

# REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, OCTOBER 24, 1914

## A SETTLED PLAN FOR PORT DEVELOPMENT

Why Local Freight Terminal Projects Have Failed—A Port Commission To Study the Transportation Needs of the Entire Harbor

If the City of New York is ready to consider the subject of port development, if an arrangement is possible with the railroads by which the cost of reorganizing the facilities of the port will not fall upon the taxpayers, then the actual work should be entered upon only when a general plan for the entire port has been devised after a careful study of conditions. This seems to be the opinion which the city authorities are coming to, according to the latest report.

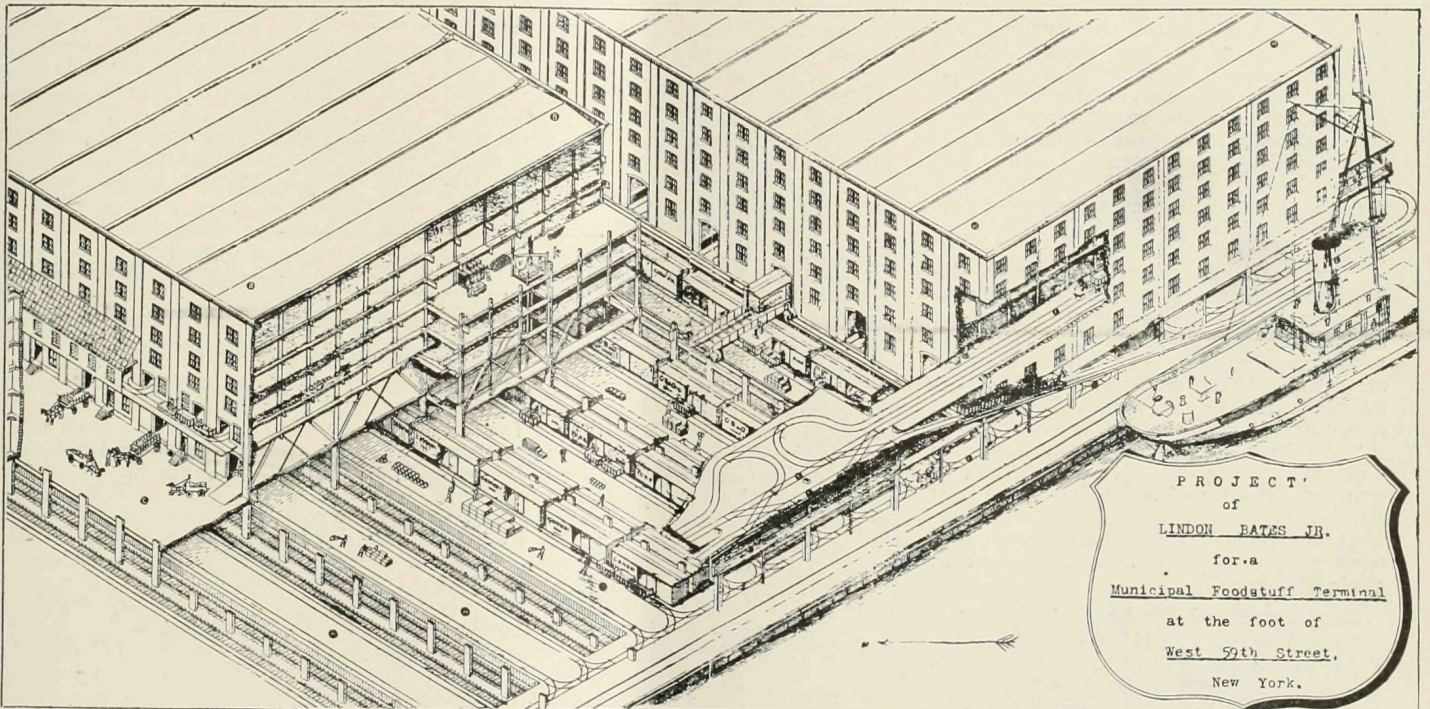
Various schemes and plans have been proposed from time to time. The city, the New York Central Railroad, citizens' associations and others have originated them. Not one has won support from those whose interests are directly affected thereby. It is essential, of course, that the plan should meet the needs of the transportation lines, if the transpor-

lifework. Speaking this week in his personal capacity and not for the association, Mr. Molitor said he was firmly of the opinion that a plan designed to take care of a small area or unit of the port may be prepared only after an intelligent review of the conditions concerning the entire port. As a result of the recommendation of the committee, the Merchants' Association had formally recommended to the Mayor the appointment of a Port of New York Commission, composed of three expert engineers. This commission would be charged only with the authority to prepare a comprehensive plan of the entire port of New York. This plan, when completed, would be submitted to the city authorities, and if approved, no work would be permitted within the area of the plan unless intended as a unit toward the whole.

City of New York which would result in a plan for reducing the unit cost of the handling of freight.

"Such a man as Colonel Goethals, for instance, would make an admirable chairman of such a commission. In a word, the commission should be such a commission as those which made possible the great terminal and transportation plants at Hamburg, Liverpool and London. I have in mind a precedent for our suggestion in the case of Chicago, which is now about to undertake the solution of its terminal problem through means similar to those we suggest."

The plan for the commission has not only been recommended to the Mayor by the Merchant's Association, but has been endorsed by the New York Chamber of Commerce as well. The Jersey City Chamber of Commerce has



A STUDY FOR A MUNICIPAL FOODSTUFF MARKET AT 59TH STREET AND NORTH RIVER.

tation lines are to follow the new plan and pay, first or last, for the new facilities.

It has been the study lately of the Committee on Harbors, Docks and Terminals of the Merchants' Association, and particularly of a sub-committee thereof, to ascertain the reasons that have prompted the great transportation companies and others to disapprove of every plan. The committee found that the plans that proposed to change conditions in this port were applicable only to a unit, or a small area, of the port, and that they failed of accomplishment because of their impracticability, particularly in the details of operation.

The chairman of the sub-committee is F. A. Molitor, of 35 Nassau street, a transportation engineer of note, who is now in private practice. Solving engineering problems for railroads is his

"This commission would hold hearings at which all transportation and shipping interests would have an opportunity of expressing their views," said Mr. Molitor. "The facts deduced would be used by the commission in the preparation of its plan and report.

"Besides this the commissioners would prepare statistics of all freight traffic, showing commodities, destination and other details that would enable them to obtain a correct perspective of the large merchandise movement in and out of New York, and also make a study of the conditions affecting the food supplies of our great city. Such a commission of experts would secure information not heretofore accessible. From all these facts with their own experience the members of the commission would be enabled to draw a picture of the transportation conditions of the Port and

been asked to co-operate. About two years would be required for the preparation of the plan.

### Latest Terminal Plan.

The latest terminal plan that has been suggested to the Board of Estimate comes from Lindon Bates, Jr., of 71 Broadway, an engineer. The plan, or rather project, is for a foodstuff terminal to be established by the City of New York on the West Side, at the foot of 59th street, immediately below the New York Central yards. A preliminary study is shown in the annexed drawing. Only the elements of the plan have been decided. The land is now occupied by the Union Stock Yards and Market Company and would have to be taken by condemnation proceedings. No estimate of the cost has been made.



## WHERE SAVINGS COULD BE EFFECTED

Specific Instances of Extravagance in City Budget Pointed Out By the Real Estate Board—Estimates of Some Departments Not Available

THE Board of Estimate's Committee on Tax Budget began on Monday, the last week of hearings on departmental estimates, and the Real Estate Board of New York completed its suggestions for economy in city affairs by submitting memoranda on the departments examined. The estimates for the Board of Education were not made public and therefore no opportunity for criticism was given to taxpayers. The estimates of the Mayoralty Board and the Board of Estimate and Apportionment were passed without a hearing. Memoranda were submitted this week by the Real Estate Board in relation to the estimates for the Police Department, the Department of Docks and Ferries, the Department of Water Supply, Gas and Electricity, and the estimates of the Borough Presidents of Manhattan, Bronx, Queens and Richmond.

The Police Department asks for \$15,331,835.35 for personal service, a net decrease over 1914 of \$68,000. It is said that in the main this department is being well administered. Most of its expenditures are mandatory.

The increase demanded for administrative service seems unnecessary to the Real Estate Board, which says in a communication to the Budget Committee:

"There is no good reason why the fourth Deputy Commissioner should have a private secretary. A serious waste in the city service to-day is the salaries paid private secretaries. Where there is a secretary to a department and an abundance of stenographers and clerks there is no need for a private secretary. The very title presupposes that such an official does only private, or personal, work for his superior.

"Practical experience with city departments demonstrates that the private secretary's principal occupation is to act as a bar against those who have business with his superior. The title should be abolished. If the department head needs an assistant he should be furnished with one, but not with a private secretary.

"The item of \$30,000, to increase the efficiency of the detective bureau and to employ expert and scientific service, is not clear. It is presumed that when patrolmen are promoted to higher pay and rank as detectives that it is because of their efficiency."

### Department of Docks and Ferries.

This department asks for \$2,392,640.35, a decrease from 1914 of \$283,957.92. "We believe this department is being efficiently administered by an official who realizes the necessity for an economical and business administration," says the Real Estate Board.

"We regret, however, to find a request for a secretary to the first deputy. Any competent stenographer or clerk could be assigned to do the work required."

### Department Water Supply, Gas and Electricity.

"The estimate of the Department of Water Supply, Gas and Electricity is not available (Oct. 15) and the Real Estate Board is unable to make any suggestions regarding it based on this year's requests.

"Great saving is, however, possible in this department in the opinion of the Board, and believes that this is realized fully by the commissioner in charge. He has already proposed certain economies in street lighting that will, it is hoped, save the city \$400,000 yearly. The same careful scrutiny should, however, be given this department by the Bureau of Standards and the examiners in order

that no excessive salaries be paid or unnecessary employees kept.

### Borough President, Manhattan.

"The Borough President of Manhattan is an experienced business man and as a member of the Board of Estimate is fully familiar with the city's financial condition. We would like to call his attention, however, to the salaries paid clerks and stenographers, and to the salary paid the Consulting Engineer, who also receives a salary from the Court House Board.

"The public works now carried on by the Borough of Manhattan surely do not require a Commissioner of Public Works at \$7,200 per annum, an assistant at \$6,000, a secretary to the Commissioner at \$3,300, a Consulting Engineer at \$7,200, an Engineer at \$5,000, two assistants at \$2,700 each, another Chief Engineer at \$5,000, an Assistant Engineer at \$4,000, another at \$2,700, another Assistant Engineer at \$2,000, and another at \$2,700 and one at \$2,100. In addition there is still another Assistant Engineer at \$3,300, another at \$5,000, another Consulting Engineer at \$6,000 three assistants, one at \$4,000, one at \$3,000, and one at \$2,500. There is, also, requested in another department of the Borough President's office an Assistant Engineer at \$3,500 and another at \$2,500.

"For the Municipal Building an assistant engineer at \$3,750 is asked. This engineering force is in addition to the engineering force of the Topographical Bureau, where \$207,540.00 is requested for salaries for engineers and assistants. The President asks, also, for 29 engineers and assistant engineers in the Department of Buildings. In addition, of

course, there are a large number of mechanical and stationary engineers asked for.

"There is no doubt but that the city is as one newspaper properly said, 'Engineered to Death.'"

### Borough President of The Bronx.

"The President of the Borough of The Bronx requests \$1,620,320.83, an increase over 1914 of \$2,853.93. This borough has been very economically managed for the past four years and it is probably true that but little decrease in expense could be had, except by a horizontal lowering of salaries in all grades. There is the same large engineering force that we find in the other boroughs. A great deal of engineering force in all the boroughs is employed at work such as is usually performed by contractors' foremen, who are paid from \$18 to \$25 a week.

"We cannot understand the necessity for an Assistant Superintendent of Buildings at \$4,000 a year.

### Borough President of Queens.

"There should be no increase allowed in the Borough of Queens unless for maintenance of streets. Under the policy recently adopted by the Board of Estimate there will be fewer improvements to supervise in that borough next year than before.

"If you consider the character of the work done, the hours of employment, and certainty of tenure, there are no underpaid men in the President's office of the Borough of Queens, except perhaps the President himself. The Budget Committee should compare these salaries with those paid men doing similar work in the industrial establishments of Queens."

## WOULD LIMIT SOCIAL UPLIFT WORK

This Is the Request of the United Real Estate Owners' Associations—Budget Hearings Next Week

On Monday and Tuesday at City Hall, the Board of Estimate will grant public hearings upon the City Budget for the year 1915. All those having suggestions or objections to offer will be heard. It is understood that representations will be made in behalf of the real estate boards and property owners' associations of the city.

Resolutions were adopted at the last meeting of delegates of the various associations affiliated with the United Real Estate Owners' Associations which will be presented to the Board at Monday's meeting. These resolutions after reciting the fact that the city and country have passed through a long financial depression, requests from the Mayor and the members of the Board of Estimate the following:

(1). That only such budget allowances be granted as shall keep the 1915 tax rate within the tax rate of 1914.

(2). That not one dollar of salary increase be granted for the year 1915 to any city employee, whether the present salary be relatively big or little, or whether the proposed increase be reasonable or unreasonable. The city's employees are not a privileged class, and under the present business conditions should be thankful that their salaries are not reduced. It is no answer for any department executive to say in recommending any salary increase, that it is proposed to dismiss certain other employees and that the aggregate of such dismissed employees' salaries nearly equals, does equal, or exceeds the proposed increase; such argument being only proof that the department can and

under existing conditions should do without such unnecessary men.

(3). That the hours of all city employees, excepting such as are fixed by statute, shall be from nine a. m. to five p. m. on week days and from nine a. m. to one p. m. on Saturdays, and during the months of July and August from nine a. m. to four p. m. on week days, and from nine a. m. to twelve noon on Saturdays. This is only the schedule of minimum hours obtaining in private business and will reduce the number of employees, thereby saving a large sum of money to the taxpayers.

(4). That in view of the abnormally increasing expenditures annually for supplies, all applications for increased appropriations shall not only be refused but the aggregate amount granted shall be less for 1915 than for 1914.

(5). That all applications for increased amounts or additional amounts for social uplift or altruistic propaganda, and for all new municipal experiments during the year 1915, be refused, no matter how worthy they may be, and all such activities be deferred until a more propitious time.

(6). That no expenditures of money shall be authorized by the Board of Estimate and Apportionment with a week's prior notice to the taxpayers.

(7). That no experts be employed unless first approved by the Board of Estimate and Apportionment and after a public hearing.

(8). That no money be expended for public improvements already authorized, unless contracts have already been let.



# CREATING SUBURBAN COMMUNITIES

Developers Have An Arduous Task, Requiring Capital, Good Judgment and Patience—Some Typical Examples in Westchester County

By WINNIFRED HARPER COOLEY

THE growth of legitimate real estate enterprises usually is slow and steady, but, on occasion, there are fortunate circumstances surrounding some special properties which bring about, with considerable celerity, a transformation of barren plains and unproductive farms into highly developed residential estates.

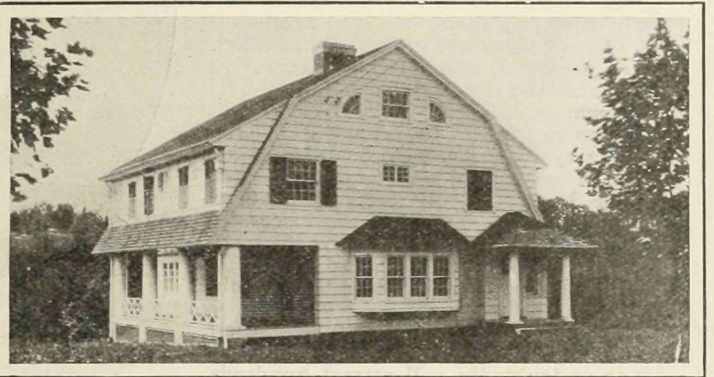
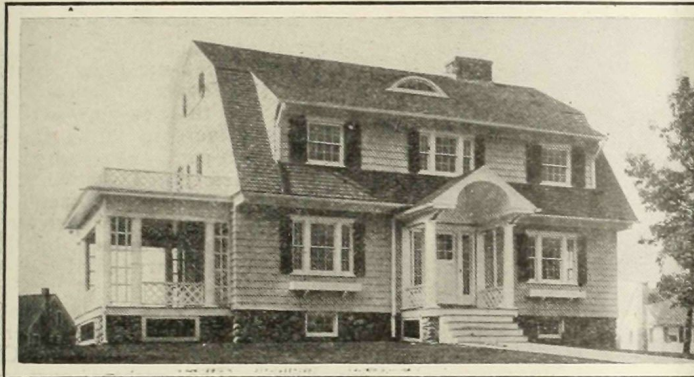
The operations of the seven or eight real estate concerns in Westchester County, all under the Robert E. Farley organization, have taken place actually within a decade. Each community has

now stretch from the railroad station to the ancient pillared mansion of a past century, and have been taken over by the Bronx Parkway.

As various sections of the Estates have developed, they have been named respectively: Greenacres, Murray Hill and Scarsdale Hill. Greenacres has the greater populace. During the last three years more than 76 houses have been built there, and 10 others are now in the course of construction, while plans for 8 more are being worked out for the autumn. Owners of 12 other plots are contemplating building. The lowest

pany by erecting one, great strides can be made.

Gedney Farm also had been neglected for a long time, when Mr. Farley and his associate, L. Ward Prince, started to resurrect it. The buildings were in a dilapidated condition. Gedney Farm Hotel was built, the stables of Howard Willets forming the nucleus, and in a short time was created a colony of about fifteen attractive homes. Others are about to be started. Mr. Willets and Mr. Farley decided to go ahead with this plan in the latter part of September, 1912. The work of developing the



HOMES DESIGNED FOR ALL-YEAR OCCUPANCY.

its geographical advantages, and each appeals in a different way to prospective home-builders.

In suburban developments, as in everything else, it is the first step that counts. The choice of location, the moderateness of the original prices, go far to determine the earnings of a company. The co-operation of good architects and builders, who realize one's primal ideas, and work harmoniously, also aids land developers.

Beginning in a simple way, the Westchester Land Exchange ten years ago, had desk room in a White Plains office. About ten million dollars' worth of property is now being handled by one

possible price of a home on any lot is \$8,000. From this price costs range.

The first problem in a suburban colony, before clients can be attracted, is to lay out some sort of a community with macadamized drives, proper sewerage, and grading. At Hartsdale the new station was erected and the grounds landscaped, and long macadamized drives created. An old building with saloon was modernized and transformed into small stores for the convenience of suburban dwellers, all objectionable features being eliminated. An important feature in developing suburban home colonies is to provide social life and recreation.

property and building the hotel was really not well under way until the Spring of 1913. The hotel was opened on October 7, 1913. That is, all this progress at Gedney Farm has really been made in a little over a year.

The same policy and general developing system has been used with other suburban properties along the Hudson and in Westchester County. Oakland Beach at Rye, N. Y., and Nepperhan Heights, a suburb of Yonkers, are handled by the brokerage department of the Farley organization. The latest acquisition of these interests is Philipse Manor, which has been taken over recently. Unlike the former properties, this already is



GROUP OF HOUSES IN RESIDENTIAL DEVELOPMENT.

organization. The Scarsdale Estates surround the picturesque station at Hartsdale. The Bronx River, scarcely more than a stream, winds its way through this section of the country, and its banks are heavily overgrown with flowers. The Italian Sunken Gardens were created out of a field of refuse and

Clustered around the station of this typical community are the Scarsdale Golf and Country Club and the County Tennis Club. The former crowns a hill, overlooking a charming lake. Another important point is the attractive railroad station, and as soon as a railroad will co-operate with a real estate com-

developed. Twenty-three very large and modern homes are on the property, as well as a commodious clubhouse. Miles of roads macadamized, and excellent gradings and sidewalks, together with the necessary sewerage, electric lighting, etc., embellish the property and add to the comfort of the property owner.



## OPTIMISM, SLOGAN OF REAL ESTATE MEN

Expressions of Opinion at Recent Convention Point to Return of Good Times, Increased Business and General Prosperity

**R**OBERT E. DOWLING, chairman of the Workmen's Compensation Commission, at the recent banquet of the State Real Estate Convention, gave a talk about the possible future of realty in the metropolis. He dwelt on the peculiar difficulties which confronted men in big business when they essayed to fill a State or Federal job. "You quickly learn," said Mr. Dowling, "that as soon as you are 'on the job' you haven't much to say, nor have you control of things like in your own business. When you seek for efficient men to help to run your office you are handed a list of names of persons from which you can choose and have no alternative but take the list and select the best you can.

"I am not afraid to say it that a civil service system is a very depressive one when it comes to helping get the men of the highest ability for public office. If the biggest men in the successful businesses had to rely on the civil service system, as it is today, for furthering the interest of their business they would find it of little benefit.

"In these times real estate has stood splendidly the severest test, and this alone undoubtedly will attract hundreds if not thousands of persons to become property owners, particularly those persons who had lost their faith in the stock markets.

### New Commission.

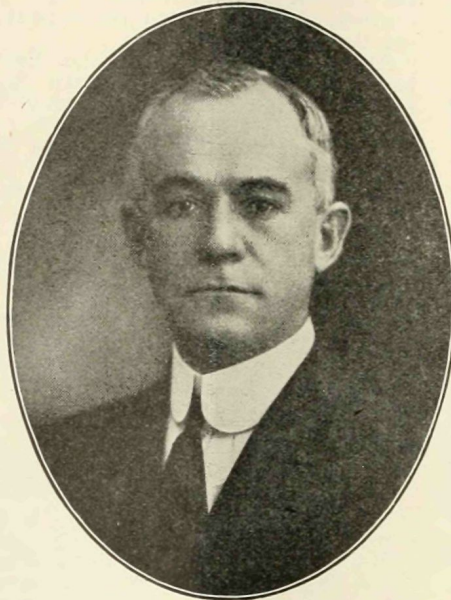
"The Workmen's Compensation Commission went into office on March 30 and the law became effective on July 1. At the time I was appointed some paper characterized my appointment as a bad one, saying that I did not know anything about the law. Well, I did not know much. Now, I find that many who posed as experts on the measure display a remarkable depth of ignorance on that topic.

"Up to date we have issued 165,000 policies, and we have turned over to the State in premiums more than \$600,000. We are doing the second largest insurance business in the State. I think the rates are too high, but succeeded in getting a reduction of 15 per cent.; then the proposition was reconsidered. I predict that the State fund will not pay out over 50 per cent if present rates are maintained. The correctness of my viewpoint can't be actually shown until next January. I am not an expert in figuring nor an actuary, but I feel positive the rates are too high."

### Terminals and Realty Allied.

Cyrus C. Miller said the terminal market and real estate were closely allied because the more a family must pay for its food the less it has remaining to pay for rent and clothing. Consequently the less must be the value of the real estate on which it lives. "Any agency which brings food into the city so that it may be sold at a low price," continued Mr. Miller, "increases the amount of income which the tenant can pay for the use of the property, and hence its value is increased.

"A terminal market is merely the means whereby the third step in the trinity of a city's provisioning—collection, transportation and distribution—is effected. The United States Bureau of Labor Statistics shows a rapid increase in the retail prices of foods used in the average workingman's family between the years 1890 and 1912. The figures for recent years are as follows: 1905, \$115; 1906, \$119.1; 1907, \$123.9; 1908, \$126.5; 1909, \$131.2; 1910, \$135.2; 1911, \$134.9; 1912, \$143.7.



CYRUS C. MILLER.

"The average cost of twenty articles of food used by the workingman's family in 1890 was \$1, while in 1914 it was \$1.45. In the meantime wages have not increased in the same proportion, so that the increased price bears most heavily on the poor, who must spend so large a part of their income for food.

"Lack of proper terminal facilities results in increased cost by reason of delay, waste and extra charges for haulage and handling. It is estimated that the



ROBERT E. DOWLING.

value of the foodstuffs handled annually in the City of New York amounts to \$900,000,000 and that 10 per cent. of this, or \$90,000,000, could be saved annually by adequate terminal facilities. Such a vast sum retained in the hands of our citizens could be used for better rents and better living.

"Thus, it may be seen that terminal markets and real estate are connected intimately, and that the presence or absence of adequate terminals may affect the price of real estate seriously throughout the city. But in our study of real estate and the influence which affect it, we must not confine ourselves to the City of New York or to the cities of the State.

"Everyone is familiar with the fact that farm values in many parts of the State have declined during the last twenty-five years. There are many causes for this, but the main cause is that farming has ceased to pay. It

might be supposed that as our cities have grown greatly during this period there would be more demands for the products of the farm, and therefore the value of farm lands would rise. The fact is that lack of marketing facilities in the city has caused so much expense in the handling of foods in the city that the farmer has received a low price for his products, while the city dweller has paid a high price. We need not look for an increased value in our farm lands until our farmers can be given market facilities adequate for the sale of their goods at a profit.

### 'Back to the Farm.'

"The cry of 'back to the farm' is uttered by many well-meaning people who recognize the evils of overcrowding the cities, but this cry never will be answered satisfactorily until the farms can be made to pay. The energy of the American takes him everywhere over the civilized and uncivilized world, through every danger and privation, so long as he can make money, but he will not stay on the farm and not make money.

"It is estimated that the State of New York produces only about 10 per cent. of the food stuffs used in the City of New York. The greater part of the supply comes from world-wide sources. Hence, for the proper handling of these supplies, a terminal market must be built which will handle economically train and ship loads of produce in one place where both shippers and buyers can meet.

"The creation of a market system in the city will result in the drafting of rules for the uniform grading and packing of foods to be sold in the markets. This, in itself, will put a stop to the waste now caused by the necessity of sorting, grading and re-packing. The wholesale terminal market is the first step in our market reform. Its influence on real estate will be direct and powerful."

### New Hope Sounded.

William H. Moffitt, who was president of the Real Estate Association during the last year and who was succeeded by M. Morgenthau, Jr., said: "This two-day convention has created the spirit of a new feature; of better times with millions of dollars in circulation to give new life, new hope and new courage to the people of this country. The report of the National City Bank of New York City says we have \$1,000,000,000 in gold in the treasury of the United States; we have \$500,000,000 in gold in the banks of this country; we have \$200,000,000 in gold in circulation among the people, while the gold output during 1914 in the United States and Alaska was \$100,000,000. This makes a total of approximately \$1,800,000,000 in gold in this country.

"The Secretary of Agriculture says there is a product in the entire country, from the 7,000,000 farmers of over \$9,000,000,000, which is \$1,000,000,000 more than the farmers of this country had to spend last year.

"With this amount of gold on hand, which is greater than the combined gold deposit of England, France and Germany before the war, and with over \$9,000,000,000 for the farmers to spend this year, and with every industry now working overtime, with every country in every part of the globe seeking and demanding our goods and products, there is nothing on top of earth that can stop us from having, at an early date, the greatest era of prosperity this country has ever known."



# SIXTH AVENUE IN TRANSITION STATE

Big Building Movement in the Twenties During Recent Years Has Changed the Character of Tenancy of Stores on Thoroughfare

Increased traffic = increased crowds. Increased crowds = increased business. Increased business = increased demand for stores. Increased demand = increased competition. Increased competition = increased rentals. Increased rentals = increased income to owner. Increased income = greater value of property. Therefore, increased traffic = increased value of property.

THIS is a geometrical axiom which may be accepted among students of real estate valuations and developments in New York City. It is proven by the remarkable increases in land values in those sections of the city where there is congested pedestrian traffic. A dozen actual instances may be cited as proof of the desirability of large crowds of people constituting moving masses along particular streets.

The condition at present existing on Sixth avenue, between 23d and 32d streets, is unusually interesting in this connection, because it may cause a doubt to be raised as to the infallibility of the axiom above quoted. Along this thoroughfare between those two points the traffic is so congested during the noon hour and during the early morning and late afternoon hours that the street is almost impassable. Thousands of employees of the factories and light manufacturing buildings in the intersecting streets, between Fifth and Seventh avenues, pour into Sixth avenue. The result has been a practical duplication of the situation in lower Fifth avenue which has caused so much discussion.

The occupants of 182 buildings, ranging in height from five to twenty stories, have selected Sixth avenue for their noon-time promenade and for their favorite thoroughfare. Sixty-seven of these buildings are twelve stories in height and are of comparatively recent construction. The table on this page illustrates the principal cause of congestion.

One of the most interesting details in connection with this new development may be found at the corners of 25th, 26th and 27th streets, where street labor exchanges have become established. Here may be found labor con-

tractors, furnishing workers to clothing manufacturers, and also operators and others looking for jobs as well as employers looking for help. Down on the lower East Side in Seward Park a similar labor exchange has long been characteristic of the Hester street side. In this district carpenters, painters, blacksmiths, glaziers and plumbers with tools in hand may be obtained ready for work.

Sixth avenue itself, in the minds of a great many real estate experts, was destined to become a part of the great retail shopping district. When large department stores began to do business in 23d street to the south and 34th street to the north, it was felt that the interior territory, particularly along Sixth avenue, would feel the effects and develop along the same lines.

There are nineteen saloons, eleven men's clothing, nine ladies' wear, nine men's furnishings, eight ice cream parlors and soda stands, seven cigar stores, six shoe, six jewelers, five pawn shops, five leather goods and bags, three electrical supplies and sewing machines, three men's hats, three novelties, three moving pictures, including Loew's Greeley Square theatre, which has vaudeville; three cutlery and hardware, two photo supplies, two shoe shining parlors, two cut rate theatre tickets, two stationers and two barbers. There are various single establishments, including among others a laundry and a dog fancier.

According to a leading real estate man in the section there is, however, a favorable turn to be noticed in the upper floors of the buildings. These were

formerly occupied for dwelling purposes and where they have been changed over to small businesses the increase in income to the owner has almost offset the decrease of store rentals. There is not much likelihood in the near future of this part of Sixth avenue being improved with large structures, as the rentals obtainable from the old buildings keep the land values considerably in excess of those in the side streets, whereas, there is very little difference, if any, in the rentals obtained for lofts on the avenue as compared with those obtained in buildings in the side streets. There has been little building of modern mercan-

tile structures on the avenue, although the side streets have undergone striking changes in the transformation of quiet residential blocks to busy manufacturing centers.

The tendency for loft construction has manifested itself on Sixth avenue between 24th and 31st streets only in one instance. At Nos. 510 to 512, Edward J. Appell recently completed a twelve-story store and loft structure from plans by Walter Williams. There is one building operation under way at the present time involving the northwest corner of Sixth avenue and 28th street where speculative builders are erecting a three-story store and office building from plans by Charles B. Meyers.

From this last operation, indicating as it does a demand for store properties rather than for loft buildings, it might be inferred that Sixth avenue is destined to continue to develop along the same lines at present noticeable. In the opinion of many men familiar with conditions past and present, it will remain the center of businesses catering to a class of trade of moderate means. Two-cent coffee houses and the "selling out" men's furnishing stores, offering bargains, will continue to flourish on the congested thoroughfare, where even the roar of the elevated road cannot drown the clamor of the thousands of pedestrians. From present indications Sixth avenue's future is assured for years,



SIXTH AVENUE, NORTH FROM 25TH STREET.

The advent of thousands of workers in what may be called the "needle trades" has caused a complete transformation of the character of businesses along Sixth avenue. A canvass was made this week of the stores along the thoroughfare and an analysis made of the kinds of retail concerns which have become with in very recent times part of the business development. It was found that saloons, restaurants and pawn shops prefer the east side of the street, whereas men's furnishings, ladies' wear and jewelry firms prefer the west side of the avenue. There are twelve vacant stores, three on the east side and nine on the west side.

There are today twenty-six restaurants on Sixth avenue between 32d and 23d streets, ranging in quality from Mouquin and Shanley, to Max's Busy Bee. There are six of these lunch-rooms.

Building Construction in Side Streets Between Fifth and Seventh Avenues.													
Street	5-sty	6-sty	7-sty	8-sty	9-sty	10-sty	11-sty	12-sty	13-sty	16-sty	18-sty	20-sty	Tot.
24th	5	6	6	2	1	2	4	6	..	..	..	1	33
25th	7	1	1	..	..	..	3	17	..	1	..	..	30
26th	9	6	4	..	..	..	1	11	1	..	..	..	32
27th	6	5	4	..	1	1	..	19	..	..	1	..	37
28th	11	1	3	..	..	..	..	3	..	1	..	..	19
29th	3	2	1	..	..	..	..	8	..	..	..	..	14
30th	2	1	1	..	..	..	..	3	..	..	..	..	7
31st	..	2	1	..	1	..	..	..	..	1	..	..	5
32d	1	2	1	1	..	..	..	..	..	..	..	..	5
<b>Totals</b>	<b>44</b>	<b>26</b>	<b>22</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>8</b>	<b>67</b>	<b>1</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>182</b>



# REAL ESTATE BUILDERS RECORD AND GUIDE.

Devoted to Real Estate  
Building Construction and Building Management  
in the Metropolitan District

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. W. DODGE, President

F. T. MILLER, Secretary-Treasurer

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

'Entered at the Post Office at New York, N. Y., as  
second-class matter.'

Copyright, 1914, by The Record and Guide Co.

## TABLE OF CONTENTS

(Section One.)

	Page.
A Settled Plan for Port Development.....	673
Where Savings Could Be Effected.....	674
Would Limit Local Uplift Work.....	674
Creating Suburban Communities; Winnifred Harper Cooley.....	675
Optimism, the Slogan of Real Estate Men..	676
Sixth Avenue in Transition State.....	677
The New War Tax.....	679
New York's Waterfront Opportunities; Floyd S. Corbin.....	695
The Tenement Law a Bar to Alterations...	697
Advertised Legal Sales.....	688
Attachments.....	692
Auction Sales of the Week.....	687
Building Loan Contracts.....	693
Building Management.....	695
Building Material Market.....	708
Chattel Mortgages.....	692
Classified List of Advertisers.....	Third Cover
Current Building Operations.....	697
Departmental Rulings.....	693
Directory of Real Estate Brokers.....	687
Foreclosure Suits.....	690
Judgments in Foreclosure Suits.....	690
Leases.....	683
Lis Pendens.....	690
Mechanics' Liens.....	691
Orders.....	693
Personal and Trade Notes.....	707
Real Estate Sales of the Week.....	681
Real Estate Notes.....	686
Useful Appliances.....	696
Satisfied Mechanics' Liens.....	692
Statistical Table of the Week.....	686
Trade Society Events.....	707
Voluntary Auction Sales.....	687

War talk has been pretty thoroughly tabooed in business circles in this city, by general consent, and everybody has felt better for it.

The Real Estate Board does not believe in swapping leaders when crossing a stream. But there were many other good reasons for the re-election of so able a president as Laurence McGuire.

Business has been under fire now for a dozen years, ever since President Roosevelt began to fight "the interests." It is time the turn was called from Washington and it is time a policy of co-operation was introduced between the administration and the business people of the country. There is too much fighting going on in the world.

The Queens filings disclose a marked increase in mortgage loans for building purposes by the large lending institutions, especially for multifamily houses in Long Island City and Ridgewood. With the great manufacturing development going on and the construction of a rapid transit line, there is every reason why investors should step lively in Queens.

The two-family dwelling cannot render the financial service to the owner which it once did, but the three-family house would satisfy the need, if the law could be amended so that houses of that type would not need to comply with the constructional requirements of the Tenement House Law. It would seem that a reasonable compromise ought to be sought—for the benefit of certain parts of the city at least. The Building Districts Commission should look into this question. Something must be done to encourage real estate ownership among the young. Read the letter from Mr. Deeves in another column.

### When the War Is Over.

Mr. Elias A. Cohen called attention last week in the columns of the Record and Guide to a very interesting and important development of the real estate situation in New York which will occur in the not remote future. As soon as the war is over, an enormous European immigration will begin. At the present time the number of immigrants is, of course, exceedingly small, and it will continue small as long as the war lasts. But no matter what the industrial condition of this country may be at the end of the war, the treaty of peace will be the signal for an unprecedented rush of new arrivals from Europe. An enormous mass of emigration is accumulating behind the dam erected by military necessity, and when the dam crumbles away the flood will be unloosed, no matter how unpropitious the conditions may be in other respects.

As a matter of fact the conditions will probably be such as would ordinarily discourage emigration. As soon as the war ceases there will be an enormous demand for labor in Europe, to be employed in repairing the destruction caused by the war and in replacing the work of those who have been killed or incapacitated as a result of the fighting. This demand may be so urgent that the great powers, like Great Britain, Germany, France, Austria-Hungary and Russia, may actually prohibit emigration for a certain number of years. But unless some such action is taken, the incoming tide of a'ens will swell to an enormous volume. Hundreds of thousands who have wanted and intended to come, but who have been prevented by the war, will be all the more eager, because of the frustration of their intentions. Additional hundreds of thousands will come, particularly from Poland and Russia, because the war will leave them almost destitute and because they will wish to escape from a land in which they are liable to such awful calamities. How much this rush of immigration will amount to in actual numbers, one can only guess; but it may easily surpass by several hundred thousands the largest previous total in the history of the country.

Mr. Cohen points out with entire truth that a substantial proportion of this increase in population will settle in New York. He points out, furthermore, that they will arrive at a time when there is likely to be an actual under-supply of housing. The building of tenement houses in Manhattan has come almost to a standstill, and the newcomers will soon fill up existing vacancies and improve the standing of tenement house property as an investment. If a revival of business were to take place at the same time, as seems likely, the newcomers will soon find employment, and a large amount of additional space will be secured by manufacturers and jobbers in the wholesale district. It is possible that this demand for additional space will be sufficient to fill up the lofts in the old mercantile district, and consequently to improve also the investment position of this important class of property. Thus it is expected that real estate will become in much greater favor with people who have money to invest.

The expectations advanced by Mr. Cohen are not unwarranted. There is every reason to believe that the position of New York real estate will slowly improve and that when the new subway system gets into operation a period of general and lucrative activity will supervene. The improvement may not begin during the coming winter, because of the scarcity of loanable capital and because so many peculiarly metropolitan industrial and financial activities have been impaired by the war. It is not likely to begin as long as the war lasts, and the war seems likely to last throughout the summer of 1915. But as soon as the war is over the property-owners of New York will reap the advantage of their long period of deprivation and can expect higher rentals and an increasing demand for their holdings. There is only one threatening development which may condemn them to a further period

of liquidation and loss—which is an increase of taxes.

As we have frequently pointed out, the new financial policy of the city will lead inevitably to an increase in the amount of money to be derived from taxation. If an attempt is made to get this additional income by the simple expedient of adding ten or fifteen points to the tax rate, the effect will be disastrous. Considerable liquidation will certainly follow, and real estate would receive a black eye, from which it might not recover for many years.

We do not mean for one moment to imply that the new financial policy of the city, which was so ably and persuasively presented to the Real Estate Convention by Mayor Mitchel, is not wise and necessary. The articles by the present City Chamberlain, Mr. Henry Bruère, which the Record and Guide published in 1913, proved conclusively that the fundamental difficulty connected with the city's finances was due to the disproportional growth of the interest on the city's debt. If the city is ever to be made financially sound this difficulty must be done away with; but it is equally true that the burden must not be imposed upon real estate. As we pointed out last week, other cities derive large revenues from classes of business which, like real estate, cannot run away from taxation, and which are fully capable of carrying a special burden in return for the special opportunities which they obtain from their location in the business and social metropolis of the country.

### The Trend of Traffic.

The interesting aspect of the figures recording the passenger traffic on the elevated roads for the past year is the decrease of the number of tickets sold on the Sixth avenue line. All the other elevated roads show small increases, but the Sixth avenue shows a decrease of about 500,000. Moreover, this decrease would presumably have been larger, in case it had been possible really to separate the traffic on the Sixth avenue from the traffic on the Ninth avenue road. The figures for the Sixth avenue line include the tickets sold on all the stations between 59th and 155th streets on the West Side, the consequence being that its south-bound traffic consists approximately of 47,000,000 passengers, while its north-bound traffic consists only of 32,000,000. If the passengers who boarded trains north of 59th street with the intention of reaching a destination on the Sixth avenue line could have been separated from the passengers who boarded trains north of 59th street with the intention of reaching destinations on the Ninth avenue line, the former would have shown a larger proportionate decrease. The cause of it is, of course, obvious. It is the damage which has been done to the district on Sixth avenue between 14th and 23rd streets as a center of retail trade. Even in the period covered by these figures, the diminishing prosperity of this district was plainly visible; and since the Claffin failure last summer it has become increasingly evident. A very large amount of business has been diverted from the Sixth avenue shops and the Sixth avenue line since June 20 of the current year. Some of the business which has left the shops has not left the elevated roads, but is using the 34th and 42d street stations instead of stations farther south. But in all probability much of it follows other routes and will continue to do so. It looks as if lower Sixth avenue would necessarily be occupied by the wholesale trade and that the employees in the buildings would walk to homes on the lower East and West sides.

### The Over-Inspection Issue.

The Brooklyn League has taken a stand for a co-ordination of building inspection in this city, and the Tenement House Committee of the Charities Organization has come out in opposition thereto. At the last monthly meeting of the executive committee of the Brooklyn League, the secretary of the Brooklyn Tenement House Committee



rose in opposition to a resolution declaring that a merger of departments, saying that his committee was opposed to any measure intended to curtail the powers of the Tenement House Department. With only two votes in the negative the executive committee of the Brooklyn League passed the resolution notwithstanding, recording itself in favor of a "merger of the various departments under one head in each borough, to be known as the Building Bureau, the head thereof to be appointed by the Borough President." In other words, the Brooklyn League is in favor of a consolidation of building bureaus with borough autonomy, rather than a unification into one general city department, whose presiding officer will be appointed by the Mayor.

The action of the League no doubt reflects the opinion and wishes of Borough President Pounds, and it is reported that the Borough Presidents of the Bronx, Queens and Richmond are also of the same mind. The opposition of the Tenement House Committee was to be expected. The important and gratifying thing to the men and women who have invested their means in houses and lands within the boundaries of Greater New York is that the borough, city and State authorities alike recognize the sensibleness and justice in the public demand for a merging of departments to the end that there shall be a cessation of over-inspection and of unwarranted calls for expensive structural alterations. Every reflecting person must perceive that an owner is entitled to receive a clean bill of health for his premises some time or other. Under the present conditions that time can never come. With the government heads in concord on the main question the battle is nine-tenths won. To what extent there should be borough autonomy under the new system is a secondary question—a political question if you will—about which property owners are not going to dispute to the extent of losing the great foundational reform.

**Legislating Real Estate Off the Map.**  
*Editor of the RECORD AND GUIDE:*

A good start has been made in waking up the real estate owners of New York City to the realization of the impositions forced on them by mandatory legislation, municipal extravagances and social service agitators. Let us hope they will stay awake and active until there is a marked decrease in the bond and budget requirements.

This era of extravagance started at the time when the assessed valuations of New York real estate were raised from about 40 per cent. to full valuations. This gave the city a great borrowing allowance, and most of the earlier bond issues under this increased borrowing capacity were captured by social reformers for public parks, public baths, municipal lodging houses, etc. And when the city required money to build subways, docks, aqueducts and other permanent substantial improvements, it found the available funds had been used up on account of being bonded up to the permitted 10 per cent. limit.

Then means were devised to further borrowing. The city went to the Legislature and obtained consent to release from the constitutional amendment restriction all alleged or actual self-sustaining corporate improvements. This method has now been exhausted, extravagance still continuing, and further schemes are to be tried to satisfy the municipal maw. The very latest one is to add the cost of certain of the public improvements to the annual budget. This adds a further great burden on the present generation of property owners. I fail to see, with the momentum of municipal extravagance that obtains both in this city and the other cities in this country, how city officials can state that the bond issue of the city will be decreased.

The mischief has been done, and we have to foot the bills, and even under active agitation for decrease in municipal expenditures, it will take a number of years to bring about any result. Meanwhile, what are the property owners going to do who are staggering

under this load? They will have to pay the taxes assessed against property which has become unavailable and unrentable under conflicting legislative enactments or be sold out.

The quickest way of relief is to have the obnoxious and confiscatory enactments repealed.

We have had an anti-trust agitation in this country for a number of years, yet the very Legislature itself insists on creation of trusts. They have almost legislated the 25x100 ft. lot off the map. Hardly a building today, on a 25 ft. lot, except in few instances, can be made to pay on the former single lot basis, and all the tendency of legislation has been to the advantage of the large sites and to the driving out of the small property owner.

A specific instance is the Tenement House legislation. Some good-intentioned people, most of whom never owned any real estate or hoped to own any, with the help of the Legislature decided that three-family occupancy constituted a tenement house. This deprived, in the older section of the city, a great many people of the privilege of renting out in floors the old three and four-story houses in which many thrifty owners lived in the first story and basement and rented out apartments on the other floors.

In the generation of our grandfathers this was a common practice in the old private houses, and it was a good substantial one, and healthy children used to play in the backyard instead of being driven into the streets. In the large tenements demanded by Legislature, there are no playgrounds, and it is strange that the associations that are looking for breathing and playground spaces cannot see what is right under their eyes.

The average private house is a drug on the market today and a nightmare to many people. They are dependent, in the changing neighborhoods, on uncertain rentals from boarding-houses and other doubtful sources of revenue; whereas, if they could be used for apartment renting and the Tenement House Department, had jurisdiction only over buildings containing five or more families, New York City's revenue could be greatly enhanced by the conversion of thousands of private houses into model apartments in which there would be plenty of light and air and playgrounds for the children of three or four families in the backyards.

Let us obtain corrective legislation that will make our properties available so that they can earn an income to help pay the burden of taxes and debt.

J. HENRY DEEVES.

305 Broadway.

**Registration Lists and Property Owners.**  
*Editor of the RECORD AND GUIDE:*

The Police Force, the Honest Ballot Association and some citizens associations are now busy in verifying the registration list in Greater New York. It has about 660,000 names.

Of course, no real estate owner, agent and broker believes in false registration or illegal voting. For this reason owners should verify the registration list in the buildings that they own or represent.

Personally, I may say, that I have for twenty years owned a tenement house in the Seventh Ward, and I always get from my agent about a fortnight before election, a list of those legally entitled to vote and give it to the Republican district captain. If some persons do not wish to give the list to the election officers at the polling place, they should send it to the Honest Ballot Association, for use on Election Day.

Some persons have already been arrested for false registration, and Magistrate Freschi has refused to recognize the unwise provision of Chapter 821, Laws of 1913, that a qualified voter may register from "any place of stay," from which he intends to vote. The Judge holds that the elector must vote from his actual residence or domicile.

Hoping that your many readers will help the cause of honest elections by doing a little work herein, I am,

ALFRED R. CONKLING.

**THE NEW WAR TAX.**

**Real Estate Conveyances to be Taxed on Amount of Equity.**

A most favorable recognition has been accorded the work of the Advisory Council of Real Estate Interests by the Senate Finance committee at Washington. On September 22 the Law and Legislation committee of the council requested that two changes be made in the War Tax bill, relative to those provisions which affected real estate. Comprehensive briefs were prepared upon the sections dealing with real estate conveyances and mortgages, and these briefs and arguments were personally submitted to members of the Senate Finance committee.

Rather than condemn the general proposition as to whether an emergency tax measure should be applied to real estate transactions and adopt sweeping resolutions against the passage of the bill as a whole, only two objections were raised which the Law and Legislation committee of the council felt were reasonable and which could be altered and might have some weight in an effort to relieve real estate from additional burdens at the present time. As a result of this work, the War Tax bill has been specifically amended in accordance with the request and briefs of the council.

**Will Tax Only Equities.**

The first change which was requested and which was made by the Senate Finance committee, was with reference to the tax on conveyances. As the bill had passed the House, and as under the law of 1898 the tax of one dollar per thousand was to be levied on the consideration or value of any property which would be conveyed. Under the 1898 law this provision was held to mean that the amount of stamps was required to represent the entire value of the property, including the amount represented by mortgages, and that it was not to be measured by the amount of equity or interest conveyed. This obviously was inequitable, for all that is ever conveyed or paid for is the equity over and above mortgage indebtedness.

The committee suggested that a change be made in the bill to meet this objection. In compliance with this suggestion, the consideration which will now be taxed will be consideration or value of the interest or property conveyed, exclusive of the value of any lien or incumbrance thereon, with a proviso at the end of the section that nothing in the paragraph in question shall be so construed as to impose a tax upon any instruments or writing given to secure a debt.

**Not to Tax Mortgages.**

The second change which was recommended by the council, and which was adopted, was relative to the tax on mortgages. The objection was made to a tax on mortgages as well, as for every assignment or renewal of the mortgage. The council maintained that every tax upon credits necessarily falls upon the debtor, and to require every mortgage to pay the tax or, when it had once been paid, to pay again on each transfer or renewal, would increase the burden upon the needy members of the community. After a very thorough presentation of every phase of the mortgage market, as well as a thorough consideration of the many burdens which real estate is required to bear today, the Senate Finance committee eliminated this paragraph, thereby not taxing mortgages or pledges upon real estate. The omission of this tax from the bill itself is a marked victory for real estate interests of New York City, and a general recognition of the fact that real estate is now being overweighted with local and State taxation. By thus presenting its arguments in a fair and forcible manner, and upon points which might be changed within reason, the council felt that some definite results might be obtained, as they have been.

—Morgan J. O'Brien, late of the Appellate Division, has accepted the chairmanship of the board of counsel of the Advisory Council of Real Estate Interests.



Cable Address Established 1794  
Cruikshank, New York Incorporated 1903

## Cruikshank Company

Successor to  
E. A. Cruikshank & Co.

