NEW YORK, NOVEMBER 7, 1914

UPSTATE COUNTIES THRIVING OFF THE CITY

Unjust Taxes Imposed Upon the City of New York by the Assessors of the Taxing Districts in the Catskill Watershed

> By IRA J. ETTINGER Executive Secretary, United Real Estate Owners' Associations

O'NE of the most important subjects which is now engaging the attention of the Taxation Committee of the United Real Estate Owners' Associations is the Real Estate Owners' Associations is the grave and serious injustice done to the City of New York by the local assessors in about twenty towns in which the aqueduct property recently acquired by the City of New York is situate, in placing assessments against the City of New York in utter disregard of the value of the property and including in such valuations dams and aqueducts above or below the ground including in many cases tunnels far beneath the surface and taking the cost of the construction as the basis for the assessment.

This unjust imposition affects every taxpayer in the city. For the year 1913 increases in assessed valuation amounted to twenty-two and a half millions of dol-lars upon the holdings which the city acquired for the Catskill water supply purposes alone; and this increase repre-sents solely the value of construction work and reflects no increased worth in

work and renects no increased worth in the land.

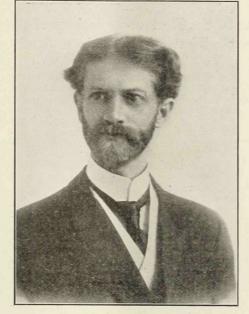
In the whole United States there are only two commonwealths, namely, Massachusetts and New York, where such a species of taxation exists. In the State of New Jersey it has always been the law, as it has been in all of the other commonwealths, that a water supply is a public necessity and must be provided by the State for the people of its separate municipalities, in order to enable them to exist. Under the old common law no property used for water supply in the State of New York was taxed, no matter where it was located in the State, but this was changed by Chapter 502 of the Laws of 1866, which was incorporated in the Consolidated Laws of 1882, and was subsequently re-enacted in the the land. subsequently re-enacted in the er New York Charter as Section was Greater New

Where the Trouble Began.

Where the Trouble Began.

The protecting clause in Section 480 of the Greater New York Charter was stricken out in the year 1901, and this has been the origin of all our present difficulties. When the General Tax Law of 1909 was passed it was claimed that it repealed all previous laws including the Charter provision with the result that each of these separate towns has imposed upon the City of New York a different rule of assessment. And as was stated in the brief of the Corporation Counsel of the City of New York in connection with the amendment proposed in the Legislature in the year 1913: "We have the unusual spectacle of municipal corporations, creatures of the State, governed and controlled by the Legislature, engaged in bitter and costly litigation at the expense of the taxpayers of each community, all of whom are citizens and residents of this State, and each of whom are entitled to exact and equal justice at the hands of the Legislature."

In the State of Massachusetts it was not until 1903 that a law was passed which made the land, but exclusive of constructions, assessable for purposes of such taxation; and this law was adopt-



IRA J. ETTINGER.

ed because the City of Boston extended its municipal water supply system and reached out to bring in streams and impound them for the purpose of supplying its population; and land taken for the water system was placed upon the tax

Failure of Relief Measures.

Failure of Relief Measures.

During the session of the New York Legislature in the year 1913 a bill was introduced amending the Tax Law providing that all lands heretofore or hereafter acquired for the purpose of a water supply by any municipal corporation within the limits of another municipal corporation shall hereafter be assessed and taxed at the value of said lands exclusive of all dams, aqueducts and other structures necessary for the purpose of a water supply and it was therein provided that in the valuation of said lands the assessors shall treat all lands flooded by the construction of dams, or used for the purpose of storing or impounding waters thereon, as land not under water, but despite all of the efforts put forth by the City of New York and its representatives and notwithstanding the argument presented by President Charles Strauss, of the Board of Water Supply, before the joint Committee on Taxation and Retrenchment, the bill failed of passage and the old confused and unjust system has continued to this very day.

The brief of the Corporation Counsel recites that there are pending in the courts in the counties of Westchester and Putnam one hundred and twenty certiorari proceedings to review the inequalities and over-valuations of the assessment of the lands of the City of New York in fifteen different tax districts. These over-valuations occur on property of the City of New York is a rich municipality because it is deemed just

and proper to extract as much money from the City of New York as a tax-payer as is possible and to make the tax burden upon the City of New York as heavy as the ingenuity of the local assessor might devise.

Because of the uncertainty of the law and the decisions of the courts upon the subject the assessors also claim the right to assess the aqueduct structures, although Supreme Court Justice Morschauser, sitting in Orange County, decided that the aqueduct structures were not assessable, which decision has since been affirmed by the Appellate Division, an appeal having been taken to the Court of Appeals which has not yet rendered its opinion in the matter.

Specific Cases of Injustice.

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To show the real injustice that has been practiced upon the City of New York by the different communities a few glaring instances, taken from the memo-randum of the Board of Water Supply

randum of the Board of Water Supply will now be cited:

In the Town of Mt. Pleasant, West-chester County, parcel 803, consisting of 43 acres, was assessed in 1910 at \$21,945, an average of \$500 an acre. The assessment against the former owner who parted with the property the year before the city acquired it, was at the rate of \$100 an acre.

Parcel 805 was assessed in 1905 at \$500 an acre. The former owner, the year

an acre. The former owner, the year before, was assessed at only \$92 an acre. In the Town of Cortlandt, Westches-

In the Town of Cortlandt, Westchester County, the average assessment per acre against the citizens is \$716, while the assessment against the City of New York is \$4,348. The City of New York owns 5 per cent. of the area and pays 23 per cent. of the taxes.

In the Town of Gardiner, Ulster County, parcel 221 is known as the Deyo Farm. It consists of 160 acres; the city took 8½ acres, and while the assessment of \$4,300 was placed against the former owner upon the entire 160 acres in 1907, the city, on taking title, was assessed \$3,225. In this town in 1908 the assessment was \$18.74 per acre; when the City of New York came in there the assessment was increased to \$375 per acre upon all the land to which the City of New York took title.

In the Town of Philipstown, Putnam County, the assessment on the identical lands was increased from \$68,803 in 1912 to \$3,030,203 in 1913. This assessment

lands was increased from \$68,803 in 1912 to \$3,030,203 in 1913. This assessment was protested by the city on Grievance Day, and a bill was later rendered to the Board of Water Supply for the 1913 taxes for \$490,321; the payment of these taxes has been withheld by the city pending the result of certiorari proceedings.

What Yonkers Has Done.

In the City of Yonkers the assessment was increased from \$750,550 in 1913 to \$19,280,150 for 1914; and payment of these taxes is now the subject of litiga-

These are not exceptional instances; they simply indicate the general spirit of the assessors throughout these counties, resulting in gross injustice to the

City of New York and continued expenditure in litigation.

Just a few more instances of glaring

injustice:
In the Town of Kent, Putnam County, the city owns 5 per cent. of the land and pays 50 per cent. of the taxes; in the Town of Patterson, Putnam County, the city owns three-tenths of 1 per cent.

the city owns three-tenths of 1 per cent. of the land and pays 4 per cent. of the taxes; in the Town of North Salem, Westchester County, the city owns 10 per cent. of the land and pays 55 per cent. of the taxes.

In the Town of Kent, Putnam County, the assessment per acre for the private individual is \$18 and the city is assessed \$363 per acre; in the Town of Patterson, Putnam County, the assessment for private individuals is \$68 per acre and the city is assessed \$730 per acre; in the Town of North Salem,

Westchester County, the private individual is assessed at \$116 per acre and the city is assessed at \$842 per acre; in the Town of Cortlandt, Westchester County, the private individual is assessed at \$716 per acre, and the city is assessed at \$4,348 per acre.

In the Town of Olive, Ulster County, the former owner of parcel 31 was assessed in 1907 for \$1,500 and in 1908 the City of New York was assessed for the same parcel the sum of \$17,700; in the same town the former owner of parcel 35 was assessed in 1907 for \$500 and in the year 1908 the City of New York was assessed for the same parcel the sum of assessed for the same parcel the sum of

One of the most serious consequences of this unjust taxation is the withholding of the money by the City of New York which these local communities require for their maintenance. The City of New York refuses to pay any tax which it claims to be illegal, and holds the money whilst litigation is pending in the courts. In the meantime these communities suffer for the lack of the money that the City of New York is compelled to withhold. In his argument before the Legislature the President of the Board of Water Supply said: "Only two or three days ago a representative of one of the Westchester school districts came and asked me to make an exception in and asked me to make an exception in that case in order that the schools might be maintained, and stated that unless the

be maintained, and stated that unless the payment is made, whether right or wrong, the schools must close."
Until a just and proper rule of assessment is established, which will promote harmony in the relations of the City of New York and these communities, this deplorable condition must continue to price.

MILLIONS SAVED FROM THE CITY BUDGET

In Large Part Due to the Recommendations of the Taxpayer Organizations, Which For the First Time Made a Study of the Estimates

NOW that the Board of Estimate has completed its deliberations on the 1915 Budget, it is interesting to note the changes made in the original estimates and the way these reductions were arrived at. In considering these, two important facts stand out. First—The original requests were about \$17,-000,000 above the 1914 budget. Second—For the first time in the history of the city, taxpayer organizations made a serious study of the budget and suggested specific, practical changes.

The original departmental estimates showed what it was intended to do in the way of liberal spending. They footed up \$210,000,000. This threatened a tax rate from a little below to a little above \$2.00 in the various boroughs.

In its daily memoranda to the subcommittee of the Board of Estimate the Real Estate Board presented objections on the broad ground of inability of the taxpayer to stand this unprecedented increase in the amount of city expenditure in abnormally hard times. But of even greater importance were the specific recommendations made by the Real Estate Board for reductions in various departments. 1915 Budget, it is interesting to note

Estate Board for reductions in various departments.

The board's recommendations

The board's recommendations were followed, immediately preceding the Board of Estimate hearings, by distribution of a pamphlet directed to the Board of Estimate and the public, setting forth the city's financial condition and giving the reasons why this was a particularly inopportune time to indulge in anything that savered of extravary. in anything that savored of extravag-ance or injudicious spending. This po-sition was again emphasized at the pub-lic hearings before the Board of Estimate on October 26 and 27. As the result the figures work out this way, in round numbers:

Original Estimates Sept 1 (including Board of Educa-

Reduction (including Board of Education) \$6,000,000

Amount referred to Board

 Second Reduction
 \$4,800,000

 Original Reduction
 6,000,000

Total Reduction \$10,800,000

These changes represent (1) a reduction of \$1,600,000 in tax levy deficiency; (2) a reduction of \$700,000 in borough assessments; (3) about \$7,300,000 reduction in various departments, and (4) \$1,100,000 in the debt service.

To the Board of Estimate and its painsteling corps of investigators credit

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is, of course, due for these reductions. But the Real Estate Board believes that its suggestions and recommendations had much weight in determining the

final result.

The board has therefore compiled the following figures, showing the more important reductions from amounts requested by departments and offices where reductions were asked for in its published recommendations to the Board of Estimate: Law Department

of Estimate:	
Law Department	\$37,040
Commissioner of Accounts	5,800
Bureau of Weights & Measures	8,557
Bureau of Licenses	6,642
Borough Presidents	780,835
Department of Education (ap-	
proximately)	4,000,000
College of City of New York	75,991
Hunters College	24,020
New York Public Library Bldg.	13,400
Public Recreation Commission.	6,397
Fire Department	82,718
Department of Health	178,236
Public Charities	23,570
Tenement House Department	13,150
Dept. of Water Supply, Gas &	****
Electricity	571,970
Department of Street Cleaning.	165,297
Department of Corrections	93,388
Board of Inebriety	24,949
Department of Bridges	31,614
Department of Docks	446,124
Department of Parks	83,726
Inferior Courts	79,441
New York County	53,957

Supreme Court, Second Dept.,	
Jurors' Fees	40,00
Supreme Court, Maintenance	4,717
Surrogates Court, Richmond	2,300
County Clerk, Richmond	11,286
Bronx County, Total	150,000
King's County, Total	7,64
Surrogate, Queens	15,830
District Attorney, Queens	15,698
County Clerk, Queens	50,000
Sheriff, Queens	6,71
_	

Supreme Court, First Dept.... 124,582

Total\$7,235,894 These items, with other miscellaneous small amounts, make the \$7,300,000 reduction above referred to.

The importance of these reductions

The importance of these reductions cannot be over-estimated. But the fact must not be lost sight of that even with a Budget of nearly \$200,000,000, the tax rate will be so high as to embarrass many property owners.

This fact will be brought to the attention of the Board of Aldermen, who have yet to go over the budget and have substantial powers for reducing it.

A statement given out by the Real Estate Board explains one cause of the city debt as follows:

Spending Money on Immigrants.

"One great cause of our financial difficulties lies in the fact that New York is the most important seaport in the United States, and the open door through which immigration enters. The

character of this immigration in the last character of this immigration in the last twenty years has greatly changed. As President Wilson has conclusively shown, the strong, sturdy, self-respecting races of the North of Europe have ceased to send us their people. Such immigrants were an asset the moment they touched the shores of America and seldom, if ever, except through mental or physical misfortune, did they become a burden on the community. There was also in them a strong self-respect that, even though suffering and in poverty, kept them from asking or taking aid from the public authorities. kept them from asking or taking aid from the public authorities. "These immigrants have been replaced

"These immigrants have been replaced by others of a different character. Dur-ing the past twenty years the Southern countries of Europe and Poland and Russia have furnished the bulk of our immigration. These were a different class of people, the majority of them extremely poor, accustomed to an abso-lute and paternal government. Instead of passing through New York to de-velop the farming lands of the West and build up great and flourishing communibuild up great and flourishing communi-ties, a large part of them remained in New York, their children to be educated, ties, a large part of them remained in New York, their children to be educated, their sick and feeble to be taken care of, and their poor to become a charge on the community. To them the idea of getting city or private aid was not repugnant, and where the other and sturdier immigrants repulsed the social workers they welcomed them. As the result of this, and very largely through the activities of these social workers and those who sympathize with them, has come the great increase in the expense of the Department of Charities, from \$1,976,000 in 1905, to \$3,772,000 in 1914.

"To this class of people, and to their friends and sympathizers, is also due the largely increased activities of the Department of Health, whose expenditures have increased from \$1,260,000 in 1905, to \$3,621,738.58 in 1914. The same influences have largely affected the Department of Education. This department spent in 1905, \$23,662,731.06, and asks this year \$43,000,000, although the great extension of the religious school system should have greatly relieved the city's public schools.

city's public schools.

Natural Extensions.

"Another important cause that has added to the increase of the budget has been the growth of the city and the natural extension of its governmental functions over additional areas of terri-

"With this extension there must necessarily be new school houses, new po-lice stations and new fire houses, together with the employment of those necessary to operate and maintain them.
"The Real Estate Board realizes a

this, but the board submits that in these necessary extensions and improvements too little care has been taken of the public funds.

UPLIFT AT MOTT HAVEN EXPECTED

Opening of New Subway System Will Have Beneficial Effect on Section-Many Industrial Concerns Located in District

M OTT HAVEN, which occupies the southerly section of the Bronx, assumes a new importance as the work on the subway through East 138th street, its main thoroughfare, nears completion. The section of the borough for many years has been an industrial center, but when the new line is in operation it is expected that the district will become one of the important commercial and manufacturing districts in the city.

the city.

At the present time there are many different kinds of product manufactured in this section of the Bronx, the magnet which drew the concerns from other sections being the splendid transportation facilities, both by rail and water. The opening of the new subway, however, will create another means of access, as will the New York Connecting Railroad line, when completed. Mott Haven

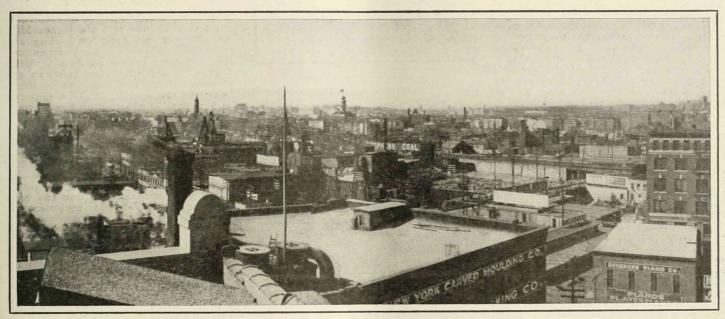
vated systems; the Third avenue bridge, surface lines and vehicular traffic, and the Willis avenue structure performs

the Willis avenue structure performs like service.

The New York Connecting Railroad bridge, now in course of construction, will also form an important link, connecting, as it will, the Bronx with Astoria. The structure consists of a series of spans from Port Morris over Randall's and Ward's Islands and will care for freight as well as passengers. Direct connection from New England to the South and West will be had by means of the Pennsylvania system at Sunnyside yard. Provisions have been made also for the handling of freight to South Brooklyn, and from that point it can be lightered to New Jersey, where other railroad terminals are located. All these improvements, which involve the expenditure of millions of dollars, rebound to the advantage of the Mott Haven sec-

4,781,222, as against only 3,238,859 at 149th street and Third avenue, the average daily traffic at 138th street being 14,062, while at 149th street it was only 9,526, or about two-thirds. The 138th street 'L' station carries more passengers than any other station in the Bronx and more than any other in Manhattan except City Hall, Grand, 59th, 106th and 116th streets.

"If that has been the result of one 'L' station, what will be the effect of four stations on the 138th street crosstown subway now being finished and extending almost from the Harlem to the East River? Two of these 138th street stations will serve what is usually termed 'Mott Haven,' the Mott avenue and the Third avenue, the latter an express station. Mott Haven will then be brought into close connection for a single fare with the entire length of Manhattan and Brooklyn and with the West single fare with the entire length of Man-hattan and Brooklyn and with the West



PANORAMIC VIEW OF MOTT HAVEN.

boasts of more piano factories and a greater output of pianos than any other place in the United States; but, in addition, there are many large coal and lumber yards, also concerns which manufacture refrigerating machinery, shirtwaists, handkerchiefs, chemicals, paper boxes, plumbing supplies, all kinds of boxes, plumbing supplies, all kinds of woodworking materials, electrical appa-ratus, automobiles and supplies, wagons hardware.

and hardware.

Mott Haven is the focal point of all the Union Railway lines of the Bronx; in addition, there are stations on the New York Central & Hudson River Railroad at 138th street and Park avenue, and on the New Haven, Westchester and Boston lines at Willis avenue and 132d street, which are utilized by the local manufacturers for the shipping and receiving of freight.

While the Harlem River marks the dividing line between Manhattan and the Bronx, still as a barrier to traffic it

dividing line between Manhattan and the Bronx, still as a barrier to traffic it has been eliminated. Bridges connect the two boroughs, and most of the principal thoroughfares, so that vehicular traffic is cared for; and, in addition, the value of the waterway as a means of transportation remains untouched. The Madison avenue bridge connects that artery with East 138th street, Bronx; the Fourth avenue railroad bridge carries passengers and freight traffic of the New York Central Railroad and affiliated lines; the Second avenue bridge serves the Second and Third avenue ele-

tion and should cause an increased in-

flux of industries.

The Canal Board at a recent meeting approved of 136th street as a location for a new terminal, as nominated in the Barge Canal Terminal Law, and has instructed its secretary to commence negotiations with the Board of Estimate negotiations with the Board of Estimate for the acquisition of the necessary lands. The Mott Haven canal, of importance to the wholesale coal dealers, lies between Third and Park avenues and permits the passing of canal barges from the Harlem River as far north as 138th street. The south portion of the canal was laid out in 1850 by Jordan L. Mott

Mott.

Albert E. Davis, one-time president of the North Side Board of Trade, and who has been a practising architect at 138th street for twenty-seven years, said this week: "The growth of Mott Haven has not kept pace with other sections of the Bronx, chiefly because of the double fare necessary to reach lower Manhattan. Compare, for instance, the section of 138th street east of Alexander avenue with that west of it. The former is more solidly built up than any section, and why? Because there is a station of the Third avenue "L" between Alexander and Willis avenues. I said 'more solidly built up'; I mean by that more populous. Records of the elevated traffic during the year ending June 30, 1914, recently published by the Public Service Commission, show that the total number of passengers carried at the 138th street station was carried at the 138th street station was

Bronx almost to Yonkers and the East Bronx almost to New Rochelle, because the Jerome avenue and the Pelham Park branches of the Lexington avenue subway will both have stations here.

