estate." He president, and at that time published a magazine called "Real Estate." He believes that there is a big field for the association. He remarked yesterday that while New Yorkers did not agree with Upstaters in some points, both parties were trying to improve condi-tions, make business more pleasant. By co-operating along the right lines real estate would be made more attractive to the investor and more easily handled. "We want to eliminate the dishonest fellow from the business, and while it isn't possible to do so entirely, any more than it is possible to wipe out the back-sliders and sinners in the church, or the dishonest cashier in the bank, we can certainly elevate the business and im-prove many conditions. "New York City has its part of the work and for years has tried to control the situation at Albany, but as to its success you well know. An organiza-tion made up of members from all parts of the State, working jointly throughout the State, not dominated by the New York City men, can do more at Albany and accomplish more by having its of-ficers and directors scattered throughout the State, than a New York City organiza-

tion. Nearly every real estate man can call one or two Senators or one or two Assemblymen his 'friend,' and when real estate measures are presented at Albany, a letter from a friend will do more than

a letter from a friend will do more than from a perfect stranger. "Our association is very much inter-ested in the 'licensing of real estate brokers,' and while a number of New York City men do not approve of the measure, they cannot close their eyes to the fact that it must come in a short time." time.

Mr. Morgenthau's Comments.

Referring to the purposes and the possible benefits to be derived from the Convention, Mr. Morgenthau, Jr., said to the representative of the Record and Guide: "I do not believe that I can put the matter more tersely than appeared on your editorial page of the Record and Guide when the statement on your editorial page of the Record and Guide when the statement was made, last week, that "The strategy of New York property owners always had one weak place, and that was at Albany." 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 is now holding its annual convention here. here

"The object of the convention is to show the Upstate real estate men the magnitude of New York City and its commercial activities. We wish to show them that New York is the gateway through which the immigrants pour into this country; also what it means for the City to be the port of the Empire State and why New York is the magnet which draws yearly thousands of their best sons from upstate to join in making it the City that it is

the City that it is. "As to the results that we hope to achieve, they are first, the unification of all the various real estate men of the State, so that they may present a solid front when it comes to obtain justice at Albany or elsewhere in the State or Na-tion for the men who, more than any others, help to pay the expenses of the government

others, help to pay the expenses of the government. "I had this in mind when I reluctantly agreed to take charge of this conven-tion as Chairman of the Committee on Arrangements, and I am proud to say that not a single Real Estate Organiza-tion in the City has failed me. The Real Estate Board has contributed its best men to work, shoulder to shoulder, with representatives of the United Real Estate Owners' Asociations, the Queens Chamber of Commerce, the Allied Real Estate Interests, the North Side Board of Trade and many others. It has been Trade and many others. It has been of Trade and many others. It has been splendid to see some of the busiest men in the city, such as Lawrence B. Elli-man, E. B. Boynton, A. N. Gitterman, Ira J. Ettinger, Elisha Sniffin, William D. Bloodgood to mention only a few, coming regularly meeting after meeting D. Bloodgood to mention only a few, coming regularly, meeting after meeting and spend hours of their time in order to make this Convention a success. I wish to take this opportunity to thank them and all others, who have partici-pated in the good work, for their fine co-operation. I am sure that the conven-tion will result in lasting good for the City and State."

LIST OF DELEGATES.

City and State." **ILST OF DELEGATES.** The following is a list of the delegates who registered at the opening of the convention: Ten Eyck L. Mosher, John A. Scott and Lorenz Willig, of Albany; H. L. Reed, Amsterdam; John J. Wat-son, Baltimore, Md.; V. Ben Waterman, Mrs. D. P. Selleck, Frederick W. Mit-chell, Hiram Wentz and M. Hotchkit, of Birmingham; A. J. Hofner, P. W. Darby, Frank L. Danforth, Benjamin Klopp, Edwin G. Webster, Fenton M. Parker, D. M. Boechat, Howard H. Burkhardt, Edwin D. Klapp, Ira B. Lit-tlefield, W. B. Dimick, W. G. Hopkins, Alexander K. Blanar, James C. Hena-felt, Charles M. Hughson, T. J. Over-turf, Allen E. Klopp, Charles Kilhoffer, D. Clark Ralph, Francis J. Sullivan, Frederick H. Rice, Theodore Steeg, Frank Cuszkewitz and Charles F. War-ren, of Buffalo; J. G. Southard, Cold Springs; James J. O'Brien, Elmhurst; T. G. Randolph, Flushing; E. E. Pabst, Groton; E. B. Kreason, Hornell; A. H. Reed, Hornell; William D. Bloodgood, Bridge Plaza, L. I. City; Alfred H.

RECORD AND GUIDE Wags, Malverne, L. I.; Tom Ingersoll, Minneapolis; Fitz James E. Browne, Nontreal, Can.; Ross B. Stoutenburgh, Newark; Henry F. A. Wolf, Bronx; D. C. Imboden, William T. Moffat, H. H. Pennock, E. Nelson Erhart, Dr. Abra-ham Korn, Edward W. Barnes, Harold S. Snyder, K. E. Runnell, Stanley An-drus, Mark H. Ellison, William H. Mils, Arthur T. Nicholson, James Frank, Jesse C. Bennett, Henry Ben-rett, William C. Breed, Pierre M. Clear, Iwing Wahl, Ira J. Ettinger and Jauvelt Blauvelt & Morrell), Nyack; Jerome H. Fort, Oneida; J. H. Walker, Oswego; C. Woodworth, Phoenix; Charles E. Grif-th, Port Kichmond; A. Frank Warner, Howard C. Rupert, S. A. Doody, Floyd B. Koll, C. C. Culver, Willard G. Rich, aniel Donahue, Mrs. Daniel Donahue, Maxiet, Salamanca; W. H. Adams, State, of Rockaway Park; William H. Bazard, Salamanca; W. H. Adams, C. A. Hills, Henry J. Hart, Judson W. Grak, Fred Van Patten and C. S. Cong-don, of Syracuse; B. Williams, Totten-ville, S. I.; Earl C. Clark and C. W. Hill, Utica; George N. Brown, Watertown; William Keil, White Plains.

LIST OF COMMITTEES.

Following is a list of the various committees connected with the First New York Real Estate Convention, together with the personnel of each committee:

Dinner Committee.

Elisha Sniffin, Chairman Day Lawrence B. Elliman rman Robert R. Rainey Joseph P. Day A. N. Gitterman Entertainment Committee.

Entertainment Committee.A. N. Gitterman, ChairmanCarroll RaganMaurice WertheimF. R. WoodH. W. CaslerStuard HirschmanWalter LawWright BarclayH. H. PennockHarry HayesHarvey ThompsonFrancis E. WardFrederick WilliamsonChas. S. LyonsJ. Irving WalshDavid H. HymanThomas F. ScullyAustin L. BabcockBenjamin PhillipsD. W. WestfallEdward W. RiderPr. Henry BergRussell MarstonRaymond RobertsThomas P. GrahamHoward PyleFrank R. HoughtonRandall SalisburyDouglas L. EllimanJoseph T. MulliganStuart BrownPierre M. ClearFrank R. Hord Carroll Ragan F. R. Wood Stuard Hirschman Wright Barclay Harry Hayes Francis E. Ward Chas. S. Lyons David H. Hyman Austin L. Babcock D. W. Westfall Dr. Henry Berg Raymond Roberts Howard Pyle Randall Salisbury Horace Anderson Joseph T. Mulligan Pierre M. Clear

Taxpayers' Organization Committee.

 Taxpayers' Organization Committee

 Henry Bloch, Chairman

 Frank Eberhart
 Chas. L. Borck

 Thomas Krekeler
 J. Clarence Davies

 Abraham Korn, M.D.
 Francis Eden

 Joseph S. Schwab
 Harry Fischel

 Charles J. F. Bohlen
 Wm. Hofmann

 Charles S. Myerson
 Stewart Browne

 Sigmund Fuest
 J. Fred Boss

 Pierre M. Clear
 Harry Bierhoff

 Walter J. Salamon
 John Becker

 Winfred Watson
 Henry F. A. Wolf

 Wm. T. Mathies
 Arthur G. Muhlker

Brooklyn Committee.

Brocklyn Committee. Chas. E. Rickerson, Chairman. Chauncey R. E. Co. bawid A. Boody Edward Lyons John E. Henry Judson G. Wall Wm. A. Prendergast Geo. A. Fleury Alvan R. Johnson Julian D. Fairchild Hon. Uke D. Stapleton Wm. A. Prendergast Alvan R. Johnson Julian D. Fairchild Hon. Wm. J. Carr Chas. A. Angell Wilmer Hanan Winder Hanan Winder Hanan Winder Hanan Wilmer Hanan Winder Hanan Wilmer Hanan Winder Hanan Wilmer Hanan Col. Tim. L. Williams Fenwick B Small Noah Clark Geo. J. Fleming Herbert J. Gunnison Herbert J. Gunnison

Westchester County Committee. Robert E. Farley, Chairman Marland W. Rollins C. K. Cooley C. K. Cooley Frederick Boehm Mr. Remsen Hon. Wm. P. Platt Hon. Wm. P. Platt Hon. Wm. P. Platt J. Mayhew Wainwright J. Mayhew Wainwright Joseph S. Wood Frank L, Young Charles V. Millard Ward Prince J. Albert Peck J. Albert Peck T. Elwood Carpenter Daniel M. Hopping H. R. Wilson

Westchester County Committee.

Queens Committee.

Queens Committee. William D. Bloodgood, Chairman. Hon. John J. Halleran Kobt, W. Higbee A. L. Langdon M. J. Degnon Stuard Hirschman Alrick H. Man Jarvis S. Hicks Geo. J. Ryan Edw. A. MacDougall C. G. M. Thomas Wm. H. Hamilton Josel Fowler John M. Demarest D. E. McAvoy Chas. E. Covert A. H. Loose **Long Island Committee.**

Long Island Committee.

James Frank, Chairman James Frank, Chairman Ralph Peters J. W. Doolittle Alfred H. Wagg Cadman H. Fredericks Geo. L. Hubbell Wm. B. Codling Carl B. Eimer W. K. McDonald Andrew McTigue M. P. Walsh Geo. Tople Lewis H. May John W. Paris

Bronx Committee.

Bronx Committee. Chas. E. Reed, Judge John J. Brady Hon. Geo. M. S. Schultz John M. Haffen Clin. J. Stephens William Ebling Thomas Quinn Mm. W. Niles Dr. A. E. Becker J. Clarence Davies Louis O. Van Doren Hon. Edw. Polak Dr. Carl Wurm Chas. W. Bogart Judge Louis D. Gibbs Brichmond Committee.

Richmond Committee.

C. G. Kolff, Chairman Chas. E. Griffith Daniel T. Cornell B. Williams A. L. Schwab

		τ	Jp-	State	Committee.
W. M. Z.	M. D. L,	L. Reed Fink Burns Squier House,			Worth, Chairman W. J. Russel J. H. Fort G. H. Hills Earl C. Clark

Finance Committee.

Finance Committee. William H. Mills, Chairman Leo M. Klein Alfred E. Marling J. B. English A. H. Kahler Frank W. Woolworth Gen. T. C. Dupont Adolph Lewisohn Elias A. Cohen Frad Kin Potit Bryan L. Kennelly Charles F. Noyes Alwyn Ball, Jr. William B. May Worthington Whitehouse Friz W. Marks Aaron Rabinowitz Fred W. Marks B. Aymar Sands J. Romaine Brown B. Agmar Sands J. Romaine Brown M. Klein Bryan L. Kennelly Charles F. Noyes Alwyn Ball, Jr. Worthington Whitehouse C. E. Williams C. E. Williams S. Alvin Piza

Program and Speakers.

Lawrence B. Albert B. Ashforth A. R. Bastine Willard S. Brown Gerald R. Brown David A. Clarkson G. Richard Davis Samuel A. Herzog Louis J. Horowitz Press and Dublicitor

Franklin Pettit Irving Ruland Walter Stabler Pell Thompson Judson S. Todd Herbert A. Wildman Eugene S. Willard Press and Publicity Committee.

Press and Publicity Committee. F. A. Austin, Chairman Thos. Scrocroft, Evening Mail R. O. Brede, Globe Chester W. Parish, Sun Elton Borroughs, World James B. Stewart, Times Arthur T. Nicholson, Tribune Charles Molesphini, Post Edwin Q. Bell, Herald Edwin Q. Bell, Herald Edwin W. Jencks, American John J. Nutt, Record and Guide H. L. Nixon, New York Press Franz Marquardt, Staats Zeitung Frank Boyle, Evening Telegram Vincent Kirk, Brooklyn Edgle David J. McLean, Brooklyn Citizen William T. Barret, Brooklyn Citizen William T. Barret, Brooklyn Citizen William E. Freeman Beception Committee. Reception Committee. Moses

Joseph Ennis J. Romaine Brown Daniel Donohue

Manhattan Committee.

Manhattan Committee.Laurence M. D. McGuire, ChairmanThomas M. MulryClarence H. KelseyAllan RobinsonHenry BlochB. C. MartinR. E. DowlingFranklin PettitWm. Crittenden AdamsWoarren CruikshankRobert T. McGustyWilliam H. MillsHenry BradyLewis Phillips

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Davies

Sight-Seeing Committee.

Edw. B. Boynton, Chairman Robert E. Simon J. Clarence Davies Elmer D. Coulter W. R. Messenger D. A. Trotta A. N. Gitterman James F. Meehan Jas. L. Wells Chas. E. Reid Frederick Johnson Harry C. Bryan C. W. Bogart L. S. Miller Raymond P. Roberts Chas. Minor Oyrus C. Miller

HOW THE TAX BURDEN COULD BE LIGHTENED The Real Estate Board's Suggestions-Enormous Cost of Public Charities and Hospital Service-Fire Prevention Bureau Costly.

THE Board of Estimate's sub-committee on Tax Budget began the third week of its session on Monday last. The following are recommenda-tions made by the Real Estate Board, in pursuance of its plan for calling at-tention to the need for economy and re-trenchment in city affairs. The depart-ments include the Fire Department, Bellevue and Allied Hospitals, Public Charities, Parks, Manhattan and Rich-mond, United States Volunteer Life Saving Corps, City Court and General Sessions, Commissioner of Records, Surrogate's Court, New York; County Courts, Department of Bridges, Sheriff's Offices, Borouch President of Brooklyn. Fire Department Too Large. mittee on Tax Budget began the

Fire Department Too Large.

In regard to the Fire Department the Real Estate Board respectfully suggests that the budget of the Fire Department should be materially reduced because of the transfer of its jurisdiction over fac-tory buildings to the State Labor De-

the transfer of its jurisdiction over fac-tory buildings to the State Labor De-partment, which was a very important and large part of the work of the Fire Prevention Bureau. The Labor Depart-ment now inspects factory buildings, and there can be no adequate reason for the continuance of the inspectors and the office force in the Fire Prevention Bureau who did the work of factory inspection and matters pertaining to it. In dealing with the budget the depart-ment should be divided into two classes, the civilian force and the uniformed force. The salaries of the uniformed force cannot be questioned at this time because they are fixed by law, but the salaries of the civilian employees and the necessity for their employment should be closely scrutinized. The bud-get in Code No. 1650 provides for the increase in pay of three clerks. This does not seem reasonable in view of their recent increases and apparent ade-cuate nay. their recent increases and apparent aderuate pay.

The request for the increase in the force of the Fire Prevention Bureau, as shown by Code No. 1651-1652, involv-ing an additional expenditure of \$79,800 for salaries, seems to be unnecessary and unwarranted for the following rea sons:

1—That the Fire Commissioner has stated that the uniformed force was bestated that the uniformed force was be-ing used to make inspections and, if that be so, it would seem logical that the number of inspectors in the Fire Pre-vention Bureau should be decreased, if not wholly discontinued, and it is there-fore not quite apparent why in view of this fact, and by reason of the trans-fer to the Labor Department of a very large and important part of the work of this bureau, that forty-one additional inspectors should be asked for. 2—The Labor Department employs its own inspectors to do the work formerly done by the Fire Prevention Bureau, and therefore that Bureau should be com-pelled to make a reduction in the force by eliminating those who did the work now being done by the Labor Depart-ment.

ment.

ment. 3—That one cashier has always been able easily to handle the finances of the department, and why another should be asked for is not quite clear. 4—That the private secretary to the Chief of the Fire Prevention Bureau, which has, as heretofore been stated, had a large part of this work trans-ferred from it, seems like the creation of an entirely unnecessary position.

an entirely unnecessary position. 5—That the office of the Chief In-spector is now vacant and it would be no difficult task to secure an able and qualified man to fill this position at \$4,-000 per year and further the dutice do 000 per year, and further the duties do

not call for a higher salaried employee. It might be interesting to find out how many of these places are to be exempt from civil service.

Bellevue and Allied Hospitals.

The estimates for Bellevue and the Allied Hospitals have not yet been printed and are not available for examination.

The Real Estate Board desires to call The Real Estate Board desires to call the attention of the Budget Committee to the delay by department heads in submitting their estimates. The Mayor urged in a letter to his commissioners that these estimates be presented to the Board of Estimate before July 1. If this had been done civic organizations would have had an opportunity to make the investigation necessary for proper criticism. The Charter requires submission of these estimates by September 10.

In this case, and in many others, although civic bodies were specifically in-vited to attend these hearings and make suggestions the opportunity to do so in-telligently has been denied them through

the negligence of department heads. Last year the allowance for these hospitals was \$1,400,063.50. This shows an increase of nearly 100 per cent. since 1906 and nearly 200 per cent. since 1905. While the Keal Estate Board is un-

able to criticise special items it feels that the amounts asked for supplies, amount-ing last year to \$500,000, and for equipment, amounting last year to \$121,500, should be carefully scrutinized. Ar-rangements should be made for the best possible method of purchase and distri-bution. These supplies and equipment should be purchased by unbalanced bids and should be distributed on signed requisitions, and accurate records should be kept of their final disposition

be kept of their final disposition. The Real Estate Board respectfully submits that the committee, as a sub-committee of the trustees of trust funds, should require absolute proof of necessity before they authorize any appro-priation of these funds.

Department of Public Charities.

The Real Estate Board is again at loss to submit its suggestion. The De-partment of Public Charities whose es-timate is under consideration today, failed to submit its estimate as required by law and the Board has no knowledge of what is asked for It can only offer of what is asked for. It can only offer its general criticism based on last year's expenditures and on the growing ex-pense of this Department and its in-

pense of this Department and its in-creasing activities. In 1906 this department received \$2,-048,740.16; in 1907 the panic year, \$2,-218,844.59. In 1914 the Budget allow-ance was \$3,722,983.36. This latter amount shows a tremendous increase since 1905, when the expenditures for all purposes was \$1,976,509.19. Surely there should be some compell-ing reason given for increases for this

ing reason given for increases for this department.

department. It can be said to the credit of New York City that the vast majority of its citizens are not charity seekers. The increased activities of all the partly charitable or charitable departments of the city are apparently due more to the initiative of the department than to ac-tual public demand.

One-Half for Salaries.

The real public demand is best shown by the expense for Municipal Lodging houses and in the out-door relief, or temporary relief which forms but a trifling part of the expense of this de-partment. It is a significant commen-

tary on the city's present method of giving charity to its dependent poor that out of an allowance of \$3,/22,383.36, \$1,552,584.70 was for personal service. The Commissioner's office alone cost \$107,090.

It would seem that the efficiency or-ganizations of the city government could devise some better way of aiding the city's poor than the present method whose results are shown above. The Real Estate Board suggests that

a comparison be made by your exam-iners of the cost per bed for maintenance in the various privately managed hos-pitals in the city and the cost per bed for maintenance in the Sea View Hospital.

Department of Parks, Manhattan and Richmond.

The amount asked for by the Depart-ment of Parks, Manhattan and Rich-mond, is \$31,000, as against \$30,100 in 1914. A topographical draftsman is dis-missed and an assistant landscape archi-tect added at a larger galaxy. tect added at a larger salary. It would seen that one landscape architect at \$4,000 a year would be sufficient unless new parks are planned. The estimate of the Public Recreation Commission is not available, but it would seem that such a Commission is

not necessary. The duties of this Com-mission should be transferred to the Board of Education. It is merely duplication.

Department of Bridges.

The Bridge Commissioner asks for \$833,832.58, an increase of \$37,867.27. With the completion of the bridges and the end of improvement work, there should necessarily be a large diminu-tion in the expense necessary for the Department of Bridges. This the Com-missioner seems to have partially recog-nized, but the Real Estate Board regret to find him asking for an increase in salary for a Deputy Commissioner and an Assistant Engineer.

an Assistant Engineer. There are also a number of other in-creases asked for. These should not be granted, as the present is no time for increases in salary. The Real Estate Board would like, it says, to call the Bridge Commissioner's attention to the salaries paid Assistant Engineers by the great transportation corporations in the united States. It cannot understand, either, why a Deputy Commissioner should be paid the same salary as the president of the Board of Aldermen.

Borough President of Brooklyn.

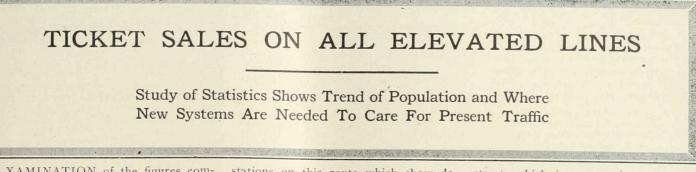
The Borough President of Brooklyn asks for \$2,272,513, a decrease of \$2,649. The Real Estate Board feels that the Borough President is a member of the Board of Estimate and is thoroughly fa-miliar with the financial position of the

miliar with the innancial position of the city and the need of economy. It has also confidence, based on his record in every office he has held, that he will exercise the greatest care in the expenditure of his office, such as salar-ies, purchase of supplies, and also in the matter of initiating local improvements.

⁻Prof. Seligman in the second edition of his "Income Tax," just issued by Mac-Millan, says there are two important criticisms to be urged against the income tax law: No attempt has been made to distinguish between earned and unearned incomes, and the method of collecting the tax on business incomes is inefficient. These are very important as well as ac-curate criticisms. The man who earns his five thousand a year by real labor should get some credit for it.

October 17, 1914





E XAMINATION of the figures compiled by the Public Service Commission for passenger traffic on the Second, Third, Sixth and Ninth avenue elevated lines of the Interborough Rapid Transit Company, as indicated by the number of tickets sold at each station during the year ending June 30, 1914, shows that 311,473,568 passengers used these lines. The year's increase was 4,628,562, and the daily average 916,098. With these figures may be compared the record made by the Subway for the same period, which was published in de-tail in the Record and Guide on Sep-tember 26. The Subway system carried 340,413,103, indicating an increase of 12,-941,593 and a daily average of 1,001,215, which means that the Interborough Rapid Transit system is used every day by 1,917,313 passengers, or 651,886,671 in the year, counting 340 days to the year, Sundays being treated as half days. The figures show that the Subway afforded transportation to 28,939,535 more passengers than the four combined elevated railroads. **Dual System Needed.** Second, Third, Sixth and Ninth avenue

Dual System Needed.

Dual System Needed. James Blaine Walker, assistant secre-tary of the Public Service Commission in discussing the report said this week: "These figures show a continuation of the tremendous increase in local traffic and prove the urgent need of the dual subway system which is now in course of construction and which ought to be completed by October 1, 1917. There is no city in the world where the street car habit has grown more than in New York City. In statistics which I recent-ly compiled I estimated that each year 1,700,000,000 people in Greater New York used the subways, elevated roads and surface cars in the five boroughs. Fig-uring on a basis of the population of 5,000,000 it means that there are 365 car rides for every resident each year or 5,000,000 it means that there are 365 car rides for every resident each year or at least one ride each day for every man, woman and child in Greater New York. With the growth of the city and the amplification of the transit facilities, the use of the various lines seems to have become more general."

Second Avenue.

<text><text><text>

stations on this route which show destations on this route which show de-creases are 65th street, 80th street, 86th street, 92d street, in Yorkville, and 117th street, 121st street, and 127th street, in East Harlem. The station at which the most tickets were sold was Rivington street with 3,864,192, a yearly increase of 32,866 and a daily average of 11,365; 80th street was second with 3,117,640, a decrease of 29,508 and a daily average of 9,170. 9.170

Third Avenue.

The largest increases in passenger traffic were noted on the Third avenue line, which sold a total of 147,568,868, showing an increase of 4,260,856 over showing an increase of 4,260,856 over the corresponding period of 1913, and a daily average of 434,026, as compared with 421,494 for 1913 and 416,576 for 1912. The largest advances were noted in the Bronx on all stations but 133d street, the very first one, and Bronx Park, the very last one, which show de-creases of 34,989 and 68,213. These fig-ures show the almost phenomenal growth of that part of the city and the same in-creases have been noted in similar com-pilations in years past. Provision is being made for the handling of this unusually large traveling public by the construction of three new elevated lines which will be extensions of the subway which will be extensions of the subway and by the third tracking which is now

which will be extensions of the subway and by the third tracking which is now nearing completion. In the Bronx the largest gains were made at 183d street, Pelham avenue, and 169th street. At 183d street there were 3,674,216 tickets sold which was 426,284 more than in 1913. The losses on the Second avenue line seem to be offset by the gains on the Third avenue line; large increases hav-ing been made at 116th street, 99th street, 84th street, 76th street, 67th street, 84th street, 47th street and Grand Cenral. The 106th street station shows a decrease of 600,622 ticket sales, which is the greatest falling off at any single station in the city. At City Hall 11,-865,395 were sold, indicating a decrease of 44,313, and a daily average of 34,898; 116th street was second with 6,236,042, an increase of 31,351 and a daily aver-age of 18,341.

Sixth Avenue.

Sixth Avenue. Sixth Avenue. On the Sixth avenue line, which runs from Rector street to 155th street, there was a considerable decrease, amounting to 497,248, a daily average of 255,173, as against 256,636 for 1913 and 255,894 for 1912. The greatest decline was made at the 23d street station. There were 499,-302 less sales at this point than in 1913. Other stations in this district, including 28th street, 18th street, 14th street, and 8th street also show marked decreases. The falling off in passenger traffic at these points is generally attributed to the change of character of the neigh-borhood occasioned by the northward advance of the large retail establish-ments. Many of the large buildings formerly occupied by firms with thous-ands of employes and patronized by thousands of shoppers have now gone to other sections of the city, and the railroad which formerly carried these people has suffered as a consequence of this withdrawal. Farther north, at 33d

street, which is nearer the new shop-ping center, there was an increase of 89,033, and at 42d street an increase of 164,422. These stations would have showed even greater advances had it not been for the opening of the new station at 38th street in January of this year, which drew away considerably from each of the other stations. There were 755,557 sales at the new stop which ordinarily would have gone to either 33d street or 42d street. South of the former shopping district every station except Cortlandt street shows less ticket sales this year when compared with last year. These in-clude Grand street, with a decline of 122,045; Franklin street with 14,060; Chambers street, 42,519; Park place with 18,267, and Rector street, 57,790. Out of 52 stations on the Sixth avenue line 32 stations showed less ticket sales for 1914 when compared with the corre-sponding period for 1913. Ninth Avenue. street, which is nearer the new shop-

120

Ninth Avenue.

On the Ninth avenue line, in spite of decreases on nine stations out of eigh-teen, there was an increased sale of 32,-166,121, with a daily average of 94,606, as compared with 93,814 for 1913 and 93,094 for 1912. The station which sold the most tickets was Cortlandt street, with 3,334,610, an increase of 49,140, and a daily average of 10,102; 23d street was second, with 2,896,080, an increase of 355 and a daily average of 8,518. At the subway station in this street there was a decrease of 36,922, and on the Sixth avenue elevated a decrease of 499,-On the Ninth avenue line, in spite of Sixth avenue elevated a decrease of 499,-202

Other stations which show decreases are Rector street, Barclay street, War-ren street, Desbrosses street, Houston street and Christopher street. From 14th street and Christopher street. From 14th street to 34th street there were advances on all stations, while from 42d street to 59th street, the end of the line, there were declines. The largest increase was made at 14th street, where 162,633 more tickets were sold than for the corre-sponding period last year.

A Historic Social Center.

A Historic Social Center. At the southwest corner of Fulton and Nassau streets, 136 Fulton street, was the old Shakespeare Tavern, particular-ly famous in National Guard history. It was a low, massive, two-story struc-ture, of small yellow bricks, with dor-mer windows. Entrance was on Nassau street. It had been built many years before the Revolution by John Leake. In 1822 a three-story extension was erected on the Fulton street side. On the second floor was a large room for floor an arched roof for concerts and balls. Here gathered the literary, mu-sical and political leaders of the day in the most brilliant period of New York iterature. The Shakespeare Tavern stands comparison with the Mermaid of Shakespeare's time and the Turk's head and the St. James Coffee House in the days of Garrick, Goldsmith and Rey-nolds. The widening of Fulton street in 1836 caused its demolition. It had long been a favorite resort for actors. —Wall Street Journal.

RECAPITULATION Second Avenue Line Third Avenue Line Sixth Avenue Line Ninth Avenue Line	OF TICKETS 17,838,814 54,737,375 31,761,092 20,409,092	SOLD ON 22,625,340 37,090,348 46,641,320 11,738,894	VARIOUS EL 44,979,638 147,568,868 86,758,941 32,166,121	EVATED 595,660 4,260,856 D497,248 269,294	$132,293 \\ 434,026$	AD SYS 130,541 421,494 256,636 93,814	TEMS. 129,350 416,576 255,894 93,094
Total	b)124,746,373 (b)118,095,902	311,473,568	4,628,562	916,098	902,485	894,914

(b) These totals are arithmetical only and do not account for passengers who buy tickets at "island" stations. D indicates decreases,

An Example from Germany.

In their program of future work the Taxpayers' Association should make a particular point of studying the sources from which the city of New York will derive the increasing revenue which will be needed next year, and in this con-nection they should inquire into the tax systems of certain German cities. These systems of certain German cities. These systems usually differ so radically from ours that they could not be adopted as a whole, but certain parts of them might well be borrowed to advantage. Let us take, for instance, the city of Frankfort, which has the reputation of being one of the best governed of the German cities. Its gross income in 1911 was ap-proximately \$8,000,000. Of this about \$1,100,000 was derived from the profits on municipal undertakings, for Frank-fort, like other German cities, has its own tramways, electrical and gas works and its municipal markets. Of the remaining \$6,900,000 of rev-

and its municipal markets. Of the remaining \$6,900,000 of rev-enue, more than half, viz: \$3,800,000 was raised by a municipal income tax, which was graduated and was collected chiefly from well-to-do people. About \$1,100,-000 was raised by a tax upon the rental values of houses, which amounted to about four per cent. of the rent; but here again, the scale was graduated so that on expensive houses the charge amount-ed to about eight per cent. of the rent. Another \$600,000 was collected by means of a tax on the profits of local industries —a tax not large enough to drive indusa tax not large enough to drive industries away, but still sufficient to bring in a substantial addition to the revenue. in a substantial addition to the revenue. None of these three taxes, from which Frankfort derives the major portion of its revenue, would be possible of adop-tion in New York at the present time, although they all have meritorious as-pects. But the city has many minor sources of revenue which could be ad-vantageously copied by New York. Thus, it derives a small income from a vantageously copied by New York. Thus it derives a small income from a special license fee for restaurants and it obtains a still larger amount of revenue

obtains a still larger amount of revenue from a tax on theatre tickets. In the opinion of the Record and Guide, New York will certainly have to fall back for its necessary increase in income in part upon such sources of in-come. Theatres and restaurants cannot escape taxes as can other kinds of busi-ness. When the new tax is first applied it will have the unfortunate effect of forcing out of business certain theatres and restaurants which are now operated

it will have the unfortunate effect of forcing out of business certain theatres and restaurants which are now operated on an extremely low margin of profit, but in the long run the consumer will pay the tax, and there is every reason why he should. The opportunities of dining at restaurants and amusing one-selves at theatres are precisely the kind of opportunities which can be made to cost more without doing any injury to the prosperity of the community. The theatre tax in these days of "mov-ies" could be made particularly remun-erative. A more doubtful source of rev-enue used by Frankfort and other Ger-man cities is what is known as a "Stores Tax." This really amounts to a tax on large dry goods and department stores. It was levied partly for the benefit of the small retailer, but it has not suc-ceeded in checking the growth of large retail organizations. A tax of this kind would meet with a great deal of opposi-tion and would perhaps be successfully attacked on grounds of constitutionality, but it might be made to bring in a sub-stantial revenue without hurting the de-partment stores. They derive enormous stantial revenue without hurting the de-partment stores. They derive enormous advantages from municipal government and the municipal transit systems and can be made to return some of it with-out ill effects.

Efficient Representation.

A very encouraging development is the increasingly efficient activity which is being exhibited by the real estate associations of New York. For the first time in many years, they are becoming effective agencies for the protection of real estate interest and the promotion of the city's welfare. They are pur-suing a policy of scrutinizing the de-tails of the municipal accounts and of municipal policy, and of offering con-cult suggestions looking towards econ-omies and improvements. As the Rec-ord and Guide has frequently pointed out, this is the only method of criticis-ing the city government, which will in the long run, prove to be fruitful. The business of governing New York has

ing the city government, which will in the long run, prove to be fruitful. The business of governing New York has become, during the past ten years, an increasingly technical matter. It has been seriously studied by outside agen-cies such as the Bureau of Municipal Research, and these studies have re-sulted in a gradual improvement in the making of the budget in the distrbution of the city's income, and in the organiza-tion of the city's departments. Of course, much remains still to be done; but if a man or an organization is going to criticise a city department he needs to know a good deal more about its methods and operations than he formerly did in order to make the criticism good. The criticisms now being urged by the Real Estate Board have precisely this character. They are based upon a close inquiry into the facts, and are made thoroughly concrete and practical. Moreover, they are character-ized by fairness as well as by knowl-edge. A public official naturally resents the kind of criticism which starts from the assumption that he is either crooked or incompetent, and which because of this assumption condemns indescrimin-ately everything he does, and makes no attempt to distinguish between that part of his work, for which he is responsible and that part for which somebody else is of his work, for which he is responsible and that part for which somebody else is responsible.

responsible. Much of the criticism passed upon city officials by taxpayers used to be of this character, and it was as fruitless as it was trivial and unjust. The Real Estate Board, as well as the Advisory Council, has abandoned that method of blaming individuals, and it does not even object to methods until it is prepared to make out a good prima facie case against them. It can be as importunate as it pleases as long as it is concrete and fair-minded. By adopting these tactics the Real Estate Board really becomes a voluntary unofficial agency of governa voluntary unofficial agency of govern-ment, which is cooperating with the of-ficial administration in the attempt to

ficial administration in the attempt to make that government sound in its gen-eral policy and economic in its methods. The activity of the United Real Es-tate Owners' Association is also assum-ing an unceasingly helpful character which will result in a much better un-derstanding of the problems of city ad-ministration by the property owners of New York. Its program for the coming year is both comprehensive and specific. It is going to undertake a scientific study New York. Its program for the coming year is both comprehensive and specific. It is going to undertake a scientific study of the Budget, to work on behalf of the repeal of much of the existing manda-tory legislation about salaries, to insist upon the unification of the building in-spection service and to inquire into the large number of positions which are ex-empted from the operation of the Civil Service laws. All these proposed kinds of work are useful and will be produc-tive not only of practical results, but of a valuable educational by-product. Ac-tive work of this kind by property own-ers will give them an increasing insight into the operations of the city govern-ment and of the enormously difficult task of keeping a proper balance be-tween economy and liberal expenditures for good public purposes. An increas-ing number of property owners will be, that is, converted into experienced un-official public servants, who are capable of considering municipal questions from a well-informed public point of view.

Rare Investment Possibilities.

Editor of the RECORD AND GUIDE :

Editor of the RECORD AND GUIDE: From letters beginning to come in from relatives and friends in the various countries in Europe, it is becoming more and more evident every day that there will be a tremendous immigration to this country, and particularly to this city, within six months; whether the war ends or not, in the meantime. The old tene-ment houses will, of course, be the first to feel the effect of this immigration, and it looks as if there will be at least 100,000 Germans, 200,000 Jewish

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Property owners in the Riverdale sec-tion north of the present terminus of the subway wonder why they cannot have the benefit of rapid transit as well as the more distant suburbs.

Nobody professes more patriotism and loyalty to government than public job seekers, and nobody imposes more upon the generosity of the government than some of these job seekers when they become job holders.

Yes, we have learned how to build a Yes, we have learned how to build a subway through a business thorough-fare without imperiling the commercial life of the street. What the contractors did to 42nd street ten years ago, and to other important business streets as well, would not be tolerated now. This is one thing that the Public Service can be credited with credited with

There can be little hope of any material economy in municipal expenditures until the city government is left reason-ably free to decide what its expenses shall be without dictation from the State Legislature. Certainly there should be an end to the practice of secretly run-ping up to Albany with bills for the official boards and commissions with regiments of inspectors, whose salaries and expenses are to be defrayed by tax-ing real estate ing real estate.

Nearly all the laws that worry good citizens here are contained in mandatory legislation passed by the State Legisla-ture over the head of the local authori-ties. The sanitary laws, the school laws, the tenement laws, the fire laws, the labor laws, and nearly all the other departmental laws (except the buiding code) are either wholly or in part of State, instead of local, origin. They are neither wholly wise nor wholly wrong, but one and all have served the purpose of manufacturing jobs for those who want to work for the public, and have had the effect of increasing the cost of living. Nearly all the laws that worry living.

residents of Poland and Russia, East Prussia and other portions of the sur-rounding country, as well as immigra-tion from Belgium, France and England. We can look for an addition of 500,000 people to the New York population within the next two years. Tenement house construction is al-most at a standstill, due to the money conditions, and the new as well as the older houses are now nearly all full. residents of Poland and Russia, East

conditions, and the new as well as the older houses are now nearly all full. What this will mean to the East Side of the city, from the Battery all the way up to Harlem, what it will mean to Brook-lyn, and what it will mean to the older loft districts which are within walking distance of the tenements and cheap im-migrant labor, can easily be foreseen by anyone who has gone through these tran-sition periods before. If mortgagees and owners generally will just realize what effect this will have on this city, they will believe as I do, that never in the history of the world was there a better security for the in-vestment of money than in New York real estate, especially at present-day

vestment of money than in New York real estate, especially at present-day prices, when many people are, under the stress of necessity, being compelled to sell at the buyer's price. Stocks and bonds may look good at present prices, but they are in the con-trol of other people, who can do as they please with the investor's money, and the sense of honor which was presumed to be a foregone conclusion when speaking sense of honor which was presumed to be a foregone conclusion when speaking of the directorate of large enterprises seems to be sadly lacking in the present day. A real estate owner is his own board of directors, his own executive committee, and makes his own market, if he chooses. This is the time, it seems to me to begin to accuse the public to to me, to begin to arouse the public to a knowledge of the wonderful investment ossibilities now presented by real estate here

The city administration, under the able The city administration, under the able lead of Mayor Mitchel, has been conserv-ing the interests of owners and taxpay-ers, and this is the beginning of the dawn after seven years of depression. The chaos into which the business had fallen will now begin to disappear, if we read history aright at all. A new gene-ration of buyers will now begin to form, and it behooves the brokers to pluck up courage and begin to get their lists courage and begin to get their lists ready. The first ones in the field will reap a harvest, and while, at the present time, it would seem as if there is no life time, it would seem as if there is no life to the market, and no energy in any buying movement, a realization of how well the market was beginning to come up in May and June of this year, coupled with the fact that investment moneys keep on rolling in automatically to many individuals and estates, and that some disposition must be made of it, sooner or later, the brokers will, if they are wise, use this opoprtunity to give their friends a chance to get in on the ground floor. ELIAS A. COHEN.

Importance of Records in Real Estate Appraising.

Since reading in the Record and Guide, of the the 3rd instant, the letter of M. Morgenthau, Jr., on the subject of appraising real estate, Harry Stewart Hall appraising real estate, Harry Stewart Hall has, in a personal letter, expressed to Mr. Morgenthau his individual views on the subject more clearly on certain points than appeared in the interview with him that was printed in the Record and Guide of September 19. As both gentlemen are appraisers of large ex-perience and wide reputation, their dis-cussion is profitable reading for students of real estate values. Mr. Hall now says: says:

In my opinion the qualified or ex-pert appraiser should have a very considerable personality, and it seems to me that such personal equation, combined with complete records provides a basis for accurate work. I agree with you agree with you ls in themselves for accurate work. I agree with you that voluminous records in themselves may well be valueless. In other words, the owner of the most elaborate records obtainable would find them of compara-tively small value if he did not have the personal experience and ability to properly use them. Vice-versa a man with such appraisal ability and experience would be quite at sea were he not

which such appraisal ability and expe-rience would be quite at sea were he not possessed of proper data. Except in certain standard instances of small properties, such as ordinary types of flats and tenements, it is my opinion that a great proportion of ap-praisals are, or should be individual cases, each to be studied from an indi-vidual viewpoint. I have always been utterly opposed to the system of appraising which merely assumes a certain land value, adds there-to the estimated cost of the building, and fixes the total as the value of the pro-erty. To me it seems, for example, that if a builder selects a plot in an active neighborhood where conditions seem to point to a good future and where rentability is assured, he is en-titled to a reasonable profit for his time and ability in producing such a property, due and ability in producing such a property, and that such ability should receive due

and that such ability should receive due credit in an appraisal. On the other hand, if a builder were to purchase a plot and erect thereon a structure unsuited to the neighborhood, one that would probably always be out of place and a general misfit, I believe that he should suffer for his lack of judgment, and by no means should even the rule of land and building cost be applied to this case. If such a man were foolish enough to expend a certain sum

applied to this case. If such a man were foolish enough to expend a certain sum of money for such an operation, it does not follow that the property is intrinsi-cally worth the amount expended. In a general way theoretically, im-proved property values should be deter-mined by a capitalization of the rental, but that is a dangerous proceeding in New York with the rapidly changing conditions. For example, I have in mind a certain building which is leased to one tenant at about \$7,000 net per annum, the lease having some eight further years to run. The tenant is very strong, and supposedly this would be a good example of obtaining value by the capitalization of the income de-rived by this lease. As a matter of fact, by the capitalization of the income de-rived by this lease. As a matter of fact, however, the neighborhood has very ma-terially changed recently, the tenant in question has removed elsewhere and for some time has been subletting the premises at a very material loss. Had he been less responsible financially he would no doubt have quit long since. When this lease expires, from present indications, it is doubtful if this prop-erty will produce much more than fifty per cent. of the present rental, and this per cent. of the present rental, and this appears to be an instance where it is more than reasonable to assume that the future value will not increase. I use the above instance as an exam-

ple of studying each property as a sep-arate entity, and I think that in many cases facts such as these are neglected by appraisers, and often-times not even sought for.

sought for. It has always been a point with me to study the rental ability of an im-proved property, and to incorporate in the appraisal a statement as to its legit-imate annual rental value. These figures I obtain for myself, not accepting, espe-cially in the cases of new or unfinished buildings, the estimates of the owners as to the rentals that are to be expected. I doubt if many appraisers take this I doubt if many appraisers take this trouble, and I know of but few instances where such figures are incorporated in and made a part of the appraisal. In the case of rented buildings the question of a continuance of such rentals is an important one, as in the case cited here-inbefore. An appraiser should know know something more than mere land and building values.

Most certainly I agree with you that there is in New York a great amount of slipshod, unscientific appraising, and of slipshod, unscientific appraising, and if it so happens that some publicity and attention is about to be given to this fact it seems as if the real estate in-terests may benefit thereby. The en-tire subject is one of many ramifications, and by no means reduced to an "exact science." In my opinion, it is based on many personal qualities, acquired by years of experience and mature judg-ment, coupled with proper records, and always subject to a certain amount of human fallibility. HARRY STEWART HALL.

Registry of Land Titles.

Editor of the RECORD AND GUID

Editor of the RECORD AND GUIDE: The value of some system of uni-formity in the registration of land titles throughout the country has been recog-nized and discussed for several years by many real estate investors and lawyers. It is interesting to note that this subject has been raised to one of national im-portance by the Commissioners on Uni-form State Laws, and a report of what has been accomplished toward simpli-fying land title acts in the States of the Union will be presented at the coming 24th annual conference in Washington, D. C., from Oct. 14 to 19. The committee, consisting of Eugene

24th annual Cort. 14 to 19. D. C., from Oct. 14 to 19. The committee, consisting of Eugene C. Massie, Virginia, chairman; John H. Wigmore and Nathan W. MacChesney, of Illinois, and Rome G. Brown, of Min-nesota, has made a careful study of the matter, and particularly with reference nesota, has made a careful study of the matter, and particularly with reference to the conveniences of the so-called Tor-rens Act. It may not be generally known that the Torrens law has been adopted by the legislatures of ten States as a legal means of registering titles. They are: California, Colorado, Illinois, Massachusetts Minnesota Naw Vork They are: California, Colorado, Illinois, Massachusetts, Minnesota, New York, North Carolina, Ohio, Oregon and Washington. The Act was adopted by New York in 1908. Ohio and North Carolina placed it on their statute books last year. In addition, the Torrens sys-tem prevails in Hawaii and the Philip-pines and over a great portion of the Dominion of Canada. Although based upon the same funda

Although based upon the same funda-Mithough based upon the same funda-mental system, the laws in these ten States differ widely. A tentative draft of a uniform act was submitted to the Uniform Laws Conference last year and efforts are being made to obtain neces-sary amendments to the conflicting State laws in the direction of greater uniformity.

In a very exhaustive report at the

In a very exhaustive report at the conference in Montreal a year ago, in which many of the cases to test the con-stitutionality of the Act were cited, the committee on the Torrens Act stated that the tide of Torrens legislation was evidently rising with irresistible force. In nearly every State where the Tor-rens system is a law, the constitution-ality of the Act has been tested and up-held by the Courts. In Illinois an amendment was enacted in 1903 making it compulsory to register all lands pass-ing through the Probate Court. In Massachusetts a special court known as the Land Court has been established for the administration of the system. Charles Thaddeus Terry, of New York City, a professor in the Law School of Columbia University, is presi-dent of the Conference on Uniform State Laws and, in addition to his work for

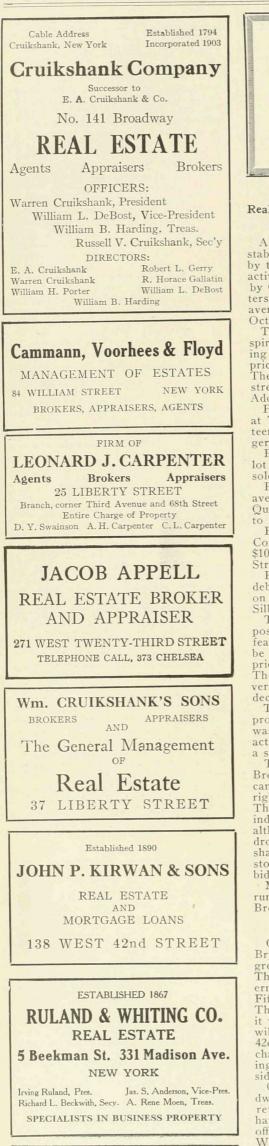
Laws and, in addition to his work for uniform workingmen's compensation and incorporation laws, he has made a thor-ough study of the legal questions in-volved in the Torrens system of land registration. TORRENS.

Will Deepen Staten Island Sound. Editor of the RECORD AND GUIDE :

Editor of the RECORD AND GUIDE: Editor of the RECORD AND GUIDE: It is a source of great gratification to me to be able to tell you that I am just in receipt of a communication from Mr. Iames N. Stout, secretary of the Staten Island Deep Waterways Association, in which he informs me that, owing to the energies of this association, the Secre-tarv of War has allotted the sum of \$400,000 for the deepening of the Staten Island Sound out of the twenty million dollars' compromise of the Rivers and Harbors bill just passed by Congress. This is a matter of considerable impor-tance to the owners of waterfront prop-erty along the Kill Von Kull and the Staten Island Sound, as it will make the waterfronts on Staten Island available for ships of greater depth and will thus be a help in the industrial development of the island, in which, of course, every-body is interested. CORNELIUS G. KOLFF,

CORNELIUS G. KOLFF, Sec'y, S. I. Chamber of Commerce.

-Only 73 Europeans own stock in the Interborough-Metropolitan Company, and their holdings amount to about \$7,000,-000 out of a total outstanding stock of \$93,000,000,



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THE WEEK'S REAL ESTATE NEWS

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

BRONX AUCTION SALE.

Real Estate and Other Assets of the Es-tate of Henry Ahr Sold in the Bronx at Good Prices.