No. 141 Broadway

### REAL ESTATE

Agents Appraisers Brokers

#### OFFICERS:

Warren Cruikshank, President  
William L. DeBost, Vice-President  
William B. Harding, Treas.  
Russell V. Cruikshank, Sec'y

#### DIRECTORS:

E. A. Cruikshank Robert L. Gerry  
Warren Cruikshank R. Horace Gallatin  
William H. Porter William L. DeBost  
William B. Harding

## Camman, Voorhees & Floyd

MANAGEMENT OF ESTATES

84 WILLIAM STREET NEW YORK  
BROKERS, APPRAISERS, AGENTS

FIRM OF

## LEONARD J. CARPENTER

Agents Brokers Appraisers

25 LIBERTY STREET

Branch, corner Third Avenue and 68th Street  
Entire Charge of Property

D. Y. Swainson A. H. Carpenter C. L. Carpenter

## JACOB APPELL

REAL ESTATE BROKER  
AND APPRAISER

271 WEST TWENTY-THIRD STREET  
TELEPHONE CALL, 373 CHELSEA

## Wm. CRUIKSHANK'S SONS

BROKERS AND APPRAISERS

The General Management  
OF

### Real Estate

37 LIBERTY STREET

Established 1890

## JOHN P. KIRWAN & SONS

REAL ESTATE  
AND  
MORTGAGE LOANS

138 WEST 42nd STREET

ESTABLISHED 1867

## RULAND & WHITING CO.

REAL ESTATE

5 Beekman St. 331 Madison Ave.  
NEW YORK

Irving Ruland, Pres. Jas. S. Anderson, Vice-Pres.  
Richard L. Beckwith, Secy. A. Rene Moen, Treas.

SPECIALISTS IN BUSINESS PROPERTY

## EDGAR A. MANNING

REAL ESTATE

Tel. 6835 Murray Hill 489 FIFTH AVENUE

## THE WEEK'S REAL ESTATE NEWS

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

### THE INDUSTRIAL GROWTH OF QUEENS.

FROM the report made by A. L. Langdon, traffic manager of the Long Island Railroad, at the last meeting of the Chamber of Commerce of the Borough of Queens, it is evident that there is no industrial depression in Queens, and as each new plant adds hundreds of wage earners to the working population of the borough, it is evident that there will be great strides in the building development to provide the necessary housing facilities for this vast army of employees.

The number of factories in Queens Borough has increased from 395 in 1904 to 771 in 1909, according to the figures in the Bureau of the Census of the Department of Commerce, and it is now estimated that there are over 1,100 manufacturing establishments within the borough limits. The best evidence of this great industrial growth is the following report of Mr. Langdon of new industries locating in the Borough of Queens, in part as follows:

#### New Industries in Queens.

Rosenwasser Bros., manufacturers of boots, shows and leggins, moved their New York factory to the McClure Building, Long Island City, and began operations Oct. 1, employing 400 hands, which number they expect to increase to about 750 this winter.

The Horn-Holland Company, recently incorporated, has erected a three-story brick building on the south side of Hancock street, near Bodine street, Long Island City, and began manufacturing varnish Oct. 1, employing 30 hands. This is a subsidiary of the A. C. Horn Co., manufacturers of water-proofing materials, also located near Hancock and Bodine streets.

Ground has been broken for a new eight-story building, of concrete, steel and brick construction, for the Ford Motor Co., at Honeywell street and Jackson avenue, Long Island City, east of and adjoining the present building. The new building will have a frontage on Jackson avenue of 325 ft. and will cost about \$650,000.

The Keshan Renovating Co., a subsidiary of the Kazan Carpet Co., now located in the American Druggists' Syndicate Building, acquired property on Webster avenue, between Seventh and Eighth avenues, Long Island City, on which to put up a two-story building. They expect to move into it the latter part of this year.

The Truoff & Carp Corporation has completed a new five-story loft building, 150 x 75 feet, of brick, concrete and steel construction, at the corner of Wilbur avenue and Sunswick street, Long Island City. The ground floor is occupied by the S. G. V. Auto Co. for a service plant; second, third and fourth floors, by the Walters Piano Co.; fifth floor, by Mendlin A. Roseman, manufacturer of yarn, silks, thread, etc.

The Truoff & Carp Corporation has begun the erection of another five-story and basement loft building, of concrete, brick and steel construction, 104 x 77 ft., on the north side of Sunswick street, between Wilbur and Payntar avenues, Long Island City. The basement, first and second floors, which it is expected will be ready for occupancy about Jan. 1, 1915, have been leased to the Wahle Phillips Co., of New York, manufacturers of electrical goods. When completed the three upper floors will be leased to other industries.

L. Marcotte & Co., of 17 East 36th street, New York, decorators and furni-

ture repairers, have leased one floor of the Palmer-Singer Building, Webster and Second avenues, Long Island City, where they began operations Aug. 1, employing sixty hands.

A five-story and basement factory building, to contain a total floor area of about 100,000 sq. ft., will be constructed for the Sterling Gum Co. on the south side of Harris avenue, between Ely avenue and William street, Long Island City. The Sterling Gum Co. is now located in the factory building at 10th street and Vernon avenue, Long Island City.

The Russell Foundry & Machine Works, Long Island City, are erecting a four-story brick factory building adjoining their plant at 51 Sixth street, the dimensions of which are 100x138 ft. A part of the first floor will be used as a machine shop by them. The remainder of the building will be leased.

Joseph Elias & Co., dealers in window and plate glass, of 541 West 22d street, New York, have leased the building of the American Locomotive Co., on Jackson avenue, near Sixth avenue, adjoining the tracks of the Long Island Railroad, Long Island City, to which they expect to move about Nov. 1. Arrangements are now being made to build a sidetrack to serve the property.

The American Ever Ready Co., of New York, manufacturers of electrical supplies, are erecting an eight-story building, 200x300 ft., on the block acquired in December, 1913, bounded by Thomson and Nott avenues, Orton and Manley streets, Long Island City, adjoining the plant of the Loose-Wiles Biscuit Co.

#### Increased Valuation.

A good indication of the interest which is being taken in the remarkable industrial and residential growth of the Borough of Queens, is the many requests which are being received by the Queens Borough Chamber of Commerce for copies of the monthly Bulletin published by them. During the past week requests were received from the Librarian of Congress, Washington, D. C., from the Director of the New York Public Library, and from several universities for copies of all issues. The Bulletin, which is published monthly by the Chamber, sets forth the latest facts and statistics regarding all improvements and developments in the borough.

The October number contains a statement of the increase in assessed valuation by wards for 1914, as follows:

	Assessment Roll, 1913	Assessment Roll, 1914	Increase
Ward 1..	\$ 96,436,300	\$ 97,392,525	\$ 956,225
Ward 2..	107,608,680	112,363,410	4,754,730
Ward 3..	69,407,925	70,356,300	948,375
Ward 4..	116,379,317	119,212,812	2,833,495
Ward 5..	46,418,105	47,361,430	943,325
Real Est.	\$436,250,327	\$446,686,477	\$10,436,150
Real Est. of Corps...	26,113,985	26,554,240	440,255
Special ranchises	15,428,524	15,446,039	17,515
Total...	\$477,792,836	\$488,686,756	\$10,893,920

#### Wall Street to Be Torn Up.

The Local Board of the Greenwich district has authorized the alteration and improvement of the brick sewer in Wall street, between Broadway and William. The work will be done at night and the trench bridged over in the daytime. The sewer is in bad condition, as the crown has fallen out in several places. It was built in 1846. The cost of the work is estimated at \$17,250, but as the property to be benefitted is worth \$50,000,000 or more, the owners won't grumble much.

The sewer in Liberty street, between Broadway and Nassau, is to be repaired in the same way. It was built in 1848.



**TERCENTENARY CELEBRATION.**

**Interesting Exercises During the Coming Week—Services, Festivals and Pageants.**

Commerce, of all the various branches of industry, has been the cardinal causation for the rapid growth of New York City. Local real estate and building activities, manufacturing, banking—all have been built upon the foundation of commerce with other lands and trade with the rest of the country that has been carried on here at New York for three hundred years. It is fitting that all the related real estate interests should, as they will, have a part in the celebration.

Commercial Tercentenary Week begins today. It marks the three hundredth anniversary of the beginning of trade and commerce in this city and Father Knickerbocker has appropriately decorated his principal thoroughfares for the occasion. Trade, Commerce and Peace will be the features of the celebration; war and its attributes will be temporarily forgotten. Two grand pageants will reproduce the remarkable industrial progress which has given New York City a leading position among world cities.

The program for Tercentenary Week as completed is as follows: Saturday, October 24, and Sunday, the 25th, religious services; Monday evening, the 26th, musical festival at City College; Tuesday evening, the 27th, musical festival at Washington Irving High School; Wednesday evening, the 28th, automobile pageant; Thursday evening, the 29th, theatre and moving picture night, and Saturday evening, the 31st, the industrial, educational, peace and patriotic pageant.

The celebration is under the direction of the New York Commercial Tercentenary Commission, General Howard Carroll, president, and Louis Annin Ames, chairman of the pageants committee. Albert De Gernea is director of the pageants.

**Two Parades.**

Interest will center on the two parades, the first on the evening of Wednesday, October 28, when there will be a procession of automobiles, illuminated and decorated. Mayor John Purroy Mitchel and Governor Martin H. Glynn and Secretary of State Mitchell May have accepted invitations to ride at the head of the parade. At the conclusion of the pageant the Automobile Club of America will hold a reception at its club house, in their honor. In the parade which will wind up the celebration on Saturday evening the cities of Syracuse, Buffalo, Rochester, Utica, Baltimore and Paterson will join, Baltimore sending commercial floats representing the leading industries of that city.

General Nelson A. Miles, U. S. A., and Commodore Robert Peary, U. S. N., have accepted invitations to ride at the head of the United States Division. Hon. James H. Preston, Mayor of Baltimore; Hon. Louis Will, Mayor of Syracuse; Hon. Hiram H. Edgerton, Mayor of Rochester, and Hon. James D. Smith, Mayor of Utica, will head delegations from those cities.

**Harlem Carnival.**

In Harlem a carnival will be held next week under the auspices of a committee of prominent citizens drawn from the Harlem Board of Commerce, the Harlem Property Owners' Association, the East Harlem Improvement Association and other civic bodies.

Tomorrow, to start the carnival, there will be appropriate services in the churches, with addresses on the growth and development of Harlem, and the importance of community spirit, Monday a prize baby parade and special theatre night, Tuesday Merchants' Day, and Wednesday evening automobile parade with prizes for decoration. The Thursday Bankers and Manufacturers' event will be marked by luncheon, with addresses by city officers and prominent financiers, and another special theatre night. Friday evening will present an industrial parade of business houses, with prizes for decorations, horses, automobiles, also an open house and old

fireside night at churches and clubs. On Saturday will be a morning parade of 5,000 school children and boy scouts in costume, an afternoon children's festival in Mount Morris Park, and in the evening music, a grand pageant and floats in conjunction with the Commercial Tercentenary Celebration.

**Realty Board Elects Officers.**

The Real Estate Board of New York held its annual meeting in its Board Rooms, 115 Broadway, last Tuesday, eighty-four members being present and voting. The following officers were elected: Laurence M. D. McGuire, president (re-elected); Edward C. Cammann, William L. DeBost and Charles F. Noyes, governors.

The re-election of the president was made by the Board of Governors after the adjournment of the members' meeting.

The following were elected on the Nominating Committee: Gerald R. Brown, Joel S. de Selding, Irving Ruland, Edward L. King and Frank D. Ames.

The following were elected on the Auditing Committee: Donald W. Brown, Eugene S. Willard and Walter C. Wyckoff.

The members before adjournment voted unanimously their appreciation of the retiring governors, Messrs. Warren Cruikshank, William J. Van Pelt and E. A. Tredwell.

The Board of Governors, besides re-electing Laurence M. D. McGuire president, elected for vice-president Albert B. Ashforth; secretary, Elisha Sniffin, and treasurer, Frederick D. Kalley.

A dinner will be tendered soon to the president and the retiring governors.

**PRIVATE REALTY SALES.**

Thirty-fourth street's desirability as a location for high class retail stores was demonstrated this week by the report that a large firm for many years in 14th street had taken over a building in the Herald Square section which will be used as a branch establishment. The downtown business will not be discontinued and will still be maintained because "trade conditions in 14th street are altogether too satisfactory to even consider the abandonment of this store," as one of the attorneys representing the owner stated. The strength of the old shopping district in 14th street, as indicated by the intention of large department stores to remain there, in spite of its apparent isolation from what has become known as the new shopping center, may be considered another of New York City's unusual business developments. Some time ago, when rumor had it that an old established firm in 14th street had leased an uptown site, an inquiry from the Record and Guide elicited the following answer from a member of the firm: "We have so much confidence in this street that we are scheduled to remain here for at least ten years more."

From present indications this statement appears to be borne out by the fact that 14th street is retaining its shopping crowds while the district just north has been abandoned and is being changed into a manufacturing section.

The total number of sales reported and not recorded in Manhattan this week was 16 as against 13 last week and 14 a year ago.

The number of sales south of 59th street was 4 as compared with 6 last week and 3 a year ago.

The sales north of 59th street aggregated 12 as compared with 7 last week and 11 a year ago.

The total number of conveyances in Manhattan was 122 as against 101 last week, 17 having stated considerations totaling \$1,011,900. Mortgages recorded this week number 74, involving \$2,205,937, as against 43 last week, totaling \$1,715,121.

From the Bronx, 12 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

Business Established 1853

**Horace S. Ely & Company**

This company acts as agent for Trustees, Executors and Owners in taking entire charge of Real Estate. Makes appraisals. Acts as Broker in the sale and leasing of Real Estate.

**21 LIBERTY STREET  
489 FIFTH AVENUE**

**JOHN F. DOYLE & SONS**

REAL ESTATE AGENTS  
BROKERS and APPRAISERS

45 William Street New York City  
Management of Estates a Specialty  
Member of Board of Brokers

John F. Doyle John F. Doyle, Jr. Alfred L. Doyle

**JOHN C. R. ECKERSON**

Successor to THOMAS & ECKERSON

Manager of Estates, Broker, Appraiser

35 WEST 30th STREET, NEW YORK  
Wallack's Theatre Building

**E. DE FOREST SIMMONS**

REAL ESTATE

Tel., 837-838 Plaza 2 EAST 58th STREET

Established 1887

**CHAS. S. KOHLER**

REAL ESTATE and INSURANCE

Broker and Manager of Estates

901 COLUMBUS AVE., cor. 104th St.  
Highest References Tel., 5504 Riverside

**FRED'K FOX & CO.**

Business Building Brokers

14 W. 40th STREET and 793 BROADWAY

**O. D. & H. V. DIKE**

Midtown Business Property

CANDLER BUILDING, 220 WEST 42D ST.

**THOMAS J. O'REILLY**

Real Estate Broker, Appraiser and Agent

BROADWAY AND 109th STREET  
New York Representative of  
Caughy, Hearn and Carter, Baltimore and Washington  
Sulflow & Mass Co., Minneapolis, Minn

**HAROLD W. BUCHANAN**

Mortgage Loans and Real Estate

49 WALL STREET



**PORTER & CO.**

REAL ESTATE

George W. Short  
Charles F. Porter159 W. 125th STREET  
Telephone Connections**J. Edgar Leycraft & Co.**Real Estate Agents, Brokers, Appraisers  
FORTY-SECOND STREET BUILDING  
30 EAST 42d ST., S. W. Cor. Madison Avenue  
Renting and Collecting a Specialty**MORGENTHAU JR & CO**Real Estate—Insurance—Mortgages  
Auctioneers—Appraisers  
Tel.: 1884-5-6-7 Cort. 95 Liberty Street**Henry Brady**  
AUCTIONEERReal Estate Insurance Renting  
200 W. 23d STREET, Seventh Ave. Corner

**Spear & Co**  
REAL ESTATE

ECONOMICAL MANAGEMENT OF BUSINESS PROPERTY

840 BROADWAY  
S E COR 13th ST.

**LESLIE HEATING CORPORATION**

Steam and Hot Water Heating

Ventilation and  
Sprinkler Systems

Tel. 4613 Bryant 130 West 46th St.

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

Offering property as we do in choice locations, substantially improved, sensibly restricted and sold on a large scale reacts to the benefit of the man seeking betterment in home conditions.

Nine inviting properties—Valley Stream, Rockville Centre, Hempstead, Floral Park, Oceanside, East Rockaway, Lvnbrook, Rosedale and St. Albans.

Send for Booklet

**WINDSOR LAND and IMPROVEMENT CO.**

D. MAUJER McLAUGHLIN, President

LONGACRE BUILDING, entire 11th floor  
1476 BROADWAY, Phone Bryant 146

\$671,123, compared with \$1,229,626 last week, making a total since Jan. 1 of \$34,104,991. The figures for the corresponding week last year were \$1,188,911 and the total from Jan. 1, 1913, to Oct. 25, 1913, was \$43,077,606.

**\$1,000,000 Dyckman Deal.**

Arnold, Byrne & Baumann have sold for the Charles Hensle Realty Company, Charles Hensle, president, the two six-story elevator apartment houses with eighteen stores, on the block front in the south side of 207th street, from Post to Sherman avenues, at the foot of the 207th street subway station, measuring 310 ft. in 207th street by 100 ft. on Post and Sherman avenue, to Mrs. Carrie S. Weiss; the seller, in exchange took 27 lots on the west side of Haven avenue, through to Riverside drive, about 219 ft. south of 181st street, measuring 300 ft. on Haven avenue by 339 ft. on Riverside drive, by 200 ft. on the southerly line and 239 ft. on the northerly line, with a three-story Colonial mansion which has been occupied for many years by Mrs. Weiss. The company intends to commence the erection of several apartment houses on the Haven avenue lots. They will improve the Riverside drive front some time in the near future with ten-story fireproof buildings. The deal involves about \$1,000,000 in values. Mrs. Weiss was represented by Messrs. Goldsmith, Cohen, Cole & Weiss as attorneys, and the Hensle Realty Company was represented by Lewis S. Marx as attorney.

**Big Sale in Liberty Street.**

According to reports yesterday, contracts have been signed for the sale of the former home of the Lawyers' Title Insurance & Trust Company, at 37 and 39 Liberty street, through to 44 and 46 Maiden Lane. The purchase was said to have been made by a syndicate of investors, clients of the law firm of Stoddard & Mark, for a consideration approximating \$1,000,000. The broker was William S. Baker. The property involved is an eleven-story structure in Liberty street, where the frontage is 47.2 feet, and thirteen stories at the Maiden Lane end of the plot, which has a frontage of 44.4 feet and a depth of 118.6 feet. The buildings were erected by the seller about 20 years ago and were subsequently enlarged. The new home of the company, at 160 Broadway, was acquired about 10 years ago from the Marquard Estate and the present sixteen-story office building erected.

**Marble Hill Deal.**

A. N. Gitterman Corporation, David Vogel and Frederick Zittel & Sons have sold for the Yen Realty Co., M. M. Nye, president, to George D. Garifalos, the Marble Hill apartment, a six-story elevator apartment house, on plot 86x117x irregular, at the northeast corner of Marble Hill avenue and 225th street. The structure contains forty-one apartments and four stores, and was held at \$180,000. In payment the buyer gave a tract of 150 lots at Riverhead, L. I. The property was transferred on Thursday to Mr. Garifalos, who reconveyed it to Walter Kirshner.

**West Side Properties in Trade.**

Mrs. Georgianna Brower of South Gardner, Me., has bought, through Slawson & Hobbs, from the Wesley Realty Co., John W. Kight, president, the nine-story apartment house, 165 West 83d street, on plot 50x100. The building is fully rented and has been held at \$275,000. In part payment, Mrs. Brower gave four five-story dwellings, 246-252 West 103d street, on plot 72x100.11.

**Downtown Tenement Sold.**

The Citizens' Investment Co. has contracted to sell to Guiseppa Purrone, for \$90,000, the new six-story tenement, 90-92 Thompson street, on plot 50x94.6.

**Manhattan—South of 59th St.**

SULLIVAN ST.—Hugh P. Skelly has sold the 6-sty tenement 97 Sullivan st, on lot 25x66, free and clear, to L. Napoleon Levy, who gave in

exchange the 1-sty taxpayer at the southeast corner of Belmont av and 180th st, on plot 96x108x irreg.

37TH ST.—J. Arthur Fischer has resold for Moses Frank the 4-sty building, 63 West 37th st, recently purchased from Francis Carlson through the same broker.

**Manhattan—North of 59th St.**

92D ST.—Laura R. Graham is reported to have sold the 4-sty dwelling, 138 West 92d st, on lot 17x100.11.

125TH ST.—According to an unconfirmed report Homer R. Gillies has sold the two 4-sty flats, on plot 40x100, at 45-47 West 125th st. The buildings have been held at \$115,000.

128TH ST.—Jacob Malino bought from the D. H. Jackson Co. the three 5-sty flats, 73-77 West 128th st, on plot 57x99.11.

172D ST.—James E. Barry & Co. have sold for the County Holding Co., the 6-sty elevator apartment house "Audrey Hall," at the northeast corner 172d st and St. Nicholas av, to Thomas Rees, a piano manufacturer, of Wilkes-barre, Pa.

LEXINGTON AV.—Airmor Co. purchased from Ralph Cohn the northeast corner of Lexington av and 112th st, a 5-sty flat, with stores, on plot 41.8x100.11.

PARK AV.—Edward A. Manice is reported to have sold his residence at 593 Park av, a 4½-sty structure, on lot 20x80, to Miss Ida E. Bliss.

WEST END AV.—Mrs. Hiram Mallinson sold through L. J. Phillips & Co. the 3-sty dwelling, 822 West End av, on lot 17.5x65.6x irreg.

**Bronx.**

LEBANON ST.—Sheffield Farms Slawson-Decker Co. purchased through Smith & Phelps the plot 75x100 in the north side of Lebanon st, 100 ft. north of Magenta st, and also the plot 125x100 in the south side of 180th st, 100 ft. west of Bronx Park av, which are to be improved with a branch milk station.

161ST ST.—Dr. Noel H. M. Campbell has sold the 2-sty dwelling, 721 East 161st st, on lot 21x75.

162D ST.—Melrose Building Co. has sold 299 East 162d st, a 5-sty new law house on plot 43.6x115.

184TH ST.—Kurz & Uren, Inc., have sold for Miss Handibode to a builder a plot of eight lots in the southwesterly side of 184th st, 64 ft. east of Tiebout av. This property has been in the Handibode family for more than thirty years.

DALY AV.—Eddy A. Weinstein sold for the Avrutine Construction Co. the 4-sty flat, 50x100, at the southwest corner of Daly av and 178th st. The purchaser gave in exchange a cottage on Long Island.

HOE AV.—The Galveston Building Co., Philip Herschowski, president, sold 1298 Hoe av, a 5-sty flat on plot 50x100.

JEROME AV.—Sharratt & Thom have sold for C. E. Wilcox the old Sibbens road house on plot 200x140, on the west side of Jerome av, 152 ft. south of Belmont st, which has been held at \$90,000.

OLINVILLE AV.—Smith & Phelps have sold for an estate represented by Arthur Knox the plot 200x100, on the east side of Olinville av, 100 ft. north of Magenta st.

SHERMAN AV.—Kovacs Construction Co. has sold 963 Sherman av, a 5-sty apartment house, on plot 45x100.

3D AV.—Cahn & Pittman sold for the Taxpayers' Realty Co. the 3-sty dwelling, on plot 30x85, at the northwest corner of 3d av and 172d st.

**Brooklyn.**

HALSEY ST.—Everett Kuhn has sold 325 Halsey st, a 2-sty dwelling, on lot 19.2x100, for M. E. McKay; also 128 Macon st, a 3-sty dwelling on lot 20x100, for the estate of C. L. Minor.

SANDS ST.—Tutino & Cerny have sold for Emma E. Condy to Samuel Schwartz the 4-sty dwelling 191 Sands st, on lot 23.7x63.

4TH ST.—I. Salzberg has sold for Dr. Hermann to Ida Josefer the 10-room cottage, 1442 4th st, on plot 40x100.

71ST ST.—Frank A. Seaver & Co. sold the 2-family house 960 71st st for George A. Danforth, who took in part payment 2 lots at Hollis Terrace, L. I.

NOSTRAND AV.—James O'Connell has bought the 4-sty apartment house at the southeast corner Nostrand av and Park av, on plot 30x117, through Wade Greene and W. F. Layton. It is understood that the property was given in part payment for an estate of 91 acres on Great Peconic Bay, near Flanders, Suffolk, L. I. The brokers report that the deal involves about \$125,000.

WOODRUFF AV.—David Porter and J. D. O'Connell, Jr., have sold 155 Woodruff av, a 4-sty, 12-family apartment house, on plot 50x110. It is known as the "Lawrence," and was built several years ago by Morris N. Lawrence.

13TH AV.—Dyker Heights Amusement Co. has bought a plot 45x100 at the southeast corner of 13th av and 66th st, which will be improved with a theatre to cost about \$15,000.

**Queens.**

RICHMOND HILL.—The Arthur J. Scholz Co. has sold for Mrs. Anna N. Patterson two 4-sty flats at 660 and 662 Sherman st to Dennis A. O'Brien, who gave in part payment a 5-acre farm near St. James, L. I.

ROSEDALE.—New York Suburban Land Co. sold 60x100 on Park av to F. Engel; 40x100 on Park av to Benjamin Moore, and 60x100 on President av to William A. Delaney.

**Richmond.**

CLIFTON.—Cornelius G. Kolff sold to T. V. Scudder, of New Brighton, a plot, 40x152, in Harbor View pl, Harbor View.



CLIFTON.—Mrs. Elizabeth Guidies has bought through Cornelius G. Kolff a plot 40x150 at Harbor View.

GRYMES HILL.—Cornelius G. Kolff sold for the Cisco estate to Frederick Rohde a lot 25x100 in Eddy st, about 100 ft. east of the Richmond Turnpike, Grymes Hill, S. I. Mr. Rohde also purchased of the same estate a strip of land 25 ft. wide and 500 ft. long in the rear of the property which he bought last year and on which he is now erecting private residences.

TOMPKINSVILLE.—Moffatt & Schwab have sold for J. F. McKay to Mrs. Theodore M. Baker, of Philadelphia, the residence at 85 Sherman av.

**Nearby Cities.**

NEWARK, N. J.—Louis Schlesinger, Inc., sold for the Annexed District Building & Loan Association, to Mrs. Julia C. Reilly, the 2½-sty dwelling 89 Summit st.

**Rural and Suburban.**

BROOKVILLE, L. I.—E. S. Willard & Co. sold for C. W. Provost his residence at Brookville, L. I., near the Pipin Rock Club, to W. H. Vander Poel. The property has been held at \$125,000.

GARWOOD, N. J.—New York Suburban Land Co. sold 40x100 on Locust av to J. C. Casper; 40x100 on Myrtle av to H. H. Cameron, and 60x100 on Pine av to Miss Anna Robinson.

LONG BRANCH, N. J.—Henry M. Fitch has sold to Henry Juline the 3-sty house with stable at 7 Hollywood av, in the Norwood Park section of Long Branch. In exchange the buyer gave 220 Overington av, Brooklyn, a 2-fam. house, on plot 40x100 ft.

SPRING VALLEY, N. Y.—Martin Taendler sold for John M. Hiebler a 26-acre farm near Spring Valley, N. Y., to A. L. Skinner, who gave in part payment the 3-sty, 3-fam. house at 2403 Clarendon rd, Brooklyn.

WHITE PLAINS, N. Y.—David D. Mercer has sold his 10-room house on South Broadway, in the Carhart estate section, and through the Westchester Syndicate Mr. Mercer bought 5 plots in Eattle Hill Park, White Plains. He will build residences on the property.

YONKERS, N. Y.—At Nepperhan Heights the firm of Watson & Bremner, builders, of Yonkers, purchased for improvement lots in block 9.

**LEASES.**

**New Bedell Store in 34th Street.**

The Bedell Company, of 14th street, has leased the eleven-story Revillon Freres Building, 50x100, at 19 West 34th street, through to 35th street, to be operated as its seventh establishment. The brokers in the transaction were Osgood Pell and Clark T. Chambers, in conjunction with the Burrowes, Nealy Company. Associated with them were J. B. Tanner and Adolph and Henry Bloch, attorneys. Possession will be taken about July 15, 1915, and extensive alterations made. The building was originally leased to Revillon Freres by Henry P. Loomis and Adaline L. Prince for 21 years from May 1, 1905. Since that time the lessees have acquired additional properties, all of which have been taken over by the Bedell Co. The transaction involves about \$1,000,000. The 14th street store of the Bedell Company will continue in business.

**Costly Apartment Leases.**

Douglas L. Elliman & Co. announce leases in 640 Park avenue for the Fullerton-Weaver Realty Co. as follows: In conjunction with Dublois & Eldridge, one apartment of 18 rooms and 6 baths, comprising an entire floor, to Mrs. Henry S. Redmond of Newport, R. I., and in conjunction with Albert B. Ashforth, a similar one to A. C. Spreckels of San Francisco, Cal. Mr. and Mrs. Spreckels have heretofore occupied an apartment in Paris, but on account of the war have taken up their residence permanently in New York. These apartments rent at \$12,000 per annum.

**Auctioneers on Broadway.**

Wm. A. White & Sons, in conjunction with Heil & Stern, have rented in the old wholesale dry goods section the store, basement, sub-basement and first loft at 520 Broadway to the David W. Biow Company, general merchandise auctioneers, now located in Lispenard street. The premises were formerly occupied for a number of years by the Savoy Trust Company.

**Longacre Square Lease.**

Ogden & Clarkson have leased for Edward DeP. Livingston and Goodhue Livingston, the five-story business building, 1560 Broadway, on lot 25x100, to Frederick K. James, the druggist, for 21 years, at an aggregate rental of about \$250,000.

**Real Estate Board of New York**

Organized 1896

Incorporated 1908

LAURENCE M. D. McGUIRE, *President*  
ALBERT B. ASHFORTH, *Vice-President*  
ELISHA SNIFFIN, *Secretary*  
FREDERICK D. KALLEY, *Treasurer*



**BOARD OF GOVERNORS**

LAURENCE M. D. McGUIRE  
ALBERT B. ASHFORTH  
ELISHA SNIFFIN  
FREDERICK D. KALLEY  
LAWRENCE B. ELLIMAN  
JOHN P. KIRWAN  
EDWARD C. CAMMANN  
WILLIAM L. DE BOST  
CHARLES F. NOYES

FRANK D. AMES, Pres.      BURTON J. BERRY, Sec'y-Treas.

**AMES & COMPANY**

Real Estate Agents and Brokers  
Telephone 3570 Madison Sq.      26 WEST 31st ST.

**A. V. AMY & CO.**

REAL ESTATE AGENTS  
BROKERS and APPRAISERS

Tel., 947 Morn. 7th AVENUE, Cor. 115th St.

**J. ROMAINE BROWN CO.**

Established 1856

**REAL ESTATE**

J. Romaine Brown, Pres.  
Chas. Griffith Moses, V. Pres.  
Elliott L. Brown, Treas.  
Eugene S. L. Moses, Sec.

299 Madison Avenue      New York City

**Brooklyn Buyers Must Be "Dug Out"**

Our thorough organization and modern systems don't "wait" for buyers, they "dig" them out. With two offices we cover all the central sections of Brooklyn. Don't you want a buyer for Brooklyn property "dug out"?

**BULKLEY & HORTON CO.**  
414 MYRTLE AVE.      585 NOSTRAND AVE.  
Phone, Bedford 5400      BROOKLYN

**A. M. CUDNER  
REAL ESTATE CO.**

Real Estate Brokers and Managers

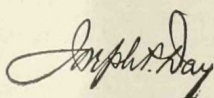
254 WEST 23D STREET

**J. CLARENCE DAVIES**

BRONX BOROUGH  
REAL ESTATE

149th STREET & THIRD AVENUE  
Tel. Con. Branch Office, 156 BROADWAY

Member of Board of Brokers

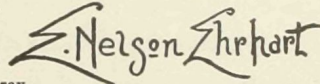


Auctioneer  
31 NASSAU STREET

**DE SELDING BROTHERS**

Real Estate, Loans, Appraisals  
Telephone Connection      128 BROADWAY

7 EAST  
42d  
Street



Phone, Murray  
hill 6561

**Westchester County Realty**  
DEPOT SQUARE      WHITE PLAINS  
Phone 759

**AUSTIN FINEGAN**

Real Estate—Insurance—Appraisals

35 NASSAU STREET. Tel., 1730 Cortlandt

**OGDEN & CLARKSON**

Real Estate and Insurance  
657-659 FIFTH AVENUE, Corner 52d Street

**LOUIS**

Agent, Broker  
and Appraiser  
Real Estate

**SCHRAG**

Established 1890  
Tel. 1700-1 Chelsea  
142 W. 23d St.

**FRANK E. SMITH & SON**

Inc.

Real Estate Investments

Telephone 6443 Gramercy 3 MADISON AVE.

**TUCKER, SPEYERS & CO.**

Real Estate

435 FIFTH AVENUE, NEAR 39th STREET  
Telephone, 2750 Murray Hill

Telephone { 44 } Bedford      Established 1884  
                  { 45 }

Member

Brooklyn Board of Real Estate Brokers  
New York Board of Real Estate Brokers  
Allied Real Estate Interests

**FRANK H. TYLER**

REAL ESTATE BROKER

Appraiser      Manager  
Expert Testimony      Mortgage Loans

1183 FULTON ST., BROOKLYN, N. Y.

**JAMES N. WELLS' SONS**

(James P. Eadie)

Real Estate and Insurance

Since 1835 at No. 191 NINTH AVENUE  
Established 1819      Phone, 5266 Chelsea

Make your advertise-  
ments talk—Just as  
your salesman must  
talk—Then, they will  
pull business.



## Saum's Preservative



### Makes CONCRETE Floors as Indestructible as Granite

Saum's Preservative prevents or stops disintegration. Concrete so treated resists acids, alkali, and is water, sun and wind-proof. Horses' feet, wagon wheels, hand trucks do not scrape or wear concrete floors after Saum's Preservative has been applied.

Easy to use, economical, efficient and lasting. Write for book of evidence. Our engineers will call upon request.

**GEORGE J. HEALEY**

1482 Broadway

New York

### ARTISTIC HIGH GRADE METAL CEILINGS and Wall Decorations

IMMENSE STOCK CARRIED

We Sell Material to the Trade or Contract to Erect the Work, as desired.

We Consider it a Privilege to Estimate

Also Carry Large Varieties of

**METAL LATH**

IN STOCK

Immediate Deliveries Guaranteed

**The Garry Iron and Steel Co. of N. Y.**

521-523 West 23d Street, New York  
Telephone 8020 Chelsea

**Wm. H. Oliver** Late Hobbs & Oliver  
Established 1846  
**PLAIN and  
DECORATIVE Painting**  
Paper Hangings and Interior Decorations  
57 Fifth Avenue New York  
Telephone, 833 Stuyvesant

## JANSEN'S Window and Office Cleaning Co.

38-44 SULLIVAN STREET

Telephone Spring 878

Help (Men or Women) can be engaged on any work in our line by the hour, day or week. Residential window and house cleaning. Floor waxing, polishing and staining. Expert vacuum cleaners.

**Murray Hill  
Window Cleaning  
Company**

331 Madison Ave.

TELEPHONES  
Murray Hill 1962 Spring 878

Henry Jansen Mrs. A. Voshage

### Manhattan.

THE WILLIAM S. ANDERSON CO. leased for William S. Devery the 3-sty dwelling at 224 East 72d st to Henrich Dietrich Schmidt.

BARNETT & CO. leased to the Photo Novelty Co. the store in 170 East 125th st; to the Crown Barber Supply Co. of 384 Broome st the store in 164 East 125th st, and to A. Rosner the store in 16 East 125th st.

BARNETT & CO. leased the dwelling at 23 West 126th st to Frederick Feuss.

GEORGE W. BRETTELL leased for Miss Dolan to the Margaret Bottome Memorial the 3-sty dwelling, at 346 East 124th st, and for Mrs. Randalls, 429 Pleasant av, a 3-sty dwelling.

NUMALLY CANDY CO. leased for 5 years the corner store in the Knickerbocker Theatre Building, Broadway and 38th st, at about \$10,000 per annum.

THE FIRM OF L. J. CARPENTER and Albert Leidman leased the 5th loft in 6, 8 and 10 Great Jones st and the 1st loft at 483 and 485 Broadway to the Aluminum Sales and Manufacturing Co. of 28 Warren st.

LEROY COVENTRY & CO. rented apartments in 302 West 87th st to R. W. Millbank; in 157 West 79th st to William Stratford; in 605 West 111th st to M. M. Dunlap; in 47 West 72d st to M. Mario Prochet; in 302 West 87th st to J. Engel, A. H. Raisler, A. Kodzeiron and M. A. French; in 611 West 41st st to M. G. Hughes; in 35 West 96th st to A. Pelham, and in 619 West 114th st to R. O'Loughlin.

CROSS & BROWN CO. and Benjamin Bernstein leased the 8th loft in 840 Broadway to the Manhattan Clothing Co. and an apartment in 673 5th av to Lewis Stuyvesant Chanler.

CROSS & BROWN CO. leased the 2d floor in 13 West 46th st to Annie Jones; the top floor of 561 5th av to Lawrence Durant; and offices in the United States Rubber Building at Broadway and 58th st to Spar-East Co. and John M. Lansden.

DU BOIS & TAYLOR leased for Alfred Rauffuss the stores in 502 West 145th st and in 504 West 145th st for the same owner; for George H. Sampson the dwelling at 609 West 146th st, and for John S. Bussing, the dwelling at 121 West 130th st.

THE DUROSS CO. leased 75½ Bedford st, a 3-sty dwelling, for Clarence S. Nathan to Paolo Bossi for 2 years, and 69 West 9th st for Mrs. Rose M. Elder to D. Schieren. Sub-leased for the Canton Steel Ceiling Co. the building at 138 Jane st to the Seneca Distributing Co. for 5 years at an aggregate rental of about \$10,000. The store and basement in 494 Hudson st to Norah Foley; the store and basement in 775 Washington st to Anthony Brescia; the store and basement in 371 West 12th st to Thomas Tierney; 38 Grove st, a dwelling, for the estate of M. W. Nack to Charles F. Burnham, and 60 Perry st for John J. Brogan to William Brandkamp.

DUFF & CONGER leased for Geo. S. Hornblower his residence at 61 East 90th st to Alfred Roelker, Jr., for 5 years.

DOUGLAS L. ELLIMAN & CO. leased apartments in 635 Park av to Mrs. Cornelius H. Van Ness; in 34 East 58th st to Miss Kate O. Petersen and Miss A. Dalmores; in 901 Lexington av to Dr. Hubert S. Howe; in 124 East 41st st to Miss Janet McKay to Edward King; in 405 Park av to Clarkson Cowl for Seton Henry and Douglas Gibbons; in 85 East 56th st to John R. Dunlap for George A. Bowman, agent; in 980 Madison av to C. S. Bissell; in 34 East 58th st to Mrs. A. L. Conti; in 287 Lexington av to Henry Margren; in 850 Park av to Sidney S. Whelan; in conjunction with Pease & Elliman in 137 Riverside dr to Leopold Schepp, and for Mrs. James H. Benedict 14 East 70th st, a 5-sty American basement dwelling, to Lewis M. Bloomingdale.

DOUGLAS L. ELLIMAN & CO. leased for the Advocate Realty Co. the two corner stores in 428 and 430 Madison av, to Alice F. Lazarus, Inc., milliners, who recently leased their store at 22 East 46th st to Mercedes.

DOUGLAS L. ELLIMAN & CO. leased for the E. A. L. Apartment Management Co. an apartment in 150 East 72d st to Harold Otis; apartments in 103 East 86th st to Mrs. W. M. Schwenker; in 5 East 84th st to Mrs. M. R. Church; and in 19 East 57th st to W. Eugene Kimball.

HORACE S. ELY & CO. leased to Spica & Peireca 10,000 sq. ft. in 2420 to 2426 1st av for clothing manufacturing.

J. B. ENGLISH leased for Anton Sattler to Fred J. Helf 222 West 46th st.

EDWARD S. FOLEY & CO. leased the 4-sty house at 324 West 14th st for Sarah Nelson to J. W. Morgan, and the 3-sty house at 238 West 11th st for D. W. Davage to a client.

JULIUS FRIEND, EDWARD M. LEWI CO. leased for the 32d-33d Street Corporation, Leslie R. Palmer, president, to M. Goldman & Co., of 112 Madison av, the 11th floor, containing 28,000 sq. ft., in 2 to 16 West 33d st, and 5, 7 and 15 West 32d st, and 12,000 sq. ft. to Nathan Schuss & Co.

JULIUS FRIEND, EDWARD M. LEWI CO. leased for the 29th Street Construction Co., to Midlin & Rosenman, dealers in silk yarns, the store and basement in 105 and 107 East 29th st. This concern has been located in Mercer st for the past 16 years.

M. FORMAN & CO. leased for the Lowell Construction Co. about 5,000 sq. ft. on the 7th floor in 135 West 27th st to Worth & Smith of 116 West 22d st.

M. H. GAILLARD & CO. leased the top loft in 302 West 36th st for the Sawyer & Inglehart estate to the Photo Gelatine Printing Co., of 55 West 8th st; studios in 2128 Broadway, to Richard B. D'Ore and William Thorne; furnished apartment in 316 West 93d st, in conjunction with Clark & de Flores, to Mrs. Elizabeth H. Taylor, and apartments in 139 and 141 West 82d st to Mrs. Elizabeth Monahan and John C. Stewart.

JOHN N. GOLDING leased for John W. Sterling the stable at 123 West 51st st to Frank Dean of 54 South st, for use as a garage; in 80 Maiden la offices to Charles E. Hudson, Price Baranco & Abbee; James A. McIlhinny; Reuben Samuels; Thomas A. S. Beatty; Samuel Blumberg; the Scott Cooperation Co.; Merle I. St. John; Saul Hotchner; the 3rd floor in 35 West 44th st to Mrs. Marie El Khouri, and 10 East 38th st to E. Lidvae; for the Redmond Estate apartment in 624 5th av to In-galls Kimball; for Payson McL. Merrill, as agent, the 2d and 3d floor duplex apartment in 1000 Madison av to Mrs. Robinson Duff.

GOODALE, PERRY & DWIGHT leased the 1st loft in 32 West 22d st for the Seamans Bank for Savings to the Enterprise Button Co. of 107 West 25th st; the store in 402 6th av to David Oppenheim; an office in 36 East 23d st to Joseph Lavinler; and in conjunction with Julius Friend-Edward M. Lewi Co. a floor in 12 West 19th st to M. Shaw & Co. of 61 East 8th st.

GOODWIN & GOODWIN rented for the Minzshemer Realty Co. to Louis Utassy the 3-sty dwelling at 220 West 123d st.

GOODWIN & GOODWIN rented for Lowenfeld & Prager to Louis Lubin the 3-sty dwelling at 128 West 120th st.

N. BRIGHAM HALL and William D. Bloodgood, Inc., leased apartments in 112 to 118 West 117th st to William Vitriol, S. Shapiro, William Hogan, A. Casner, B. Brown, J. Friedlander and Charles Kuhns.

M. & L. HESS, INC., leased the 7th loft in 134 to 142 West 37th st, containing 10,000 sq. ft., to Max Held, Inc., of 318 6th av, manufacturer of shirt waists; the 6th loft in 20 East 12th st to Delekowitz, Halpern & Deutsche; the 8th lot in 5 and 7 West 4th st to I. Bratter, and space in 7 to 11 West 45th st to Eddie, Freund & Campbell and to Della, Inc., of 21 West 45th st.

M. & L. HESS, INC., leased the 3d loft in 5 West 31st st to Hy-grade Button Co. of 220 West 19th st; the 6th loft in 95 5th av to the Clifton Mills; offices in 329 4th av to M. Auchester, and the 11th loft in 9 West 20th st to Heller & Dickman of 66 East 8th st.

HOUGHTON CO. leased for Catherine Brehnan the 4-sty dwelling at 353 West 56th st to Else Jones.

W. J. HUSTON & SON leased the John A. Bensch home at the northeast corner of St. Nicholas av and 155th st to Henry Ebbighausen; also leased to Louis Wisansky the store in 2113 8th av.

W. J. JOYCE leased to Thomas J. Murty the store and basement in 51 West 125th st for restaurant purposes.

McDOWELL & McMAHON leased the store formerly occupied by the 42d precinct, at 1395 St. Nicholas av, to Nicholas Schmitz for a meat market; and the store at the southeast corner of 191st st and St. Nicholas av to Sigmund Bermann for 10 years for a meat market.

THE PAYSON McL. MERRILL CO. leased the store in 21 West 30th st to Schnell & Jackson, wholesale furriers, of 21 West 30th st.

SAMUEL H. MARTIN leased the store in 150 Columbus av to George Pleveretas for 5 years.

JOHN MILLER leased the building at 132 East 58th st for Eliza Smith to R. Witte; space in 767 Lexington av to Frise & Jantzer of 723 Lexington av and William B. Taylor of 168 East 106th st; and in 235 East 62d st to R. Whitehead.

MOORE & WYCKOFF and Payson McL. Merrill leased an apartment of 14 rooms and 4 baths in 410 Park av to Stanley T. Cozzens and apartments in 115 East 53d st to Horace D. Newson and Henry Mason Day.

MOORE & WYCKOFF leased apartments in 410 Park av for the Estate of Ogden Goelet, to Stanley T. Cozzens, Frederick T. Frelinghuysen, Miss Gertrude A. Freeman, M. K. Clark, Dr. Percy E. D. Malcolm, J. Henry Staats, Frederic de Zaldo, George F. Crane, Ernest C. Bliss, Miss Blanche Potter, Mrs. Jessica W. Holton, Bernon S. Prentice and John H. Lynch.

J. HERBERT MORGANSTERN leased for Stephen H. Tyng, Jr., & Co., the building at 3 East 40th st to D. S. Hess & Co. This building was formerly occupied by the Cottier Art Galleries. D. S. Hess & Co. are at present at 453 5th av, the site of the new Arnold Constable store, and their move in this location shows the continued firmness of this location for the various art concerns.

THE CHARLES F. NOYES Co. reports the renewal of the Wood, Harmon & Co. lease for an entire floor in the Smith-Gray building at Broadway and Warren st from May 1, 1915; also leased space on the 10th floor to the Auto Equipment Co.

PEASE & ELLIMAN leased furnished for Arthur V. Lyall to Paul Salvin of Rector's the 5-sty dwelling at 306 West 92d st; for Mrs. G. P. Ruggles the store in 362 Madison av to E. L. Day for a cake shop; for Otto T. Dommerich and the United States Trust Co. to Charles Hirschhorn the 4-sty dwelling at 23 West 76th st; offices in Aeolian Hall to Nelson M. Keller, the Kinak Motion Picture Co., the Authors' League, and to Carroll H. Dunning; apartments in the new "Rexford" at Broadway and 79th st for Paterno Brothers to B. B. Benoff; in 125 West 79th st for Bing & Bing to Mrs. A. C. Riely, and furnished for B. L. Taylor, Jr., his apartment at 565 Park av to Walter T. Stern.

PEASE & ELLIMAN leased furnished the 5-sty house at 16 East 53d st. This house was recently sold by Harry J. Luce to William Barbour and is subleased for B. Ogden Chisholm; apartments in 829 Park av to Dr. Robert Pabst; and in 144 East 40th st to Mrs. Albert Bullus; and in 157 East 81st st to Arthur Carroll.

PEASE & ELLIMAN leased for the Golden Orange Juice Co. its store on the north side of 42d st, west of 6th av, to the American Writing Machine Co., of 345 Broadway; for Mrs. Annie B. Roundey, the 4-sty dwelling at 105



West 74th st to William B. Pozz; the 5th loft in the building adjoining the northwest corner of 8th av and 49th st, for Harry Selnik to the Lippard Stewart Motor Sales Co., of 1790 Broadway, and apartments in 150 East 72d st to Mrs. Julia D. Scott and to A. Knote; in 40 East 62d st, to Mrs. A. Swinburne; in 244 Riverside dr, to Walter B. Walker; in 35 West 81st st, to Frank W. Garvin, and in 411 West 114th st, to H. B. Cooperman and to Bela Cukor.

PEASE & ELLIMAN leased for Mrs. Rufus Cole to Mrs. Robert L. Livingston the 4-sty dwelling at 41 East 75th st and for E. Lidval the parlor floor in 12 East 38th st to John A. Ross for a dancing academy.

PEASE & ELLIMAN rented, furnished, for Mrs. Katherine T. Kingsland the residence belonging to the William Waldorf Astor Estate at 721 5th av.

PEPE & BRO. leased for Marco Sisti the dwelling at 55 Grove st to Carolina Domenici.

PORTER & CO. rented for Francis Schell to Patrick S. Dunn the 4-sty dwelling at 216 West 135th st.

GEO. R. READ & CO. leased to Joseph L. Rosenberg, milliner, at 222 6th av, the store, basement and part of the top floor in 379 5th av, at a yearly rental of about \$20,000. The lease is made for Ida L. Frese, who last March leased this building for a 21-year term through the same brokers and rebuilt it for a Colonial tea room.

HENRY B. RIECKE leased 412 and 414 West 39th st for the Corn Realty Co. to Joseph Stern for 10 years.

THE RITZ REALTY CO., Lester Florsheim, president, leased for 21 years, with renewals, the plot 50x100 at 12 and 14 East 46th st to a newly formed corporation headed by Robert M. Catts, of Manhattan. The 25-ft. lot at No. 14 is now being improved with an 8-sty loft and office building, at a cost of \$75,000. A similar improvement is under consideration for the lot at No. 12, which the Ritz Realty Co. acquired recently from the Home Club.

WILLIAM J. ROOME & CO., INC., have leased for Madison Grant as trustee for the DeForest-Manice estate stores in 167 Madison av to John Aposilides, Peter Theotokatos and James Dellaport as a florist. Both leases are for 5 years.

THE M. ROSENTHAL CO. leased the 3d loft in 15 and 17 West 26th st to the Economist Waist Co.

SHAW & CO. leased for Rebecca M. Peabody the 4-sty dwelling at 155 West 118th st to Kallman Barnett.

HERBERT A. SHERMAN leased for the winter to Samuel J. Wagstaff the furnished apartment of Mrs. William H. Whitin at 925 Park av.