"Let it be assumed that this line will be in operation within two years and it can easily be conjectured what the next few years have in store for this section. I predict that this development will begin next year. The cry is heard that business is bad, money is tight, and real estate is a drug on the market; but the dawn of an era of prosperity is close at hand. The opening of the Panama Canal, the growth of South American trade and the war in Europe all mean ultimate business gains to us. Soon money will again flow towards real estate. And there is no section of the Bronx which will better be prepared for it or prove a more inviting field for investment and development than Mott Haven."

Harry C. Bryan, of Williamson & ryan, in discussing the district, said: Bryan, in discussing the district, said:
"Mott Haven is a most desirable location for manufacturing purposes, not only because building sites are cheap but also on account of the excellent shipping facilities both by water and rail close at hand. The unusual depth of water off Port Morris can enable the largest steamers to dock easily, thereby avoiding a trip down through Hell Gate; and it is only a question of time when dockings will be made at that point."

DEVELOPMENTS IN FACTORY INSPECTION

Fire Resisting Partitions For Stairways Are Now Being Ordered-Superfluous Fire Escapes—Public Hearing on Elevator Rules Called

ECENT developments in the enforcement of the Labor Law deal with fire-drill alarms, stairway enclosures, superfluous exits and fire-escapes. The fire-drill alarms required in buildings by the Labor Law are now being ordered by the Bureau of Fire Prevention of the Fire Department which is directing owners to install an alarm system which will operate the fire-drills required to be held once a month by employers. These orders affect buildings which are more than two stories in height and in which there are more than twenty-five persons employed above the height and in which there are more than twenty-five persons employed above the ground floor. The fire-drill alarm is an instance of dual jurisdiction, wherein the Industrial Board of the Labor Department makes the regulations, while the Bureau of Fire Prevention of the city Fire Department issues the orders and enforces the requirements according to section 83-a of the Labor Law.

The fire-drill alarm system includes considerable electrical signaling apparatus, it should be laid out with regard to the permanent exit facilities, it should assist the carrying out of the fire-drill

assist the carrying out of the fire-drill and it should be designed to meet the emergency conditions created by an actual fire. As the fire-drill alarm sys-tem is only one item of the complete fire prevention system for a building, it should not be handled independently or without regard to the other parts of the without regard to the other parts of the system.

Enclosed Stairways.

The enclosure of stairways in fireproof or fire-resisting partitions is now being ordered by the Department of Labor in accordance with the definition of these technical terms by the Industrial Board. The stairways are the principal means of escape in nearly all buildings, while the number of work people who may be employed on each floor largely depends upon their capacity. This makes it advisable to have any improvement of stairways properly designed so that the building will receive the fullest credit according to the requirements of the law. The enclosure of stairways in fireproof

law. Outside fire-escapes Outside fire-escapes which are not part of the regular exit facilities of a building are subject to the fire-escape provisions of the law. As these fire-escapes may be superfluous means of exit, the owner has the option of removing them. But this step is undesirable, because the Fire Department needs these fire-escapes as an assistance in its extinguishing operations. As a result of objections presented in behalf of owners fully a year ago, the Industrial Board which fully a year ago, the Industrial Board of the Department of Labor has adopted or the Department of Labor has adopted a rule which makes it unnecessary to either remove the fire-escapes or spend money for unnecessary improvements, such as wire-glass windows, new balcony stairs or counter-balanced stairs.

When a Fire-Escape Is Superfluous.

When a Fire-Escape Is Superfluous.

If a building has other satisfactory means of escape, the fire-escapes are considered superfluous exits, and the Commissioner of Labor withdraws orders affecting such fire-escapes, provided they are structurally safe and provided also, that at the windows leading to such fire-escapes, there are posted proper "not-an-exit" signs. These signs have letters 8 inches high with notices in English, Yiddish and Italian, informing the occupants that the fire-escapes are for the use of the Fire Department only and should not be used either for fire drills or in case of fire.

Owners of buildings in general have had the experience of erecting fire-es-



HON. JAMES M. LYNCH, State Commissioner of Labor.

capes at the order of one department and later of having them condemned by another department. Peter Joseph Mc-Keon, consulting engineer, speaking of this conflict of orders, said this week: "Such fire-escapes were too often erect-ed with little regard to their being a safe and adequate means of exit, but simply as a technical and unavoidable comas a technical and unavoidable com-pliance with some department order. As a result, when new exit standards were adopted or the jurisdiction over fire-escapes changed from one department to another, the fire-escapes were con-demned and the owner obliged to make expensive alterations of the existing fire-escapes or provide entirely new exit facilities. facilities.

A Required Exit.

"Fire-escapes in the past have generally been looked upon as something which had to be provided to satisfy some public department and they were never intended for regular use. A different state tended for regular use. A different state of affairs now exists because fire-escapes in many cases are one of the legal means of exit and they will be used at least once a month in carrying out the fire-drills required by law. This means that such fire-escapes will be put to an actual test frequently and regularly and not, as has heretofore been the case, be used very seldom, if at all. The fire-escapes also, now represent special problems, because they must be considered in connection with the general exit facilities, and for this reason an engineer should be employed to study the needs of the building and proper plans and specifications prepared before contractors undertake to execute the work."

Hearing on Elevator Regulations.

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The Industrial Board of the State Labor Department will grant a hearing to the public on Thursday, November 19, when the final report of the Committee on Dangerous Machinery, relating to the construction, guarding, equipment, maintenance and operation of elevators, will be considered.

For the same date a hearing is announced on the final report of the Committee on Fire Hazards, defining proposed rules for fireproof and fire-resisting materials, and describing certain specifications relating to construction.

Hearings on the same matters were held in July, on which occasion the rep-

resentatives of real estate interests appeared and stated their views. Copies of the revised rules will not be available for publication in advance of the hearing, but those persons who have preserved the copies of the tentative regulations which were the subject of the hearings in July will understand the general nature of the final report in each case.

The rules as set down in the first draft of the elevator regulations provided for a trap door in the top of every elevator car in factory buildings. (The regulations apply only to factory buildings.) Other regulations contemplated at that date were: The cars must be properly lighted at all times when in service. They must have safety jaws of a type approved by the Commissioner of Labor. Each one must have a speed governor. governor.

Freight Elevators

All freight cars shall have enclosures not less than five feet six inches high on all sides not used for loading and unloading. Where the hoistway enclosures and gates are not set flush with the floor sills, and where the hoistway enclosures are not free from fixed obstructions, the car opening shall be provided. closures are not free from fixed obstructions, the car opening shall be provided with a panel not less than five feet six inches high, and not less than two feet wide, in front of the operator. This panel can be hinged to swing inward against the controller.

The entire top of a freight elevator shall be provided with a substantially constructed cover or grating of No. 8 gauge wire not less than one and one-half inch mesh, or its equivalent in strength.

strength.

Car safeties will not be required on plunger elevators. Car safeties will not be required for sidewalk type elevators which travel less than twenty feet between terminal landings.

tween terminal landings.

Power-driven carriage type hoists, installed prior to 1914, without overhead car beam and car safeties, where the platform has hoist ropes fastened to its four corners, may be used for travel not exceeding fifty feet between terminal landings. Hand-power operated elevators may be used for travel not to exceed fifty feet between terminal landings.

A substantial grating to carry a load of not less than five hundred pounds shall be installed under the overhead sheaves and in any open spaces over an elevator hoistway that is not otherwise protected.

protected.

In all factory buildings there shall be a passageway leading from the elevator to the outside of the building when the elevator is at the lowest point of its

Freight elevators hereafter installed in factory buildings where more than one hundred people are employed on one floor, in order to be available in case of emergency shall be capable of safely lowering a live load of not less than fifty pounds per square foot of its platform area

All power-driven elevators hereafter installed shall have no less than two hoist ropes and two ropes attached to each counterweight.

All parts of the elevator machinery and the hoistway and car safeties shall be regularly inspected by some person competent to perform such service. Weekly inspection reports showing the condition of the elevator shall be prepared and signed by the person making such inspection; such reports shall be made on a form prescribed by the Commissioner of Labor and shall be kept on file for his examination.

MECHANICS' LIEN LAW EXPLAINED

Necessity of Protecting Rights of All Claimants to Give Every Protection to the Lienor-Statute Built Upon This Theory

By THOMAS H. RAY*

AND is the foundation of wealth. Man is compelled by the progress of civilization to direct his efforts more and more to its improvement. He should be encouraged to do so by proper legislation. Its stability, permanence and the possibility of an ever enhancing and the possibility of an ever enhancing value make real estate the most attractive investments. But it is this very quality of fixity and permanence as contrasted with the transiency and instability of chattels, which makes necessary a distinction in law between real and personal property. Because of this legal distinction and by the operation of the sonal property. Because of this legal distinction and by the operation of the rule of law which transfers the title to all fixtures to the owner of the land, arises the primary necessity for a statute providing for mchanics' liens upon real

Chattels Can Be Delivered.

One who sells a chattel can deliver it physically to the purchaser. But he need do so only upon the receipt of the purchase price. The mechanic who per-

need do so only upon the receipt of the purchase price. The mechanic who performs work upon personal property obtains possession of it and can demand his compensation before he returns it to the owner. If the owner of personal property pawns it the lender gets possession and returns it only upon the repayment of the loan. Thus, regardless of any statutory provisions the vendor, mechanic or lender is equally able to protect himself by reason of his "natural lien" of possession.

By contrast, if the owner of real property wishes to sell it, he cannot deliver the land to the purchaser. But the law has contrived a method by which he may do so constructively by the giving of a deed, and proof of the delivery is preserved by the provisions for the recording of the deed. Likewise, when the owner wishes to borrow money, giving his real estate as security for the loan, he delivers to the lender written evidence of his lien in the form of a mortgage. As well, a different rule affects the mechanic or laborer who furnishes material and does work upon the real property of his lien in the form of a mortgage. As well, a different rule affects the mechanic or laborer who furnishes material and does work upon the real property of another. Such labor and materials have become, by operation of law, a part of the real estate and may be conveyed by the owner of the real estate who may be other than the person with whom the mechanic or laborer has contracted and against whom the latter can have no claim except such as is given him by statute. The mechanic and laborer has thus lost control of the materials, and has nothing tangible to seize and hold as security for the payment to him of the indebtedness from the person with whom he has contracted.

To relieve the material man and mechanic from this hazardous situation, in which he would otherwise often find himself, and to give to him as nearly as possible the same protection which is afforded those who deal in chattels the Legislature has provided the Mechanics' Lien Law. The constitutionality of such statute has been too well established to require more than a mere statement of the fact.

Rights of Claimants.

Rights of Claimants.

It has been necessary to recognize the rights of all possible claimants against the real property in the preparation of the statute, including the owners of the fee or other interest therein, mortga-gees, judgment and general creditors and at the same time to give every possible protection to the mechanic's lienor.

*Mr. Ray has recently written a Treatise on the Law of Mechanics' Liens and General Con-tracting of the State of New York, with forms.



THOMAS H. RAY.

Since ownership and claims against real property can only be evidenced by writings properly filed or recorded it is necessary that the mechanic or material man asserting a claim against real estate be authorized to give notice of his claim in the same manner. Therefore, no practical mechanics' lien law can be devised which is not founded upon the basic principle that the recording or filing of an instrument affecting real property gives constructive notice to all interested parties of its existence and that claims founded upon such instruments must, except in cases of fraud, be given priority in the order of their filing. The New York statute has been built upon this theory. Thus the lienor is permitted at any time to demand the terms and status of the owner's contract with the contractor. If his suspicions are thereby aroused he may either de-Since ownership and claims against real

with the contractor. If his suspicions are thereby aroused, he may either demand sufficient security for the payment of his account, or protect himself by at once filing his notice of lien for both past and future claims, since the statute normally limits the extent of the owner's liability to the unpaid balance due to the mally limits the extent of the owner's liability to the unpaid balance due to the contractor. In harmony with this general scheme, section 11 permits the service of a copy of the notice upon the owner or contractor; section 7 protects the lienor against fraudulent advance payments after the filing of his lien, or against fraudulent mortgages or incumagainst fraudulent mortgages or incumbrances made with the connivance of the beneficiary thereof and recorded after the conception of the lienor's claim; and sections 15 and 16 protect the lienor against unrecorded assignments.

No Right of Lien.

No Right of Lien.

The statute recognizes the fact that the mechanic and material man can have no inchoate right of lien. He may acquire a preference if he acts upon his rights pursuant to the requirements of the statute. But the filing of the notice originates the lien. If anterior thereto, another has honestly and by diligence acquired a superior right it cannot and should not be overreached by a lienor who has meanwhile been sleeping upon his rights. But the statute does not deprive of any of their rights those whom it seeks to benefit since it does not take away the lienors' common law action. Thus every lienor has two rights—one in personam and one in rem—which generally speaking

may be pursued simultaneously, although

may be pursued simultaneously, although there can be but one recovery.

In a consideration of the statute it is important to keep continually in mind its purpose, which has for its foundation the equitable principle that the owner whose property has with his consent benefited by labor and materials shall be liable for the same. Accordingly it must be recognized that the right of lien is not against the real property itself, but against the interest therein of the owner, who has either directly contracted for the improvement or who has given his consent to it when it has contracted for the improvement or who has given his consent to it when it has been contracted for by another. Therefore, it has been requisite by definition to broaden the meaning of the term owner beyond its ordinary significance of "owner in fee." And the term is necessarily made to include all possible interests in the real property which may be subject to a lien. Thus the lien may be against the interests or two or more owners in the same property, which even though merged might not constitute a title in fee absolute.

May Attach Interest.

May Attach Interest.

In further accord with its object the statute has necessarily provided that the lienor need not base his claim upon a direct contract with the owner, but if the improvement to the property has been improvement to the property has been made with his consent and he has acquired the benefit of it the lien may attach to his interest therein, in spite of

the fact that there is no privity between the lienor and owner.

Yet in justice to any owner his interest in the property could not be made liable to an extent greater than that to which he had assumed liability either by direct agreement or by consent, ex-pressed or implied. Thus if a contractor had sub-contracted work at a figure in excess of the amount stipulated in his excess of the amount stipulated in his contract with the owner, the latter could upon no just theory be made liable for such excess to a lienor. It follows that the burden must be placed upon him who claims the lien of tracing his rights back to the owner either by a direct contract with him for the improvement of tract with him for the improvement of the property or through one who has contracted for that purpose with him or with his consent and that the lienor's right can only be determined by an examination of such contract, expressed or implied, under or through which the services were performed or the materials furnished. So that though the right of lien is given by the statute, and does not and could not arise out of a contract itself, the only effect of the statute is to apply and apportion the balance remaining due upon the contract under which apply and apportion the balance remaining due upon the contract under which the improvement was performed to those lienors who have complied with the provisions of the statute.

To this extent a knowledge of the law

as it affects both public and private contract work is imperative to the proper application of the statute relating mechanics' liens.

Jersey City and Hoboken Opportunities. Jersey City and Hoboken Opportunities. Tremendous progress has resulted in Jersey City and Hoboken from the introduction of rapid transit between those municipalities and New York. This is apparent not only in the constantly increasing patronage reported by the Hudson & Manhattan Railroad Company since its service was inaugurated some years ago, but in the remarkable change which has been wrought in the business district of Hoboken and the strides apartment house construction has made in Jersey City.

RECORD AND GUIDE.

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

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"Does the city do too much?" asks The Sun, speaking of the city's social service and educational fads. It is very evident from the tax budget that more is being done than property owners can

With election week passed, real estate folk will next look forward to the meeting of the Legislature, when it is hoped that the Sate will turn a kindlier countenance toward New York City than it has for many years.

As many of the members of the next Constitutional Convention, who were chosen at the general election on Tuesday, have expressed themselves in favor of the principle of home rule for cities and towns in this State, an amendment to this effect will probably be made by the convention, and will be very wel-

The inactivity of the real estate market is due primarily to the fact that money is difficult to obtain on bond and mortgage. This is the testimony of every broker and builder. It is possible that the savings banks, the insurance companies and the other financial institutions accustomed to lend cial institutions accustomed to lend on real estate have less courage, or a less desire to help in times of public need than the banks which lend on rail-road and industrial stocks and bonds? If so, then they are not doing their part in the world.

The cutting through of Seventh avenue has disclosed that a surprisingly large number of business firms in manufacturing and wholesale lines have established themselves of late years at strategical places in the adjacent streets. Grand opportunities for the business man lie in the historic strip between the Sixth and the Ninth elevated railroads north of Canal street to 23d. No part of the city is so like old New York of fifty and seventy-five years ago, and none will see greater changes in the next few years; first, because of the inevitable freight terminal improvements.

The Problem of Port Development.

The Problem of Port Development.

One of the most encouraging of the recent developments is the increasing interest which is being exhibited in the grave problems connected with the development of the port of New York. These problems are being studied by many different people from many different points of view. Practically everyone is agreed upon the utter inadequacy of the existing machinery for distributing freight in and around New York harbor and for shipping it to and from factories and warehouses in New York City. Every one is also agreed on the necessity of a comprehensive plan based upon existing means of transportation and distribution, but which will supplement the defects of the present service and tie its several parts more closely together.

The preparation and adoption of such a plan is no longer a matter merely of convenience. It is becoming a matter of vital necessity to the business prosperity convenience. It is becoming a matter of vital necessity to the business prosperity of the city and the welfare of its inhabitants. Time was when a city could leave the problem of providing for its food supply and distributing and collecting its freight to the enterprise of individual business men, but that time has passed. All over the world the work of private business agencies has had to be supplemented by carefully considered municipal action, designed to pull together the various private transportation lines and terminal yards. Action of this kind is as necessary to New York as it is to Hamburg, Frankfort or Seattle.

A precedent for it has already been established by the way in which the problem of rapid transit was handled. In this case the inability of private corporations to undertake as much new construction as was required for the quick development of the city and the welfare of its inhabitants forced the municipal authorities to assume control of the matter and lay out a comprehensive plan

of its inhabitants forced the municipal authorities to assume control of the matter and lay out a comprehensive plan of construction, toward the expense of which the city itself made a substantial contribution. But in a great modern city the problems of transportation are city the problems of transportation are quite as vital as the problems of transit. The inhabitants of New York must not only be fed, but they must be fed at the lowest possible cost; and it is becoming more than ever apparent that they will not be fed at the lowest possible cost unless the city establishes terminal markets closely connected with transportathese the city establishes terminal mar-kets closely connected with transporta-tion lines, to which the food can be brought without unnecessary delay or expense. Closely connected with the food-supply and not less vital is the problem of handling all kinds of freight from coal and wheat to the notions problem of handling all kinds of freight from coal and wheat to the notions which are sold at five-and-ten-cent stores. The local commercial associations which have been considering the problem have reached the conclusion that sufficient data have never been collected upon which an adequate report can be based. Both the Merchants' Association and the Chamber of Commerce have consequently turned in a recommendation that the Port of New York Commission be appointed by the Mayor. The idea is that the commission be com-The idea is that the commission be com-posed of three expert engineers, who would be provided with all the authority would be provided with all the authority and resources necessary to prepare the information and statistics necessary to a full understanding of the question. After collecting and publishing the facts, they would base upon them a report which, if adopted by the city authorities, would determine the subsequent development of the harbor and its system of transportation.

It would undoubtedly be very useful

It would undoubtedly be very useful to have a careful and comprehensive statistical investigation made into the way in which the commerce of New York gets itself transported around the York gets itself transported around the city, and it is very much to be hoped that the commission will be appointed for that purpose alone. The Record and Guide understands, however, that a committee of the Board of Estimate has long been considering the matter, and is preparing a new version of the plan which Mayor Mitchel submitted last year for dealing with the problem presented by the New York Central. This new version was to include certain recommendations intended to bring the New Jersey and Long Island roads into the embrace of a general scheme. Until this new plan has been published and found wanting, it hardly seems necessary to incur the delay necessitated by the preparation of a wholly new report.

The Tax Budget.