A remarkable demonstration of the stability of Bronx real estate was shown by the extraordinary attendance and the activity of the bidding at the sale held by George Price in the former headquarters of the Corn Exchange Bank at Third avenue between 148th and 149th streets

avenue between 148th and 149th streets October 14, at noon. The bidding on all six offerings was spirited, one parcel in particular bring-ing fifty-one bids. The buyers and prices were as follows: Parcel No. 1, The Henry Ahr Iron Works in 148th street, nine bids, sold for \$27,050 to Adolph Ahr. Parcel No. 2. A small gore corner at Tremont and Haviland avenues, thir-teen bids, sold for \$505, to Henry Kroe-ger.

ger. Parcel No. 3. An inside small gore lot of about 35 square feet, on three bids, sold for \$50, to Julius Wolf. Parcel No. 4. A lot 28x87 on Baylis avenue, South Jamaica place, Borough of Queens, twenty-nine bids, sold for \$155, to Henry J. Jordis. Parcel No. 5. One share of Bronx Consumers' Ice Co. stock (par value \$100), nine bids, sold for \$122.50, to J. Strauss. Parcel No. 6. Twelve claims against

Parcel No. 6. Twelve claims against debtors of the Henry Ahr Iron Works, on fifty-one bids, sold for \$136, to Milton Silborman Silberman.

Suberman. The sale at this time was strongly op-posed by certain parties in interest who feared that the factory property would be seriously sacrificed unless an upset price was fixed or the sale protected. The executors and auctioneer having ad-vertised a sale absolutely without reserve, decided to carry it through on that basis.

vertised a sale absolutely without reserve, decided to carry it through on that basis. That their judgment was good is amply proved by the fact that only one parcel was bought by a party in interest and active outside bidding forced the price to a satisfactory figure on the ninth bid. This sale, held right at the hub of the Bronx would seem to indicate that you

Bronx, would seem to indicate that you can sell anything here if you go about it right and the sale is honestly conducted. right and the sale is honestly conducted. That Bronxites have confidence in Bronx industrials is shown by the fact that, although the bottom is supposed to have dropped out of the stock market, a single share of the Bronx Consumers' Ice Co.'s stock (par value \$100) sold on the ninth bid for \$122.50. Mr. Price expects this to be the fore-

Mr. Price expects this to be the fore-runner of other similarly successful Bronx voluntary sales in the near future.

Bronx voluntary sales in the near future. The Bryant Park Neighborhood. Of all the public squares in New York, Bryant Park has become the object of greatest interest in real estate circles. The park has 42nd street on the north-ern side, 40th street on the south, and Fifth and Sixth avenues on either side. The buildings that are going up around it will have not only a fine outlook, but will never have their light dimmed. The 42d street block is not likely to be changed by the erection of new build-ings for some years, but the other three sides are gradually being transformed. Certain restrictions in favor of private dwellings on the 40th street side have retarded new construction there, 'but have served to give the new twenty-story office building known as the "Eight West 40th Street Building" exceptional prominence and position. Parts of seven floors in this building have already been rented from the plans. Three have been taken by Frank A. Munsey, the publisher. —

publisher.

Several new tenancies in architectural

design are illustrated in this building. For one thing it responds to the grow-ing preference among business firms for moderate sized buildings, because they hold that the identity of a tenant is sub-merged if a building is too large. It will be close to the main traffic ter-minals and will appeal to high grade tenants in a number of business lines that are migrating to midtown. On the Fifth avenue side the Rogers-Peet and the Edison Disc buildings, under construction, together with the projected Arnold, Constable Building at the corner of 40th street, are the new improvements. The Union Dime Sav-ings Bank is the only building on the Sixth avenue side of recent construction.

City Planning. A series of city maps of unusual im-portance is being prepared for the guid-ance of the members of the Commission of Building Districts of which Edward M. Bassett is chairman. Those who saw the interesting maps at the City Plan-ning Exposition at the Public Library last year will appreciate the value of the new maps when it is said that they will go into even greater detail. One the new maps when it is said that they will go into even greater detail. One will show the location not only of dwell-ings, apartments and factories in every borough, but also the location of build-ings having stores on the first floor. Another map will illustrate the density and trend of population in each borough, and a third map will show all traffic lines. The maps are being drawn under the supervision of George B. Ford, con-sulting expert to the committee. An advisory commission to the Committee on City Plan of the Board of Estimate will be announced in a short time. will be announced in a short time.

Electrical Household Advantages.

Electrical Household Advantages. The extent to which electrical home facilities have made life for the Long Island commuter and his family easier was made apparent at the Electrical Ex-position at the Grand Central Palace this week. Ill smelling oil stoves are no longer necessary as a quick substitute for the coal range. By electric current two quarts of water can be brought to the boiling point in two minutes; a steak or chops can be broiled in six minutes; an electric griddle can be used for eight minutes at a cost of one cent; a Welsh rarebit can be made in a chafing dish; coffee can be cooked almost in the twink-ling of an eye and eggs can be fried in ling of an eye and eggs can be fried in a jiffy. No commuter should miss his train on account of breakfast being cooked.

cooked. Electrical facilities not only attract, but they hold, suburban tenants and owners because previously the drawback to suburban life was the crudeness of it. Now, electricity has eliminated the raw phases of suburban existence.

phases of suburban existence. Sewing machines are operated by elec-trical joining of the motor with the light fixture, while clothes are ironed by heat-ing the iron through an electric wire; woman can curl her hair with electric curling irons; ice cream is frozen by electricity and the suburban resident can quickly make his own best Sunday des-sert; he can press his trousers by elec-tricity and if necessary spank the chil-dren by electric current. So far as the comforts of residential life in the sub-urbs is concerned, the electrical age is complete, and it has much to do with the rapid increase of suburban population.

Law Makers and Insurance. Law makers should understand what they are trying to do, but so far as in-surance is concerned they do not. For them insurance law making represents a

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large wheel in a political machine, and beyond serving the purpose of the ma-chine it means nothing. So far as prac-tical knowledge is concerned, let us make a few comparisons. Allow the average law factory—both branches of State government—250 employes. Put them in to operate the Du Pont Powder Company factory. Can you see their finish? Put them in to operate the fleet of Steel Corporation boats on the Great Lakes, or let them reorganize and ope-rate the Pere Marquette Railroad, or any manufacturing plant or large depart-ment store or a big bank or any big in-surance company. The finish in every case would be that of the powder mill. They would blow it up because of ig-norance.—National Agents' Record. large wheel in a political machine, and

UNITED STATES REALTY.

No Action Taken Declaring a Dividend, Though Savings Exceed Requirements.

At a meeting of the board of directors of the U. S. Realty & Improvement Co. of the U. S. Realty & Improvement Co. no action was taken on the question of declaring a dividend on the stock. While the earnings for the period are in excess of the dividend requirements, yet owing to the prevailing unusual business' con-ditions, the directors were of the opinion that the company should retain for the time being the present surplus as work-ing capital to meet the unusual de-mands, and through conservative action accumulate and maintain a safe amount of liquid assets. The consolidated income and surplus account of the United States Realty & Improvement Co. and George A. Fuller Co. for five months ended September 30, 1914, follows. Gross earnings\$1,250,142

Gross earnings	\$1,250,142
Net earnings	665,296
Interest on debenture bonds	248,541
Net profit	416,754
Dividend paid August 1, 1914.	202,035
Surplus for five months	214,719
Previous surplus	1,582,658
Total surplus	1,797,378
Reserve for contingencies	100,000
Profit and loss surplus	1,697,378

A Sewer Project Turned Back.

A Sewer Project Turned Back. The Chief Engineer of the Board of Estimate has reported on the resolution for a sewer system in West 176th street, from Jerome avenue to Macombs road; in Davidson avenue, from West 176th street to a point about 80 feet south of West 174th street; in Grand avenue, from West 176th street to Macombs road; in West 175th street, from Grand avenue to Macombs road; in West 174th street, from Davidson avenue to Ma-combs road; in Featherbed lane, from Jerome avenue to Macombs road; in In-wood avenue, from Belmont street, from Inwood avenue to Macombs road, Borough of The Bronx. (Resolution of the Local Board of the Van Courtlandt District.) Tengineer reports that title to each of

District.) Engineer reports that title to each of these streets where not acquired can be vested in the city at any time under an opening proceeding now in progress. The resolution affects an aggregate length of about 5,400 feet. With few ex-ceptions the streets are not in use and the area traversed is almost entirely un-improved. The improvement is peti-tioned for by the owners of about 10 per cent. of the frontage who desire to de-velop their holdings in anticipation of the completion of the Jerome avenue subway, now under construction. The territory served by these sewers will un-questionably be substantially developed in the near future, but it is believed that the improvement might properly be de-ferred for a short period. The resolution, by order of the Board of Estimate, has been left with the Chief Engineer, and is to be withheld until the urgency of the improvement is more ap-parent. Engineer reports that title to each of

parent.

Protest Against Assessment Area.

Property owners in the neighborhood of the proposed extension of Second avenue, from Hamilton avenue to 28th street, are remonstrating against the smallness of the area against which the assessment will be levied. The proposed area is bounded as follows: On the north

by an irregular line not exceeding 500 point; on the east by a line 100 feet west of Third avenue, on the south, by the center line of 27th street, and on the west by the bulkhead line of Gowanus Bay

west by the bulkhead nine of obwards Bay. The area of assessment for, the pro-posed opening of First avenue from 39th to 40th streets will be bounded as follows: On the north by a line 350 feet north of 39th street; on the east by a line midway between First and Second avenues; on the south by a line mid-way between 50th and 51st streets and on the west by the bulkhead line.

INDUSTRIAL DIGEST.

The War's Effect As Noted in American Trade Journals.

Textiles.

Textiles. Europe's greatest textile nations are in death struggle and industry is prostrated or seriously restricted. Exports of European textiles will be seriously re-stricted as long as war continues and long afterward if war is protracted. Domestic wool, tops and yarns already have advanced one to two and one-half cents, due to covering of canceled for-eign contracts. Wool up to ten per cent. in West and very firm in seaboard mar-kets with scattering advances. Gener-ally full employment of wool and wors-ted mills seems assured for light-weight season.—Textile Manufacturers' Journal. **Iron and Steel.**

Iron and Steel.

Iron and Steel. The uncertainty of the situation has developed an attitude of conservatism on the part of both steel producers and con-sumers and the almost complete stop-page of exports has resulted in the cur-tailment of operations in plants engaged in the manufacture of machinery and equipment. The suspension, and in some semi-finished and finished steel have fol-lowed, although the tonnage involved is not very heavy. In the Chicago district, the leading producer this week increased operations to 72 per cent., while at Pitts-burgh there has been no curtailment of production, contrary reports notwith-standing.—Iron Trade Review. **Shoe and Leather Trade.**

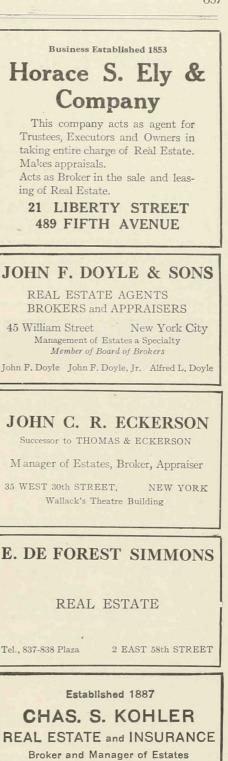
Shoe and Leather Trade.

Since the general advances were made

Shoe and Leather Trade. Since the general advances were made in leather prices shortly after the Euro-pean war started, the trend has been further upward. Some fine tannages of oak sole leather are up five cents a pound from where they were the latter part of July and fine tannages of union have advanced three cents. The con-sumption of leather in foreign countries under these war conditions is much larger than when the world is at peace. Every country must keep her soldiers well shod. That is almost as essential as the food supply.—Boston Letter. The paralysis of industry abroad has already resulted in cancellation of or-ders for leather and other exportable commodities. On the other hand, in-quiries are coming in from European nations for army shoes, and it is re-ported that the Geo. E. Keith Company has booked an order for one-half mil-lion pairs to go to the French Govern-ment. Other Brockton firms report in-quiries for army shoes, but state, that owing to busy factories, are unable to meet requirements of immediate delivery. —American Shoemaking.

Paints.

Paints. In the paint trade the "Spirit of '76" is beginning to show itself already. Amer-ica has had all the raw material neces-sary to produce the best paints without help from foreigners, but up to the pres-ent emergency comparatively little had been done in the chemical line in devel-oping our materials. We have been largely dependent on Germany for ana-line colors, while the Pennsylvania oil fields offer a well-nigh boundless sup-ply of raw materials. Germany has been able to command chemical ability at a lower price than we could pay, but now they can no longer command the labor market nor the means of transportation. Ameri-can manufacturers see the need and are getting ready to supply the demand. They expect to bring in a few experi-enced chemists from Germany, France, Holland and England, America's ex-



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perimental ingenuity can supply the rest. —Paint, Oil and Drug Reporter.

Glass and Pottery.

Glass and Pottery. The glass men are feeling the pinch in potash and manganese. We have good deposits of both these minerals in this country, and they only require develop-ment to supply the market. Nothing but the low price of the foreign products has stood in the way. The situation is clearing up very materially. Word has come from many of the English factories that they are running full time and are shipping as fast as transportation can be obtained. obtained.

Foreign china and pottery business in America has been knocked in the head and Trenton, N. J., and other centers where these goods are made will benefit greatly.

Lumber.

It should be borne in mind that lumber markets as well as most other mar-kets will be disorganized by the war. kets will be disorganized by the war. The countries engaged in the fighting will not buy much lumber, and they have been America's best customers. Their misfortune will not necessarily increase the prosperity of American lumber deal-ers. Our loss of sales in Germany and France may more than offset gains in the Mediterranean countries. A long war will exhaust the resources of all the countries engaged, and its effect will be depressing in all parts of the world. American lumbermen will doubtless get as much out of the situation as possible. —Hardwood Record. Oil.

Oil.

Of all our industries petroleum prob-ably stands first in the line of unsettle-ment by European complications, since the markets abroad are depended upon to absorb about 65 per cent. of the coun-try's production in the form of refined varieties. The United Kingdom, Neth-lende Commun and France constitute varieties. The United Kingdom, Neth-erlands, Germany and France constitute the mainstay of foreign consumption. The closing of these and other markets has resulted with particular hardship, as the general status of the industry during the last few months has been one of continued depression by the heavy overthe last few months has been one of continued depression by the heavy overproduction and the restricted movements in the various refined products.—Petro-leum Gazette.

Hardware.

Buying in hardware lines is not nearly so active as are the variations in price. Practically every commodity in this mar-ket is being advanced in price and most quotations are for prompt acceptance.— Hardware Age.

BUILDING OPERATIONS SPAS-MODIC

General Decrease in Expenditures No Index to Country's Prosperity.

Index to Country's Prosperity. If the degree of activity of the build-ing industry is taken as an index to prosperity, figures gathered by the United States Geological Survey of building operations in 1913 show that prosperity is sporadic. For instance, New York Citv, the largest building center of the country, showed in 1913 a considerable decrease from 1912, center of the country, showed in 1913 a considerable decrease from 1912, whereas Newark, only a few miles away, showed a large increase. Chicago, which showed the largest decrease in 1912, rallied and showed the largest in-crease in 1913. Most of the cities that showed increases in 1912 showed de-creases in 1913. A few that showed de-creases in 1913 the that showed de-creases in 1913 are that showed de-creases in 1913 and the showed de-creases in 1913 are the that showed de-creases in 1913 the structures ascribe the decrease in 1913 to the fact that in 1912 the struc-tures erected were unusually costly.

in 1913 to the fact that in 1912 the struc-tures erected were unusually costly. In 48 of the largest cities of the coun-try, the total cost of building opera-tions in 1913 was \$659,515,746, compared with \$738,989,510 in 1912. The greatest decrease was in New York City, \$56,-414,655. The largest increase was in Chicago, \$6,492,527. New York City is the leading city in the cost of building operations, notwithstanding its large decrease in 1913. Last year the build-ing operations of that city cost \$107,104,-707. The maximum annual cost of building operations in New York City was reached in 1909, when it was \$186,-047,477.

Efforts were made by the Geological Survey to obtain detailed information for all cities of 35,000 or more inhab-itants—157 in number. Information was obtained from 147 of these cities in sufficient detail to permit the comwas obtained from 147 of these cities in sufficient detail to permit the com-pilation of statistics. In these 147 cities the building operations in 1913 cost \$859,657,250. In 108 of these cities the new wooden buildings erected in 1913 cost \$174,197,886 and new brick build-ings cost \$226,478,584. All other new buildings cost \$115,894,022. The cost of all additions, alterations and repairs was \$78,483,933. New concrete buildings were reported by 71 cities, of which Philadelphia was the leader, reporting a cost of \$4,634,855. and San Francisco was second, with \$3,745,389.

TWO-STORY STORES.

The Part Escalator Plays in Making Second Stories Valuable. Choice locations on the principal business streets of any city are, even under the most favorable conditions, a heavy overhead expense. If the store heavy overhead expense. If the store is a rented one, and a growing business demands more sales space, it is the ten-dency to make room by acquiring an adjoining store space, with its attractive but costly street-level frontage. This tendency has been a natural one, because it has been brought home by ex-perience, all too often, that people can-net be induced to climb stairs to make

be induced to climb stairs to make their purchases, no matter how tempting the offerings may be.

That the second floor of a non-ele-vator building can be rented for from one-fourth to one-fifth the price of an

one-fourth to one-fifth the price of an equal ground floor space is a matter of great importance to the merchant, but of little concern to the public—a public that has very definitely refused to ex-pend its energy in stair climbing. To put it concretely: If a merchant who pays \$10,000 a year rental and who seeks to double his sales space by pay-ing \$10,000 more for an adjacent store, can be sure of doing just as large a volume of business and pay but \$2,000 for an equivalent second floor area, he would ordinarily consider it sound busi-

for an equivalent second floor area, he would ordinarily consider it sound busi-ness judgment to do so. And the fact that such a move is no longer experimental should serve as a guide to greater profits for every mer-chant who is alive to the fact that a re-duced rental expense is simply a pro-portional increase in his net income. Escalators are the remedy which is making it possible for the merchant to expand economically upward instead of expensively outward. A booklet just is-sued by the Otis Elevator Company con-tains these arguments:

tains these arguments:

tains these arguments: "Escalators are stairways that move continuously and their popular use makes certain the value of an installa-tion in any busy store. Escalators vir-tually place the second floor on the street level by comfortably carrying people to the second floor counters without calling upon their strength or rotionee patience.

"Where Escalators are installed in de-partment stores, it has been found pos-sible to sell goods on the upper floors with almost the same rapidity that they are sold on the street floor, due, of course, to an increased circulation among the upper floors. Where railroad stations are equipped with Escalators, few passengers use the stairs and the crowds from incoming trains are distrib-uted rapidly and comfortably. The the-atres that have Escalators are invariably better attended and their balconies are 'Where Escalators are installed in debetter attended and their balconies are filled with pleasure-seekers who cannot afford orchestra chairs and who refuse to climb stairs to the balcony and gal-

"The Escalator in its perfected type-"The Escalator in its perfected type-known as the Duplex Escalator—carries passengers in both directions with equal facility. There is an important advan-tage in this type of machine in that the two machines, one traveling up and the other down, are geared together, locat-ed side by side. By gearing them to-gether in this way and using one motor, advantage is taken of the passengers de-

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If you want to know who is building, and who, therefore, is in the market for building materials, read the RECORD and GUIDE.

October 17, 1914

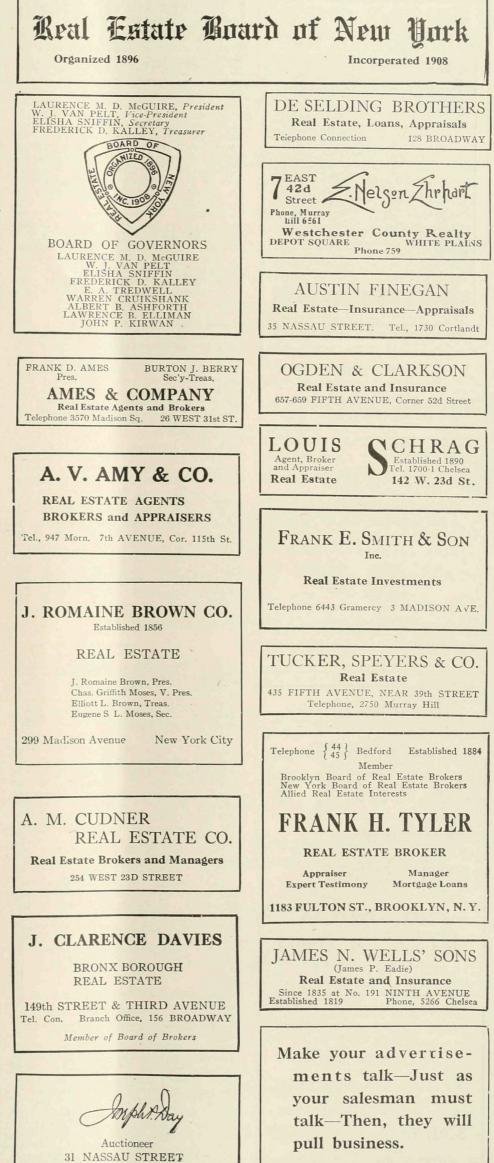
RECORD AND GUIDE

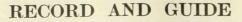
scending to assist in raising the ascending passengers, and since during the day's operation as many passengers de-scend as ascend, it can be readily understood that the consumption of operating power is extremely moderate.

How the City Can Save Ten Million a Year. In response to Mayor Mitchel's invi-

In response to Mayor Mitchel's invi-tation to taxpayers to give helpful sug-gestions looking to a reduction of the 1915 budget, Henry H. Klein has sent a letter to the Mayor's office in which he points out a number of extravagances and weaknesses on the part of the city government and tells how the city can

government and tells how the city can save ten million dollars a year:
"In order to reduce the public pay-sine scales of \$3,500. All salaries above \$6,000 should be taken from each salary between \$3,500 and \$6,000. This will result in a saving of \$7,000,000 out of a total annual payroll of \$90,000,000 and endployes. I might add that many of those added to the payroll during the past five years and particularly since Jan. I assume the payroll during the past five years and particularly since Jan. I and the payroll during the past five years and particularly since Jan. I added to the payroll during the past five years and particularly since Jan. I added to the payroll during the past five years and particularly since Jan. I added to the payroll during the past five years and particularly since Jan. I added to the payroll during the past five years and particularly since Jan. I added to the payroll during the past five years and particularly subordinates are rarely engaged in use of city automobiles after that hour wenience. An hour's watch on the main thoroughfares of the city, particularly look to the during the past of the city automobiles are the payroll of year for reparts and maintenance of automobiles drow and bolong and the of chauffers. One thousand dollars a day can be saved if the numes of the drift about \$500,000 a year for reparts and maintenance of automobiles are the tool and the or content of the drafters. Company reference the tools which were paid dollars a day can be saved if the numes and the cover tools for the same the during the result of the drafters. Company reference the tools which were paid dollars a day can be saved if the numes and the company. This company referes the full amount of its tolls avered for the area. The set of the drow and the real company for the use of the bridges do the developed whether drift atthe during the result increase dudget the dury and the real company. This company, the the same the dury of the use of the drift atthe the rail on the following fac







Company

331 Madison Ave. TELEPHONES Murray Hill 1962 Spring 878

Mrs. A. Voshage

Henry Jansen

PRIVATE REALTY SALES.

I NTEREST of local and out-of-town real estate men will be focused on their annual Convention held this year in New York City. The average real estate broker has been so busy with the daily routine of business that he has had little time to undertake the study of the deeper problems of his vocation, and even less time to attempt their solu-tion. Within the last two or three years, however, there has been a marked tendency among real estate organiza-tions not only to raise the ethical stand-ards of the profession but also to take an active part in the consideration of civic questions.

an active part in the consideration of civic questions. Investors, builders, and speculators and all others who are associates of the broker in the real estate business are keenly interested in the proceedings of the convention. For the broker who is the delegate at this session is the man who manages their properties, collects their rents, and advises when to buy and when to sell. It was learned this week, that the

It was learned this week that the transaction which was recorded in the Record and Guide of July 16, and which affected the former Stern Brothers' de-partment store in West 23rd street, had been closed by the signing of the final affected the former Stern Brothers' de-partment store in West 23rd street, had been closed by the signing of the final papers. It is proposed to model this market after Covent Garden in London. After extensive alterations, it will be opened on May 1, 1915, and will be known as the "Cosmopolitan Garden." It is expected that the new enterprise will fill a long-felt want to the retail shopping public. Besides the unique ar-rangement of floor space and provision for the display of merchandise in booths, every facility will be afforded to the housewife to do her shopping quickly among pleasant surroundings. The originator of Cosmopolitan Garden is Maurice M. Berger. Albert B. Ash-forth, who conducted the negotiations which resulted in the closing of the lease, has launched the project and has been able to secure application for space and promises from a large number of merchants whose leases aggregate, ac-cording to Mr. Ashforth, about \$125,000 in annual rentals.

The total number of sales reported and not recorded in Manhattan this week was 13 as against 11 last week and and 15 a year ago.

The number of sales south of 59th street was 6 as compared with 6 last week and 4 a year ago. The sales north of 59th street aggre-gated 7 as compared with 5 last week

gated / as compared with 5 last week and 11 a year ago. The total number of conveyances in Manhattan was 101 as against 97 last week, 13 having stated considerations totaling \$684,550. Mortgages recorded this week number 43, involving \$1,715,-121, as against 55 last week, totaling \$1,812,750. From the Brony 7 sales at private

\$1,812,750. From the Bronx, 7 sales at private contract were recorded, as against 6 last week and 8 a year ago. The amount involved in Manhattan and Bronx auction sales this week was \$1,229,626. compared with \$980,143 last week. making a total since January 1 of \$33,433,848. The figures for the corre-sponding week last vear were \$420,398, and the total from January 1. 1913, to October 18, 1913, was \$41,888,695.

Jacob Ruppert in \$1,800,000 Deal.

Jacob Ruppert in \$1,800,000 Deal. Col. Jacob Ruppert has bought from the Gramont Holding Company. Thom-as J. McLaughlin, presidert, the Gra-mont apartment house, a twelve-story structure with stores and the Gramont Annex adjoining, an eight-story apart-ment, at the northeast corner of Broad-way and 98th street, with a frontage of 100 feet on Broadway and 188 feet in 98th street. The site was acquired from William-Waldorf Astor in 1909 and the present sellers erected the buildings from plans by George and Edward Blum. The buildings have a rent roll of about \$155,000 per annum, derived from ninety-two suites. In part pay-ment Col. Ruppert gave the triangular

plot, improved with low frame struc-tures, at the north end of the plaza formed by the intersection of Lenox and St. Nicholas avenues and Cathedral Parkway. This property has been held at \$300,000 and the apartment houses at \$1,500,000. The brokers were Kick Sharrott.

Block Front Sold in Bronx.

Block Front Sold in Bronx. McLernon Bros. sold for the estate of William Nelson the block front on the east side of the Grand Boulevard and Concourse, between Field place and 184th street. It fronts 196 feet on the Concourse and runs back 9 feet on each of the other thoroughfares. The parcel was purchased by the Mercedes Building Company, John Boyland, president, which recently bought through the same brokers the abutting front on Ryer ave-nue. With this latest purchase the com-pany's holdings front 196 feet on the Concourse, 197.4 feet on Ryer avenue, 84.2 feet in Field place and 61 feet in 184th street. The purchasers plan to erect two five-story apartment houses.

Drive Apartment Sale.

Drive Apartment Sale. Joseph Shenk has added to his West Side holdings by the purchase of the new eleven-story apartment house known as Greyton Court, occupying a plot 100 x 125 at the southeast corner of Riverside Drive and 141st street. The building which is fully rented, was built by the West Side Construction Company, Joseph Axelrod, president, which is the present seller, and has held it at \$650,000. The transaction was ne-gotiated by Cooper & Kohn.

Re-Sale in East 98th Street.

Re-Sale in East 98th Street. John Russell Pope has resold to Louis J. Francke, of Glen Head, L. I., through Pease & Elliman, the lot 25×100 , in the south side of 98th street, 250 feet east of Fifth avenue. This property was sold about two months ago through the same brokers for H. Augustus Coleman, and it just became known that Mr. Pope was the buyer in this transaction. It has not been learned what disposition will be made of the lot, but it is thought that a residence will be erected.

Big Nassau County Transaction.

Big Nassau County Transaction. A syndicate known as the Oceanside Estates has purchased for development near Long Beach, in Nassau County, L. I., the old Watson, Cornwall, and Van Siclen farms, of about 164 acres, in a transaction involving about \$400,000. The property was acquired by J. Harry Myers, the present seller, last May, and adjoins the Barnum Island tract which he sold in June to a Philadelphia syndi-cate in a million-dollar deal.

Manhattan-South of 59th St.

BLEECKER ST.—Ruland & Whiting Co. sold for the Gramont Construction Co., Charles B. Van Alen, president, 341 Bleecker st, a 3-sty building, on lot 21.6x70.1.

building, on lot 21.6x70.1. GROVE ST.—Pepe & Bros. sold for Joseph Muhling to Vincenzo Cesareo the 3-sty build-ing 59 Grove st, on lot 20x54. MERCER ST.—The 190th St Holding Co, Hy-man Horwitz president, has resold 237 Mercer st, a 6-sty loft building, on plot 25x100, to Harry B. Davis, who gave in part payment lots at Deal Beach, N. J. The broker was Eddy A. Weinstein.

A. Weinstein, A. Wir The Frank The Large SULLIVAN ST.—The Atlantic-Marconi Co. is reported to have sold the three 5-sty build-ings, 225, 227, 229 Sullivan st, on plot 75x100. 34TH ST.—William L. Cahn sold, through M. Morgenthau, Jr. Co., the 6-sty business building, 314 East 34th st, on lot 21.3x88.9, to Estelle G. Winston, who gave in part payment a 16-room residence and a ¼ acre at West-wood, N. J. 51ST ST.—Alexander M. Hadden is reported to have sold the 4-sty Columbia College lease-hold, 16 West 51st st, on lot 21.6x100.5.

Manhattan-North of 59th St.

122D ST.—Mrs. Eva A. Marback sold, through Thomas J. O'Reilly. the 4-sty flat, 273 West 122d st, on lot 20x100.11. 142D ST.—Thomas J. O'Reilly sold for Mrs. M. Bouvet, the 4-sty, 2-fam house, 510 West 142d st, on lot 15x99.11.

Bronx.

CLASON POINT RD.—John R. Davidson has sold for Anna Schwarz, to Elizabeth Van Nos-dale, the four vacant lots on the east side of Clason Point rd, near 152d st. MACY PL.—The Schoen-Westchester Realty Co. sold for Sophy Millenbrook 859 Macy pl, a 2-family dwelling, on plot 25x140,

TIFFANY ST.—Cahn & Pittman have sold for the Value Realty Co. 1043 Tiffany st, 3-sty store and flat, on lot 20x100, to Philip Henry Blight. 242D ST.—George Hill has contracted to sell to Gaetano Vitiello, for \$850, the lot, 25.1x104.8, in the north side of 242d st, 25 ft. east of Dis-brow pl. Borrowers ARTHUR AV.-G. Tuoti & Co. sold for W. W. Adams the 5-sty tenement 2363 Arthur av, on a plot 50x100x irregular. having desirable property on which loans are wanted can be accommodated in any amount at HONEYWELL AV.—G. Tuoti & Co. have sold 18 Honeywell av, on plot 44x112.6. prevailing rates of interest. Submit your loans Brooklyn. and we can take care of them promptly. DEAN ST.—Bulkley & Horton Co. sold for Mrs. T. S. Miller and Mrs. Edward Huner to Mrs. B. J. McDonough, the 3-sty dwelling, 1068 Dean st. Dean st.
PULASKI ST, ETC.—James M. Hawley sold for Laura V. Carlisle, 404½ Pulaski st; and for Caroline Fahl to Emily Kelly and Laura Wink-ler, 181 Stanhope st.
STERLING PL.—Bulkley & Horton Co. sold for Cora Broder to Otto J. Wuest the 2-sty dwelling 417 Sterling pl, on lot 20x131.
22D ST.—McInerney-Klinck Realty Co, sold for William Leck, for about \$6,500, the 2-sty building, 340 East 22d st, on lot 20x100.
63D ST.—Frank A. Seaver & Co. have sold for John Heil to a Mr. Hofer, the 2-fam. house 472 63d st. Lawyers Title Insurance & Trust Co. 160 Broadway, Manhattan 188 Montague St., Brooklyn 381-383 East 149th Street 1354 Broadway, Brooklyn 367 Fulton Street, Jamaica The Queensboro Corporation 907H ST.—The Simmacros Realty Co. has sold for Mrs. Alice Langstroth the two detached cottages in the south side of 99th st, east of 4th av, on plot 53x77.6; also sold the southeast corner of 3d av and 92d st, two 3-sty buildings and stores, and two cottages in rear, on plot 67x146, to William Koch; also sold the 3-sty building at 9318 3d av, on plot 20x85. LONG ISLAND CITY LOTS HOUSES BRIDGE PLAZA PLOTS FACTORY ACREAGE SITES **Queens Borough Real Estate** Queens. ROSEDALE.—New York Suburban Land Co. sold 80x100 in Oxford pl to Henry L. Braden; 60x100, on Kinsey av, to William A. Decker, and 60x100 in Rose pl to Frank J. Leicht. WINFIELD.—James B. Thomas sold for the Man Construction Co., the two 3-sty apart-ment houses with stores, on the north side of Woodside av, 40x100, 20 ft. east of Fisk av, to a Manhattan confectioner, who will occupy one of the stores. JOSEPH CACCAVAJO, C. E. WARREN C. HAFF, M. E. **EXPERTS IN** REAL ESTATE ENGINEERING **CACCAVAJO & HAFF** CONSULTING ENGINEERS **41 PARK ROW** PHONE CORT. 6226 Nearby Cities. JERSEY CITY, N. J.—Stoeckel Realty Co. sold for William A. Strahan to William Kilgus 28 Sackett st, a dwelling, on plot 20x100. The buyer gave in part payment a dwelling on a half acre in Main st, Park Ridge, N. J. JERSEY CITY, N. J.—Harry J. Max and Max L. Balene sold to the Hudson Realty and Construction Co. three 6-fam. brick flats, 99x110, at the northwest corner of Broadway and Cor-bin av. **Troegerlith Sanitary Flooring** Laid in Plastic Form NEWARK, N. J.—Feist & Feist have sold the 2-sty building at 177-179 Central av, occupied by the Fiske Tire Co., to Louis Friedman of D. Wolf & Co.; also sold the 3-sty apartment house, 27-27½ South Orange av, on plot 34x90, and the moving picture theatre at 508 Ferry st, on lot 25x78, to William E. Lehman, the archi-tect. Fire Proof, Germ Proof, Water Repellent Cost very little more than cement **TROEGERLITH CORK COMPOSITION** Artistic, durable and very easy of tread. Write for booklet No. 5 Rural and Suburban. GARWODD, N. J.—New York Suburban Land Co. sold 40x100 on Myrtle av to T. J. Seiffert and 60x100 on Hemlock av to M. E. Mead. HEMPSTEAD, L. I., ETC.—Windsor Land and Improvement Co. sold to C. A. Harvey 40x100 on Kennedy av and to Andrew Harkness 40x 100 on Milburn av; at Valley Stream, to James Mullen 66x100 on Madison av; to Milton Bren-nan 40x100 in Cottage st, and to Bernard Quin-to 40x85 in Chestnut st; at Floral Park, to Thomas F. Kane 40x100 in Chester st. NEW CANAAN, CONN—Payson McL Mer-Troegerlith Tile Company, 11 Broadway, New York City **Telephone:** Rector 9364 FINDLER & WIBEL NEW CANAAN, CONN.—Payson McL. Mer-rill Co. and R. B. Morse sold for Helen K. and Elizabeth B. Olcott a seven-acre estate at Oenoke av and Lambert rd to the Metropolitan Casualty Co. SCARSDALE, N. Y.—Fish & Marvin sold a tract of 2 acres on the "Grange" to Henry Meyer; also sold to Robert Painter for occu-pancy a 2-acre estate on Park and Oxford rds. SCARSDALE, N. Y.—Fish & Marvin sold at Greenacres a residence for Frederick Pope to Walter W. Griffith. It has been held at \$25,-000. **STATIONERS** Blank Book Manutacturers Printers, Engravers and Lithographers SOUTH ORANGE, N. J.—Delaware, Lacka-wanna and Western Railroad Co. bought from Kraus Mer a strip 12x265 on South Orange av, required for the elevation of the railroad track-age. Rent Books **Transfer Stock Books** Collection Books **Insurance** Records **Real Estate Records** Advertising Records REAL ESTATE Society Due Books BLANK Lawyer's Registers LEDGER STATISTICS Daily Sales Record **Parcel Post Registers** The Following Table is a Resume of the Record of Conveyances, Mortgages, Mort-gage Extensions and Building Permits Filed in Each Borough During the Week. **Typewriter** Paper and Loose-leaf Binders BOOKS F&W Ribbons and Sheets Ruled Also a Full Line of and Printed to order (Arranged with figures for the corresponding week of 1913. Following each weekly table is a resume from January 1 to date.) **Columnar Books** at Reasonable

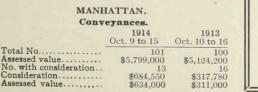
Rates.

115 Nassau Street, New York

TELEPHONE 1500 CORTLANDT

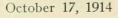
FOR FIRST CLASS PRINTING COME TO US

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Elizabeth B Oenoke av a Casualty Co.

Jan. 1 to Oct. 15 Jan. 1 to Oct. 16



Wants and Offers	
The rate for Advertising under this heading is 15 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.	

COMPETENT, trustworthy Accountant offers part of his time at hourly rate to estate or individuals. J. E., Box 384, Rec-ord and Guide.

MANAGEMENT of more real estaté de-sired; economical, efficient and practical management assured; personal and con-scientious attention given; now managing high class apartments; years of experi-ence; personal interview is solicited; all credentials. Box 390, Record & Guide. EXPERIENCED and capable man for many years in charge of repair and col-lection department of large real estate firm is desirous of acting in the same ca-pacity for estate, individual or real estate concern. Highest references from owners whose properties I have handled. Box 366, Record and Guide.

STENOGRAPHER, young lady, several years' thorough real estate experience, seeks position. Expert at real estate rec-ords. Executive ability. Fair salary. Box 398, Record & Guide.

MANAGEMENT of more real estate de-sider in connection with my own prop-erty. Thoroughly experienced in collect-ing, renting, repair work. Personal at-tention given; 12 years' experience. High-est references or bond. Box 396, Record & Guide.

RENTING AGENT wanted for office building. Must be experienced. State age, references and salary expected. Box 394, Record and Guide.

EXPERT appraiser can secure services young man with 8 years' experience with Brooklyn values and realty in general. A producer and not a consumer of revenue. Box 400, Record & Guide.

Lumber Auction Sale

Holland Co. of New York, 2 Rector Holland Co. of New York, 2 Rector Street, announces sale for the Penn-sylvania R. R. Co., at public auction to the highest bidder on **Thursday**, **October 22nd**, 1914, at 2 p. m., at their freight yards, South St. Station, cor-ner **Mulberry St.**, Newark, N. J., of 7 carload lots of oak; yellow pine; cypress; spruce and hemlock lumber; various sizes and 2 carload lots pine box boards. box boards.

box boards. 10% cash part payment down re-quired. Terms of sale and further details on application to Holland Co. Réached by Penn. R. R. from N. Y., 34th St., trains at 12.34 and 1.24, from Jersey City at 12.46 and 1.44 p. m. By Hudson Tubes to Park Place, Newark, or D., L. & W. R. R. or C. R. R. to Broad St., Newark, then car on Broad St. to South St. St. to South St.

There will also be a lumber sale on Thursday, October 29th, 2 p. m., at P. R. R. freight yards, foot of Morgan P. R. K. Hergar. St., Jersey City.

Total No	5,680	6,261
Assessed value	\$377,110,933	\$383.095,161
No. with consideration		866
Consideration		\$35.175,658
Assessed value		\$38,578,162

MO	rtgages.	
	1914	1913
	Oct. 9 to 15	Oct. 10 to 16
Total No	43	57
Amount	\$1,715,121	\$833.013
To Banks & Ins. Cos	5	10
Amount	\$792,000	\$213,000
No. at 6	17	21
Amount	\$957,625	\$353,163
No. at 51/2%	. 1	5
Amount		\$55,500
No. at 5%	11	19
Amount	\$349,200	\$334,000
No. at 41/29		
Amount		
No. at 4%		
Amount		
Unusual rates		
Amount		
Interest not given		12
Amount	\$384,200	\$90,350
Jan. 1	to Oct. 15 Ja:	
Total No	3,292	3,960
Amount	\$97 368 331	\$141 305.434
To Banks & Ins. Cos	719	992
Amount	\$42,838,234	\$84,571,599
Mortgag	e Extensions.	
	Oct. 9 to 15	

	Oct. 9 to 15	Oct. 10 to 10
Fotal No	19 \$776,000 3	28 \$1,520,300
Fo Banks & Ins. Cos Amount	\$41,000	\$1,196,500
Jan.1	to Oct. 15 Ja	n. 1 to Oct. 16
Fotal No	\$90,203,830	1,499 \$60,727.618
ToBanks & Ins. Cos Amount	\$57,052,360	495 \$34,779,800

Building Permits.

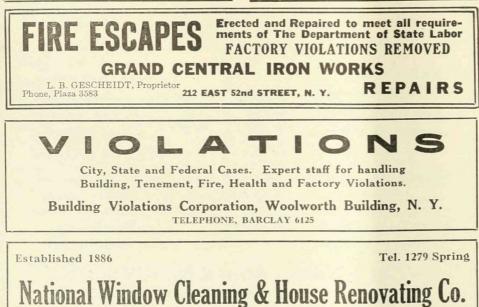
	1914	1913
	Oct. 10 to 16	Oct. 11 to 1
New buildings Cost Alterations	\$887,000	6 \$660,500 \$117,131
Jan. 1	to Oct. 16 Jan.	1 to Oct. 17
New buildings Cost Alterations.	. \$41,426,190	485 \$50,406,615 \$10,212,349

BRONX.

. C. J. C. C. C. D.	
1914 Oct. 9 to 15	1913 Oct. 10 to 16
. 8	82 107
	14 9
. \$210,5	75 \$78,575
1 to Oct. 15	Jan. 1 to Oct. 16
5,00	4 6,096
. 42	
\$5,248,84	\$ 5,210,838
	1914 Oct. 9 to 15 \$210,5 1 to Oct. 15 5,00 42

Mortgages.

	1914	1913
	Oct. 9 to 15	Oct. 10 to 16
Total No	36	69
Amount.	\$318,999	\$378,044
To Banks & Ins. Cos	3	2
Amount	\$116,000	\$7,000
No. at 6%	22	20
Amount	\$159,553	\$71,075
No. at 5½%	5	(
Amount	\$127,000	\$23,900
No. at 5%	7	20
Amount	\$31,800	\$167,403
Unusual rates		
Amount		\$4,139
Interest not given	2	18
Amount	\$646	\$111,523
Jan. 1t	o Oct. 15 Ja	n.1to Oct. 16
Totol No.	3,102	4,600
Amount	\$27,624,295	\$32,652,888
To Banks & Ins. Cos	304	297
Amount	\$5,724,251	\$4,974.241



42	East	4th	Street,

NEW YORK

Mortgag	e Extensions.	
ALOT LE ME		Oct. 10 to 16
Tetel Ma		
Total No. Amount. To Banks & Ins. Co Amount.	000 032	\$201 500
To Banks & Ins Co	\$00,000	\$231,000
Amount.	\$36.000	
	to Oct. 15 Ja	
Total No		482
Amount		\$10,774,460
To Banks & Ins Cos	103	84
To Banks & Ins. Cos Amount.	\$2 889.900	\$2,430,400
	g Permits.	
	1914	1913
	Oct. 9 to 15	Oct. 10 to 16
New buildings. Cost Alterations.	20	12
Cost	\$401 300	\$185,800
Alterations	\$6.000	\$46,500
Ian 1	to Oct. 15 Ja	n 1 to Oct 16
New buildings Cost Alterations	691	712
Cost	\$14 847 257	\$18 221 056
Alterations	\$915.150	\$1.025.108
	OKLYN.	*
	veyances,	
	1914 Oct. 8 to 14	1013
	Oct. 8 to 14	Oct. 9 to 15
Total No. No. with consideration Consideration	396	Oct. 9 to 15 381 33 \$172 550
No with consideration	37	33
Consideration	\$122,581	\$172,550
Ion 14	to Oct 14 Ia	n 1 to Oct 15
Total No. No. with consideration. Consideration.	18 989	18 894
No. with consideration	1.884	1.777
Consideration	\$11,465,185	\$9,716,279
Mo	-tono mon	
ALC .	1914	1913
	Oct. 8 to 14	Oct. 9 to 15
Total No.	235	244
Total No. Amount	\$656,291	\$1,017,128
To Banks & Ins. Cos	24	38
Amount	\$144,050	\$439,750
No. at 6%	151 \$324,734	137 \$339,095
Amount. No. at 5½%	\$324,734 40	\$339,095
A	e140 205	8205 210

Amount					
	\$146,365	\$325,310			
No. at 5%	21	35			
Amount	\$133,800	\$126,150			
Unusual rates		1			
Amount		\$208,000			
Interest not given	23				
Amount	\$51.392	\$18,573			
Jan. 1	to Oct. 14 Ja				
Total No	13,266	13,514			
Amount To Banks & Ins. Cos	\$56,476,826	\$52,614,911			
To Banks & Ins. Cos	2,582	2,968			
Amount	\$21,034,464	\$19,461,915			
Buildin	g Permits.				
	-	1913			
	1914 Oct. 8 to 14	Oct 10 to 16			
NT 1 11 11					
New buildings	\$277,600 \$55,400	46			
Cost	\$277,600	\$247,310			
Alterations	\$35,400	\$18,725			
	to Oct.14 Ja	n. 1 to Oct. 16			
New buildings	3,741	2,903 \$24,263,509 \$2,973,991			
Cost	\$33,797,535	\$24,263,509			
Alterations	\$2,382,230	\$2,973,991			
90	EENS.				
Building Permits.					
	1914	1913			
	Oct. 8 to 14	Oct. 10 to 16			
Now buildings					
New buildings Cost	902 005	0271 020			
Alterations	\$18,500	\$23,985			
		4			
	to Oct. 14 Ja	in. 1 to Oct. 16			
New buildings	3,696 \$16,063,267	3,521			
Cost	\$16 062 967	@19 656 001			
	\$10,000,201	\$12,000,021			
Alterations	\$967,513	\$1,053,223			
Alterations	\$907,515	\$1,053,223			
Alterations	5907,515 CHMOND.	\$12,056,021 \$1,053,223			
Alterations	SPOT,513 CHMOND. ng Permits.	\$1,053,223			
Alterations	5907,513 BMOND. ng Permits. 1914	\$1,053,223 1913			
Alterations	5907,515 CHMOND. ag Permits. 1914 Oct. 8 to 14	\$1,053,223 1913 Oct. 9 to 15			
Alterations	5907,513 CHMOND. ng Permits. 1914 Oct. 8 to 14	\$1,053,223 1913 Oct. 9 to 15			
Alterations	5907,513 CHMOND. ag Permits. 1914 Oct. 8 to 14 11 \$8,973	1913 Oct. 9 to 15 26 \$57,250			
Alterations	5907,513 CHMOND. ag Permits. 1914 Oct. 8 to 14 11 \$8,973	1913 Oct. 9 to 15 26 \$57,250			
Alterations	\$907,513 CHMOND. ag Permits. 1914 Oct. 8 to 14 11 \$8,973 \$1,943 to Oct. 14 Ja	\$1,053,223 1913 Oct. 9 to 15 26 \$57,250 \$6,735 m. 1 to Oct. 15			
Alterations	\$907,913 CHMOND. ag Permits. 1914 Oct. 8 to 14 11 \$8,973 \$1,943 to Oct. 14 Ja 925	\$1,053,223 1913 Oct. 9 to 15 26 \$57,250 \$6,735 in. 1 to Oct. 15 793			
Alterations	\$907,513 CHMOND. ag Permits. 1914 Oct. 8 to 14 11 \$8,973 \$1,943 to Oct. 14 Jz 925 \$1,537,760	\$1,053,223 1913 Oct. 9 to 15 26 \$57,250 \$6,735 \$1,781,437			
Alterations	\$907,513 CHMOND. ag Permits. 1914 Oct. 8 to 14 11 \$8,973 \$1,943 to Oct. 14 Jz 925 \$1,537,760	\$1,053,223 1913 Oct. 9 to 15 26 \$57,250 \$6,735 in. 1 to Oct. 15 793			

LEASTS.