LOUIS SCHRAG leased for the estate of Chas. A. Winch the 2d loft in 159 and 161 West 24th st to Siegfried Herzog; the top loft to Schiffman & Libon; and for Joseph Guiffanti the store in 119 West 26th st to N. & H. Smul.

LOUIS SCHRAG leased for Jesse and Samuel Rosenthal the 4-sty dwelling at 249 West 24th st, to Pauline Domec.

HENRY C. B. STEIN leased to Burns Brothers, coal dealers, the 4-sty stable at 312 Water st.

TUCKER SPEYERS & CO. leased for Captain William H. Wheeler the 4th floor west in 28-30 West 38th st to the Vanitabs Manufacturing Corporation of 186 Lexington av, and in conjunction with Rice & Hill the photographic studio to the Wyanoak Publishing Co., Inc., of 136 West 52d st; for Burton S. Castles the 4th floor in 39-41 West 38th st to Pizzani & Co., and in conjunction with the Loton H. Slawson Co. the 5th floor to Melhado & Co.

LUDWIG C. TRAUBE leased the house at 163 East 93d st for Alice C. Nathans to G. P. Lang, and the store in 1260 Madison av to David Harry.

E. A. TURNER leased the parlor floor store in 176 Lexington av for Leon Kauffman to Branca Brothers, hand embroidery manufacturers, for 5 years at about \$1,000 a year.

CHARLES B. WALKER leased the store and 1st loft in 207 and 207½ Centre st to Schwartz and Land of 91 Centre st; space in 210 and 212 Canal st to Coleman and Klideman; and store at 6 Howard st to the National Tool Co.

WILLIAM R. WARE has leased for Dr. Francis W. Davis to John A. and Carrie Lamson the 3-sty dwelling, 153 West 94th st.

SIDNEY L. WARSOWER leased stores in 671 8th av to Armstrong & Mackay, florists, and J. Jacobson, novelty dealer; the 3-sty dwelling at 234 West 48th st to B. Sullivan.

WM. A. WHITE & SONS leased for Alice Lazarus, Inc., the store and basement in 22 East 46th st to the Mercedes Millinery Co., now at the northwest corner of Madison av and 44th st, which is being improved for the new quarters of Brooks Brothers.

J. G. WHITE & CO. leased the 3d loft in 32-36 West 18th st to George Jacobson; the 6th loft in 140 5th av to R. E. Neal; the offices in 465 Broadway to Ellbeco Mills, and the store in 143 Chambers st to Cameron & Byington of 57 Reade st.

F. J. WHITON leased space in 10 and 12 Maiden la to J. M. Jablow & Co. and the 2d floor in 31 Maiden la to Doehrmann & Goldfuss.

F. R. WOOD-W. H. DOLSON CO. leased the dwelling at 259 West 88th st for Harris and Maurice Mandelbaum to Emil Buxbaum, tailor. It will be the first business establishment on this block.

**Brooklyn.**

BURRILL BROTHERS leased the following houses: 571 7th st, for L. A. Linzmeyer to George O'Keefe; 586 7th st, for A. H. Scott to George MacKarge; 820 President, to H. S. Van

Cott; 207 8th av, to H. F. Hawes; 768 Union st, to F. A. Murphy; 315 8th av, for F. R. Cranton, to C. G. Seiver, and 530 1st st to G. F. Dempsey.

EVERETT KUHN leased dwelling at 784 Putnam av for M. A. Robinson; at 529A Macon st for A. Gray; at 237 Decatur st for O. A. Byrne; at 111 McDonough st for L. A. Cobb; at 426 Hancock st for E. Douglass; at 428A Hancock st for J. Jacoby; at 451 Macon st for J. R. Ross; at 386 McDonough st for W. Gasten; and apartments in 8 Glenada pl for the Jakwar Realty Co. and in 204 McDonough st for the Schnell Realty Co.

CHARLES E. RICKERSON leased 597 2d st, a 3-sty dwelling, for L. Bonert to Mrs. M. Patterson; 56 St. John's pl, a 3-sty dwelling, for Miss M. Marshall to F. Dixon.

CHAS. W. SEITZ leased the store in 12 Hanover pl for the estate of J. C. Milligan to Isaac Milbouer.

**Queens.**

CROSS & BROWN CO. leased for the Astoria Properties Co. to J. A. Scriven Co. about 8,000 sq. ft. in 45 Mill st, Astoria, L. I.

**Suburban.**

JULIA BEVERLEY HIGGINS leased for Ashbel Green his place at Mount Kisco, N. Y., to Halsey Malone of New York.

FEIST & FEIST leased the Lincoln Hotel at 882-884 Broad st, Newark, N. J. The new tenants are Charles G. Marino, recently of the Nankin Gardens, and Charles E. Gerber, formerly with the Fifth Avenue Hotel. The Lincoln is a 4-sty structure, having a frontage on Broad st of 46.5 ft., with a depth of 219.6 ft. to the alley known as Campfield place.

THE FACTORY DEPARTMENT OF LOUIS SCHLESINGER, INC., leased for the High Street Realty Co. the top floor and part of the 1st floor in 216 to 228 High st, Newark, N. J., to the S. & S. Doll Manufacturing Co., of New York City, manufacturers of dolls. This is a new industry for Newark.

LOUIS SCHLESINGER, INC., leased for the estate of Dr. Daniel L. Wallace to Thomas H. Lyons the 4-sty frame residence at 202 Clinton av.

MAXWELL SMITH leased for the Scarsdale Co. to David J. Davis a dwelling at the corner of Overhill and Circle rds, Scarsdale, N. Y.

THE WESTCHESTER LAND EXCHANGE rented the home of Mrs. Owen Meenough on Quinby av, White Plains, to Mrs. Emma Catrevas of Manhattan.

HUGHES & WHITBY leased, furnished, the residence belonging to the estate of Lucia P. Ames, 6 Waldon pl, Montclair, N. J., comprising one acre of ground, together with a garage, to Miss Annie Parker, of Norfolk, Conn.; the residence at 12 Godfrey rd, Upper Montclair, for B. B. Cole, to William Kelson, Jr.; for Jones & Gleeson, contractors, a residence in Carteret st to Maurice Steinberg.

THE FAYSON McL. MERRILL CO. leased for the estate of Franklin B. Lord the De Mott property on West Broadway, Cedarhurst, L. I., to Joseph H. Brooks.

**OBITUARY**

FRANK W. McLAUGHLIN, real estate broker, specializing in the mortgage branch of the business, at 170 Broadway, died last Saturday morning at his home, 190 Riverside drive, after a lingering illness. He was born in Knowlton, Quebec, in 1869, and was for many years president and treasurer of the Canadian Society. Mr. McLaughlin was a director of the British Schools and Universities Club and a member of the Burns Society. He is survived by his widow and two daughters.

ROBERT GERE, for many years connected with the Department of Docks and Ferries, died suddenly last week at his home in Yonkers. Mr. Gere was born in Syracuse, N. Y., and lived there many years. He is survived by his widow.

CHARLES R. WELLS, for 26 years associated with the New York Life Insurance Co., died this week at his home, 8 Verona pl, Brooklyn.

**Borrowers**

having desirable property on which loans are wanted can be accommodated in any amount at prevailing rates of interest. Submit your loans and we can take care of them promptly.

**Lawyers Title Insurance & Trust Co.**

160 Broadway, Manhattan  
381-383 East 149th Street

188 Montague St., Brooklyn  
1354 Broadway, Brooklyn

367 Fulton Street, Jamaica

**The Queensboro Corporation**

LOTS  
PLOTS  
ACREAGE

BRIDGE PLAZA

LONG ISLAND CITY

HOUSES  
FACTORY  
SITES

Developers of

**Queens Borough Real Estate**

JOSEPH CACCAVAJO, C. E.

WARREN C. HAFF, M. E.

EXPERTS IN

**REAL ESTATE ENGINEERING**

CACCAVAJO & HAFF  
INCORPORATED

41 PARK ROW

CONSULTING ENGINEERS

PHONE CORT. 6226

**VIOLATIONS**

City, State and Federal Cases. Expert staff for handling Building, Tenement, Fire, Health and Factory Violations.

**Building Violations Corporation, Woolworth Building, N. Y.**

TELEPHONE, BARCLAY 6125

Established 1886

Tel. 1279 Spring

**National Window Cleaning & House Renovating Co.**

42 East 4th Street,

NEW YORK



# REAL ESTATE STATISTICS

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

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

## MANHATTAN. Conveyances.

	1914 Oct. 16 to 22	1913 Oct. 17 to 23
Total No.	122	133
Assessed value.	\$9,160,000	\$5,704,300
No. with consideration.	17	14
Consideration.	\$1,011,900	\$418,625
Assessed value.	\$930,000	\$361,500

	Jan. 1 to Oct. 22	Jan. 1 to Oct. 23
Total No.	5,802	6,394
Assessed value.	\$386,270,933	\$388,799,461
No. with consideration.	635	880
Consideration.	\$26,264,206	\$35,594,283
Assessed value.	\$27,524,121	\$38,939,662

# 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.

WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908. We will pay 20 cents for this number if both sections are delivered to us in good condition. This offer will expire on Oct. 30, 1914. Record and Guide Company, 119 W. 40th Street.

## Lumber Auction Sale

To the highest bidder, Thursday, October 29th, 1914, at 2 p. m., at Penn. R. R. Co.'s freight house, foot of Morgan St., at North River, Jersey City, 5 carload lots white pine, hemlock, N. C. pine, various sizes, including flooring and ceiling, 10% cash part payment required.

Morgan St. is 2 blocks north of Exchange Place, Jersey City. It is near Henderson, Grove and Exchange Place stations, Hudson Tubes, and all Ferries.

## Lumber and Ink Auction Sale

Thursday, November 5th, 1914, 2 p. m. Penn. R. R. Co.'s freight house, River St., Newark, N. J., cypress lumber. Also 8 cases of Ink, assorted colors and sizes. Freight house is near Park Place station, Hudson Tubes, and Market St. station, Penn. R. R. Co.

Particulars of above sales from Holland Co., of New York, 2 Rector St.

# JAMES L. BRUMLEY

ESTABLISHED 1888

EXPERT  
Real Estate Appraiser  
Broker and Auctioneer

189 MONTAGUE ST.

Telephone BROOKLYN, N. Y.

The Columbia Storage Ware-Houses  
COLUMBUS AVE  
66 TO 67 STS.  
90 ST AND  
AMSTERDAM AVE.  
VAULTS FOR VALUABLES

## Mortgages.

	1914 Oct. 16 to 22	1913 Oct. 17 to 23
Total No.	74	77
Amount.	\$2,205,937	\$1,197,606
To Banks & Ins. Cos.	13	15
Amount.	\$1,692,000	\$402,500
No. at 6%	36	36
Amount.	\$1,565,107	\$247,073
No. at 5½%	2	1
Amount.	\$14,000	\$5,000
No. at 5%	11	20
Amount.	\$174,250	\$776,400
No. at 4½%		1
Amount.		\$15,000
No. at 4%		
Amount.		
Unusual rates.	2	2
Amount.	\$10,430	\$1,733
Interest not given.	23	17
Amount.	\$442,150	\$152,400

	Jan. 1 to Oct. 22	Jan. 1 to Oct. 23
Total No.	3,366	4,037
Amount.	\$99,574,268	\$142,503,400
To Banks & Ins. Cos.	732	1,007
Amount.	\$44,530,234	\$84,974,099

## Mortgage Extensions.

	1914 Oct. 16 to 22	1913 Oct. 17 to 23
Total No.	35	44
Amount.	\$1,459,300	\$1,734,000
To Banks & Ins. Cos.	16	17
Amount.	\$1,114,000	\$1,167,500

	Jan. 1 to Oct. 22	Jan. 1 to Oct. 23
Total No.	1,630	1,543
Amount.	\$91,663,130	\$62,461,618
To Banks & Ins. Cos.	577	512
Amount.	\$58,166,360	\$35,947,300

## Building Permits.

	1914 Oct. 17 to 23	1913 Oct. 18 to 24
New buildings.	2	11
Cost.	\$525,075	\$663,100
Alterations.	\$152,207	\$83,220

	Jan. 1 to Oct. 23	Jan. 1 to Oct. 24
New buildings.	367	496
Cost.	\$41,951,265	\$51,069,715
Alterations.	\$9,446,791	\$10,295,569

## BRONX.

### Conveyances.

	1914 Oct. 16 to 22	1913 Oct. 17 to 23
Total No.	96	96
No. with consideration.	12	10
Consideration.	\$142,380	\$79,325

	Jan. 1 to Oct. 22	Jan. 1 to Oct. 23
Total No.	5,100	6,192
No. with consideration.	433	603
Consideration.	\$5,391,220	\$5,290,163

### Mortgages.

	1914 Oct. 16 to 22	1913 Oct. 17 to 23
Total No.	47	71
Amount.	\$189,743	\$296,050
To Banks & Ins. Cos.	1	3
Amount.	\$2,000	\$16,500
No. at 6%	27	37
Amount.	\$123,781	\$93,413
No. at 5½%	6	7
Amount.	\$21,700	\$97,000
No. at 5%	1	7
Amount.	\$10,000	\$46,100
Unusual rates.	1	1
Amount.	\$162	\$1,425
Interest not given.	12	19
Amount.	\$34,000	\$58,112

	Jan. 1 to Oct. 22	Jan. 1 to Oct. 23
Total No.	3,149	4,671
Amount.	\$27,814,038	\$32,948,938
To Banks & Ins. Cos.	305	300
Amount.	\$5,726,251	\$4,990,741

### Mortgage Extensions.

	1914 Oct. 16 to 22	1913 Oct. 17 to 23
Total No.	13	17
Amount.	\$134,750	\$250,300
To Banks & Ins. Cos.	3	3
Amount.	\$12,750	\$144,000

	Jan. 1 to Oct. 22	Jan. 1 to Oct. 23
Total No.	561	499
Amount.	\$10,740,050	\$11,024,760
To Banks & Ins. Cos.	106	87
Amount.	\$2,902,650	\$2,574,400

### Building Permits.

	1914 Oct. 16 to 22	1913 Oct. 17 to 23
New buildings.	19	6
Cost.	\$492,600	\$214,000
Alterations.	\$26,900	\$11,575

	Jan. 1 to Oct. 22	Jan. 1 to Oct. 23
New buildings.	640	719
Cost.	\$15,339,857	\$18,242,456
Alterations.	\$945,050	\$1,036,683

## BROOKLYN.

### Conveyances.

	1914 Oct. 15 to 21	1913 Oct. 16 to 22
Total No.	477	467
No. with consideration.	52	50
Consideration.	\$239,034	\$1,227,323

	Jan. 1 to Oct. 21	Jan. 1 to Oct. 22
Total No.	18,759	19,361
No. with consideration.	1,936	1,827
Consideration.	\$11,704,219	\$10,943,602

### Mortgages.

	1914 Oct. 15 to 21	1913 Oct. 16 to 22
Total No.	315	364
Amount.	\$1,059,444	\$1,540,168
To Banks & Ins. Cos.	25	65
Amount.	\$142,850	\$560,850
No. at 6%	184	206
Amount.	\$463,435	\$573,429

	1914 Jan. 1 to Oct. 21	1913 Jan. 1 to Oct. 22
No. at 5½%	74	81
Amount.	\$391,018	\$463,515
No. at 5%	30	57
Amount.	\$102,150	\$371,879
Unusual rates.		3
Amount.		\$5,500
Interest not given.	27	17
Amount.	\$102,841	\$125,845

	1914 Jan. 1 to Oct. 21	1913 Jan. 1 to Oct. 22
Total No.	13,581	13,878
Amount.	\$57,536,270	\$54,155,079
To Banks & Ins. Cos.	2,607	3,033
Amount.	\$21,177,314	\$20,022,765

## Building Permits.

	1914 Oct. 15 to 21	1913 Oct. 17 to 23
New buildings.	60	102
Cost.	\$515,500	\$674,525
Alterations.	\$73,030	\$68,118

	Jan. 1 to Oct. 21	Jan. 1 to Oct. 23
New buildings.	3,801	3,005
Cost.	\$34,313,035	\$24,938,034
Alterations.	\$2,455,260	\$3,042,109

## QUEENS.

### Building Permits.

	1914 Oct. 15 to 21	1913 Oct. 17 to 23
New buildings.	104	86
Cost.	\$417,700	\$299,705
Alterations.	\$48,550	\$58,135

	Jan. 1 to Oct. 21	Jan. 1 to Oct. 23
New buildings.	3,800	3,607
Cost.	\$16,480,967	\$12,955,726
Alterations.	\$1,016,063	\$1,111,358

## RICHMOND.

### Building Permits.

	1914 Oct. 15 to 21	1913 Oct. 16 to 22
New buildings.	18	6
Cost.	\$22,704	\$13,800
Alterations.	\$4,309	\$3,695

	Jan. 1 to Oct. 21	Jan. 1 to Oct. 22
New buildings.	943	799
Cost.	\$1,560,464	\$1,795,237
Alterations.	\$227,827	\$252,438

## REAL ESTATE APPRAISALS.

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

SAMUEL ROSENBLATT.—440 Water st, \$9,000; 246-247 South st, \$50,500; 253 West 131st st, \$9,000; 266-270 3d av, \$39,000; 208 East 50th st, \$10,000; 325 East 57th st, \$13,500; 577 8th av, \$26,000.

HENRY G. SCHLEWITZ.—401 East 60th st, \$28,000.

GUSTAV SETZER.—322 East 61st st, \$13,000; 324 East 61st st, \$13,000; 30 Sutton pl, \$10,000; 1117 1st av, \$12,000.

WILLIAM P. KIRK.—57 Madison st, \$7,000; 64-66 Madison st, \$40,000; 50-52 New Bowery, \$20,000; 381 Water st, \$6,000; 86 New Chambers st, \$8,000; 224 East 14th st, \$20,000; 310 East 14th st, \$22,500; 413 East 53d st, \$7,000.

ELIZA TOUMBEY.—419 Lexington av, \$44,000; 152 East 4th st, \$23,000.

MAX HESS.—246 West 113th st, \$13,000.

ALEDA McALAN.—4 West 84th st, \$29,000.

WILLIAM KREFELD.—312 West 49th st, \$27,750; 330 West 49th st, 74 W 102d st, \$32,250.

LEE NUTTING.—403 East 10th st, \$25,000.

LAWRENCE J. CALLANAN.—41-43 Vesey st, \$121,000; 62 Thompson st, \$28,000; 68 West 11th st, \$55,500.

MADELINA CAVAGNARO.—34 King st, \$13,500.

JOSEPH A. O'REILLY.—138-140 East 57th st, \$55,000; 1325 5th av, \$37,500; 1327 5th av, \$37,500; 229 West 58th st, \$48,000; 104-106 East 81st st, \$150,000; 204-210 East 43d st, \$68,000.

## REAL ESTATE NOTES.

HUBERTH & HUBERTH have been appointed agents for 391-393 Cherry st, 484 Cherry st, 360 Madison st and 106 West 3d st.

EWING, BACON & HENRY have been appointed agents for the Yale & Towne Building, 9-11 East 40th st.

SAMUEL J. REID, formerly associated with Wilbur, Norman & Kahn, has opened a law office at 27 Cedar st.

EDWIN J. BIRLEY, who has been associated with N. Brigham Hall and Wm. D. Bloodgood, Inc., for the past 14 years, has been elected a director and secretary of that corporation.

N. BRIGHAM HALL and William D. Bloodgood, Inc., have been appointed agents of the apartment houses, 112-118 West 117th st, for the estate of A. W. J. Petrie, and also for the two 5-sty apartment houses at 141-143 West 90th st.

DOUGLAS L. ELLIMAN & CO. announce that Alexander Eakin, formerly of the firm of Eddy & Eakin, has become associated with them as manager of the insurance department.

BRETT & GOODE CO., temporarily at 542 5th av, announces that it will occupy permanent quarters in the Putnam Building, 2 West 45th, on or about Oct. 26.

ELMER A. MILLER has contracted to buy from Milton C. Henley the 5-sty flat, 1070 Park av, for \$39,000, according to papers filed in the Register's office. The property was reported sold in the Record and Guide of July 25.



# Directory of Real Estate Brokers

## MANHATTAN

### S. DEWALLTEARSS

Auctioneer, Appraiser, Broker

REAL ESTATE—LOANS

135 BROADWAY, Telephone 355 Cortland

### GEORGE V. McNALLY

Real Estate, Insurance, Mortgages

7 EAST 42d STREET

Telephone, Murray Hill 8154-8155

### ALLEN J. C. SCHMUCK

Real Estate Investments

Mortgage Loans Rentals

47 WEST 34TH STREET

Telephone, 2711 Greeley

### JOHN ARMSTRONG

Real Estate Agent and Broker

Tel. 211 Harlem. 1984 Third Ave., Cor. 109th St.

### JOHN J. BOYLAN

Real Estate Agent, Broker and Appraiser

402 W. 51st St. Tel. 1970 Columbus. 165 Bway.

### CHAS. BUERMANN & CO.

Agents, Brokers, Appraisers, Loans

Established 1886 507 GRAND STREET

Phone 218 Orchard

### GOODWIN & GOODWIN

Real Estate and Insurance

Management of Estates a Specialty

Lenox Ave., N. E. cor. 123d St., Tel. 6500 H'lm

### BRYAN L. KENNELLY

Auctioneer, Real Estate and Loan Broker

156 BROADWAY Business Established 1847

### BENJAMIN R. LUMMIS

Real Estate

25 WEST 33d STREET

### THOS. F. McLAUGHLIN

Real Estate and Insurance

1238 THIRD AVE., NEAR 72d STREET

### LOUIS V. O'DONOHUE

Real Estate and Insurance

Tel. 3555 Bryant 25 WEST 42d STREET

### Philip A. Payton, Jr., Company

Real Estate Agents and Brokers

New York's Pioneer Negro Real Estate Agents

Main Office: 67 WEST 134th STREET

### POLIZZI & CO.

Real Estate, Loans and Insurance

Ernest M. Vickers 192-194 Bowery

### SCHINDLER & LIEBLER

Real Estate and Insurance

Tel 3436 Lenox. 1361 THIRD AVE., nr. 78th St.

Branch, 3929 Bway.—Tel. Audubon 7232.

### SPECIALISTS IN PENN. TERM. SECTION

### H. M. WEILL CO.

Real Estate Agents, Brokers and Appraisers

Tel. 3571-3572 Greeley. 264 WEST 34th ST.

## THE BRONX

### A. G. BECHMANN

Real Estate and Insurance

Tel. 3975 Melrose. 1053 SO. BOULEVARD

One block from Simpson Street Subway Station

### W. E. & W. I. BROWN, Inc. Est. 1867

Real Estate Brokers and Appraisers

3428 THIRD AVE., bet 166th and 167th Sts.

### WILLIAM A. COKELEY

APPRAISER EXPERT TESTIMONY

1325 Fort-Schuyler Road

180th Street and Morris Park Avenue, Bronx

### O'HARA BROTHERS

Real Estate and Appraisers

BRONX PROPERTY

Tel. 615 Tremont. WEBSTER AVE. & 200th St.

### GEO. PRICE

Real Estate Auctioneer, Broker and Appraiser

149th St., Cor. Third Ave. Phone Melrose 572

### ULLMAN

Real Estate in All Branches

3221 WHITE PLAINS AVE., above 207th St.

## OPERATORS

### ELIAS A. COHEN

Real Estate Operator

182 BROADWAY, Corner John Street

Telephone, 5005-5006 Cortlandt

### FISHER LEWINE

### IRVING I. LEWINE

Real Estate Operators

Telephone 980 Cort. 135 BROADWAY

### WM. LUSTGARTEN & CO.

68 WILLIAM STREET

### Real Estate Operators

Telephone, John 61207

### HARRIS & MAURICE

### MANDELBAUM

Real Estate Operators

Telephone 8155 Cort. 135 BROADWAY

### LOWENFELD & PRAGER

Real Estate Operators

149 BROADWAY Tel. 7803 Cortlandt

## Brokers, Attention!

The Realty Associates desire to co-operate with brokers in every way possible. We sell property on easy terms, paying full commissions to brokers.

We have lots, flats, dwellings, and business property in all parts of Brooklyn, making a specialty of our well known **Easy Housekeeping Homes** in Prospect Park East, Fifty-Fourth Street and other sections of Brooklyn.

It will pay you to get in touch with us.

## Realty Associates

Capital and Surplus \$5,000,000

162 REMSEN ST. BROOKLYN

Telephone 6480 Main

SALVATION ARMY has acquired title to 314 East 15th st, adjoining its holdings at 316-318. The properties face Stuyvesant Square Park and it is said that the site may be used for a new building to be used in connection with the work of the organization.

SMITH & PHELPS have placed the following loans: \$10,000 on 411 East 159th st; \$4,500 on the southwest corner of City Island av and Tier st; \$10,000 on the southeast corner of City Island av and Elizabeth st, and \$2,000 on the southwest corner of the latter thoroughfares.

MELVIN CONSTRUCTION CO., which recently took title to the block front on Riverside Drive, between 160th and 161st sts, has obtained a building loan of \$415,000 from the Metropolitan Life Insurance Co. for the erection of two apartment houses.

BRYAN L. KENNELLY realized \$22,725 at the auction sale of cottages and lots at Belle Harbor, Edgemere and Hammels, L. I., on Wednesday. Three lots at the southwest corner of Beach Channel Drive and 136th st were sold to Carrie P. Heath at \$630 each. Five lots at the opposite southeast corner were taken by F. A. Graner at \$3,000, and two adjoining lots in the street were sold for \$930 to Walter Rouse. Alan G. Meiklejohn purchased a cottage on Ocean av, near Mermaid av, Edgemere, at \$5,425, and 72 and 74 Grove av, Hammels, were bought by Frederick Young at \$3,050 each, and 68, in the same street, went to Edgar Schupp at \$2,860.

## AUCTION SALES OF WEEK.

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

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

## The Auction Market.

Outside bidders figured prominently as buyers at public auction sales held this week, and this branch of the market showed considerable strength. The passage of ownership of foreclosed properties to others rather than parties in interest indicated a good demand for well located holdings. Louis Schramm, who owns the nine-story Chelsea Storage Warehouse in West 26th street, became the owner of the plot of four lots, 100-x111, in the south side of West 107th street, 225 feet west of Columbus avenue. He paid \$40,050 for the plot, which will be improved with a warehouse. The sale was brought about by a foreclosure action against Walter F. Hopper to recover a judgment of \$37,807 and taxes amounting to \$1,492.

## Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Oct. 23, 1914, at the New York Real Estate Sales-room, 14 and 16 Vesey st.

### JOSEPH P. DAY.

Montgomery st, 55-7 (\*), sec Monroe (Nos 184-6), 38x60, 6-sty bk tnt & str; due, \$47,584.40; T&c, \$3,638.20; Georgiana B Maclay. 47,500

Wooster st, 97 (\*), ws, 75 n Spring, 25x 75, 7-sty bk loft & str bldg; due, \$45,- \$49.18; T&c, \$2,111.32; Rector, Church Wardens & Vestrymen of St Bartholomew's Church in the City N Y. 30,000

11TH st, 732-6 E (\*), ss, 125 w Av D, 72.4x90.1, 4 & 5-sty bk iron works; due, \$4,516.53; T&c, \$534.69; sub to mtg of \$20,- 000; Rockaway Rolling Mill. 23,000

29TH st, 509 W, ns, 125 w 10 av, 25x98.9, 2-sty bk tnt & str & 2-sty bk rear tnt (vol); bid in at \$11,000.

51ST st, 237 W (\*), ns, 220 e 8 av, 15x 100.5, 3-sty & b stn dwg; due, \$19,333.90; T&c, \$585.90; Margt F Barnes. 18,000

68TH st, 22 E, ss, 77 w Madison av, 18x 100.5, 4-sty stn ft dwg (vol); bid in at \$55,000.

74TH st, 5 W, ns, 120 w Central Park W, 20x102.2, 4-sty & b stn dwg (vol); bid in at \$30,000.

74TH st, 23 E, ns, 75 w Madison av, 25x 102.2, 4-sty & b stn dwg (vol); bid in at \$80,000.

82D st, 25 W, ns, 350 w Central Park W, 20x102.2, 4-sty & b bk dwg (vol); bid in at \$21,000.

11TH st, 70 E (\*), ss, 230 w Park av, 16.8x100.11, 3-sty & b stn dwg; due, \$2,- 266.61; T&c, \$—; Harry Knopp. 9,430

130TH st, 55 W (\*), ns, 255 e Lenox av, 20x99.11, 4-sty & b stn dwg; due, \$11,- 612.99; T&c, \$522.40; General Synod of the Reformed Church in America. 9,000

172D st, 570 W (\*), ss, 100 w Audubon av, 62.6x95, 5-sty bk tnt; due, \$10,924.46; T&c, \$—; sub to 1st mtg of \$60,000; Jno J Dillon. 71,300

1ST av, 1893 (\*), ws, 25.2 s 98th, runs w 99.6xs3xw0.6xs25xe100xn25.4 to beg, 5-sty bk tnt & str; due, \$16,401.48; T&c, \$480.42; Metropolitan Trust Co of N Y. 14,000

### SAMUEL MARX.

107TH st W, ss, 225 w Col av, 100x100.11, vacant; due, \$37,807.25; T&c, \$1,492; Louis Schram. 40,050

114TH st, 349 E (\*), ns, 125 w 1 av, 25x 100.10, 3-sty bk theatre; due, \$14,848.29; T&c, \$1,100; Anna S Stemme et al. 5,000

133D st, 209 W (\*), ns, 120 w 7 av, 20x 99.11, 3-sty & b bk dwg; due, \$9,220.33; T &c, \$95.10; U S Trust Co N Y. 7,500



Auction Sales, Manhattan, Continued.

**ESTABLISHED 1879**  
**William P. Rae Co.**  
 Main Office  
**180 MONTAGUE STREET**  
 Uptown Branch  
**400 Nostrand Av., adj. Gates Av.**  
**MANAGERS**  
**APPRAISERS**  
**AUCTIONEERS**  
**BROOKLYN AND QUEENS**  
 WE REPRESENT  
**JAMAICA HILLCREST**  
**SEA GATE N. Y. HARBOR**  
**OFFICE ON EACH PROPERTY**

Firm Established 1853  
 John B. Fickling President Albert A. Watts Treasurer  
**DAVENPORT REAL ESTATE CO.**  
**HILL SECTION SPECIALISTS**  
 Cor. Fulton and S. Oxford Sts.  
**BROOKLYN NEW YORK**  
 TELEPHONE, PROSPECT 2978

Firm Established 1874  
**CORWITH BROS.**  
**Greenpoint Real Estate**  
**FACTORY SITES A SPECIALTY**  
 Mortgage Loans, Appraisals, Insurance  
 Entire Management of Property  
**851 Manhattan Avenue, Brooklyn**

Members  
 Brooklyn Board of Real Estate Brokers  
**BROOKLYN ESTATE MANAGERS**  
 CHAS. L. GILBERT, Pres.  
**NOAH CLARK, Inc.**  
**REAL ESTATE INSURANCE**  
 Water Fronts, Factory Sites, Appraisals  
 Main Office  
**837 Manhattan Avenue**  
 Branches  
**545 Morgan Avenue 753 Nostrand Avenue**  
**BROOKLYN, N. Y.**

Member Allied Real Estate Interests  
 Member Brooklyn Board of Real Estate Brokers  
**Money to Loan on First Mortgages**  
**5%**  
**Joseph T. McMahon**  
**REAL ESTATE and MORTGAGE LOANS**  
**188 and 190 MONTAGUE STREET**  
**BROOKLYN**  
 Telephone 834 Main  
**SPECIAL ATTENTION GIVEN TO COLLECTING, RENTING AND MANAGEMENT OF ESTATES**

**HENRY BRADY.**  
**23D st, 35S W**, ss, 125 e 9 av, 25x98.9, 3-sty & b stn dwg; exrs sale; bid in at \$18,650.  
**168TH st, 501 W**, see Amsterdam av, 2180-2.  
**Amsterdam av, 2180-2**, nwc 168th (No 501), 50x100, 6-sty bk tnt & str; due, \$13,564.68; T&C, \$2,470; sub to a mtg \$65,000; Francis R Eden. 88,643  
**Audubon av, 248-54 (\*)**, swc 178th, 94.11 x100, 6-sty bk tnt; due, \$140,370.75; T&C, \$3,220; Harlem Savgs Bank. 135,000  
**JACOB H. MAYERS.**  
**17TH st, 16 E (\*)**, ss, 250 w Union Sq W, 25x92, 8-sty bk loft & str bldg; due, \$95,155.35; T&C, \$4,617.07; Franklin Savgs Bank in City N Y. 90,000

Total	\$588,423
Corresponding week 1913	1,019,166
Jan 1, 1914 to date	28,771,505
Corresponding period 1913	33,995,687

**Bronx.**  
 The following are the sales that have taken place during the week ending Oct. 23, 1914, at the Bronx Salesrooms, 3208-10 3 av.  
**JOSEPH P. DAY.**  
**Crotona Pkway (\*)**, es, 84.2 n 180th, 75.10x6x—x.6, vacant; due, \$256.73; T&C, \$45.27; Simeon M Barber. 350  
**Nelson av, 1123**, ns, 125.4 e 166th, 25.7x 105.5, 3-sty fr tnt (vol); bid in at \$8,500.  
**University av**, sec 181st, —x—, vacant (vol); bid in at \$8,300.

**HERBERT A. SHERMAN.**  
**Franklin av, 1392**, es, 75.6 n Jefferson pl, 37.6x100, 5-sty bk tnt; due, \$25,411.39; T&C, \$283.20; Jas T Barry et al, defts. 26,000  
**Franklin av, 1394**, es, 113.1 n Jefferson pl, 37.6x700, 5-sty bk tnt; action 2; due, \$25,346.05; T&C, \$283.20; Jas T Barry et al, defts. 26,000  
**CHAS. A. BERRIAN.**  
**Bathgate av, 1757 (\*)**, ws, 200.10 n 174th, 20.3x114.5, 2-sty fr dwg & str; due, \$5,624.76; T&C, \$110; Carrie Westerfield. 5,000  
**Prospect av, 1919-23**, ws, 230 s 177th, runs w100xn30xw50x100x150xn70 to beg, 2 & 3-sty fr dwgs & 2-sty fr rear bldg; due, \$8,646.01; T&C, \$1,392; Simon G Katzen. 10,850

**GEORGE PRICE.**  
**168TH st, 732 E (\*)**, swc Forest av, 40x 82, 2-sty & a fr dwg; due, \$9,689.05; T&C, \$719.71; Wm Oldendorf. 6,000  
**Forest av, swc 168th**, see 168th, 732 E.  
**ALBERT E. CRABTREE.**  
**226TH st, 824 E (\*)**, ss, 230 e Barnes av, 25x114; due, \$1,443.86; T&C, \$69.13; sub to 1st mtg of \$4,500; Geo Hauser. 5,500  
**Starling av, 1987 (\*)**, ns, 25 w Olmstead av, 100x100; due, \$4,222.45; T&C, \$403.56; Geo Hauser. 3,000

Total	\$82,700
Corresponding week 1913	169,745
Jan 1, 1914 to date	5,333,486
Corresponding period 1913	4,875,722

**Brooklyn.**  
 The following are the sales that have taken place during the week ending Oct. 21, 1914, at the Brooklyn Salesrooms, 189 Montague Street:  
**WILLIAM J. McPHILLIAMY & CO.**  
**LORIMER ST (\*)**, es, 25 n Jackson 3,600.00  
 50x100; Jos A Burr  
**SUYDAM ST**, ss, 225 w Evergreen av, 3,050.00  
 25x95; Emmeli Staberg  
**E 15TH ST (\*)**, ws, 280 n Foster av, 9,000.00  
 40.6x320.7xirreg; N Y Life Ins Co  
**55TH ST (\*)**, ss, 360 e 5 av, 40x100.2; 2,500.00  
 Frank F Koehler  
**58TH ST**, ns, 153.4 w 4 av, 26.8x100.2; —  
 withdrawn  
**66TH ST (\*)**, nes, 85 nw 20 av, 85x100; 13,850.00  
 Eliz Rosenberg  
**75TH ST (\*)**, nes, 126 se 15 av, 18x100; 2,750.00  
 R C Baker  
**75TH ST**, nes, 144 se 15 av, 18x100; R 2,750.00  
 C Baker  
**75TH ST (\*)**, 216 se 15 av, 18x100; R 2,750.00  
 C Baker  
**RYDER AV**, nwc Coney Island av, 206.5 x107.2xirreg to E 10th; Jno F Buggy; 9,275.00  
 Wm H Corin  
**16TH AV (\*)**, nws, intersec nes 54th, 6,500.00  
 20.1x100; Michl F McGoldrick

**STATEMENT OF THE OWNERSHIP, MANAGEMENT, ETC.,**  
 of  
 Real Estate Record and Builders' Guide, published weekly at New York (required by Act of August 24, 1912).  
 Managing Editor:  
 A. K. Mack, 119 W. 40th St., New York.  
 Business Manager:  
 W. C. Stuart, 119 W. 40th St., New York.  
 Publisher:  
 Record and Guide Co., 119 W. 40th St., New York.  
 Owners:  
 F. W. Dodge Co., 119 W. 40th St., New York. Known bondholders, mortgagees and other security holders, holding 1 per cent. or more of total amount of bonds, mortgages or other securities—None.  
**RECORD AND GUIDE CO.,**  
 F. T. Miller, Treas.  
 Sworn to and subscribed before me this thirtieth day of September, 1914.  
**HENRI DAVID,**  
 Notary Public, New York County, No. 849, Register's No. 6151.  
 Certificate filed in New York County.  
 (My commission expires March 30, 1916.)

**WILLIAM P. RAE CO.**  
**ST MARKS AV (\*)**, ns, 180 e Hopkinson av, 89x44.6; Conrad N Pitcher. 4,000.00  
**LOTS (\*)** 46 & 47, block 5739, sec 16; Jas J McCabe et al. 200.00  
**NATHANIEL SHUTER.**  
**S PORTLAND AV**, ws, 482.3 s DeKalb av, 20x100; withdrawn  
**LOTS 304 to 309**, blk 11, map of prop of estate of Jacob Snediker, 26th Ward; withdrawn  
**JAMES L. BRUMLEY.**  
**VAN BUREN ST**, ss, 90 w Stuyvesant av, 60x100; withdrawn  
**86TH ST (\*)**, nes, 425 se 16 av, 95x 100.2xirreg; Kate A Cullen. 500.00  
 Total \$60,725.00  
 Corresponding week 1913 151,575.00

**VOLUNTARY AUCTION SALES.**

**Manhattan.**  
**BRYAN L. KENNELLY.**  
**OCT. 28.**  
**71ST ST**, 328 W, ss, 275.6 w West End av, 17.6x 100.5, 3-sty & b stn dwg (vol).

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

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

**OCT. 24.**  
 No Legal Sales advertised for this day.  
**OCT. 26.**  
**VANDEWATER ST**, 24-6, ss, 217.11 w Pearl, 50x95, 8-sty bk loft & str bldg; Kate B Murray—Twenty-four and Twenty-six Vandewater St Corp et al; Forster, Hotaling & Klenke (A), 59 Wall; Middleton S Borland (R); due, \$66,040.01; T&C, \$2,854.77; Joseph P Day.  
**OCT. 27.**  
**CEDAR ST**, 127, nec Greenwich (No 141-3), 34.4x49.8x40.11x58.11, 5-sty bk tnt & str; Mary E Cottrell, extrs & trste—Edw F Robinson et al; Patterson & Brinckerhoff (A), 43 Cedar; Jno H Rogan (R); due, \$55,044.97; T&C, \$7,700; Herbert A Sherman.  
**CHERRY ST**, 229, ss, 279 w Rutgers sl, runs s 50x60x70.4 to Water (No 486-8, on map 490), xw37.11xn20.10xe23.11xn99.6xe13.6 to beg, 5-sty bk tnt & 7-sty bk loft bldg; Farmers' Loan & Trust Co, trsts—Stonington Realty Co et al; Manley A Raymond (A), 156 Bway; Henry A Forster (R); due, \$22,266.12; T&C, \$1,029.82; Chas A Berrian.  
**GREENWICH ST**, 141-3; see Cedar, 127.  
**WATER ST**, 486-8, on map 490; see Cherry st, 229.  
**76TH ST**, 303 W, ns, 63 w West End av, runs n36xw5.4xn13.7xnw5.10xn21.6xw14.8 xs76.1 xe23 to beg, 4-sty & b bk dwg; Henry B Platt—Minnie E O'Sullivan et al; Jas T Crane (A), 2 Rector; Jno J Halpin (R); due, \$25,792.35; T&C, \$337.50; mtg recorded Sept 30, 1912; Joseph P Day.  
**109TH ST**, 229 E; ns, 335 w 3 av, 18.7x100.10, 4-sty bk tnt; Francis H Page trste—Anna M Cefola et al; Jno R Rider (A), 44 Cedar; Irving J Joseph (R); due, \$8,888.37; T&C, \$234.10; Samuel Marx.  
**133D ST**, 50 W, ss, 560 w 5 av, 25x99.11, 4-sty bk warehouse; Mary E Miller—Henry Fehn et al; Low, Miller & Low (A), 30 Broad; Thos J Mooney (R); due, \$16,051.25; T&C, \$309.02; Joseph P Day.  
**OCT. 28.**  
**14TH ST**, 1 W; see 5 av, 84-90.  
**5TH AV**, 84-90, nwc 14th (No 1), 100x103.3, 11-sty bk loft & str bldg; Fredk T Van Beuren et al—Henry Corn et al; Mitchell & Mitchell (A), 44 Wall; Elek J Ludvigh (R); due, \$381,980.46; T&C, \$126.90; Joseph P Day.  
**OCT. 29.**  
**MINETTA ST**, 16-22, nwc Minetta la (No 19 & 21), 80x75, 2 & 3-sty bk & fr tnnts & str; Central Trust Co of N Y—Thos Rosson et al; Joine, Larkin & Rathbone (A), 54 Wall; Phoenix Ingraham (R); due, \$27,704.39; T&C, \$355.80; Joseph P Day.  
**MINETTA LA**, 19 & 21; see Minetta, 16-22.  
**19TH ST**, 30 & 32 W, ss, 460 e 6 av, 50x92, 2-3-sty bk bldgs & str; Mutual Life Ins Co of N Y—Fredk S Pinkus et al; Fredk L Allen (A), 55 Cedar; Earle W Webb (R); due, \$72,697.25; T&C, \$2,991.04; Herbert A Sherman.  
**176TH ST**, 551 W; see Audubon av, 220-34.  
**177TH ST**, 550 W; see Audubon av, 220-34.  
**AUDUBON AV**, 220-34, nwc 176th (No 551), 199.8 to 177th (No. 550) x100, 2-6-sty bk tnnts; Mary Newton et al—N Y Real Estate Security Co et al; Henry G Sanford (A), 43 Cedar; Moses J Stroock (R); due, \$38,046.14; T&C, \$11,933.60; sub to mtgs aggregating \$265,000; Samuel Marx.  
**OCT. 30.**  
**56TH ST**, 401 E; see 1 av, 1026.  
**8TH ST**, 207-9 W, ns, 162.6 w Ams av, 62.6x 100.8, 2-5-sty bk tnnts; Andw C Dittrich et al—Isaac Josephs et al, exrs & trstes; Russel H Kittel (A), 100 William; Jos Rowan (R); due, \$7,793.98; T&C, \$752.60; sub to 1st mtg \$65,000; mtg recorded Dec 3, 1907; Joseph P Day.  
**1ST AV**, 1026, nec 56th (No 401), 20x94, 4-sty bk tnt & str; Ferd C Bamman—Rose Simon et al; Samuel Wacht, Jr (A), 149 Bway; Walter R Herrick (R); due, \$7,306.12; T&C, —; Joseph P Day.  
**1ST AV**, 1028, es, 20 n 56th, 20x94, 4-sty bk tnt & str; same—same; same (A); Jas A Foley (R); due, \$7,163.90; T&C, \$120.15; Henry Brady.



**OCT. 31.**  
No Legal Sales advertised for this day.

**NOV. 2.**  
CLINTON ST, 93, ws, 175 s Rivington, 25x100, 5-sty bk tnt & str; Frank M Tichenor et al, admsr—Lena Koransky et al; Appell & Taylor (A), 51 Chambers; Fredk R Rich (R); due, \$19,953.56; T&c, \$5,078.33; mtg recorded Jan 15, 1892; Samuel Marx.

**Bronx.**

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

**OCT. 24.**  
No Legal Sales advertised for this day.

**OCT. 26.**  
CANNON PL, ws, 424 s 238th; see Bailey av, es, 424 s 238th.  
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, \$897.51; 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.

**OCT. 27.**  
BAILEY PL, 3422-4, es, 178.5 s Ft Independence, 50x87.1x49.1x77.4, 5-sty bk tnt; Geo Singer—Sellingto Constn Co et al; Adolph & Henry Bloch (A), 99 Nassau; Henry K Davis (R); due, \$3,396.23; T&c, \$676.60; Herbert A Sherman.

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; Bryan L Kennelly.

CRESCENT AV, 616-8, ss, 36.8 w Hughes av, 42.5x55.7x33x82.3, 4-sty bk tnt & str; Wm H Caldwell, Jr—Tesoro Constn Co et al; Arthur Knox (A), 198 Bway; Earnest R Eckley (R); due, \$1,001.19; T&c, \$100; Joseph P Day.

GREEN AV, ss, 150 e Mapes av, 25x100; Eliz M Rogan—Jno H Carpenter et al; G Arnold Moses (A), 145 Nassau; Jno Mulholland (R); due, \$151.08; T&c, \$36.85; Jno S Mapes.

WHEELER AV, 1227, ws, 270 n Westchester av, 40x100; Mary J Mullis—Bernard Badanes et al; Robt T Wood (A), 527 5 av; Jno A Rooney (R); due, \$5,027.61; T&c, \$—; sub to two mtgs aggregating \$24,000; Chas A Berrian.

**OCT. 28.**  
MAIN ST, ws, 645 n Poplar, 40x150; Martha A Arnow—Geo P Baisley et al; Lambert G Mapes (A), 1469 Williamsbridge rd; Raymond Malone (R); due, \$4,430.33; T&c, \$563.35; Henry Brady.

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

VAN BUREN ST, 1614, es, 308.4 s Van Nest av, 41.8x100; Fredk A Southworth as com—Benedetto Cairo et al; Wm R Brinckerhoff (A), 68 William; Emanuel B Cohen (R); due, \$2,806.82; T&c, \$68.08; J H Mayers.

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

**OCT. 29.**  
181ST ST, E, swc Grand Blvd & Concourse; see Grand Blvd & Concourse, swc, 181.

GRAND BLVD & Concourse, swc 181st, 98.9x 28.1x93.11x60.11, vacant; Anna Rihm—Conrad R Schmitt et al; Henry C Botty (A), 140 Nassau; Maurice S Cohn (R); due, \$3,327.14; T&c, \$115.30; L J Phillips & Co.

RYER AV, 2084, es, 50 n 180th, 25x104.11x25.1x 105.4, 3-sty fr tnt; Chas H Lowerre et al, exrs—Max Reese et al; Cary & Carroll (A), 59 Wall; Bernard J Isecke (R); due, \$6,076.17; T&c, \$247.28; Joseph P Day.

UNION AV, 720, es, 154.9 s 156th, 18.9x93.6x18.9 x93.8, 2-sty & b bk dwg; Adaline Cohen—Simon T McNally et al; Lindsay, Kalish & Palmer (A), 27 William; Edw F Moran (R); due, \$6,618.81; T&c, \$400; Henry Brady.

**OCT. 30.**  
LORRILLARD PL, 2398; see 187th st, 550 E.  
165TH ST, 659 E, ns, 110.11 w Trinity av, 37.6x 100; 5-sty bk tnt & str; Eliz Schaefer—Benedetta Piccirillo et al; Gerlich & Schwewler (A), 1511 3 av; Gordon S P Kleeborg (R); due, \$31,393.43; T&c, \$650.54; George Price.

179TH ST, 820 E, ss, 78.2 w Marmion av, 36x 75.3x36x75.2, 4-sty bk tnt; Philip Rhineland, exr—C K Realty Co et al; Miller & Hartcorn (A), 20 Nassau; Max Bendit (R); due, \$17,661.20; T&c, \$970; Henry Brady.

187TH ST, 550 E, sec, Lorrillard pl (No 2398), 100.1x22.5x100x24.5, 5-sty bk tnt; Kath Gass—Jos Faiella et al; Jas F Donnelly (A), 41 Park Row; Oscar Igstaedter (R); due, \$2,924.32; T&c, \$230.10; sub to mtg \$25,000; Chas A Berrian.

CRESTON AV, 2817, ws, 149.8 s 198th, 25x 100.4, 2-sty fr dwg; same—same; action 2; same (A); same (R); due, \$5,845.76; T&c, \$219.96; Chas A Berrian.

CRESTON AV, 2819, ws, 124.8 s 108th, 25x100.4, 2-sty fr dwg; Hudson Trust Co—Paul J Exner Co et al; action 1; Holm, Whitlock & Scarff (A), 35 Nassau; Chas C Marrin (R); due, \$2,722.57; T&c, \$219.96; Chas A Berrian.

CRESTON AV, 2821, ws, 99.8 s 198th, 25x100.4, 2-sty fr dwg; same—same; action 3; same (A); same (R); due, \$5,845.76; T&c, \$219.96; Chas A Berrian.

**OCT. 31.**  
No Legal Sales advertised for this day.

**NOV. 2.**  
COSTER ST, 644, es, 320 s Spofford av, 20x100, 2-sty bk dwg; Kate L Bower—Hunts Point Estates et al; action 1; Louis B Hasbrouck (A), 257 Bway; Albert R Lesinsky (R); due, \$5,981.29; T&c, \$171.97; Herbert A Sherman.