The final figures for the City Budget proved to be better than was feared. If the tentative appropriation of approximately \$204,000,000 had been approved, the tax rate in Manhattan would have gone up to 1.92. The increase has been cut almost in half by a reduction of some \$5,000,000 in the appropriations, and the taxpayers will be correspondingly relieved. It is true that the reduction has been made directly in the amount which had been assigned to reduce the deficiency on unpaid personal taxes and that the money saved will eventually have to be paid by the real estate owners. But it makes a great deal of difference when this bill has to be met. To impose heavily increased charges upon real estate as long as the existing depression lasts would cause a good deal of liquidation and would represent that much sheer loss to property owners. The final figures for the City Budget

sheer loss to property owners.

If the increased burden can be postponed until real estate is in better demand and building is more prosperous, the bill can be paid without resulting in the bill can be paid without resulting in the same undesirable and unnecessary penalty. Moreover, other means of raising revenue may be devised during the coming year, which will be sufficient to provide for the settlement of these old accounts. The real estate owners may consequently congratulate themselves upon the success of their protests. They have been able to bring to bear so much pressure upon the administration that it has yielded to a very considerable extent, and their ability to exercise this pressure has been the result very largely for their improved. sult very largely for their improved organization and the larger number of property owners who now devote part of their time to public activities.

A Salary System Needed.

Some of the property owners have been insisting upon a kind of economy which if pursued would gravely embarrass the serviceability of the municipal administration. Several of the recommendations made by a certain association would in the long run limit rather than help the cause of municipal economy. The establishment, for instance, omy. The establishment, for instance, of a rule that no expert should be employed by any municipal department without the approval of the Board of Estimate after a public hearing would place an intolerable restriction upon the place an intolerable restriction upon the efficient management of the city's business. Again, the absolute prohibition of increases in the salaries of city employes no matter how reasonable or just the claim for increased compensation may be, would surely be inexpedient. It would provoke discontent in the city departments and would result in an increase in shirking and a consequent loss to the city. Even in hard times private employers have to consider the advisability of increasing the remunerations of deserving but underpaid employes. What is needed is not an inflexible policy of refusing increases, but the installation of a system which will adjust salaries to a system which will adjust salaries to work, provide for promotions and dis-missals, and cut out the many instances of excessive remuneration.

—That realty alone can no longer carry almost the whole weight of taxation for the present high cost of government in the present high cost of government in this city is becoming apparent to every thinking person. In fairness to all those who have a stake in the community—rentpayers, as well as taxpayers—not only should new sources of revenue be found, but the cost of government should be very considerably reduced. reduced.

—As Broadway, between 72d and 104th, has 422 stores and shops, the families in the section are getting the habit of trading uptown.

Where the Tenement Law Is Incon sistent.

Editor of the RECORD AND GUIDE:

As supplementing my previous statement and as showing the anomalous condition existing under the law as it stands at present, I would mention the case of a house which is fairly representative of a large class of dwellings in the greater city. It is a four-story and basement brownstone front, about 22 feet by 50 feet, in a good residential section of Brooklyn, having once been occupied by one of America's really great men, the late Dr. Talmage.

As a boarding-house, any one of the floors above the basement may be occupied by four persons or more, the only limitation under section 8 of the building code being "not more than 15 rooms to be used for the accommodation of boarders." No legal objection is or can be raised to the occupancy of houses of this class to their full capacity, and any one of the four floors might with comparatively slight alterations be occupied separately by a single family. Due provi-

tively slight alterations be occupied separately by a single family. Due proviarately by a single family. Due provi-sion being made for risk from fire on ac-count of three extra kitchens, no serious objection on sanitary grounds to this being done appears to exist; at least not more so than to present conditions of occupancy.

The average family consists of five members. A house answering to the description just given frequently shelters 25 persons or more, including domestics, or the equivalent of five or six families. No serious evil, either moral or physical, appears to result from this. Taking a broad and fair view of this question, and without doing violence to

any fundamental principle of hygiene, I do not see how it can be questioned that dwellings occupied by, say, 25 persons or less, whether living as separate families or en masse, might in the public interest be placed under less stringent in the public interest be placed under less stringent regulations than the present Tenement House Law, if not entirely excluded from its operation.

C. WHITLEY MULLIN.

Brooklyn, Nov. 3.

Where the Tenement Law Restrains Real Estate Activity.

Editor of the RECORD AND GUIDE:

As chairman of the Board of Brokers' committee on three-family houses, I have personally tried, and our committee has tried, very hard for about one year to get the Tenement House Department and the Charity Organization through their tenement house committee to agree their tenement house committee to agree to changes in the law in relation to new three-family houses, and also in relation to altering private residences into three-family houses. We made fair progress in meeting the committees in relation to new houses, but in relation to alter-ing old buildings, either private resi-dences, two-family or property known as a three-story property, we made very as a three-story property, we made very little progress with either the Tenement House officials or the Tenement House Committee of the charity organization.

House officials or the Tenement House Committee of the charity organization. It is my personal opinion that if we can come to no agreement with either of these parties that is reasonable and fair, we should then go to the State Legislature and ask the privilege of altering houses of this class, the buildings so altered not to become tenement houses or be under the Tenement House law, but to be changed under the regulations of the present Building Department. Our committee might go a step or two farther than the present Building Department regulations in relation to fire-escapes and other requirements of this kind.

I think the real estate interests in Brooklyn are a unit in their desire for this change. Not only the owners but the renters who know anything about this are also a unit. To be able to change a private house into flats would make the private house yield from \$65 to \$80 or \$90 a month, instead of \$40 to \$50. If the change can be made, where the expense is not too great, it would be always a renting property and desirable as an investment, and especially desirable for people who wish

erty and desirable as an investment, and especially desirable for people who wish to own a home and get some revenue out of the part they do not need.

In relation to the three-story store property, the law is driving the small shopkeeper out of business, because he cannot afford to pay double rent for his store and an apartment elsewhere, and then pay for help that his family could provide if he lived in the rear of the store. Being unable to do this makes his expenses about twice as much as otherwise. The large stores get the otherwise. The large stores get the benefit, and a small property owner cannot rent his property. In many cases that I could state the owner of the property of the property and the erty has lost his entire equity and the property is now owned by the first mortgagee, whom the old owner could have paid, except for these severe regula-

I would say that our committee has worked very patiently for about one year to get a reasonable compromise on these questions, and while we have not given

questions, and while we have not given up hope of a compromise it seems very doubtful if we can come to an agreement. A man who sits back in his chair and says, "We have a law and I will not change this one iota from the present law," is hard to reason with. I see no objection, however, to a change in this kind of buildings, made in a reasonable way, and our committee has wished only to have these changed in a reasonable way.

way.
In answer to your question about the younger people of our city not desiring to buy real estate or homes for them-selves, I think this is due largely to the many disagreeable features and exactions over very minor things asked and exacted by the Tenement House Department, Board of Health, Fire Prevention and Building Bureaus. They feel that they do not want the worry and bother that inspectors bring from these many departments.

One could write all day about the little perplexing things asked by these various departments that in many cases are very critical, annoying and absolutely unnecessary.

A. J. WALDRON.
1153 Bedford avenue, Brooklyn.

REALTY MEN ELECTED.

Will be Found Filling Important Offices in City, State and Nation.

Will be Found Filling Important Offices in City, State and Nation.

Real estate men and those engaged in allied and kindred businesses will be interested to learn how members of their respective professions who were candidates for public office, fared as the result of the election last Tuesday. Among the important state officials who will support the newly-elected Governor will be James L. Wells, who has been elected State Treasurer. Mr. Wells served in the Assembly in the years 1879, 1880 and 1892. He was an Alderman from 1881 to 1883 and a Tax Commissioner from 1895 to 1897. In 1900 he served as a member of the Charter Revision Committee and the following year was defeated as the Fusion candidate for the presidency of the Bronx.

Mr. Wells was president of the Tax Department from 1902 to 1903. He has been president of the Real Estate Auctioneers' Association since 1891. A member of the association said this week that they congratulated the people of the State on securing for the office a man so well qualified as Mr. Wells. As president of the North Side Board of Trade Mr. Wells served six years. The State Treasurer-elect has for many years been actively interested in Bronx civic problems and has played an important part

Treasurer-elect has for many years been actively interested in Bronx civic problems and has played an important part in the development of that borough.

In the Twenty-first Senatorial district of the Bronx, John J. Dunnigan, president of the Van Nest Property Owners' Association, was elected. He has been prominently identified with real estate movements in that section of the city. In the Fifteenth District John J. Boylan, real estate broker, has been re-elected. He and William J. Heffernan, of the Fifth district of Kings, are other real estate men in the new State Senate.

Realty men from this city in the As-

estate men in the new State Senate.

Realty men from this city in the Assembly will include Alfred E. Smith, from the Second Manhattan district, Carmine J. Marasco, from the Third, and Frederick S. Burr, from the Ninth district in Kings.

Among the 168 delegates to the 1915

Constitutional Convention there will be eight representatives of real estate and building interests. They will include George J. Ryan, from the Second district of Queens. Mr. Ryan is a director of the Real Estate Exchange of Long Island and is associated with the Terrace

Island and is associated with the Terrace Realty Company.

Other delegates will be Moses J. Wafer, contractor, from the Third, Kings; William P. Banister, architect, from the Sixth, and William F. Mathewson, insurance, from the Tenth. In the Eleventh and Twelfth Alfred E. Smith and former Assemblyman Harry E. Oxford have been elected. In the twenty-third district, Rockland County, Richmond, Gordan H. Peck, a brick manufacturer, and Forest E. Buel, in the markle business.

tacturer, and Forest E. Buel, in the marble business, have been chosen.

In the new Congress, Daniel J. Riordan and Peter J. Dooling have been returned from the Eleventh and Sixteenth Congressional districts, respectively, while in the Bronx, Col. Joseph A. Goulden of the Twenty-third has been relected

THE RECENT CONVENTION.

What the Up-Staters Thought of It-Great Problems Ahead.

L. D. Woodworth, of the Garfield Real Estate Company, Rochester, who was recently elected first vice-president of the Real Estate Association of the State, in speaking of the recent New York City Real Estate Convention said:

"'Companying company to your party year'—were

Real Estate Convention said:

"'Come again—come next year'—were cheering words to the delegates departing from the Eleventh Annual Convention of the Real Estate Association of the State of New York. New York City had instructed, entertained and feasted us for three big days. New York City had made the discovery that a real estate convention differs from anything the metropolitans had experienced before, that it is a field-day for optimists, that it begets desirable friendships otherwise impossible and that it is worth repeatimpossible and that it is worth repeat-

"In addition, there was another special "In addition, there was another special and powerful motive for getting together. For years there has been a lack of co-operation between New York City and the 'Up-State,' which has largely nullified all efforts of either faction to make itself felt. This convention has shown conclusively that similar problems exist in every city and county of the State and that a union of all the real estate interests of the State can and must exercise a powerful influence on legislation, and in the constitutional convention which will be held next April.

"The New York State Convention of 1914 set a new record for things actually accomplished. Although the rare opportunity for seeing New York from a professional viewpoint was eagerly grasped by all, the convention rooms bore an air of industry and the committee work was undertaken with an earnestness which marks the change from the old style real estate convention. Great problems confront New York real estate owners and their brokers, and this gathering indicated that there is a large body

owners and their brokers, and this gathering indicated that there is a large body of men able and willing to assist in working out the solution."

Tax Reform in Chicago.

Tax Reform in Chicago.

A constitutional amendment looking toward the relief of the heavy burden of taxation borne by real estate is urged by the Chicago Real Estate Board. A campaign is to be conducted whereby each candidate for the Legislature will be asked to pledge his support to the movement, and a number of other organizations, including the Cook County Real Estate Board and the Association of Commerce, are expected to join in the furtherance of a campaign for a more general plan of taxation under which new sources of revenue will be found. found.

The next River and Harbor bill coming before Congress will carry, if promises be true, an appropriation for deepening the East River so that ocean-going vessels can use the extensive Bronx waterfront. Think of what this will mean to Bronx real estate. Cable Address Cruikshank, New York

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THE WEEK'S REAL ESTATE NEWS

Brokerage Sales, Auctions, Forclosure Suits, Together With Other Current Realty Items,

New Officers for United Real Estate Owners' Associations.

Owners' Associations.

The United Real Estate Owners' Associations will elect a new board of officers at their next regular meeting, to be held at the Astor Hotel on Tuesday night. The efforts of the nominating committee to secure the services of Henry Bloch for the presidency for another year, proved unavailing. Mr. Bloch in declining the nomination, stated that he thought he had done his full duty by the association for an entire

Bloch in declining the nomination, stated that he thought he had done his full duty by the association for an entire year, and that he preferred to have some one else assume the leadership. Continuing, he stated:

"That the realty interests of New York have become more effectively organized than ever before, is freely admitted by those who have interested themselves in public affairs during the past year. Our own association not only watched, but actively participated in every matter of interest to the tax-payers of the city. We have become a powerful and influential organization whose aid and co-operation is now sought for by public officials. The achievement of most enduring benefit to our associations was the establishment of the permanent headquarters—a general meeting place and a central bureau of information for all property owners of New York. I am content to leave the presidency with the thought that I have at least helped to establish a permanent foundation for what can be made to be at least helped to establish a permanent foundation for what can be made to be one of the most powerful organizations in New York."

A Filling-In Project.

A communication from the Northwest-ern Bronx Property Owners' Associa-tion, urging an appropriation for the filling in of Van Cortlandt Park south of the Colonial Gardens, Bronx, has been referred by the Board of Estimate to its Committee on Corporate Stock Budget.

PRIVATE REALTY SALES.

Election week was not productive of any new developments in the real estate any new developments in the real estate situation and conditions remain substantially unchanged. The elimination of a solid business day had its effect, as it would have even in a week characterized by active trading. The important sales concerned West Side apartment houses notably on Riverside Drive, Northern avenue and in West 123d street, where a Philadelphia company acquired a multi-family structure in a deal which also involved Atlantic City property.

There was recorded this week a building loan contract for \$650,000 made by the Metropolitan Life Insurance Company, in favor of the Paterno Construction Company, which will be used to cover the cost of the construction of another West Side operation.

another West Side operation.

The total number of sales reported and not recorded in Manhattan this week was 10 as against 184 last week and 13 a year ago.

The number of sales south of 59th street was 4 as compared with 8 last week and 7 a year ago.

The sales north of 59th street aggregated 6 as compared with 10 last week and 6 a year ago.

gated o as compared with 10 last week and 6 a year ago.

The total number of conveyances in Manhattan was 121 as against 124 last week, 9 having stated considrations totaling \$285,850. Mortgages recorded this week number 53, involving \$1,488,575 as against 50 last week, totaling \$2,324,940.

From the Bronx 6 sales at private

contract were recorded, as against 9 last week and 12 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$280,254, compared with \$706,058 last week, making a total since Jan. 1 of \$35,091,303. The figures for the corresponding week last year were \$313,825 and the total from Jan. 1, 1913, to Nov. 8, 1913, was \$44,448,100.

8, 1913, was \$44,448,100.

Investor Buys on Northern Avenue.

M. Morgenthau, Jr., Company, sold for the Haven Construction Company, Charles Flaum, president, the southwest corner of Northern avenue and 180th Corner of Northern avenue and 180th street, a five-story apartment house on plot 100x75, recently completed. The house contains thirty apartments and has been held at \$125,000. It carries a first mortgage of \$90,000 held by the Germania Life Insurance Company, which made the building loan. Mr. Morgenthau states that the purchaser is a newcomer in the field of real estate investment, never having made a real estate purchase before. A sale of the adjoining property, the northwest corner of Northern avenue and 179th street, was prematurely reported last week. Mr. Morgenthau reports, however, that negotiations for this building are practically completed and that it is expected that contracts will be signed shortly.

Greenwich Village Deal.

Sykes Realty Corporation sold to Mark S. Reardon the one-story business Mark S. Reardon the one-story business building containing three stores and a theater on the west side of Southern Boulevard at the junction of Boston road, 174th street, and the Boulevard, covering a plot 75x130. In exchange the seller took from Mr. Reardon the seven dwellings at 107 to 115 Bedford street running through the block to 594 and 496 Hudson street, this property having a frontage of 80 feet in Bedford street and 43 feet in Hudson street, adjoining the Christopher street frontage. joining the Christopher street frontage.

Riverside Drive Apartment House In Sale.

Douglas Robinson, Charles S. Brown Company, sold for Mrs. Lydia B. Hyde the Miramar Apartments, a nine-story elevator structure, on plot 78 x 100, at 452 Riverside Drive. The house was acquired by the seller in February, 1911, along with the Eton Hall and Rugby Hall apartment houses, all located just west of the grounds of Columbia University, in part payment for the old Babbitt soap factory, at 76 to 80 Washington street, extending through the block to West street, which Mrs. Hyde sold to B. Crystal & Son.

Out-of-Town Investors Buy Here.

Out-of-Town Investors Buy Here.
The American Realty Company of Philadelphia has purchased from the Nason Realty Company, through Collins, Toan & Company, the Benmore, a sixstory elevator apartment house at 449 to 453 West 123rd street, on a plot 75 x 100.11. The selling company has owned the property since August, when it was bought from Edward A. Kerbs, who had obtained the house in July at foreclosure on a bid of \$109,000. In the present deal the American Realty Company gave vacant property at Atlantic City, N. J., in part payment. in part payment.

Chelsea-Bronx Trade.

Brown-Weiss Realties bought from the International Distributors Corpora-tion the new seven-story store and loft building at 136 and 138 West 22d street, on a plot 41.8 x 98.9. In part payment the buyers gave the northeast corner of

Washington avenue and 167th street, a six-story flat, on plot 29 x 127. The latter house, together with a number of other properties, was acquired by the selling company last month in a trade.

Haven Avenue Corner to be Improved.

The Chateau Holding Co., Sonn Brothers, has sold to Harry and Joseph Falk, the plot, 125x125x irreg., at the northeast corner of Haven avenue and 180th street, which will be improved with a six-story elevator apartment house.

Manhattan—South of 59th St.

ELIZABETH ST.—Hiram Rinaldo sold for Thomas C. Ollive, C. D. Brinckerhoff and Mrs. C. H. Pohle the 5-sty structure, 92-96 Elizabeth st, on plot 75x100, formerly occupied by the Brinckerhoff baking plant. It was built about 50 years ago, and was discarded about 8 months ago upon the completion of the big plant at 15th st and the Hudson River. It was originally the Boliver Biscuit Company; later the plant was merged with other independent bakeries to form the present National Biscuit Co.

23D ST.—Henry Brady and William H. Archi-

Biscuit Co.

23D ST.—Henry Brady and William H. Archibald sold for the estate of Caroline A. Livingston the 3-sty dwelling 358 West 23d st, on lot 25x98.9, to Elia M. Perrella, who will alter it for business. The property was offered at auction on Oct. 21 by Mr. Brady and bid in by the estate at \$18,650, after 52 bids had been received.

Manhattan—North of 59th St.

105TH ST.—Daniel F. and Maude E. Kellogg sold through Slawson & Hobbs the 5-sty dwelling 309 West 105th st, on lot 20x100.11. The house has been held at \$50,000.

117TH ST.—E. A. Polak Realty Co. sold for the Owners Standard Realty Co. the 5-sty flat 180 East 117th st, on lot 25x100.11, to E. Wolta, who gave in exchange two lots, each 25x100, on the east side of Eastern boulevard, 25 ft. south of Swinton st.

140TH ST.—Nehring Co. has sold for Mrs. Lulu Carroll the 5-sty flat, 217 West 140th st, on plot 28x99.11.

Bronx.

ARTHUR AV.—Kurz & Uren have sold for Cornelius J. Beehan to the Melrose Building Co. a plot, 150.6x119, on the east side of Arthur av, 125 ft. south of 180th st.

MORRIS AV.—Miss F. Wheatley has sold to Marie A. Dougherty, the 2½-sty dwelling, in the south side of 190th st, on plot 55x168, 19 ft. east of Morris av. The brokers were McLernon Brothers.

SOUTHERN EOULEVARD.—Schoen-West-chester Realty Co. sold for Julia Dufram 878 Southern Boulevard, a 4-sty flat, on plot 33.4x

Brooklyn.

Brooklyn.

ELDERT ST, ETC.—Friday & Lehmann have sold 328 Eldert st, for Jacob Schauf; 288 Sumpter st, for George Meixner; 1195 Madison st, for Herman Huber, and 1075 Decatur st, for the estate of Elizabeth Hayes.

53D ST.—I Salzberg sold for Jacob Schwartz to Isidor Hirshberg, the 2-family cottage, 40x 100, at 1324 53d st.