New Restaurant in 38th Street.

Pease & Elliman leased to W. T. Mc-Donald the ground floor and large base-ment space, containing approximately 20,000 square feet, aggregatir \sim in rent about \$400,000. in the arcade building running from 63-67 West 38th street to 62-4 West 39th street. After extensive alterations, and the installation of equipment, this space will be opened and operated as a restaurant and tea-room. The landlord is the Colony Con-struction Co. Pease & Elliman leased to W. T. Mcstruction Co.

Important Downtown Leases.

Charles B. Walker has leased for John Simmons Realty Co. space in 155 Leon-ard street to Harry Abrahams, and for John J. Schmitt in 13-17 Crosby street to the Nonpareil Toy & Novelty Co., and in 210 212 Course to William Pass in 210-212 Canal street to William Bass.

Manhattan.

Manhattan. VASA K. BRACHER leased the 3-sty dwelling at 148 West 92d st for Mrs. Phebe S. Peters to Mrs. Frances I. Rocco. CORN & CO. leased for J. W. O'Connor store and basement in 652 Madison av to Hallander Co. of 44 West 28th st; for J. W. T. Nichols space at the northwest corner of Broadway and Grand st to Rosenwasser Bros. of 472 Broad-way; and for F. R. Wood, W. H. Dolson Co. 5,000 sq. ft. in 109 to 115 West 26th st to Model Costume Co. of 21 West 19th st.

October 17, 1914

RECORD AND GUIDE

CROSS & BROWN CO, leased the 4th floor in 19 to 21 West 62d st to Oberweiger & Smolavic; the 5th floor in 351 West 52d st to Jiminez, Rosenbloom & Keenan and the 2d floor in 239 West 56th st to the Jandorf Automobile Co.

West Joint st to the Jandorf Automobile Co. CROSS & BROWN CO. leased space in 18 East 41st st to Frederick A. Rose; in conjunc-tion with Ewing, Bacon & Henry space to the Terpezone Co. of 38 West 32d st; in conjunc-tion with Messimer & Carreau, Inc., space to Robeson Process Co., and in conjunction with S. Osgood Pell & Co. the corner store at the southeast corner of Broadway and 63d st to Fred W. Sewell of 1964 Broadway.

0. D. & H. V. DIKE leased to the Street Railways Advertising Co. and Earon G. Collier the 7th floor in the Candler Building. These concerns already have the 5th floor and with this lease now occupy over 20,000 sq. ft. of space to be used for their advertising business.

DUROSS CO. leased for their advertising business DUROSS CO. leased the corner store in 201 West 20th st to Michael Kadisch; for Alexander Bacon to John Demarco the 4-sty building 135 9th av; also the store at the corner of 11th av and 17th st to A. W. Salisch; the parlor store in 11 West 16th st to Joseph Goldman, and the first loft in 152 West 14th st to the French Flower Importing Co.

DOUGLAS L. ELLIMAN & CO. leased for Frederick H. Mattlage 349 Lexington av, a 3-sty dwelling, to Paul Chalfin; apartments in 8 East 54th st for the J. P. Whiton-Stuart Co. to J. Searle Barclay; in 122 East 822 st to Jesse Lynch Williams, and in 780 Madison av to William Quaid.

DOUGLAS L. ELLIMAN & CO. leased for Mrs. George I. Malcom, 52 East 52d st, a 5-sty dwelling, to Myron H. Oppenheim. J. ARTHUR FISCHER leased the 1st loft in 667 to 673 6th av for a billiard parlor, and for S. May the 3d, 4th and 5th lofts in 20 West 38th st.

B. FLANAGAN & SON leased the 4-sty dwell-ing at 228 West 39th st for 10 years. The building is to be altered by the lessees for busi-ness purposes.

ESS purposes. EDWARD S. FOLEY leased the following dwellings: for Petro Giacoffe 35 West 11th st to Andrew Larsen; 161 West 13th st for Joseph L. Buttenweiser to Mrs. McCoy; 335 and 337 West 14th st for Mrs. Lucienne de Pless, of Berlin, Germany, to Mrs. A. H. Strular for 3 years; 357 West 28th st for Edward T. Cody to Martin McDermott; 121 West 72d st for C. Z. Amedinck to Mrs. S. J. Merlin.

M. FORMAN leased the 5th floor in 36 West 24th st, to the S. & W. Waist and Dress Co., Scher & Winkelman, of 33 West 19th st.

FREDERICK FOX & CO. leased for Louis Stern and Morris Asinof & Son the Sth loft at the southeast corner of 4th and Wooster sts to Zucker & Josephy of 719 Broadway; for Brody, Adler & Koch the 7th loft in 12 West 17th st to Friedman, Simon & Co., and for the Loft Holding Co. the west store and basement in 143 and 145 West 29th st to Wright & Pesseles.

JULIUS FRIEND, EDWARD M. LEWI CO. leased for the Imperial Investing Co. the 4th floor in 22-26 West 32d st to Siegel & Sobel; for 31 East 31st St. Realty Co. the 3d floor in 31-37 East 31st st to Shanley Dress Co., of 14 East 32d st; for 29th St. Construction Co. the top floor in 105-107 East 29th st to Marietta Carter Co.; For First Leaseholding Co. the 4th floor in 3-7 West 35th st to Charles Brambir.

GOODALE, PERRY & DWIGHT and CAR-& LINNEKIN leased part of the Sth floor in the building at the southwest corner of 4th av and 20th st, to A. Sterzelbach & Sons Co., of 79 5th av.

GODDWIN & GOODWIN rented for Benjamin F. Dunning et al to Whitehorn Brothers, the southeast corner of 5th av and 103d st. GOODWIN & GOODWIN rented for Thomas O'Reilly to David Eichner the store in 33S Lenox

av. HEIL & STERN leased for 5th Ave. & 33d St. Co. 4th loft in 1 to 13 33d st to David I. Ullman of 122 West 27th st; for Oppenheim-Collins Realty Co. 7th loft in 56 to 60 West 35th st to Besthoff-Sonn Co. of 147 West 25th st; for Philip Braender 7th loft in 26 to 32 West 17th st to Kamy Cloak Co. of 14 West 17th st; in 33 to 43 East 33d st 1st loft to Rothenberg & Kahn of 24 West 25th st, and the 10th loft in 112 to 116 Madison av to New-port Waist Co. of 122 West 27th st.

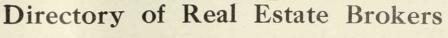
port Waist Co. of 122 West 24th st. HERBERT GULICK leased a store in 406 and 408 Madison av to William S Kinsey & Sons and in 402 Madison av to G. Alfred Walter. N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased, in 5 West 58th st, apartments to Carl A. Broesel, Mrs. Beatrice Devine, Miss Julia Kahn and Mrs. Clara Connor; in 29 East 42d st to Albert M. Lillenthal, Miss Lela Lee and Mme. J. Epstein.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for G. B. Tripler, Inc., at an ag-gregate rental of about \$50,000, the northerly half store in 37 Park Row to J. Gumpel and Son, retail clothiers.

M. & L. HESS, INC., leased the 8th floor in 417-21 Ganal st to F. K. Sprague; the 3d floor in 207-209 East 49th st to A. G. Kaufman & Co., of 1230 2d av; the 6th floor in 806-10 Greenwich st to the U. S. Tool and Metal Stamp-ing Co., of 442 Water st, and part of the 9th floor in 225-29 West 39th st to the Galvin Press,

M. & L. HESS, INC., leased 5,000 ft. in the new building now in course of construction at 2 to 16 West 33d st, through to 315 West 32d st, to E. Newgass & Co. of 45 West 25th st; the 4th loft in 36 East 22d st to Isaac Seidel and the 5th loft in 36 East 22d st to the Fashion Kimona Co., represented by Carstein & Linne-kin. kin.

HOUGHTON CO. leased for the estate of Will-liam H. Lane the 4-sty dwelling at 66 West 96th st to Minnie Hogan.



MANHATTAN

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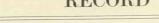
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SPECIAL ATTENTION GIVEN TO COLLECTING, RENTING AND MANAGEMENT OF ESTATES HUBERTH & HUBERTH leased apartments in 244 Riverside dr to Mrs. Lock; in 328 and 330 West S5th st to Mrs. McClure and John D. 244 Riverside West 85th st Truesdell.

A. KANE & CO. rented for Gertrude E. Ford the dwelling at 257 West 139th st, to George H. Rozelle.

the dwelling at 257 West 139th st, to George H. Rozelle. H. W. KRUMWIEDE, JR., and WILLIAM BETTMANN leased for the Street Coal Co. to William Ford the garage at 203 West 128th st; for Mrs. K. Wise to the Champion Laundry, of 456 West 55th st, the store in 2202 7th av, and for Louis Wendel, Jr., to the Modern Art Hat Co. the store in 2204 7th av. McDONALD & McMAHON leased for Samuel Fisher the store in 1403 St. Nicholas av to Jacob H. Winter, the store in 1509 and 1511 St. Nicholas av and a store to Philip Tarlow at 1621 St. Nicholas av. MESSIMER & CARREAU, INC., and CROSS & BROWN leased half of the top floor in 18 East 41st st to the Robeson Road Process Co. THE PAYSON McL. MERRILL CO. and AMES & CO. leased for the estate of Ichod T. Williams the 2-sty building 118 West 28th st to George Cotsonas.

AMES & CO. leased for the estate of Ichod T.
Williams the 2-sty building 118 West 28th st to George Cotsonas.
NELSON & LEE have completed the leasing of the Broadway stores in the Strand Theatre Euiding for the Mitchell H. Mark Realty Co. and the Cross & Brown Co., by the leasing of the store surrounding the corner of Broadway and 47th st to William F. La Hif, for 10 years, at an aggregate rental of about \$120,-000. The store measures 16 ft on Broadway by 58 ft. in depth, together with the store, 17 x42, adjoining in 47th st, which until the present has been occupied by a barber shop. The same brokers negotiated the deal between the Strand Barber Shop and Mr. La Hiff.
OSGODD PELL and CLARK T. CHAMBERS leased for the Ogden estate to Dr. Mary A. MacMillan the dwelling at 129 East 66th st. THE REAL ESTATE MANAGEMENT CO. leased the dwelling at 785 West End av for J. J. Dillon to A. Bernstein for 3 years.
THE CHARLES F. NOYES CO. leased the 5-sty building at 67 and 69 Front st, for 10 years, for the Preferred City Real Estate Co., to A. Bielenberg Co.; a loft at 61 Ann st to Emil Travers, and space in 21 and 23 Ann st to Holdeen, Simonis Art Co.
THE CHARLES F. NOYES CO. leased a large portion of the 3d floor in 45 John st for the North Ward Realty Co. to the General Accident, Fire & Life Assurance Co. of 55 John st from May 1 at an aggregate rental of about \$25,000; additional space to the Wm. L. Gilbert Clock Co.; space on the 5th floor to O'Keefe & Lynch; offices in Market & Fulton Bank building to John J. Griffith; part of the 14th floor in 46 West 24th st to the Hewlett Embroidery Works; space in 35 and 37 Broad st to John W. James, Jr., and four offices in 61 Beekman st to P. Greenberg.

st to P. Greenberg. THOMAS J. O'REILLY leased for the At-lantic Realty Co, of Stamford, Conn., the dwell-ing at 916 West End av to Mrs. N. Gormulley. PEASE & ELLIMAN leased furnished for George A. Freeman the 4-sty dwelling at 135 East 71st st; the store and basement in 128 West 72d st for Douglas B. Green to W. D. Kilgour, and as agents, apartments in 27 East 62d st to Mrs. J. Deeks Koehl, and in 24 West 59th st to Mrs. Irene B. Smith.

59th st to Mrs. Irene B. Smith. PEASE & ELLIMAN leased 2 apartments in the new building of the E. A. L. Construction Co. at the southeast corner of Lexington av and 72d st to John Pierce, the building con-tractor, who will combine them for his own use; and for George A. Sidenberg to Charles A. Weld the 4-sty dwelling at 45 East 49th st. PEASE & ELLIMAN rented furnished for Charles E. F. McCann his 5-sty dwelling at 9 East 80th st; space in Aeolian Hall to Eugene Walter and Dr. Draper; furnished for Rahph W. Merrill his apartment in 515 Park av to Miss Mabel P. Walker; apartments in the new house at Park av and 77th st to Sidney S. Whelan; and at the southeast corner of Lexington av and 72d st to William J. Lawrence and I. Israel. PEASE & ELLIMAN leased the 4-sty dwelling

and at the southeast corner of Lexington av and 72d st to William J. Lawrence and I. Israel. PEASE & ELLIMAN leased the 4-sty dwelling at 11 West 47th st, for Miss Laura F. Edwards, to Mrs. L. T. Buckley; apartments in 27 East 62d st to Dr. S. A. Bremner; and in the new house of the E. A. L. Construction Co., at Lex-ington av and 72d st, to H. Deacon. PEPE BROS. leased 240 Thompson st, a 4-sty building, to a Mr. De Polo. DOUGLAS ROBINSON-CHARLES S. EROWN CO. leased an apartment in 823 Park av to Mrs. W. H. Crocker. WALTER J. SALOMON leased to the United Women's Apparel Co. the store and 2d floor in 1 West 42d st. This store was formerly occupied by Israel Miller, boots and shoes, who has leased a larger store in 15 West 42d st; also leased to Harry B. Schepps the store in 735 6th av, and the store in 742 6th av to Gutter-man & Mintz, haberdashers. LOUIS SCHRAG leased for Louis Spero the

6th av, and the store in 742 6th av to Gutter-man & Mintz, haberdashers. LOUIS SCHRAG leased for Louis Spero the store in 134 West 23d st to Gus Sakell and for the Equitable Life Insurance Co. the store in 435 6th av to David Sonnenschein. D. H. SCULLY & CO. leased the four 5-sty apartment houses at 120 West 101st st, 72 West 102d st, 151 West 102d st and 61 East 117th st, for the Murray Estate, Inc., to S. A. Uhlfelder. The aggregate rental is about \$65,000. EVERETT M. SEIXAS CO. leased the fol-lowing furnished houses: 8 Sniffen court for A. Vedder to Ellison Vanhoose; 303 West S4th st for R. Curtis to Misses McClellan and Will-liams; 798 West End av for a Mrs. Wiggins to Mrs. E. M. Hartman; 163 West 79th st for B. Eckstein to Mrs. Charles Riegelman; 17 West 60th st for K. M. Bauer to J. L. Carter. SHAW & CO. leased for Cecelia L. A. Slater the store in 2200 7th av to Samuel Kornicker and Isaac S. Phillips. SHAW & CO. leased for the estate of Eliza-beth Pickford Gardner the 4-sty dwelling at 57 West 130th st to Frank Masterson. SLAWSON & HOBBS leased for W. A. Steven-son to Agnes A. Shaw the 4½-sty dwelling at 173

SLAWSON & HOBBS leased for W. A. Steven-son to Agnes A. Shaw the 4½-sty dwelling at 173 West 79th st.

UNGER & WATSON, INC., leased for Edward oyle the 3-sty dwelling at 322 East 51st st Christian Gerber.

to Christian Gerber. J. IRVING WALSH leased for the estate of J. A. Millar the 3-sty dwelling at 161 West 12th st to Paula Kottler; the 4-sty dwelling at 163 West 12th st to Helen A. Carlock; and the 3-sty dwelling at 165 West 12th st to the Misses Isabel E. Perkins, Luverne Vaile and Alma W. Bell.

WORTHINGTON WHITEHOUSE leased for Paul Tuckerman his furnished apartment in 520 Park av to M. T. Pyne, Jr.; for Mrs. J. T. Atterbury to Mrs. F. G. Griswold her dwelling at 13 West 49th st; and in conjunction with Fenjamin N. Lummis for Moncure Robinson to Talbot Ewart the dwelling at 16 East 76th st.

WORTHINGTON WHITEHOUSE leased to Miss Catharine Hamersley the dwelling at 51 West 55th st; apartments in 123 East 53d st to Mrs. H. M. Hanna, and in 207 West 57th st to Mrs. Margaret Riley.

to Mrs. Margaret Riley. WILLIAM WOLFF'S SON leased 204 East 79th st for Henry Schloss; 1060 Lexington av for Helene De Neuville; store in 1135 Lexington av for F. Woenning, and the following apartments: in 1125 Lexington av for M. L. & C. Ernst; in 146 East S1st st for Dr. F. L. Tooley; in 115 East S2d st for S. E. Osserman; in 156 East 79th st for B. Crystal & Son; in 115 East 76th st, in conjunction with Pease & Elliman, and in 815 Park av for J. Geisenheimer.

THE F. R. WOOD-W. H. DOLSON CO. leased the following houses: 142 West 77th st to Ber-nard Naumberg, 216 West 79th st to D. S. Hob-son, to Miss M. D. Clark 304 West 91st st, and to Ellis Buxbaum 259 West 88th st.

THOMAS YOUNG, florist, at 500 5th av, has taken a lease of the store at 541 5th av, in the Hotel Lorraine. The lease is at a rental of about \$8,000 a year.

Bronx.

A. BLUMENTHAL leased for the Peerless Holding Co. to Epstein & Yarfitz two 5-sty flats at 857 to 861 Forest av.

CLEMENT H. SMITH leased to the Bronx Savings Bank 5 upper floors at the northwest corner of Tremont and Park avs for 2 years, and the store to Mrs. E. V. Johnson for 3 years,

JOHN A. STEINMETZ leased for the Land Realty Co. 2135 Boston rd to Charles Schrier, to be used as a barber shop.

Brooklyn.

BURRILL BROTHERS leased the 3-sty house at 586 7th st for A. H. Ellis to G. W. McLarge for 3 years; apartments in the Copperwood at the corner of 6th av and Carroll st for J. K. Peck to F. R. Wood for 2 years; in 822 Presi-dent st for Mrs. D. G. Prendergast to R. T. Sherman for 2 years; 949 President st for the Realty Associates to G. H. Kite for 3 years.

Realty Associates to G. H. Kite for 3 years. E. T. NEWMAN leased the 3-sty dwelling at 499 1st st to A. H. Schubert, the 2-sty dwell-ing at 109 Garfield pl to Geo. Moody; the stores and dwelling apartments in 137-9 7th av for the Realty Associates; and the following apart-ments; 610 11th st to a Mr. Bradt; 786 President st to Mrs. Byrnes; 114 Garfield pl to M. J. Warren; 205 Park pl to E. Bosworth; 529 5th st to R. Watson; 469 4th st to A. Ahern; 271 6th av to Capt. Craft; 509 2d st to F. Lindon; 530 1st st to A. M. Deetery; 183 8th av to Chas, H. Peck; 503 8th av to E. Feron; and the house at 395 6th av to a Mr. Friel.

G. W. SNYDER & SON leased the following houses: 506 10th st, a 2-sty dwelling, to E. Britsche; 379 12th st, 2-sty dwelling, to M. Wilson; 488 10th st, a 2-sty dwelling, to E. M. Schurck; 344 11th st, a 3-sty frame house, to Mrs. Decoster; 177 East 4th st, a 2-sty dwelling, to G. Smith; 667 10th st, a 3-sty dwelling, to C. Hustom.

Oueens.

THE LEWIS H. MAY CO. leased for the Oak Crest Realty Co., David Lichtenstein, presi-dent, the Lichtenstein estate, consisting of main building and outbuildings, occupying 4 acres of ground, fronting in Oak and Seneca sts, Far Rockaway, L. I., to Reuben Sadowsky.

Suburban.

ANGELL & CO. rented the F. B. Taintor house and 2 acres in the Heathcote tract at Scarsdale, furnished, to Harry A. Levey; also furnished, the Raymond cottage in Colvin pl, Hartsdale, to clients of Franklin Hull; and the Ford cottage on Oak Way to R. C. Blanchard.

THE AUTOMOBILE CLUB OF HUDSON COUNTY leased the 2-sty dwelling at 2826 Boulevard, Jersey City, N. J., for 5 years for use as a club house.

JULIA BEVERLEY HIGGENS leased for Ash-bel Green his place at Mount Kisco to Halsey Malone of New York.

THE BRYANT PARK REALTY CO. rented for Frederick C. McLaughlin his property in Prospect park, White Plains, N. Y., to Charles S. Oakley.

F. M. CRAWLEY & BROS. leased at Mont-clair, N. J., the new residence on Duryea rd to Ruloff Kip; the residence at 137 Upper Moun-tain av to William P. Logan of Great Neck, L. I.; the new house at 212 Valley rd to Francis Earle, and the new house of Frank L. Taylor, at 18 Clairidge Court, to Mrs. Elizabeth Cam-ror

M. J. DADY ENGINEERING & CONTRACT-ING CO. leased the property of the Southern Shipbuilding Co. on Staten Island and is pre-paring to build a shipbuilding plant. The prop-erty is located on the Richmond Valley rd, west of Riverside av, and on the east side of Staten Island Sound, near Tottenville. It con-sists of about 15 acres of solid upland, a dock, store house, shop, etc.

645

store and basement of the same building, which will probably be divided into small units. will probably be divided into small units. CARSTEIN & LINNEKIN, INC., has been ap-pointed agent for the following buildings owned by Mr. Sperry: 19-21 West 36th st, 28-32 West 27th st and 2-6 West 45th st. UNION SETTLEMENT ASSOCIATION has taken title to the dwelling 244 East 105th st from M. J. Jahelka, thereby squaring out a plot with a 75-ft. frontage abutting its recently com-pleted home at 229-243 East 104th st. The buildings at 242-248 East 105th st will be held to protect the light and air of the settlement house. to protect the light and all of the settlement house. BROKERS AT GOLF.—Seventy members of the Real Estate Golf Association competed in a tournament at the Oakland Golf Club on Friday. The players were divided into two classes, A and B, those rated up to 15 being included in the A division and those from 16 to 30 in the B group. The prize for the best gross score in Class A was won by A. B. Ashforth, with a score of 80. The net prize was won by F. T. Turiel, with a card of 80-8-72. L. J. DU Mahaut won the selected gross prize, with a 39-40-79, while W. C. Belknap proved the net winner, with 83-8-75. W. J. Jockin won the best gross in the B division, his card read-ing 43-45-88. E. D. McManus, with 103-30-72, won the net prize. The selected gross prize went to Russell Marston, 42-46-88, and Stephen H. Tyng received the net award, with 88-11-77. AUCTION SALES OF WEEK. Except where otherwise stated, the proper-ties offered were in foreclosure. Adjourn-ments 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. Plaintiffs figured in nearly all of the transactions at the Manhattan and Bronx real estate exchanges this week, and as a result such bidders became the owners of a number of high-class prop-erties. The offerings included a diver-sified assortment of properties ranging in quality, from vacant Bronx lots to West Side apartment houses. Irving Arms, a seven-story apartment house at the northeast corner of Riverside Drive and 94th street, was sold to George Schwegler for \$310,000. There is a first mortgage on the property of \$284,000 and this, with other liens, aggregated \$313,219. The Eric B. Dahlgren house at the southwest corner of Madison ave-The Auction Market. \$313,219. The Eric B. Dahlgren house at the southwest corner of Madison ave-nue and 86th street was bought by the Mutual Life Insurance Company of New York for \$50,000, which was over \$22,000 below the existing encum-brances. The eight-story commercial building at 475 Broadway through to Mercer street also went to the plaintiff for \$170,000, while a four-story tenement at 462 Eighth avenue just north of the Pennsylvania station was purchased by John E. Roosevelt et al., as trustees, for \$50,000. for \$50,000. Manhattan. The following is the complete list of property sold, withdrawn or adjourned during the week ending Oct. 16, 1914, at the New York Real Estate Sales-room, 14 and 16 Vesey st. JOSEPH P. DAY. JOSEPH P. DAY. JOSEPH P. DAY. Madison st, 352 (*), ss, 240.2 e Scammel, 23.3x95.1, 5-sty bk tnt & strs; due, \$20,-815.29; T&c, \$704.40; Wm F Randolph et al. 20,500 55TH st, 108 E (*), ss, 90 e Park av, 18.9 x100.5, 4-sty & b stn dwg; due, \$7,496.22; T&c, \$---; sub to 1st mtg of \$21,000; Park Av & 54th St Co. 6STH st E (*), swc Mad av (No 912). 20.6x100.5, 4 & 5-sty & b bk & stn dwg; due, \$7,20,83.21; T&c, \$---; Mutual Life Ins Co of N Y. 81ST st, 209 E (*), ns, 101.8 e 3 av, 25.5x 102.2, 6-sty bk tnt & strs; due, \$26,514.67; T&c, \$---; Karl M Goldsmith et al. 27,248 1927 T st, 211 E (*), ns, 127.1 e 3 av, 25.5x 102.2, 6-sty bk tnt & strs; due, \$26,525.04; T&c, \$---; Karl M Goldsmith et al. 27,248 94TH st W, ncc Riverside dr, see River-side dr, 222. side dr. 222. 11STH st, 212-4 E (*), ss, 175.5 e 3 av, 37.6 x100.5, 4-sty stn hall; due, \$17,357.63; T&c, \$969.95; Union Trust Co, NY. 16,000 126TH st, 45 E (*), ns, 235 w Park av, 20x99.11, 3-sty & b stn dwg; due, \$10,-734.19; T&c, \$235.87; Cornelia W Slade. 10,500 172D st, 575 W, see St Nicholas av, 1238-Madison are \$40 Madison av, 812, see 68th E, swc Madi-



DAVID ROSENGARTEN

COUNSELOR AT LAW

19 CEDAR STREET, N. Y.

TELEPHONE 3195 JOHN

Mechanics' Liens A Specialty

FEIST & FEIST have leased for William M. Sommer the store and basement at 847 Broad st, Newark, at an aggregate rental of about \$30,000; also leased for Albert O. and Adelina R. Headley their residence, 85 Lincoln park, to Louis Hood.

Louis Hood. FISH & MARVIN leased for the Residence Co. of Lawrence Park "President House" on Pres-cott av at Lawrence Park, Bronxville, to Col-onel John M. Carson, U. S. A. FISH & MARVIN and the Pelham Realty Co. leased the Randall property known as "The Hermitage," at Pelham Manor, N. Y., to R. M. Stuart Wortley.

Stuart Wortley. JULÍA BEVERLEY HIGGENS rented for William C. LeGendre his cottage in McLain st, Mount Kisco, N. Y., to Rush E, Duer; for Pierre Jay his place in McLain st, known as "Blue Hills," to Seth Bliss Hunt. THE HILTON CO. leased the store and base-ment in 781 Broad st, Newark, at an annual rental of about \$7,500 to R. D. Haines, retail clothier.

rental of about \$7,500 to R. D. Haines, retail clothier. HUGHES & WHITBY and Pease & Elliman leased, furnished, at Montclair, N. J., the resi-dence of Mrs. Ada Ferris, at 4 Russell Ter-race, to Judge William H. Hunt. KENNETH IVES & CO. leased for Howard S. Harrington his estate on Broadway, Irvington-on-Hudson, to H. A. Ayers, of London, for the winter: also for Jasper Bayne the house on Highland rd, Rye, to J. W. Horner, Jr. KENNETH IVES & CO, leased for Clara A. M. Greer her property on Evergreen av, Rye, to Ralph Hubbard for 2 years, and for William T. Gould his house on Broadway, Hastings-on-Hudson, to Myron H. Clark. THE PAYSON McL. MERRILL CO. leased for George C. W. Low his house in Albro lane, adjoining the Rockaway Hunting Club at Cedar-hurst, L. I., to Cecil Earret of Spencer, Trask & Co.

S. S. WALSTRUM-GORDON & FORMAN leased for Myron Upham his residence at 150 Woodside av, Ridgewood, N. J., to Frank J. Humphrey, of New York.

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State ap-praisers 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 mort-gages or other liens: SARAH HAMILL.-63 West 119th st, \$12,000. SARAH HA. CROSBY.-135 East 94th st, \$16,-000; 137 East 94th st, \$16,000; 1452 Lexington av, \$15,000; 1456 Lexington av, \$14,000; 1458 Lexington av, \$14,000; 1450 Lexington av, \$22,-000. ELIZA FARNER - 302 Foot 500

ELIZA FARNER-303 East 56th st, \$12,000.

OBITUARY

THOMAS M. CLANCY, for the last twenty years general agent of the Union Central Life Insurance Co., died on Wednesday at his resi-dence, 1768 46th st, Brooklyn. Mr. Clancy was 70 years of age and left a widow and three sons.

REAL ESTATE NOTES.

CASUALTY CO. OF AMERICA has moved to its new building at 68 William st. FREDK. SOUTHACK & ALWYN BALL, JR., placed a first mortgage of \$29,600 on the Arverne Hotel, at Arverne, L. I.

DOUGLAS L. ELLIMAN & CO. announce that at a recent meeting, John A. Le Boutillier and Barent Lefferts were added to their Board of Directors.

PEPE & BRO. have been appointed agents for the 7-sty apartment house at 238 Thompson st and for the studio apartment building, 59 Wash-ington Sq. South.

Ington Sq. South. THE NEXT MEETING of the Real Estate Owners' Protective Association will take place next Monday evening at the Majestic Hotel. Central Park West and 72d st. CHARLES F. NOYES CO. have been ap-pointed managing agents for the 6-sty loft buildings, 24-26 White st and 25 Walker st, recently purchased by Wm. McKinny. HUBEPETH & HUBEPETH &

recently purchased by Wm. McKinny. HUBERTH & HUBERTH have been appointed agents for 67 and 69 East 59th st, two 4-sty store and apartment buildings which they have just finished altering for the owner; also 340 West 58th st, 82-4 West 12th st, 233 and 335 West 58th st and 220 to 324 West 59th st. RITZ REALTY CO., which owns 14 East 46th st, where an 8-sty store and loft is being built, has taken title to the adjoining lot, No. 12, from the Home Club Co., where a similar build-ing will be erected for occupancy by Robert M. Katz.

Katz. EVERETT A. BRETT and Fenimore C. Goode, formerly members of the corporation of N. Brigham Hall & Wm. D. Bloodgood, announce that they have withdrawn from the directorate of that concern and have incorporated under the name of the Brett & Goode Co. The new firm has taken temporary offices at 542 5th av, pend-ing the completion of its new quarters, and will specialize in real estate management and brokerage.

brokerage. CHARLES F. NOYES CO. has been appointed agent for the new building to be erected on the New York Sun site at Nassau and Frankfort sts. It is not decided as to whether, a 3, 5 or 7-sty building will be constructed, although negotiations are pending for the leasing of the upper portion of the building to one tenant with a portion of the ground floor, provided a 3-sty building is built. The Noyes Co. has also been appointed agent for the sub-leasing of the

Auction Sales, Manhattan, Continued.

BRYAN L. KENNELLY BRYAN L. KENNELLY. 22D st. 261-5 W, ns. 225 e 8 av, runs n 197.6 to 23d (Nos 250-2), xe50xs-xe6.3xs 98.9 to 22d xw18.9xn98.9xw18.9xs98.9xw18.9 to beg, vacant; due, \$69,749.24; T&c, \$2,-807.90; Nassau Mtg Co, party in int. 55,000 23D st. 250-2 W, see 22d, 261 & 5 W. S3D st. 37 E, ns, 50 e Madison av, 18x 102.2, 4-sty & b stn dwg (vol); with-drawn. S3D st. 39 E, ns, 50 a Madison av, 170

S3D st, 39 E, ns, 68 e Madison av, 17x 102.2, 4-sty & b stn dwg (vol); with-drawn.

102.2, 4-sty & 0 stil dwg (very) drawn. SAMUEL MARX. Mercer st, 89 (*), ws, 130 s Spring, 25x 100, 5-sty bk loft & str bldg; due, \$33,-300.83; T&c, \$____; Sol A Fatman. 25,000 - 16TH st, 441-3 W, ns, 260.4 e 10 av, 40x 92, 2-5-sty bk tnts & strs; due, \$5,935.35; T&c, \$361; sub to 1st mtg \$20,000; Sami Mitchell. 24,682 56TH st, 60 E (*), ss, 144 e Mad av, 22x 100.5, 4-sty & b stn dwg; due, \$35,107.59; T&c, \$988.85; Farmers Loan & Trust Co. 33,000

HENRY BRADY. Mercer st, 48, see Bway, 475. Broadway, 475 (*), ws, 159.9 n Grand,

26.5x200.2 to Mercer (No 48) x26.4x200.2, 8-sty stn loft & str bldg; due, \$176,268.29; T&c, \$7,587.60; Jno I Downey et al, trstes. 170,000 M. MORGENTHAU JR CO.

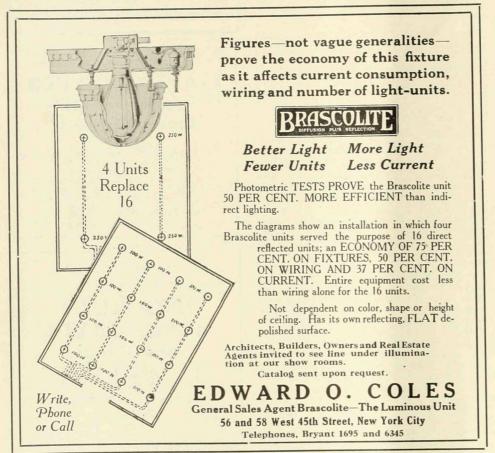
AL, MOROBATHAO JR CO. Spring st, 118 (*), ss, 77.9 e Greene, 22.3 51, 7-sty bk loft & str bldg; due, \$5,-8.16; T&c, \$398.60; German Savgs Bank the City N Y. 16,500 CHAS. A. BERRIAN.

16TH st, 18 W (*), ss, 388 w 5 av, 21x 103.3, 4-sty & b bk dwg; due, \$34,464.85; T&c, \$320.40; Chas C Bull et al, trstes. 20,000

Eronx.

The following are the sales that have taken place during the week ending Oct. 16, 1914, at the Bronx Salesroom, 3208-10 3d av. JOSEPH P. DAY.

Mansion st, nwc St Lawrence av, see St Lawrence av, 1501.



WILLIAM H. MOFFITT REALTY CO. **185 MADISON AVE., NEW YORK CITY**

REAL ESTATE INVESTORS AND DEVELOPERS

Suburban Auctioneering a Specialty

80,000 people have purchased from us on the easy payment system in the last 24 years in the following towns and cities:

HOLYOKE, MASS.

PLAINFIELD, N. J. PATERSON, N. J. ELIZABETH, N. J. RUTHERFORD, N. J. NEWARK, N. J. PASSAIC, N. J. WEST ORANGE, N. J. PERTH AMBOY, N. J. NEW BRUNSWICK, N. J. ATLANTA, GA. HAVERHILL, MASS.

SANDY HILL, N. Y GLENS FALLS, N. Y. JAMESTOWN, N. Y. KINGSTON, N. Y. FORT EDWARD, N. Y. BROOKLYN, N. Y. COLLEGE POINT, N. Y. CENTER MORICHES, N. Y. MASTIC, N. Y. BAY SHORE, N. Y.

MORICHES, N. Y. EAST MORICHES, N. Y. MANOR, N. Y. BRENTWOOD, N. Y. ISLIP, N. Y. MINEOLA, N. Y. EAST WILLISTON, N. Y. ALBERTSON, N. Y OYSTER BAY, N. Y. EAST ISLIP, N. Y. CENTRAL ISLIP, N. Y.

Olmstead av, nec Watson av, see Watson St Lawrence av, 1501, nwc Mansion, 25x due \$8,820.07; T&c, \$707.72; adj Oct28. 95

so, uue, \$5,520.07; T&C, \$707.72; adj Oct28.
 Southern blvd, 559 (*), ws, 450 s Av St John, 50x115, 6-sty bk tnt & strs; due, \$7,-633.24; T&C, \$100; sub to mtg \$44,500; Mary M W Trageser. 35,500
 Watson av, 2105 (*), nec Olmstead av, 105x108; due, \$4,478.89; T&C, \$806.78; Jno T Normile et al, exrs. 4,500
 BRYAN L, KENNELLY.
 135TH st, 260 E, see 3 av, 2537.
 Forest av, 963-7, see 3 av, 2537.
 3D av, 2537, swc 138th (No 260), 43.11x
 74.3x36.5x57.3, 5-sty bk office & str bldg; also FOREST AV, 963-7, ws, 405.11 s 165th, 50x100, 3-3-sty fr tnts; due, \$45,702.93; T
 &c, \$3,516.24; sub to pr mtg aggregating \$9,250; August Moebus. 59,850
 HENRY BRADY.

\$9,250; August Moebus. 55,850 HENRY BRADY.
 137TH st, 461 E (*), ns, 620,10 e Willis av, 16,8x100, 3-sty & b bk dwg; due, \$4,874.25; T&c, \$137.18; Eliz Steward Burrill. 5,000 GEORGE PRICE.

 GEORGE PRICE.

 14STH st, 442-8 E, ss, 265 w Brook av,

 75x99.11, 1-2 & 3-sty bk bldgs (exr);

 Adolph Ahr.

 23STH st, E (*), ns, — w Martha av,

 runs n100xsw106.7xw75.8xsw34xe— to beg,

 vacant; due, \$2,185.26; T&c, \$506.76; Henry

 S Moore.

 7,000

Moore. 3 Tremont av, ns, 326.1 w Castle Hill .8x6x10x to beg, gore; vacant (e)

(exr); 50 **Tremont av.** ns, 326.1 w Castle Hill av. 11.8x6x10x- to beg, gore; vacant (exr): Julius Wolf. **Haviland av.** ns, — e Olmstead av. 42.4x 15 to Tremont av x49.5x40.6 to beg, gore; vacant (exr); Henry Kroeger.

 10tal
 \$135,455

 Corresponding
 week
 1913
 58,900

 Jan 1, 1914
 to date
 5,250,786

 Corresponding
 period
 1913
 4,705,977

Brooklyn.

The following are the sales that have takes place during the week ending Oct. 14, 1914, at the Brooklyn Sales-rooms, 189 Montague Street: Oct. 14 rooms,

WILLIAM P. RAE CO.

- 500.00
- 5,685.00
- 1,205.00

- NATHANIEL SHUTER.
- SATHANIEL SHUTER, 56TH ST, sws, 150 se 12 av, 50x100.2; T. C. Wooley 58TH ST, ns, 206.8 w 4 av, 26.8x100.2; withdrawn BLAKE AV (*), ss, 100 e Bristol, 10x 203.x110x--; Emma Rockmore. CENTRAL AV, sws, 50 se Jefferson, 25x100; Saml Lichtman 3,400.00
 - 200.00

7.100.00 JAMES L BRUMLEY

2,800.00

82D ST (*), sws, 100 se Eay Parkway, 60x100; Henry L Van Siclen..... GRAND AV, es, 208.6 n Prospect pl, 16x55; Albert T Baker 4,000.00 JERE JOHNSON, JR., CO

VOLUNTARY AUCTION SALES.

Manhattan. OCT. 22.

JOSEPH P. DAY. JOSEPH P. DAY. 29TH ST, 509 W, bet 10 & 11 avs, 25x98.9, 2-sty bk tnt & str & 2-sty bk rear tnt (vol). 68TH ST, 22 E, bet 5 & Mad avs, 18x100.5, 4-sty stn ft dwg (vol). 74TH ST, 23 E, bet 5 & Mad avs, 25x102.2, 4-sty & b stn dwg (vol). 74TH ST, 5 W, bet Central Pk W & Col av, 20x 102.2, 4-sty & b stn dwg (vol). 82D ST, 25 W, bet Central Pk W & Col av, 20x 102.2, 4-sty & b bk dwg (vol).

Bronx.

OCT. 22. JOSEPH P. DAY. NELSON AV, 1123, bet 166th & Union, 25.7x 105.5, 3-sty fr tnt (vol). UNIVERSITY AV, sec 181st, -x-, vacant (vol).

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

Manhattan.

- The following is a list of legal sales for Manhattan to be held at the Real Estate Salesrooms, 14 and 16 Vesey Street, unless otherwise stated:
- OCT. 17. No Legal Sales advertised for this day.

- No Dean
 No Dean
 VANDEWATER ST, 24-6, ss, 217.11 w Pearl, 50x95, S-sty bk loft & str bldg; Kate B Murray --Twenty-four and Twenty-six Vandewater St Corpn et al; Forster, Hotaling & Klenke (A), 59 Wall; Middleton S Borland (R); due, \$66,-040.01; T&c, \$2,854.77; Joseph P Day.
- OCT. 20.
 MONTGOMERY ST, 55-7, sec Monroe (No 184-6, 38x60, 6-sty bk tnt & tsrs; Georgiana B Mac-lay—Berliner & Greenberg, Inc, et al; Mac-lay & McBurney (A), 31 Nassau; Nathan Burkan (R); due, \$47,584.40; T&c, \$3,638.20; Joseph P Day.

- P Day. UDUBON AV, 248-54, swc 178th, 94.11x100, 6-sty by tnt; Harlem Savgs Bank—Washington Heights Development & Constn Co et al; Edw S Clinch (A), 41 Park Row; Edw A McShane (R); due, \$140,370.75; T&c, \$3,220; Henry Dwody AUDUBON Brady.

- Brady.
 OCT. 21.
 130TH ST, 55 W, ns, 255 e Lenox av, 20x99.11, 4-sty & b stn dwg; General Synod of the Re-formed Church in America—Philip E Hen-drick et al; Reed & Pallister (A), 233 Bway; Jno A McEveety (R); due, \$11,612.99; T&c, \$22,40; Joseph P Day.
 133D ST, 209 W, ns, 120 w 7 av, 20x99.11, 3-sty & b dwg; U S Trust Co N Y—Geo Doctor Co et al; Wilson M Powell, Jr (A), 7 Wall; Jas M Donohue (R); due, \$9,220.33; T&c, \$95.10; mtg recorded Nov 22, 1910; Samuel Marx.
 OCT, 22.
- Mc Dononde (N), due, \$3,2-0-35, 1, elc, \$5,5,0 ar.
 mtg recorded Nov 22, 1910; Samuel Marx.
 OCT. 22.
 17TH ST, 16 E; ss, 250 w Union Sq W, 25x92, 8-sty loft & str bldg; Franklin Savgs Bank in City N Y—Chas D Haines et al; Wilson M Powell (A), 7 Wall; Harry Bijur (R); due, \$95,155,35; T&c, \$4,617.07; mtg recorded Aug 25, 1909; J H Mayers.
 19TH ST, 30 & 32 W, ss, 460 e 6 av, 50x92, 2-3-sty bk bldgs & strs; Mutual Life Ins Co of N Y—Fredk S Pinkus et al; Fredk L Allen (A), 55 Cedar; Earle W Webb (R); due, \$72, 607.25; T&c, \$2,991.04; Herbert A Sherman.
 51ST ST, 237 W, ns, 220 e 8 av, 15x100.5, 3-sty & b stn dwg; Margt F Barnes—Benven Realty C et al; Jno A Hardiman (A), 27 William; Martin S Cohen (R); due, \$19,333.90; T&c, \$585.90; mtg recorded Jan 3, 1913; Joseph P Day.
 1ST AV, 1893, ws, 25,2 s 98th, runs w 99.6xs3

- Day.
 IST AV, 1893, ws, 25.2 s 98th, runs w 99.6xs3
 xw.06xs25xe100xn25.4 to beg, 5-sty bk tnt & strs; Metropolitan Trust Co of City N Y— Seal Realty Co et al; Carter, Ledyard & Mil-burn (A), 54 Wall; Jno H Rogan (R); due, \$16,401.48; T&c, \$480.42; mtg recorded Oct 1, 1908; Joseph P Day.

- 168TH ST, 501 W; see Amsterdam av, 2180-2. AMSTERDAM AV, 2180-2, nwc 168th (No 501), 50x100, 6-sty bk tnt & strs; Abel King et al-Madeline E Gerleit et al; Lese & Connolly (A), 55 Nassau; Jas A Lynch (R); due, \$13,564.68; T&c, \$2,470; mtg recorded Nov 16, 1908; Henry Brady.
- OCT. 24 & 26. No Legal'Sales advertised for these days.

Bronx.

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

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

- No Legal Sales autornal OCT. 19. 1681:H 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.

- CT. 20.
 FRANKLIN AV, 1392, es, 75.6 n Jefferson pl, 37.6x100, 5-sty bk tnt; German Savgs Bank in City N Y—Jas T Barry et al; Meyer Auer-bach (A), 42 Bway; Enos S Booth (R); due, \$25,411.39; T&c, \$283.20; Herbert A Sher-man.
 FRANKLIN AV, 1394, es, 113.1 n Jefferson pl, 37.6x100, 5-sty bk tnt; same—same; action 2; same (A); same (R); due, \$25,346.05; T&c \$283.20; Herbert A Sherman.
 FNOS/ECT AV, 1919-23, ws, 230 s 177th, runs w100xn30xs00x5100xe150xn10 to beg, 2 & 3-sty fr dwgs & 2-sty fr rear bldg; Fredk J P Arndt—Augusta Barthold et al; Chas A Furthman (A), 3 av & 148th; Jno J Hynes (R); oue, \$8,646.01; T&c, \$1,392.00; Chas A Berrian.
- OCT. 21. NO Legal Sales advertised for this day.
- No Legai Sales advertised for this day.
 OCT, 22.
 2261H Sr, 824 E, ss, 230 e Barnes av, 25x114; Geo Hauser-Maria Viscardi et al; Neier & Van Derveer (A), 141 Bway; Daniel V Sul-livan (R); due, \$1,443.86; T&c, \$69.13; sub to 1st mtg of \$4,500; Albert E Crabtree.
 BATHGATE AV, 1757, ws, 200.10 n 174th, 20.3x 114.5, 2-sty fr dwg & str; Carrie Westerfield-Kate Whitebread et al; Burlock E Rabell (A), 38 Park Row; Jno P Dunn (R); due, \$5,624.-76; T&c, \$110; Chas A Berrian.
 STARLING AV, 1987, ns, 25 w Olmstead av, 100x100; Geo Hauser-Westchester Wood Working Co et al; Neier & Van Derveer (A), 141 Bway; Danl V Sullivan (R); due, \$4,-222.45; T&c, \$403.56; Albt E Crabtree.
 OCT, 23.
- CT. 23. ROTONA PARKWAY, es, 84.2 n 180th, 75.10x 46x—x55, vacant; Simeon M Barber—Wer-theim Realty Co et al; Harold Swain (A), 176 Bway; Jos R Truesdale (R); due, \$256.73; T&c, \$45.27; Joseph P Day.
- OCT. 24. No Legal Sales advertised for this day.
- OCT. 26. BAILEY
- No Legar basis investigate for this display of OCT. 26.
 BAILEY AV, es. 424 s 238th, 50x136.9 to Cannon pl x31.5x135.3, vacant; Kabee Realty Co-Jos L O'Brien et al; Bertram Bodenheimer (A), 55 Liberty; Chas S Hayes (R); due, \$\$97.51; T&c, 551.58; M Morgenthau, Jr, Co. MOTT AV, 575, ws, 50 s 150th, 25x98, 4-sty bk tnt; Chas A Sherman-Elizabeth De Grauw et al; Bowers & Sands (A), 46 Cedar; Jno J Hynes (R); due, \$18,129.10; T&c, \$2,223.67; Chas A Berrian.
 141ST ST, ns, 100.3 w Beekman av, 75.2x107.10x 75x113.2, vacant; Wm Crawford-Geo H Jacob Constn Co; Bowers & Sands (A), 46 Cedar; Jas C Brady (R); due, \$11,679.21; T&c, \$482.-27; Byran L Kennelly.

Brooklyn.

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

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

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

- (R); Wm P Rae.
 OCT. 20.
 LORIMER ST, es, 25 n Jackson, 50x100; Jos A Burr-Howard Bloomgarden et al; Jno T Balden (A), 44 Court; Jas M Kelly (R); Wm J McPhilliamy & Co.
 75TH ST, nes, 216 se 15 av, 18x100; N Y Mtg & Security Co-Jno A Jones Bldg Co et al; Henry M Bellinger (A), 135 Bway; G Burchard Smith (R); Wm J McPhilliamy & Co.
 75TH ST, nes, 126 se 15 av, 18x100; Mary Banta-Jno A Jones Bldg Co et al; action 1; Henry M Bellinger, Jr (A), 135 Bway; G Burchard Smith (R); Wm J McPhilliamy & Co.