**Brooklyn.**

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

**OCT. 24.**  
No Legal Sales advertised for this day.

**OCT. 26.**  
GRAHAM ST, es, 132 s DeKalb av, 18x91.5; Hilda L Nelson et al—Sylvester L Nash et al; Chas A Ogren (A), 149 Bway; Jas F Quigley (R); Wm P Rae.

CONY ISLAND AV, sec Lewis pl, 100.4x132; Chas V Lott—Alfred W Bardin et al; Wm C Roe (A), 375 Fulton, Jamaica; Henry S Rasquin (R); Wm J McPhilliomy & Co.

**OCT. 27.**  
BAY 13TH ST, nws, 200 sw Bath av, 62.6x96.8; Second United Cities Realty Corp—Beatrice Harbo et al; Isaac Roth (A), 261 Bway, Manhattan; Fredk A Drake (R); Wm J McPhilliomy & Co.

E 25TH ST, es, 100 s Av Z, 80x105; Home Title Ins Co of N Y—Henrietta A Vickers et al; Henry J Davenport (A), 375 Pearl; Jas D Bell (R); Wm J McPhilliomy & Co.

S2D ST, sws, 100 nw 17 av, 40x100; Eliz A DeMund—Milton S Kistler et al; Robt O'Byrne (A), 6 Wall, Manhattan; J Gardner Stevenson (R); Wm P Rae.

LIBERTY AV, nwc Christopher av, 50x100; Wilhamsburgh Savgs Bank—Jos Freedman et al; S M & D E Meeker (A), 217 Havemeyer; Robt F Manning (R); Wm J McPhilliomy & Co.

NOSTRAND AV, ws, 100 n Av H, 20x90; Mary E Peck—Henry W Ellison et al; Harry L Thompson (A), 175 Remsen; Wm J Pape (R); Wm P Rae.

TILDEN AV, sec Brooklyn av, 104.8x108.5xirreg; Eva St C Hamilton—Kathryn A Ryan et al; Henry J Davenport (A), 375 Pearl; Barker D Leich (R); Wm P Rae.

LOT 76, blk 22, map of prop belonging to Wm Ziegler; Antonia M Jaeger—Geo Hamilton et al; Eugene Sweeney (A), 271 W 125th, Manhattan; Frank L Entwisle (R); Jas L Brumley.

**OCT. 28.**  
COURT ST, ws, 200 n Degraw, 22.6x112.6; Harry H Purvis—Woodworth Realty Co et al; Matthew W Wood (A), 233 Bway, Manhattan; Walter E Warner (R); Wm P Rae.

PARK PL, ss, 300 e Howard av, 50x127.9; Morris Schwartz—Parkling, Inc, et al; Jos J Schwartz (A), 361 Stone av; Kath B Daniel (R); Wm J McPhilliomy & Co.

CHESTNUT AV, ss, 560 w Liberty, 20x100; N Y Mtg & Security Co—Theresa M Crandall et al; Henry M Bellinger (A), 135 Bway; Chas J McDermott (R); Wm J McPhilliomy & Co.

FLUSHING AV, ss, 58 e St Edwards pl, 18x96.2; Fruit Auction Co—Catarina LoDolce et al; McElheny, Bennett & Sicher (A), 15 William; Alvah W Burlingame (R); Wm P Rae.

ROCKAWAY AV, ws, 185.6 n Hegeman av, 20x 100; Syndicate Development Co, Inc—Max Raphaelowitz et al; Chas H Levy (A), 26 Court; Henry E Wilke (R); Nathaniel Shuter.

**OCT. 29.**  
ADAMS ST, es, 101.9 s Myrtle av, 26x97.9; Germania Savgs Bank, Kings Co—Mary F Jeffards et al; Wingate & Cullen (A), 20 Nassau, Manhattan; Robt F Manning (R); Jas L Brumley.

COOPER ST, ses, 124 sw Knickerbocker av, 17x100; Rhoda Evans et al—Chas L Goldstein et al; action 1; Kramer, Cohn & Meyer (A), 898 Park av; Wm F Connell (R); Wm J McPhilliomy & Co.

COOPER ST, ses, 141 sw Knickerbocker av, 17 x100; same—same; action 2; same (A); Wm C Rodger (R); Wm J McPhilliomy & Co.

DECATUR ST, ss, 56 w Sumner av, 20x68.10; Jas R Kenny—Sara L Vose et al; Thos E Brownlee (A), 27 Cedar, Manhattan; Wm D Niner (R); Wm J McPhilliomy & Co.

MONTGOMERY ST, ns, 77.7 w Franklin av, 20 x45; Waldo R Blackwell—Alex Kent et al; J Tilden Crusier (A), 375 Fulton; Augustus J Koehler (R); Wm J McPhilliomy & Co.

BUSHWICK AV, sws, 25 se Suvdam, 25x72.9; Sheriff's sale of all right, title, &c, which Chas F Fuchs et al had on June 22, 1914, or since; Lewis M Swasey, sheriff; Wm P Rae.

FLUSHING AV, ns, 550 e Bedford av, 25x100; Philip J Fry—Ida Friedman et al; Coombs & Wilson (A), 260 Bway; Howard E Greene (R); Nathaniel Shuter.

GATES AV, ns, 165 e Marcy av, 20x105; East Bklyn Savgs Bank of City Brooklyn—Jno G Martens et al; Phillips & Avery (A), 41 Park Row, Manhattan; Burt L Rich (R); Wm P Rae.

GATES AV, ns, 145 e Marcy av, 20x105; Bklyn Savgs Bank of City of Brooklyn—Jno G Martens et al; action 1; Phillips & Avery (A), 41 Park Row, Manhattan; Burt L Rich (R); Wm P Rae.

GATES AV, ns, 165 e Marcy av, 20x105; same—same; action 2; same (A); same (R); Wm P Rae.

LIBERTY AV, nwc Shepherd av, 20x75; Kings Co Savgs Instn—Antonio Perrotta et al; Harry L Thompson (A), 175 Remsen; Chas S Simpkins (R); Wm J McPhilliomy & Co.

**OCT. 30.**  
CHESTER ST, ws, bet Blake & Dumont avs, lot 39; Juliette F Potter—Abr K Taylor et al; Saml A Potter (A), 40 Nassau, Manhattan; Abr Feinstein (R); Abr Feinstein at 12 o'clock noon at County Court House.

LINCOLN PL, ns, 100 e Classon av, 320x131x irreg; Burroughs Bldg Material Co—Otto Singer Bldg Co et al; Caldwell & Holmes (A), 44 Court; Nelson L North, Jr (R); Wm J McPhilliomy & Co.

W 8TH ST, ws, 480 s Av R, 20x100; Leslie G King—Wm M Young et al; Caldwell & Holmes (A), 44 Court; Henry W Beer (R); Nathaniel Shuter.

BAY 13TH ST, ws, 200 n Bath av, 50x108.4; Mary F Cosgrove—Mary Andriejeck et al; Chas A Clayton (A), 44 Court; Alhponso M Dreyer (R); Wm J McPhilliomy & Co.

**BROOKLYN'S OLDEST**  
**Real Estate Office**  
FIRM ESTABLISHED 1843  
**The Chauncey**  
**Real Estate Co.**  
187 MONTAGUE ST.  
BORO OF BROOKLYN, NEW YORK CITY  
Telephones, 4300, 4301, 4302 Main  
**Appraisers Auctioneers**  
AGENTS AND GENERAL  
**Real Estate Brokers**  
Members  
Brooklyn Board of Real Estate Brokers  
Real Estate Board of New York

Member Brooklyn Board of R. E. Brokers  
**DAVID PORTER**  
**Real Estate Agent**  
**Broker, Appraiser**  
APPRAISER FOR  
The United States Government  
The State of New York  
The City of New York  
The Equitable Life Assurance Society  
The U. S. Title Guaranty Co.  
The Home Trust Company, etc., etc.  
**189 MONTAGUE STREET**  
Telephone, 828 Main **BROOKLYN, N. Y.**

Member Brooklyn Board  
of Real Estate Brokers  
**BROOKLYN**  
**REAL ESTATE**  
EXPERT APPRAISER  
**S. WELSCH**  
207 MONTAGUE STREET  
Brooklyn  
Tel. 2738-9 Main Branch, 177 Seventh Avenue

**KETCHAM BROS.**  
ESTABLISHED 1891  
EVERY BRANCH OF THE  
**Real Estate Business**  
Broadway Stuyvesant  
Section Properties Our Specialty  
**129 RALPH AVENUE**  
Telephone, 86 Bushwick **BROOKLYN**

Members Brooklyn Board of R. E. Brokers  
HOWARD C. PYLE GEO. H. GRAY  
**General**  
**Brooklyn Real Estate**  
**Brokers**  
**Howard C. Pyle Co.**  
Real Estate Expert Appraising  
Mortgage Loans Insurance  
201 Montague Street **BROOKLYN**  
Telephone, 3385 Main

Established 1879  
**William G. Morrisey**  
**REAL ESTATE**  
**BROKER APPRAISER**  
**189 MONTAGUE STREET**  
Telephone 5856  
5857 MAIN



Legal Sales, Brooklyn, Continued.

99TH ST, sws, 346.6 se 4 av, 26.9x97.6; Lake A Timmons—Bradford & Taylor Co et al; action 1; Wm H Good (A), 44 Court; Park E Callahan (R); Wm J McPhilliemy & Co.

99TH ST, sws, 373.3 se 4 av, 26.9x97.6; same—same; action 2; same (A); same (R); Wm J McPhilliemy & Co.

BEDFORD AV, es, 20 n Clifton pl, 20x80; Jno P Short—Anna Mitchell et al; Robt G Perry (A), 55 John, Manhattan; Geo F Lewis (R); Wm P Rae.

KENT AV, es, 194.9 n Willoughby av, 30.2x 153.8; Eagle Savgs & Loan Co—Harry Aronson et al; Jas C McLeer (A), 189 Montague; Chas E Francis (R); Wm J McPhilliemy & Co.

PITKIN AV, swc Logan, 20x90; David S Yeoman—Theresa B Fagan et al; Jos F Dempsey (A), 59 Wall, Manhattan; Theo L Frothingham (R); Wm P Rae Co.

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

LOTS 20 to 42, blk 1; 48 to 51, 57 to 63, blk 2; 68 to 95, blk 3; 96 to 112, 116 to 121, blk 4; 122 to 130, blk 5; 131 to 139, 139 second, 141 to 145, 168 to 173, blk 6; Allorwan Co

of N J—Michl L McLaughlin et al; Henry M Bellinger, Jr (A), 135 Bway, Manhattan; Robt F Manning (R); Wm J McPhilliemy & Co.

**OCT. 31.**  
COLUMBIA PL, es, 77.5 s Joralemon, 17.3x 70.10; Annie J O'Brien—Henry Schulberg et al; Danl T O'Brien (A), 44 Court; Wm R McGuire, Jr (R); Wm J McPhilliemy & Co.

**NOV. 2.**  
OAKLAND ST, es, 50 s Eagle, 25x100; Penobscot Realty Corp—Alice E Flood et al; Edw J Reilley (A), 142 Norman av; Jacob W Kahn (R); Nathaniel Shuter.

PITKIN AV, ss, 75 w Hendrix, 25x100; also PITKIN AV, ss, 75 w Van Siclen av, 25x100; also PITKIN AV, ss, 75 w Hendrix, 50x100; Manly R Hubbs—Vincent J Miccio et al; Carl S Heidenreich (A), 2772 Fulton; Henry F Burr (R); Wm R Rae.

LOTS 13 & 14, Map 2, in partition of estate of Andrew Arnow, Sr, 24th ward, Merchants' Realization Co, Inc—Cecelia F Brennan et al; Newman & Butler (A).

LOTS 23, 24, 25, 26, 27, 28 & 29, map of Bronx Terrace; Crawford Real Estate & Bldg Co—Edward Collier et al; Carl & Crawford (A).

LOTS 101-18, map of Bronx Terrace; Crawford Real Estate & Bldg Co—Edward Collier et al; Carl & Crawford (A).

LOTS 145, 146, 159, 160, 163, 164, 177, 178, 179, 180, 181, 183 & 184, map of Bronx Terrace; Crawford Real Estate & Bldg Co—Arthur Rosenberg et al; Carl & Crawford (A).

LOTS 217 220, 221, 224, 225, 226, 227, 228 & 230, map of Bronx Terrace; Crawford Real Estate & Bldg Co—Arthur Rosenberg et al; Carl & Crawford (A).

LOT 227; map of Ryer Homestead, Tremont; Grant Squires—Giouse Galiani et al; J M Rider (A).

**OCT. 21.**  
179TH ST, nwc Clinton av, 24.6x100; Arthur Sammis—Lawrence Kronenberger et al; W E Sammis (A).

**OCT. 22.**  
LYMAN PL, ws, 267.6 n 169th, 31.9x51.7; Fredk Schwartz—Annie Lamberti et al; A Weiler (A).

LOTS 45, 46, 47 & 48, map of prop of N Y Chartered Bond & Mtg Co; Charlotte A O'Shea—Ellen Mary Quilan et al; W C Arnold (A).

FORECLOSURE SUITS.

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

Manhattan.

**OCT. 17.**  
No Foreclosure Suits filed this day.

**OCT. 19.**  
SPRING ST, ns, 50 e Greene, 37.6x100; Greenwich Savgs Bank—Wm C Runyon et al; B Sands (A).

115TH ST, ss, 225 w Bway, 50x100.11; Henry L Scheuerman—Carab Realty Co et al; H F Mela (A).

138TH ST, 101 W; Cath Ernst—Trustees of Corp of the African Methodist Episcopal Church in the city of N Y et al; H Cracauer (A).

168TH ST, 501 W; Henry E Evans—Madeline E Gerleit et al; W H Stewart (A).

**OCT. 20.**  
No Foreclosure Suits filed this day.

**OCT. 21.**  
GREENE ST, 163; Julia A Groh—Benj Wechsler et al; Elkus, Gleason & Proskauer (A).

54TH ST, 226-28 E; Bowery Savgs Bank—Jos Doelger et al; Cadwalader, Wickersham & Taft (A).

81ST ST, ns, 100 w 11 av, 20x102.2; Windham Realization Co, Inc—Henry F Sanstag et al; Alexander & Green (A).

84TH ST, 33 W; Jno Haydock—Gustav M L Sacks et al; T J Farrell (A).

94TH ST, 62 E; Dawson C Glover—Rachel Rosenblum et al; A Handy (A).

115TH ST, 27-29 W; Rachel Herrman—Johanna Herrstadt et al; H T Randall (A).

118TH ST, ns, 200 e 2 av, 50x100.11; Lawyers' Mtg Co—Jos Edelstein et al; Cary & Carroll (A).

**OCT. 22.**  
128TH ST, ss, 166.8 e 7 av, 66.8x99.11; 11TH ST, sws, 435 nw 6 av, 22.1x125.3; two actions; Elizabeth F Pegg—Hester Bates et al; C T Terry (A).

LExINGTON AV, 1795; Jacob Starkman—Margt J Crawford et al; J Cohen (A).

8TH AV, 2471-73; Marie La Montagne—Raywood Co et al; Hurry & Dutton (A).

**OCT. 23.**  
GREENWICH ST, 611-15; also LEROY ST, 120-28; D Comyn Moran et al—Jno M Williams et al Bowers & Sands (A).

113TH ST, ns, 25 w 4 av, 25x100.11; Emma C Matthewson—Christiana Ogle et al; T H & G E Baldwin (A).

127TH ST, 145-7 W; B W R Realities, Inc—Inter-City Land & Securities Co et al; H S Mansfield (A).

AMSTERDAM AV, 2360; Florence B Friedlander—Brettholz-Krumholz Constn Co et al; J Manheimer (A).

BROADWAY, nwc 67th, 84.9x131.8; also BROADWAY ws, 112.10 s 68th, 28.10x117.4; Lincoln Society of Friends—Florence Joel; H J Moskowitz (A).

1ST AV, ws, 150 s 83d, 15.1x100.1; Saly Rotter—Morris Rotter; G Goodman (A).

Bronx.

**OCT. 16.**  
233D ST, ns, bet White Plains rd and Carpenter av (known as Lot No 1067-3, on Wakefield map); Amalie Huber—Fanny B Gardner et al; Niebrugge & Maxfield (A).

181ST ST, sec Davidson av, 79.4x87.3; Wm H Cauldwell, Jr—Rothkirch Bldg Co et al; A Knox (A).

MAPES AV, es, where same intersects Lot No 138, map of village of East Tremont; Gussie Morgenstern—Cornelius O'Keefe et al; S N Tuckman (A).

LOT 442, map of Unionport; Minnie Westervelt—Salvatore Dippolito et al; Clocke, Koch & Reidy (A).

**OCT. 17.**  
COLUMBUS AV, ns, 50 w Garfield, 25x100; Ella A Butler—Edward Brown et al; C F Corner (A).

EDGEWATER RD, ws, 647.6 n Westchester av, 25x100; Bertha Beringer—Amalie H I Mulholland et al; Lee & Fleischman (A).

**OCT. 19.**  
FOX ST (\*\*), ws, 485.1 n 163d, 100x104.2; Abraham L Kass—Rebecca Goldberg et al; amended; Horwitz & Feinberg (A).

ST GEORGE'S CRESCENT, es, 105.6 n Grenada pl, 52.9x177.6; Simeon C Bradley—Thos E Murtha et al; Bergman & D (A).

BRYANT AV, 1448; Peter McDowell—Mary Ernst et al; A Knox (A).

**OCT. 20.**  
MT HOPE PL, 21; Sigmund Josephson—Ginsburgh Realty Co et al; H G K Heath (A).

143D ST, ss, 625.6 e Willis av, 31.1x115.8; Margaret Peterson—Jno J Montgomery et al; M J Sullivan (A).

160TH ST, 419-21 E; Max Weissman—Jos Morgan; D I Goldstein (A).

ELLIS AV, ss, 405 e Havemeyer av, 33.3x108; Arthur Cahn—Carrie Gibb et al; E L Brisach (A).

179TH ST, nwc Clinton av, 24.6x100; Arthur Sammis—Lawrence Kronenberger et al; W E Sammis (A).

**OCT. 22.**  
LYMAN PL, ws, 267.6 n 169th, 31.9x51.7; Fredk Schwartz—Annie Lamberti et al; A Weiler (A).

LOTS 45, 46, 47 & 48, map of prop of N Y Chartered Bond & Mtg Co; Charlotte A O'Shea—Ellen Mary Quilan et al; W C Arnold (A).

\*\*Recorded in N. Y. County.

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

**OCT. 15.**  
128TH ST, ss, 229 e 8 av, 20.10x99.11; Helen Katz et al—Helen D W Haight; Albt R Lesinsky (A); Edw R Rayher (R); due .....10,347.32

**OCT. 16.**  
HENRY ST, 93; Jas L Chase—Madeleine Balfour; Wm F Clare (A); Jas M Tully (R); due ..... 1,676.25

31ST ST, ss, 450 e 10 av, 23x83.6; Jno Burns—Jno H McGuckin et al; Lewis S Goebel (A); Eugene F McGee (R); due ..... 5,095.00

**OCT. 17.**  
No Judgments in Foreclosure Suits filed this day.

**OCT. 19.**  
31ST ST, ss, 600 e 10 av, 25x72.2; Jno Burns—Robt Gray et al; Lewis S Goebel (A); Jno V Sheridan (R); due ..... 7,313.29

105TH ST, ss, 160 w Columbus av, 171.6 x—; Morris Mayer—Mary A Loeffler; Sydney W Stern (A); N Taylor Phillips (R); due ..... 6,366.00

PLEASANT AV, nwc 123d, 100.11x87.11; U S Trust Co—Pleasant Av Realty Co; Harold Swain (A); Louis Steckler (R); due .....16,196.25

**OCT. 20.**  
89TH ST, 72 W; Lily A G Coddington et al—Curtiss P Byron et al; Atwater & Cruikshank (A); Edmund Hurley (R); due .....43,732.50

BURKE AV, ns, 200 e Barnes av, 100x 70.7; also 205TH ST, ss, 260 e Barnes av, 40x100; Cath C Hill—Grace E Mack et al; Geo Hill (A); Howard C Lake (R); due ..... 1,151.50

**OCT. 21.**  
No Judgments in Foreclosure Suits filed this day.

Bronx.

**OCT. 16, 17 & 19.**  
No Judgments in Foreclosure Suits filed these days.

**OCT. 20.**  
COLLEGE AV, ws, 400 s 169th, 20x 85; Mary A Kreuter—Wm L Phelan et al; Amend & Amend (A); Thos H Keogh (R); due ..... 1,510.59

**OCT. 21.**  
No Judgments in Foreclosure Suits filed this day.

**OCT. 22.**  
MORRIS PARK AV, nec Delancy pl, 45.4x86.9; Chas D Edmonston—Jno J Geary et al; Carrington & Pierce (A); John E Eustis (R); due..... 2,313.75

LIS PENDENS.

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

Manhattan.

**OCT. 17.**  
FRONT ST, 208 & 209; BEEKMAN ST, 127-133; Hudson Woodworking Co—Standard Concrete Steel Co et al; action to foreclose mechanic's lien; A J Romagna (A).

GRAND ST, 369; Danl Hoffman—Ralph Bogart; specific performance; J A Whitehorn (A).

MARBLE HILL AV, 2; 225TH ST, 111-15 W; Jno D Garifalos—Yen Realty Co; specific performance; W V Zipsper (A).

**OCT. 19.**  
MADISON AV, sec 56th, 25x60; W P Ellison, Inc—Robt Bonner et al; action to foreclose mechanic's lien; Bogart & Bogart.

**OCT. 20.**  
45TH ST, ns, 210 e 3 av, 16.8x100.5; Chas O Robitaille—Alice J Robitaille et al; partition; H McKennis (A).

**OCT. 21.**  
GRAND ST, 214, 216 & 246; Geo A Jewell—Priscella Witt et al; partition; H Goldstein (A).

10TH AV, 861-5; 57TH ST, 500-2 W; J I Hass, Inc—Jos Miller et al; counterclaim; W F

Light Your Halls

Twenty inspectors have recently been detailed by the Tenement House Department to see that hallways of apartment and tenement houses are lighted at night in accordance with the law.

The law reads that there shall be a light at night in the lower hall and one in the hall on the second floor. Many owners and occupants of tenement buildings unconsciously violate these provisions because of an inadequate method of controlling the light.

If you feel that the hallways of the buildings you own or occupy are inadequately lighted or the lighting improperly controlled we shall be pleased to render you any assistance in our power.

Write us and one of our lighting experts will show you how electric light will not only protect you against law-violation, but he will prove to you that it's the most economical form of lighting for hallways.

EDISON ELECTRIC ILLUMINATING CO. OF BROOKLYN

360 Pearl Street

Telephone, 8000 Main (Connecting all Branches)



SAME PROP; McNulty Bros, Inc—same; counterclaim; W F Kimber (A).

**OCT. 22.** 59TH ST, ss, 245 e 6 av, 25x100; Benj Riesner Sheet Metal Works, Inc—38 West 59th St Co et al; action to foreclose mechanics lien; G H Epstein (A).

BROADWAY, ws, intersec ss road or public dr, map prop of Abraham Van Nest, at Inwood; Wm A Knapp—Jas S Segrave et al; foreclosure of tax lien; Seybel & French (A).

**OCT. 23.** 135TH ST, ss, 175 w Lenox av, 25x99.11; City of N Y—Rose Spiehler et al; foreclosure of tax lien; F L Polk (A).

2D AV, 2424; Manhattan Ry Co—Paul F Seltenevich et al; action to acquire title by condemnation; J L Quackenbush (A).

2D AV, 2438; same—Sol Alexander et al; action to acquire title by condemnation; J L Quackenbush.

**Bronx.**

**OCT. 16.** No Lis Pendens filed this day.

**OCT. 17.** No Lis Pendens filed this day.

**OCT. 19.** No Lis Pendens filed this day.

**OCT. 20.** No Lis Pendens filed this day.

**OCT. 21.** No Lis Pendens filed this day.

**OCT. 22.** CAMPBELL FARM, formerly in the town of Eastchester; Gertrude D Hawes—Gertrude D Hawes et al; partition suit; G R Hawes (A).

**Brooklyn.**

**OCT. 15.** CARROLL ST, ns, 104.2 e Hicks, 20.10x100; Bertha Caspari—Glo Amato et al; M H Latner (A).

CONSELYEA ST, ns, 225 w Manhattan av, 25x100; also N 8TH ST, ss, 175 w Bedford av, 20.10x80; also LORIMER ST, 614; Annie Manno—Jno Perasso et al; partition; Halbert & Quist (A).

EWEN ST, ws, 55 s Boerum, 25x100; Geo P Dockendorf—Carolina Seigler et al; E R W Karutz (A).

STEPHENS CT, sec E 23d, 40x90x80.2x98.6; Bond & Mtg Guar Co—Theodore Yonkers et al; T F Redmond (A).

72D ST, ec Stewart av, 100.3x188.3x100x181; also 72D ST, nes, 181 se Stewart av, 220x100; also OVINGTON AV, we 7 av, 198x148.6x173.8x78.4; also 71ST ST, nc 8 av, runs nw67.5x ne202xse104xsw200 to beg; also OVINGTON AV, se 7 av, 214.6x65.5x214.6x104; also 71ST ST, ec Stewart av, 281.4x86.10x281.4x68; also 70TH ST, se Stewart av, 293.7x86.10x293x68; also 71ST ST, we 8 av, 160.8x43.5x181x107.9; also 71ST ST, we 7 av, runs sw202.11xw53.10xw53.3xne100xnw40xne100xse73.1 to beg; August Klipstein—Hannah Berkowitz et al; S E Klein (A).

FRANKLIN AV, es, 150 n Tillary, 24.1x100; Title G & T Co—Hannah Sullivan et al; T F Redmond (A).

PITKIN AV, ss, 50 w New Jersey av, 50x100; Dora L Chaimovitz—Rebecca Wilder et al; C S Heidenreich (A).

SNYDER AV, nec E 32d, 100x102.6; Globe Tile Co—Jacob Mass et al; foreclosure of mechanic's lien; H S & C G Bachrach (A).

**OCT. 16.** COLUMBIA ST, ws, 37 n President, 21x63.6; Julius Lehrenkrauss—Geo Degenkolb et al; Reynolds & Geis (A).

MORRELL ST, ws, 50 s Moore, 25x100; Title G & T Co—Ella Puritz et al; T F Redmond (A).

WYONA ST, 155; Isaac Sovitsky—Max Wieder et al; partition; Greenberg & Zimmerman (A).

E 28TH ST, es, 674 n Av F, 27x100; Fredk D Herbert—Chas L Wise et al; H M Bellinger, Jr (A).

58TH ST, nes, 180 se 11 av, 40x100.2; also 58TH ST, nes, 260 se 11 av, 40x100.2; Harold D Watson—Thos Werner; R S Kristeller (A).

87TH ST, ns, 200 w 4 av, 40x100; Julia G McDonald—Cook Realty Co; specific performance; J L Danzillo (A).

CENTRAL AV, sws, 25 nw Linden, 25x100; Jno Stelmnetz—Mary Seyfried et al; C Weishaupt (A).

FLUSHING AV, nws, 71.10 ne Bushwick av, 25x139.2x25x137.3; Sophie K Stoffregen—Robt J Grommelin et al; J M O'Neill (A).

FRANKLIN AV, es, 172.9 n Park av, 25x100; Jno F Saddington—Chas P Forsman et al; G F Alexander (A).

JAMAICA AV, ss, 26.4 e Hemlock, 26.4x128.7x25x120.1; Carrle P Farrler—Chas Erb; R W Johnston (A).

ROCKAWAY AV, ws, 64.5 n Pitkin av, 24.11x100; Home Trust Co—Saml Palley et al; Harris, Corwin & G (A).

19TH AV, ses, 658.4 sw 86th, 30x96.10; Title G & T Co—Kingshire Realty Co et al; T F Redmond (A).

**OCT. 17.** BERGEN ST, ss, 370 e Buffalo av, 20.x127.9; Williamsburgh Savgs Bank—Zelda Rosenthal et al; S M & D E Meeker (A).

BERGEN ST, ss, 450 e Buffalo av, 20x127.9; Williamsburgh Savgs Bank—Saml Shapiro et al; S M & D E Meeker (A).

BERGEN ST, ss, 530 e Buffalo av, 20x127.9; Williamsburgh Savgs Bank—Wolf Saltzman et al; S M & D E Meeker (A).

NASSAU ST, swc Pearl, 27x100x26.4x100; Michl Greco—Rose Becker et al; L F Moynahan (A).

40TH ST, ssw 7 av, 25x100; Caroline A Wheeler—Jeannette Lipschitz; B A Rabell (A).

49TH ST, ec 15 av, 100x100.2; Paul W Connolly Bldg Co—Louis H Rose et al; J H Fleury (A).

PROSPECT AV, ns, 142.4 w 8 av, 13x100; Louis Weinstein—Rudolph Flick & ano; foreclosure of mechanic's lien; Cook & Benjamin (A).

STONE AV, ws, 100 n Riverdale av, 100x150; Mary E Slavin—Yetta Ulessa et al; H C Conrady (A).

7TH AV, nec Prospect av, 34.11x99.2x45.2x95 Wm Kornblum—Hannah Kornblum et al; partition; M Reizenstein (A).

**OCT. 19.** NEWELL ST, es, 400 s Meserole av, 25x100; Edwind A Kissam—Rosa Rosenstein et al; W S Miller (A).

18TH ST, ss, 275 w 3 av, 25x100.2; R H Comey Co—Jno Farren et al; to create a title; Cook & Benjamin (A).

74TH ST, ss, 86.6 w 7 av, 100x200; Wm Crawford—Jno E Sullivan Co et al; F B Colton (A).

75TH ST, ns, 123.7 w 7 av, 140x100; Wm Crawford—Jno E Sullivan Co et al; F B Colton (A).

75TH ST, ns, 263.7 w 7 av, 100x180; same—same; same (A).

75TH ST, nwc 7 av, 100x123.7x85.1x—; same—same; same (A).

CROOKE AV, nwc St Paul's pl, 53x112.6x53x105.1; Eliz Amrhein—Wm A A Brown et al; Weismann & Hertz (A).

KENT AV, ws, 150 s Myrtle av, 25x100; Nicholas Galande—Michelo Galande & ano; specific performance; M F McGoldrick (A).

SNEDIKER AV, ws, 100.10 n Hegeman av, 22.6x100; Arnold Kadish—Moses Chasan et al; to set aside deed; Engel Bros (A).

VAN SICLEN AV, es, 285 s Livonia av, 20x100; Barnett Socialoff—Saml Jacobson et al; partition; S L Orlinger (A).

VERNON AV, nec Clinton, 100x200; Julia E Collins—Bridget Dixon et al; Everett, Clarke & B (A).

VERNON AV, ns, 100 e Clinton, 50x200; same—same; same (A).

12TH AV, nwc Lafayette av, 20.2x134; Jeremiah Desmond—Julius Strauss et al; Davison & Underhill (A).

12TH AV, ses, 100.2 ne 45th, 50x100; Ambrose G Todd—Eliz G Peyser et al; W P Dalton (A).

**OCT. 20.** CONOVER ST, ses, 49.6 ne Dikeman, 25.6x80; Rebecca von Inten—Emanule Ballirano et al; T F Redmond (A).

CORNELIA ST, ec Central av, 25x84; Christina Schlamp—Paul Mogwitz et al; J A Blanchfield (A).

HAWTHORNE ST, ss, 480.5 e Nostrand av, 20x106; Jno Officer—Mary J Mayne et al; C B Campbell (A).

HENDRIX ST, ws, 260 s Blake av, 20x100; Clara L Hoyt—Michael Gordon et al; T F Redmond (A).

REMSEN ST, ss, 52.6 w Clinton, 30.6x100; Sol Sulzberger—Adelaide G Rice et al; M Sulzberger (A).

ROBINSON ST, ss, 52.1 w Bedford av, 88x120; Anna Rosenberg—Sarah Arnold & ano; W L Durack (A).

E 13TH ST, ws, 440 n Av S, runs 115.2xnd40xe 109.5x84 to beg; Liss & Diamond—Mary J McClain & ano (foreclosure of mechanic's lien; C L Meckkenberg (A).

16TH ST, ns, 417.11 e 4 av, runs e.02xn24.8xw .02xs25 to beg; Yorkville Bldg Co—Geo A Fowler et al; partition; W L Durack (A).

E 21ST ST, ws, 100 n Voorhies av, 80x100; N Y Investors' Corpn—Athenaise P Lundy et al; T F Redmond (A).

41ST ST, ss, 180 w 5 av, 40x100; Lucy M O'Berry—Sadye Kaplan et al; Mann, Buxbaum & S (A).

85TH ST, sws, 100 nw 13 av, 80x100; Chas V Strickland—Jno C Elder et al; F B Elgas (A).

ATLANTIC AV, ses, 350 w Stone av, 16.8x100; Eliz Whitlock—Alex Cranston et al; partition; Lewis & Lewis (A).

BEDFORD AV, es, 35 s Winthrop, 25x100; Chas Seibel—Wm A A Brown et al; M Hertz (A).

BROADWAY, nwc McDonough, 46.1x110.1; also BROADWAY, swc McDonough, runs, se29.3xsw 70.2xsw29.11xw35xnl00xe64.4 to beg; Wm L Mitchell—Moses H Moses et al; Smith & Bouman (A).

MANHATTAN AV, es, 49.3 n Johnson av, 25x100; Title G & T Co—Sadie Levien et al; T F Redmond (A).

**OCT. 21.** COOK ST, ns, 100 w Humboldt, 25x100; Jacob Frommer—Buch Sevenger et al; H D Levy (A).

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

STOCKHOLM ST, nws, 200 ne Knickerbocker av, 25x100; Margaret Allen—Jos Little et al; H C Glorie (A).

37TH ST, ns, 277 w 5 av, 18x100.2; Andrew J H Onderdonk—Chas Cameron et al; Eastman & Eastman (A).

47TH ST, nes, 180 nw 12 av, 40x100.2; Title G & T Co—Jos C Trost et al; T F Redmond (A).

BAY 47TH ST, ses, 180 ne Cropsey av, 20x94.11x20.11x92.10; Wilhelm Matfield—Tommaso D'Aniello et al; Reynolds & Geis (A).

55TH ST, ns, 266.8 e 5 av, 17.8x100.2; Elmer A Darling—Julie Penny et al; S C Herriman (A).

AV J, ns, 40 e E 13th, 40x100; Edw G Vaill, Jr—Jno C Wasserbach et al; C G Macy (A).

ALAFAMA AV, es, 246.9 n North Carolina av, 28.8x100; Ernst Berlincke—Edgar D Evans et al; Weinberg Bros (A).

43D ST, 241-47 W; Louis Berman et al—48th St Co; Cortlandt Iron Wks, Inc (97) ..... 372.99

46TH ST, 43 W; Jno R Blair—Mary A & Elizabeth P Keena (96) ..... 250.00

3D AV, 1892-94; Oriental Fireproof Sash & Door Co—Jno Beckerman & Jno Israel, Crystal Amusement Co (95) ..... 250.00

**OCT. 19.** MONTGOMERY ST, 35-37; F N Du Bois & Co—Hebrew Kindergarten Assn; Jos W Kandel (98) ..... 186.15

ORCHARD ST, 34; I Freiman—Saml Hammer (99) ..... 375.00

WEST END AV, 166; Chas A Bruhns—Francis L Leland; Geo W Lithgow & Son (100) ..... 65.00

**OCT. 20.** CHATHAM SQ, 21; Goodman Telzar—Michael P Rich (106) ..... 50.00

FORSYTHE ST, 126; David Meyer—Chebra Pole Zedek Anshe Illia; Saml Singer (107) ..... 243.75

STONE ST, 24; PEARL ST, 59; Daarf Contracting Corp—Importers & Traders' Bldg Co, Inc (103) ..... 233.53

48TH ST, 43 W; Hull, Grippen & Co—Trustees of Columbia College; Corinne B de Garmendia; renewal (101) ..... 19.60

115TH ST, 616-20 W; Daarf Contracting Corp—M & P Realty Co, Inc (105) .. 24.02

MADISON AV, 563; Louis Marks—Robt Bonner; Helene Siefert; W P Ellison, Inc (104) ..... 185.70

**OCT. 21.** 84TH ST, 51-61 E; 85TH ST, 44-64 E; J L Mott Iron Works—St Ignatius Loyola School; Jno F Barry (109) ..... 61.70

136TH ST, 161 W; Ernest Bonagur—Ernestine De Lyons; Chas A Knowles (108) ..... 582.00

BOWERY, 42; Brettholz Heitzner Constn Co—Toch Realty Co; Jacob Finkelstein (112) ..... 200.00

LEXINGTON AV, 567-69; 51ST ST, 150-56 E; Genl Elec Co—Hammerstein Opera Co; Oscar Hammerstein (110) ..... 1,359.60

N Y CEN R R TRACKS, es, 500 s Dyckman, 200x200; Henry E Fox—Vermont Hygeia Ice Co; Pheon Constn Co (111) ..... 489.00

**OCT. 22.** LEWIS ST, 217; National Bridge Works—Estate Jno C Wendell; 7th St Garage (119) ..... 2,170.00

34TH ST, 58 E; Dunn Metal Ceiling Co—Alfred L Loomis & Julia Loomis; Jos & Mary Schwartz; Wm Barwess (118) ..... 72.00

84TH ST, 51-61 E; 85TH ST, 44-64 E; Lewis Index Co—Regis School, Ignatius Loyola School; Jno F Barry (114) ..... 204.00

84TH ST, 51-61 E; 85TH ST, 44-64 E; Crane Co—St Ignatius Loyola School; Jno F Barry (116) ..... 349.18

SAME PROP; Bay Ridge Sheet Metal Works—Regis High School Corp; Jno F Barry (117) ..... 475.00

RIVERSIDE DR, nec 141st, 102.4x165.10x99.11x183; Tuttle & Bailey Mfg Co—Newmark & Davis, Inc (115) ..... 235.00

1ST AV, 1777; Saml Stotsky—Saml Schultz; Louis Shapiro (113) ..... 32.00

**OCT. 23.** LEWIS ST, 217; National Bridge Works—Jno Doe et al, 7th St Garage & Jacob Klinger (122) ..... 2,170.00

71ST ST, 141 E; Felix De Luca—Mary Lyons (124) ..... 445.00

93D ST, 60 W; Harry Marks et al—Danl Carey, Jas Carey & Roslyn Riordan (128) ..... 83.00

148TH ST, 412-20 W; Henry J Perrin et al—Nellie E Peck (120) ..... 228.00

BROADWAY, 2708; Henry H Meise & Sons, Inc—Harry Lowenthal (126) ... 24.00

RIVERSIDE DR, 244; Felix De Luca—Mary Lyons (125) ..... 455.00

ST NICHOLAS AV, ws, 30.3 s 118th, 29.4x49.5; Jos R Potter Co—Jno J Johnson & Bernhard Rosenstock; renewal; (123) ..... 263.88

6TH AV, 491-91½; Thos Galligan, Inc—Henry Vogel & Wolkenstein & Cohen (127) ..... 55.00

**Bronx.**

**OCT. 16.** No Mechanics' Liens filed this day.

**OCT. 17.** BECK ST, ss, 200 w Av St John, 100x125; New Columbia Iron Wks—Ostro Constn Co (22) ..... 1,850.00

LAYTON AV, nec Dean av, 25x150; Thomas Attieri—Tony & Filomena Santamaseno, Max Kriendel (24) ... 225.00

STEBBINS AV, S57, 861, 865, 869 & 873; Jno R Surrell—Foxvale Realty Co; Philip Yockel, Kelgo Contracting Co (21) ..... 1,212.50

3D AV, 3,882; Louis I Bergman—Posidan Realty Co, Angelo Restivo (23) 90.00

**OCT. 19.** 198TH ST, 340 E; Nils M Roos—Ursuline Realty Co; A Schworer, Jr. .... 95.00

GRAND BLVD & Concourse, 2169; Church E Gates & Co, Inc—Kath Fendrick; Bailey Contracting Co. ... 236.90

SOUTHERN BLVD, es, 186.4 n Freeman, 100x100; Chas Schelsinger—Daniel Augustus Realty Co; renewal 150.00

**MECHANICS' LIENS.**

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

**Manhattan.**

**OCT. 17.** SUFFOLK ST, 171-73; E HOUSTON ST, 253; Saml Sass—Hamilton Fish Corpn, Stuyvesant LeRor or Geo G King, trustee & estate of Isaac Sprung, Lena & Louis Krellberg; Suffolk Amusement Co, Inc (94) ..... 1,710.00



Bronx Mechanics' Liens, Continued.

Table listing mechanics' liens in the Bronx, including entries for Castle Hill Av, 173D St, and others with amounts.

Brooklyn.

Table listing mechanics' liens in Brooklyn, including entries for Hinsdale St, E 14th St, and others with amounts.

Table listing mechanics' liens in Manhattan, including entries for Washington St, Wyckoff St, and others with amounts.

Table listing mechanics' liens in Manhattan, including entries for Grand St, Hinsdale St, and others with amounts.

Table listing mechanics' liens in Manhattan, including entries for Prospect Pl, E 29th St, and others with amounts.

Table listing mechanics' liens in Manhattan, including entries for Barret St, Atlantic Av, and others with amounts.

Table listing mechanics' liens in Manhattan, including entries for Belmont Av, St Mark's Av, and others with amounts.

Table listing mechanics' liens in Manhattan, including entries for W 1st St, W 2d St, and others with amounts.

Table listing mechanics' liens in Manhattan, including entries for E 29th St, E 28th St, and others with amounts.

Table listing mechanics' liens in Manhattan, including entries for Albany Av, Bay Ridge Pkway, and others with amounts.

Table listing mechanics' liens in Manhattan, including entries for Bay Ridge Pkway, Eastern Pkway, and others with amounts.

Table listing mechanics' liens in Manhattan, including entries for Fulton St, Sterling Pl, and others with amounts.

SATISFIED MECHANICS' LIENS.

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

Manhattan.

Table listing satisfied mechanics' liens in Manhattan, including entries for Arden St, Attorney St, and others with amounts.

Table listing satisfied mechanics' liens in Manhattan, including entries for Montgometry St, 5th Av, and others with amounts.

Table listing satisfied mechanics' liens in Manhattan, including entries for 39th St, Amsterdam Av, and others with amounts.

Table listing satisfied mechanics' liens in Manhattan, including entries for Central Park W, 56th St, and others with amounts.

Table listing satisfied mechanics' liens in Manhattan, including entries for 56th St, 56th St, and others with amounts.

Table listing satisfied mechanics' liens in Manhattan, including entries for 11th St, 33d St, and others with amounts.

Table listing satisfied mechanics' liens in Manhattan, including entries for 34th St, 158th St, and others with amounts.

Table listing satisfied mechanics' liens in Manhattan, including entries for Broadway, Same Prop, and others with amounts.

Bronx.

Table listing satisfied mechanics' liens in the Bronx, including entries for 215th St, Wilkins Av, and others with amounts.

Table listing satisfied mechanics' liens in the Bronx, including entries for Tiffany St, and others with amounts.

Brooklyn.

Table listing satisfied mechanics' liens in Brooklyn, including entries for Quincy St, and others with amounts.

Table listing mechanics' liens in Manhattan, including entries for Saratoga Av, West End Av, and others with amounts.

Table listing mechanics' liens in Manhattan, including entries for Cleveland St, Same Prop, and others with amounts.

Table listing mechanics' liens in Manhattan, including entries for Myrtle Av, New Lots Rd, and others with amounts.

Table listing mechanics' liens in Manhattan, including entries for 5th Av, Boerum St, and others with amounts.

Table listing mechanics' liens in Manhattan, including entries for Ten Eyck St, 46th St, and others with amounts.

Table listing mechanics' liens in Manhattan, including entries for Same Prop, Atlantic Av, and others with amounts.

Table listing mechanics' liens in Manhattan, including entries for 5th Av, Hinsdale St, and others with amounts.

Table listing mechanics' liens in Manhattan, including entries for Sterling Pl, 1st Av, and others with amounts.

Table listing mechanics' liens in Manhattan, including entries for 1st Av, 5th Av, and others with amounts.

Table listing mechanics' liens in Manhattan, including entries for 7th Av, Same Prop, and others with amounts.

Table listing mechanics' liens in Manhattan, including entries for 7th Av, Same Prop, and others with amounts.

Table listing mechanics' liens in Manhattan, including entries for 7th Av, Same Prop, and others with amounts.

ATTACHMENTS.

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

Manhattan.

Table listing attachments in Manhattan, including entries for Oct 15, Deutsche - Sudamerikanische Bank, and others.

Table listing attachments in Manhattan, including entries for Oct 17, Pain Fireworks Display Co, and others.

Table listing attachments in Manhattan, including entries for Oct 21, Gottlieb, and others.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

Table listing chattel mortgages in Manhattan, including entries for Oct 16, 17, 19, 20, 21 & 22, and others.



Gramercy Chocolate Co. 49th st, 201 E. National Equipment Co. Machines. ....	3,360.00
Haven Constn Co. Northern av, ws, from ns 179th to ss 180th. Hudson Refrigerator Co. Ice Boxes, &c. ....	900.00
Palace Casino Co. 135th st, 14-28 E. Everards Breweries. Lease, chattles, &c. ....	20,000.00
Same. Same prop. David M Neuberger. Lease, chatels, &c. ....	4,000.00
Pepe, Antonio & Agostino De Carluccio. Mulberry st, 197. E Esposito. Barber Fix. ....	925.00
Schaefer, Henri & Alb Weidman. 55th st, 146 W. Fairbanks Co. Machinery. ....	300.00

**Bronx.**

OCT. 16, 17, 19, 20, 21, 22.

Criscuolo Realty Co. Union av, ws, 64 n 147th, —x—. Colonial Mantel & Refrigerator Co. Refrigerators. ....	183.75
--	--------

**Brooklyn.**

OCT. 15, 16, 17, 19, 20, 21.

Cortelyou Investing Co. Ocean av, c Cortelyou rd—Gust Seaberg. Dumbwaiters. ....	220.00
Cortelyou Inv Co, Inc. Ocean av, c Cortelyou rd. Union Stove Wks. Ranges. ....	774.00
Kenney, Thos. Scoville's walk, Bungalow 21. Geo S Scoville. Bungalow. ....	1,000.00
Maas, Jacob. E 33d st, c Snyder av. Gust Seaberg. Dumbwaiters. ....	180.00
Morcello, Vaneltine. 71 Sterling st. Bklyn Gas Fix Co. Gas Fix. ....	52.00
Orate Pasquale. 377-9 Prospect pl—A Weinstock. Mantels. ....	44.00
Powell-River, Inc. Powell st, nr Livonia av. Ph Feldmann & Son. Ranges. ....	783.00
Sharon Constn Co. 86th st, nr Bay 25th st. S Bklyn Marble & Tile Co. Bath Tubs, &c. ....	600.00
Sharon Constn Co. 28-34 Bay 25th st. Robt Findlay Mfg Co. Gas Fix. ....	600.00
Shostack Bros. 74 Bay 17th st. Robt Findlay Mfg Co. Gas Fix. ....	90.00
Shostack, Nathan. Bay 25th st, nr 86th st. Gust Seaberg. Dumbwaiters. Stubenvoll, Jennie. Scoville's walk, C 1. Geo S Scoville. Bungalow. ....	500.00
Tilden Constn Co. E 29th st, nr Beverly rd. General Iron Wks, Inc. Iron Beams. ....	250.00
Weiss, David, att'y for Annie Weiss. 463 Watkins st. Eureka Chandelier Co. Gas Fix. ....	46.00

**DEPARTMENTAL RULINGS.**

**BOARD OF BUILDING EXAMINERS.**

APPEAL 147 of 1914, New Building 5327 of 1914, premises, 179-91 Bay 22d street, Brooklyn, Chas. M. Straub, appellant.

Sec. 31. Code, in re partitions. APPROVED on the following CONDITIONS:

1st. That a brick wall at least eight inches thick be built at the point marked "A" on the second and upper floor plans, to extend from the first floor to the under side of the roof boards.

2d. That the enclosures of the vestibules at each side of the stairhalls be built of terra cotta blocks at least six inches thick, and that the steel framing supporting these vestibules be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 148 of 1914, New Building 279 of 1914, premises northeast corner 84th street and West End avenue, Manhattan, Schwartz & Gross, appellants.

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

APPEAL 149 of 1914, New Building 5526 of 1914, premises 1705 Sterling place, Brooklyn, Chas. Infanger & Son, appellants.

Sec. 31, in re fore and aft partitions. APPROVED ON CONDITION that no wood framing be allowed to rest upon brick work less than ten inches clear from flues; and that all steel girders and columns supporting the wood floor beams be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 150 of 1914, New Building 5369 of 1914, premises 572-574 39th street, Brooklyn, Maxwell A. Cantor, appellant.

Sec. 31, spans for upper tiers. APPROVED ON CONDITION that a brick wall at least eight inches thick be built at the point marked "A" on the typical floor plan, to extend from the cellar floor to the under side of the roof boards; and that all steel girders and columns supporting the floor beams be fireproofed in accordance with the regulations of the Bureau of Buildings; and

ON THE FURTHER CONDITION that no clear span of floor beams shall exceed twenty-six feet.

APPEAL 151 of 1914, New Building 4948 of 1914, premises 231 Fourth avenue, Brooklyn, Dominick Salvati, appellant.

Sec. 8. Area lot covered. DISMISSED (papers irregular). APPEAL 152 of 1914, Alteration 437 of 1914, premises 1086 Tinton avenue, The Bronx, Carl J. Itzel, appellant.

Sec. 8. Area corner lot covered. APPROVED. APPEAL 153 of 1914, New Building 292 of 1914, premises 6-8-10 West 40th street, Manhattan, Starrett & Van Vleck, appellants.

Walls. Sec. 36, 39 Code. Walls, 20-story office building. APPROVED ON CONDITION that the new walls be made not less than sixteen inches thick, to the under side of the fourth floor.