DUMONT AV.—Henry A. Frey sold for the Realty Associates the 19 lots at the southwest corner of Dumont av and Cleveland sts; also 2 lots on the north side of Lenox rd, 80 ft. east of 45th st, for improvement with two 1-family dwellings; and a lot in the west side of East 46th st, 100 ft. south of Lenox rd, for Tafuri Bros.

GATES AV.—Bulkley & Horton Co. sold for Mrs. L. O. Manuc, the 2½-sty store and flat, 675 Gates av.

JEFFERSON AV.—George Eisenbach and Charles Schlaefer have sold for Ida Pasternack, through Milton Gordon, as attorney, 490 Jefferson av, a 4-sty apartment house, with stores, on plot 30x100, which was held at \$45,-000

MYRTLE AV, ETC.—James M. Hawley has sold for the estate of John Deiner 1421 Myrtle av to Henry Heins; and for Laura V. Carlisle 404½ Pulaski st to Flora Conviser.

NORTH OXFORD ST.—Bulkley & Horton Co. sold 75 North Oxford st, a 3-sty dwelling, on lot 25x100, for Maude M. Wade to Timothy and Johanna Crawley.

5TH AV.—Tutino & Cerny have sold for Pinkus Kasner and Dora Ciner to Frank S. Aliano the three 4-sty apartment houses, with stores, 5507-5511 5th av, on plot 80x100.

20TH AV.—B. J. Sforza sold for Miss Emily Kley, the plot 60x100, at the southwest corner of 20th av and 70th st.

Queens.

EDGEMERE.—The Lewis H. May Co. has sold for David Steckler the newly completed house and garage on the west side of Grandview av, adjoining the St. Gertrude church grounds, to Herman Josias. The property was held at \$35,000.

\$30,000.

RICHMOND HILL.—Frank J. Magerle and Noah Clark sold 1315 74th st, a 2-family cottage, for Mrs. E. B. Lobdell.

ROSEDALE.—New York Suburban Land Co. sold 60x100 on Kinsey av to A. O'Reilly, and 40x100 in Kinsey st to G. A. Hannon.

Nearby Cities.

JERSEY CITY, N. J.—Parodi Cigar Manufacturing Company has purchased from Louis F. Washburn and the estate of Uriah F. Washburn 30 lots in the Bergen section of Jersey City, 26

being located in State st and Cornelison av, for about \$25,000. A large factory will be erected, according to report.

PASSATC, N. J.—Herman Warshaw has sold the 3-sty flat house and his residence in Grove st and Howe av, to H. T. Scott-Huntington, who gave in exchange 1,040-acre plantation at Beebe, Ark. The trade involved about \$200,000.

Rural and Suburban.

BAYONNE, N. J.—Pearl L. Berghoff sold to Margaretha A. Joost a plot 50x100 in the north side of West 54th st.

EAYONNE, N. J.—Alexander Nemolowsky, Bishop of the Russian Orthodox Greek Catholic Church, bought from Leon Lazarus a plot, 150x 125 ft., at the southeast corner of the Boulevard and West 24th st, as a site for a church.

BRONXVILLE, N. Y.—Henry G. Lohman sold at Cedar Knolls a plot of about 35,000 sq. ft. on Dellwood rd to Dr. J. Roswell Hasbrouck, who will build a residence at an estimated cost of about \$15,000. The seller was the First Mortgage & Real Estate Co.

GARWOOD, N. J.—New York Suburban Land Co. sold 60x100 on Hemlock av to C. J. Beyer; 60x100 on Hazel av to Fred Krueger, and 40x 100 on Myrtle av, to Miss Florence Johnson; and also at Westfield 40x100 on Princeton av to A. Horner.

STAMFORD, CONN.—Pease & Elliman have sold to Mrs. Hazel Bell a house and grounds for the Shippan Point Land Co., at Shippan Point.

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 Inc. iled 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.

		1913
Oct. 30 to	Nov. 5 Oc	ct. 31 to Nov. 6
Total No	\$6,739,862 \$6	\$19,714,000 10
Consideration	\$285,850 \$312,500	
Jan. 1 t	o Nov. 5 J	an.1 to Nov. 6
Total No	6,047 \$400,754,195	6,651 \$ 413,450.461
No. with consideration	658	
Consideration	\$27,035,156 \$28,378,121	\$37.010,261 \$40,412,162

Mortgages

	1914	1913
Oct. 30 to	Nov. 5 Oct	. 31 to Nov. 6
Total No	53	89
Amount	\$1,488,575	\$2,952,706
To Banks & Ins. Cos	15	29
Amount	\$847,000	\$1,448,000
No. at 6%	23	40
Amount	\$768,400	\$253,706
No. at 51/2%	1	2
Amount	\$3,500	\$902,500
No. at 5%	12	20
Amount	\$272,500	\$526,500
No. at 41/24	2	3
Amount	\$72,000	\$620,000
No. at 4%	******	*****
Amount	*****	
Amount		
Interest not given	15	
Amount	\$372,175	\$650,000
	Nov. 5 Ja	n. 1 to Nov. 6
Total No	3,469	4,201
Amount	\$103,387.783	\$146,692,459
To Banks & Ins. Cos	760	1,048
Amount	\$45,590,234	\$87,154,099

Mortgage Extensions.

Oct. 30 to	Nov. 5 Oct.	31 to Nov. 6
Total No	\$1,518,450 12 \$745,450	35 \$2,818,500 9 \$2,097,000
Jan.1	to Nov. 5 Jan	
Total No	\$94,762,780 609 \$60,101,810	1,609 \$65,955 418 525 \$38,189,300
Building	Permits.	
	1914 1 to Nov. 6	1913 Nov. 1 to 7
New buildingsCostAkerations	\$2,000 \$109,010	\$1,007,500 \$80,259

BRONX.

COM	CJAL	CCB.		
Oct. 30 to		1914 5	Oct. 31	1913 to Nov. 6
Total No No. with consideration Consideration		\$147,	106 12	108 12 \$175,835
Jan. 1		v. 29	Jan. 1	to Nov. 6
Total No No. with consideration Consideration		4	304 456	6,405 634

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Successor to THOMAS & ECKERSON

Manager of Estates, Broker, Appraiser

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REAL ESTATE

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J. Edgar Leaycraft & Co.

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	1914	1918
Oct. 30 to 1	Nov. 5 Oct. 31	to Nov. 6
Total No	57	78
Amount	\$227,731	\$801,680
To Banks & Ins. Cos	3	7
Amount	\$22,000	\$264,000
No. at 6%	28	31
Amount	\$73,415	\$268,900
No. at 51/2	9	4
Amount	\$85,800	\$229,000
No. at 54	7	14
Amount	\$35,150	\$87,830
Unusual rates	1	
Amount	\$3,000	******
Interest not given	12	29
Amount	\$30,366	\$215,950
Jan. 1 to	Nov. 5 Jan. 1	to Nov. 6

\$28,268,416 300 4,827 \$34,355,436 \$5,442.241 \$5,796,251

Mortgage Extensions. Oct 30 to Nov. 5 Oct. 31 to Nov. 6

000.00		
Total No	\$105,600 2	\$331,500 4
Amount	\$41,000	\$229,500
Jan. 1 to	Nov. 5 Jan	.1 to Nov. 6
Total No	\$11,059,650	\$11,572.760
To Banks & Ins. Cos	\$3.044.150	\$2,926,900

Building Permits.

Oct. 30 to	1914 Nov. 5 Oct.	1913 31 to Nov. 6
New buildings	\$1,200 \$9,500	\$104,685 \$14,850
Jan. 1 t	o Nov. 5 Jan	1.1 to Nov. 6
New buildings	\$15,599,882 \$969,450	745 \$18,821.991 \$1,137,683

BROOKLYN. Conveyance

1913 Oct. 30 to Nov 1914 Oct. 29 to Nov. 4 448 \$137,955

\$291,793 Jan. 1 to Nov. 4 Jan. 1 to Nov. 5 19,580 20,224 Total No... No. with consideration... Consideration... 2,006 \$12,119,340 \$11,323,621

Mortgages.

	1914	1910
Oct. 2 to	Nov. 4 Oct.	30 to Nov. 5
Total No	318	357
Amount	\$1,009,670	\$2,008,839
To Banks & Ins. Cos	32	71
Amount	\$156,250	\$426,525
No. at 6	194	192
Amount	\$482,771	\$393,841
No. at 51/2	68	92
Amount	\$323,100	\$414,600
No. at 55	36	53
Amount	\$124,340	\$325,500
Unusual rates		
Amount		
Interest not given	20	20
Amount	\$79.459	\$874,898
Jan. 1	to Nov. 4 Ja	n. 1 to Nov. 5
Total No	14.121	14.504
Amount	\$59,459,010	\$57,295,710
To Banks & Ins. Cos	2,651	3,100
Amount		\$20,925,740

Building Permits.

Oct. 29 to	Nov. 4 Oc	1913 t 31 to Nov. 6
New buildings	\$261,600	\$368,875 \$38,060
Alterations	to Nov. 4 J	an. 1 to Nov. 6
New buildings	\$34,976,635	\$25,654,184
Alterations	\$2,532,991	\$3,144,639

QUEENS.

Bullain	E L'ELIMEN	
	1914	1913
Oct. 29 to	Nov. 4 Oct. 31	to Nov. 6
New buildings	47	66
Cost	\$127,066	\$211,530
Alterations	\$20,395	\$19,980

Jan. 1 to Nov. 4 Jan. 1 to Nov. 6

3,927
\$16,861,375
\$1,057,936
\$1,153,213 New buildings. Alterations....

RICHMOND. Building Permits.

Oct. 29 to Nov. 4 Oct. 30 to Nov. 5

(S. 12 10 \$24,300 \$13,490 \$24,300 \$13,500 \$3,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 \$15,500 New buildings. Alterations.

\$22 \$1,828,259 \$266,323 New Buildings..... \$1,584,764 \$235,214 Alterations....

LEASES

Bankers Home for Business.
Charles B. Halsey and T. J. S. Flint have leased through Pease & Elliman the former home of Washington E. Connor at the northwest corner of Madison avenue and 54th street, for 21 years with renewal privileges. The building will be converted into stores and bachelor apartments from plans by Charles Thano. Some time ago this property

was reported leased, but the deal fell through. The same brokers recently leased to Messrs. Halsey and Flint, with an option to purchase, the northwest corner of Madison avenue and 48th street, for the estate of William Alex-ander Smith.

Broadway Importers in 23d Street.

Broadway Importers in 23d Street.

S. Steinfeld & Co., jobbers and importers, have leased from the estate of William C. Schermerhorn through the firm of L. J. Carpenter and Heil & Stern the store, basement and the first three lofts in 43 to 47 West 23d street, through to 24, 26 and 28 West 24th street, formerly occupied by the furniture firm of George C. Flint Company. The lease affects approximately 60,000 square feet of space. The lessees are now located at 600 and 602 Broadway, and have been identified with the downtown wholesale district for over thirty years.

C. H. Mackay Leases Burden House.

Clarence H. Mackay has leased through William B. May & Company the residence of Mrs. I. Townsend Burden at the south corner of Fifth avenue and 92d street. The house was recently finished. It was built from plans by Horace ished. It was built from plans by Horace Trumbauer, the Philadelphia architect, and has never before been occupied by others than members of the Burden family. Directly to the south, the new home of Otto H. Kahn is being built.

Senator Aldrich Leases Home.

One-time Senator Nelson W. Aldrich has leased through Pease & Elliman from Mrs. James A. Burden, the residence 908 Fifth avenue, a five-story building on plot 35x125. It is just north of the new home of Henry C. Frick.

Manhattan.

LEON S. ALTMAYER leased for the Coast Construction Co., S. G. Hess, president, the 2d floor in the apartment house at 302 West 87th st to J. A. Frank, and the 8th floor in 229 West 78th st to H. A. Erdman.

78th st to H. A. Erdman.

BASTINE & CO. leased space in 97 5th av to Benedict & Eodner of 41 Union sq. neckties, and through W. B. Mabie the 5th loft to B. B. Bear & Co., embroidered linens.

BASTINE & CO. leased for the Rothschild Realty Co. the 1st loft in the Stuyvesant Building, northwest corner of 5th av and 15th st, to Julius Simon

Simon.

JULIA BEVERLEY HIGGENS rented an apartment in 109 East 56th st to Miss Anthony; for Mrs. Allen B. Talcott her apartment in 27 West 67th st to Mrs. Loomis H. Taylor.

CROSS & BROWN CO. leased offices in the U. S. Rubber Co. Building, Broadway and 58th st, to Ashley Steel Building Co., in the Strand Theatre Building, to Frank J. Hardy, and in the Bryant Park Arcade to Low Van Ullen.

DOUGLAS L. ELLIMAN & CO. leased apartments in 375 Park av for H. L. Hass to Frederick Gimbel; in 116 East 63d st to Herbert Wheeler; in 103 East 86th st to Alexander Feifer; in the Hotel New Weston, Madison av and 49th st, to William A. Jenner, and in 20 East 48th st to D. S. Walton.

DOUGLAS L. ELLIMAN & CO. leased apartments in 45 East 82d st for Allen G. Wellman to Richard Limberg of Ladenberg, Thalmann & Co., bankers; in 40 East 83d st for Hobart D. Betts to Barrington Moore; in 103 East 86th st to Henry N. Arnold, and in 449 Park av for Cammann, Vorhees & Floyd to Francis S. Hutchins.

DOUGLAS L. ELLIMAN & CO. leased for N.

cammann, vornees & Floyd to Francis S. Hutchins.

DOUGLAS L. ELLIMAN & CO. leased for N. Wyckoff Vanderhoef, 76 East 56th st, a 4-sty house, to James S. McCulloh.

J. B. ENGLISH leased for John S. Spencer to William H. and Mary L. Fletcher the dwelling at 230 West 48th st.

J. ARTHUR FISCHER leased to Mary A. Johnson the 3-sty dwelling at 384 St. Nicholas av; the 1st loft in 667 6th av to B. Sunday; the store in 689 6th av to B. Maraitti for a restaurant, and to Robert Hill, of the V.-Ray Spark Plug Co., the parlor store in 105 West 38th st.

FREDERICK FOX & CO. leased for the Hommel Manufacturing Co. the 6th and 7th floors in the Oppenheim-Collins addition, now nearing completion at 58 and 60 West 35th st, to Michael Bloom of 13 West 20th st and E. A. Adler & Co.

JULIUS FRIEND-EDWARD M. LEWI CO.

JULIUS FRIEND-EDWARD M. LEWI CO. leased for Bawo & Dotter the 5th floor in 20 to 28 West 33d st to Crown Embroidery Works of 38 West 26th st.

GOODWIN & GOODWIN rented for the Tilmil Realty Co. to Carl Bayer the dwelling at 55 West 113th st.

West 113th st.

GOODWIN & GOODWIN rented for Lillian Stimelsky to Philip Bernstein the 3-sty dwelling at 74 West 119th st.

HEIL & STERN leased for Morewood Realty Holding Co., 8th loft in 826 and 828 Broadway, to Curry & Horsford, of 752 Broadway; for trustees of Sailors' Snug Harbor, 1st loft in 743 and 745 Broadway, to Bill & Caldwell, of 588 Broadway; for Madison Holding Co., 7th loft in 72

and 74 Madison av, to Benjamin F. Lewis; for 27th st, to Gluck & Mandel, and for 142 West 26th St Co., 3d loft in 142 and 144 West 26th St, to Louis Sternberg, of 142 West 26th St, to Louis Sternberg, of 142 West 26th st, to Louis The Sternberg, of 142 West 26th st, SETON HENRY & DOUGLAS GIBBONS and WORTHINGTON WHITEHOUSE leased for the winter, furnished, to Charles E. F. McCann.

M. & L. HESS and MARK PARALSKY & CO.

Cann.

M. & L. HESS and MARK RAFALSKY & CO. leased the 1st, 2d and 3d lofts, containing 15,000 sq. ft., in 517 and 519 6th av, including 100 to 104 West 31st st, to Guthman, Solomon & Co., of 511 Broadway, dealers in novelties and notions.

HUBERTH & HUBERTH leased for Jacob Mattern the 5th floor in 238 and 240 West 53d st to Morris Eerkowitz.

st to Morris Eerkowitz.

JOHN J. KAVANAGH leased the 4-sty dwelling at 32 East 81st st to Archibald C. Barrow; apartments in 100 East 81st st to Geo. H. Schaefer, Jr., and Mrs. C. C. Good, and in 933 Park av to Miss M. M. Lane.

EDGAR A. MANNING leased the 1st loft in 19 West 36th st for 5 years for W. M. Sperry to the R. C. Heather Co. of 135 West 26th st. SAMUEL H. MARTIN leased apartments in 14 West 64th st to John Sylvester; in 31 Columbus av to Grace Parsons; in 132 West 66th st to E. J. Campion; in 35 Columbus av to Albert Alberts; in 39 West 61st st to Elizabeth Doucet and E. H. Southern; in 105 West 77th st to George Gibbs, and in 1983 Broadway to B. H. Jackson.

M. MORGENTHAU, JR., CO. and NICHOLSON

B. H. Jackson.

M. MORGENTHAU, JR., CO. and NICHOLSON & CO. leased to George R. Abrams, president of the Box Co. of America, for the Varick Realty Co., the 10th floor of the warehouse building at West, Washington and Hubert sts; the former for the 6th Av and 23d St Corporation leased stores in the Corporation's building, formerly occupied by Ehrich Brothers Department Store; to Fred Fresca the store in 110 West 23d st for the sale of leather goods and novelties; store in 112 West 23d st to the Sandow Jewelry Co.

West 23d st to the Sandow Jewelry Co.

PEASE & ELLIMAN leased for John T. Taylor, as trustee, to Abram Zucca the building at 94½ Greenwich st; also 386 Water st to Mrs. N. Walsh; for the estate of Catherine Hammerschlag to Abraham Miller 5 Essex st; for the Schulte Realty Co. to I. N. Maskoff the store at the southeast corner of William and Beekman sts; office space in 438 Broadway to Gaynm & Abraham; loft in 32 Maiden Lane to Louis G. Hughes; and offices in 123 Liberty st to E. I. S. David, Gordon & Trietle, H. G. Knapp, Bremer & Lang, Kreipe & Reinhardt; and apartments for E. B. Amer in 214 Riverside dr to Jacques Urlus; for Claude A. Dickie to William C. Dickey in 200 West 58th st, and for T. Beekman.

PEASE & ELLIMAN leased for the Manhattan Savings Institution apartments in 25 Fort Washington av to Mrs. Mary Lyons; in 150 West 97th st for Edgar J. Levy to J. Schwartz, and in 829 Park av for the Jekyll-Walker Corporation to Beek and the Corporation to Beek and the Corporation of the Manhattan Park was for the Jekyll-Walker Corporation to Beek and the Corporation to Beek and

PEASE & ELLIMAN leased apartments in 850 Park av to Thomas Powers; in 170 West 72d st to Frederick D. Layman; in 56 West 11th st to Harold Flint; in 234 Central Park West, for Mrs. Ellen Purcell to Miss Kate Lilly, and in 119 West 71st st, the furnished apartment of Arthur J. Friend to Mrs. Eugene Shaw; for Francis L. Wellman his furnished apartment in 45 East 82d st to Benjamin W. Appleton; for Thomas & Eckerson, as agents, the 4-sty dwelling at 63 West 69th st to Mrs. M. E. Mather. RICE AND HILL leased to Louis Wolpin the

RICE AND HILL leased to Louis Wolpin the store and basement in 156 West 45th st; space in 112 and 114 West 42d st to A. G. Ellphick and Irving Stringer for a golf school; the store in 636 Lexington av to Anthan & Cadezas; for Tucker, Speyers & Co., the top studio in 28 west 28th st, to the Wyanoak Publishing Co., Inc., of 136 West 52d st.

west 28th st, to the Wyanoak Publishing Co., Inc., of 136 West 52d st.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased space in 79 Wall st to Ayres, Bridges & Co. of 96 Wall st; in 1 Wall st to New Electro Process Co.; in 14 Wall st to Montgomery, Clothier & Tyler of Philadelphia; in the Produce Exchange Building to Furst, Clark Construction Co., George E. Pell, William Gottlieb, Arbold Robinson, W. L. Sweet & Co., Ansel S. Leo, Keusch & Schwartz Co. of Produce Exchange, and Joseph H. Tunley; in 30 Broad st to Atlas Portland Cement Co. of 30 Broad st and Edward F. Spitz; in 27 William st to Harold L. Ward of 220 West 42d st, Ralph A. Stemm, Walter Blair and the Atlantic Yacht Club, and an apartment in 29 Washington sq, West, to Carl W. Kimball.