- Burchard Smith (R); Wm J McPhilliamy & Co.
 75TH ST, nes, 144 se 15 av, 18x100; same same; action 2; same (A); same (R); Wm J McPhilliamy & Co.
 ST MARKS AV, ns, 180 e Hopkinson av, 89x 44.6; Conrad N Pitcher-Jno Schreyer et al; Raphael Link (A), 35 Nassau, Manhattan; F De L Smith (R); Wm P Rae.
 S PORTLAND AV, ws, 482.3 s DeKalb av, 20x 100; Brooklyn Trust Co-Annie Martin et al; Harry L Thompson (A), 175 Remsen; David Senft (R); Nathaniel Shuter.
 TILDEN AV, see Brooklyn av, 104.8x108.5x irreg; Eva St C Hamilton-Kathryn A Ryan et al; Henry J Davenport (A), 375 Pearl; Barker D Leich (R); Wm P Rae.
 OCT. 21.
- Barker D Leich (R); WM P Rae. OCT. 21. COURT ST, ws, 200 n Degraw, 22.6x112.6; Harry H Purvis-Woodworth Realty Co et al; Matthew W Wood (A), 233 Bway, Manhat-tan; Walter E Warner (R); Wm P Rae. SUYDAM ST, ss, 225 w Evergreen av, 25x95; Henry Stumpf-Wm J Bechtolu et al; Louis C Wills (A), 84 Bway; Chas W Church (R); Wm J McPhilliamy & Co.

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- 66TH ST, nes, 85 nw 20 av, 85x100; Eliz Rosen-berg-South Brooklyn Homes Corpn et al; Ralph Underhill (A), 44 Court; Jas M Faw-cett (R); Wm J McPhilliamy & Co. RYDER AV, nwc Coney Island av, 206.5x107.2x irreg to E 10th; Ernst Kreusler, Jr-Alfred A Smith et al; Jas M Kelly (A), 189 Mon-tague; Thos Moore (R); Wm J McPhilliamy & Co.
- tague; Thos Moore (R); Wm J McPhilliamy & Co. OTS 304 to 309, blk 11, map of prop of estate of Jacob Snediker, 26th Ward; Carl S Heiden-reich et al-Eva Weisman et al; Bernard Bloch (A), 233 Eway; Chas H Haubert (R); Nathaniel Shuter. LOTS
- Bloch (A), 233 Bway; Chas H Haubert (R); Nathaniel Shuter.
 OCT. 22.
 DIAMOND ST, ss, 1298.4 e main rd in village of Flatbush, 25x168.4; Merchants' Co-operative Mtg Co-Grant R Pitbladdo et al; Milton Hertz (A), 391 Fulton; Sidney F Strongin (R); Charles Shongood.
 VAN BUREN ST, ss, 90 w Stuyvesant av, 60x 100; Hannah M Lovett-Geo Alexander Co et al; Smith, Doughty & Wynberg (A), 44 Court; Jas M Fawcett (R); Jas L Brumley.
 48TH ST, 455, ns, 240 w 5 av, 30x100.2; Chas A Hardy-Jno E Sullivan Co et al; Hervey, Barber & McKee (A), 34 Nassau, Manhattan; Louis J Caruthers (R); Thos Hovenden.
 49TH ST, ns, 500 w 6 av, 30x100; Chas A Hardy-Jno E Sullivan Co et al; Hervey, Barber & McKee (A), 34 Nassau, Manhattan; Hugh A McTernan (R), Thos Hovenden.
 BAY RIDGE AV, ns, intersee nws Bay, --x290 to 68thxirreg; Albert Aston-Mary H Brown et al; Frank H Edmunds (A), 25 Broad, Manhattan; Wm A Robinson (R); Wm J McPhilliamy & Co.
 VERMONT AV, ws, -50 s Baltie av, 25x100; Arthur Levy-Mary Hardy et al; Francis F Giles (A), 13 Willoughby; Edw H Maddox (R); Wm P Rae.

- (R); Wm P Rae.
 OCT. 23.
 W 15TH ST; ws, 320 n Mermaid av, 40x118.10; Martino Caso et al-Maria Vastola et al; Chas J Masone (A), 44 Court; Wm P Pickett (R); Wm J McPhillamy & Co.
 DITMAS AV, sec E 4th, 30x100; Henry B Kirk-land-Daniel H Eutts et al; Chas P Northrop (A), 31 Nassau, Manhattan; Bernard I Fink-elstein (R); Nathaniel Shuter.
 FLATBUSH AV, sws, 160 se Glenwood rd, 20x 100; E 42D ST, ws, 177.6 s Av D, 60x100; Anna M Everitt-Emma S Schmidt et al; Geo W Pearsall (A), 49 Court; Ward D Will-iams (R); Wm J McPhilliamy & Co.
 STUYVESANT AV, es, 41.6 s Madison, 19.6x95; also LAFAYETTE AV, nws, 100 ne Bway, 30x 100; sheriff's sale of all right, title, &c, which Jno C Kluber had on Mar 14, 1914 or since; Lewis M Swasey, sheriff; Wm P Rae.
 OCT, 24.
- OCT. 24. No Legal Sales advertised for this day.
- OCT. 26. CONEY ISLAND AV, see Lewis pl, 100.4x132; Chas V Lott-Alfred W Bardin et al; Wm C Roe (A), 375 Fulton, Jamaica; Henry S Ras-quin (R); Wm J McPhilliamy & Co.

FORECLOSURE SUITS.

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

Manhattan.

- OCT. 10. STH AV, 464; & TRINITY AV, es, 200 s 156th, 20x86.1; two actions; City Real Estate Co-Agnes C Geoghegan et al; amended; H Swain (A).
- Swain (A).
 OCT. 13.
 23D ST, 151-3 E; Christian D Meyer—East 23d St Realty Co et al; G Frey (A).
 47TH ST, 540 W; Franklin Savgs Bank in the City of N Y—Jos Heim et al; W M Powell, Jr (A).
 51ST ST, 434-36 W; two actions; Diederich G Hildebrand—Annie Rafferty et al; Decker, Allen & Storm (A).
 14IST ST, 239-41 W; Charles E McClain—Inter-City Land & Securities Co et al; H W Kennedy (A).
 AV D, nec Sth, 47.6x77; Wm H Schmohl—Louis Weinstein et al; Wilson, Barker & Wager (A).

- (A).
 OCT. 14.
 OCT. 14.
 TTH ST. 437 W; Wm P Lawless—Rachel Lederer et al; Kelly & Quinn (A).
 TTH AV, 365-7; Edw T Kennard—Susan E Wood; E Whitlock (A).
 10TH AV, sec 211th, 99.11x100; Jno M Rice— —Apthorp Co; C B Augustine (A).

- Apthorp Co; C B Augustine (A).
 OCT. 15.
 2STH ST, ss, 85 w S av, 20x98.9; Henry Burden Elisabeth A Demarest et al; Cary & Carroll (A).
 3TTH ST, 145 E; Paul L Kiernan-Nancy A Furst et al; A E Gunn (A).
 6STH ST, ns, 475 w Central Park W; 24.11x 100.5; Ella A Brown-City Island Realty Co et al; Cary & Carroll (A).
 109TH ST, 343 E; N Y Trust Co-Giuseppe Fusco et al; Bowers & Sands (A).
 123D ST, 414 E; Eleanor Le Roy-Nicholas M D'Amico et al; Bowers & Sands (A).
 5TH AV, 302; 31ST ST, 3 W; Max M Warburg -Flemish Realty Co et al; amended; Stroock & Stroock (A).
 OCT. 16. OCT. 16. 21ST ST, 107 W; Jos Buehler, Inc—Anna O Pell et al; amended; McLoughlin & Martin

(A).
106TH ST. 160 E; Herbert R Schaff—Henriette Bachrach et al; Graham & L'Amoreaux (A).
134TH ST, 227 W; Jos Reale—Saml L Con-well et al; M J Dix (A).

Bronx.

OCT. 10. 207TH ST, ws, 126.7 s Perry av, 25x102.7; War-ren B Sammis—Louis J Sice et al; W B Sammis (A). 207TH ST, ws, 75.9 s Perry av, 25x119.7; same —same; same (A).

OCT. 9. No Foreclosure Suits filed this day.

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Foreclosure Suits, Bronz, Continued.
BOSTON RD, ns, 117.6 e Prospect av, 26.6x130; Louis Lowenstein—Julia A Flaum et al; Hoadly, Lauterbach & Johnson (A).
BOSTON RD, ns, 144 e Prospect av, 26.6x130; Louis Lowenstein—Julius Flaum et al; Hoadley, Lauterbach & Johnson (A).
FULTON AV, 1719; Addie B Seligman et al— Rebecca Barr et al; S Weschler (A).
LINCOLN AV, sec 135th, 50x100; Emma Gett— Jas F Riley et al; H G Whipple (A).
MORRIS AV, 988; Flora Harris—David Hol-stein et al; E Hirschberg (A).
SEDGWICK AV, ws, 510.9 s Kingsbridge rd, 37.6x121.7; City Real Estate Co—Fordham Realty Co et al; H Swain (A).
TRINITY AV, es, 280 s 156th, 20x82.9; Har-riet S Scott—Agnes C Geoghegan et al; amended; H Swain (A).
OCT. 13.

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- CCT, 13.
 BATHGATE AV, ws, 293.9 s 175th, 22x92.5;
 Carrie Westerfield—Sophie Miller et al; B E Rabell (A).
 CLAY AV, es, 225.8 s 167th, 39x80; Edward J Krug, Jr—Eleanor Goll et al; V S Lippe
- J K (A)
- (A).
 OCT. 14.
 MAIN ST, es, adj land of Sarah Boulle, 25x 100; Lot 13, Map of prop of Levina E Bell, on City Island; Edward Robitzek—Mary L Roeder et al; H Robitzek (A).
 236TH ST, ns, 125 w Kepler av, 25x100; Arnold J D Heins—Therese Krupholder et al; Salter & Steinkamp (A).
 SOUTHERN boundary line of King estate, 104.3 s Ditmars, 253x170,6; Edward Robitzek—Mary L Roeder et al; H Robitzek (A).
 TRINITY AV, es, 280 s 156th, 20x82.7; Harriet S Scott—Agnes C Geoghagen et al; H Swing (A).

- S Scott—Agnes C datamate (A).
 TRINITY AV, es, 200 s 156th, 20x86.9; City Real Estate Co—same; H Swain (A).
 TRINITY AV, es, 260 s 156th, 20x84.4; same—same; H Swain (A).
 LOT 568, Map of Gleason prop, 24th Ward; Camille Zurla—Christina Ringsing et al; Stoddard & Mark (A).

- dard & Mark (A).
 OCT. 15.
 ISIST ST, ss, 100 se Park av, 50x150; American Savgs Bank—Ray Weiss et al; Irwin & Orr (A).
 CROTONA AV, 2308; Rudolph Schreiber—Rutherford Realty Co et al; B Hess (A).
 TRINITY AV, es, 220 s 156th, 20x85.2; City Real Estate Co—Agnes C Geoghagen et al; H Swain (A).
 LOT 26 (westerly half), Map of South Belmont; Fannie J Jones—Wm Schmitz et al; H C Harding (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

- OCT. 9. 52D ST,
- OCT. 10. No Judgments in Foreclosure Suits filed this day.

- Sands
- OCT. 14. OLT. 14. 1157H ST, 75 W; Betty Gusthal—Jos Edelstein et al; Bowers & Sands (A); Isaac F Cohen (R); due.....1 MADISON AV, 1584; Louis W Harlem et al—Isaac Schneidler et al; C E Heydt (A); Eugene L Bushe (R); due ;24,896.68
- OCT. 15. 27TH ST, 163⁻W; also 7TH AV, 301-5; Oceanic Investing Co—28th St & 7th Av Realty Co; Henry M Bellinger, Jr (A); Phoenix Ingraham (R); due159,937.50

Bronx.

- OCT. 9 & 10. No Judgments in Foreclosure Suits filed these days.
- OCT. 13. CAMBRELING AV, ws, 50 s 189th, 25 x100; Catherine Sutorius—Wm Scholerman et al; Gerlich & Schweg-ler (A); Martin S Cohen (R); due.. 5,209.31
- OCT, 14. 156TH ST, 937 E; Saml L Feldman-Alexander L Kenny et al; A O Ernst (A); Chas Putzel (R); due.....
- 1.531.84

LIS PENDENS.

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

Manhattan.

OCT. 10. No Lis Pendens filed this day.

- No Lis Fendens OCT. 13. 35TH ST, 380 E; Thos Lawless—Rosalind A Goss; action to foreclose mechanic's lien; G W Curry (A). 55TH ST, 61 E; Braddin Hamilton—Howard & Stevenson; partition; C D K Townsend (A). 109TH ST, ss, bet 2 & 3 avs, Lot 29; Hans Federer—Threshold Realty Corpn et al; J
- OCT. 14. ELDRIDGE ST, 17; Dora Sprung—Eva Hexter et al; partition; C L Hoffman & H A Fried-man (A).
- Man (A).
 OCT. 15.
 38TH ST, ss, 150 w 8 av, 25x98.9; City of N Y— Wm Henn; action to foreclose tax lien; F L Polk (A).
 5TH AV, es, 25.5 n 62d, 25x108; Frank L Loring—Williamanna H Loring et al; parti-tion; Fiero & Fiero (A).
- CT. 16. D Lis Pendens filed this day.

Bronx.

- OCT. 9. MILL ST, es, 50 s Oak, -x-; Nassau-Beek-man Investing Co-Margt Montgomery et al; action to foreclose transfer of tax lien; J Gans (A).
- (A).
 (A).
 215TH ST, ns, 305.6 e Barnes av, 100.2x114; Lena Ritter—Anna B Owen et al; action to foreclose tax lien; J Gans (A).
 TAYLOR AV, es, 25 s Wood av, 25x95; same— Louise Travers et al; action to foreclose tax lien; J Gans (A).
- lien; J Gans (A).
 LOT 27, blk 30, Edenwald; Nassau-Beekman Investing Co-Geo Mosher et al; action to foreclose tax lien; J Gans (A).
 LOT 73, plot 26, 24th Ward; same-Eastchester Development Co et al; action to foreclose tax lien; J Gans (A).
 LOT 24, plot 26, 24th Ward-same-same; action to foreclose tax lien; J Gans (A).

- action to foreclose tax from, 5 data of the formation of the formation of the state of the state
- COCT. 13. LOT 24, Map of New Village of Jerome; Geo Corti—Kingston Securities Co et al; action to set aside deed; Menken Bros (A).
- OCT, 14. 3D AV, es, 200 s 172d, 25x125; Wm F Hookey Sons Co, Inc—Poseidon Realty Co, Inc, et al; action to foreclose mechanic's lien; A A Mich-ell (A).

OCT. 15. LOT 1, blk 2846, sec 11; Simeon M Barber Elbert Osborne Smith et al; action to for close tax lien; H Swain (A).

Brooklyn.

- Brooklyn.
 OCT. S.
 GRAND ST, ns. 256.3 e Keap, 18.9x95; Bushwick Co-op Bidg & Loan Assn—Mary Brouwer; J P Judge (A).
 LINCOLN PL, ns. 208.10 e Schenectady av, 18x 120; Mabel T Southworth—Sophie Wilhelms et al; Reynolds & Geis (A).
 PALMETTO ST, nws, 150 sw Irving av, 25x100; Dime Savgs Bank of Williamsburgh—Henry Schlachter et al; O F Struse (A).
 W 2D ST, es, 107.4 n Neptune av, 20x100; N J Title Guar & Trust Co—Sacharo Rubens et al; T F Redmond (A).
 W 16TH ST, ws, 220 n Mermaid av, 40x118.10; Albany Guardian Soc & Home for the Friendless—Carmella P Martorello et al; T F Redmond (A).
 22D ST, nes, 175 nw 6 av, 25x100; Nathaniel
- mond (A).
 22D ST, nes, 175 nw 6 av, 25x100; Nathaniel Jacobs—Smith N Decker et al; Smith, Dougherty & W (A).
 E 4STH ST, es, 97.6 s Av N, 30x100; Josephine Burger—Robt F Pratt & ano; G L Stamm (A).
- (A).
 54TH ST, sws, 225 nw 3 av, 17.6x100.2; Uni-Trust Co-Wm T Hall et al; Miller, King Union

- (A).
 54TH ST, sws, 225 nw 3 av, 17.0x100.7, King & Trust Co-Wm T Hall et al; Miller, King & L (A).
 S2D ST, sws, 180 se 19 av, 60x100; Universal Savgs Bank-Clara R Griffeau et al; T F Redmond (A).
 CHRISTOPHER AV, es, 80 n Liberty av, 170x 100; Wesleyan University-Louis Rosenberg et al; T F Redmond (A).
 FT HAMILTON PKWAY, ses, 82.5 ne 49th, runs ne20.4xxse5xse83.7xsw20xnw87.3xnw5 to beg; Ulster Co Savgs Inst-Zerlina Lind et al; T F Redmond (A).
 OCEAN PKWAY, es, 150 n Av U, 50x125; Michl F Burns-Alice T Kelly et al; T F Redmond (A).
 16TH AV, ses, 436 sw 86th, 19x108.4; Wm G Wood-Koloke Realty Co et al; J A Lane (A).
 16TM AV, ses, 398 sw 86th, 19x108.4; same-
- (A).
 (A).
 16TH AV, ses, 398 sw 86th, 19x108.4; same-same; same (A).

LOT 33, map of 57 lots of Adolph & Theo Kiendl; Maggie E Pinnell-Eugene E Pinnell; partition; Kiendl & Sons (A). Theo

October 17, 1914

- LOT 33, map of 57 lots of Adolph & Theo Kiendl; Maggie E Pinnell-Eugene E Pinnell; partition; Kiendl & Sons (A).
 OCT. 9.
 DEAN ST, ns, 395 w Franklin av, 20x110; N Y Investors Corpn-Emma Campbell et al; T F. Redmond (A).
 TEN EYCK ST, ns, 315 e Bushwick av, 74.2x 95; Mitchell-Tappen Co-Williamsburgh Ice Co & ano; foreclosure of mechanics lien; Foulds & Galland (A).
 IST ST, sws, 236.10 se 7 av, 18x100; Ulster Co Savgs Inst-Elise B McMahon et al; T F Redmond (A).
 S 4TH ST, ss, 157.10 nw Marcy av, runs sel9.7 xsw-xnw-xne- to beg; Benj Traktman-Wn Hoyt et al; A Weinstein (A).
 BAY 17TH ST, ses, 103 ne Benson av, 50x96.8; Bond & Mtg Guar Co-Nathan T Slutsky et al; T F Redmond (A).
 40TH ST, sws, 300 nw 8 av, 25x100; Natl Savgs Bank of Albany-Elvira A Behnecke et al; T F Redmond (A).
 33D ST, ns, 180 e 7 av, 20x100.2; Alex G Calder -Jos F Conley et al; H J Davenport (A).
 82D ST, nes, 260 nw 20 av, 40x100; Chapin Home for Aged & Infirm-Frank Castagna et al; specific performance; W H Good (A).
 PUTNAM AV, ss, 291 w Howard av, 17x100; in the matter of the application of Harry G Catuna for the appointment of a committee of the person & estate of Kate E Catuna, an incompetent; J Brenner (A).
 PROSPECT AV, nes, 535 se 3 av, 20x62.11x20x 64.6; also 55TH ST, nes, 450 n 2 av, 25x 100.2; also 3D AV, 536; Sol Brooks-Emil Klein et al; J D Tobias (A).
 VESTA AV, es, 140 s Dumont av, 120x100; Homestead Bank-Ida Kurlandzik et al; Watson & Kristeller (A).
 WESTA AV, es, 140 s Dumont av, 120x100; Homestead Bank-Ida Kurlandzik et al; Y Co et al; A Madeo (A).
 OCT. 10.
 HAZSEY ST, ns, 532.3 w Ralph av, 27x100; Frank X Jagocki-Mary Neubeek; specific

Solaswis, Axee-Aneo, 53822438 workse-10 beg; Kathryne Frederickson-Connelly Realty Co et al; A Madeo (A).
OCT. 10.
HALSEY ST, ns, 532.3 w Ralph av, 27x100; Frank X Jagocki-Mary Neubeek; specific performance; C F Rozanski (A).
E 12TH ST, es, 200 s Av U, 60x80; Hannah K Van Vranken-Oscar W Rothmund et al; Davison & Underhill (A).
72D ST, ns, 134.6 w 5 av, 20x100; Anna M Everit -Mary A Collis et al; G W Pearsall (A).
BROADWAY, 674; Sidney H Weinberg-Max Manes et al; I Miner (A).
BROADWAY, 463, 1519, 1521, 1943, 1947; GATES AV, 851; STUYVESANT AV, 167; BUSHWICK AV, 613-5-7; E 38TH ST, nec Av E, 97,6x100; HOPKINS PL, ss, 450 w Throop av, 29,6x51.9; BREMEN ST, nc Montieth, 25x 75; EVERGREEN AV, ws, 50 n Schaeffer, 25x 100; CLARENDON RD, ns, 60 e Bedford av, 20x80; JEFFERSON AV, ss, 349.2 e Patchen av, 100x125.9; E 4TH ST, ws, 136 n Av U, 36x 100; Mary Loeffler-Henry Loeffler et al; specific performance; Kramer, Cohen & M (A).
CLASSON AV, ws, 105 s Sterling pl, 19,6x100; Ella M Sutter-Jno J McNamee et al; H O Dobson (A).
EASTERN PKWAY, ns, 75 w Warwick, 50x100; Andrew Gray-Harry G Miller et al; G M Moscowitz (A).
MYRTLE AV, ss, 21.4 w Hudson av, runs w 20xs 41.9xe20xn38.9 to beg; Howard S Webster-Fredk Samuels et al; H J Davenport (A).
ST MARKS AV, ns, 125 e Kingston av, runs n 155.7x8155.7xw100 to beg; Albert Hershman-Saratoga Impt Co et al; foreclosure of me-chanic's lien; I Solomon (A).
OCT, 13.
BAY, RIDGE PL, 18-24; Jas Donovan-Montrose

155.7xs155.7xw100 to beg; Albert Hershman-Saratoga Impt Co et al; foreclosure of mechanic's lien; I Solomon (A).
OCT. 13.
BAY RIDGE PL, 18-24; Jas Donovan-Montrose Eldg Co et al; foreclosure of mechanic's lien; G M Moscowitz (A).
COURT ST, ws, 200 n Degraw, runs n25xw112.6 xs75xe22.6xn50xe90 to beg; Henry E Smith-Palatial Homes Bldg Co; foreclosure of mechanics' lien; I V Schavien (A).
HEPKIMER ST, see Rockaway av, 17.6x80; Title G & T Co-Wm Alexander et al; T F Redmond (A).
JORALEMON ST, swc Court, runs w135xs50.5x s57.11xs16xe25xn41.9xe25xn38.Sxn 1.7 x er 9 x n 63.9 to beg; Jas Roncoli-Weinbros Real Estate Co et al; foreclosure of mechanic's lien; K B Halstead (A).
LAFAYETTE ST, ns, 59.9 e Hudson av, 20.6x 50x02.8x50; Wm Bellamy-Wm H Lynch et al; Snedeker & Snedeker (A).
McDOUGAL ST, ns, 75 e Howard av, 50x100; Chas W Young-Lena Rueckert et al; D Siegelman (A).
2D ST, sws, 337.10 nw 7 av, 20x95; Bertha Steinberg-Grace E Bogert; K C & M V McDonald (A).
E 10TH ST, es, 292 n Av K, 32x100; Greater N Y Devel Co-Victoria M Price et al; W T Lindsay (A).
E 18TH ST, es, 280 n Av V, 20x100; Eklyn Trust Co-Pinkus H Goldman et al; Dykman & 0 celand & K (A).
57tH ST, sws, 128 nw 16 av, 28x100.2; Emma Clark-Rose Sperling & anc; H L Thompson (A).
GONEY ISLAND AV, ws, 300 s Av N, 40x100; CONEY ISLAND AV, ws, 140 n Av N, 40x 100; Title G & T Co-S & H Holding Co et al; T F Redmond (A).
GRAVESEND AV, nec Av K, runs n175xe80xs 8.5xse57.6xsw175.7 to beg; Henry Weekes-Mary H Korn et al; T F Redmond (A).
EAFAYETTE AV, ses, 170 ne Bway, 20x100; Margt Peterman-Hannah S Hellwarth et al; R M Johnston (A).
SNEDIKER AV, es, 122.6 s Sutter av, 15x100; Isidore Kayfetz-Anna Millman et al; H Lurio (A).

DOCT. 14.
HALSEY ST, ss, 160 w Reid av, 20x100; Emmett D Page-Rosa Nowak et al; to set aside deed; E D Page (A).
26TH ST, 125-9; Sidney B Cardozo-Dora Mar-tin et al; to set aside deed; R Greenbaum (A).

sidore IX. Lurio

October 17, 1914

- 85TH ST, nes, 80 nw 10 av, 30x100; S Bklyn Savgs Instn.—Mary McPartland et al; Coombs & Whitney (A).
 CHESTNUT AV, ss, 500 w Liberty, 20x100; Margt Kennedy—Henry Herdling et al; H M Bellinger, Jr (A).
 NEPTUNE AV, sec W 12th, runs s865xe170.7xn S80xw171 to beg; also NEPTUNE AV, swc W Ist, runs s98.7xw100xn62.6xw3xn35xe102.6 to beg; also 867H ST, ss, bounded xn 86 st xs N Y & Brighton Beach R R xw land of B R T Co xe line drawn at right angles with 86 st from a point 572 w of Shell rd; also PROP begins nwc land of B R T Co at int line of N Y & Brighton Beach R R, 382.4x120x— x292; Mtg Holding Co—Sarah V Tremper et al; Armstrong & Brown (A).

MECHANICS' LIENS.

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

Manhattan.

- Mannardan. OCT. 10. 180TH ST, ns, 75 e Audubon av, 40x 87; Maurice Ahearn—Hennen Constn Co; Harry Brown (48) GTH AV, 489; Sandhop Contracting Co, Inc—Wm P Dixon; Panagiotis Tzempelos & Geo Theodoropoulos (46) STH AV, 613-5; Candee, Smith & How-land Co—Drury Lane Theatre Co; Blight & Overfield Co; renewal (47). OCT. 13. 110.00
- 659.00 112.65

- Silf AV, 0050, 00170, 1200 The term of the set of the set

73.00

24.40

104.24

- City Real Estate Impt Corplit (357...
 OCT. 14.
 39TH ST, 257-61 W; Jos Prushavsky —Seligman Manbeimer; Strom & Block (63)
 54TH ST, 153 W; Jacob Efron—Rose Reilly; Jacob Portman (90)
 57TH ST, 329 W; Jacob Efron—Real Realty Co; Jacob Portman (71)
 97TH ST, 308 W; Geo Ellis Co, Inc— Grace D Litchfield; Ernest Tribel-horn (67) 55.93 115.05
- Grace D Litchneid; Ernest Tribet-horn (67) 124TH ST, 510 W; Louis Cohen-Moore-Simon Realty Holding Co (64)..... 140TH ST, 151 W; Louis Cohen-Hyman Sonn, Henry Sonn & Solomon Roth-end (65) 24.05 13.25
- feld (65) AMSTERDAM AV, 206-8; Carlo Marino & Co--Bessie T Houghton; Jno Barber
- 1,610.00
- (72) MADISON AV, 563; Philip A Feigin Robt E Bonner; W P Ellison, I (66) 195.05
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- SAME PROP: Ezra H Ford—same (76)
 SAME PROP: Ezra H Ford—same (76)
 14STH ST, 412-20 W; Andrew Soidity
 —Nellie E Peck (79)
 ISOTH ST, ns. 120 e Audubon av, 100
 x100; Maurice Ahern—Hennion Constn
 Co: Harry Brown (77)
 MADISON AV, 563, Jennings & John— Robt Bonner, W P Ellison (74) 156.78 343.91
- 110.00
- 566.00

- 296.00 180.50

135.00

5.25

62.50

65.44

256.60

570.00

97.00

170.00

345.90

71.80

747.07

81.39

550.00

172.00

40.00

- 78TH ST, 154 W; Ferdinand T Lander —B S & Henry Frank & Bar-tos (86)
 111TH ST, ss, 100 e S av, 25x irreg to Cathedral pkway; Klosk Contracting Co-S & R Amusement Co, Inc & Melchior Longo (91)
 125TH ST, 122 E; Jos Warm-Henry E Fox, Alex & Max Mell (81)
 MSTERDAM AV, es, 79.10 s 185th, 99.5x190, to Laurel Hill terrace x 103.2x230.8; Jos Tine & Co, Inc- Ice Mfg Co & White Fireproof Constn Co (82)
 CENTRAL PARK W, ws whole front
- Co (82) CENTRAL PARK W, ws, whole front bet 62d & 63d, 200,10x225x irreg x 200; Jos Tine & Co, Inc—New Theatre Co & White Fireproof Constn Co (83) 23.38
- (35) AV, 2078-80; A Shemel & C Mary E Jones, Film Amusement Inc & Jno Corlucci (85)......

Bronx.

- OCT. 9. TINTON AV, 901; Louis Marks—Louis Weiner (14) 125.17
- **DOT. 10.** BRYANT AV, es, 150 n Lafayette av 25x100; Ludwig Krause—Albert Ger hards (15)
- OCT. 13. OLINVILLE AV, 3206-8; Hudson Wood-working Co-Julia G Lardy, Hugo Strauss; Hugo Strauss (16)

- Strauss; Hugo Strauss (16)
 OCT. 14.
 BARTHOLDI ST (**), ns, 38.1 e Rose-wood av, 50x95; Jas Martinelli—P S Constn Co; renewal (69).....
 T6TH ST, nwc University av, 36.6x
 120.6; Benj Silverman—Henry Cleland, Inc; Jacob Reisman (20)....
 BOSTON RD, 2003; Jno Manuvel—Chas Meyer, Chas Klussman; Jacob Keller (17)
 DAVIDSON AV, nwc North, 37.6x100; Eenj Silverman—Henry Cleland, Inc; Jacob Reisman (19)
 SOUTHERN BLVD (**), es, 186.6 n Freeman, 100x-; Chas Schlesinger Danl Augustus Realty Co (68).....
 TINTON AV, 901; Louis Marks—Sara Constn Co; Louis Wiener (18)
 OCT, 15. 121.57
- 200.00
- 157.02
- 150.00
- 125.17 OCT. 15. No Mechanics' Liens filed this day. **Recorded in N Y County.

- OCT. S. ST EDWARDS ST, 107-11; N Fisichella —Thos & Mary Martin STERLING PL, sec Rochester av, 100x 120; Chas H Ragovin—J V Cunning-ham, Inc. 243.00
- ham, Inc. STERLING PL, sec Rochester av, 100x 120; Realty Supply Corpn— J V Cun-ningham, Inc & Spencer Aldrich... E 14TH ST, 2337-47; Colonial Lumber Corpn—Ceegold Co, Henry Sommer-field & Frank P Sabetti... TIST ST, 1410.4 Souther, D.V. C 3,134.10
- 521.93
- 71ST ST, 1440; L Santoro-Felice Sca-lise.
- lise. KNICKERBOCKER AV, 395-7; Ameri-can Metal Ceiling Co-Sola Roth & Chas Schneider NASSAU AV, 237; Acme Metal Ceiling Co-Home Circle Realty Corpn & Louis Warady PARK AV, 493; Acme Metal Ceiling Co-Madelina & Giovanni Sesia......
- 129.10
- 576.10
- OCT. 9. EARBEY ST. sec Belmont av. 25x100; Bushwick House Wrecking Co- Bar-bel Bldg Co, Sam Glick & Jacob Kar-
- 82.00 COLUMBIA PL, es, 122.9 s Joralemon, 20x100; P Sullivan-Jas M Harrison 64.75
- 20x100; P Sullivan—Jas M Harrison
 SAME PROP; J P Roach—same.....
 HINSDALE ST. es. 200 s Dumont av. 150x100; J Kurlandchick—Willmont
 Realty Corpn
 SACKMAN ST. es. 180 n Riverdale av. 95.8x100; Square Lumber Co-New Lots Constn Co, Harry & Mary
 Schneider
 VERMONT ST, ws. 150 s Pitkin av. 25x 100; Square Lumber Co-Benj Hoff-man 82.00

- E 14TH ST, es, 300 s Av W. 100x100; Jas De Mareo—Ceegold Co & Frank S Sabetti.
- Sabetti. E 14TH ST, es. 300 s Av W, 100x100; Coney Island Constn Supply Co-Chas Goldwasser & Ceegold Co..... 23D ST, ns. 273.4 w 6 av, 100x25; D Arkin-Andw Hojanckie & Louis Cohen 141.69 1.067.05
- 40.00 66TH ST, 1334; J Calendo—Guiseppe Russo & Stefano Russo..... 1 300 00
- 48.00
- AV C, 510; J Beckman—Caster A Petersen LIVONIA AV, nwc Powell, 100x100; Brislin Co-Rachel Melnick & Stone-Powell Impt Corpn 3.884.97

- S J Friedm-Hartman Constn Co..... SOTH ST, nes, 100 nw 13 av, --x--; Empire City Lumber Co--Emanon Bidg Corpn CORTELYOU RD, swc Ocean av, --x --; Colonial Mantel & Refrigerator Co-Cortelyou Inv Co. 531.45 340.00

- Co-Cortelyou Inv Co..... OCT. 13. BERRIMAN ST, 139-49; S Romano-Berrilen Realty Co.... BERRIMAN ST, 151-59; S Romano-Berrilen Realty Co... LINCOLN PL, sec Washington av, 91.3x130.3; M J Saltser-Herbert Amusement Co & Michl Meyerowitz, 259.90

POWELL ST, es, 100 s Newport av; 60x100; Max Futernick—Isaac Gon-charick 126.88 11TH ST, ss, 236 e 5 av, 12.6x100; C E Denis—Cath Huston II III S1, S5, 250 C 5 ar, 12.04.07, 12.04.07, 12.04.07, 12.04.07, 12.04.07, 12.04.07, 12.04.07, 12.05, 1 57.00 64.00 775.00 419.00 240.00 140.75 160.00 75.00 OCT. 14. ADELPHI ST, 472; S Friedland—Jas Di Stefano & Jno Terrone...... SAME PROP; J Terrone—Vincenzo Di Stefano 183.00 Stefano SAME PROP; same—Vincenzo & Ro-sina Di Stefano, Pasquale & Vin-cenzo Esposito E 14TH ST, ws. 100 n Av I, 80x100; M G Williams—Weinmuller Constn Co & Geo Mahland E 23D ST, ws. 134.8 n Av D, 85x85; Bell Fireproofing Co—Moskowitz Eldg Co. 230.00 375.70 220.00 Bell Fireproofing Co—Moskowitz Bidg Co.
EAY 25TH ST, ws, 220 s 86th, 6x96; C Debner—Sharon Constn Co.....
BAY 25TH ST, ws, 220 s 86th, 60x96.8; M Alkoff—Sharon Constn Co.....
44TH ST, 1449-67; also LIBERTY AV, sec Van Siclen av, 100x100; M Davidson—Diaz Bldg Corpn
E 95TH ST, es, 183 s Flatlands av, 25x 100; B Altschul—Saml Cheifetz & Davis Machlin
17TH AV, nes, from 65th to 66th, 200x 100; also 66TH ST, ns, 100 e 17 av, 40x100; also 65TH ST, ss, 100 — 17 av, 40x100; also 17TH AV, nws, from 65th to 66th, 200x100; Caflish Bros— Morris Bienenstock & Rawnitzky-Plotnik Co. 68.15 665.60 2.000.00 98.51

- 80.00
- flish Bros Rawnitzky-2,394.23

SATISFIED MECHANICS' LIENS.

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

Manhattan.

- Manhattan. ²DUANE ST, 118-20; H W Palens Sons —Danl P Morse et al; Sept26'14.... ²BROADWAY, 195; Gelband Contract-ing Co, Inc—Western Union Teleg Co et al; Sept12'14.... FT WASHINGTON AV, nec 161st; Grossman Bros & Rosenbaum— Friedman Constn Co et al; Aug6'13. FT WASHINGTON AV, sec 161st; Grossman Bros & Rosenbaum—same; Aug6'13. OCT. 13. 423.46 856.50 360.00 360.00 Augo 10
 OCT, 13.
 BROOME ST, 316; National Sash & Door Co-Friedland & Levine Bros et al; June20'14
 21ST, 34 E; Robt Golden et al-Jos W Stern et al; Aug17'14
 AV A, 1425; Jas F Gillespie Co-Impt Tenement Co et al; Sept16'14 35.00 80.00 Tenement Co et al; Sept16'14 OCT. 14. 18TH ST. 130 & 132 W; S Werdinger Bros-Metropolis Securities Co et al; Aug24'14 SOTH ST. 100 W; Hudson Woodwork ing Co-Orleans Real Estate Co et al; Sept24'14 75TH ST, 501-5 E; Jno Best-Berent C Gerken et al; Junel'14 BROADWAY, 1573; Julius Guttmann-Jno S Sutphen et al; Aug21'14 *COLUMBUS AV, 141-47; Sam Cohen-Harry Alperstein et al; Oct7'14..... 5TH AV, 424-34; Elevator Supply & Re-pair Co-F V & J H Burton et al; Feb8'14 7TH AV, 2303; Walter J Kelly-Fredk Aldhous et al; Junel'14 219.80 200.00 236.00 100.00 738.08 233.00 15,337.00 31.00 OCT. 15. 27TH ST, ss, whole front bet Bway & 5 av; Lidgerwood Mfg Co-230 5th Av Corpn et al; Octl0'14 5TH AV, 424-34; Crooke Heating & Ventilating Co, Inc-F V & J H Bur-ton et al; Feb26'14 462.50 6,364.23 OCT. 16. 23D ST, 170-2 W; Cooper & Pollock— Isaac Stern et al; Sept26'14. 38TH ST, 424-34 W; Epping Carpenter Pump Co-F V Berton et al; Dec 22'13 STH ST, 2017 D. 60.00 Pump Co-F V Berton et al; Dec 22'13
 SSTH ST, 201-7 E; Manhattan Tin Roofing Co-3d Av & 58th St Co Inc et al; Aug26'14
 FOREST AV, es, 200 n 156th; Cross, Austin & Ireland Lumber Co-West Side Mason Contracting Co et al; Sept4'12
 FOREST AV, es, 200 n 156th; Lanigan Bros, Inc-Oscar L Lyons et al; Sept7'12
 3D AV, ws, 50 s 13th; Cooper & Pol-lock Structural Iron Works-N Y Life Ins & Trust Co et al; Sept 26'14 16.330.00 65.00 193.35 218.13 30.00 Bronx.
- OCT. 9. No Satisfied Mechanics Liens filed this day.
- OCT. 10. No Satisfied Mechanics' Liens filed this

Satisfied Mechanics' Liens, Bronx, Continued.

650

- 110.00
- Satisfied Mechanics' Liens, Broke, Con-OCT. 13.
 WALKER AV, 1125 & 27; Bronx Tin-smith Supply Co-Michl D Howard; Augl'14
 WALKER AV, ns, 134 w Bronx Park av, 26x102; Empire Door & Trim Co-same; July31'14
 WALKER AV, ns, 134 w Bronx Park av, 25x112; Garvey Bros Co-same; July22'14
 WALKER AV, 1125-27; Theo C Wood-same; July28'14
 WALKER AV, 1125-27; Harlem Gas & Electric Fixture Co-same; Aug T14 205.00 450.00
- 213.70
- 85.00
- WALKER V. 1125-27; H A Berger's Metal Ceiling & Fireproofing Co-same; Aug18'14
 WALKER AV, 1125-27; same-same; Aug5'14
 WALKER AV, 1125-27; Salvatore Ar-mone-Michl D Howard; Aug7'14
 Stad this 64.00 64.00
- 205.80
- OCT. 14. No Satisfied Mechanics' Liens filed this
- OCT. 15. WALKER AV, ns. 125 w Bronx Park av. 26.1x102.7; Harris-Rose Constn Corpn-Michl D Howard; July25'14.. 450.00

Brooklyn.

- OCT. S. E 14TH ST, es, 300 n Av X, 100x100; Super & Reizer-Ceegold Co, Chas Goldwasser & Frank P Sabeth; Sept
- 1.250.00 12 000 00
- 2014 SAME PROP; Frank P Sabeth—Cee-gold Co, Inc; Sept2S'14 ... J SAME PROP; Super & Reizer—Cee-gold Co & Frank P Sabeth; Sept
- 12'14 SAME PROP; Joe Sklar—same; Sept 11'14 1 250.00 450.00
- 12,000.00
- 746.93
- 1,500.00
- 600.00
- SAME PROP; Joe Sklar—same; Sept 11'14
 SAME PROP; Frank P Sabeth—Ceegold Constn Co, Chas Goldwasser, Henry Manfield, Jacob Levy & Sommerfield Co; Sept29'14.....
 SAME PROP; Colonial Lumber Corpn—Chas Goldwasser, Ceegold Co, Inc, & Frank P Sabeth; Sept29'14.....
 SAME PROP; same—Ceegold Constn Co; Aug17'14
 SAME PROP; Joe Sklar—Ceegold Co
 & Frank Sabetti; Sept11'14.....
 STH AV, ws, 20 s Gaffeld pl, 40x92.10; Wm O'Keeffe & Son—Mary F & Walter M Bristow & Bklyn Engineering Co; Apr9'10
 20TH AV, ws, 20 s 55th, 80x100; Jas J Lupton—Up-to-Date Bldg Co; Sept 30'14
 OCT. 9. 806.84
- 50.00
- 211.00
- 30'14
 OCT. 9.
 POWELL ST, es, 100 s Newport av, 60x100; Jake Shtilman—Isaac Gon-charick; Sept28'14
 WATKINS ST, 428; Max Futernick— Moses & Mollie Kaufman, Jake Alt-man & Paul Levy; Marl7'14
 LitTH ST, es, 300 n Av X, -X-; Harry Sommerfield—Pearl Constn Co & Home Title Ins Co; Sept11'13....
 SAME PROP; Standard Cement Block Co-Ceegold Co; Aug24'14.
 S6TH ST, 1334; Calendo & Cordi—Gui-seppe Russo & Co; Sept2'14....
 NOSTRAND AV, nec President, -X-; Bklyn Hoist & Dumbwaiter Co-Shell-bourne Constn Co; Sept2'13....
 OCEAN AV, sec Newkirk av, -X-; Eagle Cornice & Skylight Wks—Kirk-new Realty Corpn & G M Karpas; Sept26'14
 OCT. 10. 44.00
- 260.00
- 750.00
- 1.300.00 150.00

200.00

137.50 100.00

422.00

63.00 95.13

425.25 94.00

159.50

365.00

577.03

- Sept2014 OCT. 10. E 14TH ST, es, 300 s Av W, --x-; Jas De Mareo--Chas Goldwasser & Frank S Sabetti; Oct6'14 ...LAFAYETTE AV, S21-3; Sam Ma-dorsky--Mark J Kalashen & Saml Cohen; Jan9'14 189.92 188.00
- 135.00
- Cohen; Jan9'14 OCT. 13. KOSCIUSKO ST, ns, 299.7 w Reid av. 50x100; Elias M Pilzer—Ellie Arnold; Oct7'14 ATLANTIC AV, ss, 80 e Eastern pkway, 40x100; Chestnut Ridge White Brick Co-Rosina & Salvatore Bonagura; Aug31'14 HEGEMAN AV, swc Watkins, -x-; Gussie R Browner—Abr Sagalowitz & Abe Kabakow; Aug22'14 NEWKIRK AV, nwc E 21st, 40x120; Michl Hellabrand—Peru Realty Co; OCT 14
- OCT. 14. VANDERBILT ST, swc Prospect av, 4 100; Morris G Williams & Co-Pell Amusement Co & Jos Freeman; C 9'14...... Oct
- and States an

- 500.00

- 294.00 75.00
- 300.00

- ³SAME PROP; Niagra Radiator & Boiler Co-Weiner Bros, F De Bones & Jas E Lewless Co; Nov25'12...... 261.10
- ¹Discharged by deposit. ²Discharged by bond. ³Discharged by order of Court.

125.22

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

Manhattan.

- Mannattan. OCT. 8. DODD, Jos M; Jos M Dodd Co; \$10,175; F C Pitcher. EAST INDIA MARINE & FIRE INS CO; Southern Foundry & Machine Co; 5,754.93; W O Badger, Jr. RUSSIAN TRANSPORT & INS CO; Southern Foundry & Machine Co; \$6,178.93; W O Badger, Jr.
- OCT. 9. B & W CONCRETE CO; Globe Indemnity Co; \$1,175.76; R M McCormick.
- OCT. 10 & 12. No Attachments filed these days.
- OCT. 13. PASZTOR, Arpad; H Bartsch; \$10,000; Ernst & Cane.
- OCT. 14. No Attachments filed this day.

CHATTEL MORTGAGES. AFFECTING REAL ESTATE.

Manhattan.

Bronx.

- OCT. 8, 9, 10, 13 & 14.

Ginto, M. Stebbins av, es, 158 s 165th, —x—. Colonial Mantel & Refrigerator Co. Refrigerators Mahoney, Emma L. 481 Willis av.. Albert Gas Fixture Co. Gas Fix-tures 200.00

220.50

BUILDING LOAN CONTRACTS.

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

Manhattan.

- ments 37H ST, ss. 181 w West End av 72x102.2; Metropolitan Life Ins C loans 86th St & West End Av Co t erect a 12-sty apartment; 13 pay ments 86TH pay-.325,000.00

Bronx.

- OCT. 10. HUGHES AV, nec 189th, 40x87.6; Theo-dore Gutman loans Terrace Constn Co to erect story building; 3 pay-ments
- 9.500.00 OCT. 13. FOX ST, swc Av St John, 50x100; City Mtg Co loans Jno W Cornish Constn Co to erect one 5-sty apart-ment; 13 payments
- 40.000.00

ORDERS.

Brooklyn.

- 500.00 140.00
- OCT. S. E 29TH ST, ws. 250.6 n Beverly rd. —x —; Tilden Constn Co on Home Title Co to pay Santo Sacco... BATH AV, —c 17 av, —x—; Emilio Saruo & ano on U S Title Guar Co to pay J Hochman SAME PROP; same on same to pay same 300.00
- Same
 OCT. 9.
 E 14TH ST, es. 300 n Av X, 100x100; Frank Sabetti on Home Title Co to pay Standard Cement Block Co......
 39TH ST, ns. 320 w 13 av. 40x95; G & C Bldg Co on Home Title Ins Co to pay E J McLaughlin Co..... 534 00

539.78

OCEAN AV, es, 224.11 s Newkirk av, 200x100; Hartman Bldg Co on Law-yers Mtg Co to pay Jas McLaren & Sons 2.000.00

October 17, 1914

215.00

4.500.00

800.00

350.00.

- HEGEMAN AV, nwc Hinsdale, 80x90; Harry Chisnowitz on Fred J Heiden-reich to pay Klein Material Co..... 127.27
- Profile to Pay from Internet Control of CT, 12.
 HINSDALE ST, es. 100 s Blake av. 100 x100; W F S Constn Co on Third United Cities Realty Corpn to pay Progressive Realty & Impt Co.....
 E 29TH ST, ws. bet Beverly rd & Tilden av. x—; Tilden Constn Co on Home Mtg & Inv Co to pay Santo Sacco 1,000.00

OCEAN AV, es, 78.10 n Foster av, -x--; Harman Bldg Co on Lawyers' Mtg Co to pay Globe Sash & Door Co WILLIAMS AV, es, 200 s Dumont av, 100x100; Wallan & Hoffman on Title G & T Co to pay Progressive Realty & Impt Co

OCT. 14. 39TH ST, ns, 320 w 13 av, 40x84.2; G C Bldg Corpn on Home Title Ins Co to pay Eastern Woodworking Co....

DEPARTMENTAL

RULINGS.

BUREAU OF FIRE PREVENTION.

157 East 67th Street.

ORDERS SER YED.

(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, numbed ave-nues and numbered avenues.)

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combusti-bles and Places of Public Assembly

C--D--E--F--

H ...

K ---L--M--

C-- " DR-- "

Week Ending October 10. MANHATTAN ORDERS SERVED.

 Week Ending October 10.

 MANHATTAN ORDERS SERVED.

 Named Streets.