APPEAL 154 of 1914, New Building 5676 of 1914, premises 343-347 42d street, Brooklyn, S. Millman & Son, appellants.

Walls. Sec. 31 Code. APPROVED on the following CONDITIONS:

First: That the opening in the brick wall in the cellar marked "A" be built up solid with brick, not less than eight inches thick.

Second: That the corridor in the cellar under fireproof floor construction, shall be separated from the rest of the cellar space, either by brick walls not less than eight inches thick, or by self-closing fireproof doors.

Third: That the vestibules at the end of the stairhalls be built of terra cotta blocks not less than six inches thick, in steel framing, fireproofed in accordance with the regulations of the Bureau of Buildings.

Fourth: That all girders and columns supporting the floor beams be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 155 of 1914, New Building 5808 of 1914, premises 466 Williams avenue, Brooklyn, S. Millman & Son, appellants.

Sec. 31 Code, in re fore and aft partitions. APPROVED on the following CONDITIONS:

First: That the corridors in the cellar under fireproof floor construction shall be separated from the rest of the cellar space by means either of brick walls at least eight inches thick, or self-closing fireproof doors.

Second: That all girders and columns supporting floor construction shall be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 156 of 1914, New Building 5532 of 1914, premises 696-698 Willoughby avenue, Brooklyn, Charles Gastmeyer, appellant.

Sec. 31, in re fore and aft partitions. APPROVED ON CONDITION, First, that a brick wall not less than eight inches thick be built at the point marked "A," extending from the cellar floor to the underside of the roof boards.

Second: That a self-closing fireproof door be provided at the point marked "B," marked on the first story plan.

Third: That all columns and girders supporting the floor construction shall be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 157 of 1914, New Building 300 of 1914, premises northwest corner Broadway and 84th street, Manhattan, Gaetan Ajello, appellant.

Basement entrance, apartment house. Sec. 105. APPROVED.

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

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

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

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

Week ending Oct. 17.

**MANHATTAN ORDERS SERVED.**

Named Streets.

- Attorney st, 59—Alice H Keteltas. ....G-C
- Batavia st, 21—L J Retaleate. ....A
- Beekman st, 26—Herman Hagenletten. ....C
- Broad st, 43-45—John G McCullough. ....C
- Broome st, 126—Louis Roossin. ....C
- Broome st, 247—Simon Seigle. ....C-M
- Broome st, 247—Eanned Friend. ....M
- Canal st, 83—Est Saml J Silberman. ....C
- Canal st, 99-105—Harry Kruskol. ....C
- Canal st, 158—N Shapiro Son. ....C
- Canal st, 195-97—Israel Stone et al. ....C
- Canal st, 198-200—Benjamin Schneider. ....C
- Canal st, 198-2.0—Boderman & Goldberg. ....C
- Canal st, 232—Geo Kleid. ....G
- Canal st, 232—Herman Weinberg. ....G
- Canal st, 232—Harry Dods. ....G
- Canal st, 232—Moe Levy. ....G
- Canal st, 495—The Ohio Chemical & Mfg Co. L
- Cannon st, 2-6—K O Realty Corp. ....C
- Cannon st, 2-6—Muller Karkopf. ....C
- Cannon st, 2-6—Henry Madden. ....C
- Centre st, 138-40—John E Douglas Co. ....G
- Centre st, 138-40—Chas Day Co. ....G
- Chambers st, 117—Harmon & Dixon. ....C
- Chambers st, 117—Geo G Peck. ....C
- Cherry st, 304—Jonal Weil et al. ....C
- Chrystie st, 55-59—Clinton Metal Lamp. ....G-C
- Chrystie st, 65—Jacob Weintraub. ....C-G
- Chrystie st, 126—Becker Bros. ....E-G
- Chrystie st, 131—Schier Chinski. ....C
- Chrystie st, 131—Saml Kraft. ....C
- Church st, 289—Levy Bros. ....C
- Columbia st, 80—Jacob Fishman. ....C-G
- Congress st, 2—Elam H Fuller. ....C
- Cortlandt st, 67—Archibald McInnes. ....C
- Cortlandt st, 67—John F Diemer. ....C
- East Broadway, 40—Est Mary Crosby. ....C
- East Broadway, 100—Matzkewitz & Willner. DR
- East Broadway, 100—L Luria & Son. ....C-DR
- East Broadway, 100—Levy & Schieffman. DR-D-C
- East Broadway, 100—Louis Mandelberg. DR-C-D
- East Broadway, 100—Herman Fritelberg. ....D
- East Broadway, 100—Harry Cohn. ....D-C-DR
- Eldridge st, 66—Jacob Richman. ....C
- Elizabeth st, 208-10—Brush Electric Illum Co, SS
- Essex st, 73—Isaac Galef. ....C-G-A
- Franklin st, 9-11—Est Morgan Jones. ....I
- Franklin st, 9-11—Simmons Rlty & Constn Co. ....I
- Front st, 346-8—D Murphy Co. ....A-L
- Fulton st, 52—Henry C Trevor. ....C
- Fulton st, 116—F I Chamberlain, pres. ....C
- Goerck st, 34—Jacob Dinner. ....C-DR
- Goerck st, 34—London Felt Hat Co. ....DR
- Goerck st, 34—Fannie Danksy. ....DR
- Goerck st, 34—David Noble. ....C-G-DR
- Goerck st, 34—Harry Lieberman. ....DR-C
- Goerck st, 34—H Intrator Co. ....C-G-DR
- Goerck st, 34—Friedman & Weinstein. ....DR-C
- Goerck st, 34—Louis Blue. ....C-G-DR
- Goerck st, 34—Manhattan Paper Box. ....C-G-DR
- Grand st, 161—Spark Printing Co. ....G
- Grand st, 161—A W Hannington Co. ....G
- Grand st, 213-17—Kramer Bros. ....C
- Grand st, 380—Guranter Chandler. ....G
- Grand st, 385—Antonio Minaldi. ....C-E
- Grand st, 385—Louis Stackman. ....C
- Grand st, 615-25—Harris Rosenwach. ....G
- Greene st, 203-5—Sigmund S Morrel. ....L
- Greene st, 213—Jno J Tully. ....C
- Greenwich st, 196-200—Geo Gatsi. ....K-I-C
- Greenwich st, 196-200—Henry Wingert. ....C
- Hubert st, 12-18—Mercantile Warehouse. ....E
- Hudson st, 230—Est Jas T Pyle. ....C
- Hudson st, 587—Est Peter M Wilson. ....C
- John st, 80—Henry Keteltas, et al. ....E
- John st, 109—Wm N Stephen et al. ....C
- John st, 109—Natale Piro & Co. ....C
- John st, 109—Lounsbury & Co. ....C
- Jones st, 9—Manhattan Corrugated Paper. ....G
- Jones st, 9—Ferdinand W Fey. ....G-C
- Lafayette st, 64—Fred Rohmeling. ....E
- Lafayette st, 64—Harris Gamburg. ....C-G
- Lafayette st, 64—Est Frank Raub. ....G
- Lafayette st, 242-44—Stanislaus Palmowski. ....G
- Lafayette st, 242-44—David Barsin. ....G
- Minetta Lane, 20—Pietro A Marano. ....L
- Morton st, 82-90—Edward P Meany. ....SS
- Murray st, 38—Hawkes Jackson Co. ....H-A-C
- Nassau st, 64—Est Richard Mortimer. ....SS
- Nassau st, 66—Est Richard Mortimer. ....SS
- Nassau st, 113—Crown Mfg Co. ....G
- Nassau st, 113—Codington Co. ....G
- Orchard st, 143—Aaron Reitman. ....G
- Pearl st, 478-50—Gullberg & Smith. ....C
- Pearl st, 478-50—John Allen Co. ....C
- Pearl st, 478-50—Silber, Pinslowitz & Ackerson. ....C
- Pearl st, 478-50—Thomas R Jackson Est. ....C

**BUILDING LOAN CONTRACTS.**

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

**Manhattan.**

OCT. 20. 207TH ST, ws, 100 s Bway, 39.6x100; Sterling Realty Co loans Wm H Laird to erect a 1-sty garage; — payments. 7,900.00	
OCT. 21. WEST END AV, nec 96th, 100.11x125; Metropolitan Life Ins Co loans Essie Constn Co to erect a 13-sty apartment; 14 payments. ....600,000.00	
OCT. 22. 160TH ST, nec Riverside dr, 132.3x 117.10; Metropolitan Life Ins Co loans Melvin Constn Co, Inc, to erect a 6-sty apartment; 10 payments. ....215,000.00	
161ST ST, sec Riverside dr, 162.3x101.9; same loans same to erect a 6-sty apartment; 10 payments. ....200,000.00	

**Bronx.**

OCT. 17. UNIVERSITY AV, swc Merriam av, 125x125; City Mtg Co loans Sonvil Holding Co, Inc, to erect one 5-sty apartment; 12 payments. ....45,000.00	
---	--

OCT. 22. CASTLE HILL AV, ws, 77.8 s Parker av, 25x105; North Side Mtg Corpn loans Diego Schepis to erect 2-sty brick bldg; 2 payments. ....3,000.00	
---	--

**ORDERS.**

**Brooklyn.**

OCT. 15. PACIFIC ST, 250; Harry Brown on 250 Pacific St Co, Inc, to pay Elias Rothstein. ....	110.00
NEWKIRK AV, ss, 91 w Flatbush av, 40x92; Maxberg Constn Co on U S Title Guar Co to pay Terminal Lumber & Trim Co. ....	195.00

OCT. 16. E 29TH ST, bet Tilden av & Beverly rd, —x—; Tilden Constn Co on Home Title Ins Co to pay A W Schmidt, Jr. ....	200.00
---	--------

WILLIAMS AV, ws, 100 s Dumont av, 100x100; Revlis Realty Co on City Real Estate Co to pay Progressive Realty & Impt Co. ....	2,000.00
--	----------

OCT. 17. E 10TH ST, es, 236 n Av M, 24x100; Hollow Wall Constn Co on Lawyers' Mtg Co to pay Bklyn Builders' Supply Co. ....	133.82
---	--------

OCEAN AV, es, 174.11 s Newkirk av, 200 x100; Hartman Bldg Co on Lawyers' Mtg Co to pay Audley-Clarke Co. ....	3,492.47
---	----------

OCT. 19. BAY 17TH ST, ws, 50 n Benson av, 50x 96.8; Nathan Shostoroch Bros on Charles Askin to pay Louis Lavia. ....	265.00
--	--------

OCT. 21. 35TH ST, sec Clarendon rd, —x—; Comet Constn Co on Title G & T Co to pay Kamerman & Co. ....	400.20
---	--------



Pearl st, 478-50—Dennis J Nolan.....C  
 Pearl st, 478-50—J Rogers Silver Co.....C  
 Prince st, 123—Anish & Stern.....C  
 Prince st, 131-5—Louis Wagner.....G  
 Prince st, 131-5—Cohen Tupanias Co.....G  
 Prince st, 131-5—Geo Schoeppler & M Weg-  
 man.....G  
 Prince st, 131-5—Typermass Paper Box.....G  
 Prince st, 131-5—Reliable Cloak Co.....G  
 Prince st, 131-5—N Y Folding Box Co.....G  
 Ridge st, 87—Samuel Sandberg.....C  
 Rivington st, 122—Aaron Faget.....A  
 Rivington st, 122—Boston Camera Co.....A  
 Rivington st, 122—Abr Goodmacher.....A  
 Rivington st, 122—Consolidated Gas Co.....C  
 Rivington st, 122—Eva Berenson.....C  
 Rivington st, 237—Sarah Connor et al.....C  
 Rivington st, 237—Philip Haughman.....C-G-A  
 Rivington st, 237—Jacob Damm.....A-C-G  
 South st, 182—Callahan Estate.....C  
 Union sq W, 37—Duncan Realty Co.....C  
 University pl, 88—Universal Investing Co.....SS  
 University pl, 88—Benjamin Rutchik.....G  
 University pl, 88—Harry Blaue.....G  
 University pl, 88—Harris Graff.....G  
 Vesey st, 36—Chas Hart.....C  
 Vesey st, 36—Corporation Trinity Church.....C  
 Vestry st, 17—Wm Ziegler.....C  
 Vestry st, 62—The Mosler Mfg Co.....A-G  
 Walker st, 32—Jacob Grossman.....C-G  
 Walker st, 32—Est Jacob Bookman.....C  
 Washington pl, 8—Carl Stenberg & Co.....G  
 Washington pl, 8—Jos Yeska.....G  
 Washington pl, 8—Martin Blumenfeld & Bros.....C  
 Washington st, 74-80—B Crystal & Son.....C  
 Washington st, 368—John Dieckman.....C  
 Washington st, 505—Consolidated Gas Co.....C  
 Washington st, 574—Woodbury G Langdon.....C  
 Washington st, 574—Richard Cooley.....A  
 Washington st, 574—Consolidated Gas Co.....C  
 Water st, 237—Bella Hirsch.....B  
 Water st, 272-74—Aaron Cohen.....C  
 Water st, 272-74—Frederick B Coudert.....C  
 Waverly pl, 10—Phillips & Amdurer.....G-C  
 Waverly pl, 10—Moriarity & Co.....G  
 Waverly pl, 10—Jesse H Jacobs.....A  
 Waverly pl, 10—Schlansky & Ezersky.....G  
 Waverly pl, 10—Newman & Harris.....C-G  
 Rivington st, 237—Philip Haughman.....A  
 West st, 384-5—Henry Goldberg.....E-A  
 West st, 386—George Foster.....E-A-D  
 West Houston st, 70-74—Welfare Waist Co.....A-C  
 West Houston st, 70-74—Lake Frum Co.....G-C-K  
 William st, 165-7—Est Delrah Williams.....SS  
 Wooster st, 64-8—Greene St Rlty Co.....SS  
 Wooster st, 186-88—Steffen Dieckman.....C  
 York st, 17—Robt J Leaycraft.....C

Numbered Streets.

3d st, 274 E—Joe Urish.....C  
 4th st, 34-8 W—James C Smith.....C  
 5th st, 808—Saml Ushenko.....C  
 11th st, 743 E—Andrew Zobleman.....C  
 14th st, 3 E—James P Collins.....I  
 14th st, 8 E—Geo A Hearn.....C  
 14th st, 18 E—Henrietta Irving Bolton.....G  
 14th st, 119 E—Est Sarah B Turner.....D  
 14th st, 132-6 W—Wm Prager et al.....SS  
 15th st, 9 W—Central Elec Supply Co.....G-C  
 15th st, 9 W—Abraham Levy.....G  
 15th st, 29 W—Kay Dress Co.....G  
 15th st, 29 W—Jacob Levine & Jos Harris.....G  
 15th st, 29 W—William Kastner.....G  
 15th st, 29 W—Peerless Cloak Co.....G  
 15th st, 29 W—Hanover Sample Card Co.....G  
 15th st, 29 W—N Y Drug Concern.....G  
 16th st, 43-7 W—Broadway Skirt House.....I-G  
 16th st, 43-7 W—Frudgood & Swtgal.....G  
 16th st, 43-7 W—Johnson Leather Co.....G-C  
 16th st, 43-7 W—Consolidated Gas Co.....C  
 16th st, 43-7 W—Saml N Moore & Co.....C-A  
 16th st, 43-7 W—Erauer Button Co.....G-C  
 16th st, 43-7 W—Bassman & Son.....A-C  
 16th st, 43-7 W—Walter C Kahn.....A-G  
 16th st, 43-7 W—Geiss & Lamb.....G  
 16th st, 43-7 W—Leatheroid Mfg Co.....C  
 16th st, 43-7 W—Bias Binding Co.....C  
 16th st, 43-7 W—Light & Sperr.....C  
 16th st, 43-7 W—Aref Massad.....A-C-G  
 16th st, 43-7 W—Rosa Horwitz.....G-A  
 17th st, 37 W—Jennie E Dunn.....C  
 17th st, 37 W—Feigenbaum & Cooper.....G  
 18th st, 218 E—Stuyvesant Fish, Jr.....C-B  
 21st st, 31-33 W—Holland Holding Co.....D  
 22d st, 29-31 E—Herman Wellenberg & Co.....G  
 22d st, 29-31 E—Gottenbalk, Gartman & Co.....G  
 22d st, 313-23 E—Jacob & Julius Fleischhauer  
 Est.....B-SS  
 24th st, 33 W—Isidore A Weedhorn.....G  
 24th st, 33 W—Edw E Brill.....G  
 24th st, 33 W—Israel Wiesenthal.....G  
 24th st, 49 W—Schiff & Appel.....G  
 24th st, 49 W—Harry Marcus.....G  
 24th st, 49 W—Greater N Y Tailoring Co.....G-C  
 24th st, 315 E—Morris Abraham.....C  
 28th st, 317 E—Mary C Leto.....C  
 34th st, 159 W—Hotel Atlan Co.....A-E  
 34th st, 600-6 W—The Fleischmann Co.....C-A-G  
 37th st, 102 E—Josephine H Russell.....A-C  
 39th st, 310-12 W—Wm Ahern & Max Lewis.....G  
 39th st, 310-12 W—Edw Spencer, Jr.....G  
 39th st, 310-12 W—Commercial Press.....G  
 39th st, 310-12 W—Jno A Murray & Co.....G  
 41st st, 449-55 W—L Violante & Onorato.....A  
 41st st, 449-55 W—L Kantor Co.....A  
 42d st, 118-20 E—Smith & Watson.....C  
 42d st, 118-20 E—Martin J Klein.....C  
 42d st, 118-20 E—Herman & Schwartz.....C  
 43d st, 261 W—Mrs Emma Segli.....G  
 43d st, 627-41 W—Braumuller Piano Co.....A-C  
 45th st, 12 E—Hannah E Barnes Est.....B  
 45th st, 132 W—Paul Salvin (Rector's).....D  
 46th st, 6-8 E—Piewie Rosseau Lay.....C  
 46th st, 29 W—Ellay Realty Co.....SS  
 46th st, 102-4 W—Gotham Garage Co.....K  
 46th st, 335 E—Donnelly & Ricci, Inc.....G-C  
 47th st, 314 W—Chas H Treat & Son.....G  
 47th st, 559-61 W—American Meter Co.....SS  
 50th st, 350 W—Peerless Rental Service.....A-G  
 50th st, 366 W—N Y Polyclinic Med School  
 and Hospital.....C-A-H-D  
 52d st, 505 W—Diedrich H Mehrtens.....H-A  
 53d st, 108-110 W—McAuliffe Co.....G-D-C  
 53d st, 537-47 W—G W Koch & Son.....C  
 53d st, 537-47 W—Est Bertha Volkening.....C  
 54th st, 48-50 W—Solomon Guggenheim.....SS  
 55th st, 40 W—Wm Rockefeller.....A-M-G  
 55th st, 350-58 W—Brentmore Realty Co.....SS  
 56th st, 153 W—A Faure.....C-A  
 56th st, 154 W—Est M C D Borden.....D

61st st, 302 E—Globe Storage & Cleaning Co,  
 A-G  
 68th st, 532 E—Siegfried Laskan.....K-A-J  
 69th st, 204 W—Llewellyn H Starkey.....C  
 73d st, 255 W—Olive Allison Choate.....C  
 86th st, 226 E—Park Storage Warehouse.....H-A  
 92d st, 307 E—Chas Herbert.....C-A-G  
 100th st, 162 W—Frank E Williams.....C  
 103d st, 125 E—Wm Prager et al.....C  
 104th st, 201 E—Flow Realty Co.....B  
 104th st, 250-52 E—Abr Nemser.....A-C-G  
 107th st, 102-6 W—Atlas Garage Rlty Co.....E  
 109th st, 413-15 E—Moses Schwartz.....B  
 110th st, 137 W—Jos Oussani.....SS-B  
 118th st, 238-40 E—Rachmiel Rubin.....C  
 119th st, 280 W—Nellie A O'Sullivan.....C  
 125th st, 14 W—Sophia & Laura Roth.....D  
 126th st, 151 E—Schlosser Mfg Co.....A  
 212th st and Harlem River—Richard Moisig.....A

Named Avenues.

Av B, 26—Louis Steinberg.....A  
 Av B, 26—Max Weber.....G-A-D  
 Bowery, 171—Nathan Schulman.....E  
 Bowery, 171—Ann L Underhill Est.....E  
 Bowery, 185—Est Jno C Babcock.....C  
 Broadway, 338—The George Bliss Est.....I  
 Broadway, 512—Nathan Bregstone.....G  
 Broadway, 692-4—The Burton Pierce Co.....C  
 Broadway, 692-4—Cohen Goldman Co.....C  
 Broadway, 692-4—Hirschhaat & Seewald.....C-G  
 Broadway, 692-4—Coleman & Tailoring Co.....C  
 Broadway, 692-4—Levy & Shift.....C-G  
 Broadway, 692-4—Excello Vest Co.....C  
 Broadway, 692-4—Bway & 4th St Bldg Co.....SS-C  
 Lexington av, 221—Michael Houlihan.....C  
 Lexington av, 675—Ellen Noon.....C  
 Madison av, 1840—Rosalie Lachman.....C  
 Madison av, 2181—Independent Salt Co.....A-K-G  
 Northern av, 340-C F Paterno.....A-K-G  
 Park av, 1047—Paul Walter & Son.....A-G  
 Park av, 1883—Joseph H Levy.....K  
 Pleasant av, 387—Lyons Transfer Co.....A-L-G

Numbered Avenues.

1st av, 171—Est Robert Goelet.....C  
 1st av, 171—Joseph Roth.....G  
 1st av, 171—Harris Feiner.....G  
 1st av, 542-4—Paul L Bryant.....L-K  
 2d av, 512—David Vogel.....C  
 2d av, 2017—Isaac Levine & M Chamish.....C-G  
 2d av, 2369—Catherine E Hoppin.....C  
 2d av, 2369—Harris Sussman.....G-C  
 2d av, 36—Hamilton Fish Corp.....G  
 5th av, 707—Harold L Ehrlich.....E  
 6th av, 796—Cyrille Canean.....C  
 6th av, 1022—Est Arthur E White.....G  
 9th av, 342—Mrs Clare Tanner.....C  
 10th av, 469-75—Hill Pub Co.....A-C  
 11th av, 292-98—Sears R Keslo.....C  
 11th av, 802-4—Sheffield Farms.....K-C

BRONX ORDERS SERVED.

Named Streets.

Hoffman st, 2363—Dominick Cannozzaro.....C  
 St Paul's pl, 548—Isaac Aberman.....K  
 158th st, 309 E—Dr W A Goodall.....K  
 136th st, 532 E—Julius Trattner.....K-A-G  
 176th st, 764 E—Douglass Hamilton.....G  
 Brook av, 1212-14—Edw H Spechman.....K-C-G  
 Forest av, 768—Oscar J Lyons.....A-E-C  
 Tiebout av, 2451—Mrs Nellie Carey.....E  
 Van Nest av, 862—Edw A Schill.....C  
 3d av, 3394—Herman Kronplad.....B

Numbered Avenues.

3d av, 3394—Herman Kronplad.....B

BROOKLYN ORDERS SERVED.

Named Streets.

Adams st, 341-47—C F Rohmann Sons & Co,  
 E-G-A  
 Bainbridge st, 24-6—Henry Alberts.....C  
 Bainbridge st, 27—Alex R Biourr.....G-O  
 Berry st, 390-96—E E Wheeler.....A  
 Degraw st, 196—Decorative Metal Mfg Co.....DR  
 Fulton st, 921—Abr Somar.....A  
 Fulton st, 1519-C J Williams.....H-A-G-D  
 Greene st, 142-56-C H Jensen & M H Collard.....C  
 Greene st, 142-56—Bklyn U Gas Co.....C  
 Greene st, 142-56—Empire China Works.....C  
 Harman st, 379-81—Fredk W Hallam C-D-L-G-A  
 Harman st, 1737 1/2—Jno Schlempl.....A-G  
 Hart st, 715—Geo Hafner.....G-A  
 Hemlock st, 73—Friedrick Sigmund.....H-A-G  
 Henry st, 20 N—Curley & Birms.....M-J-D-K-A  
 Johnson pl, 9-11—Andrew J Welinder.....L  
 King st, 101—Jas Redmond.....A  
 Kosciusko st, 153—Geo W Burns.....O-A  
 Livingston st, 344—Jno C Lindsay Co.....H-A  
 Logan st, 44—Geo C Watkins.....H-A-O  
 Logan st, 198—Fred Grapp.....A-G-O  
 Love Lane, 32—John H Flége.....D  
 Magenta st, 158—Chas E May.....H-A-G  
 Monroe st, 189—Edgar Chinnonk.....A-G  
 Moultrie st, 37-39—New Metal Bed Co.....H-A  
 Osborn st, 247-59—Jos Reiss & Jacob Gold-  
 stein.....DR  
 Osborn st, 247-59—Jacob Wiener.....DR  
 Osborn st, 247-59—Morris Lissen.....DR  
 Osborn st, 247-59—P Banofsky & M Zwarico,  
 DR  
 Osborn st, 247-59—D Kassowitz & S Brown.....DR  
 Osborn st, 247-59—M Kantrowitz Bros.....DR  
 Osborn st, 247-59—Arden Aronson.....DR  
 Osborn st, 247-59—Globe Children's Dress Co,  
 DR  
 Osborn st, 247-59—International Cornice Co.....DR  
 Osborn st, 247-59—Israel Dubinsky.....DR  
 Osborn st, 247-59—Chicago Soda Water &  
 Fountain Co.....DR  
 Powell st, 285-87—Benjamin Jacobs.....DR  
 Powell st, 285-87—Abr Maredun.....DR  
 Powell st, 285-87—Saml Freedberg.....DR  
 Powell st, 285-87—Progressive Dress Co.....DR  
 Powell st, 285-87—Max Larkin & H Kirsh.....DR  
 Powell st, 285-87—Jacob Sklersky.....DR  
 Powell st, 285-87—S & D Geiman.....DR  
 Powell st, 285-87—Jacob Weiner.....DR  
 Powell st, 285-87—Isaac Hyman & I Res-  
 mick.....DR  
 Prospect st, 162—Richard Schmidt.....L  
 Rodney st, 400—Arthur Roth.....C  
 Ryerson st, 20-42—Mergenthaler Linotype Co,  
 DR

Stagg st, 499—Abr Weinstock.....H-G-A  
 Sterling pl, 482—Frederick Ochse.....H-A-G  
 Summit st, 43—C M Childs & Co.....G-H-A-C  
 Suydam st, 27—Chas A Vollmer.....H-M  
 Union st, 533—Brass Goods Mfg Co.....C-A

Vanderveer st, 101—Fred Busse.....A-G  
 Varick and Ten Eyck sts—Pure Oil Co.....C  
 Wallabout st, 77-9—Saml Greenstein.....C  
 Wallabout st, 418—Meyer Goldberg.....G-A  
 Water and Main sts—Robert Gair Co.....L  
 Wyckoff st, 51—Jos M Dooley.....A-G-O-M

Numbered Streets.

2d st, 402-10 S—Isotta Realty Co.....C  
 3d st, 8—Herbert L Barker, MD.....A-G-O-H  
 3d st, 343 E—John J Davenport.....D-H-A-G-C  
 5th st, 35—Irwins Laundry, Inc.....H-A  
 5th st, 109-13 S—Kienle & Co.....A  
 6th st, 281-87 N—Diamond Candy Co.....H-A-G  
 6th st, 282—Chas E Dennis.....A-L  
 7th st, 1757 E—Frank G Curnone.....H-A-G  
 7th st, s s, 200 W 2d av—Bklyn Imp Co.....J  
 11th st, 546—Reimer Bros.....H-A-D  
 18th st, 320 E—Frank C Dudley MD.....H-A  
 18th st and 8th av—Elanchard Bros, Inc.....A  
 27th st, ft—Jas Shewan & Sons.....A  
 29th st, 354 E—Daniel Stewart.....A-G  
 44th st, 222-26—Fredk H Levey & Co.....DR  
 75th st, 1466—Julius C Jagel.....H-A-G

Named Avenues.

Arlington av, 78—Sidney E Smith MD.....G-A  
 Atlantic av, 2729—George Egner.....A  
 Atlantic and Hale avs—Chas R Cairns.....H-A-G  
 Bay Ridge av, 218—E T Hatch.....G-O  
 Bay Ridge av, 901—Brancale & D'Amico,  
 H-A-K-D  
 Bedford av, 777—Page Bros.....H-A  
 Blake av, 344-6—Lack Mfg Co.....DR  
 Blake av, 344-6—Abr Hurwitz.....DR  
 Blake av, 344-6—Harry Sarkstein & Son.....DR  
 Blake av, 344-6—Saml Deitz.....DR  
 Blake av, 344-6—Abr Alson.....DR  
 Blake av, 344-6—Abr Mayer.....DR  
 Blake av, 344-6—Frank Cummings.....DR  
 Blake av, 344-6—Morris Levine.....DR  
 Blake av, 441-7—Hyman Rosen.....DR  
 Blake av, 441-7—Hyman Liefman.....DR  
 Blake av, 441-7—Abr Robb & Bros.....DR  
 Blake av, 441-7—Isaac Lipshitz.....DR  
 Blake av, 441-7—Edw Ryan & Geo McGahan.....DR  
 Blake av, 441-7—Saml Prashker.....DR  
 Broadway, 31-35—Louis Motchan.....H-A  
 Carlton av, 122-4—Fredk W Gebhardt.....A-H  
 Carlton av & L I R—Queens Co Water Co.....A  
 Central av, 544—Barnet Seidel.....A-G  
 Classon av, 54-74—Bremen & White.....A-G  
 Coney Island av, 488-98—Prospect Pk S Ga-  
 rage, Inc.....L-D  
 Croysey av, s w c Bay 22d st—Florenca V  
 Kernan.....D  
 Croysey av, s s, opp Bay 26th st—Thos Lew-  
 ers.....D  
 DeKalb av, 460—J H Rowland, Jr.....A-O  
 Division av, 257—Jos Toubein.....A  
 Flushing av, 680—Schwartz & Cohn.....A  
 Gates av, 630-32—Semonite Bros.....A  
 Glenwood rd, 2701—Richard F VanEhn.....H-G-L  
 Graham av, 164—Saml Warhaft.....H-A-K  
 Grant av, 57—Emil Naumer.....H-A-G  
 Grant av, 142—Geo B Boomer.....L-A  
 Greene av, 1090—Henry C Bohack.....A-C  
 Greene av, 1915—Geo Kramer.....H-A-G-K  
 Greenpoint av, 207—Jos Dudinsky.....H-A-G  
 Harrison av, 147—L Wetchler & Son.....A-D  
 Jefferson av, 829—Fredk A Lutz.....O-G-J  
 Jerome av, n w c E 18th st—Constant A  
 Benot.....L-A-C  
 Kingston av, 241—Rubien H Cogan.....H-A-G-D  
 Knickerbocker av, 354—Saml & Kahn.....A  
 Lafayette av, 1152—V J Kiine, M.D.....H-A-G-O  
 Lexington av, 604—S G Bedell.....O-M-A-H-G  
 Lexington av, 809—Jno F Poppke.....O-G-A-H  
 Marcy & Flushing avs—Moller & Schuman.....A-G  
 Miller av, 225—Richard Eyring.....G-A  
 Myrtle av, 681—Balsam & Co.....H-A  
 Myrtle av, 1365—Blackman & Leder.....DR  
 Myrtle av, 1365—Drooks Bros.....DR  
 Neck rd, 321—Harry Bennett.....G  
 New Lots rd, 278—Elby Tartofosky.....H-A-D  
 Norman av, 260-62—Eastern Dist Dye Wks.....DR  
 Nostrand av, 131—Albert Buttendorf.....H-A-G  
 Nostrand av, 414—F W Molgedel.....A-G-D  
 Nostrand av, 1998—Jacob Honigblum.....H-A-D  
 Ocean av, 612—Fredk A Kach.....H-A-G  
 Ocean av, 941—Robert M King.....H-A-G  
 Ocean av, 2198—Edward L Tibbles.....A-H  
 Ocean & Meadow avs—Lulu Tobias.....G-A  
 Ocean pkway, 3034—Joseph Scherr.....H-A-G  
 Patchen av, 107—John O Forker.....A-G-H

Numbered Avenues.

3d av, 90—R F Stevens Co.....D  
 3d av, 290—Vittoria Milone.....A  
 3d av, 562—Krein Painting Co.....H  
 3d av & 1st st—Gold & Taylor Cut Stone Co.....C  
 5th av, 284—Fredk J Herr.....D-A  
 12th av, 394—Acme Garage.....K-A

QUEENS ORDERS SERVED.

Named Streets.

Grand st, s w c Columbia av (Maspeth)—  
 Inglis Bros.....A  
 Huron st, 61 (Rockaway Pk)—J D Hutton,  
 H-A-G  
 Oak st, 67 (Richmond Hill)—P A Conne.....H-A-G  
 Osgood pl, 14 (Flushing)—G A Cooper.....A  
 Prospect st (Far Rockaway)—Susan H  
 Crane.....H-A-G  
 Smith st, 96 (Jamaica)—Carmine Carralar,  
 L-A-G

Named Avenues.

Boulevard, 267-9 (Sea Side)—Philip Stacom.....D  
 Colonial av (Corona)—Arthur T Mayer.....H-A-G  
 Croydon rd, nr Homer Lee av (Jamaica)—  
 Burt D Whedon.....H-A-G  
 Fulton av, 118 (Astoria)—Chas Hahn.....H-A-G  
 Jaggar av, 105 (Flushing)—Mrs F Willette,  
 H-A-G  
 Hillsdale & Metropolitan avs (Richmond Hill)  
 —Chas W Hause.....A-L  
 Mott & Sunnyside avs (L I C)—Eli Sulzer,  
 H-A-G  
 Myrtle av, 2844 (Glendale)—Hame Kresberg,  
 H-A-G-K  
 South Pier av, 11-15, or Beach 105th st—Gvo  
 Bennett.....D  
 Woodhaven av, 1619 (Woodhaven)—Rudolph  
 Dillman.....H-A-G

RICHMOND ORDERS SERVED.

Named Streets.

Wright st, 23 (Stapleton)—Julia Kinkele.....C  
 Fingerboard rd, 176 (Rosebank)—Jacob Koch.....C



# BUILDING MANAGEMENT

## NEW YORK'S WATERFRONT OPPORTUNITIES

By FLOYD S. CORBIN

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

**P**UBLIC interest in the needs of the Port and City of New York is awakened from time to time by efforts to obtain appropriations from the State and Federal Governments for building new canals, deepening and widening existing channels, etc. The opportunities already at hand for development are not availed of, and much energy and time is wasted upon chimerical and impracticable schemes. With the greatest natural facilities, New York should be the most economical port in which to handle merchandise. That it is not, is due to the lack of foresight in making the best possible use of our waterfronts.

### Profitable Field.

A splendid opportunity for profitable development is to be found in the erection of warehouses and loft buildings on the waterfronts in close proximity to railroad terminals and piers. The planings should be on ground not too expensive, and where the interchange of merchandise between vessel, car, warehouse and factory could be accomplished at a minimum of cost. In point of efficiency and economy of operation, we have here nothing along these lines that compare favorably with the best practices obtaining in modern European or South American ports.

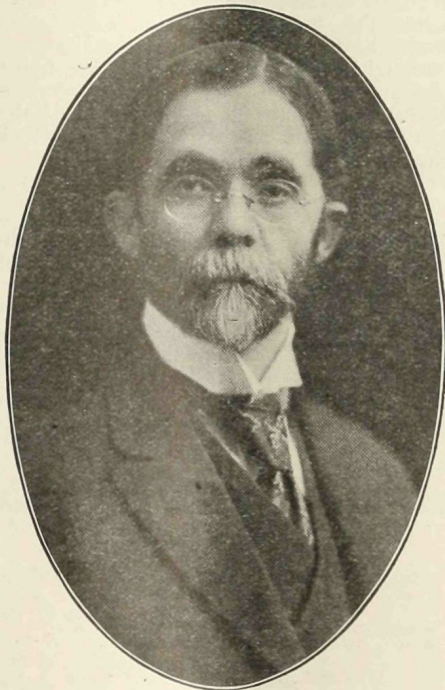
The cost of these properties on the Manhattan and Brooklyn shores, plus the improvement, is in many instances too great for the individual manufacturer, who could best be served by such a location, and therefore a large number are forced to seek quarters outside of the city. Improvements of the character mentioned in suitable localities, would do away with a great deal of unnecessary handling and cartage, and reduce street congestion, which has long since reached an acute stage in some sections of the city.

### Present Waste Enormous.

While it is impossible to even approximate correctly the amount wasted annually in handling and trucking around New York, the total sum is enormous, and it is a direct burden upon the consumer. There can be no question that a comprehensive development of some of the waterfronts in the harbor, having due regard for the proper co-ordination of rail and water shipping facilities, would prove most profitable. We have a comparatively small number of such buildings here, and with the revival of shipping and industry in this country, there is certain to be a good demand for this class of improvement. On account of the general European war, we have presented to us an unparalleled opportunity to increase our export trade. If New York does not profit greatly, it will be solely due to lack of initiative and failure to see what is obvious to the balance of this country.

### Overlooking Opportunities.

We ask for increased appropriations for unnecessary improvements, while we have here lying fallow, properties with rail connections on deep-water channels that will accommodate at least 85 per cent. of the shipping that comes, or will come, for some time, to the port of New York. And it is now possible to obtain some of these properties at prices far less than is being procured for similar lands in the far-off port of Vancouver, which thirty years ago, was but a trading post; or in San Pedro, distant twenty-one miles from Los Angeles, Cal. This may seem an exaggeration, but nevertheless is true. A few years



FLOYD S. CORBIN.

from now many will wonder how they could have overlooked such opportunities.

The tendency in both water and rail transportation is for larger vessels and cars. Increased size of vessels necessitate deeper water-ways. Recognition of this fact, and also of the enormous increase in tonnage over Staten Island Sound within recent years, has resulted in the completion by the Federal Government of a thirty-foot channel from a point 600 feet east of Shooter's Island in the Kill Von Kull to a point in Staten Island Sound north of Buckwheat Island. This channel is open at all seasons.

### New Jersey's Development.

Development of the New Jersey shore of the Kill and the Sound within the past ten years has been remarkable, and the increase in the values of land very great. An even greater opportunity for profitable exploitation is now presented on the New York shores, where lands having deep water and rail facilities can be procured at extremely low prices, and in sufficient areas to permit of comprehensive and economical development. These locations would answer admirably for warehouses, storage and industrial purposes. The natural advantages found here would permit the improvements to be of such a character as would bring into close relation the different agencies of transportation, and provide as economical methods of handling and storage of merchandise as can be found in any modern port. No one familiar with the situation here can deny that we are greatly in need of such improvements, and that they would prove profitable to all concerned.

### Panama Canal Trade.

While New York will benefit more directly than any other American sea-port from the operation of the Panama Canal, it is a surprising fact that we have done nothing to provide facilities which would attract business that is bound to use this water-way. The Pacific Coast ports with far less natural advantages than New York, are keen to profit by this great achievement of modern engineering skill, and are spending large sums of money to accommodate ship-

ping and industry. And this is true of practically every important seaport in Europe and South America. Here, we are content to wait and have business thrust upon us.

### Examples in Other Ports.

New York might well profit by the examples of civic spirit shown in the port developments of Montreal, Toronto and San Pedro harbor. None of these ports can in any essential compare in natural advantages with New York, yet the manner in which they have planned and are now carrying out important harbor improvements, challenges admiration. Although Montreal is closed to navigation for a portion of each year, with the additional disadvantage of being an inland port, yet it is attracting business that should come here. The interest and enthusiasm shown by Los Angeles in the upbuilding of San Pedro harbor—which is in effect an artificial port—is most inspiring.

The vast majority of New Yorkers fail utterly to comprehend the opportunities offered in water-front property development, as neither our lending institutions, speculators or investors have a proper appreciation of this class of real estate, and the possibilities offered in the intelligent handling and development of it. Yet the commercial supremacy of this great city is dependent upon its water-borne traffic. Our commerce has grown despite the handicap to which it has been subjected, but we should no longer adopt a passive attitude; we should be more aggressive in seeking and attracting new enterprises. The best method is to offer adequate facilities for doing business at a low cost. Being the greatest distributing and consuming market on the Western Hemisphere, as well as the financial center, a location in New York should be particularly attractive to manufacturers in every line.

### Interesting Statistics.

As nearly as can be computed there are 3,686,935 people living in apartment houses and tenements, and 1,079,948 persons living in private dwellings in New York City. On the city records any structure housing three families or more is listed as a tenement house. The buildings in New York City number 366,010, as follows:

One-family houses .....	147,184
Two-family houses .....	73,184
Tenements .....	99,908
Hotels and elevator apartments.	2,611
Warehouses, lofts and department stores .....	9,549
Office Buildings .....	1,123
Factories .....	5,198
Stables and garages.....	13,131
Theatres (not motion pictures) ..	180
Miscellaneous .....	13,942

Unlike other great commercial cities, New York City is also the greatest manufacturing city in the Union. Within its limits are 27,283 factories and shops engaged in 297 lines of manufacture, representing an investment of about \$1,529,946,487, a sum nearly one-half the total money in circulation in the United States.

### Waterfront Ownership.

Waterfront property ownership in New York City varies as does every other kind of realty, although the city has extensive holdings in Manhattan and the State in the other boroughs. Many of the titles claimed by private individuals and corporations and the city is in dispute and in course of litigation.



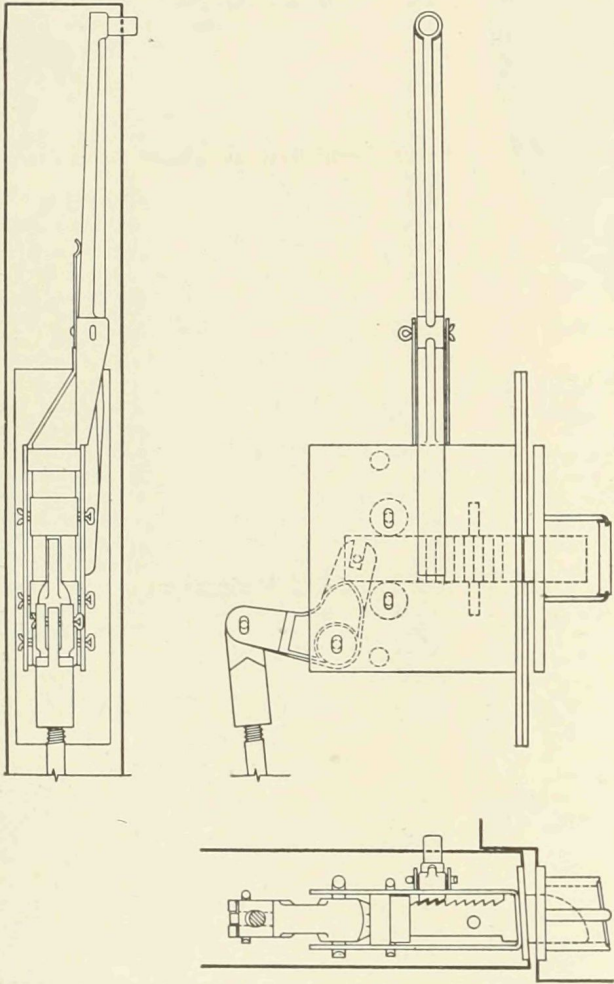
## USEFUL APPLIANCES

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.

### Multiple Fire Door Latch.

ARCHITECTS seeking to find a locking device on the market that will comply with the new rulings of the Board of Fire Underwriters, requiring that swinging fire doors must be locked at three points to prevent, in case of fire, the warping away from the stops which would allow the flames to pass through, have available the latest product of the Dahlstrom Metallic Door Company, of 297 Broadway.

It is a latch designed to be entirely contained within the lock stile of a hollow-metal door and is operated by a counterbalancing weight, eliminating springs, which in a hot fire would lose their temper and make such a lock inoperative. All the principal working parts are of cast bronze, also the knobs and escutcheons, which can be of the



same design as on adjoining doors in a building. The bolts are of steel, as required by the underwriters, and are heavily electroplated in polished bronze.

All parts are mounted upon an angle shaped steel stile plate, adjusted for use, examined and labeled under the direction of the Underwriters' Laboratories. The device is applied by sliding into the hollow stile from the bottom of the door and is fastened by four machine screws through each of the face plates of the latches and two large screws in the bottom of the door. It is not necessary to weaken the door by cutting away in the side of the stile for the insertion of the central lock.

On the ordinary door three bolts are generally used but more can be added for extra high doors; these bolts project seven-eighths of an inch beyond the edge of the door, as required by the Board of Fire Underwriters. A turn of the knob pulls them flush with the edge or opens the lock, and a ratchet arrangement holds them in this position so long as the door is open. Thus, there are no projections to catch in the clothing of anyone passing, which is an import-

ant point, especially in buildings where many women are employed. In closing the door, a pin or trigger, which projects on the stop side near the top of the door, is pushed in by the stop on the jamb, which causes the ratchet holding the lock bolts within the door to be released and to enter the latch strike plates or openings in the jambs, thus locking the door.

This device is made "fool proof" by the use of an automatic feature in the central latch bolt. If the ratchet pin is tampered with, so that the bolts are released and spring into position, projecting beyond the edge of the door when the door is open, the antifriction latch bolt will, when coming in contact with the lip of the strike plate, cause the bolts to retract into the door and allow it to close, when the bolts are again released and will securely lock the door.

### When the Hoist Breaks.

MANY persons who have stood on the curb and watched the mid-air climb of hundreds of pounds of steel girders and columns rising to their permanent aerie in a New York skyscraper have wondered what would happen if the hoist should break. The Thompson-Starrett Company, holding the general contract on the First National Bank-Soo Line building in Minneapolis, had such an experience on August 19.

Careful examination of the hoisting apparatus about fifteen minutes after the accident showed the cables to be practically new and not responsible for the accident. The load being hoisted weighed 26,380 pounds, or approximately thirteen tons. The electric machine had a capacity of 20 tons, but it was absolutely wrecked. The load fell about ten stories.

On one of the drums the teeth or cogs in the main gear were entirely stripped off. The teeth of the secondary were badly broken, probably 25 per cent. being either broken off or entirely ground away. The heavy cast hoist frame was broken in several pieces, the dog standard and the dog drum were both torn out and a segment of about one-third of the diameter of the ratchet circle and teeth on one of the drums had been thrown off and the teeth scattered about the hoist. The motor was badly burned, the armature had spread and the brushes were burned off, and a 125 amp. fuse which had been jimmed up by the addition of a piece of No. 19 wire was blown. The load buried itself into the street pavement and reduced the girders to a tangled mass. Two men were killed.

The inquest developed that a cog broke while falling into mesh, causing stoppage of the machinery, which acted directly upon the motor and fuses as an overload. Before the automatic electric brake could take hold the terrific momentum attained by the 26,000 pounds descending transformed the motor into a dynamo and reversed its operation, blowing the fuse and burning the motor.

### Novelty in Bushings.

ONE of the great demands in the electrical field has been for an insulated bushing for standard steel box knockouts and for that reason the new device being introduced by the Multi Refillable Fuse Company, 723 Fulton street, Chicago, is worthy of special note. The bushings consist of a threaded porcelain body made in sizes to fit the standard steel box knockouts, and are clamped securely in place by the threading on the helix spring coils of wire, which is made

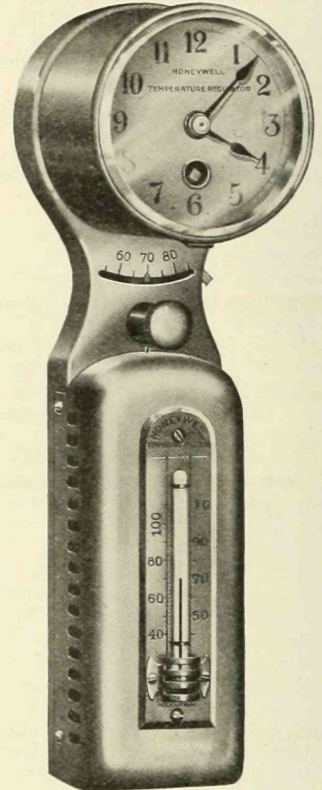
to engage the threads to the porcelain.

The manufacturer claims for these bushings that when they are locked up, securely in place, they will not work loose under continued vibration, because of the great resiliency in the spring.

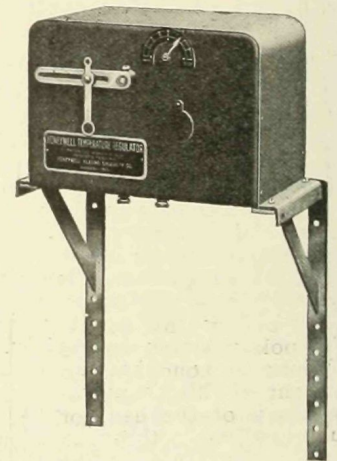
### Clock Controls Thermostat.

ONE of the latest novelties in thermostats is being introduced by the Honeywell Heating & Specialty Company, of Wabash, Ind. The only attention this device requires for the maintenance of even heat is the winding of a clock once a week. Ordinary thermostats are actuated by a clock having an alarm movement. Such instruments are set back every night when lower temperatures are desired, the alarm movement serving to set up the thermostat in the morning.

The Honeywell thermostat was designed by M. C. Honeywell. The illustration shows a three-quarter view of



the new instrument. The dial is  $\frac{2}{4}$  inches in diameter, of white porcelain. The clock is wound from the front, the sash or crystal being easily removed. Projecting through the rear of the clock case is a shaft bearing a set of cams that revolve once in twenty-four hours. The revolving of these cams controls the blade of the thermostat. The cams can easily and quickly be adjusted to set



back the thermostat each day at any desired hour between noon and midnight. It automatically sets it up at any hour thereafter until noon of the following day.