THE DOUGLAS ROBINSON, CHARLES S.

West, to Carl W. Kimball.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO, leased space in 63 and 65 Wall st to the Japanese Association; in 23 and 25 East 26th st to the Color Manufacturing Co.; in 15 and 17 West 38th st to Seth Moyle and in 35 and 37 Broadway to Jaber & Co. CHRIS. SCHIERLOH rented for Mary C. O'Brien the two top lofts in 1568 Broadway to the Comedy Vaudeville Club.

HERBERT A. SHERMAN leased for Emanuel Moses the 5-sty house at 44 East 66th st to Mrs. James McLoughlin.

SLAWSON & HOBBS rented for E. Sanders

James McLoughlin.

SLAWSON & HOBBS rented for E. Sanders to R. T. Mascan the 3-sty dwelling at 30 West 19th st; to C. H. Mason the 4-sty dwelling at 110 West 71st st, and the 4-sty dwelling at 137 West 71st st for Mrs. C. S. Miller.

SPEAR & CO. leased for the Alan Realty Co. the 4th loft in 134 to 142 West o7th st to the Tip Top Waist Co.; for A. M. Rau the 7th loft in 419 Lafayette st to I. Spiegel; for the American Real Estate Co, the 12th floor in 114 5th av to E. Schmerler, and the 8th loft in 7 West 30th st to Herman Wolfert.

LUDWIG C. TRAUBE leased the dwelling at 80 East 90th st to K. F. Carroll of Fiss, Doerr & Carroll Horse Co.

THE THIRD FLOOR in the Emigrant Indus-

THE THIRD FLOOR in the Emigrant Industrial Savings Bank building at 51 Chambers st has been rented by the city for the use of the sheriff's office of New York county. The department has had offices at 299 Broadway for

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Incorporated 1908

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Murray Hill 1962 Spring 878

Henry Jansen

Mrs. A. Voshage

9 years. The present quarters cost the county \$12,000 annually. The new offices will be nearer to the courts and the rental will be \$9,-835 a year.

er to the courts and the rental will be \$9,-835 a year.

STEPHEN H. TYNG, JR., & CO. have leased in the Madison Av. Euilding, Madison av and 25th st, 10th floor to the Bigelow Carpet Corporation of 334 4th av; space on the 9th floor to the Philadelphia Axminster Carpet Co. of 114 5th av; additional space on the 14th floor to the Ernest Simons Mfg. Co.; also leased the store in 21 East 16th st to Seidman Bros., woolens; in the Hartford Building, Broadway and 17th st, space on 9th floor to the Intercollegiate Socialist Society of 105 West 40th st, and on the 8th floor to Willy Mayer & Co. of 335 Broadway, advertising novelties; at 17-19 Waverley pl the 6th floor in conjunction with Spear & Co. to the Colon Hat Corporation of 7 Great Jones st; in 19 Madison av the 11th floor to Charles G. David of 79 5th av; in 11 East 36th st, for Ewing, Bacon & Henry, the 10th floor to R. L. Cochran Co. of 892 Broadway; at 19 East 24th st the 4th floor to Benjamin Switky of 9 West 23d st; in 95 Madison av space on the 15th floor to the Continental Silk Mills of 100 5th av, and at 30 East 23d st the 10th floor to Wood & Nathan Co. and the American High Speed Press Co. of 1 Madison av.

Bronx.

THE M. MORGENTHAU, JR., CO., leased for the Property Operating Co., J. J. Murphy, two of the stores in the Art Theatre Building on the west side of Southern blvd, just north of Westchester av; the store in 1067 Southern blvd to D. Amico & Co. for the sale of millinery and feathers, and the store in 1081 Southern blvd to the Areco Hand Laundry.

Brooklyn.

CHARLES E. RICKERSON leased 460 8th st, a 3-sty dwelling, to Mrs. Ellen Mahoney; space in 340 Park pl to Wiliam A. Rowan; apartment in 736 Union st to J. C. Williams, and 47 Lincoln pl, a 3-sty garage, to Robert Mitchell and Louis Brooks.

Queens.

DOUGLAS ROBINSON-CHARLES S. BROWN
CO. leased the dwelling at 191 Eeach st, Long
Island City, to Owen Maginnis.

Suburban.

Suburban.

FEIST & FEIST, INC., leased for Abraham B. Meyer to the Newark Truck Service Co. the building at 11 and 13 Hill st, Newark, N. J., and for Peter Hauck, Jr., the store and basement in 119 Washington st to Frederick G. Gepke, for a picture frame and novelty business.

FEIST & FEIST, INC., leased for John O. Gregory of Far Hills, the new factory, 700 to 710 Frelinghuysen av, Newark, N. J., to J. W. Beardsley's Sons, of Greenwich st, Manhattan, manufacturers of food specialties, who will employ about 300 people. The lease calls for an aggregate rental of \$183,000 and includes an option to purchase the property within a year.

HUGHES & WHITBY and PEASE & ELLIMAN leased the estate of Charles W. Edwards, at 66 Highland av, Glen Ridge, to H. L. Herrington; also the mercantile business at the corner of Bloomfield and North Fullerton av, for H. B. Kaufman to S. Yata, Japanese importer; and for Miss Alice Parsons the residence at 87 Elm st to Mrs. Annie E. Chapin.

REAL ESTATE NOTES.

VAN NORDEN & WILSON have been appointed renting agents for 13-15 West 34th st.

CROSS & BROWN CO. has been appointed agent for 3-7 West 61st st.

GOODALE, PERRY & DWIGHT have been appointed agents for 139-141 and 159-163 West 22d st and for 55 West 24th st.

BRETT & GOODE CO. has been appointed agent for 103 5th av, 413 Madison av, 413 East 61st st and 29 East 48th st.

J. ARTHUR FISCHER has been appointed agent for 63 West 37th st, 730 9th av, 202-204 West 28th st, 513 West 152d st and 244-248 West 27th st.

S. MAY, the electrician is the buyer on resale

West 27th st.

S. MAY, the electrician, is the buyer on resale by M. Frank of 63 West 37th st, adjoining the corner now occupied by Mr. May. J. Arthur Fischer was the broker.

DELAFIELD ESTATES has taken title from Charles Otis to the former home of the Omega Association, at 604 West 114th st, giving in exchange a Bronx dwelling on Waldo av.

Association, at 604 West 114th st, giving in exchange a Bronx dwelling on Waldo av.

MICHAEL F. LOUGHMAN has transferred for a nominal consideration to Mary A. Ryan the 12-sty apartment house at the southeast corner of West End av and 86th st, which he obtained in a trade in November, 1912.

ON SATURDAY the property at 30 Fulton av, Ostend, Far Rockaway, was auctioned by the M. Morgenthau, Jr., Co. for \$8,626, to the Bank of Lawrence, Lawrence, L. I. It consists of a 13-room stucco residence, on a plot 60x100.

JOSEPH WEINTRAUB is the lessee of the old Cosmopolitan Hotel at the northeast corner of West Broadway and Chambers st, reported leased in last week's Record and Guide. He will pay \$20,000 a year for a term of 20 years and 4 months. Nothing could be learned yesterday relative to his plans.

M. &. L. HESS, INC.—The newly-formed organization composed of the sales and renting brokers in the employ of M. & L. Hess, Inc., known as the "Brokers' Staff of M. & L. Hess, Inc.," held its first banquet at Reisenweber's on the evening of October 29. The officers are: Lewis W. Flaunlacher, president; Roy Scherick, vice-president; Herbert B. Fox, treasurer; Adolph F. Koehler, secretary. The guests were Edwin H. Hess, John W. Hahner and Arthur H. Perles. A number of addresses were made.

OBITHARY

WESLEY ELLIS, of the Mutual Life Insur-ance, Co., died of Bright's disease at his home, 1095 Prospect pl, Brooklyn. He was 55 years old and a member of an old Long Island fam-

CLARENCE L. C. HOWE, for 25 years associated with the real estate department of the New York Life Insurance Co. died, aged 46, at his home, 44 Westminster road, Flatbush. He was a graduate of the College of the City of New York.

New York.

ISAIAH KAUFMAN, former receiver of arrears of personal taxes, died last Sunday, of a complication of diseases, at his home, 1854 7th av. He was the first president of the Jefferson Demoratic Club and was for many years active in politics in the Fifth Ward. He was 72 years old and is survived by four sons and two daughters.

JAMES J. MURPHY, for twenty-five years a statistician for the Phoenix Insurance Co. of Brooklyn and formerly secretary of the Herald Building & Loan Association, died, aged sixtyeight, on Wednesday at his home, 118 East 91st st. He was a graduate of the College of St. Francis Xavier and a member of the Royal Arcanum. He is survived by two sons and two daughters. Arcanum. He two daughters.

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 merely quotes the estimated market value of the realty, regardless of mortgages or other liens:

LEAH ROSENHEIM.—4 West 126th st, 3-sty dwelling, 17.6x100.9, \$16,000.

KATHERINE EISLER.—1236 2d av, 4-sty tenement, 25x64, \$16,000.

WILLIAM H. McCORD—68 West 83d st, 4-sty dwelling, 20x102.2, \$23,000.

AUCTION SALES OF WEEK.

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

The Auction Market.

The Auction Market.

Edward Kammak, an outside bidder, paid \$15,750 for the three and four-story front and rear tenements at 516 and 518 West 27th street on a plot 50x98.9, offered at foreclosure this week. An interesting phase of this transaction was the purchase price which was about \$4,000 above the encumbrances. Property offered in foreclosure proceedings in the auction rooms have with but few exceptions failed to bring amounts equaling existing liens, and the sale of this property at a price which will mean the return of part of the investment to the defendant is the most significant event in the salesroom this week.

Manhattan.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Nov. 6, 1914, at the New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Trinity pl. 70-76 (*), ws, 203.1 s Thames, 104.4x42.4x108.9x52, 6-sty bk loft & str bldg; due, \$110,432.90; T&c, \$2,002.50; Murual Life Ins Co of N Y. 90,000 117TH st, 250 E (*), ss, 50 w 2 av, 40x T&c, \$79.88; Belle G Bernheimer et al, trstes &c. 20,000

SAMUEL MARX.

SAMUEL MARX.

S6TH st, 323 W (*), ns, 241 w West End av, runs n49.6xw21.6xx3.6xw16.6xx13.8xw5x s32.4xe43 to beg, 5-sty & b bk dwg; due, \$42,775.53; T&c, \$1,186.55; Hudson City Savgs Instn.

95TH st, 49 W (*), ns, 318 e Col av, 18x 100.8, 3-sty & b stn dwg; due, \$15,846.91; T&c, \$1,035.78; Jos C Veith.

17.300

127TH st, 127 W (*), ns, 355 w Lenox av, 15x99.11, 3-sty stn bidg; due, \$6,972.62; T&c, \$918.11; Wm F Brown, trste. 6,000 HERBERT A. SHERMAN.

27TH st, 516-8 W, ss, 225 w 10 av, 50x

27TH st, 516-8 W. ss, 225 w 10 av, 50x 98.9, 4-sty bk tnt & 3-sty fr tnt & strs; due, \$10,133.89; T&c, \$1,903.26; Edw Kammach.

HENRY BRADY.

52D st, 636 W (*), ss, 225 e 12 av, 20x 100.5, 1 & 2-sty fr stable; due, \$1,256.88; T&c, \$——; Jno J A Hickey. 1,257 SAMUEL GOLDSTICKER.

126TH st E, nwc Mad av, see Mad av,

1974.

Madison av, 1974 (*), nwc 126th, 19.11x
85, 4-sty & b stn dwg; due, \$3,553.58; T&c,
\$759.80; sub to pr mtg \$20,000; Sarah J
Morton.

21,797

Total	\$202,104
Corresponding week 1913	207,050
Jan 1, 1914 to date	29,479,109
Corresponding period 1913	34.449 606

Bronx.

The following are the sales that have taken place during the week ending Nov. 6, 1914, at the Bronx Salesrooms, 3208-10 3d av.

JOSEPH P. DAY.

St Lawrence av, 1501 (*), nwc Mansion 5x95; due \$8,820.07; T&c, \$707.72; Fannie Youngs.

HERBERT A SHERMAN

H Youngs.

HERBERT A. SHERMAN.

Coster st, 644, es, 320 s Spofford av, 20x
100, 2-sty bk dwg; due, \$5,981.29; T&c,
\$171.97; Utility Realty Co, a party in int.
6,000

CHAS. A. BERRIAN.

226TH st, \$58-56 E (*), ss, 205 w Bronxwood av, 100x114; due, \$3,699.65; T&c,
\$325.58; sub to a mtg \$16,000; Saml Stecher et al.

Morris Park av, 629, ns, 1,431.11 e Wa er av, 25.2x189.6x28.6x174.2; adj Nov20

HENRY BRADY.

Webster av, 1922, es, 138.7 n Tremont av, 75x158.11, 1 & 2-sty fr theatre; due, \$29,207.35; T&c, \$966.49; Dachtermann 45,000 GEORGE PRICE.

Marrin st, nwc Edwards av; see Edwards av, nwc Marrin.

Edwards av (*), nwc Marrin, 50.4x98.10 x50x100; due, \$1,526.20; T&c, \$138; Henry Stellman trste.

JAMES J. DONOVAN.

JAMES J. DONOVAN.

160TH st, 692 E (*), ss, 30.2 e Trinity av, runs s50xw29.11 to Trinity av xs25xe52.11 xn75 to av xw23.2 to beg, 2-sty & b fr dwg; partition; due, \$—; Mary T Renard.

Trinity av, es, 50 s 160th, see 160th, 692

Total	\$78,1	
	week 1913 106,0	
	date 5,612,1	
Corresponding	period 1913 5,791,5	72

Brooklyn.

The following are the sales that have taken place during the week ending Nov. 4, 1914, at the Brooklyn Salesrooms, 189 Montague Street: WILLIAM P BAE CO

WILDIAM I. RAE CO.	
COURT ST, ws, 200 n Degraw, 22.6x	
112.6; withdrawn	
BEDFORD AV (*), es, 20 n Clifton pl.	
20x80; Jno P Short	5 000 00
BUSHWICK AV, sws, 25 se Suydam,	0,000.00
25x72.9; withdrawn	
GATES AV, ns, 145 e Marcy av, 20x	
105; Excelsior Realty Co	7,500.00
GATES AV, ns, 165 e Marcy av, 20x105;	
Excelsior Realty Co	7,500.00
PITKIN AV (*), ss. 75 w Hendrix, 25x	
100; also PITKIN AV, ss, 75 w Van	
Siclen av, 25x100; Manly R Hubbs	4 000 00
PITKIN AV, swc Logan, 20x90; Isabella	
Hamilton	5,750.00
NATHANIEL SHUTER.	
OAKLAND ST (*), es, 50 s Eagle, 25x	
100; Penobscot Realty Corpn	
W 8TH ST, ws, 480 s Av R, 20x100;	,_,,,,,,,,,,
Leslie G King	3 000 00
ATLANTIC AV (*), nwc Van Siclen av,	5,000.00
20x103.2; also ATLANTIC AV, ns,	
40 w Van Sicien av, 20x104.4; Me-	
40 w Van Siclen av, 20x104.4; Me-	40 =00 00

Franklin av, 20x45; Waldo R Blackwell 1,000.09
BAY 13TH ST (*), ws, 200 n Bath av, 50x108.4; Mary F Cosgrove 2,500.00
E 14TH ST (*), es, 100 n Av G, 50x100; Eagle Savgs & Loan Co. 7,500.00
99TH ST (*), sws, 346.6 se 4 av, 26.9x
97.6; Lake A Timmons 2,750.00
99TH ST (*), sws, 373.3 se 4 av, 26.9x
97.6; same; action 2 2,750.00
BEVERLY RD, sec E 2d, 35x100; Albert Barrett 5,475.00
KENT AV (*), es, 194.9 n Willoughby av, 30.2x153.8; Eagle Savgs & Loan Co. 10,000.00

ABRAHAM FEINSTEIN. CHESTER ST (*), ws, bet Blake & I mont avs, lot 39; Juliette F Potter 500.00

Total\$180,075.00 Corresponding week 1913264,109.00

ADVERTISED LEGAL SALES.

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

Manhattan.

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

NOV. 7. No Legal Sales advertised for this day.

NOV. 9.

13TH ST, 206 E, ss, 493.6 w 2 av, 16.6x103.3, 4sty stn tnt; Julius Hechtlinger—Richd B
Miller et al; Breitbart & Breitbart (A), 309
Bway; Harold C Mendelson (R); due, \$1,751.14; T&c, \$360.55; sub to pr mtg \$11,000;
Joseph P Day.

65TH ST, 335-7 E, ns, 225 w 1 av, 33.4x100.5,
6-sty bk tnt & strs; Newton Ehrmann—Harry
Levy et al; Lachman & Goldsmith (A), 35
Nassau; Wm Henkel, Jr, (B); due, \$34,882.24; T&c, \$698.90; Joseph P Day.

115TH ST, 75 E, ns, 90 w Park av, 25x100.11,
5-sty bk tnt; Betty Gisthal—Jos Edelstein
et al; Bowers & Sands (A), 46 Cedar; Isaac
F Cohen (R); due, \$16,345.76; T&c, \$733.16;
Samuel Marx.

MADISON AV, 1584, ws, 50.11 n 106th, 25x100,
5-sty stn tnt & strs; Louis W Harlem et al—
Isaac Schmeidler et al; Chas E Heydt (A),
2 Rector; Eugene L Bushe (R); due, \$25,214.81; T&c, \$1,226.84; Bryan L Kennelly;
mtg recorded Nov 17, 1904.

PRINCE ST, 177, ns, 100 e Sullivan, 25x95.6, 6sty bk loft & str bldg; Stephen P Sturges,
trste—Brown-Weiss Realties et al; Jos. J
Speth (A), 56 Liberty; Phoenix Ingraham
(R); due, \$20,905.86; T&c, \$463.70; mtg recorded April 8, 1914; Henry Brady.

50TH ST, 507-13 W, ns, 100 w 10 av, 100x100.5,
5-sty bk loft bldg; City Bank of Bayonne—
Julius G Hocke et al; Simon H Kugel (A),
170 Broadway; Jno G Saxe (R); due, \$55,454.75; T&c, \$17,586.11; Henry Brady.

78TH ST, 338 E; ss, 250 w 1 av, 20x102.2, 5-sty
stn tnt; Pauline Brommer—Edw Burns, exr,
et al; Henry F Lippold (A), 61 Park Row;
Patrick J McGrath (R); due, \$12,941.04; T&c,
\$1,309.18; Joseph P Day.

UNIVERSITY PL, 88, see 12th st, 24-6 E. 12TH ST, 24-6 E, ss, 62.6 w University pl, runs s77.11xe56.8 to University pl (No 88) xs31.9x w110.10xn—xe—xn100.8xe46.5 to beg, 11-sty bk

loft bldg; Germania Life Ins Co—Borough Investing Co et al; Dulon & Roe (A), 41 Park Row; Franklin Brooks (R); due, \$217,231.40; T&c, \$4,725.27; Joseph P Day.

37H ST, 163 W, see 7 av, 301-5.

61ST ST, 415 E, 220 e 1 av, 20x93.4x20.2x90.1, vacant; Jos C Levi, assignee—Esther Blumenthal et al; Walter S Newhouse (A); Arthur M Levy (R); due, \$5,057.40; T&c, \$792.51; J H Mayers.

H Mayers.

95TH ST, 19 W, ns, 218 w Central Park W, 18.8 x100.8, 3-sty & b stn dwg; 98TH ST, 137 W, ns, 449.9 e Ams av, 24.9x100.11, 5-sty bk tnt; Esther Schnitzer—Margt McKeon et al; Samson Friedlander (A), 271 Bway; Philip J Dunn (R); due, \$6,523.88; T&c, \$—; sub to 1st mtg \$15,292.95; Samuel Marx.

98TH ST, 137 W, see 95th, 19 W.