 Beekman st, 70—Union Stove Works.
 C

 Bethune st, 39—Zurich Silk Finishing Co.DR
 Bond st, 30—Isaac Liebmann.
 DR

 Bond st, 30—Isaac Liebmann.
 DR

 Bond st, 30—Inger Paper Co.
 DR

 Bond st, 30—Inger Paper Co.
 DR

 Bond st, 30—The Paris Hat Co.
 DR

 Broome st, 341-6—Sam Warshower.
 DR

 Broome st, 344-6—Sam Warshower.
 DR

 Broome st, 344-6—Selig Kors.
 DR

 Broome st, 344-6—Chas Levins.
 DR

 Broome st, 344-6—Finegold & Spero.
 DR

 Broome st, 440—Chas Komar.
 DR

 Broome st, 460—Andrew McLean & Co.
 DR

 Broome st, 425-31—Dobkin & Sorenson
 DR

 Canal st, 125-31—Dobkin & Sorenson
 DR

 Canal st, 125-31—Acho Goldner
 DR

 Canal st, 125-31—Abrob J Schmulker
 DR

 Canal st, 125-31—Abrob J Schmulker
 DR

 Canal st, 2

Wolf Cannon st, 35—Morris Scherer... Cannon st, 35—Saml Bernstein. Catherine st, 22—Konstantini Bilinsky. Catherine st, 22—Moses Greenberg... Catherine st, 22—Sophia Blockman... Catherine st, 22—Abr Marcus...

...C C-G

DR

October 17, 1914

RECORD AND GUIDE

Cherry st, 297-303—Nathan GordenDR Cherry st, 297-303—Erain BrosDR
Cherry st, 360–Nathan GarfieldC Cherry st, 370–Jacob KarelitzC Cherry st, 370–Jacob KarelitzDR Cherry st, 370–Abe ApplesonDR Cherry st, 370–Julius SopossnekDR Cherry st, 370–Benj Venice & David Berman
Cherry st, 370—Saml GolebDR Cherry st, 370—Abe ApplesonDR
Cherry st, 370-Julius SopossnekDR Cherry st, 370-Benj Venice & David Berman
Cherry st 370-Sam Goodman DB
Cherry st, 370—Barnet GoldbergDR Cherry st, 370—Lawy Bros
Cherry st, 370—Morris HandlerDR
Chrystie st, 55-9—Philip DrosnessC
Chrystie st, 55-9—Initation Leather CoG-C
Chrystie st, 55-9—Commercial Nov CoG-C Chrystie st, 55-9—Geisun Breener
Chrystie st, 55-9—Lacke & MishkinG-C Chrystie st, 55-9—Julius JosephsonG-C
Chrystie st, 55-9—Eagle Candy CoG Chrystie st, 55-9—Rodie RabinowitzG
Chrystie st, 55-9—Correct Cloak CoC Clinton st, 225—Morris WolinskyDR
Clinton st, 225—Isidor GilbertDR Clinton st, 225—Wolf GoldmanDR
Clinton st, 225—Louis ZilbuskyDR Clinton st, 225—Chevra BiasDR
Clinton st, 225—Lena WilsonDR Clinton st, 225—Max BergmanDR
Duane st, 52-8-Wm AlbersDR Duane st, 52-8-The Equity PressDR
Duane st, 52-8—J W Pratt & CoDR Duane st, 52-8—D H Abrend & CoDR
Duane st, 52-8—Natl Bank Book CoDR Duane st, 72-4—Louis FinkDR
Duane st, 72-4—Mathew E SmithDR Duane st, 72-4—Doty & Scrimgeon Sales Co DR
East Houston st, 497-501—Eastern Steam
East Houston st, 497-501—East River Wet
East Houston st, 497-501—J Tannenblatt &
East Houston st, 497-501—Gotterer & Gleich-
East Houston st, 497-501—Jacob Sabotnick. DR
Elizabeth st, 49-51—N Y Fixture CoDR
Elizabeth st, 49-51—Frand Union Folding Eox Co
Cherry st, 370—Julius Sopossnek. DR Cherry st, 370—Benj Venice & David Berman DR Cherry st, 370—Barnet Goldberg. DR Cherry st, 370—Levy Bros. DR Cherry st, 370—Morris Handler. DR Cherry st, 370—Morris Handler. DR Chrystie st, 55-9—NY China Decorating Co.C-G Chrystie st, 55-9—Philip Drosness. C.C Chrystie st, 55-9—New Amer Paper Box Co.G-C Chrystie st, 55-9—Corner Construction Co.G-C Chrystie st, 55-9—Corner Construction Co.G-C Chrystie st, 55-9—Lacke & Mishkin. G-C Chrystie st, 55-9—Lacke & Mishkin. G-C Chrystie st, 55-9—Corner Cloak Co Chrystie st, 55-9—Rodie Rabinowitz. G Chrystie st, 55-9—Correct Cloak Co Clinton st, 225—Morris Wolinsky. DR Clinton st, 225—Morris Wolinsky. DR Clinton st, 225—Wolf Goldman. DR Clinton st, 225—Wolf Goldman. DR Clinton st, 225—Cherra Bias. DR Clinton st, 225—Cherra Bias. DR Clinton st, 225—Lena Wilson. DR Clinton st, 52-8—The Equity Press. DR Duane st, 52-8—The Equity Press. DR Duane st, 52-8—Wm Albers. DR Duane st, 52-8—Wm Albers. DR Duane st, 52-8—J W Partt & Co. DR Duane st, 72-4—Mathew E Smith. DR Duane st, 72-4—Doty & Scrimgeon Sales Co.DR East Houston st, 497-501—Eastern Steam Laundry Co DR East Houston st, 497-501—Eastern Steam Laundry Co DR East Houston st, 497-501—Eastern Steam Laundry Co DR East Houston st, 497-501—Janenblatt & Co DR East Houston st, 497-501—Jacob Sabotnick DR Elizabeth st, 49-51—N Y Fixture Co. DR Elizabeth st, 49-51—Frand Union Folding Box Co DR Forsyth st, 87—Henry Goldberg DR East Houston st, 497-501—Jacob Sabotnick DR Elizabeth st, 49-51—Frand Union Folding Forsyth st, 87—Henry Robinson C Forsyth st, 87—Henry Robinson C Forsyth st, 87—Henry Robinson C Forsyth st, 87—Henry Robinson C Forsyth st, 8
Forsyth st, 87—Henry RobinsonC Forsyth st, 87—Sam ZahlerG
Franklin st, 54-6—Hitzelberger, Tietenberger & CoDR
Franklin st, 54-6—Moritz, Kalmer & Traeffin.DR Franklin st, 54-6—Irving Pitt Mfg CoDR
Franklin st, 54-6—Shaw Walker CoDR Franklin st, 54-6—The Collins Ross CoDR
Franklin st, 54-6-Warren V-DarlingDR Goerck st, 34-Manhattan Paper Box CoDR
Goerck st, 34—Louis BlueDR Goerck st, 34—Friedman & WeinsteinDR
Goerck st, 34—H Intrater CoDR Goerck st 34—Harry LiebermanDR
Goerck st, 34—David NobleDR Goerck st, 34—London Felt Hat CoDR
Goerck st, 34—Fannie DanskyDR Goerck st 34—Jacob Dainner DR
Gold st, 62-4—Sentis Stencil WorksC Gold st, 62-4—Wm C Mundt
Great Jones st, 9—Jos L WolfDR Great Jones st 9—The L H Bandeau Co. DR
Great Jones st, 9—Chas RudinskyDR Great Jones st, 9—Silver Clothing Co. DR
Great Jones st, 9—Morris GotkinDR Great Jones st 9—Princes Hat Frame Co DR
Great Jones st, 9-Schechter Schneider Co. DR Great Jones st, 9-Schechter Schneider Co. DR
Greene st, 31—Morris BravermanDR Greene st, 31—Cohen & Lapinsky DB
Greene st, 31—The Perfection Leather Wks.DR
Greene st, 53-Julius Rosenberg & CoDR
Greene st, 53-Louis FriedmanDR
Greene st, 53-Flax BrosDR
witz
Greene st, 74-6-The Ormond Chemical CoDR Greene st, 74-6-Morris Barg & Jos Cooper-
Greene st, 74-6-R Kraus & SonDR
Greene st, 74-6—Philip NathanDR Greene st, 74-6—Theo Mavin & Sol Aberham-
Greene st, 74-6-Feldman & SchwartzDR
Greene st, 74-6—Joe Meyer & CoDR Greene st, 78—The Tanner CoDR
Greene st, 78—Royal Mfg CoDR Greene st, 78—Walsh BrosDR
Greene st, 78—Abraham DeutschDR Greene st, 78—Wm Hyman & Max Aldstein.DR
Greene st, 78—Edw Pirest & Harry ReissDR Greene st, 78—Hugo HellerDR
Greenwich st, 78-80—Paul W ConjeDR Greenwich st, 78-80—German-Auer Spec Co.DR
Greenwich st, 78-80-Fuleihan Ki bary & Co.DR
Greenwich st, 78-80-Ruleihan Ki, bary & Co.DR Greenwich st, 79-80-Albert Salamy & Louis Tweel DR
Greenwich st, 78-80-Fuleihan K. bary & Co.DR Greenwich st, 78-80-Fuleihan K. bary & Co.DR Greenwich st, 79-80-Albert Salamy & Louis Tweel DR Greenwich st, 78-80-Plain Crepe Mfg Co.DR Greenwich st, 78-80-The Egyptian Nov Co.DR
Forsyth st, 87—Weinstock & Schreck,C-G Forsyth st, 87—Sam Zahler,, G Forsyth st, 87—Sam Zahler,, G Franklin st, 54-6—Hitzelberger, Tietenberger & Co
Greenwich st, 78-80—Fuleihan Ki.bary & Co. DR Greenwich st, 78-80—Fuleihan Ki.bary & Louis Tweel
Greenwich st, 78-80—Fuleihan Ki.bary & Co.DR Greenwich st, 79-80—Albert .: alamy & Louis Tweel
Greenwich st, 78-80—Fuleihan K. bary & Co.DR Greenwich st, 78-80—Fuleihan K. bary & Louis Tweel
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Greenwich st, 78-80—Fuleihan Ki. bary & Co. DR Greenwich st, 78-80—Fuleihan Ki. bary & Louis Tweel

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Mulberry st, 132-8-Standard Paper Box Co.DR	10th st 28 E-Fre 10th st, 28 E-Aa
	10th st, 28 E-Sha
Neuman DR New Chambers st 68—Binghamton Oil Co., L	10th st, 28 E—Hai 10th st, 28 E—Lai 10th st, 28 E—Sa 10th st, 28 E—Sa 10th st, 28 E—Em 10th st, 28 E—Lita 10th st, 28 E—Ha 10th st, 28 E—28 10th st, 31-33 E— 10th st, 31-33 E
Oak st, 18-20—Louis MeyerDR Oak st, 18-20—Geo H Kennedy CoDR	10th st, 28 E-Sha 10th st, 28 E-Em
Oak st, 18-20—J M Horton CoDR Oak st, 18-20—Paul Siewar & McKayDR	10th st. 28 E-Litz 10th st, 28 E-Ha
Oak st, 18-20—Camelot Press CoDR Orchard st, 63—Edwin A RidleySS	10th st, 28 E-28 10th st, 31-33 E-
Orchard st, 63-Philip Kassel & CoDR Orchard st, 63-Rose & CoDR	
Orchard st, 63—Waldman & KellnerDR Orchard st, 63—Jacob M ValkDR	10th st 31-33 E- 10th st, 31-33 E- 10th st, 31-33 E-
Orchard st, 63—Wolf MessingerDR Orchard st, 63—David SurdutDR	10th st, 31-33 E- 10th st, 31-33 E-1 10th st 34-6 E-Is
Orchard st, 63—Henry A GoldmanDR Orchard st, 63—Jacob GlassDR	10th st 34-6 E-Is 10th st, 34-6 E-0
Orchard st, 63—Shiffer BrosDR Pearl st, 35—Geo S Hart CoDR	10th st, 34-6—Ker: 10th st, 34-6 E—M
Pearl st, 35—Hugo LoewiDR Pearl st, 35—Philip BicklerDR	10th st, 34-6 E-F
Pearl st, 44-6—David Davidson & Wm Sil- ver	10th st, 34-6 E-1 10th st, 34-6 E-0
Pearl st. 44-6-Oil. Paint & Drug Reporter	10th st $34-6$ E—18 10th st, $34-6$ —Ker 10th st, $34-6$ —Ker 10th st, $34-6$ E—1 10th st, $34-6$ E—1 10th st, $34-6$ E—1 10th st, $34-6$ E—2 10th st, $34-6$ E—2 10th st, $34-6$ E—3 10th st, $34-6$ E—3
Co DR Pearl st, 44-6—N Y Call CoDR	10th st, 34-6 E-J 10th st, 34-6 E-B
Pearl st, 44-6—Nassau Printing CoDR	10th st, 34-6 E-
Pearl st, 441-7—Patterson PressDR Pearl st, 441-7—Thos Russell & SonDR	10th st 34-6 E Coopersmith
Pearl st, 441-7—Fitz, Dana & BrownDR Pearl st, 441-7—Corliss, Macey & CoDR	10th st, 34-6 E-W
Perry st, 161-5—Box Co of AmericaDR	Coopersmith 10th st, $34-6$ E—C 10th st, $34-6$ E—E 10th st, $34-6$ E—E 10th st, $34-6$ E—E 10th st, $34-6$ E—Co 11th st, 56 E—Co 11th st, 56 E—Co 11th st, 56 E—Ben 11th st, 56 E—Se 11th st, 56 E—Se
Perry st, 161-5—Thomas J Hall & Benj E Panath	11th st, 56 E—Art
Perry st, 161-5—Parodi Erminio CoDR Reade st 79-81—Henry Lilly CoDR	11th st, 56 E—Juli 11th st, 56 E—Ste
Reade st, 79-81—Cabinet Letter File CoDR Reade st, 79-81—Bernard Levy & Jos Levy, DR	man
Reade st, 79-81—Blackman Talking Machine	11th st, 56 E-Rul 11th st, 56 E-Ru
Reade st, 79-81—Standard Auto Sup CoDR Reade st, 79-81—Chas Quenzen, IncDR	11th st, 726-8 E-
Rivington st, 177—Jos KirschC Spring st, 23—Catherine H MittnachtB	12th st, 16-20 E-1 12th st, 16-20 E-4
University pl, 5—Julius DvorkinG University pl, 5—The Hastings Clo CoG	12th st, 16-20 E- 12th st, 16-20 E-
University pl, 5-Sailors' Snug HarborSS University pl, 5-11-A Lowitt & CoG	12th st, 16-20 E— 12th st, 16-20 E—
University pl. 5-11—Troutman & CoC-G University pl. 5-11—The Proderces Feather	
	12th st, 16-20 E- 12th st, 16-20 E-
University pl, 13-19-J Scheuer & CoDR	12th st, 16-20 E- 12th st, 17 E-Go
University pl, 13-19—Wallkill Star WorksDR University pl, 13-19—Schattman BrosDR	12th st, 17 E—Sta 12th st, 17 E—Sa
University pl, 13-19—Jerome Leavy DR	12th st, 17 E—Li 12th st, 17 E—Ab
Vandewater st, 17-25—Thos E GreacenSS-C	12th st, 17 E-Be 12th st, 17 E-He
Agency Co, Inc	12th st, 16-20 E– 12th st, 17 E–Go 12th st, 17 E–Sta 12th st, 17 E–Sta 12th st, 17 E–Li 12th st, 17 E–Li 12th st, 17 E–Be 12th st, 17 E–He 12th st, 36-38 E– 12th st, 36-38 E– 12th st, 36-38 E–
Washington st, 81—Solim NafashDR Washington st, 81—Amin Shagoury & H	12th st. 36-38 E-
Moshey	12th st, 36-38 E- 12th st, 36-38 E- 12th st, 36-38 E- 12th st, 36-38 E-
DR	12th st, 42 E-Go 12th st, 42 E-Silv
Washington st, 81—Toufick, Farhood & Albert Kolite DR	12th st, 42 E—Sie 12th st, 42 E—Lou
Washington st, 81—Anton Makhous & BroDR Washington st, 81—Nasri ZaloonDR	13th st, 1-3 W—A 13th st, 1-3 W—E
Washington st, 81-Free M Zabara & Bros.DR Washington st, 81-Dit Zuke & Eliz AtallaDR	13th st, 1-3 E-11 13th st, 405-409 W
Washington st, 81-5—Samara Bros DR Washington st, 81-5—Anton G Aycub DR	12th st, 42 E—Go 12th st, 42 E—Siv 12th st, 42 E—Siv 12th st, 42 E—Loi 13th st, 42 E—Loi 13th st, 1-3 W—A 13th st, 1-3 W—H 13th st, 1-3 E—Ti 13th st, 405-409 W 13th st, 405-409 W 13th st, 405-409 W 13th st, 405-409 W 13th st, 405-409 W
Washington st, 81-5-Benj Nazioun	14th st, 3 E—Hou 14th st, 3 E—Brod
	14th st 3 E-Park
Watts st, 44—Carrie R FrantzC Watts st, 44—Pleacido MoriC	14th st, 3 E—Gec 14th st, 3 E—Adva 14th st, 3 E—Irvi 14th st, 3 E—Irvi 14th st, 3 E—Her 14th st, 3 E—Mau 14th st, 3 E—Mau
Waverly pl, 16—Harry FrankelDR Waverly pl, 16—D L Oliver & CoDR	14th st, 3 E-Her. 14th st, 3 E-Mau
Willett st, 29—Bernard RosensteinDR Willett st, 29—Meyer FriedmanDR	14th st, 3 E-Mar
Willett st, 29—Oscar RothmanDR Willett st, 48—Frank KaplanDR	14th st, $3 \times -21m$ 14th st, $8 \times -21m$
Willett st, 48—Henry BeauDR Willett st, 48—Joe WinterDR	14th st, 8 E-Wm 14th st, 8 E-Ado 14th st, 8 E-Jac
Willett st, 48—Morris LezterDR Willett st, 48—Simon LoibelDR	14th st, 8 E—Jac 16th st, 43-7 W
Willett st, 48—Herman BaumannDR William st, 76—Travellers' Ins CoE	16th st, 55 W—A 16th st, 55 W—Jol
Wooster st, 69-71—The Argyle CoDR	16th st. 55 W-A
Wooster st, 69-71-Reliance Picture Frame	
Wooster st, 69-71—Politzer Toy Mfg CoDR	16th st, 55 W—B 16th st, 55 W—B 1*th st, 55 W—So 16th st, 55 W—So 16th st, 55 W—So 16th st, 55 W—H 17th st, 13 E—Geo 17th st, 13 E—Wh
Mfg CoDR Wooster st. 69-71—Columbia Ribbon Carbon	16th st, 55 W-E 17th st, 13 E-Geo
CoDR Wooster st, 149-53—Chisholm Realty CoSS	17th st, 13 E-Wh 17th st, 13 E-Pal
Numbered Streets.	17th st, 13 E—Pal 17th st, 13 E—Pal 17th st, 13 E—S V 17th st, 13 E—Bi 17th st, 13 E—W
3d st, 28-32 W-Marse Bros & EhrlichDR	17th st, 13 E-W
24 at 28.29 W N V Lap Pake Co	17th st, 15 E-Ge
ad st, 28-32 W—Martin Schular coDR ad st, 28-32 W—N Y Lap Robe CoDR ad st, 80-2 W—Tony PenzaG-C	17th st, 13 E—Ge 17th st, 13 E—Wi 17th st, 13 E—Ma strong
3d st, 28-32 W—Martin Steinhar Co	17th st, 13 E—Ge 17th st, 13 E—W1 17th st, 13 E—Ma strong 17th st, 37 W—I Rest Co
3d st, 28-32 W—Martin Steinhart Co	17th st, 13 EWi 17th st, 13 EWi 17th st, 13 EWi 17th st, 13 EMa strong 17th st, 37 W-Je 17th st, 37 W-Je 17th st, 37 W-Se
3d st, 28-32 W—Matchi ap Robe CoDR $3d$ st, 28-32 W—Tony PenzaG-C $3d$ st, 80-2 W—Tony PenzaG-C $3d$ st, 20-2 W—Morris AmdurDR $4th$ st, 21-29 W—Morris AmdurDR $4th$ st, 66-8 E—Est Dora LevyO-C $4th$ st, 48-50 W—J Eisner & CoDR $4th$ st, 48-50 W—Louis A Green & SonDR $4th$ st, 48-50 W—Morris Asinoff & SonDR	17th st, 13 EGe 17th st, 13 EWi 17th st, 13 EWi 17th st, 13 EMi strong 17th st, 37 WJe 17th st, 37 WSe 17th st, 37 W-Se 17th st, 243-7 W
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4th st, 48-50 W—Buchstahl & LewisDR 4th st, 48-50 W—S Lefkowitz & BroDR 4th st, 48-50 W—S Brookstone & SonDR	strong 17th st, 37 W-J Rest Co 17th st, 37 W-Je 17th st, 37 W-Se 17th st, 243-7 W- 17th st, 243-7 W- 17th st, 243-7 W- 17th st, 243-7 W- 17th st, 243-7 W-
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	Mulberry st, 132-8—Chas Stahl & Augustave Jacger DR Neuman

Mulberry st, 132-8—Standard Paper Box Co.DR Mulberry st, 132-8—Chas Stahl & Augustave Jaeger DR Mulberry st, 132-8—Emanuel Mayer & Jacob Neuman DR New Chambers st, 68—Binghamton Oil Co. L Oak st, 18-20—Louis Meyer DR Oak st, 18-20—J M Horton Co. DR Oak st, 18-20—J M Horton Co. DR Oak st, 18-20—J M Horton Co. DR Oak st, 18-20—Camelot Press Co. DR Orchard st, 63—Edwin A Ridley. SS Orchard st, 63—Rose & Co. DR Orchard st, 63—Molf Messinger DR Orchard st, 63—Jacob M Valk DR Orchard st, 63—Jacob Glass. DR Orchard st, 63—Jacob M Valk DR Orchard st, 63—Jacob M Valk DR Orchard st, 63—Henry A Goldman DR Orchard st, 63—Jacob M Valk DR Orchard st, 63—Jacob M Valk DR Orchard st, 63—Henry A Goldman DR Orchard st, 35—Geo S Hart Co. DR </th <th>10th st 28 E—Freund & GlaserDR 10th st, 28 E—Aaron SachsDR 10th st, 28 E—Aaron SachsDR 10th st, 28 E—Hanauer & RosenthalDR 10th st, 28 E—Litzky & SchlosbergDR 10th st, 28 E—28 E 10th st CorpnDR 10th st, 28 E—212 SchlosbergG-C-A 10th st, 28 E—122 SchlosbergG-C 10th st, 28 E—28 E 10th St CorpnSS 10th st, 31-33 E—Louis M CohnDR 10th st, 31-33 E—Louis GreenbergDR 10th st, 31-33 E—Louis GreenbergDR 10th st, 31-33 E—Bienner & ZaifestDR 10th st, 31-33 E—Marx BorakDR 10th st, 31-33 E—Marx BorakDR 10th st, 31-33 E—Morris Denis & Jos Elari.DR 10th st, 34-6 E—Goldman & GuryDR 10th st, 34-6 E—Goldman & GuryDR 10th st, 34-6 E—Mutual Cloak CoDR 10th st, 34-6 E—Wolf WeberDR 10th st, 34-6 E—Wolf WeberDR 10th st, 34-6 E—Mutral Cloak CoDR 10th st, 34-6 E—Mutral Cloak CoDR 10th st, 34-6 E—SchurDR 10th st, 34-6 E—SchurDR 10th st, 34-6 E—Mutral Cloak CoDR 10th st, 34-6 E—Mutral Cloak CoDR 10th st, 34-6 E—SchurDR 10th st, 34-6 E—SchurDR 10th st, 34-6 E—Mutral Cloak CoDR 10th st, 34-6 E—SchurDR 10th st, 34-6 E—Summit Waist CoDR 10th st, 34-6 E—Summit Waist CoDR</th>	10th st 28 E—Freund & GlaserDR 10th st, 28 E—Aaron SachsDR 10th st, 28 E—Aaron SachsDR 10th st, 28 E—Hanauer & RosenthalDR 10th st, 28 E—Litzky & SchlosbergDR 10th st, 28 E—28 E 10th st CorpnDR 10th st, 28 E—212 SchlosbergG-C-A 10th st, 28 E—122 SchlosbergG-C 10th st, 28 E—28 E 10th St CorpnSS 10th st, 31-33 E—Louis M CohnDR 10th st, 31-33 E—Louis GreenbergDR 10th st, 31-33 E—Louis GreenbergDR 10th st, 31-33 E—Bienner & ZaifestDR 10th st, 31-33 E—Marx BorakDR 10th st, 31-33 E—Marx BorakDR 10th st, 31-33 E—Morris Denis & Jos Elari.DR 10th st, 34-6 E—Goldman & GuryDR 10th st, 34-6 E—Goldman & GuryDR 10th st, 34-6 E—Mutual Cloak CoDR 10th st, 34-6 E—Wolf WeberDR 10th st, 34-6 E—Wolf WeberDR 10th st, 34-6 E—Mutral Cloak CoDR 10th st, 34-6 E—Mutral Cloak CoDR 10th st, 34-6 E—SchurDR 10th st, 34-6 E—SchurDR 10th st, 34-6 E—Mutral Cloak CoDR 10th st, 34-6 E—Mutral Cloak CoDR 10th st, 34-6 E—SchurDR 10th st, 34-6 E—SchurDR 10th st, 34-6 E—Mutral Cloak CoDR 10th st, 34-6 E—SchurDR 10th st, 34-6 E—Summit Waist CoDR 10th st, 34-6 E—Summit Waist CoDR
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Numbered Streets.3d st, 28-32 W-Marse Bros & Ehrlich.DR3d st, 28-32 W-Martin Steinthal Co.DR3d st, 28-32 W-N Y Lap Robe Co.DR3d st, 80-2 W-Tony Penza.G-C3d st, 80-2 W-Mont HillsG-C4th st, 21-29 W-Morris Amdur.DR4th st, 66-8 E-Est Dora Levy.O-C4th st, 48-50 W-J Eisner & Co.DR4th st, 48-50 W-Jeismann Co.DR4th st, 48-50 W-Louis A Green & Son.DR4th st, 48-50 W-Jacob Rabinowitz.DR4th st, 48-50 W-Jacob Rabinowitz.DR4th st, 48-50 W-Buchstahl & Lewis.DR4th st, 48-50 W-S Brookstone & Son.DR4th st, 48-50 W-S Brookstone & Son.DR4th st, 48-50 W-S Brookstone & Son.DR4th st, 302-6 E-Hyman Gold.DR4th st, 302-6 E-Yeshaues Jacob Congregation.DR4th st, 302-6 E-Yeshaues Jacob Congregation.DR4th st, 33 E-Joseph Schwartz & Levine.DR9th st, 33 E-Joseph Schwartz & Levine.DR9th st, 33 E-Mari Fried.DR10th st, 28 E-Emanuel Kulyini & Sons.DR	$\begin{array}{cccccccccccccccccccccccccccccccccccc$

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22d =	st, 26 E—Cecile Dress CoDR	
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23d :	st, 344-46 E-Sykes & SeidmanDR	
25th 25th	st, 36-38 W-Favorite Skirt CoDR	
25th	st, 141 E—Seiter & HappesG-A	
25th	st, 165 W-Emanuel AlbertsDR	
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26th	st, 15-19 E-Smith & CrawfordDR	
26th	st, 26 W—New Hungarian Restaurant	
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26th	st, 127-33 W-Abr HirschDR	
26th 26th	st, 127-33 W—Sam'l MillerDR	
26th	st, 127-33 W—Max WienerDR st, 127-33 W—Miller & CoDR	
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26th 26th	st, 127-33 W-Max Weiner CoDR st, 127-33 W-Louis Wolf & SonsDR	
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26th 26th	st, 127-33 W—Hans F WagnerDR st, 127-33 W—Abr Hirsch & SonsDR	
26th	st, 127-33 W-Morris L Elias, JrDR	
26th	st, 127-33 W-Halpern Waist CoDR	
26th 26th	st, 127-33 W—Sam'l Strauss & CoDR st, 127-33 W—Abr MillerDR	
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27th	st 45-47 W—Elias GelbwakeDR	
27th	st 45-47 W-Karp BrosDR	
27th 27th	st 45-47 W—Jerome Frank CoDR st 45-47 W—Nathan LevyDR	
27th	st 45-47 W-Holstein Hirschberg Co., DR	
27th 27th	st 45-47 W—Schroder CoDR st, 45-47 W—Harry S FertelDR	
27th	st, 45-47 W—Pritchard A CollinsDR	
28th 28th	st, 145-47 W-Italian HeraldDR	
28th	st, 145-47 W—Solomon MenkinDR st, 145-47 W—Rosenblatt BrosDR	
28th	st, 145-47 W—Rosia BergDR	
28th 28th	st, 145-47 W—Hyman KaplanDR st, 145-47 W—Waldman & RabinowitzDR	
28th	st, 145-47 W-Louis Mayers CoDR	
28th	st, 145-47 W—Harry Cooper & Jos Grapes	
28th	st, 145-47 W—C B Seid CoDR	
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28th	st, 145-47 W-Barnett CohenDR st, 145-47 W-Geo S Sutta & Glickman DR	
28th	st, 146-8 W-Charter Constn CoC-SS	
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28th	st. 146-48 W-David Kolodney	
28th	st, 146-48 W-Dorfman & KormanDR	
28th 28th	st, 146-48 W-William GrossmanDR	
29th	st, 11 W-Jane E Taitoute	
29th 31st	st, 11 W-Edw HayesC	
32d	DR st, 146-48 W—David KolodneyDR st, 146-48 W—Dorfman & KormanDR st, 146-48 W—William GrossmanDR st, 146-48 W—Great Britain Dress CoDR st, 11 W—Jane E TaitouteC st, 11 W—Edw HayesC st, 31-33 W—Arrow Dress CoDR st, 12 E—Trl Arts Press CoDR	

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Named Avenues. Av A. 109—Rubin Fischer & J KatzDR Av A. 109—Saml Melenarsky & Morris Kersshefsky Shefsky DR Av A. 109—Isidore Seifert & Sam Braunstein DR Av A. 109—David Fieredy DR Av A. 109—Philip Cohen & Hyman Kurtz DR Av A. 109—Abraham Becker & Max Miller. DR AV A. 109—Solomon Buckwald & Mendel Pollack Lack DR Av A. 1510-12—Seidenberg & Co DR Av A. 1510-12—Seidenberg & Co DR Av C. 62—Lazar Friedar DR Av C. 62—Lazar Friedar DR Av D. 84—Isidore Familant. DR Av D. 84—European Art Brass Goods Mfg. DR DR Av D. 84—Seer Rand DR Av D. 84—Beni Sron Synagogue DR Av D. 19-21—Tobias Cohn. DR Av D. 119-21—Louis Levine DR Av D. 119-21—Louis Levine DR Av D. 119-21—Louis Levine DR
Av D, 84—European Art Brass Goods Mfg. Co
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Broadway, 512-14—O'Donnell Weisberger Co. DR Broadway, 512-14—Greenberg & PickerDR Broadway, 512-14—Star Neckwear CoDR Broadway, 543—Windheim Rlty Realization Co, Inc
Inc
Broadway, 594-96—Weiss & MeyersDR Broadway, 594-96—Gotham, Garter Novelty
Co DR Broadway, 594-96—Sami TreegarDR
Broadway, 594-6 — Nathan E SuperiorDR Broadway, 594-6 — Nathan E SuperiorDR
Broadway, 594-96—John Donat CoDR Broadway, 594-96—Carl CallmanDR
Broadway, 594-96—Mat Levine & Wm FinkDR Broadway, 628-30—Friedman Bros & CoDR
Broadway, 628-30—Hyman Monness & SonsDR Broadway, 628-30—The N Y Millinery & Sup-
ply CoDR Broadway, 628-30—Samuel & Isaac LevineDR Broadway, 626 & Berlin & Condhind DR
Broadway, 687-9—David Marks SonsDR Broadway, 687-9—Freeman BrosDR
Broadway, 687-9—David Marks SonsDR Broadway, 687-9—Freeman BrosDR Broadway, 687-9—Bober BrosDR Broadway, 687-9—Stonehill & NattDR Broadway, 691—Jos Solomon & SonDR Broadway, 691—Chas Levy & SonDR Broadway, 691—Albert Edw TowerS Broadway, 691—Abert Edw TowerSB
Broadway, 691—Jos Solomon & SonDR Broadway, 691—Chas Levy & SonDR
Broadway, 691—Albert Edw TowerSS Broadway, 691—American Hat CoDR
Broadway, 693-7—Prudential Post Card CoDR Broadway, 693-7—Joseph FirkserDR Broadway, 693-7—Wm Moss & CoDR
Broadway, 693-7—Sol LevyDR Broadway, 693-7—Adderson Cudworth & Cran-
dall DR Broadway, 693-7—J L Taylor & Co DR Broadway, 693-7—Syndicate Neck Wear CoDR Broadway, 693-7—Fred Blumenthal Co DR Broadway, 693-7—Max G Cohen & Co DR Broadway, 693-7—Jacob Engle & Alvin Zim- mer
Broadway, 693-7—Syndicate Neck Wear CoDR Broadway, 693-7—Fred Blumenthal CoDR
Broadway, 693-7—Max G Cohen & CoDR Broadway, 693-7—Jacob Engle & Alvin Zim-
Broadway, 693-7—Wm Rosenblum & Co DR Broadway, 693-7—Thomas Sullivan & Co DR
Broadway, 693-7—Reimann, Seabrey CoDR Broadway, 693-7—Bashwitz Bros CoDR
Broadway, 693-7—Reigel & Roos CoDR Broadway, 693-7—Fashion Hat CoDR
Broadway, 693-7-Jacob Engle & Alvin Zim- mer
Broadway, 693-7—Harry M Meyerson DR
Broadway, 693-7—Alfred BurkeDR Broadway, 694—Chas Kirshhaut & Jos Sew-
ald
Broadway, 694—Coleman Tailoring CoDR Broadway, 694—Presser & PresserDR
Broadway, 694—Levey & SchiltDR Broadway, 694—Levey & SchiltDR
Broadway, 694—Albert RobitsonDR Broadway, 694—Cohen & GoldmanDR
Broadway, 694—Burton & Pierce CoDR Broadway, 707-9—Cohen & LangDR
Broadway, 707-9—H B Rosenthal Co DR Broadway, 707-9—Max Heiman & Co DR Broadway, 707-9—Jacob Samuela & Bro
Broadway, 707-9—Preiss BrosDR Broadway, 753-5—The B Light CoDR
Broadway, 753-5-Marks VolanskyDR Broadway, 753-5-Champion Silk CoDR
Broadway, 753-5—Childs CoDR Broadway, 753-5—Douglas Shoe CoDR
Broadway, 880—Levi Simon & Co DR Broadway, 880—Levi Simon & Co DR
Broadway, 880—Isidore Isaac
Broadway, 880—Theodore PriceDR Broadway, 880—Royal Embroidery WorksDR
Broadway, 1263—French Shriner & UrnerG-C Broadway, 1263—Chas M Hammond, IncG-C
Broadway, 1926—Lincoln Sq GarageG-L-A Broadway & 42d st—Hotel Knickerbacker
Broadway, 693-7—Pacific Clothing Co DR Broadway, 693-7—Manhattan Rubber Coat Co, DR Broadway, 693-7—Alfred Burke. DR Broadway, 694—Chas Kirshhaut & Jos Sew- ald DR Broadway, 694—Chas Kirshhaut & Jos Sew- ald DR Broadway, 694—Chas Kirshhaut & Jos Sew- Broadway, 694—Cleuman Tailoring Co. DR Broadway, 694—Cleuman Tailoring Co. DR Broadway, 694—Cleuman Tailoring Co. DR Broadway, 694—Ches & Presser. DR Broadway, 694—Levey & Schilt. DR Broadway, 694—Cher & Orstein DR Broadway, 694—Cher & Schilt. DR Broadway, 694—Cher & Schilt. DR Broadway, 694—Cohen & Goldman. DR Broadway, 694—Cohen & Lang. DR Broadway, 707-9—H B Rosenthal Co. DR Broadway, 707-9—H B Rosenthal Co. DR Broadway, 707-9—He B Rosenthal Co. DR Broadway, 707-9—He B Light Co. DR Broadway, 707-9—He B Light Co. DR Broadway, 707-9—Freiss Bros. DR Broadway, 753-5—Marks Volansky. DR Broadway, 753-5—Chails Co. DR Broadway, 753-5—Chails Co. DR Broadway, 753-5—Chils Co. DR Broadway, 753-5—Chils Co. DR Broadway, 753-5—Cheils Co. DR Broadway, 753-5—Bei Fetcher. DR Broadway, 753-5—Bei Fetcher. DR Broadway, 880—Levi Simon & Co. DR Broadway, 880—Royal Embroidery Works. DR Broadway, 880—Royal Embroidery Works. DR Broadway, 880—Royal Embroidery Works. DR Broadway, 880—Royal Embroidery Works. DR Broadway, 1263—Chas E Riker. A Broadway, 1263—Chas E Riker. A Broadway, 1263—Chas E Riker. A Broadway, 1264 =-Hotel Knickerbocker. Columbus av, 473-Samuel Wersluch. GC Greenwich av, 30—Timothy J Kieley. C Gradison av, 112-6—Siren Mfg Co. G Madison av, 112-6—Siren Kirene Keilad, Inc. DR West Broadway, 549—Goc Labi
Columbus av, 571—Nathan MalontzkyA-G Greenwich av, 30—Timothy J KieleyC
Madison av, 112-6—Stren Mig CoG Madison av, 112-6—Lee HolsteinSS Park av 407—Frederic Callatin
Park av, 3594—Max Goldstein
West Broadway, 378-80—Chas Weiland, Inc. DR West Broadway, 549—Aaron GreenbergG-C
West Broadway, 549—Geo LablotierC West Broadway, 549—Jos KonteC
West End av, 253-Catholic Centre HomeDR
Numbered Avenues. 1st av, 1110-14—Hudson Coating CoDR 1st av, 1110-14—Forkville Machine CoDR 1st av, 1110-14—Est of Fred Buse, IncDR 1st av, 1110-14—Est of Fred Buse, IncDR 1st av, 1110-14—Wm E SlavikDR 1st av, 1110-14—Wm E SlavikDR 1st av, 1110-14—Joe Kupic & Tom Kotoun.DR 1st av, 1110-14—Joe Kupic & Tom Kotoun.DR 2d av, 81—Philip HartensteinA-G 2d av, 81—Dusis H G BethloffC-B 2d av, 81—Louis H G BethloffC-B 2d av, 81—Max SchusterA-G-C 3d av, 81—Max SchusterA-G-C 3d av, 65-9—Uarchawsky & Cebulsky.DR 4th av, 65-9—Dombro Cloak & Suit CoDR 4th av, 65-9—Globe Cloak & Suit CoDR 4th av, 65-9—Cloabe Cloak & Suit Co.DR 4th av, 65-9—Cloabe Cloabe Cloak & Suit Co.DR 4th av, 65-9—Cloabe Cloak & Suit Co.DR
Ist av. 1110-14—Forkville Machine CoDR Ist av. 1110-14—Est of Fred Buse, IncDR
1st av, 1110-14—Wm E SlavikDR 1st av, 1110-14—Joe Kupic & Tom Kotoun, DR
lst av, 1161—Chesbro Whitman CoG 2d av, 81—Philip HartensteinA-G
2d av, 81—Louis H G BethloffC-B 2d av, 81—Max SchusterA-G-C
4th av, 65-9—Dombro Cloak & Swit Co
4th av, 65-9—Globe Cloak & Suit Co DR 4th av, 65-9—Universal Human Hair Goods
Co, Inc DR 4th av, 65-9—Morris LetzterDR
4th av, 65-9—Paul DubinDR
4th av, 65-9—Fred J Bauer & CoDR 4th av, 65-9—Aaron Lieberman
4th av, 65-9—Samuel RoseDR 4th av, 395-401—Abr IsersonDR
ttn av, 395-401—Palmer & EmburyDR 4th av, 395-401—Bruner Woolen CoDR
4th av, 395-401—Dr Jeager CoDR 4th av, 395-401—Jas R Keiser
4th av, 395-401-Elias MouaqadDR 4th av, 395-401-Sydney Blumental
ttn av, 395-401—Abr GussowDR 5th av, 236—Jacob Wechsler, IncDR
4th av, 65-9—Globe Cloak & Suit Co DR 4th av, 65-9—Universal Human Hair Goods Co, Inc DR 4th av, 65-9—Morris Letzter. DR 4th av, 65-9—Onstein & Moss. DR 4th av, 65-9—Paul Dubin. DR 4th av, 65-9—Fred J Bauer & Co DR 4th av, 65-9—Fred J Bauer & Co DR 4th av, 65-9—Aaron Lieberman. DR 4th av, 65-9—Aaron Lieberman. DR 4th av, 395-401—Abr Iserson. DR 4th av, 395-401—Palmer & Embury DR 4th av, 395-401—Bruner Woolen Co DR 4th av, 395-401—Dr Jaeger Co DR 4th av, 395-401—Dr Jaeger Co DR 4th av, 395-401—Dr Jaeger Co DR 4th av, 395-401—Bruner Woolen Co DR 5th av, 235-401—Sydney Elumental. DR 5th av, 236-1acob Wechsler, Inc DR 5th av, 279—Stern & Canton. A 5th av, 279—Wm Vroom. A-C-G 5th av, 279—Harry RobinsonA-C
5th av, 279-Harry Robinson

652

5th av. 279-The Consolidated Gas CoI
5th av, 279-Jessie I BlairC
5th av, 2169-Max Tancilevitz C-A
6th av, 141-3-Morris GeflenG
6th av. 141-3-Grace I P StuartC
6th av. 528-Western Lunch CoA-C
7th av, 291-3-Reis & BeckerDR
7th av. 291-3-Dougherty CoDR
7th av. 291-3-Sands & AppelDR
7th av. 291-3—Samuel JacobsDR
7th av, 291-3-The Safety Fire Extinguisher
CoDR
7th av, 291-3-Wallace & Reis, IncDR
7th av, 291-3-Louis DiamondDR
7th av. 291-3-Lagomarisono Wine Co, Inc. DR
7th av. 291-3-The 7th Av Meat & Provision
CoDR
7th av. 291-3-Fawcett & LevineDR
13th av, 27th to 28th sts-Terminal Ware-
house CoB

BRONX ORDERS SERVED,

Numbered Streets. 156th st, 907 E-Morris Citrin......K-C

Named Avenues. Named Avenues. Morris Park av, 632—Max Spitzberg.....A-C Norman av, 268-82—Amer Rattan & Reed Mfg Co.DR Prospect av, 1905—Wm Edebohls......A-G St Ann's av, 731—Max Rodgers......A-G-K Washington av, 1583—C Ludwig Ambrose....G

BROOKLYN ORDERS SERVED.