The thermostat can be used as a plain (see above) or clock pattern. In disconnecting from the clock, the knurled button below the scale is pulled out. Then the instrument can be set at any temperature between 55 and 85 degrees F., where it will remain as long as wanted. To reconnect the clock, the button is pushed in, after which the clock will have complete control of the instrument.



# CURRENT BUILDING OPERATIONS

The Tenement House Law Declared to Be a Barrier to a General Improvement of Brooklyn Dwellings in Need of Alteration.

THE evolution which is going on in real estate, as in other forms of activity, has reached a peculiar and even critical situation in Brooklyn, where miles upon miles of three-story and basement brick and stone houses stand in rows and solid blocks, on lots twenty feet wide. For the most part they represent the city development of the previous generation. They therefore antedate the suburban movement which, beginning at Prospect Park South, has now extended almost if not quite to Coney Island, and has developed a new Brooklyn of detached and commodious frame cottages of much architectural beauty set amid lawns, trees and hedges, and abounding with restful piazzas.

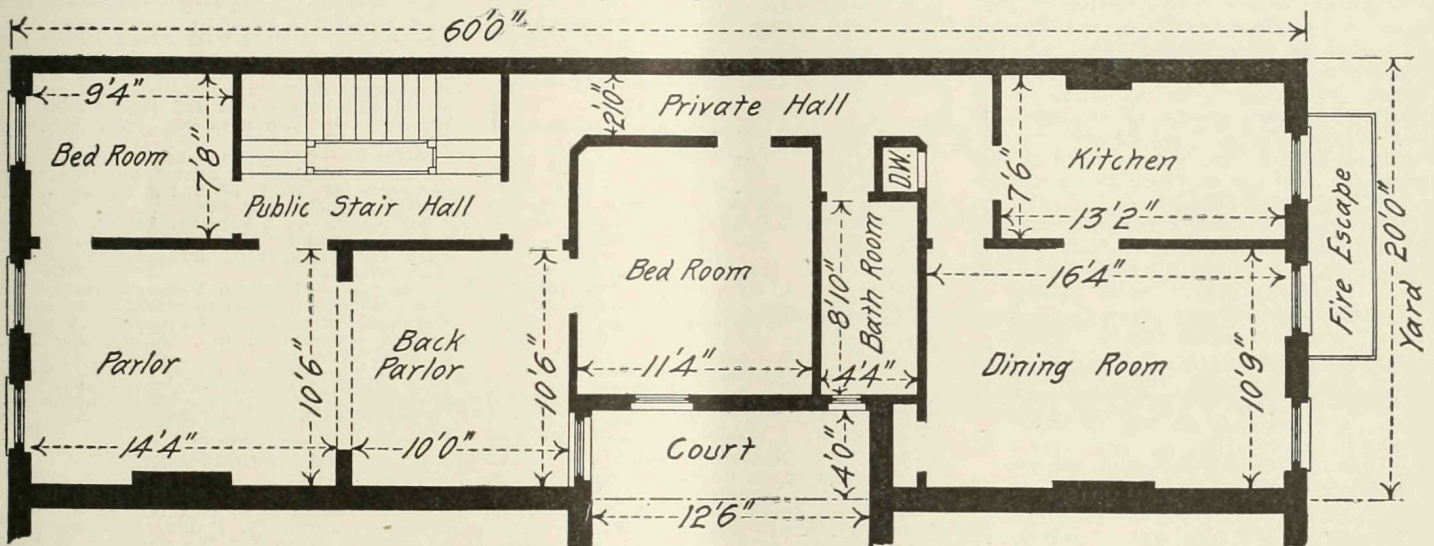
owners of many of the brownstone fronts would move into apartments if they could dispose of their houses to advantage. Whole houses are not so rentable as they were. It is difficult to derive from that source a profitable return. The problem is not only a serious one for the owners, but also for the community. So much so, the Brooklyn Board of Real Estate Brokers has directed its Tenement House Committee to consider the subject.

### A Simple Expedient.

It has long been apparent to everybody that if the two upper floors of the larger type of houses could be made over into flats, the situation would be relieved. By a simple alteration of par-

It is apparent that if private dwellings such as those which constitute the Bedford section and Park Slope could be converted into flats that they would be quickly tenanted and their market value would be strengthened. The demand for small flats at a moderate price seems never to be satisfied. Being in excellent neighborhoods these brownstone dwellings would find great favor with small families. Mr. Waldron says every effort will be made to have the law modified by the Legislature. All the real estate and civic societies in Brooklyn, with the exception of two, favor relief of some kind.

The Real Estate Board's committee has had drawings made to illustrate the nature of the alterations which it is de-



FLOOR PLAN FOR A NEW THREE-STORY HOUSE FOR WHICH LEGAL SANCTION WILL BE ASKED.

The brick and stone houses of the older Brooklyn at the time of their erection also represented the best known architectural forms for speculative city houses. Few were erected by their owners. Nearly all were purchased from speculative builders on favorable terms by typical people of the City of Churches. Pretty much all alike in their interior planning are these rich-looking "brownstone fronts." It is unnecessary to describe them or to say that they are "all up-and-down stairs."

With their material and construction excellent, their floor plans are circumscribed. They are convenient to church, store and carlines, and once were inexpensive to maintain.

The time has come when these houses should be modernized. In Manhattan they would be torn down and something else built in their place, but in Brooklyn we cannot do this. Economic conditions do not warrant it. With the prevailing fancy of the day for the suburban house, the market for the city house of the three-story and basement brick type is not what it once was. Besides, the cost of maintaining a "whole house" has increased. Taxes have mounted, but private incomes have not kept pace with higher costs, and the servant problem can be solved better in a small apartment than in a big house.

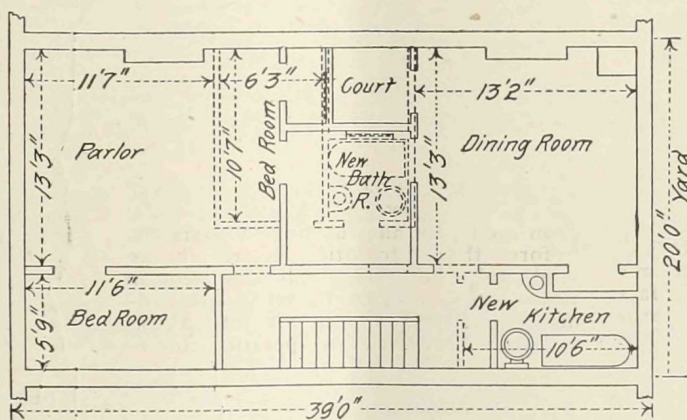
### A Preference for Flats.

An astonishing preference is being shown for apartments. Usually they are tenanted as soon as completed. The

titions the floors could be converted into five-room flats. But the Tenement House law stands in the way. Three-family houses come under the legal classification of tenements and are in consequence subject to the Tenement House law and to the supervision of the Tenement House Department. As the law's requirements cannot be met by any alteration which it is possible to make in houses of this kind, the Real Estate Board's committee (of which Mr. A. J. Waldron, of 1153 Bedford avenue is

sired to make in old dwellings, and also the sort of new three-family house which it is desired to erect outside of the Tenement House law.

The plan for the new house has six rooms on a floor and is considered exceedingly good for the limited width of the lot. The dining-room and kitchen at the rear have windows on the yard. The parlor and one bedroom have an outlook upon the street. A large court gives air and light to the back parlor and bedroom.



Plan for altering existing dwelling into a three-family house for which legal sanction is desired.

chairman), contemplates asking for legislative relief. This may take the form of a bill providing that dwellings such as those under consideration may be altered into three-family flats without being subject to the Tenement House law. Or, the bill may provide for the transposition of all present and future three-family houses out of the tenement classification.

The plan for the alteration of the existing dwellings into flats provides a suite containing a parlor, dining-room, kitchen, two bedrooms and a bathroom. The dotted lines indicate where the new partitions are to be placed, and the solid lines show the existing ones. It will be noted that the principal change consists in making space for a kitchenette where the bathroom now is, and getting space for a new bathroom, a small bedroom and a court from space occupied at present by the large, dark middle room, which in most houses is almost useless.

The bedrooms and the kitchen, in the new layout, have dimensions smaller than the minimum allowed by the tenement law, but there will be only three small families in the house, and there are many young couples, and old ones too, who would not consider the dimensions too small. Many old couples, whose children have grown up and moved away, would find these rooms, with their moderate rental rates, highly desirable.



**ELEVATOR FATALITIES.**

**An Interlocking Device for Elevators May be Required by New Code.**

Acting Superintendent of Buildings Frederick H. Dewey has recently made an analysis of the fatalities on or in connection with elevators in the Borough of Manhattan for the five years, 1907 to 1911 inclusive. The investigation was prompted by an inquiry from Rudolph P. Miller, who is considering the incorporation in the new Building Code of provisions requiring the interlocking of elevator cars and shaft doors to prevent the car from leaving a platform so long as the door is open. It is believed that such a requirement would avoid in the future such accidents as resulted in the death of Judge Bischoff.

In the five years' period covered by the investigation, it was found from the records of the coroner that there were in Manhattan 207 accidents in connection with elevators which resulted in the death of one or more persons. Of these 88 were on elevators which are classed by the Bureau as freight elevators and on which persons other than operators are not supposed to ride, or if they do, are warned by the prescribed notice that they do so at their own risk.

A careful study of the Coroner's records and reports on file in the Bureau of Buildings reveals that 95 of the 119 accidents resulting in fatalities on passenger elevators were shaftway accidents. In other words, 80 per cent. of the fatal accidents on passenger elevators would probably have been avoided if satisfactory interlocking safety devices had been used.

That these accidents are not confined to any particular class of buildings is shown by the following statement:

Fatal accidents occurring in private houses .....	3
Fatal accidents occurring in apartment houses .....	19
Fatal accidents occurring in hotels, clubs, etc. ....	12
Fatal accidents occurring in office buildings .....	30
Fatal accidents occurring in department and other stores.....	8
Fatal accidents occurring in factories and lofts .....	23
<b>Total.....</b>	<b>95</b>

Nor are the accidents confined to elevators of high rise, for 36 occurred in buildings six stories or less in height;

39 occurred in buildings seven to twelve stories in height;

20 occurred in buildings over twelve stories in height.

The range in stories varies in the analysis from 3 to 21.

It is found that nearly 10,000 elevators in Manhattan would be affected by any provision for interlocks on passenger elevators, in about 5,500 buildings, requiring about 100,000 openings to be equipped.

**Unusual Fire Test.**

What promises to be an interesting experiment will take place on October 30 at the Croker residence, Long Beach, L. I. The demonstration will be made with a view to show to those interested in fire prevention and fireproof construction that it is possible and feasible to build an absolute fireproof suburban residence, at not too great an expense.

One of the rooms in the residence will be set on fire and with the doors shut the fire will be allowed to burn until the contents are destroyed. The demonstration is designed to show that if a fire should originate in such a constructed house, by shutting the door, the conflagration would be confined to that particular chamber.

**New Bronx Apartment House.**

The Bennett Avenue Realty Company, Patrick H. McNulty, president, 540 West 52d street, contemplates the erection of a modern apartment house on the east side of Bennett avenue, 394 feet north of 181st street, the Bronx, on a plot 104x87 feet. It is undecided how soon the project will go ahead.

**NO ARCHITECTS SELECTED.**

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

**LOCKPORT, N. Y.**—The Second Christian Science Church, care of Miss Siedhoff, 123 Erie st., contemplates the erection of a church at East av and Elm st., to cost about \$25,000. No architect selected.

**AUBURN, N. Y.**—The Church of Christ Disciples, Rev. E. W. Allen, pastor, Auburn, contemplates the erection of a brick, stone and steel church. No architect selected.

**NORWICH, N. Y.**—Warren E. Eaton, 62 South Broad st., contemplates the erection of a 2½-sty frame residence in North Broad st. No architect selected.

**KEARNEY, N. J.**—The Newark Plaster Co., 65 Bridge st., Newark, William A. Bishop, general superintendent, contemplates the erection of a group of reinforced concrete manufacturing buildings at Newark Plank rd and Passaic av., to cost between \$50,000 and \$75,000. No architect selected.

**HUNTINGTON, L. I.**—The Huntington Emergency Hospital Association, Dr. E. T. Marsh chairman of building committee, contemplates the erection of a hospital here. No architect retained.

**MORRISTOWN, N. J.**—V. R. Wulff, 33 South st., contemplates rebuilding the 1 and 2-sty concrete and steel factory, consisting of a benzine house, wash house, finishing room and garage, at 32 Woodland av., to cost about \$50,000. No architect selected.

**SYRACUSE, N. Y.**—The City of Syracuse Board of Education, Louis Will, mayor, contemplates the erection of the Prescott School here. No architect selected.

**HIGHLAND PARK, N. J.**—The Board of Education of Highland Park, James K. Edgar, president, contemplates the erection of two public schools here. The proposition is before the New Jersey State Board of Education for approval. No architect selected.

**PLANS FIGURING.**

**CHURCHES.**

**BROOKLYN.**—Morris Whinston, 459 Stone av., architect, is taking bids for a 2-sty brick synagogue on the south side of Dean st, 50 ft. west of Saratoga av, for the Cong. Bekar Cholom Bnai, Jacob H. Rappaport, president. Cost, about \$20,000.

**PASSAIC, N. J.**—The John J. Hearn Construction Co., 69 West 46th st., Manhattan, is figuring the contract and desires bids on subs for the church and parish house for R. C. Church of Holy Rosary. J. F. Kelly, P. O. Building, Passaic, architect.

**DWELLINGS.**

**EASTHAMPTON, L. I.**—J. Curtis Lawrence, Bridgehampton rd., Easthampton, architect, is taking bids for a 2½-sty frame residence, 30x80 ft., for Mrs. D. H. McAlpin, 22 Madison av., Morristown, N. J. Cost, about \$15,000.

**OYSTER BAY, L. I.**—William Sydney Jones, Riverhead, L. I., architect, is taking bids for a 2½-sty frame residence, 35x50 ft., for Robert W. Duvall, Audrey av. Cost, about \$8,000.

**HARTSDALE, N. Y.**—Bids will close October 26 on general contract for the brick veneer residence, 30x70 ft., on the east side of Greenacres av, south of Colvin Place, for Eleanor M. Stone, this place. Beverly S. King, 103 Park av., Manhattan, architect. George Pentecost, Darien, Conn., landscape architect.

**OYSTER BAY, L. I.**—Gurdon S. Parker, 303 5th av., Manhattan, architect, is taking bids to close October 26 for a 2½-sty frame and stucco residence, 24x80 ft., for Louis Moore, care of architect. Cost, about \$25,000.

**MOUNT VERNON, N. Y.**—Milligan Co., 154 East 1st st., has completed plans for a 2½-sty frame and stucco residence, 43x30 ft., at Oakwood Heights, for Joseph S. Wood, 25 South 4th av. Architect builds and is taking bids on subs and materials. Cost, about \$10,000.

**SOUTH ORANGE, N. J.**—Dorfman & Norelli, National Bank Building, architects, are taking bids for a 3-sty brick and stucco residence, 32x 46 ft., at Tuxedo Park for Earl E. Titz, 207 Market st., Newark. Cost, about \$10,000.

**FACTORIES AND WAREHOUSES.**

**MANHATTAN.**—The John J. Hearn Construction Co., 69 West 46th st., Manhattan, is figuring the contract for the factory at 432-34 East 71st st for the Leissner Realty Co., and is taking bids on subs. G. E. Steinback, 15 East 40th st., architect.

**BROOKLYN.**—Frederick Putnam Platt, 1123 Broadway, Manhattan, architect, is taking bids for a 2-sty brick warehouse, 29x100 ft., at 99-101 Lexington av, for Alfred E. McAdam, 97 Lexington av. Cost, about \$25,000.

**PUBLIC BUILDINGS.**

**GARWOOD, N. J.**—The town of Garwood is taking bids to close Oct. 27 for the 2-sty brick borough hall and fire house at South av and Centre st., from plans by Clyde Bell. Cost, about \$9,000.

**SCHOOLS AND COLLEGES.**

**YONKERS, N. Y.**—H. Lansing Quick, 18 South Broadway, architect, is taking bids for the 3-sty brick, terra cotta and limestone Halstead School on North Broadway and Lamartine av, for the Philipse Manor School Corporation.

**FLEMINGTON, N. J.**—The Board of Education, Guida Higgins, clerk, is taking bids on general contract to close Oct. 30 for the 2-sty brick public school to be erected here from plans by J. N. Pierson & Son, 95 Smith st., Perth Amboy, N. J. Cost, about \$45,000.

**BLOOMFIELD, N. J.**—The John J. Hearn Construction Co., 69 West 46th st., Manhattan, is figuring the contract and is taking bids on subs for the school for the town of Bloomfield. W. W. Rasmussen, 1133 Broadway, Manhattan, architect.

**STABLES AND GARAGES.**

**MANHATTAN.**—Bids will close Oct. 26 for the 3-sty stable, 66x100 ft., at 356-360 West 11th

st for Donovan & Son, 370 Washington st. James S. Maher, 431 West 14th st, architect. Cost, about \$30,000. John J. Hearn Construction Co., 69 West 46th st., Manhattan, figuring.

**TUXEDO PARK, N. Y.**—Alfred Hopkins, 101 Park av., Manhattan, architect, is taking bids for a 2½-sty local stone and frame stable and garage on Lookout rd, for Mrs. Stanley Mortimer, Tower Hill rd. Cost, about \$25,000.

**STORES, OFFICES AND LOFTS.**

**MANHATTAN.**—W. Weissenberger, care of Edison Company, Irving pl and 15th st, is taking bids for the 8-sty store and loft building, 30x98 ft., at 13-15 East 125th st for Henry J. Hemmens, 50 Wall st.

**THEATRES.**

**BROOKLYN.**—Dodge & Morrison, 135 Front st., Manhattan, are preparing plans for a brick and stone addition, 50x35 ft., to the moving picture theatre, 1307 Av J, for the Photo Theatre Co. Cost, about \$12,000. Architects are ready for bids on separate contracts.

**YONKERS, N. Y.**—Plans are being figured for the 5-sty theatre and office building, 100x 180 ft., at the northwest corner of South Broadway and Prospect st for Allen & Epstein, 1495 Broadway, Manhattan. William E. Lehman, 738 Broad st., Newark, N. J., architect. Cost, about \$300,000.

**MISCELLANEOUS.**

**L. I. CITY.**—The John J. Hearn Construction Co., 69 West 46th st., Manhattan, has received the general contract and is taking sub bids for the sub-station No. 4 for the N. Y. & Queens Electric Light & Power Co. at Hamilton and Harris avs. W. W. Knowles, 37 West 39th st., Manhattan, architect.

**CONTEMPLATED CONSTRUCTION.**

**Manhattan.**

**APARTMENTS, FLATS AND TENEMENTS.**

**ST. NICHOLAS AV.**—The Westmoreland Construction Co., Inc., 802 West 191st st., Stephen J. Egan, president, is having plans prepared by Neville & Bagge, 217 West 125th st, for a 6-sty elevator apartment on a plot 100x130 ft., northeast corner of 190th st and St. Nicholas av. Work will commence on completion of plans about Nov. 15.

**134TH ST.**—O. L. Spannake, 233 East 78th st, has completed plans for alterations to the 5-sty tenement 181 West 134th st, for Henry D. Brewster, 44 West 71st st.

**100TH ST.**—O. Reissmann, 147 4th av, has completed plans for alterations to the 5-sty tenement 164 East 100th st, for Rose Perlmutter, 46 West 117th st.

**PARK AV.**—Plans have been completed for the 12-sty apartment, 100.5x irregular, at the southeast corner of Park av and 61st st, for the E. & L. Park Avenue Co., Inc., 505 5th av. Cost, about \$525,000.

**PARK AV.**—Cross & Cross, 10 East 47th st, have completed plans for the 12-sty apartment, 75.5x irregular, at 409 Park av, corner of 55th st, for the Park Avenue and 55th St. Corp., 49 Wall st. Cost, about \$400,000.

**STORES, OFFICES AND LOFTS.**

**19TH ST.**—Adolph Mertin, 34 West 28th st, has completed plans for alterations to the 3-sty brick residence 146 East 19th st for studio purposes. George W. Bellows, 146 East 19th st, owner. Hydro Bar Waterproofing Co., 515 West 19th st, general contractor. Cost, about \$5,000.

**MISCELLANEOUS.**

**GRAMERCY PARK.**—The Players Club, 16 Gramercy Park, contemplates the erection of the Edwin Booth Memorial in Gramercy Park. Edmond T. Quinn, 135 DeKalb av., Brooklyn, sculptor. Cost, about \$25,000. Bids for the granite base will not be taken for about a year.

**Bronx.**

**APARTMENTS, FLATS AND TENEMENTS.**

**DALY AV.**—The Tremont Architectural Co., 401 Tremont av, has nearly completed plans for a 5-sty apartment, 35x90 ft., at the southwest corner of Daly av and 179th st for the Herbst Realty Co., 985 East 179th st. Cost, about \$35,000.

**SEABURY PL.**—Goldner & Goldberg, 391 East 149th st, have completed plans for a 6-sty apartment, 100x114 ft., at the corner of Seabury pl and Charlotte st for the Seabury Construction Co., Isidore Robinson, president, 865 East 172d st. Cost, about \$75,000.

**BENNETT AV.**—The Bennett Avenue Realty Co., Patrick H. McNulty, president, 540 West 52d st, contemplates the erection of a 6-sty apartment, 104x87 ft., on the west side of Bennett av, 394 ft. north of 181st st, from private plans. Cost, about \$85,000.

**169TH ST.**—George F. Pelham, 30 East 42d st, has completed plans for a 2-sty store and apartment, 60x80 ft., in 169th st, between Fox and Simpson sts, for Joseph Wolkenburg, 764 Beck st.

**SCHOOLS AND COLLEGES.**

**THE BRONX.**—Bids were opened by the Board of Education Oct. 19 for the general construction and for plumbing and drainage of addition and alterations to P. S. 12. All bids were laid over.

**Brooklyn.**

**APARTMENTS, FLATS AND TENEMENTS.**

**STONE AV.**—Cohn Bros., 361 Stone av, are preparing plans for two 4-sty tenements, 44x88 ft., on the east side of Stone av, 100 ft. north of Newport av, for the Expert Building Co., Max Newfeld, president, 1476 Pitkin av. Cost, about \$50,000.

**ATLANTIC AV.**—Cohn Bros., 361 Stone av, are preparing plans for two 4-sty tenements, 50x 89 ft. on the south side of Atlantic av, 100 ft. west of Hopkinson st, for Harry Marcus Iron Works, 237 Van Sinderen av, owner and builder. Cost, about \$50,000.

**56TH ST.**—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty tenement, 40x89 ft., in the south side of 56th st, 140 ft. west of 7th av, for the Brooklyn Investors Corp., Joe Shumer, 85 Delancey st, Manhattan, president. Cost, about \$22,000.



**CLEVELAND ST.**—Chas. Infanger, 2634 Atlantic av, is preparing plans for a 4-sty tenement, 52x87 ft., at the northeast corner of Cleveland st and Belmont av, for Drapkin & Goldberg, 501 Ashford st, owners and builders. Cost, about \$25,000.

**EAST NEW YORK AV.**—Chas. Infanger, 2634 Atlantic av, is preparing plans for two 4-sty tenements at the southeast corner of East New York and Saratoga avs for Max N. Koven, 1515 Eastern Parkway. Cost, about \$50,000.

**DWELLINGS.**

**29TH ST.**—Robert Schaefer, 1526 Flatbush av, is preparing plans for two 2-sty brick residences, 20x55 ft., in the west side of West 29th st, 140 ft. north of Mermaid av, for Jacob Postal, 25th st and Railroad av. Cost, about \$7,000.

**21ST ST.**—R. T. Schaeffer, 1526 Flatbush av, has completed plans for a 2-sty frame residence, 19x35 ft., in the west side of East 21st st, 180 ft. south of Av Q, for H. W. Franklin, 110 Ft. Greene pl. Cost, about \$4,000.

**23D ST.**—C. Infanger & Son, 2634 Atlantic av, are preparing plans for nine 2-sty brick residences, 18x52 ft., in the west side of East 23d st, 100 ft. south of Vandever pl, for Chas. Goell Construction Co., 2586 Bedford av, owner and builder. Cost, about \$31,500.

**RAILROAD AV.**—C. Infanger & Son, 2634 Atlantic av, are preparing plans for three 2-sty brick residences, 20x55 ft., on the east side of Railroad av, 82 ft. south of Etna st, for Moss & Aranowitz, 315 Etna st, owners and builders. Cost, about \$12,000.

**FACTORIES AND WAREHOUSES.**

**ATLANTIC AV.**—Arthur Koch, 26 Court st, is preparing new plans for the 2-sty brick and concrete artificial plant, 180x100 ft., on the south side of Atlantic av, between Grand and Classons avs, through to Pacific st, for the Central Hygienic Artificial Ice Co., Joseph Cook, president, 543 Madison st. Cost, about \$150,000.

**BRISTOL ST.**—Cohn Bros., 361 Stone av, are preparing plans for a 1-sty factory, 40x80 ft., in the west side of Bristol st, 260 ft. south of Lott av, for the Atlantic Marble Works, V. Luciano, president, 241 Bristol st. Cost, about \$5,000.

**STORES, OFFICES AND LOFTS.**

**FULTON ST.**—Parfitt Bros., 26 Court st, have nearly completed plans for alterations to the 4-sty store and loft building at Fulton st, Hanover pl and Bond st for Jason S. Bailey, 615 Washington st, Boston, Mass. Cost, about \$100,000.

**MISCELLANEOUS.**

**25TH ST.**—Benjamin F. Hudson, 319 9th st, is preparing plans for a 2-sty brick bath house, 52x450 ft., in the east side of West 25th st, from Surf to Ocean avs, for John A. Cook, Jr., 2235 79th st. Cost, about \$50,000.

**Queens.**

**APARTMENTS, FLATS AND TENEMENTS.**  
**LONG ISLAND CITY.**—Peter M. Coco, 16 Court st, Brooklyn, has completed plans for a

3-sty tenement, 40x55x41 ft., on 11th av, 55 ft. north of Newtown rd, for the Mathews Building Co., 349 12th av, Astoria.

**RIDGEWOOD, L. I.**—L. Berger & Co., 1652 Myrtle av, have completed plans for five 3-sty tenements, 20x38 ft., on the east side of Fresh Pond rd, south of and southeast corner of Palmetto st, for Valentine Leiser, 712 Prospect av, owner and builder. Cost, about \$40,000.

**Richmond.**

**DWELLINGS.**

**CLIFTON, S. I.**—George H. Van Auken, 20 West 31st st, Manhattan, has been commissioned to prepare plans for a 2½-sty brick residence for Mrs. Elizabeth Guidice, 58 Stuyvesant pl, New Brighton, to be erected at Harbor View. Cost, about \$5,000.

**Suffolk.**

**HOTELS.**

**SOUTHAMPTON, L. I.**—C. Elmer Smith, Jobs lane, has completed plans for a 3-sty frame and stucco hotel, 40x116 ft., on Roses Grove, for William F. Jones, this place. Architect builds. Cost, about \$20,000.

**Westchester.**

**APARTMENTS, FLATS AND TENEMENTS.**  
**YONKERS, N. Y.**—Louis Johnson, 14 South Broadway, contemplates the erection of two 4-sty apartments on the north side of McLean av, from plans by William Heapy, 288 Hawthorne av. Cost, about \$25,000.

**DWELLINGS.**

**NEW ROCHELLE, N. Y.**—Aug. Sundberg, 244 Huguenot st, is preparing plans for a 2 sty frame residence, 22x40 ft., in Bayard st, west of Drake av, to cost about \$4,000.

**YONKERS, N. Y.**—Louis Johnson, 14 South Broadway, contemplates the erection of a 2½-sty frame and stucco residence, 22x43 ft., on Tibbets rd, from plans by William Heapy, 288 Hawthorn av, Yonkers. Cost, about \$6,500.

**LARCHMONT PARK, N. Y.**—The Larchmont Building Co., this place, has received the general contract to erect a 2½-sty stone and frame residence, 26x30 ft., for Howard Naylor, Utopia Park. Philip Resnyk, 40 West 32d st, Manhattan, architect. Cost, about \$5,000.

**YONKERS, N. Y.**—Philip Resnyk, 40 West 32d st, Manhattan, has completed plans for a 2½-sty frame residence, 26x34 ft., at Nepperhan Heights, for Alexander Saslavsky, 435 West 119th st, Manhattan. Cost, about \$5,000.

**CONTRACTS AWARDED.**

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

**APARTMENTS, FLATS AND TENEMENTS.**

**MANHATTAN.**—Lustbader Construction Co., 163 East 82d st, has received the general contract to erect a brick extension to the 9-sty apartment house 341 Madison av for Chas. A. Dards, 341 Madison av. Geo. & Edw. Blum, 7 West 42d st, architects. Cost, about \$5,000.

**CHURCHES.**

**BRIDGEHAMPTON, L. I.**—Donnelly & Corrigan, Southampton, L. I., have received the general contract to erect a 1-sty frame church, 60x90 ft., on Bridgehampton rd, for the Church of the Sacred Heart of Jesus and Mary, Rev. Father T. J. Leonard. F. Burrall Hoffman, Jr., 17 East 40th st, Manhattan, architect.

L. S. Bing, President

A. M. Bing, Treasure

**Bing & Bing Construction Co., Inc.**  
**GENERAL CONTRACTORS**

**119 West 40th Street, N. Y.**

Telephone 6410 Bryant

*All types of construction, including reinforced concrete*

**Consider the Evidence**

The Building Man of today has come to think before all else of the advantages secured to him by Edison Service

A new and notable example is seen in the great structure going up at 406-426 West 31st Street, the contract for which was signed back in July when ground was first broken

The men behind the project, realizing that their tenants would be large light and power consumers, lost no time in assuring them a supply known for perfect reliability and all-round economy

Such cases are worth considering. Write or phone us for data and estimates

**The New York Edison Company**



At Your Service



Irving Place and 15th Street

Telephone: Stuyvesant 5600



## Contracts Awarded—Continued.

Duryea & Baird, Southampton, mason work. Cost, about \$15,000.

MANHATTAN.—Miller-Read Co., 103 Park av, has received the general contract to erect a 1 and 2-sty brick and stone church and Sunday school in the north side of 137th st, between Lenox and 7th avs, for St. James' Presbyterian Colored Church, care of Church Extension Committee of Presbytery of New York, 156 5th av. Ludlow & Peabody, 101 Park av, architects.

BRONX (sub).—The Kues Bros. Iron Works, 175th st and Carter av, has received the steel work for the House of Calvary at Featherbed lane and McCombs Dam Park, John Kennedy, general contractor.

## DWELLINGS.

MILLBURN, N. J.—William C. Orben, Maplewood, N. J., has received the general contract for a 2½-sty frame residence on Woodcrest av for Andrew S. Hegeman, 18 Burchard av, East Orange, N. J. Plans prepared privately. Cost, about \$5,000.

SOUTHAMPTON, L. I.—Brady & Halsey, Main st, have received the general contract to alter and make additions to the frame residence for George B. French, this place, Aymar Embury, 132 Madison av, Manhattan, architect. Cost, about \$7,000.

KEW, L. I.—James J. Fogarty, Flushing, L. I., has received the general contract to erect a 2½-sty frame residence on Mowbray pl, 166 ft. east of Austin st, for Frank E. Newmann, 270 Riverside Drive. Newmann & Harris, 1123 Broadway, Manhattan, architects. Cost, about \$14,000.

GREENWICH, CONN.—George Mertz's Sons, South Water st, East Portchester, N. Y., have received the general contract to erect a 2½-sty hollow tile, stucco and rubble stone farm house, 30x50 ft., and 2-sty garage, 25x40 ft., on Round Hill rd for Paula W. Seidenburg, on premises. William F. Dominick, 3 West 29th st, Manhattan, architect. Cost, about \$20,000.

NEWARK, N. J.—Joseph B. Riker, 198 Dickerson st, has received the general contract to erect a 2½-sty hollow tile and stucco residence, 33x42 ft., at the northeast corner of Clinton av and 13th st, for Dr. V. F. Struck, 736 Clinton av. A. H. Thomson, 222 Market st, architect. Cost, about \$9,000.

CALDWELL, N. J.—William Shears, 28 Central av, has received the general contract to erect a 2½-sty frame residence in Hatfield st for Miss Hilda C. Baker, Hatfield st, Caldwell. Michael Stillman, 124 East 25th st, Manhattan, architect. Cost, about \$4,500.

PERTH AMBOY, N. J.—P. H. Ruderman & M. Miller, Perth Amboy, have received the general contract to erect a 2-sty frame residence in the west side of Division st for Max S. Goldberger, 739 State st. Goldberger & Greisen, Angle Building, architects. Cost, about \$3,000.

MANHATTAN (sub).—The Kues Bros. Iron Works, 175th st and Carter av, has received the steel work for the building at 10 East 80th st. Reid-Palmer Construction Co., general contractor, 30 East 42d st. Edward Necarsulmer, 507 5th av, architect.

COLD SPRING HARBOR, L. I.—Bingham & Campbell, Cold Spring Harbor, have received the general contract to alter and make additions to the 3-sty residence of W. A. W. Stewart. Grosvenor Atterbury, 20 West 43d st, Manhattan, architect. Cost, about \$30,000.

CEDARHURST, L. I.—The Gifford Construction Co., 335 Fulton st, Jamaica, has received the general contract to erect a frame and stucco residence for W. P. Mulry, 375 Fulton st, Brooklyn. Chas B White, 375 Fulton st, Brooklyn, architect. Cost, about \$10,000.

MOUNT VERNON, N. Y.—Louis Johnson Building Co., 14 South Broadway, Yonkers, has received the general contract to erect a 2½-sty frame residence, 22x37 ft., on the west side of Franklin av, between 5th and 6th avs, for the Marion Construction Co., Joseph G. Wellings, president, 341 South 5th av. B. & J. Walther, 147 East 125th st, Manhattan, architects. Cost, about \$6,000. P. Coletta, 18 North Bond st, has mason work.

MANHATTAN.—(Sub.).—Davis Brown, Inc., 306 East 40th st, has received the plastering contract for the residence at 7 East 79th st for Mrs. Elvira Brokaw Fischer, 9 West 47th st. H. Van Beuren Magonigle, 103 Park av, architect. M. Reid & Co., 116 West 39th st, general contractors. L. Kantor, 449 West 41st st, carpenter. Cost, about \$250,000.

## FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Louis Bronstein, 402 Hunterdon st, has received the general contract to erect a 1-sty brick storehouse, 50x95 ft., at the southeast corner of 4th and Dickerson sts for Schiftenhaus Bros., on premises. H. J. & J. V. King, Union Building, architects. N. Goldin, 111 Rose terrace, mason. Cost, about \$3,500.

TOWNLEY, N. J.—The Turner Construction Co., 11 Broadway, Manhattan, has received the general contract for the installation of a grain elevator for Chas. Schaefer & Son, 304 Meserole st, Brooklyn. The building will be 6-sty in height, 30x80 ft. Hooper & Co., 118 Market st, Newark, architects. Work will be started at once.

JERSEY CITY, N. J. (sub.).—The David Henry Building Co., 207 Market st, has received the grading and foundation contract for the 1-sty steel and corrugated iron warehouse, 250x350 ft., on the west side of Westside av, near the Central Railroad, for Joseph T. Ryerson & Son, 30 Church st, Manhattan, owners and lessees. Purdy & Henderson, 45 East 17th st, Manhattan, structural engineers. Cost, about \$20,000.

BROOKLYN.—A. E. Kleinert, 316 Flatbush av, has received the general contract to erect a 1-sty brick foundry, 62x85 ft., at Rapelyea and Van Brunt sts for the Atlantic Basin Iron Works, on premises. Chas. Werner, 316 Flatbush av, architect. Cost, about \$15,000.

MANHATTAN.—Angelo Di Benedetto, 541 East 182d st, has received the general contract to make extensions and alterations to the residence 110 West 46th st for factory purposes. Chas. Geoly, care of Eaves Costume Co., 226 West 41st st, owner. Lucian Pisciotta, 391 East 149th st, architect. Cost, about \$8,000.

## HALLS AND CLUBS.

MANHATTAN.—The John J. Hearn Construction Co., 69 West 46th st, Manhattan, has received the general contract for the hall for St. Mark's R. C. Church at 61 West 138th st, Rev. O. J. Plunkett, rector. N. Serracino, 1170 Broadway, architect.

## HOSPITALS AND ASYLUMS.

BROOKLYN.—The general contract has been awarded to the William Kennedy Construction Co., 215 Montague st, Brooklyn, for alterations to the 5 and 6-sty hospital at 7th and 8th avs, from 6th to 7th sts, for the Methodist Episcopal Hospital, on premises, Rev. J. M. Buckley, president. Frank Helmle, 190 Montague st, architect. Cost, about \$10,000.

## SCHOOLS AND COLLEGES.

JERSEY CITY, N. J.—W. H. & F. W. Cane, Woolworth Building, Manhattan, have received the general contract to erect School No. 5 in Merseles st, between 3d and 4th sts, for the Board of Education of Jersey City. H. T. Rowland, Jr., 98 Sip av, Jersey City, architect. Cost, about \$225,000.

## STABLES AND GARAGES.

BROOKLYN.—John J. Kilcourse, 1467 Dean st, has received the general contract to erect a 1-sty brick garage, 40x102 ft., in the south side of Decatur st, 300 ft. east of Sumner av, for Mrs. Theresa Tracy, 21 Bainbridge st. Benjamin Dreisler, 153 Remsen st, architect. Cost, about \$7,000.

## STORES, OFFICES AND LOFTS.

MANHATTAN.—(Sub.).—Clark & Co., 225 5th av, have received the foundation contract for the 5-sty store and loft building 120-122 West 41st st for the West 40th and 41st Sts. Realty Co., Philip Lewisohn, president, 119 West 40th st. Wurlitzer Co., 119 West 40th st, lessee. Maynicke & Franke, 25 East 26th st, architects. Bing & Bing, 119 West 40th st, general contractors. Cost, about \$40,000.

MANHATTAN.—T. J. Brady, Jr., & Co., 1170 Broadway, have received the general contract to alter the 6-sty loft building 801-803 3d av, from plans by George Keister, 56 West 45th st. Cost, about \$10,000.

## MISCELLANEOUS.

MANHATTAN.—The Wells Architectural Iron works, with plant at River av and East 151st st, Bronx, has been awarded the ornamental iron work on the following buildings: Yale Club, 44th st and Vanderbilt av, J. C. Rogers, architect. Marc Eidlitz & Son, 30 East 42d st, general contractors; Hartford Railroad station, owner, architects, P. J. Carlin Construction Co., 1123 Broadway, general contractors; Bridgeport National Bank, Tracy & Swartout, architects, Hoggson Bros., 7 East 44th st, general contractors.

MANHATTAN.—A. Pearlman Iron Works, with plant at 1735 West Farms rd, corner 174th st, has received the ornamental iron work on the following buildings: Office building, 120-122 West 41st st, Maynicke & Franke, architects, Bing & Bing Construction Co., 119 West 40th st, general contractor; school and convent Immaculate Heart of Mary, Fort Hamilton av and East 3d st, Brooklyn, Elias Lynch, architect, P. J. Brennan, 624 Madison av, general contractor; Church of the Notre Dame, 114th st and Morningside av, Cross & Cross, architects, Norcross Bros., general contractors.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

## Manhattan.

APARTMENTS, FLATS AND TENEMENTS.  
61ST ST, 100-108 East, 12-sty concrete, fire-proof apartment house, 100x88; cost \$255,000; owner, E. A. L. Park Av Co, Inc., 505 5th av; architects, Schwartz & Gross, 347 5th av. Plan No. 346.

## MISCELLANEOUS.

120TH ST, 51 East, storm shed, 16x10, 1-sty concrete; cost, \$75; owner, Patrick Goodman, 133d st and Alexander av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 345. Foundations, earth and concrete.

## Bronx.

## DWELLINGS.

BASSETT AV, w s, 147.9 s McDonald st, 1-sty frame dwelling, 19.4x20.4, slag roof; cost, \$600; owner, Antonio Iscario, 717 Courtlandt av; architect, Anthony J. De Pace, 854 East 217th st. Plan No. 501.

STEPHENS AV, e s, 131 s Compton av, 2½-sty frame dwelling, 18x34, shingle roof; cost, \$3,500; owner, Philip Dietrich, Clason Point; architect, Anton Pirner, 2069 Westchester av. Plan No. 504.

217TH ST, n s, 236 e Barnes av, 2-sty brick dwelling, tin roof, 23.4x35; cost, \$4,500; owner and architect, C. J. Kissler, 369 East 167th st. Plan No. 512.

MINNEFORD AV, e s, 175 n Cross st, 1½-sty frame dwelling, shingle roof, 18x32; cost, \$200; owner, Jas. H. Norris, 568 Minneford av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 514.

## STABLES AND GARAGES.

NETHERLAND TO ARLINGTON AVS, 247th to 249th sts, 1½-sty frame stable, 22x46; cost, \$50; owner, Estate of Percy R. Pyne, 30 Pyne st; architect, Robt. H. Murphy, Fieldstone rd. Plan No. 503.

COTTAGE PL, e s, 171.2 n 170th st, 2-sty brick stable, galvanized iron roof, 29.4x66; cost, \$8,000; owner, Elizabeth Brinkworth, 6 Cottage pl; architect, Fred Hammond, 391 East 149th st. Plan No. 506.

BEACH AV, w s, 175 n Randall av, 1-sty frame garage, 12x18; cost, \$250; owner, Edw. Gibbs, 621 Beach av; architect, Anton Pirner, 2069 Westchester av. Plan No. 505.

217TH ST, n s, 236.5 e Barnes av, 1-sty brick stable and garage, tin roof, 46.6x40; cost, \$2,000; owner and architect, C. J. Kissler, 369 East 167th st. Plan No. 513.

CROMWELL AV, e s, 237.11 s 151st st, 1-sty brick garage, asbestos roof, 35x30; cost, \$1,500; owner, Vincent Astor, 23 West 26th st; architects, Tracy & Swartout, 244 5th av. Plan No. 507.

# Geo. A. Fuller Company

## Fireproof Building Construction

## OFFICES:

New York	Baltimore
Boston	Washington
Philadelphia	Chicago
Chattanooga	Detroit
Kansas City	Milwaukee
Montreal, Can.	Atlanta
Winnipeg, Can.	Toronto, Can.

Permit us to give you  
advice and suggestions  
regarding

## New Workmen's Compensation Law

### Ritch-Hughes Co.

Architects Building 101 Park Ave.

PHONE { 2085 } MURRAY  
          { 2086 } HILL  
          { 2087 }

Insurance Specialists

### THE WHITNEY COMPANY

(Incorporated 1902)

## BUILDERS

Architectural and Engineering  
Construction

1 LIBERTY STREET, NEW YORK  
New York Seattle Denver Boston

### E. M. Houghtaling & Co., Inc.

## TEXCRAFT

## FACE BRICKS

Every Shade, Kind and Description

101 PARK AVENUE

Telephone: Murray Hill 4497

### CHARLES E. KNOX

Consulting Engineer

101 Park Avenue New York



**STORES AND TENEMENTS.**

183D ST, n e cor Park av, 5-sty brick stores and tenement, 75x88, slag roof; cost, \$70,000; owners, Isaac Leader Realty Co., Isaac Leader, 4014 Park av, president; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 502.

ALBANY CRESCENT, e s, 119.11 s 231st st, three 5-sty brick tenements, plastic slate roof, 46.7x99, 46.7x97; cost, \$135,000; owner, Adam Volz, Kingsbridge; architect, Wm. A. Kenny, 420 West 259th st. Plan No. 508.

219TH ST, n s, 138.4 e Bronxwood av, 3-sty brick tenement, 26.8x70; cost, \$8,000; owner, Frank Lacatina, 205 East 109th st; architect, Francis A. Galow, 1 Stevens av, Mt. Vernon. Plan No. 509.

BURNSIDE AV, s e cor University av, 5-sty brick tenement, slag roof, size irregular; cost, \$50,000; owner, University Bldg. Co., Wm. C. Bergen, 130 West 180th st; architect, W. C. Martin, 1974 University av. Plan No. 510.

CONCOURSE, w s, 100 s Field pl, two 5-sty brick tenements, plastic slate roof, 50x77.8; cost, \$100,000; owner, Philip J. Kearns, 2311 Concourse; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 515.

DALY AV, s w cor 179th st, 5-sty brick tenement, 32.6x100.4, plastic slate roof; cost, \$45,000; owner, Albert H. Herbst, 983 East 179th st; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 516.

**MISCELLANEOUS.**

SHORE DRIVE, e s, 170 s Main st, Riker's Island, 1-sty concrete prison, tar and gravel roof, 176.8x200; cost, \$64,000; owner, City of New York; architects, F. B. & A. Ware, 1170 Broadway. Plan No. 511.

**Brooklyn.**

**DWELLINGS.**

SKILLMAN ST, w s, 82.9 n Myrtle av, 2-sty brick dwelling, 25x27, gravel roof, 2 families; cost, \$2,500; owner, Luigi Scordamaglia, 120 Skillman st; architects, Laspia & Salvati, 525 Grand st. Plan No. 7171.

EAST 19th st, w s, 280 n Av N, four 2-sty frame dwellings, 16x40, slag roof, 1 family each; total cost, \$8,800; owner, Louis Obermeyer, 317 East 2d st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7136.

EAST 21st st, w s, 180 s Av Q, 2-sty frame dwelling, 19x35, shingle roof, 1 family; cost, \$4,000; owner, H. W. Franklin, 110 Ft. Greene pl; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 7152.

WEST 30th st, w s, 260 n Mermaid av, 2-sty frame dwelling, 17x42, slag roof, 2 families; cost, \$2,000; owner, Paul Hardus, 515 Park av; architect, Wm. Richter, 4411 18th av. Plan No. 7153.

BEACH 40TH ST, s e cor Atlantic av, 2-sty brick dwelling, 55x41, tile roof, 1 family; cost, \$7,500; owner, Orlando A. Jones, on premises; architect, M. D. Foot, 1432 75th st. Plan No. 7245.

ATKINS AV, e s, 230 s Sutter av, 2-sty brick dwelling, 20x53, tin roof, 2 families; cost, \$3,700; owner, Jos. Sparacino, 4036 3d av; architect, G. Eicholz, 266 Montauk av. Plan No. 7220.

BEAUMONT ST, w s, 360 s Oriental Blvd, 2-sty brick dwelling, 26.8x45.6, shingle roof, 1 family; cost, \$7,000; owner, Cath. C. Bunel, on premises; architects, McKennill & Cassidy, 272 Beaumont st. Plan No. 7214.

ELMWOOD AV, s s, 30 w East 3d st, two 2-sty frame dwellings, 18x36, shingle roof, 1 family each; total cost, \$7,000; owner, Paret Bldg. Co., 154 Newport av; architect, Fred J. Dassau, 1373 Broadway. Plan No. 7230.

WEST 29TH ST, w s, 40 n Mermaid av, two 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$9,000; owner, Jacob Postal, 2964 West 25th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 7190.

61ST ST, s s, 220 w 16th av, 2-sty brick dwelling, 20x36, gravel roof, 1 family; cost, \$3,500; owner, John Zittelli, 276 22d st; architect, M. D. Mayer, 180 Montague st. Plan No. 7189.

LINCOLN AV, w s, 109.6 s Etna st, three 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, \$10,500; owner, Jos. Moss, 315 Etna st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 7201.

RAILROAD AV, e s, 82.6 s Etna st, three 2-sty brick dwellings, 20x55, — roof, 2 families each; total cost, \$10,500; owner, Jos. Moss, 315 Etna st; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 7200.

CARROLL ST, n s, 450 w Columbia st, 2-sty brick garage and dwelling, 25x95, gravel roof, 1 family; cost, \$7,000; owner, Marie Dondro, 19 Carroll st; architect John Burke, 22 Tompkins pl. Plan No. 7301.

**FACTORIES AND WAREHOUSES.**

STANHOPE ST, s s, 125 e Central av, 2-sty brick factory, 35x47, gravel roof; cost, \$6,000; owner, Fred Specht, 120 Stanhope st; architect, Emil J. Meisinger, 394 Graham av. Plan No. 7169.

59TH ST, n s, 280 e 13th av, 1-sty brick storage, 30x50, gravel roof; cost, \$1,500; owner, Dennis Donegan, 5904 14th av; architect, Angelo Adamo, 1526 71st st. Plan No. 7172.

44TH ST, s s, 100 e 2d av, 2-sty brick factory, 30x90, slag roof; cost, \$18,000; owner, Fredk. H. Levy Co., 222 44th st; architect, Fred. R. Ashfield, 933 East 15th st. Plan No. 7202.

LXINGTON AV, n s, 300.10 e Classon av, 2-sty brick warehouse, 28.7x100, slag roof; cost, \$10,000; owner, Alfred E. McAdam, 97 Lexington av; architect, F. P. Platt, 1123 Broadway, Manhattan. Plan No. 7213.

GRAHAM AV, s e cor Ainslie st, 3-sty brick mfg., 50x40, tin roof; cost, \$6,000; owner, Sundel Hyman, 2069 5th av; architect, Lew Koen, 9 Debevoise st. Plan No. 7269.

**STABLES AND GARAGES.**

CANAL AV, s w cor Sea Beach R. R., 1-sty brick garage, 26x18, asbestos roof; cost, \$500; owner, Brooklyn Union Gas Co., Surf av and West 17th st; architect, C. Faber, Surf av and West 17th st. Plan No. 7137.

KENT AV, 835, 1-sty brick stable, 14x17, gravel roof; cost, \$1,200; owner, Luigi Imperiale, 839 Kent av; architect, Pasquali Gagliardi, 239 Navy st. Plan No. 7139.