106TH ST, 127 E, ns, 91.8 w Lex av, 16.8x100.11, 3-sty & b stn dwg; Franklin Trust Co—Port Jervis Land & Improvement Co, Inc, et al; McKeen, Brewster & Morgan (A), 20 Exch pl; Jno M Shedd (R); due, \$8,634.61; T&c, \$75.65; Joseph P Day.

Joseph P Day.

122D ST, 111 W, ns, 156 w Lenox av, 19x100.11, 3-sty & b stn dwg; Farmers' Loan & Trust Co—Carrie R Davis; Geller, Rolston & Horan (A), 22 Exch pl; Geo M Hulbert (R); due, \$14,907.11; T&c, \$296.30; Samuel Marx.

128TH ST, 266 W, ss, 229.2 e 8 av, 20.10x99.11, 4-sty stn tnt; Helen Katz et al, exrs—Helen D White Haight et al; Albert R Lesinsky (A), 149 Bway; Edw R Rayher (R); due, \$10,670.97; T&c, \$254; mtg recorded May 4, 1912; Joseph P Day.

7TH AV, 301-5, nec 27th (No. 163), runs n77xe

TTH AV, 301-5, nec 27th (No. 163), runs n77xe - 76.7xsf.8xe1.1xsf0xw77.10 to beg, 3-5-sty stn tnts & strs & 4-sty bk tnt & str; Oceanic Investing Co—28th St and 7th Av Realty Co et al; Henry M Bellinger, Jr (A), 135 Bway; Phoenix Ingraham (R); due, \$160,389.02; T&c, \$7,161.96; D Phoenix Ingraham.

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Legal Sales, Manhattan, Continued.

105TH ST, 112-38 W, ss, 160 w Col av, 171.6x 134.6x84.9x100.11, 1-sty bk theatre & 1-sty bk garage; Morris Mayer—Mary A Loeffler et al; Sydney W Stern (A), 154 Nassau; N Taylor Phillips (R); due, \$6,691.40; T&c, \$3,600; sub to 1st mtg \$72,000; Henry Brady.
110TH ST, 342 E, ss, 125 w 1 av, 25x100.11, 4-sty bk tnt & strs; Wm Crawford—Jno Curcio et al; Bowers & Sands (A), 46 Cedar; Jno F O'Ryan (R); due, \$8,664.61; T&c, \$525.30; Henry Brady.
110TH ST, 344 E, ss, 100 w 1 av, 25x100.11, 4-sty bk tnt; Betty Gutshal—Giuseppe Zito et al; Bowers & Sands (A), 46 Cedar; Jno F O'Ryan (R); due, \$8,668.84; T&c, \$507.85; Henry Brady.

Bowers & Sands (A), 46 Cedar; Jno F O'Ryan (R); due, \$8,668.84; T&c, \$507.85; Henry Brady.

118TH ST, 160 E, ss, 235.2 w 3 av, 17.1x100.11, 5-sty bk tnt & strs; Arnold Thayer—Irving Cohen et al; Jas W McElhinney (A), 41 Park Row; Marshall B Clarke (R); due, \$10,760.86; T&c, \$305; Joseph P Day.

118TH ST, 537 E, ns, 457.1 e Pleasant av, 40.10 x100.11, 5-sty bk tnt & strs; Cath Silberhorn et al extrx—Fredk Stichweh et al; Geo H Hyde (A), 41 Park Row; David G McConnell (R); due, \$6,170.19; T&c, \$1,038.45; sub to pr mtg \$20,000; Herbert A Sherman.

126TH ST, 28 E, ss, 291.3 e 5 av, 18.9x99.11, 3-sty &b'stn dwg; Farmers' Loan & Trust Co—Emanuel J Heilner et al; Geller, Rolston & Horan (A), 22 Exch pl; Frank Cochrane (R); due, \$10,835.41; T&c, \$236.15; Bryan L Kennelly.

nelly.

NOV. 13.

S7TH ST, 207-9 W, ns, 162.6 w Ams av, 62.6x 100.8, 2-5-sty bk tnts; Andw C Dittrich—Isaac Josephs et al, exrs; Russel H Kittel (A), 100 William; Jos Rowan (R); due, \$7,792.88; T&c, \$752.60; sub to 1st mtg \$65,000; mtg recorded Dec 3, 1907; Joseph P Day.

105TH ST, 312 E, ss, 425 w 1 av, 25x100.11, 4-sty bk tnt; City Real Estate Co et al—Bartolomeo Palumbo et al; Harold Swain (A); 176 Bway; Jno J Halpin (R); due, \$12,046.62; T&c, \$489.25; Joseph P Day.

123D ST, 453-7 E, nwc Pleasant av (Nos 441-7), 87.11x100.11, 1-sty fr bldgs & vacant; U S Trust Co of N Y trste—Pleasant Av Realty Co et al; Harold Swain (A), 176 Bway; Louis Steckler (R); due, \$16,609.10; T&c, \$950; Henry Brady.

MADISON AV, 1885, es, 20.11 n 122d, 20x100, 3-by area. Title Guarantee & Trust Co

MADISON AV, 1885, es, 20.11 n 122d, 20x100, 3sty & b stn dwg; Title Guarantee & Trust Co
—Ephraim K Browd et al; Harold Swain (A),
176 Bway; Jno Davis (R); due, \$14,971.02;
T&c, \$400; James L Wells.
PLEASANT AV, 441-7, see 123d, 453-7 E.

NoV. 14. No Legal Sales advertised for this day.

No Legal Sales adventures No. V. 16.
CLINTON ST, 93, ws, 175 s Rivington, 25x100, 5-sty bk tnt & strs; Frank M Tichenor et al, admrs—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.
42D ST, 201-7 W, see Broadway, 1481-3 or 7 av, 602-10.
BEOADWAY, 1481-3 or 7TH AV, 602-10, nwc

602-10.

BROADWAY, 1481-3 or 7TH AV, 602-10, nwc 42d (Nos 201-77, 100.4x131 (leasehold), 2 & 6-sty bk theatre; Oscar Hammerstein—Hammerstein Amusement Co et al; House, Grossman & Vorhaus (A), 115 Bway; F Granville Munson (R); due \$312,054.16; T&c, \$10,457.50; M Morgenthau, Jr, Co.

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:

NOV. 7. No Legal Sales advertised for this day.

NOV. 7.
No Legal Sales advertised for this day.

NOV. 9.
156TH ST, 937 E, ns, 50 e Dawson, 25x100, 2sty bk dwg; Saml L Feldman—Alex L Kenny
et al: Arthur O Ernst (A), 170 Bway; Chas
Putzel (R); due, \$1,720.15; &c, \$354.45; sub
to 1st mtg \$8,000; Henry Brady.
179TH ST, 445 E, nec Park av, runs n25xe91xn
48xe50xs73xw141 to beg, 5-sty bk tnt & strs;
N Y Trust Co—Convent Park Constn Co et al;
M S & I S Isaacs (A), 52 William; Ely Neumann (R); due, \$48,752.07; T&c, \$1,704.64;
Henry Brady.

CAMBRELING AV, 2459, ws, 50 s 189th, 25x
100; 2-sty fr dwg; Cath Sutorius—Wm Scholermann et al; Gerlich & Schwegler (A), 1511
3 av; Martin S Cohen (R); due, \$5,538.12;
T&c, \$107; George Price.

MORRIS AV, 826-8, es, 170 s 160th, runs e100x
s25xe8.10xs50xw108.10xn75 to beg, 3-sty & b fr
dwg & 1-sty fr garage; Helen Mez—Julius M
Hoffmann et al; action 1; Paul C Schnitzler
(A), 165 Bway; Jos J Silver (R); due,
\$9,325.90; T&c, \$1,000; Geo Price.

MORRIS AV, 826-8, es, 101 n 158th, 50x108.10,
3-sty & b fr dwg & 1-sty fr garage; Helen
Mez—Julius M Hoffmann et al; action 2;
Paul C Schnitzler (A), 165 Bway; Jos J
Silver (R); due, \$3,362.27; T&c, \$500; Joseph P Day.

PARK AV, nec 179th; see 179th, 445 E.

WALLACE AV, ws, 225 s Morris Park av, 100x

PARK AV, nec 179th; see 179th, 445 E.

WALLACE AV, ws. 225 s Morris Park av, 100x
100: Jno Foy—Edw N Lynch et al; Grant
Squires (A), 299 Madison av; Melvin H Dalberg (R); due, \$1,545.97; T&c, \$283.86; Samuei Marx.

uei Marx.

NOV. 10.

147TH ST, 540 E, ss, 150 w St Anns av, 25x99.9,
2-sty & b fr dwg; Bella Meyer—Morris Kandel et al; Kurzman & Frankenheimer (A),
25 Broad; Wm T Quinn (R); due, \$5,516.08;
T&c, \$177.21; Henry Brady.

151ST ST, E, ss, 210.4 e Gerard av, 26.1x74.6x
15.8x59.8, vacant; Herman Knobloch—Robt
Y Barrows et al; Jacob L Lindner (R), 55
Liberty; Fredk E Goldsmith (R); due,
\$1,320.55; T&c, \$219.98; Samuel Marx.

TELLER AV, 1356, es, 499.1 n 169th, 25x80.7x
25x80.9, 3-sty bk dwg; Amy B Upson—Isaac
Brown et al; Albt C Fach (A), Stapleton, S.
I.; Ernest T Lindemann (R); due, \$8,465.84;
T&c, \$1,525.48; Joseph P Day.

NOV. 11.

BRONX TER, es, 338 s 226th, 54.10x105; T Emory Clocke—Frank McGarry et al; Clocke, Koch & Reidy (A), 391 E 149th; Clarence Y Palitz (R); due, \$1,178.63; T&c, \$950; Samuel

Palitz (R); due, \$1,178.63; T&c, \$950; Samuel Marx.

JENNINGS ST, 785-9, see Prospect av, 1400.

PROSPECT AV, 1400, nec Jennings (Nos 785-9), runs n20.2xe80.8xn-xe18.3xs40xw— to beg 3-sty fr tht & strs; Christopher J Doody—Ferd W Fey et al; J Harry Hull (A), 30 Broad; Lawrence N Martin (R); due, \$13,-002.98; T&c, \$1,547.75; Henry Brady.

SOUTHERN BLVD, 241; see 3 av, 2412.
3D AV, 2412, nec Southern blvd (No 241), 25x 34x25x41, 3-sty bk tht & strs; Harriett S Scott et al, exrs—Harry Mayer, exr, &c, et al; Paul M Goodrich (A), 141 Bway; Jas C Brady (R); due, \$10,941.86; T&c, \$82.70; Bryan L Kennelly.

NOV. 12. No Legal Sales advertised for this day.

No Legal Sales advertised for this day.

NoV. 13.

PROSPECT AV, 2054, es, 128.6 n 179th, 22.6x 150.3, 2-sty fr dwg; Tax Lien Co N Y—Jas D Rogers et al; August Weymann (A), 68 William; Wm J Cahill (R); due, \$1,078.95; T&c, \$560; Joseph P Day.

NOV. 14 & 16.

No Legal Sales advertised for these days.

Brooklyn.

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

NOV. 7 & 9. No Legal Sales advertised for these days.

No Legar Sates

NoV. 10.

NoV. 10.

BOERUM ST, swc White, 99.7x88.2; also McKIBBIN ST, nwc White, 71.8x200x irreg; Lillian J Leffler—Eleanora B Heidt et al; Mann,
Buxbaum & Schoenherr (A), 886 Bway; Adam
Christmann, Jr (R); Wm J McPhilliamy &
Co.

Buxbaum & Schoenherr (A), 886 Bway; Adam Christmann, Jr (R); Wm J McPhilliamy & Co.

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.

HICKS ST, ws, 75 n Pacific, 25x80; Gaetano Paciello—Guiseppe Cerami et al; Jno L Danzilo (A), 119 Franklin av; David Senft (R); Nathaniel Shuter.

SACKMAN ST, es, 275 s Sutter av, 25x100; Wm Slottman—Lena Greenbaum et al; Mark S Feller (A). 44 Court; Jno N Johnson (R); Nathaniel Shuter.

13TH ST, nes, 97.10 nw Prospect Park W, 20.10x 100; Eva Hornstein—Wm Forger et al; Chas W Morhous (A). 44 Court; Maurice L Rippe (R); Wm J McPhilliamy & Co.

54TH ST, ss, 283 w 2 av, 17x100.2; Union Trust Co of N Y—Fredk C Day et al; Miller, King, Lane & Trafford (A), 80 Bway, Manhattan; Jno E Ruston (R); Wm J McPhilliamy & Co.

73D ST, ns, 140 w 3 av, 40x100; Victoria C Beck—Harry Cohn et al; Asa A Spear (A), 79 Wall, Manhattan; Selah B Strong (R); Wm J McPhilliamy & Co.

NYRTLE AV, ns, 64.8 w Prince, 16.2x100; Mary C Keenan et al—Delia Kelly et al; J Hunter Lack (A), 49 Court st; Wm G Bushnell (R); Wm J McPhilliamy & 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.

NOV. 11.

Thompson (A), 175 Remsen; Wm J Pape (R); Wm P Rae.

NOV. 11.

LEWFERTS ST, ss, 316.2 e Nostrand av, 20x 100.6; Title Guarantee & Trust Co—Wm J Decker et al; Harry L Thompson (A), 17 Remsen; Leon R Jacobs (R); Wm P Rae.

W 7TH ST, es, 340 n Av U, 20x100; Alex C Webber—Antonio Corretto et al; Jos F Dempsey (A), 59 Wall, Manhattan; Jno E Ruston (R); Wm J McPhilliamy & Co.

39TH ST, ss, 220 e 10 av, 20x95.2; Vito DeFino—Abr Liedeker et al; Harvey C Dobson (A), 189 Montague; Edw W Walker (R); Wm J McPhilliamy & Co.

51ST ST, nes, 140 nw 16 av, 60x100.2; Adrian Iselin, Jr—Rosine Harang et al; Frederic de P Foster (A), 44 Wall, Manhattan; Timothy J Linane (R); Wm J McPhilliamy & Co.

60TH ST, swc 11 av, 40x100; Annie E Moffett—Frank Granieri et al; Clarence B Campbell (A), 189 Montague; Fred M Mathews (R); Wm J McPhilliamy & Co.

71ST ST, sws, 100 nw 19 av, 275x100; 71ST ST, sws, 411.8 nw 19 av, 18.4x100; 2d United Cities Realty Corpn—Jacob Kaiser et al; Isaac Roth (A), 261 Bway; Henry W Rasquin (R); Wm J McPhilliamy & Co.

CONEY ISLAND AV, ws, 140 n Av P, 20x100; Augusta Krieg—Rose Kavshansky et al; Reuben Stone (A), 44 Court st; Jos E Clark (R); Wm P Rae.

NOV. 12.

Wm P Rae.

NOV. 12.

ADAMS ST, es, 101.9 s Myrtle av, 26.9x97.9:
Germania Sayss Bank Kings County—Mary F
Jeffards et al: Wingate & Cullen (A), 20 Nassau: Robt F Manning (R); James L Brumley.

BERRIMAN ST, es, 190 n Pitkin av, 110x100;
Edw Taunay—Berrilen Realty Co et al: Saml
A Potter (A), 140 Nassau; Alfred J Gilchrist
(R), at County Court House at 12 o'clock;
Alfred J Gilchrist.

LEFFERTS ST, ss, 296.2 e Nostrand av, 20x
100.6; Title Guarantee & Trust Co—Wm J
Decker et al; action 1; Harry L Thompson
(A), 175 Remsen; Jno A Anderson (R); Wm
J McPhilliamy & Co.

J McPhilliamy & Co.
MIDWOOD ST, ns, 105 w Rogers av, 20x100;
Realty Associates—Mary A Hulett et al;
Harry L Thompson (A), 175 Remsen; Harry
G Anderson (R); Wm J McPhilliamy & Co.
PARK PL, ss, 198.9 w Bedford av, 19.9x131;
Wm H Lonsdale et al—Sena Hart et al; Max
E Lehman (A), 16 Court; Max Rosenblum
(R); Nathaniel Shuter.

(R); Nathaniel Shuter.

16TH ST, ss, bet 3 & Hamilton avs, lot 14;
Donald Rathbun—Richd Bogardus et al; Wm
H White (R); Wm J McPhilliamy & Co.

W 35TH ST, ws, 600 n Canal av, 600x237.7x
irreg; Annie E McManamy et al—Agnes
Somerville et al; Henry E Helstad (A), 190
Montague; Chas W Church, Jr (R); Wm J
McPhilliamy & Co.

S2D ST, sec 10 av, 8.5x65x irreg to Kings Highway; City N Y—Clara K Inteman; Frank L Polk (A), Municipal Bidg, Manhattan; Marcus B Campbell (R); Wm J McPhilliamy & Co. S2D ST, sec 10 av, 17.5x65; City N Y—Clara K Inteman et al; Frank L Polk (A), Municipal Bidg, Manhattan; Marcus B Campbell (R); Wm J McPhilliamy & Co. CENTRAL AV, sws, 100 se Troutman, 25x100; Sheriff's sale of all right, title, &c, which Giovanni Tumminello had on June 12, 1913, or since; Lewis S Swasey, sheriff; Wm P Rae. NEW LOTS RD, nes, lots 30 & 31, block 3621; 36 & 37, block 3622, and AMBOY ST, es, & HOPKINSON AV, ws, lots 23, 32, 33, 34, block 3599; Jacob Cohen—Reiser Hat Co et al; Straus & Dworsky (A), 5 Beekman, Manhattan; Edw H Maddox (R); Wm P Rae. LOTS 129-32, map of prop Conklin, Henderson & Remsen at Canarsie; Nathan May et al—Mendel Sapany et al; Bernard Bloch (A), 232 Bway; Edw T Horwill (R); Nathaniel Shuter. FULTON ST, ns, 370.1 s Patchen av, 25x66.3; Adolph Zoller—Frank Spaeth et al; Jos J Speth (A), 56 Liberty, Manhattan; Nicholas E Batjeman (R); Wm P Rae. SUMPTER ST, ss, 375 e Patchen av, 25x66.3; Anna Kirchgessner, admx—Frank Spaeth et al; Jos J Speth (A), 56 Liberty, Manhattan; J Edw Schwerin (R); Wm P Rae. E 15TH ST, ws, 180 n Foster av, 20x100; N Y Life Ins Co—Tion Realty Co et al; Henry M Bellinger, Jr (A), 135 Bway, Manhattan; Chas C Miller (R); James L Brumley. CANARSIE AV, ns, 20.1 e E 29th, 20x91.7; N Y Mtg & Security Co—Albert S Schiller et al; action 1; Henry M Bellinger, Jr (A), 135 Bway, Manhattan; Chas C Miller (R); James L Brumley. CANARSIE AV, ns, 40.1 e E 29th, 20x91.7; N Y Mtg & Security Co—Albert S Schiller et al; action 1; Henry M Bellinger, Jr (A), 135 Bway, Manhattan; Jesse Fuller, Jr (R); Wm J McPhilliamy & Co.

CANARSIE AV, ns, 40.1 e E 29th, 20x91.7; N Y Mtg & Security Co—Albert S Schiller et al; action 1; Henry M Bellinger, Jr (A), 135 Bway, Manhattan; Jesse Fuller, Jr (R); Wm J McPhilliamy & Co.

CANARSIE AV, ns, 40.1 e E 29th, 20x91.7; N Y Mtg & Security Co—Albert S Schiller et al; action 2; same

NOV. 14. No Legal Sales advertised for this day.

NOV. 16. 15TH ST, ss, 445.3 e 8 av, 40x100; Isaac Miller —Gabriele Constn Co, Inc, et al; Saml Mendel-son (A), 233 Bway; Howard E Greene (R); Nathaniel Shuter.

FORECLOSURE SUITS.

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

Manhattan.

OCT. 31, 39TH ST, 551-53 W; 27TH ST, 324 W; Jno B Clark—David Shannon Co et al; H C Rickaby

OCT, 31.

39TH ST, 551-53 W; 27TH ST, 324 W; Jno B Clark—David Shannon Co et al; H C Rickaby (A).

60TH ST, 210 E; Jas A Trowbridge—Rose Abrahams et al; T H Baskerville (A).

77TH ST, 12 W; Wilbur A Bloodgood—F Jas Reilly et al; T H Baskerville (A).