BROOKLYN ORDERS SERVED. Named Streets. Adams st, 1-19—Eklyn U Gas Co.....DR-G-C-D Berry st, 156—S Lowenthal & Son.....L-C Boerum st, 131–Jos Goldstein & Max Davis.DR Boerum st, 131 (rear)—Max Schwartz....DR Boerum st, 131 (rear)—Max Schwartz....DR Boerum st, 131 (rear)—Abr Jacobs & Abr PearlmanDR Boerum st, 137—John Voelbel.....DR Butler st, 377-88—Kronheimer & Oldenbusch Co.....H-G-A-D CoH-Grandenner & Ordenbusch Carroll st, 25-27—Francis, Romeo & Co....DR Columbia st, 150-52—Jas Lafata......DR Columbia st, 150-52—Bull Moose Fottling Co Columbia st, 150-52-Nettie Harrison......DR

Conumbra	SL, 210-2	inna rienuer	Saot
Columbia	st, 372-H	erman D'Ang	eloM
Cook st, 1	03 (rear)-	-Louis Lafsky	yDR
Cook st, 1	03 (rear)-	-Hyman Gord	lonDR
Cook st. 1	03 (rear)-	-Max Weiser	DR
Cook st. 1	103 (rear)-	-Max Tenen.	DR
Cook st. J	87-92-Am	er Steel Bari	rel CoD
Court st.	334-Bella	Pike	C
Debevoise	st. 39-Lou	is Abraham.	DR
Debevoise :	st. 39-Isid	or Brinbach	DR
	,		DR
	Columbia Cook st, 1 Cook st, 1 Cook st, 1 Cook st, 1 Cook st, 1 Court st, Debevoise Debevoise Debevoise s	Columbia st. 372-H Cook st. 103 (rear)- Cook st. 187-92-Am Court st. 334-Bella Debevoise st. 39-Lou Debevoise st. 39-Lou Debevoise st. 39-Hoid	Columbia st, 372—Herman D'Ang Columbia st, 372—Herman D'Ang Cook st, 103 (rear)—Louis Lafsk; Cook st, 103 (rear)—Max Weiset Cook st, 103 (rear)—Max Tenen Cook st, 187-92—Amer Steel Barr Court st, 334—Bella Pike Debevoise st, 39—Louis Abraham. Debevoise st, 39—Louis Abraham. Debevoise st, 39—Isidor Brinbach Debevoise st, 39—Isidor Brinbach Debevoise st, 39—H Goldblatt & 1

Debevoise st, 33—H Goidblatt & D Abusherna. DR Eckford st, 296-306—Mrs C N W Smith.....C Emerson pl, 139-47—Emil Hamburg Co...DR Essex st, 291-3 (rear)—Bernard Davidson.DR Essex st, 291-3 (rear)—Levine & Co...DR Fort Greene pl, 85—Boris McRea.....C Front st, 174-92—Boorum & Pease Co...DR Front st, 195-215—Hanan & Co...DR Fulton st, 425—Margaret Ferguson...DR Fulton st, 425—Margaret Ferguson...DR Fulton st, 482—Barrett Nephew Co...DR Fulton st, 482—Barrett Nephew Co...DR Fulton st, 1248—T C Van Wyck...A Greene st, 127—Greenpoint Metallic Bed Co.DR Greene st, 127—Greenpoint Metallic Bed Co.DR Greene st, 252-4—Manhattan Steam Dye Wks DR DR

Hall st. 25-37-Mergenthaler LinotypeDR
Havemeyer st, 132-Wm L LeavyDR
Hendrix st, 587-Victor BockonC
Hendrix st, 587-Jas EinkovG
Hendrix st, 587-David GreenG
Hendrix st, 587-Geo SaltzmanG
Hendrix st, 587-Philip ManG
Hendrix st, 587-Abe SackmanG
Hope st, 9-17-Hope PressDR
Hope st, 9-17-Goodman & CoDR
Hope st, 9-17-Jos LidskyDR
Hope st, 9-17-Vogel & MillerDR
Hope st, 9-17-Hyman BrosDR
Hope st, 9-17-Jas SchwartzDR
Humboldt st, 55-7-Isidor KrupnickDR
Humboldt st, 55-7-P Goldberg & M Milstern
DR

Humboldt st, 55-7—P Goldberg & M Milstern DR Jay st, 303-11—American Safety Razor Co. DR Jay st, 303-11—Jno Nutry & Alex Cook. DR Junius st, 286—Jas Schneider. DR Junius st, 286—Saml Bershtzky. DR Junius st, 286—B Buger & I Koeppel. DR Kosciusko st, 612—Mancher Diestal. C. C Louis pl, 31—Margaret Scheidt. C. C Middleton st, 133-7—Bernard Weinberg. DR Middleton st, 133-7—C Becker & V Brisbois. DR Moore st, 39—Saml Arbeit. DR Moore st, 39—Saml Arbeit. DR Moore st, 39—Abr & Max Bromberg. DR Moore st, 39—David Gurshman. DR Moser st, 30—David Gurshman. DR Moser st, 247–59—Goldstein. C. C Orange st, 66-8—Frank L. Ferguson. A Nasys st, 61-67—Wm G Hewitt. G. F-A Nelson st, 247-59—Globe Children's Dress Co. C Pacific st, 300-2—Fredk Figge. C. C Pacific st, 300-2—Fredk Figge. C. C Pacific st, 300-2—Bklyn U Gas Co. C. C Pacific st, 21-3—Isadore Mishel. DR Powell st, 221-3—Isadore Mishel. DR Powell st, 221-3—Leon Mann Co. DR Powell st, 221-3—Saml Koppelman. DR Powell st, 221-3—Saml Koppelman. DR Powell st, 221-3—Somon R Fromberg. DR Powell st, 221-3-Herman, Theo & Isaac Powell st, 221-3-Herman, Theo & Isaac Schwartz DR Powell st, 221-3-Solomon R Fromberg...DR Powell st, 221-3-Saml Fadin....DR Powell st, 221-3-Solomon Sahpiro & Son..DR Powell st, 221-3-Solomon Sahpiro & Son..DR Powell st, 221-3-B Rubin, A Sacks & L Kronenberg DR Powell st, 281-3-B Rubin, A Sacks & DR Powell st, 281-3-Rivkin Eros...DR Prospect pl, 118-Jas J Hanagan...A-G

Raymond st, 75-77—Natl Parlor Suit Co...DR Raymond st, 75-77—Natl Parlor Suit Co...DR Roebling st, 134-42—Morris Arluck...DR Roebling st, 134-42—Morris Arluck...DR Roebling st, 198-204—Wm J Millø...DR Roebling st, 198-204—Hensy Krumholz...DR Roebling st, 198-204—Hensy Krumholz...DR Sackett st, 28-30—DeWitt Mfg Co...DR Sackett st, 28-30—DeWitt Mfg Co...DR Schermerhorn st, 98-100—Robert Clarke...DR Schermerhorn st, 98-100—Robert Clarke...DR Schermerhorn st, 98-100—Sylvester Maý...DR Schermerhorn st, 98-100—Sylvester Maý...DR Schermerhorn st, 98-100—Sylvester Maý...DR Scheles st, 131—Stein & Doinger...DR Scholes st, 131—Stein & Doinger...DR Scholes st, 131—Morris Skonick...DR Scholes st, 131—Saml Weiss...DR Scholes st, 131—Laxer Bros...DR Scholes st, 131—Stern & Doliner...DR Scholes st, 131—Stern & Doliner...DR Scholes st, 131—Chas Bernikow...D Scholes st, 131—Stern & Doliner...D Scholes st, 131—Jacob Gildseg...DR Scholes st, 131—Jacob Gildseg...DR State st, 225-31—J D Johnson Co...DR State st, 225-31—J D Johnson Co...DR State st, 225-31—J D Johnson Co...DR Taaffe pl, 220—Auto Supply Mfg Co....A-M-O Taaffe pl, 282-86—Geo W Baker Shoe Co. D-R Taaffe pl, 282-290—Louis L Weiss.....DR Taaffe pl, 282-900—Louis L Weiss.....DR Taaffe pl, 290-2—Louis H. Clark.....DR Taaffe pl, 290-4—Geo W Beire.....DR Taaffe pl, 292-4—Geo W Beire.....DR Taaffe pl, 292-4—Generator Valve Co....DR Taaffe pl, 292-4 (rear)-Metropolitan Stamping Taaffe pl, 292-4 (rear)-metropolita DR Co.....DR Taaffe pl, 296-98-Crowell Mfg Go.....DR Thatford st, 159-M Koiminetsky & M Green-

Thatford st, 159—Abr Abrahmowitz..... Thatford st, 159—Abr Abrahmowitz..... Thatford st, 159—Nathan Vemenetch.... Thatford st, 159—Saml Kramer... Thatford st, 159—Julius Bearman.... Thatford st, 159—Co-operative Button Hole DR

Thatford st, 259-L Gitelman & B Rechtman

Thatford st, 159—Julius Bearman......Dr Thatford st, 159—Co-operative Button Hole Co B Thatford st, 259—L Gitelman & B Rechtman DR Tiffany pl, 26-34—The F O Pierce Co....DR Wallabout st, 332—Geo Alexander...A Wallabout st, 224—J S & W R Eakins Co.DR Wallabout st, 232-35—Isidor Berkowitz...H-A Wallon st, 36-8—Saml Wolf...DR Walton st, 36-8—Saml Wolf...DR Walton st, 36-8—Christian Feigenspan...DR Walton st, 36-8—Christian Feigenspan...DR Walton st, 44—A Kulik & H Teitelbaum...DR Walton st, 44—Abr L Zimmerman...DR Walton st, 44—Abr L Zimmerman...DR Walton st, 44—Abr L Zimmerman...DR Walton st, 44—Atlas Deposit & Plaiting Co...DR Washington st, 41–59—Robt Gair....DR Washington st, 41–50—Robt Gair...DR Washington st, 292-6—Standard Union...DR Washington st, 292-6—Standard Union...DR Washington st, 292-6—Standard Union...DR Washington st, 292-6—Standard Union...DR Mumbered Streets. 1st st, 120-2 N—Union Pearl Works...C Oth st, 104-106 S—Wyman Bros Mfg Co..O-A 8th st, 127-33—E Z Extension Table Co...DR 8th st, 14-7-13 N—A K & M Co...DR 8th st, 127-39—M Y Hemstitching Co...C. DR 8th st, 127-39—M Y Hemstitching Co...C. DR 8th st, 2962 W—Betha Pardigon...A-FE 27th st, 167-73 N—A K & M Co...DR 8th st, 2962 W—Betha Rardigon...A-FE 27th st, 2962 W—Betha Par Blake av, 375—Jacob Conce & Abr Waxler Blake av, 375—Hyman Motles & Abr Waxler DR

Blake av, 375-Hyman Motles & Abr Waxler DR Blake av, 375-Isaac Finkelstein.....DR Blake av, 375-A Osbreich & E Rosenzyveig.DR Blake av, 375-Hyman Engelman....DR Blake av, 375-Hyman Engelman....DR Blake av, 375-Holdern Cloak Co...DR Broadway, 640-Stein & Adler....DR Broadway, 640-Lacob Friedensohn...DR Broadway, 640-4-Jacob Friedensohn...DR Broadway, 640-4-Cohen Bros....DR Carlton av, 437-45-Est Millard F Smith...M Central av, 323-Nestel & Walin...A Classon av, 54-60-Jas R Donnelly Co...DR Classon av, 54-74-Hubert Brennan & Edw WhiteC Classon av, 56-74-J T Perkins Co...DR Classon av, 347-Hubert Brennan & Edw WhiteDR Classon av, 347-Jonriel H Baldwin Co...DR Classon av, 347-Daniel H Baldwin Co...DR Classon av, 347-Daniel H Baldwin Co...DR Cropsey av, sw Op Bay 17th st.-Albert V B Voorhees & J A Voorhees.....D Cropsey av, ss, opp Bay 26th st-Thos Lewers DeKalb av, 29-31-Est N Langler....C

DeKalb av, 379-85—Saml & Emil Weil.....DR DeKalb av, 379-85—Saml & Emil Weil.....C-A East New York av, 1660—Sam Rottenberg..DR East New York and Stone avs—Kurzrok Bros, East New York and Stone avs—Kurzrok Bros, DR Flatbush av, 2-4—Smith, Gray & Co... DR Flatbush av, 503—Mary E Reynolds.... D Flushing av, 248-54—Wm B Jurgens... C Flushing av, 328-54—Wm B Jurgens... C Flushing av, 373—J R Armstrong... H-A Gates av, 936—J Goldberg... G-A Grand av, 98-100—New Skin Co... DR Grand av, 98-100—Wm J Wischman... DR Grand av, 98-100—Nicholas Langler & Sons. DR Grand av, 98-100—Nicholas Langler & Sons. DR Grand av, 98-100—Nicholas Langler ... C Greene av, 1285 (rear)—John Schaefer... C Greene av, 1285 (rear)—John Schaefer... G Greene av, 1285 (rear)—Bklyn U Gas Co... C Greene av, 1285 (rear)—Bklyn U Gas Co... C Hamilton av, 429-33—Theodore Shurum... M Harrison av, 121—Jos Schulman.... DR Mermaid av, 1517—Mary Coppole & Anne Pero Metropolitan av, 573-5—Max Rosen... DR Metropolitan av, 573-5—Max Rosen..... Metropolitan av, 573-5—Herman Kuhn &

Metropolitan av, 573-5—Herman Kunn & sons DR Metropolitan av, 573-5—Louis Fox......DR Metropolitan av, 573-5—Anthony Dragumas.DR Metropolitan av, 995-97—Wm Beyer.....C Morgan av, 653-9—Albert Paper Box Co...DR Myrtle av, 15—Anderson Lamb Photo Co...DR Myrtle av, 15—Albert Davis.....DR Myrtle av, 15—John Constatino.....DR Norman av, 225-37—Colonial Paint Works...DR Norman av, 225-87—Colonial Point Works...DR Norman av, 225-87—Colonial Paint Works...DR Norman av, 225-8—Aindel Bed Co.....DR Norman av, 226-82—Amer Rattan & Reed Co DR

DR

Numbered Avenues.

3d av, 541-Mrs Anna StocktonC
od av. 5809-Solomon Wayne
th av, 11(-9—Jacobs & Thatcher DR
th av, 11(-9—Thos Fitzgerald DR
F av, 442-44-Michaels Bros
oth av, 681—Max A Markheim
ILL AV, 96-104-Geo Avvazion Bros DR
Ith. av, 96-104-Wm S Gelston
In av, 96-104—Abr Greenberg. DR
In av. 96-104—Thomas Jaworski DR
(th av, 96-104—Fishel & Gorman Inc. DR
(th av, 96-104—Abr Freeman & M Nicolelli DR
th av 96-104-H C Bohack Co Inc DP
th av, bet 12th and 13th sts—Ansonia Clock
-Co
12th av and 39th st-H A Lang.
13th av. 3903—Louis Jacobson D

QUEENS ORDERS SERVED.

gard & Co..... Washington st, 14 (Jamaica)-Henry Mey H-Wygand pl, 4-Alfred Kaiser

Numbered Raiser......C Numbered Streets. 1st st, nwc 3d av-Chilton Paint Co.....C 10th st, 3137-D D Williamson & Co.....C 13th st, 412-Traum Rubber Co.....C Named Avenues.

Numbered Avenues. 2d av, 18-Mrs Theresa Ryan.....F 4th av, 815-Fred Geib & Emil Henckel...A

RICHMOND ORDERS SERVED.

Named Avenues. Old Stone rd, bet Washington av and Lambert lane, Graniteville—Consolidated Fireworks Co of Amer......A-C-H

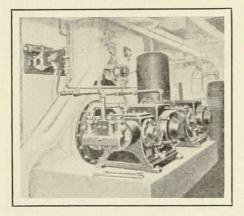
BUILDING MANAGEMENT

USES OF COMPRESSED AIR IN BUILDINGS

By GEORGE E, ANTHON, E, E,

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

THE use of compressed air in the industrial field has so increased during the last few years that at present practically all new office and loft buildpractically all new office and loft build-ings are equipped with air compressors. The compressors are usually small, com-pact units of steam or electric motor drive, since the space in engine rooms or cellars of buildings is limited. The depth to which the foundations and lower floors of large buildings extend has necessitated the design of apparatus to force the sewage into the higher level drains in the city streets, and the gen-eral application of this system to the



EJECTION OF SEWAGE.

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tioned furnishing air for elevator cushioning, oper-ating elevator doors. An interesting installation il-lustrating this service is furnished by a new de-partment store in 42nd street. The elevators are ecuined with pneumatic door devices which are operated by the elevator attendant in the car, great-ly increasing the speed of loading and unloading and adding to the comfort of the passengers. The cleaning of boiler tubes, another use, is obtained by rods on which are op-erated small pneumatic hammers; when these de-vices are thrust into the tubes the impact of the hammers dislodge the boiler scale sur-rounding same.

rounding same. Machinery, especially electric motors,

are readily cleaned by means of com-pressed air blasts, the accumulation of dirt and carbon dust greatly shortening the life of the motors. All kinds of pneumatic tools are of advantage in the work carried on in factories, drills, rivet-ers, etc., and the speed at which the modern office building rises would be impaired without the use of these de-vices.

vices. The spread of automatic sprinklers as a means of fire protection and the de-sirability of increased water pressure upon the piping systems of same, has necessitated the use of the small mo-tor-driven compressors shown in this article. The large pressure tank placed upon the roof of the modern loft build-ing is filled two-thirds full of water and upon the roof of the modern loft build-ing is filled two-thirds full of water and has compressed air at 70 pounds main-tained in it by use of the compressor so that when the fire occurs and the sprink-ler heads open and discharge the area and quantity of water driven on the fire may be increased. These little com-pressors are also used extensively in garages for pumping up automobile tires, cleaning engines, etc.

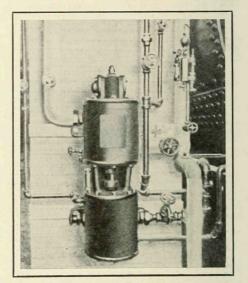
Control of Compressors.

The control of the motor-driven compressors is obtained by automatic gov-ernors, which start and stop the motors when desired pressures are reached, and

when desired pressures are reached, and the motors of the series wound type do not require any starting resistance. By means of this control the small com-pressors in the case of the sprinkler sys-tems may be placed in the tank houses on top of loft buildings and with little or no attention will maintain a constant pressure upon the sprinkler systems. A new use for which compressed air may be put is found in the dyeing and decorating of fine silks so much used in dresses. The dye is imprinted on the surface of the silk through two stencils by means of oneumatic pencils which atomize it and force the liquid into the fibres of the silk. The compressors il-lustrated in this article are representa-tive of the types most in use for the above services and have been designed with a view to extreme simplicity, absowith a view to extreme simplicity, abso-late reliability and low maintenance cost. The steam-driven compressor consists

the air cylinder, the two being con-nected by a suitable center piece. The steam and air piston are mounted on a common rod and the valve motion con-

common rod and the valve motion con-trolling the admission and exhaust is placed on top of the compressor. The compressor is double acting, steam being admitted alternately on either side of the air piston, causing it to move up and down. On the upward stroke of the air piston the air above it is compressed and is discharged into the main reservoir, while the space



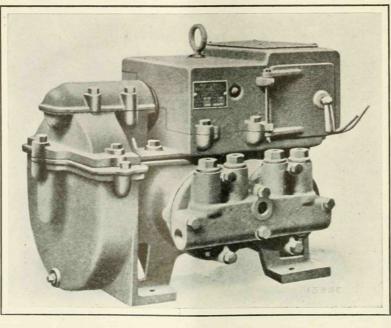
COMPRESSOR INSTALLED.

below is filled with air drawn from the atmosphere; on the downward stroke the operation is reverse. It will be seen from the illustration that this type of compressor is well adapted to engine rooms where space is required for other devices. It is manufactured in the sin-gle stage and compound types and in the latter is much favored by contract-ors for both electric work and other services.

ors for both electric work and services. The motor-driven compressor shown consists essentially of a duplex single-acting compressor upon which is mount-ed an electric motor which drives it through gear and pinion. It will be noted that the crank case on the com-pressor is entirely enclosed and it is partially filled with oil so that the lubri-cation is maintained by the cation is maintained by the motion of the cranks and connecting rods, which are moving at all times. This gives a minimum of re-quirements in regard to attendants and renders the device practically fool-proof

An interesting example of one of the uses to An interesting example of one of the uses to which the air compressor was put, was at Biddeford, Me., where a total of near-ly 2,000,000 bricks, from r a z e d buildings, we r e cleaned with six pneumatic brick cleaning tools, the average being almost 14,-000 a day. The air was conveyed to each tool by means of a flexible hose, connecting the main sup-ply line.

connecting the main sup-ply line. As new buildings are designed and constructed new problems are over-come by the air compressor and the field is continually being expanded. Efficiency is the reason.



COMPRESSOR WITH DIRECT CURRENT MOTOR.

primarily of an air cylinder in which the air drawn from atmosphere is com-pressed, a steam cylinder located above

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.

Illumination by Tubing.

Illumination by Tubing. T UBE lighting has recently become the vogue in London and an in-teresting description of the application of this type of illumination appeared in the recent issue of the Electrical Re-view, through whose courtesy the ac-companying illustrations are presented. The first figure shows the facade of the West End Cinema in London and the other the illumination afforded by tube lighting in a moving stairway shaft in a railroad station. The Moore tube lamp is used in triple system on either side of the arched

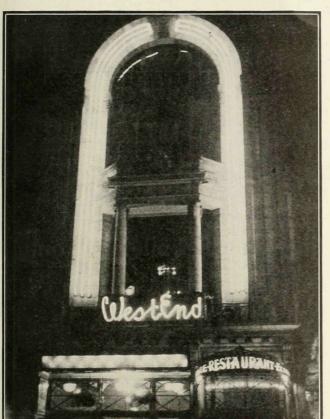
and the word End by the third. About half the length of the convolutions is contained inside the operating box,

contained inside the operating box, hidden from public view. The use of the Moore light for in-terior illumination is exemplified by the extraordinary installation in the Liver-pool Street Station of the Central Lon-don Railway, the electrified subway which runs through the heart of Lon-don under Holborn, Oxford street and Cheapside and terminates at Liverpool street in "the city." Here two moving stairways, one ascending and the other descending, and a fixed stairway, are lighted, overhead,

ascending and the other descending, and a fixed stairway, are lighted, overhead, by a continuous Moore tube 255 feet in aggregate length. This tube is, like that on the cinema, of 1.75-inch clear glass, and is fastened to the ceiling of the three shafts by insulated brass rings. The three sections are joined at the lower landing by a horizontal tube, while on the wall at one side of the upper landing is located the operating box, suslanding is located the operating box, suslength to which the tube light may be practically used is limited only by the electrical pressure applied at the electrodes.

Steel Protection for Concrete. C ONSIDERABLE attention is being given of late to the subject of propgiven of late to the subject of prop-erly protecting concrete edges. Of course, there have been protecting sys-tems in vogue of one sort or another for years, but it is only comparatively recently that attention has been scienti-fically applied to combine elements of basic strengthening with those of mere exterior protection against abrasion. Mention has been made of several types of concrete protection in previous edi-tions of the Record and Guide, and so a description of the latest product of the Trussed Concrete Steel Company, of Youngstown, Ohio, may be of in-terest. terest.

This device is known as the Kahn curb bar, and is said to be scientifically



TWO APPLICATIONS OF THE TUBE SYSTEM OF LIGHTING USED IN LONDON.

facade in connection with a neon-tube illuminated sign over the theatre en-trance. The columns of tube rise to a height of 48 feet from their base just above the level of the second floor of the building. The tube is of 1.75-inch-diameter, clear, thin glass, and the three tubes on either side are united at the top by a short end section. The con-tinuous length of each side is thus about 145 feet, allowing for the eight inches of the tube which joins the three tubes at the upper end, these vertical and arching tubes being four inches apart throughout their length. throughout their length.

The light is operated at the high pres-sure of 21,000 volts alternating current, which is produced through a rotary concated in the basement, which receives direct current from the lighting current at 100 volts. The tube contains nitro-

at 100 volts. The tube contains nitro-gen gas, under very low pressure. The value of the light for advertising purposes is obviously great. The neon-tube lamp, which, by a series of con-volutions of the glass of which it is com-posed, forms the sign letters, "West End," has a distinctly reddish tinge, contrasting with the orange tint of the lamps above.

contrasting with the orange that of the lamps above. The words are formed by three dis-tinct tubes, each about 35 feet in length, which wind in and out of the oper-ating box located on the gallery re-ferred to, which is reached through French windows from the lobby within the building. The letter W is formed by one tube, the letters "est" by a second,

pended on the wall near the ceiling and well out of reach of the public. The lengths of the tube above the stairways are within easy reach of the passengers, and for the most part are entirely exposed; but for short dis-tances a protection to the brittle glass, which would readily be broken by a curious or mischievous person with a penknife or an umbrella, is afforded by a wire netting hung under the tube, while over a part of the stairway a zinc trough in short sections provides pro-tection, though this is somewhat dim-ming to the light in that it cuts off the illumination from shining directly on the staircase.

illumination from shining directly on the staircase. The danger of public interference with the installation is recognized by the railway officials, who say that for the time being the public awe of the mysterious lighting provision is its safe-guard. If the lamp were punctured, it would require about two days to repair the breach by "grafting" in a section of new glass pipe. To provide for a pos-sible extinguishment through the break-ing of the glass, or otherwise, 15 incan-descent units of 35 candlepower each, in deck-lamp bowls are installed at inter-

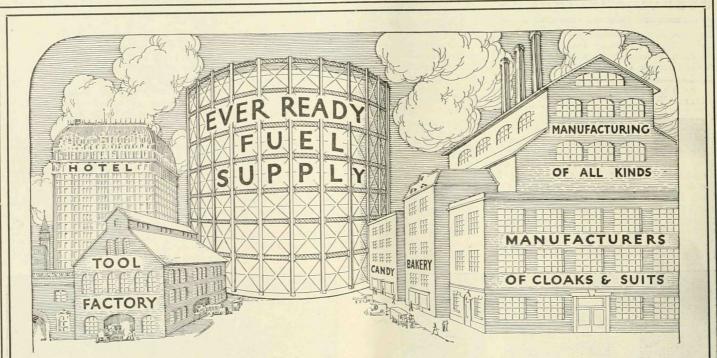
descent units of 35 candlepower each, in deck-lamp bowls are installed at inter-vals in the ceilings of the shafts. The new illuminating equipment, which was installed a few weeks ago in the nature of an experiment, is proving abundantly satisfactory. The use of the tube lamp is being considered in Lon-don, for outlining the exterior lines of store buildings, and for interior show-room illumination. It is stated that the

designed to most efficiently meet every practical requirement for the perfection of concrete edges. It is manufactured from a special steel section which is punched and expanded by powerful spe-cial machinery, giving to the finished product these virtues: A steel plate of ample size will take up all shocks and distribute them through-out the mass of concrete. The anchors formed from the same section as the plate extend well into the concrete. The positive shoulder affords absolute an-chorage, independent of the adhesion of designed to most efficiently meet every



the concrete. The open anchorage does not separate the concrete and eliminates not separate the concrete and eliminates any tendency to split at corners. The plate and the anchorage are a single sec-tion of steel, insuring the absolute dis-tribution of shocks and preventing sepa-ration of the plate from the concrete. The rigidity and convenient size of the curb bar make it easy to handle and install without special tools or equipment. They come in standard lengths of 8, 10 and 12 feet.

12 feet. Various applications are made of these curb bars. They are used for step-edg-ing, column protection, platform edges, and in any other application where con-stant abrasion occurs.



The Modern Business Building Is the Building Piped for Gas

While erecting a new or remodeling an old building, you cannot afford to omit gas pipes.

You are building for the future as well as for the present.

There are hundreds of buildings in New York City that are hives of industry, but were originally built as private residences.

The tenantry of your building—as to the character of its business may go through kaleidoscopic changes within a comparatively few months. You have seen such changes !

With gas pipes provided, your building is ready for occupancy for any number of tenants in their various industrial pursuits. You are prepared to take care of a Luncheon Club or a Restaurant on an upper floor. Gas fuel—unlike other fuels—needs no storage room. **It banishes Rubbish.**

Put the gas-pipes in **now** and not later on when the expense is far greater and the inconvenience is considerable. The cost for gas-piping is a small item.

Have one of our Engineers consult with you, Mr. Architect or Mr. Owner.

Write to or call at the Department of our Engineer of Utilization, No. 130 East Fifteenth Street, or telephone Stuyvesant 4901.

"The Right Way is the Gas Way"

Consolidated Gas Company of New York

GEO. B. CORTELYOU, President

October 17, 1914

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CURRENT BUILDING OPERATIONS

Telephone Company Has Installed Every Device in Walker-Lispenard Building for Safety of Occupants and Fire Prevention

O N the principle that "an ounce of prevention is worth a pound of prevention is worth a pound of cure," constructors of modern buildings are using every method in order to allay the possibility of fire and panic, though of course all appliances for the fighting of conflagrations are installed. In the case of the new structure, known as the Walker-Lispenard Building, planned, owned and built by the New York Telephone Company, three aims were followed: 1st, To protect the lives of occupants in every possible way; 2nd, To safeguard the system of long distance telephone and telegraph communication in the building, and 3rd, To guard the costly apparatus that makes possible these important wire services. Telephone engineers have made the footions theatre fire in Chicago, the Asch fire in New York and many others have given impetus to the efforts of these men and have created a larger sense of responsibility that is emphasized in the Walker-Lispenard Building. B. E. Loomis, of Marsh & McLennan, was largely responsible for the fire protection installed in this building. Great care was used in the selection of devices and materials for the structure and only those having known fire resisting qualities were chosen. The devices were selected from the list approved by the Underwriters' laboratories, where each was tested.
The structure is shaped like the capital letter "L" and is of skeleton type of brick, with terra cotta. It is seventeen stories high, with foundations capable of carrying an additional seven stories. In fact, plans were filed for increasing the height by seven stories. Broadway, being the architects. There is but little likelihood that the work will be started in the near ture. cure," constructors of modern buildings are using every method in order to al-

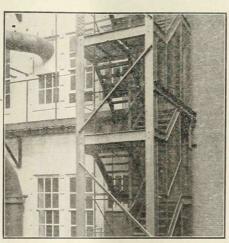
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architects. There is but little likelihood that the work will be started in the near future, however.

Following are the general statistics re-garding the Walker-Lispenard Build-ing: The area upon which the building stands is 20,846 square feet, total floor area in the building square feet, total floor area in the building 297,000 square feet, area of space avail-able for business pur-poses 221,297 square feet, height of building 268 feet. The building contains 5,392,000 cubic feet of contents and the of contents, and the average height of stories is 15 feet. The

average height of stories is 15 feet. The foundation work was started in April, 1911, the superstruc-ture in March, 1912, and the structure completed in Decem-ber, 1913. The approximate number of employes in the building is 5,000. The number of telephone calls handled every twenty-four hours is about 12,400, the outgoing being about 6,400 and the in-coming 6,000. These calls are divided among 250 cities and towns on long-dis-tance toll lines. The occupancy of the structure is di-vided as follows: 1st floor, stores and commercial tenants; 2nd, ventilating plants, collection bureau, public tele-phone department, and the New York Telephone Company's plant department;

3rd, the A. T. & T. terminal room; 4th, 5th and 6th, A. T. & T. operating rooms; 7th and 8th, New York Tele-phone Company, division plant depart-ment; 9th, general traffic department



PROTECTED FIRE-ESCAPES.

(A. T. & T.); also commercial rate de-partment; 10th, general plant depart-ment; 11th, Western Union quarters; 12th, Western Union division traffic de-

12th, Western Union division traffic de-partment; 13th, Western Union terminal room; 14th and 15th, Western Union operating rooms; 16th, Western Union bookkeeping department, and 17th, Western Union school and restaurant. The foundation is of grillage and cais-son type, the thirty-five caissons having been sunk under air pressure to a depth of about forty feet below the curb. Five of the caissons are unusually large, two in particular carry a load of 8,104 and 6,291 tons respectively. All of the col-

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equipped with hollow metal frames and sash, with small panes of wire glass. These are designed to close automatically when the temperature exceeds about 160 deg. F. Fire shutters are installed for added protection to the more ex-posed windows.

There are two batteries of elevators, each having seven cars, but they are not centered. One set is in the Walk-er street side and the other in Lispe-nard street. The advantage is that the entire crippling of elevator service is practically impossible. Instead of lo practically impossible. Instead of lo-cating the elevator cars in one shaft, with no partition walls between the cars, two four-inch terra cotta fire walls have been built in, so that three cars are placed in one compartment and two in the other two compartments. Should fire sweep up one section, the others could be kept free and service con-tinued tinued.

The elevator doors are of steel and glazed wire glass in panels, so as to give greater strength to the glass space subjected to heat pressure. These doors are not intended primarily to stop the spread of flames, but rather to prevent the spread of smoke. Each floor is isolated from the others, at the eleva-tor halls, by eight-inch partitions of terra cotta blocks laid up in Portland cement mortar, while the doors leading to the interior of the floors are of hol-low metal, bearing the Underwriters' seal of approval. Yale & Towne, three point locks are used. Additional security is afforded the hinge side of all corridor doors by the use of steel studs set in the door bucks. These studs engage in the door when

These studs engage in the door blucks. These studs engage in the door when closed, so that even if the door hinges should be melted off, it would be impos-sible for the door to give away. The door openings are framed with bucks made of structural steel chaunels coursed

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made of structural steel channels secured together at the top and bottom and anchored at the sides to the eight-inch parti-tions. The doors are locked to the bucks six different points at and the combination makes it practically impossible for the door to warp out of shape. In addition all the doors have selfthe doors have self-closing checks so that they will not re-

main open. Great care has been taken that no door is equipped with any device to hold it open and as a further precaution every door locks from the outside, so that

SHOWING BALCONIES TO SMOKE TOWER.

showing BALCONIES To SMOKE TOWER umns are protected by from three to four inches of concrete and "chases" for electrical and miscellaneous conduits are provided, so it is unnecessary to cut away the concrete covering in order to provide such "chases" and thus low-ering the fire-resisting qualities of the columns. No wood has been used in any portion of the building, all doors, trim, partitions, sash, "cut-out" boxes for lighting circuit, etc., are of metal. One of the great dangers is the possi-bility of fire being carried from adjoin-ing structures and to safeguard against this contingency all the windows are

sible. All the doors open out, eliminat-ing the possibility of obstruction of escape from any room, and also regu-lating the traffic flow throughout the building, according to the desired action

building, according to the desired action in case of danger. An eight-inch fire wall separates the Lispenard side of the building from the Walker street side, practically dividing the building in two parts. This wall is designed to act as a check to the flames. All doors in this firewall are of hollow metal and are equipped with the same devices used in the elevator hallway doors. doors.

All openings in the floors, for cable runways or other purposes, are, or will be, cut off in a manner approved by the Fire Underwriters. The Western be, cut off in a manner approved by the Fire Underwriters. The Western Union Telegraph Company, one of the tenants in the building, finds it neces-sary to use a conveyor system to carry telegrams from one floor to another, but these openings are protected by au-tomatic fire doors on inclined tracks.

tomatic fire doors on inclined tracks. The doors are held open by fusible links which melt at a given heat pressure. Automatic dampers are provided for the ventilating ducts which pass through the corridor partitions or fire walls. These are also operated by fusible links which melt at a temperature of 160 deg. F. Vertical ventilating ducts, where they pass through floors, are cut off from the floor area by eight inch par-titions.

Ventilating Plants.

Ventilating Plants. Three ventilating plants have been provided, two on the pent house roof and one on the second floor. These are equipped with automatic rolling shut-ters, which close and shut off the draft when a certain temperature is reached. Should the ventilating fans carry smoke into any of the large rooms, push but-tons, conveniently located, can be touch-ed. This act trips a circuit-breaker, which controls the current to the fan and shuts off all ventilation. Two main stairway exits are at oppo-

which controls the current to the fan and shuts off all ventilation. Two main stairway exits are at oppo-site ends of the building and are cut off from the floor areas by eight-inch walls and from the main hallways by hollow metal doors. Supplementing these stairs and the elevator batteries is a smoke tower and an outside iron fire-escape, making a total of four sets of stairs extending from the first floor to the roof; also fourteen elevators. To obtain access to the smoke-tower it is necessary to go outside the building to balconies which run along each side of the main court on each floor. These balconies can be reached at two different points approximately fifty feet apart. The floors of these balconies are of con-crete and their railings five feet high. Added security is thus obtained and the emotion of freight, that often leads to panic is minimized. **Fire Tower.**

Fire Tower.

Fire Tower. The fire tower is of standard construc-tion and the stairs, instead of being winding, are of the usual pitch, with broad landings and meet the stairs above and below at right angles. The outside stairs, near the Lispenard side of the building, is enclosed in wire mesh and at its foot is a fireproof passageway en-closed in eight-inch walls, which con-nects with the main hallway on the first floor. Three sets of six-inch fire lines are

Three sets of six-inch fire lines are provided at approximately equi-distant Three sets of six-inch fire lines are provided at approximately equi-distant points in the building, one in each of the two main hallways and the other ap-proximately half way between. In the roof tanks there is a reserve of 10,-000 gallons of water for the fire lines. In addition there is a suction tank in the basement containing about 30 000 In addition there is a suction tank in the basement containing about 30,000 gallons. The house pumps consist of one 500-gallon and one 750-gallon un-derwriters' fire pumps so arranged that they can be connected directly to the fire lines, if necessary. Fire signals are located at convenient points on each floor and chemical extinguishers and other emergency apparatus in hallways are installed.

Lighting Innovation.

Interesting among the innovations is the arrangement of the lights in case of the arrangement of the lights in case of fire. If defective wiring was suspect-ed as being the cause of the blaze, fire-men could turn off the lights, but the main switch would not turn off the "night lights" in the elevators, stair-ways or smoke tower. These are con-trolled separately, by a switch painted red

red. The New York Edison Company sup-plies the current, which is divided into four services, three connected with the Edison underground "grid" and the fourth a special cable of 1,000,000 cir-cular mills direct from the building to a power station in Duane street. This latter is an emergency break-down serv-ice for the Western Union Telegraph Company. Company.

THE BUILDING CODE.

New Plumbing Regulations Will Be Introduced Next Week.

Т HE Building Committee of the Board of Aldermen, which has the assistance of the former Superintendent of Buildings in Manhattan, Mr. R. P. Miller, is proceeding steadily with the work of revising the Building Code. Several ot revising the Building Code. Several new ordinances have been enacted and made part of the code, and at least two more are in preparation at the present time and will presently be introduced. The policy of consulting the public and interested parties at every step is bearing good fruit. When the hearing on the plumbing ordinance was held very little criticism and no opposition was

little criticism and no opposition was manifested against the measure, so care-fully had it been prepared. The only

manifested against the measure, so care-fully had it been prepared. The only criticism of importance referred to para-graph three of section one. This paragraph states that nothing contained in the ordinance shall require the alteration or reconstruction of any existing work that was lawfully exe-cuted, nor prevent repairs, or the addi-tion of new fixtures to existing work in accordance with the practice followed in the original installations, provided, how-ever, that when such repairs involve changes, to the extent of fifty per cent. of the existing work, or the addition in-cludes any new soil, vertical waste or vent line, or new house drain, the rules and regulations in force at the time of such repairs or addition shall apply. The committee was asked to amend

The committee was asked to amend the paragraph so as to make clear that the "fifty per cent." referred to value, if that was the case. The ordinance will come up for passage in the Board of Aldermen next Tuesday.

Suburban Districts.

Suburban Districts. An ordinance setting off certain dis-tricts in the suburbs within which frame construction will be permissible when buildings occupy only a certain portion of the lot, is also in course of prepara-tion. (A synopsis of the bill was print-ed in the Record and Guide of Sept. 19.) An investigation has been conducted by the Building Committee in all the bor-oughs to learn what the public opinion is concerning the new limits (which are is concerning the new limits (which are outside of the regular fire limits), and as a result very general approbation has result been heard.

TWO NEW RIVER TUBES.

New Ideas in Tunneling Will Be Used —Sanitary and Medical Precautions. The work of constructing two tun-nels to connect Manhattan and Brooklyn

nels to connect Manhattan and Brooklyn in the dual subway system was start-ed this week at Whitehall street and Old Slip. Under the terms of the contract, awarded in July to the Flinn-O'Rourke Company, contractors, the work must be completed in forty-two months. The tunnels will cost \$12,-444,725. 444,725.

444,725. Each of the tunnels will consist of two tubes. The tunnel beginning at Whitehall street will run to Montague street, Brooklyn, while the other will extend from Old Slip to Court street, Brooklyn. They will have a combined length of 9,800 lineal feet of double track. They will be driven partly through sand as well as rock. In the progress of the work the great-est care over the workmen will be ex-

est care over the workmen will be ex-ercised. They will have medical at-tendance and inspection, protected pas-senger elevator service, fire protection, and careful regulation of the purity of

the air. Most of the constructive features Most of the constructive features in the two tunnels correspond. At the Brooklyn end of the Whitehall street tunnel the shaft is planned to be of large dimensions, and is constructed with double steel walls filled with con-crete and designed to be sunk by the pneumatic-caisson process. The plans include the unusual item of an under-water storage for the large amount of clay that may be required in the event of a blowout and which might not be procurable from a distance during the winter months when navigation on the Hudson River is closed or impeded by ice.

New Subway Contracts.

The Public Service Commission has signed a notable subway contract and opened bids for another within a and opened bids for another within a few days. The contract awarded is for the construction of the diagonal station and connection in 42nd street be-tween the existing subway and the new Lexington avenue subway. It went to the lowest bidder, the Rapid Transit Subway Construction Company, for \$3,-097,312.50. This is the construction com-097,312.50. This is the construction com-pany of the Interborough Rapid Transit Company, the lessee of the existing sub-way. This connection will pass under the old Grand Union Hotel property and diagonally across and under 42nd street and a portion of the New York Central diagonally across and under 42nd street and a portion of the New York Central property on the northwest corner of Lexington avenue and 42nd street. Be-neath 42nd street, and just in front of the Grand Central Terminal the diagonal station will be built. It will be one of the largest underground stations in the world, and will have connections with the Grand Central Station, the proposed extension of the Hudson and Manhattan tunnels, the existing subway, the new Lexington Avenue subway and the re-constructed Steinway tunnel. Consider-ing its location and the number of lines which will reach it, this station will probably develop into the greatest traf-fic center in New York City. As the construction must be done without en-dangering or seriously interfering with traffic in the existing subway, the con-tractor is required to give a bond of \$250,000 to the Interborough Company, the lessee of the subway, as well as a bond of \$500,000 to the city for the faith-ful performance of the work. The section for which bids were opened is that part of the Park place, William and Clark street subway which runs from the Seventh avenue subway

opened is that part of the Park place, William and Clark street subway which runs from the Seventh avenue subway in West Broadway through Park place, under the Post Office building and Beek-man street to William street.

Triangular Block Improvement Denied.

The announcement this week of the improvement of the triangular block, bounded by Lenox and St. Nicholas ave-nues, 111th and 112th streets, with a twelve-story apartment house over the entire site, was denied on Tuesday. Jacob Ruppert sold the plot to the Gra-mont Holding Company, Thomas J. Mc-Loughlin, president, in part payment for Mont Holding Company, Holmas J. Mc-Loughlin, president, in part payment for the Gramont and Gramont annex apart-ments at Broadway and 98th street. A representative of the Record and Guide was informed that no building of any kind is contemplated.

Contract for Country House Awarded. Rufus H. Brown, Inc., 350 Fulton street, Brooklyn, has received the gen-eral contract to erect a terra cotta block and stucco residence at Morristown, N. J., for Frederick P. Humphreys. The plans and specifications for the building were prepared by Harrie T. Lindeberg, architect, 2 West 47th street, N. Y. C. The house will be 2½ stories in height, 40x150 feet and will cost about \$150,000.

To Build at Port Washington.

The Port Washington Realty Com-pany expects to start work at once on eighty 2½-story frame residences at Port Washington, Long Island. Bell & Mercer, of 35 South 16th street, Phila-delphia, Pa., are the architects. The owner will handle all contracts and is now taking bids on all subs. A. B. Hollen, on premises, is in charge.

Building in 46th Street.

Lorenz F. J. Weiher, 271 West 125th street, is preparing plans for an eight-story store and loft building for the Ritz Realty Company, to be erected at 12 East 46th street. Robert M. Katz will be the lessee.

Nine-Story Loft For 25th Street.

Louis A. Sheinart, 194 Bowery, is preparing plans for a nine-story fireproof loft building, 80x100 feet, to be erected in West 26th street, between Sixth and Seventh avenues. The owner's name is, Seventh avenues. The ow for the present, withheld.

NO ARCHITECTS SELECTED.

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

NEWARK, N. J.—Morris Hermann & Co., Mor-ris Hermann and Alfred Renskorf, proprietors, contemplate rebuilding the brick factory at 878 Mount Prospect av, corner of Verona av. No architect selected.

WOODBRIDGE, N. J.—The Township Com-mittee of the Township of Woodbridge, Andrew Keyes, clerk, 136 Rahway av, contemplates the erection of a town hall here. No architect seerectic lected.

OLEAN, N. Y.—The Church of St. Mary of Angels, Rev. Father F. J. Rengel, pastor, 118 West Henry st, contemplates the erection of a stone and steel parish house and school build-ing in East Henry st, between 1st and South Union sts. No architect selected.

Union sts. No architect selected. NIAGARA FALLS, N. Y.—The First Church of Christ Science, G. M. Bley, chairman of Board of Trustees, contemplates the erection of a \$50,000 church here. No architect retained. EAST ROCHESTER, N. Y.—The East Roches-ter Presbyterian Church, Rev. Greenway, East Rochester, is raising funds for a church to cost about \$6,000. No architect selected. TOWN OF NEW CASTLE, N. Y.—The town of New Castle, Howard Washburn, supervisor, New Castle, contemplates the erection of a town hall here. A special election will be called. No architect selected.

SYRACUSE, N. Y.—The Syracuse Motor Car Co., 235 West Genesee st, David Grody and Simon Silverman in charge, contemplates the erection of a garage in West Willow st to cost about \$20,000. No architect selected.

NEW BERLIN, N. Y.—The village of New Berlin contemplates the erection of a city hall here. The late Victor Coates, donor. Cost, about \$15,000. No architect selected.

GLOVERSVILLE, N. Y.—The City National Bank, Chas. N. Harris, cashier, 2 South Main st, is receiving competitive sketches for a brick bank building in South Main st.

ITHACA, N. Y.-Cornell University, J. G. Schurman, president, contemplates the erection of a reservoir, probably of reinforced concrete, at Upper Creek near Beebe Lake. No engineer selected.

BINGHAMTON, N. Y.—The City of Bingham-ton, D. W. Foster, city clerk, City Hall, con-templates the erection of a brick, steel and stone central fire station, to cost about \$60,000. John A. Giles, City Hall, city engineer. No architect A. Giles, selected.

RECORD AND GUIDE

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS. MANHATTAN.—William Emerson, 281 5th av, architect, is taking bids for a 6-sty tene-ment, 50x109 ft., at the southeast corner of 53d st and 11th av for Mrs. William Emerson, 6 East 70th st. Cost, about \$75,000. BROOKLYN.—The Ashwick Building Co., 493 Ashford st. Herman Luwish, president, owner, is taking bids on all subs for the 4-sty tenement at the northeast corner of Pennsyl-vania and Blake avs, from plans by Chas. Infanger & Son, 2634 Atlantic av. Cost, about \$18,000. Excavating is under way. CHURCHES.

CHURCHES. PASSAIC, N. J.-J. F. Kelly, P. O. Building, Passaic, architect, is taking bids for a 3-sty brick church, school and parish house in the north side of Wall st, southwest of Garfield Bridge, for the Church of the Holy Rosary, Rev. Father Jules Mannteeoffel, pastor, Monroe st.

DWELLINGS. DWELLINGS. PORT WASHINGTON, L. I.—The Port Wash-ington Realty Co., A. B. Hollen, manager, on premises, is taking bids on subs for eighty 2½-sty frame residences, 26x30 ft., from plans by Bell & Mercer, 35 South 16th st, Philadelphia, Pa.

LAKEWOOD, N. J.—Harold B. Christensen, Jr., owner, 786 Broad st, Newark, is taking bids for a 2-sty residence to be erected at Ce-dar Court Park, from plans by Kirby & Petit, 103 Park av, Manhattan.

103 Park av, Manhattan. DOUGLASTON, L. I.-Figures are still being received for the residence and garage, brick, 2-sty, 45x83 ft., for N. H. Bachmann, 257 4th av, Manhattan, to be erected at Bayview av and

Shore Road, to cost \$15,000. Buehman & Fox, 36 East 42d st, Manhattan, architects. -MOUNT VERNON, N. Y.-H. B. Davis, Stuy-vesant Plaza, Mt. Vernon, and 52 Broadway, Manhattan, owner, is taking bids for a 2½-sty frame and stucco residence, from plans by A. G. C. Fletcher, 103 Park av, Manhattan, Cost, about \$10,000.

about \$10,000. ARROCHAR, S. I.—Jas Whitford, S Richmond terrace, St. George, S. I., architect, is taking bids for a 2-sty brick and frame residence, 28x 35 ft., for Mrs. Anna M. King, 7 Richmond av. Cost, about \$7,000. HARTSDALE, N. Y.—Beverly S. King, 103 Park av, Manhattan, architect, is taking bids on general contract for a brick veneer resi-dence, 30x70 ft., on the east side of Greenacres av, south of Colvin pl, for Eleanor M. Stone, this place. George Pentecost, Darien, Conn., landscape architect. FACTORIES AND WAREHOUSES

FACTORIES AND WAREHOUSES. BROOKLYN.—The Atlantic Basin Iron Works, owner, John Shields, president, is ready for bids on the general contract for a 1-sty brick foundry, 62x85 ft. at Rapelyea and Van Brunt sts, to cost \$15,000. Charles Werner, 316 Flat-bush av, Brooklyn, is architect.

BROOKLYN.—Plans are being refigured for the 1-sty factory and shop, 91x107 ft., northwest corner of Atlantic av and Logan st for Kampfe Bros., 8 Reade st, Manhattan. C. Infanger & Son, 2634 Atlantic av, architects. Cost, about \$20,000.

HALLS AND CLUBS. ARLINGTON, N. J.—The F. & A. Masons, Robert Orrock, owner, is taking bids for a 1-sty brick Masonic temple, 50x92 ft., on Kearny av, opposite Lincoln School, from plans by M. A. Lee, 35 Rutherford pl.

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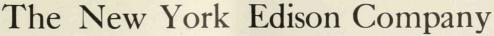
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HOTELS. BROOKLYN.—Kirby & Petit, 103 Park av, Manhattan, architects, are taking bids for al-terations and extensions to the 3-sty frame hotel at the foot of Ocean Parkway, for the Hotel Shelburne, on premises.

hotel at the foot of Ocean Parkway, for the Hotel Shelburne, on premises. SPRING LAKE, N. J.—Watson & Huckle, 1211 Walnut st, Philadelphia, Pa., architects, are taking bids to close October 24, for altera-tions and additions to "Hotel Monmouth" on the ocean front, for the Spring Lake Realty Company, Spring Lake. Cost, about \$70,000. MUNICIPAL WORK. RANDALL'S ISLAND.—The City of New York, Department of Public Charities, Munici-pal Building, Room 1001, is taking bids to close October 23 at 2:30 p. m., for roofing work on certain buildings of the Children's Hospital and school here. RANDALL'S ISLAND.—The City of New York, Department of Public Charities, Munici-pal Building, is taking bids until October 26, for water regulators necessary for the Chil-dren's Hospital and schools here. The security of \$900 is required. SCHOOLS AND COLLEGES. BRONX.—The Libman Contracting Co., 126 West 46th st, is figuring the general contract for P. S. 12, at Frisby av and Benson st, from plans by C. E. J. Snyder. STORES, OFFICES AND LOFTS. MANHATTAN.—William Lustgarten Co., 68 William st, owner, is taking bids for alterations to the store and residence 53 Hester st, from plans by Gronenberg & Leuchtag, 303 5th av. Cost, about \$8,000. 23D ST.—Starrett & Van Vleck, Everett Building, 17th st and 4th av, will take bids

Cost, about \$\$,000. 23D ST.—Starrett & Van Vleck, Everett Building, 17th st and 4th av, will take bids about Oct. 20 for alterations to the Stern Build-ing, in the south side of 23d st, between 5th and 6th avs, for a market building for the Cos-mopolitan Gardens, care of A. B. Ashforth, 10 East 33d st. Cost, about \$300,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENTMENTS. BROADWAY.—Chas. A. Platt, 11 East 24th st, has completed plans for the 13-sty apart-ment house, 201.5x161.8 ft., at 2420-34 Broad-way, for Vincent Astor, 23 West 26th st. Cost, about \$1,000,000.

way, for Vincent Astor, 23 West 26th st. Cost, about \$1,000,000. FACTORIES AND WAREHOUSES. 92D ST.—Maynicke & Franke, 25 East 26th st, architects, will take bids about October 21 for the 11-sty concrete and steel storehouse, 100x75 ft., in the north side of 92d st, 100 ft. east of 3d av, for the Jacob Ruppert Brewing Co., 1639 3d av. Cost, about \$250,000. MUNICIPAL WORK. SOUTH FERRY.—Bids were received by the U. S. Government, Oscar Wenderoth, supervis-ing architect, Treasury Department, Washing-near South Ferry and Barge Office, from plans by A. E. Fry, Custom House, chief engineer. Cost, about \$140,000. The lowest bids were submitted by the Phoenix Construction Co., 41 Park Row, and the North Eastern Construc-tion Co., 225 5th av. 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, ofr Donovan & Son, 370 Washington st. Cost, about \$30,000. STORES, OFFICES AND LOFTS.