NEW YORK

**S. M. Cauldwell**  
President

**Roy W. Wingate**  
Secretary and Treasurer

**Walter S. Faddis**  
Vice-President

**F. C. Poucher**  
Chairman  
Board of Directors

ATLANTA

# THOMAS J. STEEN CO.

## BUILDERS

Hudson Terminal Building

30 Church Street  
New York

## Otis Elevator Company

ELEVENTH AVENUE AND TWENTY-SIXTH STREET, NEW YORK

And Offices in all Principal Cities of the World

Manufacturers of All Types of Passenger and Freight Elevators—For All Kinds of Power

Including Hand Power Elevators Suitable for Stores, Warehouses, Stables, Garages and Small Factories

INQUIRIES INVITED on any question involving the conveyance of Passengers and Freight from level to level or horizontally to widely separated points.

## SAYRE & FISHER COMPANY

WORKS: Sayreville, on Raritan River Near South Amboy, N. J.

MANUFACTURERS OF **Fine Face Brick** (White) (Light and Dark) Buff, Ochre, Red, Gray, Old Gold and Pompeian (or Mottled), both Plain or Moulded.

ENAMELED AND PORCELAIN BRICK, several colors

HARD BUILDING BRICK

HOLLOW AND FIRE BRICK

Office, 261 BROADWAY, Cor. Warren Street, NEW YORK

Telephone, 6750 Barclay

## PFOTENHAUER—NESBIT COMPANY

### IMPERVIOUS FRONT BRICK

Sole Agents for GENUINE KITTANNING BRICK, GENUINE HARVARD BRICK, GENUINE GREENDALE RUGS, TEXTURE BRICK, PAVING BRICK, ETC.

St. James Building, 1133 Broadway, cor. 26th St. Tel. 1152 and 1153 Madison Sq., NEW YORK

## Hay Walker Brick Company

Successors to Harbison-Walker Refractories Co., Building Brick Dept.

Manufacturers **HIGH GRADE FRONT BRICK** ALL SHADES

PITTSBURGH, PA. NEW YORK OFFICE, 470 FOURTH AVE.

Telephone, 5687-5688 Madison

## MANHATTAN FIREPROOF DOOR CO.

Tel. 911-912 Newtown

Maurice and Lexington Aves., Winfield, L. I.

Manufacturers of **KALAMEINED** and **METAL COVERED WORK**

Best Classes of

## A. PERLMAN IRON WORKS, Inc.

### Ornamental Iron Contractors

Telephone, Tremont { 5361  
5362

1735 WEST FARMS ROAD  
4 Blocks East of 174th Street Subway Station



## The Clinton Fireproofing System

INSTALLED IN THE  
New Children's Court

ARCHITECTS  
Crow, Lewis & Wickenhoefer

BUILDERS  
Thompson & Kelsey

FIREPROOFING  
National Fireproofing Co.

### ALBERT OLIVER

101 PARK AVENUE

H. G. OLIVER, Manager



There is a dependability  
about a

Hudson River Common Brick  
that binds Architects and Owners  
to the "Back to Brick" Movement

### GREATER NEW YORK BRICK CO.

Sellers of Gnybco Brands  
Phone, Murray Hill, 761 103 Park Ave.

IN USE A QUARTER  
OF A

CENTURY



### The Lawrence Cement Co.

Makers and Shippers

of more than 33,000,000 Barrels Cement

1 BROADWAY NEW YORK

— Dragon White —

### THE LAW OF MECHANICS' LIENS

AND

### GENERAL CONTRACTING

BY

### THOMAS H. RAY

OF THE NEW YORK CITY BAR

"Complete and reliable."—N. Y. Law Journal.

MATTHEW BENDER & CO.  
Publishers. Albany, N. Y.

#### Plans Filed, New Buildings, Queens, Continued.

GARFIELD PL, n s, 235.9 w 5th av, 1-sty brick stable, 15.6x20, gravel roof; cost, \$800; owner, Pietro Sarni, 51 Garfield pl; architects, Laspia & Salvati, 525 Grand st. Plan No. 7231.

HAWTHORNE ST, n s, 120 w Rogers av, 1-sty brick garage, 18x22, shingle roof; cost, \$500; owner, Fredk. N. Slepely, on premises; architect, Robt. S. Paris, 3623 Av I. Plan No. 7255.

PRESIDENT ST, s s, 249.4 w Utica av, 1-sty brick garage, 58x140, slag roof; cost, \$10,000; owner, Abr. Koppel, 330 Utica av; architect, Louis Danancher, 370 Fulton st, Jamaica, L. I. Plan No. 7238.

WATKINS ST, e s, 75 s Riverdale av, 2-sty brick stable, 50x17, slag roof; cost, \$1,000; owner, Barney Ruffin, on premises; architect, Louis Danancher, 370 Fulton st, Jamaica, L. I. Plan No. 7239.

EAST 38TH ST, s w cor Av U, 1-sty frame garage, 10x12, rubberoid roof; cost, \$100; owner, Louise V. Spinapont, 68 Bedford st, Manhattan; architect, same. Plan No. 7272.

ALBANY AV, w s, 120 s Herkimer st, 1-sty brick garage, 20x22, slate roof; cost, \$18,000; owner, J. W. Sullivan, 156 Hewes st; architects, Thode & Larire, 406 9th st. Plan No. 7273.

ATLANTIC AV, s s, 258.9 w Nostrand av, 1-sty brick garage, 21.6x25, gravel roof; cost, \$900; owner, Dr. Geo. D. Hamlin, 1259 Pacific st; architect, Geo. W. Randall, 972 Sterling pl. Plan No. 7290.

WATKINS ST, w s, 150 s Dumont av, 1-sty brick garage, 50x95, gravel roof; cost, \$4,000; owner, Wm. Domroe, 259 Hamburg av; architect, Benj. Cohn, 361 Stone av. Plan No. 7313.

EASTERN PARKWAY, n e cor Schenectady av, 3-sty brick store and dwelling, 20x52.7, gravel roof, 2 families; cost, \$6,000; owner, Denis F. Flynn, 216 Utica av; architect, Benj. Cohn, 361 Stone av. Plan No. 7144.

EASTERN PARKWAY, n s, 20 e Schenectady av, two 3-sty brick stores and dwellings, 20x52.7, gravel roof, 2 families each; total cost, \$12,000; owner, Denis F. Flynn, 216 Utica av; architect, Benj. Cohn, 361 Stone av. Plan No. 7143.

PITKIN AV, s s, 20 w Chester st, four 3-sty stores and dwellings, 20x76.9, gravel roof, 2 families each; total cost, \$20,000; owner, David Isaacovitz, 361 Hopkinson av; architect, Benj. Cohn, 361 Stone av. Plan No. 7141.

PITKIN AV, s w cor Chester st, 3-sty brick store and dwelling, 20x80, gravel roof, 2 families; cost, \$6,000; owner, David Isaacovitz, 361 Hopkinson av; architect, Benj. Cohn, 361 Stone av. Plan No. 7140.

SCHENECTADY AV, e s, 82.7 n Eastern Pkwy, two 3-sty brick stores and dwellings, 20x49, gravel roof, 2 families each; total cost, \$10,000; owner, Denis F. Flynn, 216 Utica av; architect, Benj. Cohn, 361 Stone av. Plan No. 7145.

SURF AV, n s, 79.6 e West 24th st, 1-sty brick store and dwelling, 20.6x72.2, gravel roof, 1 family; cost, \$3,000; owner, Mary Damato, 2519 Surf av; architect, Jas. A. McDonald, Surf av & West 24th st. Plan No. 7237.

EAST 13TH ST, e 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; architect, Edw. M. Adelson, 1776 Pitkin av. Plan No. 7205.

BERRIMAN ST, w s, 115 s Wortmann av, 1-sty brick store and dwelling, 17x30, slag roof, 1 family; cost, \$1,000; owner, Jennie Greenberg, 122 Herzl st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 7317.

PROSPECT PARK WEST, n w cor 4th st, 6-sty brick tenement, 94.8x83.6, slag roof, 30 families; cost, \$150,000; owner, Brockville Realty Co., 189 Montague st; architect, W. T. McCarty, 16 Court st. Plan No. 7291.

ST. JOHNS PL, n s, 100 e Rochester av, two 4-sty brick tenements, 40x90, gravel roof, 16 families each; total cost, \$48,000; owner, Jacob Levine, 150 Chester st; architect, Benj. Cohn, 361 Stone av. Plan No. 7147.

GLENMORE AV, s w cor Georgia av, 4-sty brick tenement, 25x89.10, gravel roof, 15 families; cost, \$25,000; owner, Saml. Sassulsky, 312 Hopkinson av; architect, Benj. Cohn, 361 Stone av. Plan No. 7150.

GLENMORE AV, s s, 35 w Georgia av, 4-sty brick tenement, 40x88.9, gravel roof, 16 families; cost, \$35,000; owner, Saml. Sassulsky, 312 Hopkinson av; architect, Benj. Cohn, 361 Stone av. Plan No. 7149.

5TH AV, s e cor Bay Ridge av, 4-sty brick store and tenement, 21x87, gravel roof, 6 families; cost, \$11,000; owner, Robt Farrell, 253 Flatbush av; architect, Thos. Bennett, 3d av and 52d st. Plan No. 7254.

WARWICK AV, e s, 162 n Livonia av, three 3-sty brick tenements, 22.6x76, slag roof, 6 families each; total cost, \$13,000; owner, Warwick Impt. Co., 635 Ashford st; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 7312.

#### MISCELLANEOUS.

BRISTOL ST, w s, 260 s Lott av, 1-sty brick marble works, 40x80, gravel roof; cost, \$6,000; owner, Vincenzo Luciano, 241 Bristol st; architect, Benj. Cohn, 361 Stone av. Plan No. 7314.

CHESTER ST, e s, 280 s Blake av, 1-sty brick shed, 32x100, slag roof; cost, \$2,000; owner, Saml. H. Wolfman, 644 Saratoga av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 7315.

#### Queens.

##### CHURCHES.

WOODHAVEN.—Freedom av, s e cor Cherry st, 1-sty frame church, —x60, shingle roof, steam heat; cost, \$10,000; owner, Congregational Beth Israel, Woodhaven; architect, H. T. Jeffrey, Lefferts av, Richmond Hill. Plan No. 3307.

##### DWELLINGS.

CORONA.—Willow st, n s, 250 w Myrtle av, two 1-sty frame dwellings, 18x26, shingle roof, 1 family; cost, \$2,400; owner, Mary A. Iaricci, 72 Roosevelt av, Corona; architect, Wm. Mc-

Intyre, 27 Grand av, Corona. Plan Nos. 3254-3255.

EDGEMERE.—Rockaway av, w s, 760 n Boulevard, two 1-sty frame dwellings, 20x27, shingle roof, 1 family; cost, \$3,000; owner and architect, Rockaway Coast Realty Co., 55 Beach 44th st, Rockaway Beach. Plan Nos. 3250-51.

FLUSHING.—Holly st, s s, 429 w Jamaica av, 2½-sty frame dwelling, 19x31, shingle roof, 1 family, steam heat; cost, \$3,400; owner, Patrick Keenan, Holly st, Flushing; architect, D. McDonald, Mitchell av, Flushing. Plan No. 3259.

RIDGEWOOD HEIGHTS.—Adriatic st, s s, 89 e Fresh Pond rd, ten 2-sty brick dwellings, 20x52, tin roof, 2 families; cost, \$30,000; owner, K. & B. Realty Co., 44 Bay 32d st, Brooklyn; architect, Harry Dorf, 614 Kosciusko st, Brooklyn. Plan No. 3252.

ROCKAWAY BEACH.—Brandreth av, w s, 327 s Boulevard, 2-sty frame dwelling, 23x21, shingle roof, 1 family; cost, \$7,000; owner, Ida Steinberg, 27 Brandreth av, Rockaway Beach; architect, Edw. Berrian, 19 No. Thompson av, Rockaway Beach. Plan Nos. 3260-3261. Two buildings, \$14,000.

SOUTH JAMAICA.—East st, n s, 100 n Sneideriker av, 2½-sty frame dwelling, 18x26, shingle roof, 1 family, steam heat; cost, \$2,200; owner and architect, Elling Nausen, Rockaway rd, South Ozone Park. Plan No. 3258.

WOODHAVEN.—Sneideriker av, e s, 100 s 5th st, three 2-sty frame dwellings, 16x41, shingle roof, 1 family, steam heat; cost, \$4,500; owner and architect, Dickel Construction Co., 73 Dennington av, Woodhaven. Plan No. 3253.

BELLE HARBOR.—Beach 133d st, s e cor Cronston av, 2-sty frame dwelling, 22x28, shingle roof, 1 family; cost, \$3,000; owner, John C. Rutledge, 923 Welling st, Richmond Hill; architects, W. T. Kennedy Co., 462 Boulevard, Rockaway Beach. Plan No. 3296.

CORONA.—Smith av, s s, 40 e Benjamin st, two 2-sty brick dwellings, 18x55, tin roof, 2 families each; cost, \$6,500; owners, Scileppi & Damico, 41st st, Corona; architect, C. L. Varone, Corona av, Corona. Plan No. 3268.

FLUSHING.—Norwood av, n s, 60 w 27th st, 2-sty frame dwelling, 16x40, shingle roof, 1 family, steam heat; cost, \$2,000; owner, Fred S. Yale, 385 Sandford av, Flushing; architect, Chas W. Ross, Woodhaven. Plan No. 3294.

FLUSHING.—29th st, w s, 180 s Norwood av, 2-sty frame dwelling, 16x40, shingle roof, 1 family, steam heat; cost, \$2,000; owner, Fred S. Yale, 385 Sandford av, Flushing; architect, C. W. Ross, Woodhaven, L. I. Plan No. 3295.

GLENDALE.—Cooper av, s s, 200 w Clara pl, 2-sty frame dwelling, 14x40, tin roof, 1 family; cost, \$1,500; owner, Val. Hoeffein, Cooper av and Dry Harbor rd, Glendale; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 3269.

GLENDALE.—Cooper av, s w cor Clara pl, 2-sty frame dwelling, 15x40, tin roof, 1 family; cost, \$1,500; owner, Val. Hoeffein, Cooper av and Dry Harbor rd, Glendale; architect, M. Perlstein, Fulton av, Middle Village. Plan No. 3270.

MIDDLE VILLAGE.—Steuben st, s s, 175 e Morton av, ten 2-sty frame dwellings, 20x50, tin roof, 2 families; cost, \$17,500; owner, Union Hall Bldg Co., 243 Union Hall st, Jamaica; architect, M. Perlstein, Fulton av, Middle Village. Plan Nos. 3271 to 3275.

NEWTON HEIGHTS.—Seabury av, w s, 55 n Bushwick pl, 2-sty brick dwelling, 20x48, slag roof, 2 families; cost, \$3,500; owner, Vincenzo Buscenna, 153 Central av, Brooklyn; architects, Laspia & Salvati, 525 Grand st, Brooklyn. Plan No. 3298.

OZONE PARK.—Oceanview av, w s, 94 n Dalrymple av, two 2½-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, \$5,000; owner and architect, R. H. Guinsberg, 406 Dalrymple av, Woodhaven. Plan Nos. 3278-79.

ROCKAWAY BEACH.—Washington av, n s, 80 e Center st, two 1-sty frame dwellings, 15x36, shingle roof, 1 family each; cost, \$800; owner, Mary Stanton, 2785 Crescent st, Bronx; architect, W. E. Sandifer, Rockaway Beach. Plan Nos. 3284-85.

ROCKAWAY BEACH.—Washington av, n s, 50 e Center st, ten 1-sty frame dwellings, 15x18, shingle roof, 1 family each; cost, \$2,000; owner, Mary Stanton, 2785 Crescent st, Bronx; architect, W. E. Sandifer, Rockaway Beach. Plan Nos. 3286 to 3290.

CORONA.—6th st, n s, 425 n Charlotte st, 1-sty frame dwelling, 22x30, tar roof, 1 family; cost, \$2,500; owner, John Wolf, 94 3d av, L. I. City; architect, Frederick W. Karfmann, 406 9th av, L. I. City. Plan No. 3324.

CORONA.—Junction av, e s, 100 s Corona av, four 2-sty brick dwellings, 18x50, slag roof, 2 families, steam heat; cost, \$15,200; owner, Thomas Daly, Corona; architect, R. W. Johnson, 60 Grove st, Corona. Plan No. 3323.

JAMAICA.—Hillside av, n s, 122 e Union av, 2½-sty frame dwelling, 18x41, shingle roof, 1 family, steam heat; cost, \$4,000; owner, O. W. Ryder, 217 Lefferts av, Richmond Hill; architect, H. T. Jeffrey, Lefferts av, Richmond Hill. Plan No. 3308.

RICHMOND HILL.—Napier pl, e s, 168 n Atlantic av, two 2-sty frame dwellings, 17x55, tin roof, 2 families; cost, \$6,000; owner, Margaret Garry, 1072 Park pl, Brooklyn; architect, Geo. P. Davis, 114 Maple st, Richmond Hill. Plan No. 3303.

RICHMOND HILL.—Willow st, 165 s Metropolitan av, 2½-sty frame dwelling, 20x40, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Max Gross, Lincoln pl, Jamaica; architect, H. T. Jeffrey, Lefferts av, Richmond Hill. Plan No. 3306.

RICHMOND HILL.—Napier pl, w s, 340 s Pitkin pl, 2-sty frame dwelling, 16x37, shingle roof, 1 family, steam heat; cost, \$2,500; owner, Wilson Realty Co., Freeport, L. I.; architect, G. E. Crane, Welling st, Richmond Hill. Plan No. 3325.

RICHMOND HILL.—Guion pl, e s, 340 s Pitkin pl, 2-sty frame dwelling, 16x37, shingle roof, 1 family, steam heat; cost, \$2,500; owner, Wilson Realty Co., Freeport, L. I.; architect, G. E. Crane, Welling st, Richmond Hill. Plan No. 3326.



WOODHAVEN.—Vandever av, w s, 174 s Atlantic av, 2½-sty frame dwelling, 16x36, shingle roof, 1 family, steam heat; cost, \$2,500; owner, Simon Gregg, Woodhaven; architect, H. T. Jeffrey, Leferts av, Richmond Hill. Plan No. 3309.

WOODHAVEN.—Oceanview av, w s, 100 s Fulton st, 1-sty frame dwelling, 12x30, tin roof, 1 family; cost, \$1,000; owner, Lerner Rea Co., Woodhaven; architect, H. T. Jeffrey, Leferts av, Richmond Hill. Plan No. 3310.

WOODHAVEN.—Vandever av, s w cor Atlantic av, four 2½-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, \$10,000; owner, Simon Gregg, Woodhaven; architect, H. T. Jeffrey, Leferts av, Richmond Hill. Plan Nos. 3312-13-14-15.

WOODHAVEN.—Vandever av, w s, 123 s Atlantic av, 2½-sty frame dwelling, 16x36, shingle roof, 1 family, steam heat; cost, \$2,500; owner, Simon Gregg, Woodhaven; architect, H. T. Jeffrey, Leferts av, Richmond Hill. Plan No. 3311.

WOODHAVEN.—Vandever av, w s, 97 s Atlantic av, two 2½-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Simon Gregg, Woodhaven; architects, H. T. Jeffrey & Son, Richmond Hill. Plan Nos. 3304-3305.

**FACTORIES AND WAREHOUSES.**

L. I. CITY.—Hamilton st, w s, 100 s Pierce av, 1-sty brick storage, 60x90, slag roof; cost, \$15,000; owner, A. Sbano, Hancock st, L. I. City; architect, T. J. Reidy, Hoyt av, L. I. City. Plan No. 3280.

L. I. CITY.—Duryea st, s s, on Newtown Creek, 3-sty brick storage, 376x90, gravel roof; cost, \$125,000; owner and architect, Standard Oil Co., 26 Broadway, Manhattan. Plan No. 3317.

**STABLES AND GARAGES.**

DOUGLSTON.—Center drive, s w cor Grosvenor st, 1-sty hollow tile garage, 16x24, shingle roof; cost, \$450; owner, Frank M. Prindle, premises. Plan No. 3257.

EDGEMERE.—Lincoln av, s w cor Maple av, two 1-sty concrete garages, 11x16, tin roof; cost, \$500; owner, G. Form, 30 East 119th st, Rockaway Park. Plan Nos. 3276-77.

RICHMOND HILL.—Manor av, w s, 80 n Elm st, 1-sty frame garage, 18x18, tin roof; cost, \$200; owner, G. A. Dietz, on premises. Plan No. 3281.

FAR ROCKAWAY.—Mott av, w s, 100 s Waterloo pl, 1-sty frame garage, 13x19, tin roof; cost, \$275; owner, J. J. Kelly, Central av, Far Rockaway; architect, J. H. Cornell, Far Rockaway. Plan No. 3299.

FLUSHING.—Colden av, n w cor Cherry st, 1-sty frame garage, 12x23, shingle roof; cost, \$900; owner, Julia T. Brown, premises. Plan No. 3301.

FLUSHING.—Colden av, e s, 200 s Franklin av, 1-sty frame garage, 22x23, tin roof; cost, \$700; owner, G. Gordon, premises. Plan No. 3300.

RICHMOND HILL.—Greenwood av, w s, 163 n Jamaica av, 1-sty frame garage, 10x15, shingle roof; cost, \$150; owner, C. Wilkens, premises. Plan No. 3328.

WOODHAVEN.—Rector st, n s, 170 w Syosset st, 1-sty frame garage, 15x15, shingle roof; cost, \$150; owner, H. Millenhauer, 136 Broadway, Brooklyn. Plan No. 3329.

WOODHAVEN.—Manor av, n w cor Elmwood av, 1-sty frame garage, 12x18, shingle roof; cost, \$150; owner, A. Gascoyne, 1264 Jamaica av, Woodhaven. Plan No. 3327.

WOODHAVEN.—Oceanview av, w s, 100 s Fulton st, 1-sty frame garage, 18x18, tin roof; cost, \$200; owner, Lerner Realty Co., Oceanview av, Woodhaven. Plan No. 3316.

**STORES AND DWELLINGS.**

CORONA.—45th st, n e cor Fillmore av, 3-sty brick store and dwelling, 25x49, gravel roof, 2 families; cost, \$8,000; owner, G. B. Dioguardi, 45th st and Fillmore av, Corona; architect, Wm. E. Helm, Corona. Plan No. 3249.

RIDGEWOOD.—Fresh Pond rd, s e cor Palmetto st, 3-sty brick store and dwelling, 20x58, tin roof, 2 families, cost, \$8,000; and 20 s Palmetto st, four 3-sty brick stores and dwellings, 20x55, tin roof, 2 families; cost, \$20,000; owner, Valentine Leiser, 712 Prospect av, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 3320-3321.

**STORES, OFFICES AND LOFTS.**

L. I. CITY.—Sunswick st, w s, 100 s Payntar av, 5-sty brick loft building, 103x77, slag roof; cost, \$55,000; owner, Touroff & Karp, Inc., 87 Sunswick st, L. I. City; architect, H. S. Karp, same address. Plan No. 3247.

CORONA.—Central av, n w cor Smith st, 1-sty frame store, 7x20, tin roof; cost, \$100; owner, M. Lefhowitz, on premises. Plan No. 3297.

**STORES AND TENEMENTS.**

ARVERNE.—Ammerman av, e s, 100 s Boulevard, two 3-sty frame tenements, 19x52, tin roof, 3 families; cost, \$9,000; owner, Wm. Hirsch, 84 East 90th st, Manhattan; architect, P. Caplan, 477 Boulevard, Rockaway Beach. Plan No. 3256.

**THEATRES.**

ELMHURST.—Corona av, s w cor Medina pl, 1-sty frame moving picture, 50x100, paroid roof; cost, \$6,000; owner, R. E. Alexander, 19 Medina pl, Elmhurst; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 3322.

**MISCELLANEOUS.**

ELMHURST HEIGHTS.—Caldwell av, s w s, 150 s Prospect st, 1-sty frame shed, 10x12, paper roof; cost, \$100; owner, F. Marino, premises. Plan No. 3248.

FLUSHING.—17th st and Whitestone av, frame billboard, 200x11; cost, \$250; owner, McElroy Bros., 84 Bradford av, Flushing. Plan No. 3262.

ACQUEDUCT.—Remington st, w s, 420 s Stover st, 1-sty frame boat house, 16x24, tin roof; cost, \$150; owner, Wm. Framis, on premises. Plan No. 3263.

L. I. CITY.—Betts av, n w cor Queens blvd, frame fence, 100x12; cost, \$250; owner, L. I. Poster Adv. Co., 13 Queens st, L. I. City. Plan No. 3267.

# CAELMSEENNT

Permanent WATERPROOF Concrete. Low in Magnesia and Sulphur. Water or rail direct shipment. Quicker delivery. Better packages. Oldest manufacturers of high grade Portland in the world. ALSEN bag credits good as legal tender. Facts are better than assertions.

45 BROADWAY, NEW YORK

See pages 152-153 Sweet's Catalogue for particulars



## ECONOMY and SAFETY Brooklyn Bridge Brand Rosendale Cement

is acceptable to the Building Departments  
Guaranteed to meet Standard Specifications

When Rosendale will do good work, why pay double for Portland Cement?

Put up in Barrels or Duck Bags.



## Vulcanite Portland Cement

"THE BRAND WITH A REPUTATION"

Delivered at job any point in Manhattan or Bronx, by our prompt and reliable trucking service.

Vulcanite Portland Cement Co., 5th Avenue Bldg., N. Y. Phone, Gramercy 1000

## MARK AND MOHL, INC. IRON WORKS

STRUCTURAL AND ORNAMENTAL

273-277 RUSSELL STREET, Near 23d Street Ferry, BROOKLYN, N. Y.  
Telephones: 549 Greenpoint—1658 Greenpoint

## WILLIAM SCHWENN

Telephone  
1700 Bushwick

Ornamental and  
Structural

## IRON WORK

822 to 832 LEXINGTON AVENUE, near Broadway, BROOKLYN

## EMPIRE CITY-GERARD CO. FINE INTERIOR HOUSE TRIM

WINDOW FRAMES, SASH, DOORS, MOULDINGS, ETC.

Office: 40-42 East 22d Street, N. Y.

Factory: Brooklyn, N. Y.

## JOHN C. ORR COMPANY

Telephone  
948 Greenpoint

Sash, Doors, Blinds and House Trim

## LUMBER OF ALL KINDS FOR BUILDERS

India, Java and Huron Sts., and East River, City of New York, Borough of Brooklyn

## WEISBERG-BAER COMPANY MANUFACTURERS OF HIGH-GRADE INTERIOR WOODWORK WINDOW FRAMES, SASH & DOORS

BOULEVARD AND ORCHARD STREET, ASTORIA Phone Astoria 433

TELEPHONE, 2301-2302 FLATBUSH

## RETAIL LUMBER CHARLES H. FINCH & CO.

"THE ACCOMMODATING HOUSE"

Everything for Wooden Construction

Coney Island Ave. 2nd Ave. H, Brooklyn, N. Y.



## New Buildings, Queens, (Continued).

L. I. CITY.—Stemler st, e s, 180 s Flushing av, 1-sty frame tool house, 8x12; cost, \$250; owners, McClintock, Marshall Co., on premises. Plan No. 3283.

L. I. CITY.—Queens Blvd, n s, 75 e Schroeder pl, frame fence, 100x12; cost, \$250; owner, L. I. Poster Adv. Co., 13 Queens st, L. I. City. Plan No. 3266.

SOUTH ACQUEDUCT.—Gold st, e s, 255 n Sage st, 1-sty frame boat house, 12x40, tin roof; cost, \$175; owner, May E. Ashenfelder, on premises. Plan No. 3264.

## Richmond.

## DWELLINGS.

CONGRESS ST, n s, 100 e Britton lane, New Dorp Beach, 1-sty frame bungalow, 14x42; cost, \$400; owner, Karl Moren, 425 West 44th st; builder, H. A. Wilkes, New Dorp. Plan No. 851.

MANHATTAN ST, e s, 275 s Clermont av, Tottenville, 1½-sty frame dwelling, 22x28; cost, \$2,400; owner, H. Drayton, Tottenville; architect and builder, C. O. Peterson, Tottenville. Plan No. 854.

MAPLE ST, n s, 400 w Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 14x49; cost, \$350; owner, Max Hershkowitz, 735 East 152d st; architect and builder, H. A. Wilkes, New Dorp. Plan No. 852.

MADISON AV, s s, 150 e Livingston st, Granite Park, 2-sty brick dwelling, 22x30; cost, \$2,600; owner, C. Marotta, Graniteville; architect and builder, N. Vitacco, Graniteville. Plan No. 861.

PERRY AV, e s, 313 s Richmond turnpike, West Brighton, 2½-sty frame dwelling, 22x26; cost, \$2,800; owner, R. Frey, West Brighton; architect and builder, F. E. Sterner, Port Richmond. Plan No. 846.

QUINLAN AV, w s, 253 s Richmond av, Castleton Corners, two 2-sty frame dwellings, 20x26; total cost, \$6,000; owner, F. J. Schanzbach, 127 Alexander av, Bronx; architect, Henry Nordheim, 1087 Tremont av, Bronx. Plan No. 833.

## STABLES AND GARAGES.

BEMENT AV, e s, 309 n Forest av, West Brighton, 1-sty frame garage, 10x17; cost, \$80; owner, architect and builder, Thos. B. Oakley, West Brighton. Plan No. 862.

BEMENT AV, e s, 250 n Forest av, West Brighton, 1-sty frame garage, 12x16; cost, \$100; owner, architect and builder, G. H. Stagen, West Brighton. Plan No. 848.

BERYL AV, w s, 200 e Parkwood av, Princess Bay, 1-sty frame garage, 15x18; cost, \$240; owner, Edw. L. Head, Princess Bay; builder, Geo. B. Carr, Tottenville. Plan No. 850.

VAN NAME AV, 170, Mariners' Harbor, 1-sty frame stable, 20x22; cost, \$400; owner, A. Carpeno, Mariners' Harbor; builder, M. Martino, Mariners' Harbor. Plan No. 858.

## STORES AND DWELLINGS.

JERSEY ST and 2d av, n e c, New Brighton, 2-sty brick store and dwelling, 24x40; cost, \$3,500; owner, Anna Di Cairano, New Brighton; architect, Donato A. Cairano, New Brighton; builder, Tony Di Maio, Rosebank. Plan No. 856.

## MISCELLANEOUS.

ST. MARKS PLACE, 89, New Brighton, 1-sty frame storage, 10x15; cost, \$25; owner, Julia P. Hunt, on premises; builder, W. F. Hunt, on premises. Plan No. 859.

HUGUENOT AV, n s, 10 e 4th st, New Dorp, 1-sty frame sign, 12x48; cost, \$50; owner, D. Collyer, New Dorp; architect and builder, O. J. Gude Co., 110 West 42d st. Plan No. 849.

LINDEN AV, n s, 1,000 e Southfield Blvd, Grant City; brick chimney, 110 ft high; cost, \$1,984; owner, City of N. Y., Dept. Water, Gas & Elec.; architect and builder, Kellogg Co., 50 Church st. Plan No. 847.

MIDLAND AV, w s, 43 s 2d st, New Dorp, 1-sty frame store, 12x24; cost, \$200; owner, Milton Clarke, New Dorp; builder, Robt. Siclin, New Dorp. Plan No. 855.

RICHMOND and Clove rds, n w cor, Concord, 1-sty brick power station, 34x37; cost, \$1,500; owner, Richmond Light & R. R. Co., St. George; architect, W. H. Rudesill, St. George. Plan No. 860.

WASHINGTON AV, 449, Mariners' Harbor, 1-sty frame shed, 9x12; cost, \$75; owner, K Koslow, Mariners' Harbor; builder, S. Molinoft, Port Richmond. Plan No. 857.

## PLANS FILED FOR ALTERATIONS.

## Manhattan.

ATTORNEY ST, 166, take down brick walls to 5-sty brick tenement; cost, \$50; owner, Solomon Frankel, 50 Loew av, west Washington Market; architect, Max Muller, 115 Nassau st. Plan No. 3745.

BEEKMAN ST, 77, tank, steel beams to 5-sty brick loft; cost, \$200; owner, estate of Peter Hayden, 5 Beekman st; architect, Chas. Sheres, 882 Kelly st. Plan No. 3753.

BROOME ST, 429, extend partitions, fireproofing windows, new stairway to 5-sty brick loft; cost, \$1,500; owner, Dennis Shea Estate, Rev. Geo. T. Donlin, executor, 148th st and 3d av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 3787.

CLEVELAND PL, 15, erect partition to 3-sty brick cafe, club and tailor shop; cost, \$7; owner, Estate of Augusta Liebetz, 812 East 169th st; no architect. Plan No. 3767.

CLINTON ST, 144, store front to 5-sty brick tenement; cost, \$200; owner, Louis P. Defaa, 541 East 6th st; architect, H. Klein, 505 East 15th st. Plan No. 3780.

DYCKMAN ST, 170, 1-sty brick extension to 2-sty brick stable; cost, \$200; owner, M. A. Hoffman, 321 Convent av; architect, F. A. Rooke, 489 5th av. Plan No. 3757.

LUDLOW ST, 69, brick wall, terra cotta blocks to 5-sty brick tenement; cost, \$100; owner, David Greenfield, 69 Ludlow st; architect, Harry Zlot, 63 Grand st. Plan No. 3750.

SPRING ST, 75-77, steel tank supports to 9-sty brick loft building; cost, \$2,295; owner, Chas. A. Gould, 30 East 42d st; architect, Royal J. Mansfield, 135 William st. Plan No. 3734.

SPRING ST, 264, one steel structure to 6-sty brick light manufactory; cost, \$650; owner, Carolina B. (Mrs. J. G.) Sellers, 462 Park st, Upper Montclair, N. J.; architect, Maxwell Eng. Co., Inc., 146 24th st, Brooklyn. Plan No. 3775.

STANTON, 103, erect show window to 6-sty brick tenement; cost, \$200; owner, Edward Deubosky, 122 West 26th st; architect, L. A. Sheinart, 194 Bowery. Plan No. 3763.

WASHINGTON ST, 94, sheet metal store front covering, removal of encroachments to 4-sty brick store and tenement; cost, \$300; owner, Regina B. Saportis, Saratoga Springs; architect, Chas. E. Miller, 111 Nassau st. Plan No. 3735.

3D ST, 72 East, construct new fire escape, install water closet compartment, erect partition to 5-sty brick tenement; cost, \$200; owner, Morris Newman, 304 Pearl st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3772.

13TH ST, 443 West, remove brick piers, front wall, erect new partitions to 3-sty brick store and 2-family dwelling; cost, \$5,000; owner, Jas. B. Walker, 299 Broadway; architect, Geo. M. McCabe, 96 5th av. Plan No. 3771.

14TH ST, 201 East, new brick wall, shoring south wall to 5-sty brick hotel and cafe; cost, \$1,000; owner, estate of Patrick Sullivan, Mary J. Sullivan, executrix, 136 East 62d st; architect, J. H. Friend, 148 Alexander av. Plan No. 3754.

14TH ST, 206 East, remove pier, build new store front and window to 2-sty brick loft; cost, \$500; owner, J. Edgar Leaycroft, 30 East 42d st; architect, M. Jos. Harrison, 230 Grand st. Plan No. 3790.

15TH ST, 629-35 E; 16TH ST, 642-44 E, toilets, partitions, windows, steel beams, concrete wash stand, iron stairs, t. c. block enclosure, f. p. windows, concrete arches, f. p. doors, fire-escape, stairs, bulkhead, skylight to 4-sty brick bakery and lofts and 4-sty brick stable and storage; cost, \$3,000; owner, American Pastry & Mfg. Co., J. H. Ballentine, president, 629 East 15th st; architect, Henry Regelmann, 133 7th st. Plan No. 3732.

16TH ST, 652 East, enlarge two windows and door opening to 1-sty brick shop; cost, \$150; owner, Samuel Steinberg, 652 East 16th st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 3791.

20TH ST, 42-48 East, construct connecting platform, stairs to 8-sty brick loft and factory; cost, \$500; owner, Emily B. Hopkins, 1 East 56th st; architect, H. H. Murdock, of Jardine, Hill & Murdock, 3 West 29th st. Plan No. 3792.

22D ST, 157 East, build store front to 2-sty brick dwelling and store; cost, \$60; owner, August Quick, 115 West st; architect, Jas. A. Boyle, 367 Fulton st, Brooklyn. Plan No. 3789.

22D ST, 40-42 East, build partitions to 12-sty brick fireproof loft; cost, \$300; owner, Mrs. Jessie C. Owens, Pelham Manor, N. Y.; Cross & Brown, representatives, 18 East 41st st; architect, Bernard Berger, 24 Gold st. Plan No. 3778.

24TH ST, 57 West, setting front steps back to 4-sty brick store and light mfg.; cost, \$300; owner, Michael P. Rith, 32 West 88th st; architect, Rexter L. Herron, 202 West 12th st. Plan No. 3752.

25TH ST, 141-155 East, install four new windows to 7-sty brick, fireproof, light mfg. and printing establishment; cost, \$200; owner, N. Y. Railways Co., 165 Broadway; architect, Chas. E. Corby, 621 Broadway. Plan No. 3751.

26TH ST, 31 West, stairway, front, erecting marquise to 6-sty brick loft; cost, \$2,000; owners, Clark & Dodd, 35 Nassau st and 135 Lafayette av, Passaic, N. J.; architect, Emery Roth, 405 Lexington av. Plan No. 3740.

26TH ST, 313 East, erect partitions, fire escapes to 5-sty brick tenement; cost, \$1,500; owner, Rebecca Daly, 541 Lexington av; architect, Otto Reissmann, 147 4th av. Plan No. 3793.

27TH ST, 10-14 East, remove dumbwaiter and partition to 16-sty fireproof loft; cost, \$60; owner, Jacob Ruppert Realty Co., 1639 3d av; architect, Wm. G. Wilson, 512 West 162d st. Plan No. 3738.

27TH ST, 22-24 West, setting store front show window back to 12-sty brick fireproof loft; cost, \$140; owner, Elmout Realty Co., 56 Worth st; architect, Ralph Schweibish, 201 East 72d st. Plan No. 3756.

27TH ST, 145-47 West, replacing stairs, terra cotta blocks, remove encroachments to 6-sty brick tenement; cost, \$450; owner, Peter Piasetti, 145-47 West 27th st; architect, Anthony Vendrasco, 498 West Broadway. Plan No. 3779.

30TH ST, 24-26 West, new skylight to 12-sty brick fireproof loft; cost, \$8300; owner, estate of Walden Pell, 122 East 27th st; architect, F. Livingston Pell, 122 East 25th st. Plan No. 3743.

34TH ST, 148 West, steel girder, erect partition show window to 4-sty brick dwelling; cost, \$500; owner, Robert E. Smith, care J. Romaine Brown, 299 Madison av; architect, L. A. Sheinart, 194 Bowery. Plan No. 3749.

37TH ST, 6 West, erect kalamein wood-covered sash and wire glass to 6-sty fireproof loft; cost, \$1,200; owner, Alfred F. James, 6 West 37th st; architect, Craig Severance, 4 West 37th st. Plan No. 3796.

37TH ST, 335 West, new water closet compartment, remove stairway to 4-sty brick tenement; cost, \$500; owner, Edmond Chastagner, 387 Palmer av, Yonkers, N. Y.; architects, Gross & Kleinberger, Bible House, Astor pl. Plan No. 3785.

38TH ST, 101 West, removing stone entrance, sidewalk coping and storm door and show window, and placing same back to 4-sty brick apartment; cost, \$500; owner, The Andrew Finck estate, 324 West 39th st; architect, Will H. Erley, 35 West 31st st. Plan No. 3776.

42D ST, 13 West, alter present store, cut pier, new front to 5-sty brick office; cost, \$500; owner, estate of Cath. L. Hall, 41 Union sq.; architect, P. J. Murray, 2 Mitchell pl. Plan No. 3758.

42D ST, 18-30 East, construct fireproof mezzanine to 21-sty brick fireproof office; cost, \$750; owner, 42d St & Madison Av Co, 30 East 42d st; architects, Buchman & Fox, 30 East 42d st. Plan No. 3794.

**UNDERWRITERS  
WINDOWS**  
and **DOORS** of All Types  
Labor Bureau and Fire  
Prevention Bureau  
**WINDOWS a Specialty**

**LEONARD SHEET METAL WORKS**  
FACTORY AND OFFICE  
Head of Ferry Street, Hoboken, N. J.  
Phone 888 Hoboken  
New York Office, 1123 BROADWAY  
Phone 1246 Madison Square

**KNOBURN  
Metal Doors  
and Windows**  
**KALAMEIN WORK**

Fire Doors in Copper, Bronze and Iron

**Knoburn Company**  
359-365 14th St., HOBOKEN, N. J.  
Phone, Hoboken 965

**RELIANCE  
Fireproof Door Co.**  
Kalamein Doors, Windows,  
and Hollow Steel Products

Office and Factory  
West and Milton Sts., Brooklyn  
Show Room  
30 East 42nd Street  
AGENTS FOR  
WATSON SOLAR WINDOW CO.

**Consolidated  
Metal  
Fireproofing Co.**

(Incorporated)  
Specialists in the Manu-  
facture and Installation of  
**Metal Covered  
Woodwork**

Office and Factory, 414-20 E. 125th St.  
Phone 5011-5012 Harlem  
Downtown Office, 225 Fifth Avenue  
Phone 5155-5156 Mad. Sq.

  
**FIREPROOF  
WINDOWS**  
M. F. Westergren  
Incorporated  
213-231 East 144th St.  
NEW YORK  
Telephone { 3291 } Melrose  
                  { 3292 }  
                  { 3293 }

ESTABLISHED 1868  
**HAYES  
METAL  
SKYLIGHTS, LATHING &  
NEW YORK.**  
71-8TH AVE  
FIREPROOF WIRE-GLASS WINDOWS



42D ST, 218-226 West, setting in moving picture booth to 16-sty brick fireproof office; cost, \$144,96; owner, Asa G. Candler, 218-220 West 42d st; architects, Shape & Bready, 220 West 42d st. Plan No. 3795.

46TH ST, 423 West, new chimney to 2-sty brick church; cost, \$375; owner, St. Cornelius' Church, 423 West 46th st; architect, John Pugh, Woodside, L. I. Plan No. 3744.

47TH ST, 38 West, remove pier, new show windows to 4-sty brick dwelling; cost, \$1,000; owner, Minnie Kraus, 24 Broad st; architects, Cohen & Felson, 329 4th av. Plan No. 3768.

49TH ST, 13 East, take down 1st story wall and basement, build a show front extension, rearranging floors, plumbing, lighting and heating system to 4-sty brick dwelling; cost, \$8,000; owner, Clara S. Kurzman, 13 East 49th st; architects, Geo. A. & H. Boehm, 7 West 42d st. Plan No. 3764.

57TH ST, 24 E, mason work, steel girder and beams, concrete sidewalk, store front, windows, flooring, partitions to 4-sty brick, store and dwelling; cost, \$1,730; owner, George Keiser, 27 Cedar st; architect, Francis X. Rousseau, 2 East 23d st. Plan No. 3737.

58TH ST, 132 East, rearranging partitions, additional skylight to — sty brick residence; cost, \$90; owner, Mrs. Elizabeth Smith, 1014 Lexington av; architects, Peabody, Wilson & Brown, 149 East 52d st. Plan No. 3788.

59TH ST, 317-319 West, build boiler room to 1-sty brick store; cost, \$160; owner, Mary E. Jones, 35 West 30th st; architect, Mayer Shenkman, 244 East 30th st. Plan No. 3742.

59TH ST, 331-3 West, show window, remove stoop, new sidewalk to 5-sty brick tenement; cost, \$600; owner, estate of Thomas W. Bracha, V. K. Bracha, trustee, 301 West 106th st; architect, P. M. Hughes, 404 West 34th st. Plan No. 3759.

72D ST, 340-342 West, new vertical boiler flue, kalamien door to 8-sty brick fireproof tenement; cost, \$800; owner, Johnson-Kahn Co., 212 5th av; architect, H. H. Crocker, 102 West 71st st. Plan No. 3739.

84TH ST, 114-116-118 East, present dumb-waiter to be enclosed in 8-inch brick walls and provided with fireproof self-closing doors to 4-sty brick tenement; cost, \$100,000; owner, Surrey Realty Co., 299 Madison av; architects, Schwartz & Gross, 347 5th av. Plan No. 3765.

110TH ST, 158 East, remove wall, lowering first floor, new stores, remove stoop to 4-sty brick apartment; cost, \$1,000; owner, Salvatore Isalli, 1740 Lexington av; architect, Vincent S. Todaro, 5 West 31st st. Plan No. 3786.

114TH ST, 105 East, new stairs, remove partition, cut opening to 3-sty brick dwelling; cost, \$200; owner, David Marcus, 105 East 114th st; architect, Adolph Balschun, 2698 Creston av. Plan No. 3797.

116TH ST, 400 East, new partitions, new stairs, new terra cotta blocks to 5-sty brick tenement; cost, \$1,000; owner, Crescent Star Realty Co., 211 East 55th st; architect, Mathew W. Del Gaudio, 401 East Tremont av. Plan No. 3774.

129TH ST, 114 East, take down present beams, move partitions, new closet to 3-sty brick dwelling; cost, \$2,000; owner, Bernard Brindze, 15 East 128th st; architects, Hunt & Areson, 245 West 55th st. Plan No. 3761.

134TH ST, 22 W, toilets, bathrooms, t. c. partitions, f. p. door, chimney breasts, flues, change of partitions to 5-sty brick tenement; cost, \$1,000; owner, Karoline Smith, 103 West 41st st; architect, Samuel Sass, 32 Union sq. Plan No. 3736.

181ST ST, 608 West, new chimney, concrete base, to 2-sty brick stores and office; cost, \$150; owner, Geo. L. Lawrence, 2228 Broadway; architect, John Hauser, 360 West 125th st. Plan No. 3747.

181ST ST, 854 West, cutting skylight in roof 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. 3770.

AMSTERDAM AV, 565, stud partition instead of present wood partition to 5-sty brick tenement; cost, \$70; owner, Emily M. Crosby, Ocean av, Islip, L. I.; architect, Wilfred C. Reid, 1023 Summit av, Bronx. Plan No. 3762.

AMSTERDAM AV, 1750, remove show window, reset glass to 5-sty brick dwelling; cost, \$375; owner, Bertha Heinemann, 129 West 93d st; architect, Adolph Sandhop, 771 Lexington av. Plan No. 3760.

AMSTERDAM AV, 751, install 3 living rooms, bath room to 5-sty brick tenement; cost, \$200; owner, Louis Kirsling, 751 Amsterdam av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3755.

BROADWAY, 809-811, remove stair to 5-sty brick loft; cost, \$50; owner, estate of Ogden Goelet, 9 West 17th st; architect, John Cox, Jr., 30 East 42d st. Plan No. 3748.

BROADWAY, 1157, enclose present opening to 3-sty brick loft; cost, \$100; owner, Chas. Moran, 68 William st; architect, John C. Sims, 110 West 34th st. Plan No. 3741.

BROADWAY, 2242-2246, reconstruct show window to 10-sty brick fireproof tenement; cost, \$1,500; owner, Varuna Investing Co., 225 West 80th st; architect, M. Jos. Harrison, 230 Grand st. Plan No. 3766.

LEXINGTON AV, 39, store front, two marquise to 2-sty brick office; cost, \$1,000; owner, Catherine C. Johnston, 198 Union st, Brooklyn; architect, Geo. J. Froehlich, 690 Whitlock av. Plan No. 3781.

NEW BOWERY, 66, removing stairs and partitions, rearranging store fronts, toilets and fire escape, building fireproof stairway to 5-sty brick loft; cost, \$2,000; owner, Nicholas Economon, 66 New Bowery; architect, Marshall R. Grimes, 39 East 42d st. Plan No. 3784.

PARK ROW, 23-5, erect partitions, install horizontal vent shaft to 5-sty brick loft; cost, \$500; owner, Wm. Waldorf Astor, care C. W. Baldwin, 31 West 26th st; architect, J. C. Westervelt, 26 West 34th st. Plan No. 3746.

ST. NICHOLAS AV, 1361-63, cut opening to 3-sty brick apartment; cost, \$100; owner, Jos. Krop, 1361 St. Nicholas av; architect, Bertha G. Petts, 531 West 187th st. Plan No. 3777.

2D AV, 1055, mason work, general fireproofing to 4-sty brick tenement; cost, \$200; owner,

Mrs. Chas. Harnischfeger, 1043 2d av; architect, Henry Regelman, 133 7th st. Plan No. 3733.

3D AV, 960, moving back store windows to 4-sty brick 2-family and store; cost, \$75; owner, Robt. Walton Golet, 9 West 17th st; architect, none. Plan No. 3773.

3D AV, 990-1008, raising sprinkler tanks to 6-sty brick fireproof department store; cost, \$175; owners, Bloomingdale Bros., 771 Madison av; architect, L. E. Dell, 1133 Broadway. Plan No. 3782.

8TH AV, 368, remove partition and water closet, new show window, new iron cornice to 4-sty brick tenement; cost, \$350; owner, Jacob Luft, 368 8th av; architect, M. Jos. Harrison, 230 Grand st. Plan No. 3783.

BLACKWELLS ISLAND, opposite 68th st, cut window, new plaster partitions to 3-sty brick ward for females; cost, \$900; owner, City of N. Y., Dept. Public Charities, Municipal Bldg.; architect, Sylvester A. Taggart, Dept. architect. Plan No. 3769.

**Bronx.**

PURDY ST, w s, 515 n St. Raymonds av, 1-sty frame extension, 6x6, to 2-sty frame dwelling; cost, \$300; owner, Mary E. Daily, 2215 Westchester av; architect, B. Ebeling, 135 Westchester sq. Plan No. 532.

BRONXWOOD AV, n e cor 228th st, 2-sty brick extension, 55x109 to 2-sty brick factory; cost, \$15,000; owners, Schloss & Metzger, 229th st and Bronxwood av; architects, Lockwood Greene Co., 101 Park av. Plan No. 531.