88TH ST, 302 E; Harry Weill et al—Caroline Cahn et al; H B Goodstein (A).

106TH ST, ns, 100 e 5 av, 80x100.11; 2 actions; Mutual Life Ins Co—Annie T Renn et al; F L Allen (A).

106TH ST, ns, 180 e 5 av, 100x100.11; Mutual Life Ins Co of N Y—Annie T Renn et al; F L Allen (A).

107TH ST, ns, 113 e 1 av, 100x100.11; Mutual Life Ins Co of N Y—Annie T Renn et al; F L Allen (A).

112TH ST, ns, 130 e 1 av, 100x100.11; Mutual Life Ins Co of N Y; Annie T Renn et al; F L Allen (A).

112TH ST, 14-16 W; Golconda Realty Co—Annie Hoffman et al; S N Freedman (A).

112TH ST, ss, 290 e 7 av, 16x99.11; Herrman H Rippe—Florence Magonigle et al; Clarke Clarke (A).

138TH ST, 103 W; Bernard Landau—trstes for the Congregation of the African Methodist Episcopal Church in the City of N Y et al; Davis & Davis.

138TH ST, ns, 187.6 w Amsterdam av, 37.6x 99.11; V Everett Macy et al—Levy & Weinstein Realty & Construction Co et al; Davison & Underhill (A).

138TH ST, 101 W; Bernard Landau—trstes for the Congregation of the African Methodist Epis Church in the City of N Y et al; Davis & Davis (A).

NOV. 2.

28TH ST, 226 W; Carrie Block—Adele M

NOV. 2.
28TH ST, 226 W; Carrie Block—Adele M
Comyns et al; S Brand (A).
39TH ST, 551-53 W; 71ST ST, 324 W; Jno B
Clark—David Shannon Co et al; correction;
H C Rickaby (A).

NOV. 4.
LUDLOW ST, 16; Abr H Sarasohn—Aaron Safro et al; H Rittenberg (A).
21ST ST, 459 W; Frank Dunning et al—Emma B Frink et al; Speir & Bartlett (A).
61ST ST, 240 W; Lillian S Gillespie—Michl Zimmerman et al; Dexter, Osborn & Fleming (A).

(A).

127TH ST, ns, 100 w 5th av, 40x99.11; Sophie H Atkinson—Geo M Archer et al; L A Ackley (A).

137TH ST, 102 W; Ida Straus—Temple Impt Corpn et al; S N Freedman (A).

Corpn et al., S.A.

NOV. 5.

40TH ST, 450 W; Clarence J Carroll—Patk J
Costello et al; W F Clare (A).

115TH ST, ns, 260 e 5 av, 25x100.11; Saml A
Goldschmidt et al—Jos Liebling et al.; E
Goldschmidt (A).

LEXINGTON AV, 196; Wm L Condit—Louis
Levine et al; Elkus, Gleason & Proskauer (A).

Levine et al; Elkus, Gleason & 1.

NOV. 6.

72D ST, ns, 215 w Columbus av, 20x102.2; Chas A Miller—Mary E Weir; Giffin & Hannon (A).

89TH ST, 118-20 W; Fannle Shaskan—Rachel Rosenblum et al; Catts & Pollack (A).

180TH ST, 703 W; Henry F Kroger—Henry Koch Realty Co et al; D M Neuberger (A).

Bronx.

Bronx.

AUGUSTA PL, es, 163.2 n Eastern blvd, 50x100; Eugenie A Lohrmann—Louis Bousha et al; H Brennich (A).

DAWSON ST, 820; Mary Kirsch—Max Reinitz et al; L Mannhelm (A).

151ST ST, 413 E; Jno McKee—Henry A Wingert et al; Worcester, Williams & Saxe (A).

161ST ST, ns, 47 e Union av, 53x96.3; Abr Rice—American Land Credit Corpn et al; S Chugerman (A).

182D ST, nwc Bassford av, 9.6x95.6; Bronx Security & Brokerage Co—Mary Poldow et al; J W Bryant (A).

curity & Brokerage Co—Mary Poldow et al; J W Bryant (A).

KINGSBRIDGE RD, nec Morris av, 57.9x107.3; Frank S Nute—First National Bank of Amsterdam, N Y, et al; Brewster & Farries (A).

MAPES AV, ws, 140.2 s 180th, 22.2x100; Ella Fitch Remmington—Giosue Galiam et al; Fitch, Mott & Grant (A).

MAPES AV, ws, 162.2 s 180th, 22.3x100; same—same; same (A).

same; same (A).

OCT. 31.

NOV. 2. No Foreclosure Suits filed this day.

NOV. 4. QUIMBY AV, ns. 130 w Olmstead av, 25x108; Benj Seh—Fredk Uhl et al; M B McHugh (A).

WASHINGTON AV, ws, 162 s Mott, 62x100; Minnie Wollner-Mooney Schreiber et al; A O Ernst (A). 3D AV, es, 52 n 133d, 26x27; Sarah E Van Riper -Wm J Cornell et al; J W Bryant (A).

NOV. 5. FOX ST, ns, 191.3 e Av St John, 40.7x125; Fanny Greenbaum—Andw T McKegney et al; H M Greenbaum (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

OCT. 29.
58TH ST, ns. 230 w 2 av, 25x100.4;
Robt L Fisher et al—Richd H Montgomery & Co. Inc; Cary & Carroll
(A); Henry F Rubbe (R); due....15,747.92

OCT. 30 & 31. No Judgments in Foreclosure Suits filed these days.

Bronx.

OCT. 30.

LOTS 57 & 58, map of University
Heights North; Anna M Hobbs, trste
—Eliz J Wellwood et al; R K Brown
(A); P Ingraham (R); due......15,990.06

Brady (R); due 4,101.06

NOV. 2.

LORING PL, es, 387.6 n 181st, 79.3x

113.5; The Franklin Savgs Bank in
City of N Y—Wm E Smith et al; W
M Powell, Jr (A); E Hall (R);
due 7,965.62

RYER AV, es, 125 n 180th, 18.9x104.3;
Charlotte Truenbach—Rebecca F Levin et al; Baldwin, Fisher & Potter
(A); E F Moran (R); due 6,854.50

NOV. 4.
INTERVALE AV, 1353; Abr Dorb—The
Jacob Streifler Co et al; H Gottlieb
(A); G B Hayes (R); due......

NOV. 5. INTERVALE AV. 1357; Max Moskowitz —The Jacob Streifler Co et al; H Gottlieb (A); G B Hayes (R); due.. 5,180.40

LIS PENDENS.

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

Manhattan.

OCT. 31.
28TH ST, 345 W, & 121ST ST, 362 E; David Mainzer—L J Kreshover, Inc, et al; partition; Myers, Kutner & Schumann (A).
1ST AV, 1634; Susanne Weinberger—Philipp Lesser et al; action to set aside conveyance; Neuman & Newgass (A).

NOV. 2. 86TH ST, ns, 160.4 w Av A, 18x100.8; Annie Hambrecht—Theresa Price et al; partition; C J McDermott (A).

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Lis Pendens, Manhattan, Continued.

ST NICHOLAS AV, es, — n 145th, being lot 63½, sec 7, block 2653; Edw J Farrell—Cath De Nyke et al; foreclose of transfer of tax lien; J W Boothby (A).

TH AV, ws, 75.5 n 52d, 75x189.9; Harry Passloff et al—Delta Theatre Corpn et al; action to foreclose liens; S S Marcus (A).

loff et al—Delta Theatre Corpus (A).

NOV. 4.
96TH ST, 330 W; Isaac Roth—Bella M Williams; action to impress lien; C L Hoffman, H A Friedman (A).

NEW BOWERY, 27-29; Manhattan Railway Co—Antonio G Casazza et al; action to acquire title; J L Quackenbush (A).

PARK ROW, 194-198; Manhattan Railway Co—David Rothschild et al; action to acquire title; J L Quackenbush (A).

PARK ROW, 129; Manhattan Railway Co—Abr Liebeskind et al; action to acquire title; J L Quackenbush (A).

PARK ROW, 223; NEW BOWERY, 60; Manhattan Railway Co—Abr Liebeskind et al; action to acquire title; J L Quackenbush (A).

Quackenbush (A).

PARK ROW, 223; NEW BOWERY, 60; Manhattan Railway Co—Robt Kommel et al; action to acquire title; J L Quackenbush (A).

PARK ROW, 189-205; Manhattan Railway Co—Fredk N Cowperthwait et al; action to acquire title; J L Quackenbush (A).

2D AV, 705; Manhattan Railway Co—Cord H Schroeder et al; action to acquire title; J L Quackenbush (A).

Quackenbush (A).

D AV, 776; Manhattan Railway Co—Josephine K Schwefet et al; action to acquire title; J L Quackenbush (A).

D AV, 770-772; Manhattan Railway Co—Malvine Bauer et al; action to acquire title; J L Quackenbush (A).

NOV. 5. No Lis Pendens filed this day.

NOV. 6. No Lis Pendens filed this day.

OCT. 30. No Lis Pendens filed this day.

OCT. 31. LOT 352-4, map of Wakefield; Louis Pine Mary Arra et al; action to foreclose tax lie T I Schwartzman (A).



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D. MAUJER McLAUGHLIN, President

LONGACRE BUILDING, entire 11th floor 1476 BROADWAY, Phone Bryant 146 NOV. 2. No Lis Pendens filed this day.

NOV. 4.
228TH ST, ns, 300 w Paulding av, 100x100;
Saml H Kaupferman—Jason C Cameron et al;
action to foreclose transfer of tax lien; E
Jacobs (A).

5. Pendens filed this day.

Brooklyn.

OCT. 29.

EAGLE ST, ss, 300 w Manhattan av, 25x100; Jas Reddy—Jno F Hanlon et al; Seley & Levine (A).

PACIFIC ST, ss, 145 w Albany av, 20x107.2; Lawyers Mtg Co—Wm E Ball et al; Cary & Carroll (A).

PULASKI ST, 410; also GUNTHER PL, 14; also VAN RUREN ST, 406-8; also McDONOUGH ST, 452; also HULL ST, 159-61; also HULL ST, 165-7; also HULL ST, 155A; also GUNTHER PL, 16; also QUINCY ST, 695; Walter B Wellbrock—Jacob H Kohlman et al; L I Aetkrug (A).

QUINCY ST, ss, 88 e Ralph av, 22x110; Emma J Walsh & ano—Thos J Burke et al; J F McIntyre (A).

57TH ST, sws, 265 nw 16 av, 25x100.2; Mary Cannon—Jno McCormack et al; H L Thompson (A).

78TH ST, ns, 260 w 14 av, 20x100; Silas W Stein—Nettie R Howell et al; W S Doernberg (A).

KENT AV, ws, 54.9 n Kent av, runs w 46xw33.3x s46.4xw80xn122xel113.8xe45.8xs75.5 to beg; Chas T Hotchkiss as trste—Anna E Ring et al; Coombs & Wilson (A).

OCT. 30.

GUERNSEY ST, ws, 25 n Nassau av, 25x100;

OCT. 30.
GUERNSEY ST, ws, 25 n Nassau av, 25x100;
Jno L Potts—Oliver C Pendleton et al; H L
Thompson (A).

Jno L Potts—Oliver C Pendleton et al; H L Thompson (A).

E 28TH ST, ws, 240 s Av L, 40x100; Louis Lindenmeyer, Jr—Rosalie Baurhyte & ano; J M Lipschitz (A).

48TH ST, nes, 500 se 8 av, runs ne100.2xse100.2 xse40xsw100.2xnw40 to beg; Realty Redemption Co—Jno J Bakerman et al; F C Leubuscher (A).

FLUSHING AV

buscher (A).

FLUSHING AV, ss, 19 w Carlton av, 20x83.9x 20.5x79.7; Magdalena Stover—John D Stover; L V Voek (A).

LEE AV, es, 48 s Middleton, 52x79.4; Bklyn Trust Co—Cath C Hall et al; Dykman, Oeland & K (A).

SCHENCK AV, es, 250 s Arlington av, 50x100; Fredk Middendorf—Jos Schluchtner et al; C F Middendorf, Jr (A).

LOTS 24 to 33, map 1, of prop of Highlawn Estate & Impt Co at Bensonhurst; Highlawn Estate & Impt Co—Timendorfer & Friedman Constn Co et al; O H Stearns (A).

OCT. 31. DOUGLASS ST, ns, 250 e Smith, 25x100; Mary V Kane—Maggie M Scannell et al; J J Tuohy

(A).

HENDRIX ST, ws, 310 s New Lots av, 20x75.6x
20x76; Mary L Franz—Robt Kloiber et al; B
T Hoek (A).
49TH ST, ns, 100 e 3 av, 20x100.2; Josephine
Keller—Jno F O'Keefe et al; Cary & Carroll

(A).
70TH ST, ss, 220 e 8 av, 20x100; Francis F
Hill—Walter Beyan et al; F W Block (A).

HIII—Walter Bevan et al; F W Block (A). 81ST ST, ss, 219 w 17 av, 17x100; H Roeff Plan-tem—Roccela Realty Co et al; Hovell, Mc-Chesney & C (A). HUDSON AV, ws, 100 s Front, 25x100; Carmine Ventieri—Maria A Cataldo et al; C J Ryan

Ventieri—Maria A Catada (A).

LOUISIANNA AV, ws, 158 n Warehouse, —x—; Chas F Dedreux—Clara Warob et al; C S Heidenreich (A).

14TH AV, ses, 40 sw 78th, 20x52.6x20x51.6; South Bklyn Savgs Inst—Maline Weltman et al; Coombs & Whitney (A).

15TH AV, ws, 100 s 73d, 20x90; South Bklyn Savgs Inst—Richard Melville et al; Coombs & Whitney (A).

Whitney (A).

NOV. 2.

DENYSE LA, swc land Geo Van Brunt, runs sw 429.4xnw—xn— to 81st xw—xs130xw260xn130 xw— to land of Engelbert Lott xn—to land of J E Lott xs102.7xn19.6xse60xn100xse450.7xse 125 to beg, excepting certain portions thereof; Louis Wechsler—Chas S Conklin et al; J H Westcott (A).

FULTON ST, nwc Crescent, runs n109.8xw105xs 20xe60xs95.2xe45.4 to beg; also PITKIN AV, sec Van Siclen av, 50x100; also LIBERTY AV, sec Crescent, 50x100; also LIBERTY AV, ss, 75 e Crescent, 25x100; Jane L Smith—Jno H Ives; partition; G H Boyce (A).

HENDRIX ST, ws, 105 n Vienna av, 20x103.1x

H Ives; partition; G H Boyce (A).

HENDRIX ST, ws, 105 n Vienna av, 20x103.1x
20x102.8; Eliz Kolb—Robt Kloiber et al; C S
Heidenreich (A).

STERLING PL, sec Rochester av, 100x120;
Spencer Aldrich—J V Cunningham, Inc, et al;
S Aldrich (A).

TALLMAN ST, 50; Wm Geraghty—Jno McCole
et al; R Stewart (A).

TALLMAN ST, ss, 125.3 e Jay, 25.1x47; Patk W Behan—Jno McCole et al; R Stewart (A). TAYLOR ST, ns, 225 e Wythe av, 20x100; Louis Schnibbe—Ida E Chadwick et al; Logan, Pink

& N (A). VAN HOUTEN LA, nws, 131.2 sw E 92d, 66.8x 75; Louisa Lohmann—Wm C Davis et al; F C

Haven (A).

HOWARD AV, es, 150.7 s Pitkin av, 24.10x76.10;
Sigmund Koeppel—Adolph I Rudolph & ano;
foreclosure of mechanic's lien; D Blitzer (A).

MERMAID AV. ns, 66.4 w 32d, 84x100; McFerren Bldg & Realty Co—Isaac P Levin et al;
W E Butler (A).

NOV. 4.
CRYSTAL ST, ws, 100 n Glenmore av, 20x100;
also CRYSTAL ST, ws, 140 n Glenmore av, 100x100; Onslow Moore Co—Dumont Mtg & Realty Co; specific performance; G Elliott

(A). FULTON ST, sec Van Sinderen av, runs se23.7x sw99.2xw49xn100 to beg; also FULTON ST, swc Van Sinderen av, runs w125xs100xe125

xn100 to beg; also HERKIMER ST, nec Van Sinderen av, 49x100; also ATLANTIC AV, swc Van Sinderen av, runs s92.2xsw21.10xn 57.2xe25xn57.2xe25 to beg; Jas Verrinder— Sarah Campbell et al; partition; Nolan Bros (A).

(A). HALSEY ST, ns. 532.3 w Ralph av, 27x100; Jos Schlesinger-Mary Neubeck et al; H C Glore

Schlesinger—Mary Neubeck et al., If Color.
(A):

HAMBURG AV, ws, 140 n Halsey, 20x100; Williamsburgh Saygs Bank—Mary V Bennington et al; S M & D E Meeker (A).

HOPKINSON AV, es, 205.5 n Sutter av, 37.6x 100; Stone av Realty Co—Hyman Kaufman et al; A Rockmore (A).

PARK AV, ss, 38.2 e Navy, 35.6x75x35.9x75; City Real Estate Co—Sarah L Washington et al; Lewis & Lewis (A).

14TH—AV, nws, 40 sw 71st, 40x100; Philip Hengst—Clara M Boerner et al; Weinnerg Bros (A).

MECHANICS' LIENS.

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

Manhattan.	
OCT. 31.	
110TH ST, 207 E; Jos Warm—Chas T Leonard; Abr Badeck, Philip Elter- man, Jno Sherwin et al (172)	285.00
BROADWAY, 1680-84; 7TH AV, 810; Ornamental Sheet Metal Works—Amos	200.00
F Eno; Delta Theatre Corpn & Geo F Kerr (173)	284.84
-Hannah Elias (171)	222.00
NOV. 2.	
42D ST, 20 E; Semon Bache & Co-	
	277.69
110TH ST, 243 W; 111TH ST, 244 W;	
Nappi Cont Co—F & R Amusement Co, Inc; Melchio Luongom (2)	100.00
111TH ST, 257 W; STH AV, 2050-56;	
Edw R R Hoatling—Saml Bookman; R D Norton & Mrs J M Miller (3)	60.25

NOV. 4.

S1ST ST, 324 E; Wm Kirshon—Saml Davis; Max Himmel (5)...

145TH ST, ns, 100 w Lenox av, 170x 100; Jas McDermott—Wm Slattery Constn Co (6)

BROADWAY, 1680 & 1684; W E Pruden Hardware Co—Amos F Eno; Delta Theatre Corpn; John C Brady.... 25.45 693.33 156.77

890.00 350.00

27.90

400.00

350.00

454.00

51.45

185.00

235.00 710.00

445.48

50.00

50.00

20.00

225.00

267.00

36.84

470.63 2.005.00

Bronx.

OCT. 30. LAYTON AV, nec Dean av. 25x100; Julius Oehrlein—Frank Santamorena; Max Kreindel (36).....

Max Kreindel (607).

OCT. 31.