STORES, OFFICES AND LOFTS. 25TH ST.—Plans are being prepared by Louis A. Sheinart, 194 Bowery, for a 9-sty loft build-ing on a plot 80x100 ft. in West 25th st, between 6th and 7th avs.

Bronx.

APARTMENTS, FLATS AND TENEMENTS. FINDLAY AV.—William Koppe, 830 Westches-ter av, is preparing plans for two 5-sty apart-ments, 50x121 ft., on the west side of Findlay av, 702 ft. north of 169th st, to cost about \$110.000. Also two 5-sty apartments, 177 ft. north of 169th st, to cost about \$90,000.

169TH ST.—George Fred Pelham, 30 East 42d st, has been selected to prepare plans for a 2-sty brick store with apartments, 60x80 ft., in 169th st, between Fox and Simpson sts. Joseph Wolkenburg is owner.

STORES, OFFICES AND LOFTS. WALTON AV.—James M. Farnsworth, 644 8th av, has completed plans for a 2-sty brick studio, 116x97 ft., at the northeast corner of Walton av and 140th st for H. P. Knight, 147 East Slst st, owner and builder. Cost, about \$20,000 614 \$20.000

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS. SHEFFIELD AV.-E, M. Adelsohn, 1776 Pit-kin av, is preparing plans for a 4-sty apartment, 30x90 ft., on the west side of Sheffield av, 150 ft. north of Pitkin av, for Joseph Dunitz, on premises. Cost, about \$15,000. 55TH ST.-Louis A. Sheinart, 194 Bowery, Manhattan, is preparing plans for three 4-sty tenements, 50x100 ft. each, in 55th st. Borough Park.

BRISTOL ST.-Cohn Bros., 361 Stone av, Brooklyn, have completed plans for two 4-sty tenements, 50x98 ft., for The Lirock Co., Inc., 1305 East New York av, to cost \$70,000. The owner builds and wants bids on all subs.

HILL ST.—L. J. Frank, Jr., 206 Crescent st, is preparing plans for a 4-sty tenement, 25x73 ft., in the north side of Hill st, near Crescent st, for Joseph Valinotti, 395 Crescent st, owner, who will take bids on general contract. Cost, about \$22,000.

DWELLINGS. 21ST ST.-E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 3-sty residence and ga-

rage at the northeast corner of East 21st st and Farragut rd, to cost about \$10,000. Archi-tect will take bids on general contract about October 28.

AV U.--E. M. Adelsohn, 1776 Pitkin av, is pre-paring plans for two 3-sty brick residences, 20x S0 ft., at the southwest corner of Av U and East 14th st for the Homecrest Building Co., Mr. William Eisler, president, 53 Nassau st, Man-hattan, owner and builder. Total cost, about \$12,000.

AV U.-E. M. Adelsohn, 1776 Pitkin av, is preparing plans for a 3-sty residence, 25x75 ft., at the southwest corner of Av U and East 9th st for William Eisler, 53 Nassau st, Manhat-tan, owner and builder. Cost, about \$12,000.

PINE ST.-L. Frank, Jr., 206 Crescent st, is preparing plans for a 2-sty frame residence, 14 x22 ft., in the west side of Pine st, 100 ft. north of Belmont av, for Dennia A. Meany, 2996 Fulton st.

FACTORIES AND WAREHOUSES. RUTLEDGE ST.—L. S. Beardsley, 38 West 32d st, Manhattan, is preparing plans for a 2-sty reinforced concrete bakery, 56x100 ft., for Dugan Bros., 287 Broadway, owner and lessee.

AMES ST.—E. M. Adelsohn, 1776 Pitkin av, has completed plans for a 4-sty laundry and stable, 65x100 ft., in the east side of Ames st, near Riverdale av, for the Independent Wet Wash Laundry Co., Nathan Boslefsky, 207 That-ford st. ford st.

MELROSE ST.—Killick & Lubroth, 186 Rem-sen st, have completed plans for a 3-sty brick factory, 50x100 ft., at 330 Melrose st for Samuel Graber, 332 Melrose st, owner, who will take bids on general contract immediately. Cost, about \$15,000.

about \$15,000. GREENPOINT AV.—Plans are being prepared privately for two 1-sty brick factory buildings, 100x50 and 200x70 ft., on Greenpoint av, Will-iamsburgh, for Andrew N. Peterson, 372 Green-point av, owner and builder. Cost, about \$75,-000.

FLOYD ST.—Edward V. Warren, 31 Clinton t, Newark, is preparing plans for a 4-sty addi-ional building to the factory at 133 Floyd st or J. Sklar, on premises. Cost, about \$25,000.

44TH ST.—Fred R. Ashfield, 350 Fulton st, has completed plans for a 2-sty factory, 30x90 ft., at 222 44th st, near 2d av, for the Fred H. Levey Co., on premises. General contract will probably be awarded without competition about October 25. Cost, about \$20,000.

HALLS AND CLUBS. HERKIMER ST.—Montrose W. Morris, 82 Wall st, Manhattan, has completed plans for a brick and stone addition to the clubhouse, ad-joining 78 Herkimer st, for the Invincible Club, on premises. L. M. Swasey, sheriff. Cost, about \$30,000. Work will be started next spring.

STABLES AND GARAGES. PRESIDENT ST.-L. Danancher & Co., Ful-ton st, Jamaica, are preparing plans for a 1-sty brick garage, 58x140 ft., in the south side of President st, 200 ft. west of Utica av, for Abraham Koeppel, 330 Utica av, owner. Cost, about \$10,000.

STORES, OFFICES AND LOFTS. SOUTH 4TH ST.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for alterations to the loft at South 4th st, near Wythe av, for the Empire Tinware Co., to cost about \$8,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS. CORONA, L. I.—R. W. Johnson, 10 Grove st, is preparing plans for four 2-sty apartments at Junction av and Union st for Thos. Daly, build-er, Corona. Total cost, about \$4,000.

QUEENS, L. I.—Henry Luning, 68 Leggett av, has completed plans for two 3-sty tenements, 20x69 ft., on the east side of Rockaway rd, 62 ft. north of Atlantic av, for Herbert A. O'Brien, 215 Rockaway rd, Jamaica. Cost, about \$7,000

DWELLINGS. LONG ISLAND CITY.—Carl P. Johnson, 30 East 42d st, Manhattan, has completed plans for a 24/5-sty frame and stucco residence at Flimhur sq for the Vago Realty Co., 47 West 34th st, Manhattan. Bids will be received by the owner.

RICHMOND HILL, L. I.-L. Frank, Jr., 206 Crescent st, Brooklyn, is preparing plans for a 2½-sty frame residence, 20x43 ft., at the north-west corner of Manor and Branden avs for William Schapelle, 20 Vandeveer av, Wood-haven. Cost, about \$4,500.

Nassau.

SCHOOLS AND COLLEGES. MANHASSET, L. I.—The Board of Educa-tion of this place will soon take bids for the 2-sty brick school to be erected here, from plans by Frederick Briggs, of Plandome, L. I. Estimated cost is \$70,000.

Westchester.

Westchester. APARTMENTS, FLATS AND TENEMENTS. YONKERS, N. Y.—J. Wilford Kirst, 12 North-Broadway, is preparing plans for a 3-sty frame and stucco apartment, 24x48 ft., on Caryl av, between Saratoga and Eleanor avs, for Mary A. Watson, 214 Jessamine av. Cost, about \$7,500.

DWELLINGS. NEW ROCHELLE, N. Y.-E. C. Horn Sons, 151 West 42d st, Manhattan, are completing plans for a 2½-sty terra cotta block and stucco residence, 42x29 ft., for Edward F. Rush, Fitz-gerald Building, 1482 Broadway, Manhattan, owner. Cost, about \$9,000. Architects will take bids on general contract.

STABLES AND GARAGES. YONKERS, N. Y.—George S. Cowles, 4-6 War-burton av, has completed preliminary plans for the 2-sty brick city stables in Alexander st for the city of Yonkers, James T. Lennon, mayor. Cost, about \$50,000.

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RECORD AND GUIDE

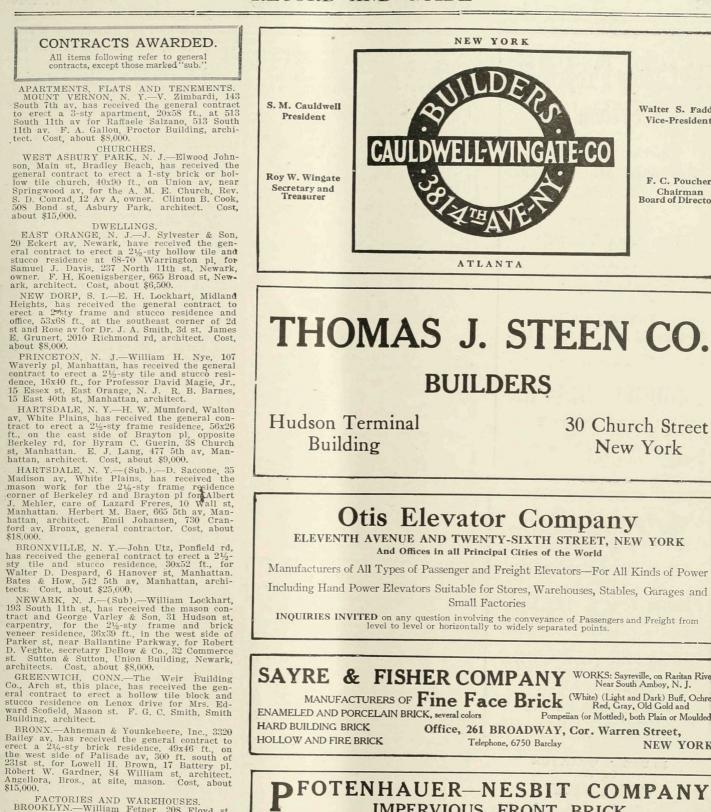
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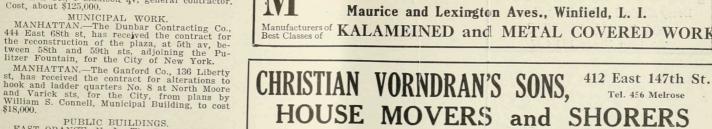
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PUBLIC BUILDINGS. EAST ORANGE, N. J.—The Essex Construc-tion Co., 85 Academy st, Newark, has received the general contract to alter and make additions

FACTORIES AND WAREHOUSES. FACTORIES AND WAREHOUSES. BROOKLYN.—William Fetner, 208 Floyd st, has received the general contract to alter the factory and erect a stable at the northwest cor-ner of Greenpoint av and Newell st, for the Standard Fireproof Sash & Door Co., 182 Dia-mond st, I. Kostel, president. Gustave Erda, 826 Manhattan av, architect. Cost, about \$5,000. BRONX.—William Henderson, Inc., 516 5th av, has received the general contract to erect a 3-sty reinforced concrete bakery, 100x144x 133 ft., at the northwest corner of Wales av and 142d st, for the Ward Baking Co., on premises, R. D. Ward, president. C. B. Com-stock, 110 West 40th st, architect.

stock, 110 West 40th st, architect. HARRISON, N. J.—American Concrete Steel Co., Essex Building, Newark, has received the general contract to alter the 1-sty brick power house on Middlesex av for the Hyatt Roller Bearing Co., Cost, about \$5,000. Plans were prepared privately.

HOTELS. MANHATTAN.-(Sub.).-P. J. Durcan, Inc., 142 East 43d st, has received the plastering contract and J. I. Hass, 1 Madison av, the painting, for the 12-sty apartment hotel south-west corner of 7th av and 59th st for Sol. Bloom, 236 West 42d st. Buchman & Fox, Madi-son av and 42d st, architects. The Hedden Con-struction Co., 1 Madison av, general contractor. Cost, about \$125,000.

House Moving, Shoring and Jobbing Promptly Attended To

to the 1-sty brick library at Main st and Munn av for the East Orange Public Library, Edward O. Stanley, president Board of Trustees, Hobart A. Walker, 437 5th av, Manhattan, architect. Francis Lang Co., 378 Main st, has heating con-tract. Cost, about \$40,000.

Francis Lang Co., sobott \$40,000.
STORES, OFFICES AND LOFTS.
MANHATTAN.—A. Von Den Dreisch, 204 East 86th st, has received the general contract to alter and make additions to the 4-sty brick loft building, 50x100 ft., at 212-214 East 99th st for the Greenwood Cemetery, 170 Broadway. Jas. S. Maher, 431 West 14th st, architect.
MANHATTAN.—(Sub.).—G. Schaile & Son, 664 Oakland pl, have received the tile work and Farber & Cleberman, 22 East 108th st, the painting, for the 12-sty store and loft building, 56x98 ft., at 35-39 West 35th st for Raymond & Reismann, 507 West 113th st. Warren & Wetmore, 70 East 45th st, architects. William M. Moore Construction Co., 516 West 139th st, mason. Cost, about \$180,000.

MANHATTAN.—The Lustbader Construction Co., 163 East 82d st, has received the general contract for alterations to the loft building (consisting of interior changes) at No. 26 Broadway, for the Standard Oil Co., to cost \$10,000. Severance & Van Alen, 4 West 37th st, are the architects. LONG BEACH, L. I.—G. Aarvig Co., Inc., Park pl, Long Beach, has received the general contract to erect 3-sty brick stores, 20x100 ft., for L. Sondergaard, Long Beach. James A. McDonald & Son, 2329 Surf av, architects. Cost, about \$20,000.

LONG ISLAND CITY.-J. A. Wigmore Con-struction Co., Queens Plaza Court Building, Bridge Plaza, Long Island City, has received the general contract to erect a 1-sty brick store, 50x 60 ft., at the northeast corner of Jackson av and Pervis st for the Pervis Realty Co., Bridge Plaza. Edward Hahn, Bridge Plaza, architect. Cost, about \$5,000.

Cost, about \$5,000. THEATRES. OSSINING, N. Y.-Grannis & Warley Con-tracting Co., Depot Square, has received the general contract to erect an addition and make alterations to the 4-sty brick theatre and office building at Main st and Croton av, for James H. Rowe, 101 Highland av. Applebree & Gowan, Ossining, architects. Cost, about \$35,000. MISCELLANEOUS

Ossining, architects. Cost, about \$35,000. MISCELLANEOUS. MANHATTAN.—Reliance Fire Proof Door Co., of Milton and West sts, Greenpoint, have been awarded the contract for kalamein work on the 12-sty Underhill Publishing Building, 428 to 448 West 37th st. Architects, Hill & Stout; general contractors, Whitney Co., 1 Liberty st.

PLANS FILED FOR NEW CONSTRUCTION WORK.

APARTMENTS, FLATS AND TENEMENTS, 149TH ST, 608-618 West, s e cor Riverside Drive, 11-sty brick fireproof apartment, 100x 138; cost, \$425,000; owner, West Side Constn. Co., Jacob Axelrod, Pres., 322 West 100th st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 337.

111TH ST, 123-135 West, n s, 287 e 7th av, sty brick tenement, 105x100; cost, \$130,000; wner, 114th St & 7th Av Constn. Co., Max Jeinstein, president, 1884 7th av; architects, ronenberg & Leuchtag, 303 5th av. Plan No. 43 6-sty brid owner, 11 Weinstein 6-343

BENNETT AV, e s, 394 n 181st st, 6-sty brick apartment, 104x87; cost, \$85,000; owner, Ben-nett Av Realty Co., 549 West 52d st, Patrick H. McNulty, president; architects, Gilbert & Burn-ham, 80 Maiden lane. Plan No. 341.

ham, 80 Maiden lane. Plan No. 341. CHURCHES. 137TH ST, 59-61 West, n s, 200 e Lenox av, 2-sty brick church, 50x91; cost, \$30,000; owner, Church Extension Committee of the Presbytery of New York, Wilton M. Smith, president, 29 West 54th st; architects, Ludlow & Peabody, 101 Park av. Plan No. 339. 13STH ST, 59-61 West, n s, 195 e Lenox av, 1-sty brick church, 55x99; cost, \$12,000; owner, St. Mark's R. C. Church, Rev. Chas. J. Plunkett, pastor; architect, N. Serracino, 1170 Broadway. Plan No. 338. STABLES, AND

plan No. 338.
STABLES AND GARAGES.
11TH ST, 356-58-60 West, 3-sty brick fire-proof stable, 66x90; cost, \$35,000; owner, Simon Donovan Trucking Co., Simon Donovan, Pres., 431 West 14th st. Plan No. 344.
MISCELLANEOUS.
POLO GROUNDS, w s, Sth av at 157th st, 2-sty brick, fireproof entrance, exits and offices, \$22x253; cost, \$20,000; owner, National Ex-hibition Co., Harry Hempstead, president, 200
5th av; architect, Frank Ring, 525 West 24th st. Plan No. 340.
92D ST, 206-210 East, s s, 100 e 3d av, 11-sty brick, fireproof brewery stock-house, 73x114; cost, \$150,000; owner, Jacob Ruppert, Inc., Jacob Ruppert, Sr., president, 1639 3d av; architects, Maynicke & Franke, 25 Madison sq, N. Plan No. 342.

Bronx. DWELLINGS. MIDDLETOWN RD, n s, 116.4 e Mahan av, 1-sty frame dwelling, 31x34½, slag roof; cost, \$2,500; owner, Marie E. Baxter, 3105 Middle-town rd; architect, Chas. R. Baxter, 3105 Middle-dletown rd. Plan No. 497. FACTORIES AND WAREHOUSES. MAGENTA ST. n s, 75 w Bronx blvd, 2-sty brick storage, 52x102, slag roof; cost, \$228,5500; owners, estate of Emilie Raldinger, 232 West 22d st; architect, Wm. Pringle, 441 Tremont av. Plan No. 498.

STABLES AND GARAGES. ALBANY CRESCENT, w s, 237.10 n 231st st, 2-sty brick garage and stable, 51.4%x65.10%,

plastic slate roof; cost, \$14,000; owners, J & Jos. Burfelndt, 5588 Broadway; archit Wm. A. Kenny, 420 West 259th st. Plan John

Will, A. Reinly, 120 West 250th St. Flair No. 491. STORES AND TENEMENTS. MORRIS PARK AV, n s, 141.9 w Bronxdale av, 1-sty brick stores, plastic slate roof, 45.5½x 57.5½; cost, \$6,000; owner, Bronx County Constn Co., Chas. S. Levy, 1029 Tremont av, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 490. LORING PL, e s, 104.3 n Eurnside av, five 5-sty brick tenements, 40x109.6, 40x116.1, 40x 75.4, plastic slate roof; cost, \$100,000; owners, Osting Bldg. Co., Wm. C. Oesting, 249 East Kingsbridge rd, president; architects, Neville & Bagge, 217 West 125th st. Plan No. 493. ADREWS AV, w s, 197.11 s 179th st. seven 5-

All Solvey, A. M. Schull, S. Plan No. 493.
ADREWS AV, w s, 197.11 s 179th st, seven 5-sty brick tenements, 39.4x122, 39.4x129, 39.4x
Plastic slate roof; cost, \$140,000; owners Oesting Bldg. Co., Wm. C. Oesting, 249 East Kingsbridge rd, president; architects, Neville & Bagge, 217 West 125th st. Plan No. 492.
184TH ST, n e cor Ryer av, 5-sty brick tene-ment, 49.8% x81.8%, slag roof; cost, \$50,000; owners, Petit Bldg. Co., Andrew Bechmann, 1053 Southern Boulevard, president; architect, Lu-cian Pisciotta, 391 East 149th st. Plan No. 495.
VALENTINE AV, n w cor 184th st, 5-sty brick tenement, 81.4½x81.8%, slag roof; cost, \$60,000; owners, Petit Bldg. Co., Andrew Bechmann, 1053 Southern Boulevard, president; architect, Lu-cian Pisciotta, 391 East 149th st. Plan No. 496.

406. MISCELLANEOUS. 187TH ST, n s, 83.56 e Arthur av, 1-sty frame shed, 22x70; cost, \$200; owner, G. Luciani, 607 East 187th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 499. ARTHUR AV, e s, 170 n 188th st, 1-sty frame shed, 20x33; cost, \$100; owner, Jos. Capasso, 2460 Arthur av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 500.

Brooklyn.

DWELLINGS. WEST 23D ST, e s, 210 s Surf av, 2-sty brick dwelling, 18x75.6, gravel roof, 2 families; cost, \$3,000; owner, Thos. F. Cucurllo, 20 Havemeyer st; architect, Jas. A. McDonald, 2329 Surf av. Plan No. 6982.

Plan No. 6982. WEST 25TH ST, w s, 240 n Mermaid av, 1-sty frame dwelling, 16x36, gravel roof, 1 family; cost, \$1,500; owner, Conatanzo Dal Rossoe, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6987.

29th st. Plan No. 6987. LOGAN ST, e s. 100 n Ridgewood av, 2-st brick dwelling, 26x55, slag roof, 2 families cost, \$5,000; owner, Eliz Kaiser, 101 Logan st architect, L. Danancher, 370 Fulton st, Queens Plan No. 6996.

architect, L. Danancher, 370 Fulton st, Queens. Plan No. 6996.
EAST 9TH ST, e s, 220 n Av J, 2-sty frame dwelling, 24.8x40.2, shingle root, 1 family; cost, \$5,000; owners, H. W. & A. M. Buckley Co., 1044 East 15th st; architects, Slee & Eryson, 154 Montague st. Plan No, 7037.
WEST 15TH ST, e s, 560 n Neptune av, 2-sty frame dwelling, 19x50, gravel root, 2 families; cost, \$1,600; owner, Pasquale Balsano, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 7055.
LAUREL AV, s s, 80 e Highland av, 2-sty frame dwelling, 22x36, shingle root, 1 family; cost, \$3,000; owner, Hill Section Co., 193 Mon-tague st; architect, R. I. Dodge, 233 Broadway, Manhattan. Plan No. 7033.
WEST 3D ST, e s, 380.8 s Neptune av, 1-sty frame dwelling, 20x22.6, — root, 1 family; cost, \$800; owner, Anna Ferrara, on premises; architect, Rocco Mega, 2857 West 5th st. Plan No. 7090.
48TH ST, s s, 225 e 14th av, 2-sty frame

4STH ST, s s, 225 e 14th av, 2-sty frame dwelling, 30.4x48.2, shingle roof, 1 family; cost, \$6,000; owner, Morris Wolfinger, 346 Broad-way; architect, W. T. McCarthy, 16 Court st. Plan No. 7084.

Plan No. 7084. LAUREL AV, s s. 320 w West 37th st, 2-sty frame dwelling, 22x39.3, shingle roof, 1 family; cost, \$3,000; owner, Ella Altman, S21 Crescent st, Astoria, L, I.; architect, R. I. Dodge, 233 Broadway. Plan No. 7095. EAST 14TH ST, w s, 180 n Av N, 2-sty frame dwelling, 17x44, shingle roof, 1 family; cost, \$3,000; owner, C. M. Meyer, 1437 East 14th st; architect, A. W. Pierce, 59 Court st. -Plan No. 7110.

42D ST, n s, 180 e 14th av, 2-sty frame dwelling, 24x45.6, shingle roof, 1 family; cost, \$6,-000; owner, Morris Kornblum, 1341 46th st; architect, F. W. Eisenla, 16 Court st. Plan No. 7106.
AV Z, s s, 40 e East 26th st, 2-sty frame dwelling, 22.4x40, shingle roof, 1 family; cost, \$4,800; owner, Christian Muller, 467 Van Buren st; architect, E. J. Meisenger, 394 Graham av. Plan No. 7130.

LYNE AV, n s, 80 e Highland av, 2-sty frame dwelling, 22x39.3, shingle roof, 1 fam-ily; cost, \$3,000; owner, Hill Section Co., 193 Montague st; architect, R. I. Dodge, 233 Broad-way, Manhattan. Plan No. 7105.

way, Manhattan. Plan No. 7105. FACTORIES AND WAREHOUSES.
 ALAEAMA AV, e s, 95 n Sutter av, 1-sty brick shop, 60x45, gravel roof; cost, \$3,000; owner, Dickey Lemberg Co., Suffern, N. Y.; architects, Farber & Markwitz, 189 Montague st. Plan No. 7102.

architects, Farber & Markwitz, 189 Montague
st. Plan No. 7102.
STABLES AND GARAGES.
EAST 7TH ST, 612, 1-sty frame garage, 18x
Shingle roof; cost, \$200; owner, Merrett
Wager, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7086.
AV C, s w cor East 2d st, 1-sty brick garage, 16.6x19.7, slag roof; cost, \$200; owner, Eugene H. Pulch, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7117.
STORES AND DWELLINGS.
EAST 14TH ST, w s, 80 s Av U, 3-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, \$6,000; owner, Homecrest Bldg Co., 35
Nassau st, Manhattan; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7059.

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AV N, s e cor East 13th st; 3-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, \$10,000; owner, Benj. Eisler, 35 Nassau st; architect, E, M. Adelsohn, 1776 Pitkin av. Plan No. 7003.

STORES AND TENEMENTS. STOCKHOLM ST, w s, 20 s Central av, three 4-sty brick tenements, 50x89, slag roof, 20 families each; cost, \$90,000; owner, Harry Lindenbaum, 45 West 34th st, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan itect, 6995.

No. 6995. STOCKHOLM ST, w s, 50 s Central av, three 4-sty brick tenements, 50x89, slag roof, 20 families each; total cost, \$90,000; owner, Harry Lindenbaum, 45 West 34th st, Manhattan; architect, A. T. McCarthy, 16 Court st. Plan No. 6994.

No. 6994. CLIFTON PL, n s, 550 e Bedford av, 4-sty brick tenement, 50x88, gravel roof, 9 families; cost, \$25,000; owner, DeKalb Constn. Co., 1935 Bedford av; architect, Harry Dorf, 614 Kos-ciusko st. Plan No. 7048. <u>MISCELLANEOUS</u>. 3D AV, n w cor 1st st, 1-sty frame shed, 32.10x125, gravel roof; cost, \$1,000; owner, Jas. S. Gold, 983 52d st; architect, same. Plan No. 7056. 5TH AV, compared to the state of the state of

7056.
5TH AV, s w cor 35th st, two 1-sty brick sheds, 21.4x26.4, shingle roof; total cost, \$1,500; owner, Greenwood Cemetery Co., on premises; architect, Erek Strindberg, 29 West 34th st, Manhattan. Plan No. 7043.
ATLANTIC AV, s s, 215 w Franklin av, 1-sty brick shed, 20x151, tar roof; cost, \$5,000; owner, N. Y. Consolidated R. R. Co., S5 Clin-ton st; architect, Walter K. Taylor, 329 Bowne av, Queens. Plan No. 6993.

Queens.

DWELLINGS.

COLLEGE POINT.--21st st, e s, 260 n 5th av, 2-sty frame dwelling, 18x50, tin roof, 2 families; cost, \$5,000; owner, C. W. MacDonald, 767 8th av, College Point; architect, C. B. Brun, 110 West 34th st, Manhattan. Plan No. 3200.

L. I. City. Plan No. 3208. RICHMOND HILL.—Fulton st, n s, 425 e Wyckoff av, two 2-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat; cost, \$5,000; owners, Gatehouse Bros., Inc., 57 Chestnut st, Brooklyn; architect, G. E. Crane, Richmond Hill. Plan Nos, 3210-11. Hill.

City. Plan No. 3245. MORRIS PARK.—Walnut st, w s. 270 n Bel-mont av, two 2½-sty frame dwellings, 17x36, shingle roof, 1 family; cost, \$5,000; owner, C. A. Johnson, 219 Washington st, Jamaica; archi-tect, Lars Olsen, 285 Livingston st, Brooklyn, Plan Nos, 3235-36.

RICHMOND HILL,—Chichester av, n s, 80 e Curtis st, two 2-sty frame dwellings, 14x35, shingle roof, 1 family; cost, \$4,400; owner, Martin Wohl, 102 Union Hall st, Jamaica; ar-chitect, owner. Plan Nos. 3239-40.

RICHMOND HILL.—Manor av, n w cor Bran-don av, two 2½-sty frame dwellings, 18x42, shingle roof, 1 family, steam heat; cost, \$7,-000; owner, Wm. Chappelle, 20 Vandeveer av, Woodhaven; architect, Lawrence J. Frank, Jr., 206 Crescent st, Brooklyn. Plan Nos, 3227-28.

ROCKAWAY BEACH.—Eldred av. e s, 210 n L. I. R. R., 1-sty frame dwelling, 16x44, shingle roof, 1 family; cost, \$700; owner, Wm. Goedele, 477 Boulevard, Rockaway Beach; architect, P. Caplan, Boulevard, Rockaway Beach. Plan No, 3230.

ROCKAWAY BEACH.—Washington av, n s, 80 w Center st, I-sty frame dwelling, 15x36, shingle roof, 2 families; cost, \$700 (two houses); owner, Mary Stanton, 2784 Crescent st, Bronx; architect, Wm. Sandifer, Rockaway Beach, Plan No, 3234.

Plans Filed, New Buildings, Queens, Continued.

Plans Filed, New Buildings, Queens, Continued.
SOUTH JAMAICA.—Hunton av, s s, 50 e
Chrystenah st, 1-sty frame dwelling, 14x14, tin roof; cost, \$600; owner, William Murgatroyd, premises. Plan No. 3232.
WHITESTONE.—9th st, s s, 380 e 7th av, 2½-sty frame dwelling, 20x26, shingle roof, 1 family; cost, \$3,200; owner, Chas. S. Colden, 12th st, near 7th av, Whitestone; architect, E. Leo McCracken, Manhattan court, College Point, Plan No. 3241.
WOODHAVEN.—Belmont av, s s, 100 e
Fundy st, 2-sty frame dwelling, 14x37, shingle roof, 1 family; cost, \$1,800; owner, Frederici Dritchler, 148 Forest av, Ridgewood; architect, L. F. Schillinger, 167 Van Siclen av, Brooklyn. Plan No. 3229.
WOODHAVEN.—Fulton st, n s, 116 w Wood-

Plan No. 3229. W00DHAVEN.—Fulton st, n s, 116 w Wood-haven av, 2-sty frame dwelling, 36x57, tin roof, 2 families; cost, \$4,200 (two houses); owner, Joseph Dittmar, 22 Oakland pl, Woodhaven. Plan No. 3244. STAELES AND GARAGES. JAMAICA.—South st, n s, 100 w Jay st, 1-sty frame barn, 10x16, tin roof; cost, \$100; owner, M. Piersak, on premises. Plan No. 3209. EDGEMERT.

EDGEMERE.—Surf av, e s, 285 n Sprayview av, 1-sty frame garage, 12x20, tin roof; cost, \$100; owner, Rebecca Weirgart, on premises. Plan No. 3213.

Plan No. 3213. FAR ROCKAWAY.—McNeil av, w s, 61 n Morris place, 1-sty frame garage, 12x18, tin roof; cost, \$200; owner, S. J. Ellsworth, on premises. Plan No. 3205. FLUSHING.—I6th st, w s, 60 n Laburnam av, 1-sty frame garage, 10x18, shingle roof; cost, \$700; owner, F. Street, on premises. Plan No. 3219.

av, 1-sty frame garage, 10x18, shingle roof; cost, \$700; owner, F. Street, on premises. Plan No. 3219. RICHMOND HILL.—Herald av, w s, 40 s Ridgewood av, 1-sty frame garage, 14x18, shingle roof; cost, \$300; owner, John Herlich, 93 Herald av, Richmond Hill. Plan No. 3217. RICHMOND HILL.—Waterbury av, n w cor Brandon st, 1-sty brick garage, 17x20, shingle roof; cost, \$300; John B Reiner, on premises. Plan No. 3220. WOODHAVEN.—Oceanview av, 506, 1-sty frame garage, 10x14, tin roof; cost, \$130; owner, Max Neuhaus, on premises. Plan No. 3206. WOODHAVEN.—Dennington av, e s, 123 n

owner, Max Neunaus, on premises. Plan No. 3206.
WOODHAVEN.—Dennington av, e s, 123 n Jamaica av, 1-sty frame garage, 11x16, tin roof, \$100; owner, R. Peterson, on premises. Plan No. 3222.
WOODHAVEN.—Diamond av, 820, 1-sty frame garage, 10x15, tin roof; cost, \$75; owned, N. Babcock, on premises. Plan No. 3201.
COLLEGE POINT.—13th st, w s, 100 n 1st av, 1-sty frame garage, 17x8, shingle roof; cost, \$350; owner, Dr. A. S. Ambl, premises. Plan No. 3242.

waster, Dr. A. S. Ambl, premises. Fian No. 3242.
ELMHURST.—Linden st, s w cor 5th st, 1-sty brick garage, 69x50, gravel roof; cost, \$4,-750; owner, Wm. J. Muller, premises; architect, John M. Baker, 9 Jackson av, L. I. City. Plan No. 3224.
RICHMOND HILL.—Bedford av, w s, 210 s Brandon av, 1-sty frame garage, 12x20, shingle roof; cost, \$250; owner, James Hirsch, 405 Bedford av, Richmond Hill; architect, E. Robins, Richmond Hill, Plan No. 3243.
WOODHAVEN.—Old South rd, n s, 600 w Woodhaven av, 1-sty brick stable, 25x51, slag roof; cost, \$1.80; owner and architect, Frank Ambrosi, Old South rd, Woodhaven. Plan No. 3233.

MISCELLANEOUS. JAMAICA CREEK.—West Bay av, e s, 1769 s Cross st, 1-sty frame bathhouse, 13x13, tin roof; cost, \$250; owner, Adam Kiefer, 48 Maple st, Brooklyn Hills. Plan No. 3203. RICHMOND HILL CIRCLE.—Lulu av, s s, 28 w Walnut st, 1-sty frame bathhouse, 14x20, tin roof; cost, \$150; owner, Miss R. Rigby, Bergen Landing rd, Richmond Hill. Plan No. 3204. 3204

JAMAICA.—Queens blvd, e s. 200 s Union Turnpike, frame signboard, 200x24; cost, \$400; owner, Jamaica Poster Adv. Co., on premises. Plan No. 3221.

Plan No. 3221.
COLLEGE POINT.—10th st, 15 to 23, 1-sty brick dye house, 44x70, rubberoid roof; cost, \$2,500; owner, R. A. Weber Silk Dyeing Co., 155 Bond st, Paterson, N. J. Plan No. 3225.
HOOK CREEK.—Foster's Meadow rd, e s, 800 n Rockaway rd, 1-sty frame boat house, 24x18, tin roof; cost, \$200; owner, Chris Richter, Hook Creek. Plan No. 3231.
RAMBLERSVILLE.—Beckman st, w s, 132 s Park Row, frame boat house, 14x16, shingle roof; cost, \$200; owner, G. Waldron, 208 Rich-ardson st, Brooklyn. Plan No. 3238.
WOODSIDE.—Jackson av, n e cor Mecke st, frame sign, 100x12; cost, \$100; owners, Diso-sway & Fisher, 1075 3d av, Manhattan. Plan No. 3237.

Richmond.

 Bit

 Diversion

 ONGRESS ST, P. S. 360 w Cedar Grove av, Geo, E. Reynold, 27 w Cedar Grove av, Geo, E. Reynold, 27 w Cedar Grove av, Geo, E. Reynold, 28 w Cedar Grove av, S. 360 w Cedar Grove av, S. 3

CEDAR GROVE AV, e s, 290 s New Dorp lane, New Dorp, 1-sty frame dwelling, 14x28; cost, \$200; owner and builder, H. A. Florence, 122 East 4th st, Manhattan. Plan No. 842.. CRESCENT AV, e s, 300 s Southfield blvd, Great Kills, 1-sty frame bungalow, 16x30; cost, \$400; owner, Mrs. M. Sweeney, 112 Pearl st, Manhattan; architect and builder, L. E. Decker, Eltingville. Plan No. 844. 2D AV, w s, 278 n Jersey st, new Brighton, 2-sty frame dwelling, 20x28; cost, \$2,800; owner, architect and builder, Peter Larsen, Port Rich-mond. Plan No. 841. STABLES AND GARAGES.

mond. Plan No. 841.
 STABLES AND GARAGES.
 NEPTUNE ST. 100 e Cedar Grove av, New Dorp, 1-sty galvanized iron garage, 14x20; cost, \$75; owner, Sarah Gould, 624 West 52d st, Manhattan; builder, W. J. Gould, 624 West 52d st, Manhattan. Plan No. 843.
 MISCELLANEOUS.
 FOUR CORNERS RD, w s, 200 e Todt Hill rd, Dongan Hills, 1-sty tile ice house, 15x20; cost, \$1,000; owner, Ed. Brown, Dongan Hills; architect and builder, J. J. Sullivan, Dongan Hills. Plan No. 840.
 OLD STONE RD. w s, 1,000 s Fisk av, Port

Hills. Plan No. 840. OLD STONE RD, w s, 1,000 s Fisk av, Port Richmond, 2-sty frame storage, 22x60; cost, \$898; owner, Consolidated Fire W. Co., Port Richmond; architect and builder, W. H. Ellis, Port Richmond. Plan No. 835. Ri

PLANS FILED FOR ALTERATIONS.

Borough of Manhattan.

ALLEN ST, 125-27, steel beams, windows, partitions, plumbing, brick and terra cotta walls to two 6-sty brick stores and tenements; cost, \$2,500; owner, Rosa Cohn, 99 Stanton st; architect, Otto Reissmann, 147 4th av. Plan No. 3688.

3688.
BROOME ST, 484-90, toilets, plumbing, partitions, cinder, concrete and asphalt finished floor, plumbing fixtures to 6-sty brick warehouse; cost, \$2,500; owner, Ellen W. Duryea, Red Bank, N. J.; architect, W. B. Rosencrantz, 111 5th av. Plan No. 3703.
HOUSTON ST, 52-58 West, terra cotta partitions to 6-sty brick telephone exchange; cost, \$4,800; owner, N. Y. Telephone Co., Union N. Bethell, 15 Dey st; architect, Edw. A. Munger, 15 Dey st. Plan No. 3685.
LUDLOW ST, 181, windows to 7-sty brick stores and lofts; cost, \$75; owner, J.; architect, Saml, Levingson, 101 West 42d st. Plan No. 3755.
NASSAU ST, 85, water closet compartment

NASSAU ST, 85, water closet compartment to 5-sty brick loft and office; cost, \$250; owners, Mathews & Martin, 5 Beekman st; architects, Nast & Springsteen, 21 West 45th st. Plan No. 3677.

WAVERLY PL, 227-29, removal of cornice to 6-sty brick tenement; cost, \$3,600; owner, Wm. Muller, 240 West 15th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 3682.

Landsredel, 148th st and 3d av. Plan No. 3082. 12TH ST, 36-38 East, exterior stairway, fire-proof exits, fireproof passageway, fireproof door, fireproof concreting, wire-glass, steel beams, mason work to 7-sty brick store and factory; cost, \$4,500; owner, Mrs. Clara A. M. Greer, Rye, N. Y.; architect, Maurice J. Engel, 420 East 48th st. Plan No. 3724. 23D ST, 340-42 East, mason work to 5-sty brick lodging house; cost, \$400; owner, Calvary Church, 103 East 21st st; architect, Wm. H. Ross, 12 Cedar st. Plan No. 3727. 24TH ST 10-25 East forma cotta partition

24TH ST, 19-25 East, terra cotta partition, kalamein doors to 16-sty brick store and lofts; cost, \$1,200; owner, Edw. Friedman, Lawrence, L, L; architect, Wm. G. Wilson, 512 West 162d st. Plan No. 3697.

24TH ST, 140 East, doorway to 2-sty brick store and loft; cost, \$25; owner, Catherine C. Johnston, 198 Union st, Brooklyn; architect, Mortimer C. Merritt, 1170 Broadway. Plan No. 2687

3667. 24TH ST, 25 West, iron balcony to 3-sty brick restaurant and dwelling; cost, \$75; owner, Anna McCord, 1133 Broadway; architect, Adolph Giobbe, 144 West 39th st. Plan No, 3709. 26TH ST, 343-347 West, metal smoke flue to 6-sty brick lofts; cost, \$800; owner, Mary Ham-ilton, 343-47 West 26th st; architect, John J. Lawlor, 360 West 23d st. Plan No. 3669.

Lawlor, 360 West 23d st. Plan No. 3669. 30TH ST, 127 West, steps, stairs, partitions, remove stoop to 5-sty brick apartment; cost, \$1,000; owner, Realty Holding Co., 907 Broad-way; architects, Neville & Bagge, 217 West 125th st. Plan No. 3679. 37TH ST, 5-7-9 West, pent houses, steel tank supports to 12-sty brick stores and lofts; cost, \$5,000; owner, Edwin Wolf, Empire Bidg., Phil-adelphia, Pa.; architects, Neville & Bagge, 217 West 125th st. Plan No. 3696. 20TU ST, 14 Dect 1, the dilities Vignetics

39TH ST, 14 East, 1-sty addition, limestone and terra cotta trimmings, fireproofing, fire es-cape, new brick front to 2-sty brick store and loft; cost, \$12,000; owner, Mrs. Lillian Thomp-son, Hotel Seville, N. Y. C.; architects, Bal-linger & Perrot, 1328 Broadway. Plan No. 3694.

44TH ST, 71-73 West, brick piers, steel tank supports to 3-sty brick shops and apartments; cost, \$200; owner, Will Rafel, 65 West 45th st; architect, August N. Allen, 2 West 45th st. Plan No. 3726.

46TH ST, 6-8 East, toilet compartment and fixtures to 6-sty stores and offices; cost, \$100; owner, Mary A. Pinchot, 60 Broadway; archi-tect, Patrick J. Murray, 2 Mithchell pl. Plan No. 3725.

48TH ST, 103 West, metal-covered store front to 5-sty brick store and dwelling; cost, \$250; owner, Bishop Estate, 14 Wall st; architect, Wm. J. Russell, 1476 Broadway, Plan No, 3711.

54TH ST, 108 West, terra cotta block boller room, hot water heater to 2-sty brick garage; cost, \$600; owner, Tuttle Estate, 55 Wall st; architect, David Scott, 119 West 33d st. Plan No. 3700.

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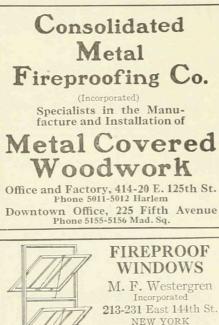
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56TH ST, 3 West, steel beams, change of stairs, removal of partition, stoop and masonry to 4-sty brick residence; cost, \$2,500; owner, August Heckscher, 576 5th av; architect, Rus-sell B. Smith, Inc., 220 Broadway. Plan No. 2721 sen 3731.

63D ST, 31 West, doorway to 5-sty brick dwelling; cost, \$50; owner, Martha Buse, 446 East 57th st; architect, W. L. McElreavy, 446 East 57th st. Plan No. 3680.

64TH ST, 104 West, door to 4-sty brick dwell-ing; cost, \$50; owner, Nathan Hirsch, 133 West 21st st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3705.

action of the set of the

No. 3689.
123D ST, 311 East, partitions, cut window to 4-sty brick tenement; cost, \$500; owner, Benj, Bernstein, 230 East 123d st; architect, Otto Reissmann, 147 4th av. Plan No. 3678.
126TH ST, 316 East, fire-escapes, toilet com-partments, partitions to 5-sty brick tenement; cost, \$800; owner, John Kreeg, 1496 Vyse av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 3729.
145TH ST, n s, 400 e Lenox av, partitions, concrete floor, toilet compartment, window to 1-sty brick stable; cost, \$150; owners, Daly Bros., 145th st and Harlem River; architects, Neville & Bagge, 217 West 125th st. Plan No. 3710.
18IST ST, \$54 West skylight to 6-sty brick

181ST ST, 854 West, skylight to 6-sty brick tenement; cost, \$50; owner, Fort View Constn. Co., 1018 East 163d st; architect. Geo. Hof, Jr., 371 East 158th st. Plan No. 3692.

182D ST, 601 West, metal-covered store fronts to 5-sty brick stores and tenement; cost, \$500; owner, Chas. Stuart, 1023 Lexington av; archi-tect, Frank C. Schefcik, 4168 Park av, Plan No. 3690 to 3690

BOWERY, 282-86, galvanized iron panels, tile, metal ceiling to 4-sty brick stores and lofts; cost, \$250; owner, Astor Estate, 23 West 26th st; architect. Chas. Dingledein, 44 West 18th st. Plan No. 3701.

BOWERY, 115-117, steel girders and columns, store front, water closet compartments, plumb-ing fixtures to 3-sty brick cafe & hotel; cost, \$15,000; owner, Jas. F. Hadley, care Hobert Trust Co., Passaic, N. J.; architect, Saml. Lev-ingson, 101 West 42d st. Plan No. 3713.

BOWERY, 195, elevator shaft (brick and terra cotta block), galvanized iron skylight, parti-tion, store front, door to 5-sty brick stores and warehouse; cost, \$1,200; owner, Joseph H, Schwartz, 195 Bowery; architect. Morris Schwartz, 194 Bowery. Plan No. 3723.

BROADWAY, 1571-1585. cabinet partitions, iron flap doors, removal of terra cotta partition to 4-sty brick theatre and stores; cost, \$400; owner, Mitchell H. Mark Realty Co., 701 7th av; architects, Berger & Son, 121 Bible House. Plan No. 3719.

No. 3719.
 BROADWAY. 1592-1602, wire-glass, terra cotta partitions to 10-sty brick stores and lofts; cost, \$500; owner, Mecca Realty Co. 1743 Broadway; architect, Ernest A. Lynde, 663 East 165th st.
 Plan No. 3722.
 BROADWAY, 3840-46, partition, water closet compartment, window to 6-sty brick stores and avartments; cost, \$50; owner. Joachim S. Van Wezel, 380 Canal st; architect. M. W. del Gaudio, 401 East Tremont av. Plan No. 3708.
 BROADWAY, 2250 metal-covered store front

BROADWAY, 3359, metal-covered store front, plumbing, cabinet partitions, marquise to 6-sty brick store and tenement; cost, \$500; owner John W. Brown, 600 West 136th st; architect Geo. Hof, Jr., 371 East 158th st. Plan No. 3686

BROADWAY, 3297, metal-covered store front, columns, windows, marquise, plumbing, stens to 6-sty brick store and tenement; cost, \$500; owner, Geo. Dailv, 440 East 136th st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 3687.

BROADWAY, 1571-1585, partitions, store front, stairs, plumbing to 4-stv brick, fireproof office; cost, \$4,000; owner, Mitchel H. Mark Realtv Co., 701 5th av; architect. J. H. Knubel, 305 West 43d st. Plan No. 3671.

BROADWAY, 1260-4, removal of encroach-ments to 16-sty brick hotel; cost, \$2,000; own-er, Wm. R H. Martin Trust, 47 West 34th st; architect, H. J. Hardenbergh, 47 West 34th st. Plan No. 3728.

COLUMBUS AV, 283, plumbing, concrete work, iron beams and stairs to 5-sty brick store and tenement; cost, \$450: owner, Fredk. A. Clark 149 Broadway; architect, John Boyd, 207 Christie st, Leonia, N. J. Plan No. 3684.

PARK ROW, 108, show window platform, bulkhead to 6-sty brick store and lofts: cost, \$100: owner. Jas K. Shaw, 321 West 92d st; architect, Flfon E. Parry, 205 West 87th st. Plan No, 3717.

ST. NICHOLAS AV, 188, tank to 7-sty brick apartment; cost, \$50; owner, Walter D. Rush, 188 St. Nicholas av; architect, Joseph H. Isseks, 83 Peck slip. Plan No. 3702. 18T AV, 2059, stairs, removal of partitions to 6-sty brick store and tenement; cost, \$250; owner, Vincenza Picarella, 2059 1st av; archi-tect, M. W. del Gaudio, 401 East Tremont av. Plan No. 3707.

Plan No. 3707. IST AV, 1629, store front to 4-sty, brick tene-ment; cost, \$125; owner, Bertha Túterka, 1629 Ist av; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 3673. IST AV, 583, change of stairways, stair en-closures, beams to 4-sty brick store and lodging house; cost, \$2,000; owner, Earl P. O'Brien, Rose Hill av, Tarrytown, N. Y.; architect, Les-ter Kintzing, 4735 Grand Central Terminal. Plan No. 3688. ²D AV, ²²⁹⁷, artend store to 4 sty brick

Plan No. 3688.
2D AV, 2297, extend store to 4-sty brick tenement; cost, \$1,200; owner, Trinity M. E. Church, 305 East 118th st; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 3676.
3D AV, 155, shed to 3-sty brick store and dwelling; cost, \$50; owner, John Lord, 49 Wall st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3706.

av. Plan No. 3706.
3D AV, 2156, plumbing, windows, partitions to 5-sty brick store and tenement; cost, \$500; owner, Herman Weaver, 607 8th av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3681.
3D AV, 1422, store front to 5-sty brick store and lofts; cost, \$200; owner, Chas. Wolinsky, 521 West 144th st; architect, Saml. Levingson, 101 West 42d st. Plan No. 3714.
4TH AV. 464. partitions, change of stairs to

4TH AV, 464, partitions, change of stairs to 4-sty brick store and tenement; cost, \$170; own-er Sauer Realty Co., 464 4th av; architect, Albert E. Weidinger, 150 Nassau st. Plan No. 3683.