CLAREMONT PARKWAY, n w cor Bathgate av, 1-sty frame extension, 22x5, new columns, new girders, new partitions to 5-sty brick stores and tenement; cost, \$2,000; owners, Wattenberg, Cohen & Pittman, 169th st and 3d av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 535.

EDISON AV, n s, 200 w Alice av, change from peak to flat roof; cost, \$500; owner, Geo. Hublitz, 1924 Pelgrin av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 529.

FORDHAM RD, n s, 145.7 w Cedar av, 1-sty frame extension to 2-sty brick cafe; cost, \$400; owner, Jos. Grube, on premises; architect, Kreyborg Archtl. Co., 1029 East 163d st. Plan No. 528.

HOLLAND AV, n e cor Williamsbridge rd, move and new partitions, &c., to 2 1/2-sty frame dwelling; cost, \$2,500; owner, John Knewitz, 3537 Willett av; architect, John J. Zuelch, 690 East 239th st. Plan No. 525.

LOCUST AV, w s, 50 n 140th st, new toilet to 3-sty frame cafe and dwelling; cost, \$2,500; owner, Elizabeth J. Martin, 305 Locust av; architect, E. A. Acker, 20 Arden st. Plan No. 530.

MOSHOLU AV, 5736, 2-sty frame extension, 20.4x14, to 1-sty frame store and dwelling; cost, \$1,600; owner, Annie Murphy, on premises; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 524.

TREMONT AV, s s, 115 e Clinton av, 1-sty brick extension, 25x32, to 1-sty frame and brick nicolette; cost, \$1,200; owners, Arville Realty & Amusement Co., 742 Tremont av; architect, Fredk. Jaeger, 441 Tremont av. Plan No. 533.

WESTCHESTER AV, 2563, new doors, new windows, &c., to 6-sty brick tenement; cost, \$1,000; owner, Henry F. Keil, 401 East 163d st; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 534.

WESTCHESTER AV, 1045, new store fronts to 1-sty brick store; cost, \$400; owner, Henry Morgenthau Co., 42d st and Madison av; architect, Kreyborg Archtl. Co., 1029 East 163d st. Plan No. 527.

WILLIAMSBRIDGE RD, n w cor Wallace av, 2-sty frame extension, 12.6x11, and move 2 1/2-sty frame dwelling; cost, \$2,500; owner, John Knewitz, 3537 Willett av; architect, John J. Zuelch, 690 East 239th st. Plan No. 526.

**Brooklyn.**

CRESCENT ST, 231, interior alterations to 2-sty dwelling; cost, \$200; owner, A. A. Kloster, 2111 Canon av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 7167.

DAHLGREN PL, 185, move 2-sty dwelling; cost, \$500; owner, Russel State, 27th st and 3d av; architect, Thos. Bennett, 52d st and 3d av. Plan No. 7154.

EAGLE ST, 156, interior alterations to 3-sty dwelling; cost, \$250; owner, Charles Ober, 158 Eagle st; architect, John G. Dreyer, 75 Oakland st. Plan No. 7168.

ELLERY ST, 224, interior alterations to 3-sty tenement; cost, \$200; owner, Frank Lubin, 237 Ellery st; architect, Harry Zlot, 63 Grand st, Manhattan. Plan No. 7164.

ETNA ST, 275, extension to 2-sty dwelling; cost, \$500; owner, Peter J. Dihler, on premises; architect, C. Infanger, 2634 Atlantic av. Plan No. 7223.

HENRY ST, 22, exterior alterations to 6-sty factory; cost, \$1,200; owner, Fredk. J. Wagenheimer, on premises; architect, Benj. Driesler, 153 Remsen st. Plan No. 7251.

JACKSON ST, 147, extension to 2-sty dwelling; cost, \$200; owner, Anna Viscounti, on premises; architects, P. Tillion & Son, 381 Fulton st. Plan No. 7235.

JEFFERSON ST, 135, extension to 1-sty shop; cost, \$200; owner, Luigi Campione, on premises; architect, Jos. Monda, 3938 Broadway. Plan No. 7192.

LORIMER ST, 715, interior alterations to 3-sty tenement; cost, \$1,000; owner, Carmine D. Stefan, on premises; architect, C. Bauer, 651 Leonard st. Plan No. 7282.

MENAHAN ST, 77, extension to 3-sty dwelling; cost, \$355; owner, Cath. Fink, on premises; architect, Hermein Poinecke, 201 Palmetto st. Plan No. 7216.

MIDDAGH ST, 85, interior alterations to 4-sty tenement; cost, \$200; owner, Peter W. House, 549 Broadway, Manhattan; architect, W. J. Conway, 400 Union st. Plan No. 7177.

PACIFIC ST, 117, interior alterations to 4-sty dwelling; cost, \$700; owner, Frank Brantel, 117 Pacific st; architect, Jos. Parascandola, 119 President st. Plan No. 7258.

**S. H. POMEROY CO., Inc.**  
Manufacturers of  
**Fire Retardent Windows**  
**FIRE ESCAPE WINDOWS**  
in accordance with  
**Fire Prevention Bureau**  
and  
**Labor Department Orders**  
A Specialty  
Factory and General Office  
282 E. 134th St.  
Sales Office  
30 E. 42d St.  
Telephone, M. H. 3338

**W.M.F. CLARK CO.**  
UNDERWRITERS  
FIREPROOF  
**WINDOWS**  
FIRE PREVENTION  
BUREAU  
AND LABOR DEPT.  
WINDOWS  
Tel. South 97  
315-4TH AVE. BKLYN.N.Y.

**DENNIS G. BRUSSEL**  
**ELECTRICAL WORKS**  
ENGINEERING and CONSTRUCTION  
FOR LIGHT--HEAT--POWER  
Office and Works  
39-41 West 38th Street  
Telephones  
189-190 Greeley

**Rapp Construction Co.**  
PATENT FIREPROOF  
**FLOOR ARCHES**  
OFFICES, 30 EAST 42d STREET  
Warehouse 301 E. 94th St. Tel. Murray Hill 1831

**RONALD TAYLOR**  
Granolithic and Asphalt Pavements  
**"TAYLORITE" FLOORING**  
Office and Factory, 520 EAST 20th STREET  
Telephone, 4 Gramercy NEW YORK

**HENRY MAURER & SON** Manufacturer of  
Fireproof Building Materials OF EVERY DESCRIPTION  
Hollow Brick made of Clay for Flat Arches, Partitions, Furring, Etc., Porous Terra Cotta, Fire Brick, Etc.  
Office and Depot, 420 E. 23d STREET  
Works, Maurer, N. J. NEW YORK

**A. KLABER & SON**  
**MARBLE WORKS**  
211 VERNON AVENUE, Foot of 11th Street  
LONG ISLAND CITY, N. Y.  
Telephone, 1895 Hunters Point

TELEPHONE STAGG 3500  
**GLASS AND GLAZING**  
HEADQUARTERS  
**J. H. WERBELOVSKY**  
Glass for New Buildings and Alterations.  
Wired Glass. Colored and Fancy Glass.  
GLASS FOR EVERY PURPOSE. Beautify your Home, Library, Desk, Table, etc., by GLASS TOPS FOR FURNITURE! MIRRORS MADE TO ORDER OR RESILVERED. If you are Building or Altering your Store Front, ask about my new METAL BAR FOR STORE FRONTS, which is STRONG, ORNAMENTAL and LOW PRICED.  
J. H. WERBELOVSKY, 86 Meserole St., Brooklyn



## Plans Filed, Alterations, Brooklyn (Contd.).

SEIGEL ST, 76, interior alterations to 3-sty tenement; cost, \$400; owner, Jennie Broadwin, 281 Atlantic av; architect, Morris Perlstein, 37 Fulton st. Plan No. 7280.

SKIDMORE LA, 948, extension to 2-sty dwelling; cost, \$500; owner, Alex Spright, 69 Somers st; architect, Adolph Goldberg, 154 Montague st. Plan No. 7287.

WYONA ST, 96, extension to 2-sty dwelling; cost, \$150; owner, Emma Pfieferkorn, 94 Wyona st; architect, L. F. Schillinger, 167 Van Siclen av. Plan No. 7293.

NORTH 3D ST, 73, interior alterations to 5-sty factory; cost, \$2,500; owner, United States Printing Co., on premises; architect, John J. Moran, 113 Broadway. Plan No. 7187.

SOUTH 3D ST, 243, interior alterations to 4-sty tenement; cost, \$200; owner, Saml. Goldberg, 492 Green av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 7250.

EAST 21ST ST, 2652, interior alterations to 3-sty dwelling; cost, \$2,000; owner, J. J. Pender, 92 Liberty st, Manhattan; architect, Jas. A. M. Carroll, 2402 Delamere pl. Plan No. 7199.

WEST 23D ST, 3067, extension to 2-sty hotel; cost, \$3,000; owner, Benj. Silver, 743 South 11th st, Newark, N. J.; architect, Jas. A. McDonald, Surf av and West 24th st. Plan No. 7236.

36TH ST, 1462, extension to 2-sty dwelling; cost, \$300; owner, Emma Gaydica, on premises; architect, Jos. Gaydica, 1462 36th st. Plan No. 7182.

46TH ST, 672, interior alteration to 3-sty dwelling; cost, \$500; owner, Annie Kowenberger, on premises; architect, Geo. Hoff, 371 East 158th st, Manhattan. Plan No. 7264.

61ST ST, 819, raise 1-sty dwelling; cost, \$1,500; owner, Louisa Spina, on premises; architect, W. J. Conway, 400 Union st. Plan No. 7249.

81ST ST, 1676, extension to 2-sty dwelling; cost, \$400; owner, Vincent Plantamura, 2297 1st av; architect, Jas. A. Reese, 524 39th st. Plan No. 7281.

84TH ST, 1818, move 2-sty dwelling; cost, \$1,500; owner, Jacob Sarnoff, 1819 85th st; architect, C. Schubert, 13th av and 86th st. Plan No. 7160.

BROADWAY, 1397, extension to 3-sty cafe; cost, \$850; owner, Jno. B. Davis, 705 Willoughby av; architect, Gustave Rappold, 1397 Broadway. Plan No. 7215.

CENTRAL AV, 442, extension to 2-sty dwelling; cost, \$225; owner, Bernhard Morris, 770 Park av; architect, H. M. Entlich, 29 Montrose av. Plan No. 7285.

EASTERN PKWAY EXTN, 129, extension to 3-sty tenement; cost, \$600; owner, Jos. Ferrigno, 134 Eastern pkway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7266.

EAST N. Y. AV, 450, raise 2-sty dwelling; cost, \$500; owner, Carmela Perrone, on premises; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 7270.

FLUSHING AV, 596, extension to 1-sty stable; cost, \$400; owner, John J. Herz, on premises; architect, W. J. Conway, 400 Union st. Plan No. 7248.

FLUSHING AV, 733, interior alterations to 3-sty dwelling; cost, \$5,000; owner, Morris B. Evens, 739 Flushing av; architect, Shamp & Shamp, 772 Broadway. Plan No. 7307.

FRANKLIN AV, 53, extension to 3-sty factory; cost, \$4,000; owner, Gutta Percha Rubber Co., on premises; architect, Benj. Finkenseiper, 134 Broadway. Plan No. 7156.

KENT AV, 835, extension to 3-sty tenement; cost, \$800; owner, Luigi Imperiale, 839 Kent av; architect, P. Gagliardi, 239 Navy st. Plan No. 7188.

LENOX RD, 348, interior alterations to 2-sty dwelling; cost, \$1,000; owner, Lena M. Valentine, 160 Leferts pl; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 7188.

LOCUST AV, 1602, extension to 1-sty factory; cost, \$1,500; owner, Roman Stone Const. Co., on premises; architect, Emil F. Link, 314 Linden st. Plan No. 7197.

MANHATTAN AV, 910, extension to 3-sty brick theatre; cost, \$25,000; owner, Anna A. Legan, 919 Manhattan av; architect, Farber & Markowitz, 189 Montague st. Plan No. 7300.

MARCY AV, 495, interior alterations to 2-sty dwelling; cost, \$100; owner, Abr. Singer, 524 Tompkins av; architect, Tobias Goldstone, 49 Graham av. Plan No. 7207.

NORTH PORTLAND AV, 22, extension to 3-sty store and tenement; cost, \$750; owner, Jos. Calderazzo, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 7305.

PITKIN AV, 1619, extension to 3-sty dwelling; cost, \$1,500; owner, Rose Mandelbaum, 329 Stone av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 7306.

PITKIN AV, 1557, extension to 3-sty dwelling; cost, \$1,500; owner, Bessie Michelbank, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 7244.

PROSPECT PARK WEST, 201, interior alterations to 3-sty store and dwelling; cost, \$5,000; owner, Leonard Michel, 3d and Bond sts; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7274.

SURF AV, 3226, extension to 2-sty dwelling; cost, \$750; owner, Rosenheim Estate, 4 West 126th st, Manhattan; architect, Beatrice Friedland, 4 West 126th st, Manhattan. Plan No. 7173.

SUTTER AV, 549, extension to 2-sty dwelling; cost, \$1,000; owner, David Loritt, 542 Sutter av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 7175.

THATFORD AV, 110, interior alterations to 2-sty dwelling; cost, \$300; owner, Yetta Bernstein, 562 Stone av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 7316.

UNION AV, 230, interior alterations to 3-sty tenement; cost, \$300; owner, Caroline D. Cresenzo, 232 Union av; architect, Dominick Salvati, 525 Grand st. Plan No. 7165.

18TH AV, 8402, move two 1-sty stores; cost, \$2,500; owner, Etta Ehrlich, 8714 21st st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 7252.

18TH AV, 8410, move four 3-sty store and dwellings; cost, \$1,000; owner, Etta Ehrlich, 8714 21st st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 7253.

## Queens.

ARVERNE—Kneer av, 41, interior alterations; cost, \$200; owner, P. J. Lenihan, premises. Plan No. 2338.

BAYSIDE—11th st, w s, 180 s Lawrence boulevard, new porch on dwelling; cost, \$250; owner, H. Rawson, premises. Plan No. 2384.

COLLEGE POINT.—1st st, w s, 125 n 3d st, interior alterations to tenement; cost, \$250; owner, August Schneider, 348 East 18th st, Manhattan; architects, Nast & Springsteen, 21 West 45th st, Manhattan. Plan No. 2329.

COLLEGE POINT.—High st, s s, 100 e 13th st, erect bay window to dwelling; cost, \$500; owner, John Barth, on premises. Plan No. 2330.

COLLEGE POINT.—4th av, n s, 25 w 11th st, 1-sty frame extension, 8x8, rear dwelling, tin roof; cost, \$95; owner, T. Lucarelli, on premises. Plan No. 2322.

EAST ELMHURST.—Ditmars av, n s, 120 w Columbus av, raise dwelling and erect new foundation, interior alterations; cost, \$2,000; owner, L. R. Bleekman, premises. Plan No. 2341.

EVERGREEN.—Cypress av, 113, plumbing in dwelling; cost, \$200; owner, J. Booker, premises. Plan No. 2343.

FLUSHING.—Burling av, w s, 400 n Forest av, interior alterations to dwelling; cost, \$3,000; owner, Mamie Fay, 42 Cooper st, Ridgewood; architect, G. A. Cooper, 75 Whitestone av, Flushing. Plan No. 2324.

FLUSHING.—State st, s s, 75 n Linden st, 1-sty frame extension, 12x19, rear dwelling; cost, \$125; owner, Mrs. E. V. Brown, premises. Plan No. 2385.

JAMAICA-CREEK.—Rockaway rd, s s, 100 w Kissam pl, 1-sty frame extension, 20x20, rear store, tin roof; cost, \$275; owner, C. Homeyer, on premises. Plan No. 2321.

JAMAICA.—George st, w s, 100 s South st, new foundation to dwelling, interior repairs; cost, \$800; owner, Celia Rose, 476 South st, Jamaica. Plan No. 2340.

L. I. CITY.—Marion st, w s, 25 n Washington av, 1-sty to be built underneath dwelling; cost, \$300; owner, G. Napolina, premises. Plan No. 2349.

L. I. CITY.—Vandeventer av, 103, interior alterations to dwelling; cost, \$150; owner, John Vlacnich, premises. Plan No. 2346.

L. I. CITY.—Sherman st, 14, new store front; cost, \$175; owner, A. Simone, premises. Plan No. 2332.

L. I. CITY.—Ely av, e s, 300 s Payntar av, new plumbing in dwelling; cost, \$150; owner, L. Randazzo, premises. Plan No. 2333.

L. I. CITY.—Pidgeon st, s s, 132 w Front st, interior alterations to sugar refinery; cost, \$20,000; owner, National Sugar Co., on premises. Plan No. 2352.

L. I. CITY.—Court st, e s, 100 s Broadway, gas piping in dwelling; cost, \$15; owner, Mrs. Wm. Coughleton, premises. Plan No. 2360.

L. I. CITY.—Jackson av, s s, 100 w Buckley st, 1-sty tile extension, 28x77, side factory, slag roof, interior alterations; cost, \$4,000; owner, American Locomotive Co., 30 Church st, Manhattan; architect, Wm. Berger, 36 East 23d st, Manhattan. Plan No. 2378.

MORRIS PARK.—Garden st, n e cor Curtis av, interior alterations to dwelling; cost, \$150; owner, Arthur E. Hotte, premises. Plan No. 2368.

MORRIS PARK.—Ward st, w s, 39 s Garden st, plumbing to dwelling; cost, \$100; owner, Geo. Hartman, on premises. Plan No. 2331.

OZONE PARK.—Lawn av, w s, 175 s Chichester av, plumbing in dwelling; cost, \$150; owner, G. Von Tissenbrock, premises. Plan No. 2334.

OZONE PARK.—Jerome av, s s, 75 w Freedom av, plumbing in dwelling; cost, \$150; owner, H. Greenater, premises. Plan No. 2335.

OZONE PARK.—Lawn av, e s, 175 s Chichester av, plumbing in dwelling; cost, \$150; owner, A. Kingsley, premises. Plan No. 2336.

OZONE PARK.—Liberty av, n w cor Ocean av, interior alterations to dwelling; cost, \$500; owner, Nicola Andrea, premises. Plan No. 2342.

RICHMOND HILL.—Church st, e s, 230 n Liberty av, plumbing in two dwellings; cost, \$100; owner, H. Adikes, Church st, Richmond Hill. Plan Nos. 2374-75.

RICHMOND HILL.—Waterbury st, w s, 46 s Brandon av, plumbing in dwelling; cost, \$100; owner, J. Kraft, premises. Plan No. 2361.

RICHMOND HILL.—Waterbury st, w s, 260 s Broadway, plumbing in dwelling; cost, \$100; owner, J. Ross, premises. Plan No. 2362.

RICHMOND HILL.—Waterbury st, w s, 410 s Broadway, plumbing in dwelling; cost, \$100; owner, H. Schmidt, premises. Plan No. 2363.

RIDGEWOOD.—Myrtle av, n s, 135 w Madison st, interior alterations to store; cost, \$500; owner, Welz & Zerweck, Myrtle and Wyckoff avs, Brooklyn. Plan No. 2369.

RIDGEWOOD.—Wyckoff av, s w cor Halsey st, interior alterations to gymnasium; cost, \$400; owner, Chas. Richter, premises. Plan No. 2383.

RIDGEWOOD.—Fresh Pond rd, w s, 50 s Foxall st, plumbing to dwelling; cost, \$125; owner, Mrs. Bowden, on premises. Plan No. 2355.

RIDGEWOOD.—Fairview av, e cor Woodbine st, 1-sty frame extension, 45x19, rear dwelling and store, tin roof, general interior alterations; cost, \$4,500; owner, Frank and Anna, Reimann, 634 Woodbine st, Ridgewood; architect, R. Geo. Smart, Richmond Hill. Plan No. 2358.

ROCKAWAY PARK.—2d av, w s, 334 s Washington av, 3-sty frame extension, 24x11, rear dwelling, tin roof, interior alterations; cost, \$2,000; owner, John Schwaan, 19 Beach 113th st, Rockaway Park; architect, J. B. Smith, Rockaway Beach. Plan No. 2344.

ROCKAWAY PARK.—Thetis av, e s, 35 s L. I. R. R., new foundation under dwelling; cost, \$200; owner, Mrs. A. M. Kolesby, premises. Plan No. 2345.

ROCKAWAY PARK.—Beach 113th st, e s, 100 n Ocean parkway, 3-sty frame extension, 46x20, front and side of boarding house, interior alterations; cost, \$4,500; owner, Chas. Mattern, 58 So. 2d st, Rockaway Beach; architects, W. T. Kennedy Co., 462 Boulevard, Rockaway Beach. Plan No. 2371.

WHITESTONE.—8th av, w s, 150 s 19th st, repair store front; cost, \$250; owner, Chas. Blankfriend, premises. Plan No. 2365.

WHITESTONE.—20th st, s s, 150 w 7th av, 2-sty frame extension, 6x22, rear dwelling, tin roof; cost, \$150; owner, E. Hay, on premises; architect, C. Hansen, Whitestone. Plan No. 2356.

WOODHAVEN.—Ferry st, w s, 41 n Dalrymple av, repair dwelling after fire damage; cost, \$200; owner, Ozone Realty Co., 350 Fulton st, Brooklyn. Plan No. 2328.

WOODHAVEN.—Spruce st, n e cor Huntington st, interior alterations to store and dwelling; cost, \$750; owner, Elias A. Gold, 427 Logan av, Brooklyn. Plan No. 2377.

## Richmond.

BRITTON LANE and Seafoam st, cor, New Dorp Beach, new cellar to frame bungalow; cost, \$150; owner, C. Murphy, New Dorp Beach; builder, H. A. Wilkes, New Dorp Beach. Plan No. 427.

JERSEY ST, n s, 50 n Hill st, New Brighton, 3-sty extension and concrete wall to frame tenement; cost, \$500; owner and builder, A. Maggio, New Brighton; architect, John Davies, Tompkinsville. Plan No. 436.

JERSEY ST, e s, 75 n 5th st, New Brighton, 1-sty extension and partitions to frame dwelling; cost, \$300; owner, S. Binstock, New Brighton; architect, John Davies, Tompkinsville; builder, L. Desgum, New Brighton. Plan No. 437.

PINE and 2d sts, n e cor, New Dorp, 1-sty extension and pitch roof to frame dwelling; cost, \$165; owner, Karl Schmutzler, New Dorp; builder, C. Dowshook, Four Corners. Plan No. 433.

SEAFOAM ST, n s, 300 w Cedar Grove av, New Dorp, small alterations to frame bungalow; cost, \$60; owner and builder, Theo. Sanjour, New Dorp. Plan No. 431.

VAN DUZER ST, e s, — s Richmond turnpike, No. 43, Stapleton, small extension to frame dwelling; cost, \$100; owner and builder, T. Forlenzo, Stapleton. Plan No. 438.

9TH ST, s s, 300 w Midland av, Midland Beach, new foundations to frame bungalow; cost, \$10; owner, Mrs. Hall, Midland Beach; builder, J. D. Williams, Midland Beach. Plan No. 428.

AMBOY RD, s s, 160 e Central av, Tottenville, 2-sty extension to frame dwelling; cost, \$600; owner, J. Peterson, Tottenville; builder, C. O. Peterson, Tottenville. Plan No. 430.

CENTRAL AV, w s, 536 n Arietta st, Tompkinsville, 2-sty extension and shingle roof to frame dwelling; cost, \$700; owner and builder, Richmond Light & R. R. Co., St. George; architect, Jas. Whitford, St. George. Plan No. 440.

## PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., October 20, 1914.—Sealed proposals will be opened in this office at 3 p. m., November 30, 1914, for the construction complete (including mechanical equipment, lighting fixtures, and approaches) of a one-story mezzanine and basement, stone and brick-faced building of 4,000 square feet ground area; fire proof first floor and ceiling, composition roof, for the United States post office at Sparta, Wis. Drawings and specifications may be obtained from the custodian at Sparta, Wis., or at this office, in the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

THE NEW JERSEY  
TERRA COTTA CO.

K. MATHIASSEN, President

ARCHITECTURAL TERRA - COTTA

Tel. 3903-4 Cort. Singer Bldg., 149 Broadway

## CARTER, BLACK &amp; AYERS

FRONT BRICKS, ENAMELED BRICKS

Architectural Terra Cotta Fireproofing, Roofing Tiles

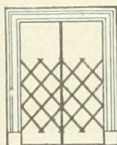
Phone 7613 Madison Sq. 1182 Broadway, N. Y.

## A. BATAILLE &amp; CO.

MANUFACTURERS OF  
Elevator EnclosuresPatent Folding Gates, Wire  
and Grill Work, in Brass,  
Bronze and Iron.  
Bank and Office Railings587 Hudson St., New York  
Rose Bldg., Cor. Bank St.

Tel. 891 Chelsea

WINE BOTTLE RACKS





CHICAGO and Columbia avs, s w cor, Arrochar, general repairs to frame dwelling; cost, \$250; owner, H. Pfeifer, Arrochar; builder, W. S. Lee, Rosebank. Plan No. 429.

FISK AV, e s, 140 w Waters av, West Brighton, shingle outside walls to frame dwelling; cost, \$224; owner, W. H. Van Cott, West Brighton; builder, D. T. Corson, West Brighton. Plan No. 439.

HUGUENOT AV, 1,000 n Woodrow av, Woodrow, general repairs to frame dwelling; cost, \$600; owner, Mrs. G. Richards, 110 West 109th st; builder, Fred Klein, Huguenot Park. Plan No. 435.

MANOR RD, e s, 800, Fairview Cemetery, Four Corners, 1-sty extension to frame dwelling; cost, \$200; owner, E. Dowshook, Four Corners; architect and builder, C. Dowshook, Four Corners. Plan No. 434.

ROMA AV, w s, 100 s Marine Way, New Dorp, general repairs to frame dwelling; cost, \$450; owner, F. Avine, New Dorp; architect, Chas. B. Hurcker, Tompkinsville. Plan No. 432.

**NEW JERSEY NEWS.**

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

*The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending Oct. 17. The location is given, but not the owner's address:*

NEWARK.—Butensky & Portnoff, 170-172 Hillside av, two 3-sty frames, \$11,000. Mrs. Emil Kohn, 242-244 Belmont av, 3-sty frame, alterations, \$1,000. Elsie L. Bohr, 20 Cedar av, 3-sty frame, \$6,000. Louis Goldfarb, 59-61 South Orange av, 3-sty frame, alterations, \$1,000. Emmet J. Quinn, 306 Chestnut st, 4-sty brick, \$18,000. Rose Cesuelli, 518 North 5th st, 3-sty brick, \$5,000. Joseph Di Trolio, 598 North 4th st, 2-sty frame, \$5,000.

JERSEY CITY.—Mary Esposito, 43 Colgate st, 3-sty frame, alterations, \$500.

IRVINGTON.—Mayk McInyk, 121 21st st, 3-sty frame, \$5,000.

BAYONNE.—Joseph Maciezonke, 202 Av E, 3-sty frame, alterations, \$2,000.

APARTMENTS, FLATS AND TENEMENTS. MORRISTOWN, N. J.—A. S. Pierson, Trust Co. Building, has completed plans for a 2-sty frame and stucco flat, 27x45 ft., in Columbia st for Jacob Steiner, this place, owner and builder. Cost, about \$5,000.

CHURCHES. PATERSON, N. J.—Elliott R. Coe, 153 Trenton av, has been commissioned to prepare plans for rebuilding the frame church at Getty and Knickerbocker avs, for the Lakeview Presbyterian Church, Rev. Chas. F. N. Voeglin, pastor. Cost, about \$8,000.

DWELLINGS. JERSEY CITY, N. J.—Excavating is under way for two 2-sty brick residences, 22x56 ft., in the south side of Fleet st, for Fred J. Kloes, 39 Highland av. E. M. Patterson, 1 Montgomery st, architect. Total cost, about \$10,000. The Standard Development Co., 242 Grove st, general contractor.

NEWARK, N. J.—Nathan Myers, Court Theatre Building, is preparing preliminary plans for a 2½-sty frame and stucco residence, 27x68 ft., at 44-46 Farley av for Theodore Grotta, 224 Halsey st. Cost, about \$12,000.

NEW BRUNSWICK, N. J.—D. D. Williamson, 390 George st, has completed plans for a 2-sty frame residence, 35x36 ft., at Townsend st and Nicoll av, for J. L. Suydam, 22 Jones av. Cost, about \$10,000.

MISCELLANEOUS. EDGEWATER, N. J.—Preliminary sketches are being prepared by the owners, the United States Aluminum Co., 99 John st, Manhattan, Henry K. Spalding, N. Y., manager, for reinforced concrete piers and power house here.

**Other Cities.**

DWELLINGS. PALATINE BRIDGE, N. Y.—Koch & Wagner, 26 Court st, Brooklyn, have completed plans for a 2½-sty frame and brick veneer residence, 27x45 ft., at Mohawk Valley for David Joyce, Germania Bank Building, Brooklyn. Cost, about \$10,000.

MUNICIPAL WORK. HARRIMAN, N. Y.—Knight & Bush, engineers, Monroe, N. Y., have completed preliminary plans for a water system here for the village of Harriman, E. E. Thompson, president. Cost, about \$60,000.

ROME, N. Y.—Plans are being prepared for a reinforced concrete sewage disposal plant, including 1½ miles of 48-inch sewer of monolithic concrete pipe and a superintendent's cottage, for the Board of Public Works of Rome, T. J. Mowry, president. C. W. Knight & Son, 101 West Liberty st, engineers. John F. Plunkett, City Hall, Rome, city engineer. Hering & Gregory, 170 Broadway, Manhattan, consulting engineers. Cost, about \$150,000.

SCHOOLS AND COLLEGES. HARRIMAN, N. Y.—W. I. Dally, this place, and F. W. Wentworth, 140 Market st, Paterson, N. J., associated architects, are preparing plans for a 2-sty brick high and grade school, 120x40 ft., for the Board of Education of Harriman, I. H. Smith, clerk. Cost, about \$45,000. Bids will be advertised for about Jan. 1.

MISCELLANEOUS. SYRACUSE, N. Y.—The city of Syracuse, Louis Will, Mayor, contemplates the construction of a playground at the "North Side." W. Thomas Wooley, city engineer.

**PERSONAL AND TRADE NOTES.**

E. M. TERRY, exporter of lumber, has removed his headquarters from 90 West st to 18 Broadway.

IRVING B. EASTON, wholesale lumber dealer, has moved his office from 1 Madison av to 30 East 42d st.

UNITED STATES RADIATOR CO., Detroit, Mich., has moved its Boston office to 136 Federal st, Boston.

MELROSE ENGINEERING CO., general contracting, has opened an office at Sag Harbor, L. I. President and treasurer, Harry W. Butts, vice-president, T. P. Cunningham.

EDWARD L. COX has recently been appointed manager of the lighting division of the electrical department of the H. W. Johns-Manville Co., Madison av and 41st st. He will make his headquarters at that office.

JAMES SCOTT SHATTUCK, architect, has opened offices for the practice of his profession at 356 State st, Albany, N. Y., and desires catalogues and samples from manufacturers interested in the building trades.

SCHOOL OF HEATING AND VENTILATING.—The class will meet Monday evening of each week at 7:30 o'clock in Room 511, World building, Park Row, New York, and will be under the direction of Charles A. Fuller, consulting engineer with Messrs. Clark, MacMullen and Riley. The school will open Nov. 2.

GEORGE S. RICE was recently appointed by the Public Service Commission engineer of the Sixth division, which includes the two new East River tunnels, at a salary of \$7,000 a year. Mr. Rice was the chief engineer of the old Rapid Transit Commission and up to two years ago was the chief engineer of the present commission.

TRUMBULL STEEL COMPANY, Warren, Ohio, has opened an Eastern sales office in the Grand Central Terminal Building, New York City, in charge of Frank H. Colladay, as district sales manager. The company's products are tin and terne plates, black galvanized sheets, formed roofing products and metal shingles.

HENRY M. TOCH, of Toch Brothers, paint specialists, of 320 5th av, returned last Saturday from his annual trip to Europe and the continent. To a representative of the Record and Guide Mr. Toch said he experienced very little delay on account of the war. His knowledge of the foreign languages was a great help to him, and with no desire to rush his trip came home almost on schedule time.

SEVERAL architects in the United States have entered the competition for the design of the McKinley memorial to be erected at Niles, Ohio. Among the local architects who have entered are: Henry Bacon, 101 Park av; Cass Gilbert, 11 East 24th st; McKim, Mead & White, 101 Park av; H. Van Buren Magonigle, 101 Park av; Palmer, Hornbostel & Jones and J. L. Decker, associated, 63 William st.

HERMAN E. KLAPPERT, junior member of the firm of C. W. Klappert's Sons, Inc., carpenters and builders, 230 East 25th st, was married Thursday evening, Oct. 22, to Miss Helen Lankenau. The ceremony took place at Saint Peter's Lutheran Church, 54th st and Lexington av, and was followed by a reception at Arion Hall.

THE COLLEGE OF ARCHITECTURE OF CORNELL UNIVERSITY is perfecting plans to publish a quarterly magazine to be called the "Cornell Architect." This magazine will be the first publication ever attempted by the College of Architecture, and its purpose will be to better acquaint the undergraduates with the affairs of the college and to furnish a means of communication with its alumni.

THE MERCHANTS' ASSOCIATION has been gathering information regarding foreign firms who are in the market for specific orders of merchandise. This has been sent to more than a thousand of the members of the association, who have been furnished with the address of the firm abroad which desired the goods, and as much information as could be obtained regarding the specifications and method of payment. This branch of the work is being expanded as rapidly as possible by the Industrial Bureau, which is getting into touch with new firms. Inquiries are coming to the association in increasing numbers.

HOTEL BILTMORE—There is the highest authority for stating that the Hotel Biltmore will continue without any change in policy, and that it was the expressed wish of Mr. Baumann that in the event of his death, Mr. Bowman, vice-president of the company, should assume full control and represent the interests of the Baumann estate as well as the interests of Mr. Bowman himself. Immediately upon learning of the death of Mr. Baumann, the business men interested in the promotion and operation of the Biltmore enterprise hastened to tender to Mr. Bowman the assurances of their cooperation and support, and voice their belief that the vice-president of the company should succeed to the post left vacant by Mr. Baumann's death.

**OBITUARY**

DAVID M. FITZPATRICK, a retired building contractor, died at his home, 74 Gerry av, Elmhurst, L. I., aged eighty-six years. He is survived by five sons and two daughters.

WILLIAM KENNY, a building inspector, for the last eight years in the Department of Water Supply, Gas and Electricity, died of heart disease at his home, 416 Dean st, Brooklyn, Tuesday, Oct. 20. He was thirty years old.

HENRY M. BURTIS, retired hardware dealer in Brooklyn, and for many years a resident of that borough, died at the home of his daughter in Montclair, N. J., Monday, Oct. 12. He was born in 1833 and lived in Brooklyn for over seventy years. He is survived by two sons and a daughter.

BERNARD RICHARDSON GREEN, one of the most prominent builders in the country, died at his home, in Washington, of general debility, Thursday, Oct. 22. Mr. Green superintended the construction of a portion of the State, War and Navy Building, the Congressional Library, the new National Museum and other notable structures in the Capitol. He served as adviser to the builders of the Corcoran Gallery of Art in Washington and the new Pennsylvania State Capitol in Harrisburg.

CHARLES JOHNSON KING, contracting manager of the Buffalo, N. Y., office of the H. W. Johns-Manville Co., died from cancer of the stomach, Saturday, Oct. 17. He was born in Glasgow, Scotland, thirty-five years ago, and for many years had lived in the Glendale section of Brooklyn, where he was well known. For the past two years Mr. King had been stationed in Buffalo, N. Y., in charge of the concern's business in that vicinity. He is survived by his widow and seven children.

**TRADE AND TECHNICAL SOCIETY EVENTS.**

TECHNICAL LEAGUE OF AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Courtlandt st, N. Y. C.

BROOKLYN ENGINEERS CLUB, 117 Remsen st, Brooklyn, at their regular meeting, Thursday, October 29, will be addressed by Paul Bigelow, Eastern manager of the Buckeye Engine Co.

AMERICAN INSTITUTE OF MECHANICAL ENGINEERS.—Meeting in New York City, December 1 to 4. Calvin W. Rice, secretary, 29 West 39th st.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The annual convention will be held in Chicago, Ill., February 8-9, 1915. Headquarters at Hotel Sherman.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, 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.

SECOND INTERNATIONAL EXPOSITION OF SAFETY AND SANITATION will be held at the Grand Central Palace, N. Y. C., December 12 to 19, 1914. This exposition is held under the auspices of the American Museum of Safety, and according to present plans will surpass the very successful exhibition held at the same place last year.

INTERNATIONAL ASSOCIATION of Master House Painters and Decorators of the United States and Canada will meet in annual convention in Washington, D. C., Feb. 9 to 12, 1915. The headquarters will be at the Hotel Raleigh. A. H. McGhan, Corcoran Building, Washington, D. C., chairman of Convention Committee.

AMERICAN HARDWARE MANUFACTURERS' ASSOCIATION will hold its annual meeting, in conjunction with the National Hardware Association, at the Marlborough-Blenheim Hotel, Atlantic City, N. J., October 28-30. F. D. Mitchell, secretary-treasurer, 1510 Woolworth Building, New York City.

THE SOCIETY OF BEAUX ARTS ARCHITECTS is preparing for an entertainment to be held at the Ritz-Carlton Hotel November 9-10, afternoon and evening. The proceeds will be devoted to the relief of families of architects, sculptors and painters who are in need of assistance on account of the European conflict. Many prominent professional and amateur artists have volunteered their services for this cause. A feature of the programme will be a mythological pantomime entitled "The Judgment of Paris." The committee in charge of the entertainment includes Lloyd Warren, chairman; Howard Greenley, Louis R. Metcalf, James W. O'Connor, Henry Hornbostel, Kenneth M. Murchison and Arthur Ware.

**RECENT INCORPORATIONS.**

MARCONI INVESTING CO. has been chartered with \$10,000 capital stock to do a realty, construction and dealing in building materials business with offices in Manhattan. The directors are Victor M. Corvaola and Jos. Caccia, both of 261 Broadway, and Frank Esposito, 210 Montrose av, Brooklyn. Alessandro Caccia, 261 Broadway, attorney.

LEBOHNER BROS. CO. has been chartered with \$10,000 capital stock to do a general construction and realty business with offices at Jamaica, L. I. The directors are: Geo. F. Lebohner, Jackson av and Walnut st, Queens; Geo. C. Lebohner, Jamaica av, Woodhaven, and Harry M. Peyser, 320 Broadway, Manhattan. Harry M. Peyser, 320 Broadway, attorney.

ST. CLAIR CONSTRUCTION CO. is a \$500,000 company chartered with offices in Manhattan to do a realty and construction business. The directors are: Alex Dow, 18 Washington av, Detroit, Mich.; Alfred Jaretzki, 49 Wall st, Manhattan; Horace H. Esselstyn, 65 Pine-gree av, Detroit, Mich., and two others. Sullivan & Cromwell, 49 Wall st, Manhattan, attorneys.

**Building Opportunities at Coney Island.**

President Jeremiah O'Leary of the West End Board of Trade says he is authoritatively informed that there is a great demand in that section for small apartments, and that builders throughout the city should be advised of it. He says that builders in that section find money hard to get.



# BUILDING MATERIALS AND SUPPLIES

PRICES DEPEND LARGELY UPON CUSTOMER—TIGHTNESS OF MONEY MAKES LONG CREDITS ALMOST GENERAL RULE

Plan Filings Last Week, This Week and Year Ago Compared

FURTHER weakening of building material prices has resulted from the keen competition now prevailing for new business throughout the district. In some cases, like linseed oil, conditions at manufacturing points are responsible for the slump. Many attribute the cause to slackness in building construction brought about to some extent by lenders failing to live up to their engagements, not through any deliberate intention to embarrass builders, but because the long-continued closing of the stock exchange has prevented profitable and safe negotiation of securities.

Applications for new building permits are holding their own when compared with those for the corresponding period last year, as far as volume is concerned, in all central points in the metropolitan district; but at best contractors are able barely to get their payrolls from lenders, thus putting an unusual burden upon supply men. The building money is known to be perfectly good in almost every instance, but there has been an uncertainty about when the actual payments would be made that has made the lot of the contractor anything but easy.

For a time, therefore, material interests were inclined to restrict trading except upon a close basis, but the necessity of doing business and helping old contracting customers to keep at least a working part of their organizations together made more extended credit advisable. Competition and price shading, plus long credits, soon upset the demeanor of the market, with the result that there is hardly a list price in the building material market to-day that is being strictly adhered to.

The notable exceptions are plate glass, common Hudson brick and those basic commodities that are large factors in subway construction like yellow pine

timber, sand, gravel and crushed stone. In the first case plate glass from foreign sources is practically out of market and American manufacturers are carrying the world's burdens for this commodity. Common Hudson brick, while not in good demand, is approaching the covering season, and since manufacturers are going into the winter short of stock as compared with other years, and dealers are not yet covered on the winter supplies, prices are expected to stiffen slightly this autumn instead of sharply as usual at this time of the year. Yellow pine is about the only timber that can be called strong in the general lumber market, and the demand for sand, crushed stone and gravel is active. Prices in these commodities are steady to strengthening.

Hardware is feeling a stronger export inquiry South and East. This may be expected to keep prices in fancy lines strong, but building grades are weak on demand though steady in price. Lime and plaster reflect the general sluggishness in the building trades, although in the former department there is developing an unprecedented demand for lime for fertilizing farm lands. The last half of this year promises to be one of the biggest the trade has ever known in this class of business.

Plan filings in the five boroughs up to 3 o'clock yesterday, compared with the volume and value of plans filed last week, follow. In the corresponding week last year there were 211 plans filed valued at \$1,672,530.

	No.	Week Ending	
		Oct. 16	Oct. 23
Manhattan.....	8	\$ 887,900	2 \$ 525,075
Bronx.....	20	401,300	19 492,600
Brooklyn.....	29	277,600	60 515,500
Queens.....	48	83,005	104 417,700
Richmond.....	11	8,973	18 22,704
Total.....	116	\$1,657,878	193 \$1,973,579

## PLATE GLASS.

### Further Advance in Prices Expected Before Long—War Conditions the Cause.

ACCORDING to advices supplied the trade the far-reaching effects of the European war have already given blast glass interests serious concern. There seems to be ground for belief that there will soon be a large advance in the price of plate glass. If the war continues, the American manufacturers will be compelled to ship to countries that have heretofore obtained their stock elsewhere.

Belgium has been the principal source of supply throughout Europe. Its factories at several points are reported to have been destroyed. Many plants in France and England have been shut down because the employes have been called for military service. Canadian plate glass warehouses, which in the past have secured their stock from English factories, will have difficulty in obtaining supplies because of interrupted transportation routes. For the same reason Australia's supply will be cut off, and as these two countries have not yet been materially affected by the war, and as they may continue to use as much plate glass as heretofore, the product of American factories only will be available for their needs. This will create a demand that will naturally lead to much higher prices, if trade conditions in the United States remain normal.

## IRON AND STEEL.

### Prices Weak and Current Lists Are Being Shaded.

STRUCTURAL steel and steel-making iron are in such moderate demand that even the quotations of 26@31 now current are generally looked upon by specifiers as nominal. This is generally the time of the year when buyers begin to gauge their future requirements over the new year. So far there has been little interest shown in 1915 requirements. Local agents report that Pittsburgh has been receiving some desultory inquiries and in some cases prices have been suggested.

The average, however, is somewhat below the present basis of \$3.60 per base box, and in some cases \$3.50 has been quoted on futures, while small mills are willing to discuss the \$3.40 Pittsburgh base up to their capacity. The significance of these prices lies in the apparent evidence that the producers cannot look

for much change in business conditions next year, if they are willing to shade the market from \$2 to \$4 a ton from present values. At the present time tin plate remains steady and mills are operating approximately 75 per cent of capacity.

For sheets, specifications have been on the decline since the opening of September, but mills ket level, and operations are down to about 60 per cent. There is every prospect of a further decline in buying and specifications over the winter months, as all large consumers are well covered and new business is extremely small. Wire products are the most active of all, and the mills are running fully 80 per cent of capacity.

Semi-finished steel buying has continued very light. The leading producers are holding to \$21 Pittsburgh for billets and \$22 for sheet bars, but there are small sales for a dollar lower and good business might bring better quotations from the large steel works, who are getting pretty close to the time when they will need new tonnage or must curtail more sharply on production.

## GYPSUM.

### Lime and Plaster Markets Optimistic Despite Tight Competition.

WHILE finishing materials such as lime, gypsum, hair, etc., are reported by distributors here to be in a loose market they are practically in the same relative position that all other building materials find themselves in at present. There is a feeling of optimism in that the source of supplies are in good shape to take care of the restricted market and that as soon as even partial recovery in the building trades begins the lime and plaster markets will quickly feel the buoyancy. There is some talk of secret shading. Quotations are nominal.

A report just issued by the United States Geological Survey shows the gypsum production of Texas in 1913 to be 161,090 short tons, valued at \$346,000. The production shows a slight increase over 1912, but the value has decreased about \$10,000. Texas has a large undeveloped gypsum area. The only deposits exploited at present are those in northern Texas. Four plants, three at Acme and one at Hamlin, are engaged in the manufacture of gypsum into plaster.

## COMMON BRICK.

### Registered Unloading Figures Light Because of Rain.

COMMON BRICK is without feature in a dull market. Prices for good brick are practically in the same range as last week, that is, good brick is bringing a little above the bottom quoted range in this market.

Official transactions for Hudson River brick covering the week ending Thursday, Oct. 22, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.	
Left over, Friday A. M., Oct. 16—15.	Arrived. Sold.
Friday, Oct. 16.....	8 7
Saturday, Oct. 17.....	7 1
Monday, Oct. 19.....	13 10
Tuesday, Oct. 20.....	1 2
Wednesday, Oct. 21.....	7 3
Thursday, Oct. 22.....	4 9
Total.....	40 32

Reported en route, Friday, Oct. 23—8.  
Condition of market, weak. Prices: Hudsons, \$5 to \$5.50 (shaded); Raritan, \$5.25 to \$5.50 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, to \$7.25 (yard). Nominal. Left over, Friday a. m., Oct. 23—23.

## HUDSON RIVER BRICK UNLOADED.

(Current and last week compared.)			
Oct. 9.....	690,500	Oct. 16.....	Rain.
Oct. 10.....	370,000	Oct. 17.....	70,000
Oct. 12.....	630,000	Oct. 19.....	891,500
Oct. 13.....	1,032,500	Oct. 20.....	753,000
Oct. 14.....	963,000	Oct. 21.....	811,500
Oct. 15.....	1,006,000	Oct. 22.....	764,000
Total.....	4,692,000	Total.....	3,290,000

1913.	
Left over, Friday A. M., Oct. 17—58.	Arrived. Sold.
Friday, Oct. 17.....	6 11
Saturday, Oct. 18.....	0 2
Monday, Oct. 20.....	13 13
Tuesday, Oct. 21.....	2 2
Wednesday, Oct. 22.....	4 0
Thursday, Oct. 23.....	5 4
Total.....	30 32

Condition of market, stiffening at top quotations. Price: Hudsons, \$5.50 to \$6; Newark, yard, \$7.25 to \$7.50, stiff. Left over Friday a. m., Oct. 24—56.

## OFFICIAL SUMMARY.

Left over Jan. 1, 1914.....	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Oct. 22, 1914.....	1,355
Total No. bargeloads sold Jan. 1 to Oct. 22, 1914.....	1,332
Total No. bargeloads left over Oct. 23, 1914.....	23
Total No. bargeloads left over Jan. 1, 1913.....	113
Total No. bargeloads arrived, including left over, Jan. 1 to Oct. 23, 1913.....	1,812
Total No. bargeloads sold Jan. 1 to Oct. 23, 1913.....	1,757
Total No. bargeloads left over Oct. 24, 1913.....	55

## LINSEED OIL.

### Weaker Prices at Duluth Drop Quotations Here.

FOLLOWING a drop of from 1/4 to 1/4 cents a bushel for flax seed at Duluth on Tuesday, prices for linseed oil in this market dropped another cent, making the current range 47 and 48 cents for city raw American seed and 48 and 49 cents for city boiled American seed. Out-of-town raw brings 46 and 47. Raw Calcutta seed is quoted on a bottom range of 70 cents flat.

The slump at Duluth was the cause of a weaker tone in the local market for oil. Heavy users are now able to buy linseed oil in car-load lots at 45 and 46 cents a gallon. The total drop in linseed prices in the last two weeks according to card schedule is 2 cents.

## LUMBER.

### Quotations Shrink as Competition Becomes More Strenuous.

PRICES at wholesale on many grades of lumber show a decline. All lists are practically nominal, with the result that quotations are being made according to customer. One authority analyzes the current lumber situation as follows: "This fluctuation in prices is a natural sequence to the liquidation taking place in the wholesale and manufacturing branches of the business, but notwithstanding this condition in the wholesale and manufacturing branches, the retailer, who is enjoying sufficient business to move a fair amount of stock, is able under present conditions to replenish the same on a basis nearer to actual market conditions than would be otherwise possible."

## NEW STEEL COMPANY.

### Walter E. Buckingham, Formerly of National, Heads Buckingham Company.

WALTER E. BUCKINGHAM, formerly manager of sales for the National Bridge Works, has organized the Buckingham Steel Company, Inc., with offices at 50 Church street. The officers are: Walter E. Buckingham, president; Edward J. Kaufman, Jr., vice-president and treasurer; Dwight W. De Motte, secretary. Mr. Buckingham has been in the iron and steel business for eighteen years, his previous connections being with Post & McCord, Milliken Brothers and the Lackawanna Steel Company. Mr. Kaufman was formerly in the operating department at the plant of the National Bridge Works. The company will make a specialty of supplying all the material for iron shops, carrying a full line, including structural steel and merchants' sizes. They are also prepared to turn out fabricated work for quick shipment from stock.