Albert E. Weidinger, 150 Nassau st. Plan No. 3683.
4TH AV, e s. 33d to 34th sts, 71st Regiment Armory; cutting openings to brick 71st Regiment Armory; cost, \$1,200; owner, City of N., V., City Hall; architects, Clinton & Russell, 32 Nassau st. Plan No. 3675.
4TH AV, 248, partitions to 12-sty brick, fire-forof loft; cost, \$1,000; owner, Wm. T. Evans, 322 West 100th st; architect, Wm. J. Smith, 37 West 25th st. Plan No. 3674.
5TH AV, 2182-84, marble steps, resetting of store front to 5-sty brick stores and tenement; cost, \$100; owner, Hannah Benedict, 2423 7th av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3670.
5TH AV, 99, terra cotta partitions, plumbing fixtures, electric work, iron rolling shutters, mezzanine floor to 12-sty brick store, offices and toffs; cost, \$1000; owner, U. S. Life Insurance Co., John P. Munn, president, 277 Broadway; architect, Edw. C. Schmidt, 1 Madison av. Plan No. 3712.
6TH AV, 402, remove window to 4-sty brick loft; cost, \$200; owner, A. A. Forrest, 299 Madison av. Plan No. 3672.
TTH AV, 1855, fire escape, bath room compartment to 7-sty brick tenement; cost, \$100; owner, K. S. 160; owner, Edw. Friedlander, 1855 7th av; architects, S100; owner, S100; owner, Edw. Friedlander, 1855 7th av; architects, S100; owner, Edw. Friedlander, 1855 7th av; architects, S100; owner, Edw. Friedlander, 1855 7th av; architects, S100; owner, S100; owner, Edw. Friedlander, 1855 7th av; architects, S100; owner, S100; S100

STH AV, 501, steel girders and columns metal-covered store front, galvanized iron corn-ice to 4-sty brick store and hotel; cost, \$250; owner, Josephine Del Drago, 501 8th av; archi-tect, John H. Knubel, 305 West 43d st. Plan No. 3698.

STH AV, 2115, metal-covered store front to 5-sty brick store and tenement; cost, \$100; owner, Benj. Rauner, 3 West 101st st; archi-tect, Adolph Wexler, 329 West 13th st. Plan No. 3695.

Sth AV, 327, entrance, store front, partition, windows, water closet compartment to 4-sty brick store and tenement; cost, \$500; owner, Frederick Etz, 329 Sth av; architect, Wm. H. Dusenberry, 31 East 27th st. Plan No. 3716.
STH AV, 2741, partition, toilet compartment, store front to 5-sty brick tenement; cost, \$500; owner, Vermilyea Realty Co., 630 West 207th st; architect, Moore & Landsiedel, 148th st and 3d av. Plan No. 3730.
9TH AV, 245-47, window openings, blue-stone sills, fireproof frames and sashes to 5-sty brick lofts; cost, \$150; owner, Fredk N. Dubois, 245-247 9th av; architect, John J. Lawlor, 360 West 23d st. Plan No. 3720.

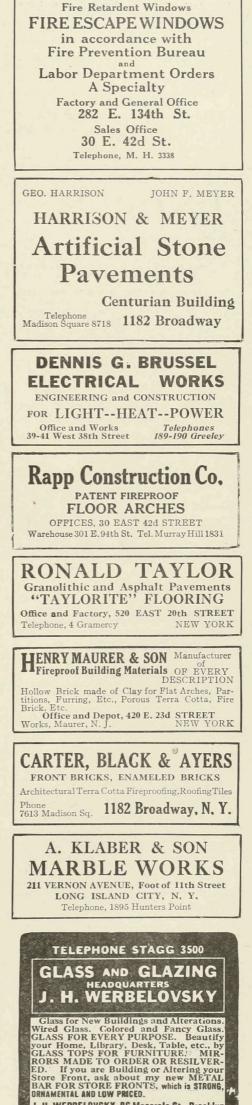
Bronx.

Bronx. EXTERIOR ST. w s, 50 s 138th st, new beams to 1-sty frame storage; cost, \$50; owner, Long bock Mills & Elevator Co., 135th st and Mott Haven Canal; architects, B. H. & C. N. Whin-stor, 148th st and 3d av. Plan No. 521. FREEMAN ST, 999, new partitions, &c, to 5-sty brick stores and tenement; cost, \$250; own-r, Jos. Henschel, 288 East Idist st; architect, Scar Lowinson, 5 West 31st st. Plan No. 515. PARKER ST, 1658, raise to grade and new martitions to 3-sty frame store and dwelling; cost, \$500; owner, Eduardo Merendo, 278 East 149th st; architect, Lucian Pisciotta, 391 East 149th st; Plan No. 574. BRYANT AV, 837-49, 1-sty brick extension, 21x 1, to 1-sty brick storage and office; cost, \$300; owners, Indelli & Conforti, on premises; archi-stor, 516. EASTERN BLVD, s w cor Bevera av new

EASTERN BLVD, s w cor Revere av, new girders, new window, &c, to 1½-sty frame dance hall; cost. \$1,500; owners. Teutonic Realty Co., Adam Hoffman, on premises, lessee; architect, Anton Pirner, 2069 Westchester av. Plan No. 519.

EASTERN BLVD, s w cor Ft. Schuyler rd, 1-sty frame extension, 21x25, to 1½-sty bowling allev and toilets; cost. \$1,200; owners, Teutonic Realty Co., Adam Hoffman, on premises, lessee; architet, Anton Pirner, 2069 Westchester av. Plan No. 520.

LACONIA AV, 4176, 1-sty and attic frame ex-tension, 20x7.2, to 2-sty and attic frame dwell-ing; cost, \$800; owner, Harry Hansen, on premises; architect. Carl P. Johnson, 30 East 42d st. Plan No. 517.



J. H. WERBELOVSKY, 86 Meserole St., Brooklyn

S. H. POMEROY CO., Inc.

Manufacturers of

Plans Filed, Alterations, Bronx, Continued.

MERRY AV, w s, 75 n Zulette av, 1-sty frame extension, 20x12, to 2-sty frame dwelling; cost, \$250; owner, Rich O'Donnell, 1559 Grant av; architect, Valentine Becher, 1571 Grant av. Plan No. 518.

Plan No. 518. MOHEGAN AV, intersection Crotona parkway and 179th st, 1-sty frame extension, 33x13, to 3-sty frame stores and dwelling; cost, \$1,200; owners, Horn & Eltinger, 511 West 112th st; architect, Carl J. Itzel, 847 Turman st. Plan No. 523.

WHITE PLAINS RD, n s, 88.97 n 219th st, new foundations to 2-sty frame store and dwell-ing; cost, \$500; owner and architect, Pit Raben, on premises. Plan No. 522.

Brooklyn.

Brooklyn. BRIDGE ST, 37, store front to 2-sty store and dwelling; cost, \$600; owner, John Sullivan, on premises; architect, A. N. Burker, 220 Broadway. Plan No. 7100. BRADFORD ST, 374, interior alterations to 3-sty tenement; cost, \$550; owner, Abraham Hocker, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6097. BRADFORD ST, 309, interior alterations to 2-sty dwelling; cost, \$250; owner, Bernard Camiel, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7067. CLINTON ST, 29, extension to 5-sty store and dwelling; cost, \$7,000; owner, Morris Wal-zer, 46 Graham av; architect, John A. Gorman, 487 Pine st. Plan No. 6992.

487 Pine st. Plan No. 6992.
COLUMBIA PL, 13, interior alterations to 3-sty tenement; cost, \$250; owner, Jennie Baker, 145 Linden st; architect, David A. Lucas, 98 3d st. Plan No. 7111.

145 Linden st; architett, bavia A. Each, and S. S. CoLUMBIA ST, 12, interior alterations to 2-sty dwelling; cost, \$750; owner, Michele P. Berglass, 8-10 Fulton st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7098. COURT ST, 347, interior alterations to 4-sty tenement; cost, \$500; owner, Jos. Gardino, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 7072.
GRAND ST, 528, interior alterations to 2-sty dwelling; cost, \$2,000; owner, Mamie A. Lincekie, Ozone Park, L. I.; architects, Shampan & Shampan, 772 Broadway. Plan No. 7097. HART ST, 585, interior alterations to two 2-sty dwelling; cost, \$150; owner and architect, Andrew C. Linn, 1230 Myrtle av. Plan No. 7118.

7118.
KEAP ST, 446, exterior alterations to 3-sty tenement: cost, \$3(0; owner, Carmine Russo, on premises; architect, Dominick Salvati, 525
Grand st. Plan No. 7001.
MELROSE ST, 324, raise 1-sty stable; cost, \$550; owner, Annie Levy, 326 Melrose st; ar-chitect, Harry A. Sand, 653 Onderdonk av. Plan No. 7131.

No. 7131.
NEVINS ST, 2, exterior alterations to 3-sty store; cost, \$1,200; owner, Edw. S. Smith, 133
Rodney st; architect, L. Lauritzen, 65 DeKalb av. Plan No. 7036.
NOLL ST, 12, extension to 3-sty stable; cost, \$1,500; owners, Obermeyer & Liebman, 44 West 77th st, Manhattan; architect, Jacob B. Gil-hardt, 957 Broadway. Plan No. 7124.
PIERREPONT ST, n w cor Montague st, new elevator to 3-sty dwelling; cost, \$2,000; owner, Stephin Loines, on premises; architect, Otis Elevator Co., 250 11th av. Plan No. 7011.

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. Riday. cents per line, minimum of fo P. M. Friday,

P. M. Friday. TREASURY DEPARTMENT, Supervis-ing 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 (in-cluding 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, com-position roof, for the United States post-office at Canton, Ill. Drawings and speci-fications may be obtained from the cus-todian at Canton, Ill., or at this office, at the discretion of the Supervising Archi-tect. O. Wenderoth, Washington, D. C. TWO ARTESIAN WELLS.

the discretion of the Supervising Archi-tect. O. Wenderoth, Washington, D. C. **TWO ARTESIAN WELLS.** Kings Park, N. Y. NOTICE TO CONTRACTORS. SEALED PROPOSALS FOR TWO AR-TESIAN WELLS at the Kings Park State Hospital, Kings Park, N. Y., will be re-ceived by the State Hospital Commission, Capitol, Albany, N. Y., until October 19th, 1914, at 3 P. M., when they will be opened and read publicly. Proposals shall be en-closed in a sealed and endorsed envelope with specifications for this work, and shall be accompanied by a certified check in the sum of 5 per cent. of the amount of the bid, and the contractor to whom the award is made will be required to furnish surety company bond in the sum of 50 per cent. of the amount of contract within thirty days after official notice of faward of contract and in accordance with the terms of specifications. The right is reserved to reject any or all bids. Speci-fications may be had at the Kings Park State Hospital, Kings Park, N. Y., the of-fice of the State Hospital Commission, or the office of Charles G. Armstrong & Son, Singer Building, New York City. Dated Albany, N. Y. Sept 1st, 1914. J. H. B. HANIFY, Secretary State Hospital Commission.

SEELEY ST, 176, extension to 2-sty dwell-ing; cost, \$2,000; owner, Thos. A. Clarke, on premises; architect, R. T. Short, 370 Macon st. Plan No. 7133.

Plan No. 7133.
SMITH ST, 456, interior alterations to 3-sty store and tenement; cost, \$200; owner, Tillie Haber, 704 East 2d st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 7060.
SUMPTER ST, 296, extension to 1-sty garage; cost, \$1,200; owner, Martin Sperling, 400 Sumpter st; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 7092.
TILLARY ST, 170, exterior alterations to 1-sty storage; cost, \$1,500; owner, Dr. Leon N. Adler, 100 William st; architect, Chas. A. P. Jehle, 2385 Myrtle av. Plan No. 7129.
WOLCOTT ST, 60, interior, alterations to 3-sty tenement; cost, \$200; owner, Kath. Yokum, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No, 6981.
EAST 2D ST, 15, extension to 2-sty dwelling;

EAST 2D ST, 15, extension to 2-sty dwelling; cost, \$600; owner, Vincent Forti, on premises; architect, Emil F. Luik, 314 Linden St. Plan No. 7061.

No. 7061.
EAST 2D ST, 15 (rear building), extension to 2-sty dwelling; cost, \$1,000; owner, Vincent Forti, on premises; architect, Emil F. Luik, 314 Linden st. Plan No. 7062.
EAST 2D ST, 220, move 2-sty dwelling; cost, \$1,000; owner, Kate S. Chamberlin, 1195 Pros-pect av; architect, Chas. G. Wessel, 1563 East 46th st. Plan No. 7081.

SOUTH ST. Plan No. 7081. SOUTH STH ST, 131, interior alterations to 3-sty factory; cost, \$2,000; owner, Harry Brand, 1st av and 49th st, Manhattan; archi-tect, I. A. Crawford, 1095-Lorimer st. Plan No. 7114.

No. 1114. EAST 18TH ST, 150, extension to 1-sty ga-rage; cost, \$325; owner, Edw. W. Irwin, on premises; architect, Frank M. Sanders, 131 East 32d st. Plan No. 7085.

rage; cost, \$325; owner, Edw. W. 1rwin, on premises; architect, Frank M. Sanders, 131
East 32d st. Plan No. 7085.
WEST 30TH ST, 3009, exterior alterations to bathing pavilion; cost, \$300; owner, Al Starck, West 29th st and the beach; architect, Jas A. McDonald, 2329 Surf av. Plan No. 7032.
ALBANY AV, 68, extension to 2-sty storage; cost, \$300; owner, Geo. H. Purnhagen, 72 Albany av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7087.
ATLANTIC AV, 2619, interior alterations to 3-sty dwelling; cost, \$200; owner, Fredk. Middendorf, Schenck av and Fulton st; architect, C. Infanger, 2634 Atlantic av. Plan No. 7019.
EELMONT AV, 674, interior alterations to 3-sty dwelling; cost, \$400; owner, Beckie Diamond, 352 Grafton st; architect, S. Millman, 1780 Pitkin av. Plan No. 6976.
CLINTON AV, 410, extension to 3-sty dwelling; cost, \$5,000; owner, Alfred E. Bedford, on premises; architect, Geo. P. Tubby, 81 Fulton st. Plan No. 7032.
BUSHWICK AV, 369, extension to 4-sty tenement; cost, \$800; owner, Marie Abrahams, 823 Madison st; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 7034.
DUMONT AV, 625 exterior alterations to 5-sty dwelling; cost, \$175; owner, John Meltzer, on premises; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 7066.
FLATBUSH AV, 214 extension to 3-sty store and dwelling; cost, \$1,500; owner, Harry Davidson, on premises; architect, S. A. Lucas, 98 3d st. Plan No. 7039.

st. Plan No. 7039. HARWAY AV, n w cor Cropsey av, raise 1-sty store; cost, \$1,000; owner, Jas. A. Coakley, on premises; architect, H. I. Furman, 120 Lib-erty st, Manhattan. Plan No. 6975. KENT AV, 269, interior alterations to 2-sty garage; cost, \$9,750; owner, American Sugar Refining Co., South 4th st and Kent av; archi-tect, G-dfrey Engel, 126 Winthrop st. Plan No. 7113.

No. 7113.
 METROPOLITAN AV, 394, interior alterations to 4-sty store and tenement; cost, \$325; owner, Wm. Simon, 382 Metropolitan av; architect, D. Salvati, 525 Grand st. Plan No. 7045.
 METROPOLITAN AV, 390, interior altera-tions to 4-sty store and tenement; cost, \$375; owner, Wm. Simon, 382 Metropolitan av; archi-tect, D. Salvati, 525 Grand st. Plan No. 7046.
 NOSTRAND AV, 388, vault to 8-sty storage; cost, \$1,000; owner, Edw. T. Jenkins, on prem-ises; architect, A. S. Hedman, 371 Fulton st. Plan No. 7101.

Plan No. 7101.
ROCKAWAY AV, 466, extension to 3-sty store; cost, \$1,200; owner, Palley Furniture Co., on premises: architect. E. M. Adelsohn, 1776
Pitkin av. Plan No. 7004.
SKILLMAN AV, 31, interior alterations to 1-sty stable; cost, \$300; owner, Tomasso De Candia, on premises; architect, Dominick Sal-vati. 525 Grand st. Plan No. 7010.
ST. MARK'S AV, 880, extension to 3-sty dwell-ing; cost, \$3,000; owner, Wm. Good, 869 St. Mark's av; architect, W. Ludwig, 801 Eastern pkway. Plan No. 7050.
VERNON AV, 129, plumbing to 2-sty dwell-ing; cost, \$125; owner, Morris Tucker, 190 Stockton st; architects, Glucroft & Glucroft, 671 Eroadway. Plan No. 7127.
WYTHE AV, 286 interior alterations to 4-

WYTHE AV, 286, interior alterations to 4-sty tenement; cost, \$125; owner, Wm. O. Weid-man. 457 Decatur st; architect, D. Salvati, 525 Grand st. Plan No. 7075.

14TH AV, 4903, extension to 3-sty dwelling; cost. \$1.500; owner, Saml. Herman, on premises; architect, M. A. Cantor, 373 Fulton st. Plan No. 7051.

Queens.

ARVERNE.—Ammerman av. e s. 150 s Ocean av. 3-stv frame extension, 34x31, side boarding house, interior alterations; cost, \$8,000; owner, N. Seligman, 410 Boulevard, Rockaway Beach; architect, P. Caplan, Boulevard, Rockaway Beach. Plan No. 2268.

COLLEGE POINT.--17th st, w s, 100 s 6th av nlumbing in dwelling, new extension rear; cost, \$300; owner, Henry Schagerter, 31 17th st, Col-lege Point. Plan No. 2279.

CORONA.—44th st, w s, 300 n Jackson av, 1-sty frame extension, 10x12, tin roof, rear dwelling; cost, \$100; owner, A. Napoli, on prem-ises. Plan No. 2301. CORONA.—French pl, w s, 120 n 54th st, 1-sty frame extension, 10x12, rear dwelling, tin roof; cost, \$100; owner, A. Napoli, on premises. Plan No. 2302.

No. 2302. ELMHURST.—7th st, n s, 100 w Lamont av, frame extension on front; cost, \$150; owner, C. Smiley, on premises. Plan No. 2296. ELMHURST.—Broadway, s e s, 80 n Boule-vard, 1-sty frame extension, 35x19, rear photo gallery, tin roof; cost, \$600; owners, Allen & Crest, 119 Broadway, Elmhurst. Plan No. 2318. EVEPCEPEEN Workford, av A. e. cost Weck

Crest, 119 Broadway, Elmhurst. Plan No. 2318.
EVERGREEN.--Wyckoff av, n e cor Washington av, plumbing to dwelling; cost, \$85; owner, M. Weinmann, on premises. Two buildings; cost, \$100. Plan Nos. 2307-08.
FAR ROCKAWAY.-Clinton st, s e cor Mott av, plumbing in dwelling; cost, \$70; owner, I. Loeb, premises. Plan No. 2280.
FAR ROCKAWAY.-Broadway, s s, 250 w Cornaga av, 1-sty frame extension, 10x36, side dwelling, tin roof, interior alterations; cost, \$800; owner, J. Eliott Crawford, premises; architect, J. H. Cornell, Far Rockaway. Plan No. 2281.

§800; owner, J. Eliott Crawford, premises; architect, J. H. Cornell, Far Rockaway. Plan No. 2281.
FLUSHING.—Main st, s e cor Lincoln st, dig new cellar under dwelling; cost, \$1,000; new heating system; cost, \$1,000; owner, A. C. Sluiter, 64 Main st, Flushing. Plan No. 2277.
FLUSHING.—Cypress av, 209, plumbing in dwelling; cost, \$130; owner, A. H. Pratt, premises. Plan No. 2289.
GLENDALE.—Myrtle av, s e cor Forest Park, erect brick retaining wall; cost, \$1,000; owner, M. Lebanon Cemetery Co., 8 Rutgers st, Manhattan. Plan No. 2273.
JAMAICA.—Terrace av, s s, 380 w Flushing av; erect retaining wall; cost, \$65; owner, M. E. Flanagan, on premises. Plan No. 2291.
JAMAICA.—Fulton st, s s, 97 e Church st, erect brick chimney on dwelling; cost, \$125; owner, Mrs. Adelaide Koehler, premises. Plan No. 2319.
JAMAIC CREEK NO. 2.—West Bay av, e s, 1806 s Cross st, 1-sty frame extension to boat house; cost, \$250; owner, M. Fantano, 40 East 633 st, Manhattan; architect, C. Hewitt, 604 Academy st, L. I. Citty. Plan No. 2305.
L. I. CITY.—Jackson av, 404-406, interior alterations to office buildings; cost, \$100; owner, Macademy st, L. I. Citty. Plan No. 2305.
L. I. CITY.—Sth st, n w cor West av, repair chimal Varnish Co., premises. Plan No. 2365.
RICHMOND HILL.—Reach st, 419, plumbing to dwelling; cost, \$60; owner, M. 2295.

2295. RICHMOND HILL.—Beach st, 419, plumbing to dwelling; cost, \$90; owner, J. Carney, on premises. Plan No. 2297. RICHMOND HILL.—Spruce st, w s, 136 s Central av, plumbing to dwelling; cost, \$75; owner, J. Bogt, on premises. Plan No. 2298. RICHMOND HILL.—Spruce st, e s, 200 n Jamaica av, plumbing to dwelling; cost, \$75; owner, M. L. Homan, on premises. Plan No. 2309.

owner, M. L. Homan, on premises. Plan No. 2309. RICHMOND HILL.—Spruce st, e s, 175 n Ja-maica av, plumbing to dwelling; cost, \$75; own-er, H. Bangert, on premises. Plan No. 2310. RICHMOND HILL.—Waterbury av, e s, 400 s Brandon st, plumbing in dwelling; cost, \$100; owner, J. L. Bosch, premises. Plan No. 2314. RICHMOND HILL.—Waterbury av, e s, 300 s Brandon st, plumbing in dwelling; cost, \$100; owner, J. Kissen, premises. Plan No. 2315. RICHMOND HILL.—Waterbury av, e s, 300 s Brandon st, plumbing in dwelling; cost, \$100; owner, J. Gerard, premises. Plan No. 2316. RIDGEWOOD.—Myrtle av, s s, 66 e Covert av, interior alterations to dwelling; cost, \$150; own-er, A. Janzer, premises. Plan No. 2272. RIDGEWOOD.—Ralph st, n s, 279 w Pros-pect st, interior alterations to dwelling; cost, \$100; owner, H. Cassman, premises. Plan No. 2276. RIDGEWOOD.—Myrtle av, 1856, erect new

2276.
 RIDGEWOOD.—Myrtle av, 1856, erect new storeroom in store and dwelling; cost, \$300; owner, S. Althauser, premises. Plan No. 2278.
 RIDGEWOOD.—St. Nicholas av, 337, interior alterations to dwelling; cost, \$1,000; owner, Ed.
 Ellinger, premises. Plan No. 2267.
 ROCKAWAY BEACH.—Private court, n s, 35 e Willett st, plumbing in two dwellings; cost, \$100; owner, A. Steuben, premises. Plan No. 2255-86.

2280-86. ROCKAWAY BEACH.—Jennings pl, n s, 161 e Willett st, new plumbing in two dwellings; cost, \$100; owner, A. Steuben, premises. Plan Nos. 2287-88.

cost, \$100; owner, A. Steuben, premises. Plan Nos. 2287-88.
ROCKAWAY BEACH.—Boulevard, n w cor Hammells av, 1-sty frame extension, 18x181, side dwelling, tin roof, interior alterations; cost, \$500; owners, Pallert & Elum, premises; architect, P. Caplan, Boulevard, Rockaway Beach. Plan No. 2320.
SHORE VIEW PARK.—Harrison av, w s, 150 n 1st st, 1-sty frame extension, 9x5, front dwell-ing, tin roof; cost, \$200; owner, Eliz. Hoenig, 1162 Liberty av, Erooklyn. Plan No. 2265.
WOODHAVEN.—University place, 230-234, plumbing in two tenements; cost, \$100; owner, Eliz. A. Therry, on premises. Plan No. 2290.

Richmond.

COLUMBIA ST, w s. 175 n Castleton av, West Brighton, 1-sty addition to frame store; cost, \$243; owner, Chas. Barret, West Brighton; builder, E. Mersereau, West Brighton. Plan No. 425

425. PRINCE AND HARDY STS, s e cor, Staple-ton, masonry and new piazza to frame dwell-ing; cost, \$300; owner, James McElhone, Sta-pleton; builder, Thos, Cummings, Stapleton. Plan No. 422.

AMBOY AND BUTLER AVS, n w cor, Totten-ville, masonry and partitions to frame dwelling; cost, \$700; owner, E. Williams and others, Tottenville; architect and builder, C. J. White, Tottenville. Plan No. 426.

ARENTS AV, n s. 134 w Johnson av, Totten-ville, studding, rafters, shingle roof to frame workshop; cost, \$500; owner, Frank L. Had-kins Tottenville; builder, W. L. Joline, Totten-ville. Plan No. 423.

WASHINGTON AV, 148 e Richmond rd, Eg-bertville, new foundation to frame dwelling; cost, \$200; owner, Mrs. Mary Yonds, Egbert-ville; builder, Henry Yonds, Egbertville. Plan No. 424

NEW JERSEY NEWS.

Middlesex, Union, Hudson, Essex, Bergen and Passaic Counties.

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, 10. The location is given, but not the owner's address: MONTCLAIR.-William Hughes, 511-515 27 and 29 Linden av, four 3-sty frame, \$20,000. EAST ORANGE.-Gennet & Feldman, 23, 25, and 29 Linden av, four 3-sty frame, \$20,000. NEWARK.-Nicola Bossi, 243 Belmont av, 3-sty frame alteration, \$1,000; Max Adelman, 15 Lawton st, 3-sty frame, \$5,000; Annie Schultz, 161 South st, 3-sty frick, \$7,000; Gluseppe In-namorate, 269 Norfolk st, 3-sty frame alteration, \$500. IBVINGTON -Harz Morris, 538 Grove st, 3-

\$500

\$500.
IRVINGTON.—Harz Morris, 538 Grove st, 3-sty frame, \$5,000.
CLIFFSIDE.—Walter Nadrawski, west side Gorge rd, 102 ft. south of Cliff st, 2-sty frame, \$4,000.
ELIZABETH.—Peter Breidt Brewing Co., 246 1st st, 3-sty frame alteration, \$500.
JERSEY CITY.—Samuel Pertney, 13-15 Dan-forth av, 3-sty brick, \$9,000.

APARTMENTS, FLATS AND TENEMENTS. JERSEY CITY, N. J.—Nathan Welitoff, 222 Washington st, Newark, has completed plans for a 3-sty flat, 32x59 ft., at 13 and 15 Danforth av for Samuel Portney, 40 West 16th st, Bayonne, owner and builder. Cost, about \$10,000. WEST NEW YORK, N. J.—William Mayer, Jr., 693 Bergenline av, has completed plans for ten 3-sty apartments at Bergenline av and 5th st for D. J. Murphy, president First National Bank of Guttenberg, Guttenberg, owner, who will take bids on all subs and materials. Total cost, about \$60,000. NEWARK, N. J.—Edward V. Warren, 31 Clin-

cost, about \$60,000. NEWARK, N. J.—Edward V. Warren, 31 Clin-ton st, has nearly completed plans for two 4-sty apartments, 47x90 ft. each, on the west side of Eelmont av, near Clinton av, for Herman C. Schneider Building & Construction Co., 514 South 14th st, owner and builder. Cost, about \$30,000 each.

of Felmont av, near Chinton av, for Arteria Schneider Building & Construction Co., 514 South 14th st, owner and builder. Cost, about #30,000 each. EAST ORANGE, N. J.—John B. Cella, 738 Broad st, Newark, has completed plans for a 3-sty brick tenement, 25x58 ft., at 72 Tremont av for Amato Pomponio, 286 South 6th st, New-ark. Cost, about \$7,000. DWELLINGS. EAST ORANGE, N. J.—Alfred Walters, 45 Clinton st, Newark, has about completed plans for a 2½-sty frame residence, 24x33 ft., at 65 Rhode Island av for Bernard J. O'Rourke, 85 Rhode Island av. Cost, about \$5,000. FACTORIES AND WAREHOUSES. NEWARK, N. J.—Fletcher Thompson, Inc., 1089 Broad st, Bridgeport, Conn., is preparing plans for a brick and steel power house for the National Lock Washer Co., 65 Johnson st. STABLES AND GARAGES. WEST HOBOKEN, N. J.—Edward McDermott, 582 Spring st, has completed plans for a 2-sty brick garage at Mountain road and Hudson av for J. Cranwell & Son. Union st, owners and builders. Co.st, about \$5,000. STORES, OFFICES AND LOFTS. WEST WOOD, N. J.—William Whitney Ras-mussen, 1133 Broadway, Manhattan, has com-pleted plans for a 2-sty store, 80x53 ft., for Helen Brickwell, this place. WEST NEW YORK, N. J.—Bids were re-ceived by the Town Council of the Town of West New York, Mayor O. L. Aufderheide, for the 3-sty brick and terra cotta municipal build-ing, 75x180 ft., at 16th st and Taylor pl, from plans by William Mayer, Jr., 603 Bergenline av. Cost, about \$75,000. George T. Martin, 366 th av, Manhattan, low bidder at \$76,400 for the general construction. THEATRES.

THEATRES. JERSEY CITY, N. J.—George Keister, 56 West 45th st, Manhattan, is preparing prelimi-nary plans for a 1-sty moving picture theatre, 50x100 ft. for the Neuveau Realty Co., care of architect

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SCHOOLS AND COLLEGES. NEW HARTFORD, N. Y.-Gouge & Ames, 72 Genesse st, Utica, have completed plans for a 2-sty brick school, 60x60 ft., at Meeker and Sun-set avs for the Board of Education of New Hartford, Chas. R. Coppel, clerk. Cost, about \$20,000. Ames 72 ion of New Cost, about

OBITUARY

CHARLES EENTE, painting and interior decorating contractor, died of a complication of diseases, at his home, 521A Greene av, Brooklyn, Saturday, October 10. He was fifty-eight years old and is survived by his widow, four sons and a daughter. d and is daughter

old and is survived by his widow, four sons and a daughter. DAVID B. CARSWELL, interior decorator and painting contractor, died of peritonitis in the Prospect Heights Hospital, Brooklyn, Sunday, October 11. He was fifty-eight years old and lived at 121 St. Marks av, Brooklyn. He was the father of State Senator Wm. B. Carswell. He is survived by his widow and six sons. DENIS MURPHY, a retired general con-tractor, died at his home in Yonkers, N. Y. Tuesday, October 13. He was born in Ireland sixty-six years ago, and had lived in Yonkers for fifty-three years, where he was formerly well known as a builder. During his activity he built St. Joseph's Catholic Church and sev-eral of the city's public buildings. COLEMAN W. BROWNSON, a lumber mer-chant, died after a short illness of pneumonia, at his home in Hicksville, L. I., Sunday, Oc-tober 11. He was forty-seven years old and was the secretary of the Southern Paper Co., 1 Madison av, the Nassau Lumber Co. and the Seacoast Lumber Co. He was also a director of the Nassau Milling Co. He is survived by his widow.

nis widow. CHARLES F. DANFORTH, civil engineer, died at his home, 323 Division av, Brooklyn, after a brief illness, Friday, October 9. He was born in Salem, Mass., and had lived in Brook-lyn for a number of years. Mr. Danforth was for many years in the construction business and for a time was associated with the old Hecla Iron Works. He is survived by a son and a daughter.

TRADE AND TECHNICAL SOCIETY EVENTS.

TECHNICAL LEAGUE OF AMERICA.—Regu r meetings third Friday of each month. Wal r L. Smyth, secretary, 74 Courtlandt st, N

NATIONAL HOUSING CONFERENCE, sched-ed for Minneapolis, October 21, 22, 23, 1914, s been postponed on account of the European

VARNISH MANUFACTURERS ASSOCIA TION.—Annual convention in New York City during the week of October 19.

BROOKLYN ENGINEERS CLUB, 117 Remsen st, Brooklyn, at their regular meeting, Thurs-day, October 29, will be addressed by Paul Bigelow, Eastern manager of the Buckeye En-

ne Co. AMERICAN HARDWARE MANUFACTUR-RS'ASSOCIATION,—Annual meeting and con-ntion at Atlantic City, N. J., October 28-30. eadquarters at the Marlborough-Blenheim stel ERS ention

Headquarters at the Marlborough-Elenheim Headquarters at the Marlborough-Elenheim Hotel. AMERICAN INSTITUTE OF MECHANICAL ENGINEERS.—Meeting in New York City, De-cember 1 to 4. Calvin W. Rice, secretary, 29 West 39th st. NATIONAL BUILDERS' SUPPLY ASSOCIA-TION.—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 con-vention 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.

F. Ashburner, City Manager, Springhout, chairman. NEW YORK CHAPTER, American Society of Heating and Ventilating Engineers, will resume its regular monthly meetings Monday, Oct. 19. in the Engineering Societies' Building, 29 West 39th st. AMERICAN SOCIETY OF ENGINEERS, ARCHITECTS AND CONSTRUCTORS, regular meetings second Wednesday of each month, in the Engineering Societies' Building, 25 West 39th st. T. Hugh Boorman, secretary.

meetings second Wednesday of each month, in the Engineering Societies' Building, 25 West 30th st. T. Hugh Boorman, secretary. SECOND INTERNATIONAL EXPOSITION OF Grand Central Palace, N. Y. C. December 12 to 19, 1914. This exposition is held under the au-spices of the American Museum of Safety, and according to present plans will surpass the very successful exhibition held at the same place last vear. INTERNATIONAL ASSOCIATION of Master House Painters and Decorators of the United States and Canada will meet in annual conven-tion in Washington, D. C., Feb. 9 to 12, 1915. The headouarters will be at the Hotel Raleigh, A. H. McGhan, Corcoran Building, Washing-ton, D. C., chairman of Convention Committee. THE SOCIETY OF BEAUX ARTS ARCHI-TECTS is preparing for an entertainment to be held at the Ritz-Carlton Hotel November 9-10, afternoon and evening. The proceeds will be avointed to the relief of families of architects, soulptors and painters who are in need of as-sistance on account of the European conflict. Many prominent professional and amateur ar-tists have volunteered their services for this any thological pantomime entitled "The Judgment of Paris." The committee in charge of the en-trainment includes Lloyd Warren, chairman; Howard Greenley. Louis R. Metcalf, James W. O'Connor, Henry Hornbostel, Kenneth M. Murchison and Arthur Ware. MEERICAN SOCIETY OF CIVIL ENGIN-EERS, at their annual election to be held Janu-ary 20, 1915, will vote upon the following can-

didates: For president, Charles D. Marx, pro-fessor of civil engineering, Stanford University, California; vice-presidents, Clements Herschel, hydraulic engineer, New York City, and Daniel Bontecou, consulting engineer, of Kansas City, Mo.; treasurer, Lincoln Bush, consulting en-gineer, New York City; directors, Frederic Mo-litor, consulting engineer, New York City, to represent District 1; John V. Davies, consulting engineer, New York City, District 2; J. E. Greiner, consulting engineer, Ealtimore, Dis-trict 3; John B. Hawley, consulting engineer, Fort Worth, Tex., District 4; John F. Coleman, consulting engineer, New Orleans, District 5, and Herbert S. Crocker, consulting engineer, Denver, District 6.

PERSONAL AND TRADE NOTES.

L. J. RICE, general contractor, has moved his office from 149 West 35th st to 405 Lexington av. M.

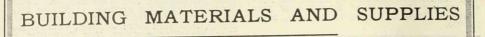
office from 149 West 35th st to 405 Lexington av. M. SEITELBACH, plumbing contractor, has moved his office and shop from 364 3d av to 380 3d av, Manhattan. MOFFETT & STEWART, INC., architects, have moved their offices from the Jessup Build-ing to 30 North 3d st, Camden, N. J. ROBERT N. CLEVERDON, architect, formerly at 15 East 40th st, has opened temporary offices at 2207 Andrews av, University Heights, N. Y.C. WILLIAM A. MITCHELL has resigned as director and treasurer of A. L. Guidone & Co., general contractors, 131 East 23d st, Manhattan. W. E. HINSDALE, formerly of the Hinsdale-Meyer Co., plumbing supplies, New York City, has recently been appointed manager of the new office of the Federal-Huber Co., plumbing fixtures, 33 West 44th st, Manhattan. YALE & TOWNE MANUFACTURING CO. has secured a new sales location at 77 East Lake street, Chicago, which it will occupy for a term of years. The present location of this company's Chicago office is 74 East Randolph st. H. S. R. MCCURDY, division engineer in charge of construction Asbakan Reservation New

company's Chicago office is 74 East Randolph st. H. S. R. McCURDY, division engineer in charge of construction, Ashokan Reservoir, New York Board of Water Supply, has recently re-signed to become associated with the Morgan Engineering Co., Dayton, O., on the Miami flood prevention work. HARRY EDWARD PRINDLE, formerly Cana-dian representative of Palmer, Hornbostel & Jones, architects, has opened offices at 915 New Birks Building, Montreal, Que., for the general practice of architecture. The Montreal office of Palmer, Hornbostel & Jones has been discon-tinued.

Palmer, Hornbostel & Jones has been discon-tinued. FRANK W. SKINNER, formerly senior as-sociate editor of the Engineering Record, has opened offices as a consulting engineer at 45 Broadway, N. Y. C., and in the Crabtree Annex, St. George, Staten Island. He will be asso-ciated in his practice with C. E. Fowler, of Seattle, Wash. LONG ISLAND FARES.—Declaring that de-spite the increases in traffic the Long Island Railroad was operated last year at a loss of \$1,000,000, President Ralph Peters announces that the railroad is considering an advance in all monthly commutation tickets and round-trip passenger rates. SENATOR THOMAS H. CULLEN of Brook-lyn has been elected chairman of the New York State Housing Commission, which was organ-ized at Albany this week. The commission will investigate housing and sanitary conditions in the State's cities of the second class, making recommendations based on the findings to the first housing law, generally believed too drastic, the present commission was created by legis-lative act, \$6,000 being appropriated for its work.

lative act, \$6,000 being appropriated for its work. SUBWAY WAGES.—The Public Service Com-mission for First District refused, by a vote of 4 to 1, to adopt resolution offered by Commis-sioner J. Sergeant Cram, declaring forfeited a contract between the City and the Dock Con-tractor Company for the construction of that section of the Broadway subway, Manhattan, lying between Bleecker st and Union sq. Repre-sentatives of organized labor had previously complained to the commission that the company had been violating the Labor Law, in failing to pay the prevailing rate of wages for stone masons. Hearings showed that the violation had been committed by a sub-contractor, but that the contractor had put a stop to it as soon as the complaint was made. The Labor Law provides that a violation shall work a for-feiture of the contract, but counsel to the com-mission held that such a forfeiture could not be declared unless it were shown that the con-tractor had actual or constructive notice of the violation, which was not the case in this pro-ceeding. GEORGE H. MORRIS, for many years a rep-

tractor had actual or constructive notice of the violation, which was not the case in this pro-ceeding. GEORGE H. MORRIS, for many years a rep-resentative of the master steam and hot water fitters in the Building Trades Association, was recently presented with a silver service by the Master Steamfilters' Association in this city. President Jeffrey, on this occasion, said: "Mr. Morris, for a period extending over more than twenty-five years this association has wisely seen fit to entrust you with the adjustment of many of its difficulties, and, to a great extent, the regulation of its affairs. In the porform-ance of these duties you have sacrificed many days from your business and given up many mights from your rest. Your work in this line has been at times difficult, your patience has been tested, but your ability has been proved as the results of your labors have shown. Your representation of this association of New York (it, of which body we are a component part, for a number of years in the various capacities in which you have served, has been highly commended by all concerned. You hold a unique successive terms, by the unanimous vote of the representatives of thirty-three associations of the propresentatives of thirty-three associations of the propresentatives of thirty-three associations of the approxement of the association of the general Arbitration Board of the New York Building Trades."



OPTIMISM TAKING PLACE OF PESSIMISM AS TALK IS RENEWED OF REOPENING STOCK EXCHANGES.

> Brick Prices Slightly Firmer-Linseed Oil Lower-Steel Dull.

F URTHER shrinkage in linseed oil F URTHER shrinkage in linseed oil prices and continued restiveness of steel fabricators for business and prevalence of fluctuations in quotations were the week's features of the building material, supply and equipment market. Common brick from the Hudson river district are still in moderate call, al-though stacking time is here and manudistrict are still in moderate call, al-though stacking time is here and manu-facturers are loading reserve covered barges for winter use in this market. Raritan common in Newark is in mod-erate demand, but in Brooklyn it has a good inquiry. Portland coment is less erate demand, but in Brooklyn it has a good inquiry. Portland cement is less firm at \$1.58 in large lots in this city, but lumber is holding remarkably steady on list both to yard and to consumers. Building money is still held on prem-ium and lenders are decidedly conser-vative even in making loans on factory and commercial buildings. Plan filings continue to do well, considering the

continue to do well, considering the entire district as a whole, indicating the presence of a demand for new buildings, especially those of a commercial character. One big factor of encouragecharacter. One big factor of encourage-ment is the extreme low price of all building commodities and many stand-ard equipments, like radiators, heating apparatus and pipe. Wire goods, like reinforcement and nails, are reported to be firm on list, but concessions have been given on desirable business where competitive materials have crowded the

been given on desirable business where competitive materials have crowded the market too closely. Wholesale reports of movement of materials to New Jersey, Queens and Brooklyn, show not much drop from last year's standards of shipments, but in Manhattan and the Bronx and in cer-tain parts of Westchester, the subway is the biggest consumer, in lumber, steel, sand and concrete. The second-hand market reports a heavy call for used brick for bulkhead building, indicating that even with price of this material low, contractors are willing to buy-even below current levels. On the Building Material Exchange there is, however, a feeling of optimism. One officer said that while the first of September brought a state of business that could not have been worse, the orders moving around the middle of October gave evidence that business could be a great deal worse. Money is

THE SUBURBAN OUTLOOK. What the Various Centers offer Material Men.

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still hard to collect and business is being done on longer credits than usual, but material is moving easier than a month ago, and there are optimists who believe that the committee at work on the plan for reopening the New York Stock Ex-change for domestic securities in hands for reopening the New York Stock Ex-change for domestic securities in hands of American owners in this country on July 30 is nearer solution than the pub-lic had been led to believe. At any rate, manufacturers are willing to take a chance on the continued easing of the money situation and are meeting the demand as it develops. In the supply market, lubricants are

demand as it develops. In the supply market, lubricants are holding about even, rope is stiffer on quotation, plate and window-glass is dull with discounts held tightly, however, and roofing materials, especially those hav-

roohng materials, especially those nav-ing asphaltum properties, are stiffer. Slate is the only exception. The ruling set forth by Acting Sec-retary Lanning of the State Department to the effect that American business can trade with belligerent countries is looked upon by the building material, events and equipment market as the besupply and equipment market as the beginning of a change in export business. If it does nothing more, according to important interests in the trade, it will create a factory demand here that will make the demand for extension more ap-parent to conservative banking interests parent to conservative banking interests and financiers in general. Heretofore the feeling has been general that ulti-mately war-torn Europe would have to come into the American market for al-most every kind of commodity, even in-cluding common brick, but this decision is believed to be the opening wedge for on early resumption of trade with Eng-

is believed to be the opening wedge for an early resumption of trade with Eng-land, France and Russia. Building plans filed in all boroughs up to noon yesterday, compared with the filings of last week, follow. In the week ending, Oct. 18, 1913, there were 194 new building plans filed valued at \$1,521,890.

	Week ending			
	Oct. 9.			
	No.	Value.	No.	Value.
Manhattan	5	\$1,775,000	8	\$887,000
Bronx	. 5	11,800	20	401,300
Brooklyn	. 70	815,200	29	277,600
Queens			48	83,005
Richmond	. 13	9,745	11	8,973
Total	.164	\$2,246,045	116	\$1,657,878

vent over-production in apartments, loft and office buildings, in order to insure a quick re-covery of the renting market when conditions are straightened out a little clearer. In the principal lumber and supply yards in the outskirts of the city there is a decided dis-position to buy only for immediate needs. Few yards are carrying a liberal supply of lumber, and in no case, so far as known, is there over-loading. Reserve stocks are all low, the dealer holding to jobbers' promises to supply them when needed.

LINSEED OIL. Drop to 49 and 50 Cents As Duluth Market Weakens.

Drop to 49 and 50 Cents As Duluth Market Weakens. P ARTLY because paint manufacturers are having trouble in getting pigments from abroad and because gum is equally as scarce in the varnish manufacturing trade, the de-mand for linseed oil has fallen away here si-multaneously with heavy arrivals of flaxseed at Duluth. The result was a drop of an-other cent a gallon in the price of this com-modity here this week with few encouraging signs of strengthening. The falling off in new building construction also had an effect upon the linseed oil market. Preservative paints of one kind or another carry linseed oil as a vehicle and when the demand fell away simultaneously with the drop in building operations dealers and jobbers were with healthy stocks, but little prospect of the fall painting season being anything but slug-gisb. Any special paint that contains asphaltum

gish. Any special paint that contains asphaltum may be expected to advance in price, if it already has not done so, according to infor-mation obtained from the trade this week. This is because the available ships carrying as-phaltum from South America are loaded to capacity with other products of more vital

need and sailing ships are hard to get. The tress, however, is expected to be relieved shortly.

LIME.

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COMMON BRICK.

COMMON BRICK. Slight Recession in Registered Unloading. A New York Brick Company a slight recession in unloading of barges this week as compared with last week's total, it was stated that it could not be held strictly to represent the cur-rent trend because prices have nominally stif-fened so that the average price now ruling for so that the average price now ruling for a thousand, wholesale. As a rule only run-of-the strick is \$5.25 instead of being nearer \$5 a thousand, wholesale. As a rule only run-of-the strick is bringing \$5 or under. Manufacturers apparently are seeking to clear the sheds of brick that has been in stack for a long time and when they brought in their staft frings they loaded this brick on barges for New York to work them off in a sick mar-ber wholesale market, with comparison for hudson River brick ordering the week ending Thursday, Oct. 15, in the wholesale market, with comparison for the corresponding period last year, and a com-drative statement of Hudson brick unloaded to be wholesale market, with comparison for he corresponding period last year, and a com-drative statement of Hudson brick unloaded to be the wholesale market, with comparison for the corresponding period last year, and a com-drative statement of Hudson brick unloaded to be the wholesale market, with comparison for he corresponding period last year, and a com-ter of the way fride way. Oct. 15, in the order fride way. Oct. 9–11. 1914

Left over, Friday A. M., Oct. 9-11.	
Arrived.	
Friday, Oct. 9 2	2
Saturday, Oct. 10 7	6
Monday, Oct. 12	12
Tuesday, Oct. 13 3	5
Wednesday, Oct. 14 6	7
Thursday, Oct. 15 6	7
-	-

Total 39

				UNLOADE	
	(Current	and last	week	compared.)
Oct.	2	1,230,000	Oct.	9	690,500
Oct.	3	453,500	Oct.	10	370,000
Oct.	5	982,000	Oct.	12	630,000
Oct.	6	753,000	Oct.	131	,032,500
Oct.	7	984,000	Oct.	14	963,000
Oct.	8	816,500	Oct.	151	006,000

Left over, Friday A. M., Oct. 10-66.	
Arrived. Sold	l.
Friday, Oct. 10	
Saturday, Oct. 11 4 2	
Monday, Oct. 13	
Tuesday, Oct. 14 1 6	
Wednesday, Oct. 15 3 9	
Thursday, Oct. 16	

a. m., Oct. 17-58. OFFICIAL SUMMARY. Left over Jan. 1, 1914.... Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Oct. 15, 1914... Total No. bargeloads sold Jan. 1 to Oct. 15, 1914... Total No. bargeloads left over Oct. 16, 1914... 1315 1300 1527 Total No. bargeloads left over Oct. 17, 1913