148TH ST, 250-2 E; Salvatore Picenti—
Henry Strauss; Bartholomew Zoccano (39)
211TH ST, ns, 188.1 w Barnes av, 26.7x
137.6; Anthony J De Pace—Maria Colonna (38)

LAYTON AV, ncc Dean av, 25x150;
Thos Altieri—Frank Santamareno et al; Max Kreindel (37)

NOV. 2.
BECK ST.** ss, 100 w Av St John, 200
x125: Pratt & Lambert, Inc—Ostro
Constn Co; Adolph Engel; renewal
(1) (1)— STH ST, 588 E; Barnet Zam—Sarah E Techt (1)

NOV. 4. 246TH ST, ns. 100 w Livingston av, 70x 130.3; Wright Ogden Co, Inc—J D Strayer; T H Fraser Co (2) 1,133.00	Directo
130.3; Wright Ogden Co, Inc—J D Strayer; T H Fraser Co (2) 1,133.00	MAN
NOV. 5. KELLY ST, 1013; J Rosenblum & Co Keilbert Constn Co (9)	WAIN
BEAR SWAMP RD, 1805-7; Julius Oehrlein—Henry Parfitt & J H Hass (4)	S. DEWA
SAME PROP; Schmitz & Eulenstein, Inc—same & same (5)	Auctioneer,
SAME PROP; Frank Zang—same & same (6)	REAL ES
Vincenzo Merendino—Fred Byron (3), 70.00	
Combi Bros—Francesco Santamareno & Max Kreindel (8)	GEORGE
PARK AV, es, 102.2 n 167th, 38.10x 100; Nicholas Gregoria & Co—Maleke Bldg Corpn (10) 9,026.82	Real Estate, In 7 EAST
Brooklyn.	Telephone, Mu
OCT. 29. POWELL ST, nwc Livonia av, 100x 100. Pfotenhauer-Nesbit Co-Rachel	ALLEN J.
100; Pfotenhauer-Nesbit Co—Rachel Melnick, Stone-Powell Impt Corpn & Harry Topp	Real Esta
-x61; Igoe Bros-Pratt Inst, Edward Corning Co & Baillie & Johnson 1,722.97 E 19TH ST, 360; Victoria Bldg & Cont	Mortgage Loa: 47 WEST Telephon
E 21ST ST, nwc Newkirk av, 40x120;	Тегерион
Jacob Dames—Peru Realty Co & Sami	Henry
Hauben 341.00 SOTH ST, ns, 100 w 13 av, 160x100; Star Wood Turning Co—Emanon Bldg Corpn 1,093.00 CRAHAM AV 142; Isidor Kotzen & ano	REAL E
GRAHAM AV, 142; Isidor Kotzen & ano —Herman & Isidor Balmuth	BROKER 242 East
OCEAN AV, ws, 176.5 s Cortelyou rd,	Tel. 1930 Orchard Entire charg
Cortelyou Inv Co	
toga Impt Co & Max Kobre's Bank. 475.00 SNEDIKER AV, ws, 90 s Hegeman av, 40x100 M Perelmutter—Esther &	JOHN A
STONE AV, es, 105 s Livonia av, 62.6x	Real Estate Tel. 211 Harlem. 198
100; Pfotenhauer-Nesbit Co—Rachel Melnick & Stone-Powell Impt Corpn & Harry Topp	TOLINI
WASHINGTON AV, sec Lincoln pl, 91.3x130.3x42.4x102.2; Arthur C Seales —Herbert Amusement Co	JOHN Real Estate Agen
WYTHE AV, swc S 1st, 114.1x110; Igoe Bros—Fulton Bag & Cotton Mills & Baillie & Johnson, a Corpn	402 W. 51st St. Tel.
OCT. 30. COURT SQ, 12; L S Platts—Pabst Bwg	CHAS. BUE
Co & Gilbert Johnson	Agents, Broke Established 1886
E 39TH ST, es, 400 s Linden av, 40x100; Berman—Jos Grisler	Phone
T Berman—Jos Grisler	GOODWIN Real Esta
RALPH AV, swc Chauncey, 100x100;	Management of Lenox Ave., N. E. co
Saml Abeloff—Jas Seedman & Barnet Bolonick	
104; Steinberg Steam Cut Stone Co— Herbert Amusement Co & Sabatora Bonagura	BRYAN I
OCT. 31. BOERUM ST, ss, 100 w Lorimer, 75x	156 BROADWAY
100; H Lieb—Saml Shemdelman Co 2,329.80 DOUGLASS ST, swc East N Y av, 132x 132x105x125; Cohn Cut Stone Co—	BENJAMI
Saml Katz & Katz Amusement Co 550.00 HINSDALE ST, es, 100 s Blake av, 100x 100; Pirozzi & Son—W F S Constn	25 WES
Co	
J Mahoney	THOS. F.
NOV. 2. BOERUM ST, 24; E M Adelsohn—Saml	1238 THIRD AV
Shemdelman Co & Saml Shemdelman. 200.00 BOERUM ST, ss, 100 w Lorimer, 75x 100; Eddy Glickman Bldg Co—Saml	LOUIS V.
SAME PROP; Audley-Clarke & Co—	Real Esta Tel. 3555 Bryant
same 6,662.23 SAME PROP; C T Willard Co—same. 525.00 SAME PROP; J P Duffy Co—same. 74.40	A COLUMN TO THE REAL PROPERTY OF THE PARTY O
SAME PROP; S H Pomeroy Co—same. 2,056.00 SAME PROP; J Stolz—same and Saml Shemdelman	Philip A. Pay
BOERUM ST, ss, 100 w Lorimer, 75x 100; National Bridge Wks—Saml Shemdelman 8,534.94	New York's Pionee Main Office: 67
SAME PROP; H Levin—same	DOLL
STARR ST, nws. 116.1 sw Wyckoff av,	POLIZ Real Estate, 1
25x100; H Rubenstein—Jos Weis & Geo Rebhan & Sons	Ernest M. Vickers
25x100; Bushwick House Wrecking Co—Jos Weis & Geo Rebhan & Son 8TH ST, sws, 145 nw 5 av, -x-; C Rosenberg—Jno H E Sand & Edw G	SCHINDLE
Rosenberg—Jno H E Sand & Edw G Vall	Real Esta Tel 3436 Lenox. 136
M Savedoff—Emanon Bldg Co	Branch, 3929 By
ATLANTIC AV, ss. 80 e Eastern pkway, 40x100; Loma Cont Co—Salvatore & Rosina Bonagura	SPECIALISTS IN H. M.
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O'HARA BROTHERS

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BRONX PROPERTY
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WM. LUSTGARTEN & CO. 68 WILLIAM STREET

Real Estate Operators

Telephone, John 6120/

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LOWENFELD & PRAGER

Real Estate Operators 149 BROADWAY

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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

Realty Associates

Capital and Surplus \$5,000,000
162 REMSEN ST. BROOKLYN

Telephone 6480 Main

Mechanics' Liens, Brooklyn, Continued. ST MARKS AV, ns. 125 e Kingston av, 100x157.7; Jacob Goell—Max Kobre Bank, Saratoga Impt Co..... NOV. 4. BOERUM ST, 18 & 22; Oscar Greico— Saml Shemdelman Co & Saml Shemdelman as pres. HASTINGS ST, 131; J Bergfalk—Mildred E & Jerome Wagner JEROME ST, swc Belmont av. 50x100; Curtis Bros Lumber Co—Daniel Bldg Co KOSCIUSKO ST, 557-9; C Prensky— Kahn Bros, Inc, & Ellie Arnold & S Salaway LIVINGSTON ST, c Court sq; Asbestus Flooring Co—Pabst Bwg Co & Gilbert Johnston Johnston STERLING PL, ns, 100 w Saratoga av, 175x110.1; H Serino—Commonwealth Impt Co, Saml Abraham & Jos Rose. E 16TH ST, 490; R Seklin—Henry J & Mary Armstrong E 95TH ST, 1208; J Fein—Sol Cherfetz BELMONT AV, swc Jerome, 50x100; cle Eldg Corpn BELMONT AV, swc Jerome, 50x100; 108.00 BELMONT AV, swc Jerome, 50x100; Brislin Co—Daniel Bldg Co......... 1,581.93

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)

FLATBUSH AV, 1246 to 56; J Gordon— Albert Jaret & F Meistrell Heating Co	
JAMAICA BAY, ss, 1500 e Canarsie dock, bet prop of Wm Habe & Wm Rigby, -x-; Jos H Benzing Co-	
Canarsie Yacht Club & T A Fraser	1 00= ==
JEROME AV, swc Belmont av, 100x50; Parshelsky Bros—Daniel Bldg Corpn	1,050.00
& Dani Fidler	1,300.00
man—Saml & Gussie Saly & Chas Schneider	175.00
OCEAN AV, 1029-47; Audley-Clarke Co —Hartman Bldg Co	
VANDERBILT AV, 43; J Blum—Mary Cummings	61.00
	32100

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.	
OCT. 31. 190TH ST, 607 W; Henry Bosch Co— Weber Turek Bldg Co et al; Aug31' 14 BROADWAY, 1575; Adolph Grant & Co —Vogel Cabinet Co et al; Aug 21'14.	105.14 154.50
NOV. 2. 5TH ST, 624 E; Igoe Bros—Abe Landberg et al; Aug26'14	28.80 162.50
NOV. 4. **3D AV, 2076-80; Felice Trocchia—Film Amusement Co, Inc, et al; July16'14 **SAME PROP; Ike Klinghoffer—same; July16'14 **STH AV, 2519 to 2523; Geo Schweppenhauser—Eduardo H Gato et al; July9'14	225.00 120.00 87.22
NOV. 5. "GRAND BLVD & Concourse, sec Fordham rd; Salvatore Naccarato—Jno Doe et al; May26'13 WADSWORTH AV, ws, 50 n 179th; Thos F Keogh—Wm Hobson et al; Sept24'14	90.00
NOV. 6. 3D AV, 1951; Isaac Metz—Jno Korb et al; Oct13'14	499.00

OCT 30 & 31. No Satisfied Mechanics' Liens filed these

NOV. 2. No Satisfied Mechanics' Liens filed this

NOV. 4. No Satisfied Mechanics' Liens filed this

NOV. 5. No Satisfied Mechanics Liens filed this

Brooklyn.

OCT. 29. No Satisfied Mechanics' Liens filed this day.

OCT. 30.

ELM PL, 26; also LIVINGSTON ST, 227; Pittsburgh Plate Glass Co—
"Geo" M Miller; Oct19'08.

HINSDALE ST, es, 200 s Dumont av, 150x100; Alvin Fuesslein—Wällmont Realty Corpn & Barnet Steinfeld; Oct 17'14 110.00

OCT. 31.
ATLANTIC AV, ss. 80 e Eastern pkway.
40x100; Schwartz & Son-Rosina &
Salvatore Bonagura; Oct24'14.....
SAME PROP; Square Lumber Cosame; Oct26'14 110.00 260.36

NOV. 4. No Satisfied Mechanics' Liens filed this day.

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

ATTACHMENTS.

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

Manhattan.

OCT. 29.

MASSACHUSETTS CORSET CO; Moses A Kuh; \$550; H K Heyman.

WESTERMAN, Chas H; Andean Commercial Co; \$5,529.80; Wherry & Mygatt.

OCT. 30. No Attachments filed this day.

OCT. 31.

CITIZENS BANK OF OCILLA, Ga; Mutual Alliance Trust Co of N Y; \$30,000; Beekman, Menken & Griscom.

RICHTER, Helena M; Kath F Lindemann, extrx; \$7,800; Ferguson & Ferguson.

ROBINSON, Bird M; Dollar Savgs & Trust Co; \$752.50; Bernfeld & Ankus.

NOV. 2. No Attachments filed this day.

NOV. 4.
WATERBURY CO; A Ruffer & Sons; \$22,533.32;
Alexander & Green.
SAME; Central Trust & Savgs Co; \$12,700.30;
Alexander & Green.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

aradian cedia.	
OCT. 30, 31, NOV. 2, 4 & 5.	
48TH ST Co. 51st st, 355-9 W 51st st	
Otis Elevator Co. Elevator	
General Supply & Repair Co. Pearl	
st, 441. Imperial Electric Co. Elec-	
tric Apparatus.	234.00
Gertler, Isidor H. Manhattan av, swc	
109th. Lease, theatre chattels, &c	4 000 00
109th St Theatre Corpn	4,000.00
Broadway. Otis Elevator Co. Ele-	
vator	2 375 00
L H & N W Co. 25th st, 130-2 W	2,010.00
Automatic Sprinkler Co. Sprinklers.	4.150.00
Nichols, Andw P. Hudson st. 42	-,200,00
Fairbanks Co. Machinery	250.00
Sanseverino, Francesco. Bowery, 76	
E Esposito. Fixtures	203.00
West 152d St Constn Co. 152d st, 401	
W, & St Nicholas av, 401. Consoli-	
dated Chandelier Co. Fixtures	500.00
Bronx.	

OCT. 30, 31, NOV. 2, 4 & 5. No Chattels filed these days

Brooklyn.

900.00

OCT. 29, 30, 31 & NOV. 2 & 4.	
Bklyn Court Square Co. 1115 E 36th	
st Progress Heating Co. Heating	
Apparatus	250.00
Bklyn Court Square Co. Jamaica av,	
c Wyona st. F Sandler & Bros. Gas	0.000.00
Fix Carrie Carrie Carrier	2,090.00
Bklyn Court Square Co. Jamaica av,	
c Wyona av Alpert Woodworking Co.	9 950 00
Doors, &c. Eklyn Court Square Co. Jamaica av,	2,250.00
c Wyona av. Graff Furnace Co.	
Ranges.	197.00
Comet Constn Co. Clarendon rd & E	2000
35th st. Central Chandelier Co. Gas	
Fix	192.00
Diaz Realty Co. 44th st, nr 15 av	
Colonial Mantel & Refrigerator Co.	
Consols.	330.00
Douglass Bldg Co. Ames st, c Dumont	
av. Isaac A Sheppard & Co(R)	400.00
Same. Douglass st, nr Dumont av	400.00
same(R) Grissler, Jos. 221-3 E 39th st. Chas	400.00
Winkel & ano. Plumbing Supplies	253.00
Polite, Angolina. 193 Buffalo av	200.00
Southard-Robertson Co. Stoves, &c	192.00

BUILDING LOAN CONTRACTS.

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

Manhattan.

Bronx.

DIOIIX.	
OCT. 31.	
SHAKESPEARE AV, es, 175.4 s 169th,	
25x100; Jos Kugler loans Bell Realty	
Q Constn Co to erect a 2-sty brick	
bldg; 3 payments	1,600.
NOV. 2.	
PAINE ST, ss, 100 w Crosby av, 25x	
68.9; Amelia De Martini loans De-	
metrio Pensante, to erect one 2-sty	
brick building; 3 payments	
GRACE AV. ws. 100 n Bussing av. 50x	0,0001
95; North Side Mtg Corpn loans Ludo-	
vico Ferrari to erect 2-sty brick build-	
ing; 2 payments	2.500.
-MB) - Paymente IIIIIIIII	-,000.

ORDERS.

Brooklyn.

0	C	Т.	30.									
E		29T	H	S	Γ,	WS.	250	0.6	n	Bever	rly rd,	
											Home	
	T	itle	II	ıs	Co	to	pay	N	Y	Clay	Prod-	
	u	cts	Co) .								
		V.			** *	- D		0			V 1	

ORTELYOU RD, swc Ocean av, —x—; Cortelyou Inv Co on Wood-Harmon Warranty Corpn to pay Baldinger & Kupferman Mfg. Co....

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION, Municipal Building. 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

2.00	
ASignifies,	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.
0 "	Discontinue use of Oil Lamps.
DR "	Fire Drills
SS "	Standpipes and Sprinklers.
W "	Interior Alarms,

MANHATTAN ORDERS SERVED.

Week Ending Oct. 31.
Named Streets.
Attorney st, 152 (rear)—Abr Freifeld
Bond st, 42-4—Astor Place Corpn
Broome st, 498—Simon F. Bleyer et alC
Canal st, 171—Harris, Louis & Aaron Cohen. C-G
Catherine st, 14—Est. Margaret A. Harrison.I-D
Centre st, 239—Geo. F. Salch
Chambers st, 91-3—Losere Bros
Canal st, 171—Harris, Louis & Aaron Conen. C-G Canal st, 265-7—Eugene Higgins
Co
Co
Delancey st. 176—Abr. SchwitzerA-G
Delancey st, 186-88—Jacob Nadel
Cortlandt st, 78-80—Lion Brewery. C Delancey st, 176—Abr. Schwitzer. A-G Delancey st, 186-88—Jacob Nadel
Duane st, 107—Est. Martha C. CoeSS
East Broadway, 16—Jacob Goldberg
East Boradway, 16—Levinson & Co
East Broadway, 16—Atlas Skirt & Diess CoC-G
East Broadway, 16—Isaac Freidland
Division st, 94—Harry Sammet et al W Duane st, 107—Est. Martha C. Coe SS East Broadway, 16—Oscar Werman C East Broadway, 16—Lacob Goldberg C East Broadway, 16—Levinson & Co C East Broadway, 16—Atlas Skirt & Dress Co C East Broadway, 16—Irving A. Elsen C-G East Broadway, 16—Isaac Freidland C East Broadway, 99—Gussie Spektorsky G East Houston st, 147-9—Careful Rity. & Constn Co C
711 11 1 10 1 1 0 01 1
Findings st. 19—Annie S. Shapiro. C Frankfort st, 61-63—Isadore E. Mangels C Front st, 92—Pauline K. Schreinkiesen C Fulton st, 116—114-116 Fulton St. Co C Fulton st, 754—Mary E. Jackson B Goerck st, 59-65—Jos. Blum C-G Goerck st, 59-65—Braunstein, Zucker & Grod- owitz. C-G
Fulton st. 116—114-116 Fulton St. Co
Fulton st, 754—Mary E. JacksonB
Goerck st, 59-65—Jos. Blum
owitz
Goerck st, 59-65—Nathan SilversteinC-G
Goerek st, 59-65—Sam'l Advocate
decide st, se si in in language ten continue
Gold st, 101—Wm. H. Ely
Grand st, 129-31—Cornelia Cruger et alSS
Grand st, 165-9—Olina P. Hoe
Grand st, 435—Jake Olinsky
Greenwich st, 627—Kaufan, Pasbach & Voice. A
Henry st, 86-88—Isaac GoodsteinD-R-W
Greenwich st. 627—Kaufan, Pasbach & Voice.A Henry st. 86-88—Isaac GoodsteinD-R-W Henry st. 142-4—Wolf SimonDR Henry st. 142-4—Progressive School of Com-
Merry st, 142-4—The Jewish Nation DR
Henry st, 142-4—Morris RayDR
Henry st, 142-4—Mayer Cohen
Henry st, 142-4—Vincenzo CirriucioneDR
Henry st, 142-4—Order Sons of ZionDR Henry st, 142-4—Sam GoldsteinDR
Henry st, 142-4—Vincenzo CirriucioneDR Henry st, 142-4—Order Sons of ZionDR Henry st, 142-4—Sam GoldsteinDR Henry st, 142-4—Jewish National FundDR Henry st, 1424-4—Federation of America Zion-
istsDR
Henry st, 1442-4—Garfield Development Co.DR-W
Hudson st, 582-88—John Flanagan
Lafayette st. 295-303—Moss Photo Engr. Co., DR
Lafayette st, 295-303—Perlman, Hirschfeld &
Lafayette st, 295-303—Teitelbaum & De Mar-
tinisDR
tinis
Co
Co. DR Lafayette st, 295-303—Puck Publishing Co.DR Lafayette st, 295-303—Henry Lindemeyer & Son DR
Son
Lafayette st, 295-303—H. B. Smith CoDR
Lewis st, 11—Morris Rothenberg
Lewis st. 115—Abr. Harstein
Son DR Lafavette st, 295-303—H. B. Smith Co. DR Laight st, 84—Elizabeth Dowling. B Lewis st, 111—Morris Rothenberg. C Lewis st, 115—Abr. Harstein. A-I Lewis st, 117—Ignatz Friedman. A-I-C-I Lewis st, 117—Rosenberg Bros. & Sussman.
A-G-I-G

TERCOTER THE GOLDEN
Madison st, 365-7—Morris Goldstein
Nassau st, 28-40—Mutual Life Ins. A Norfolk st, 105—Tobias Cohen. C Norfolk st, 155—Nathan Garfinkel. A-C Orchard st, 20—Max Gerber. C Orchard st, 20—Bernard Lath. C Pearl st, 81—Eliza Van Namee. C
Pearl st, 227—F. S. Bangs et al C. Pike st, 47-51—David Wice I. I. Prince st, 102-4—Robert M. Loeser DR-W. Prince st, 121—Richard Seidenberg D. Reade st, 103—Audinet Gilbert et al SS. Sheriff st, 45—Erna Englander et al C. South et 181 Mor Regen
Madison st, 365-7—Morris Goldstein
Van Dam st, 95-97—Thaddeus Davids, Inc. G-G-DR
Vandewater st, 11-15—Carl Lindn & Franz Seden
Vandewater st, 11-15—Witness Sabbath Reading Co. DR Vandewater st, 11-15—Thos. H. Crosby Co. DR Vandewater st, 11-15—John A. Phillips. DR Vandewater st, 11-15—C. Frank Roughton. DR Vandewater st, 11-15—C. Frank Roughton. DR Vandewater st, 11-15—The Arev Manifolding Co. DR Vandewater st, 11-15—The Arev Manifolding Co. DR Vandewater st, 11-15—Nat'l Binding & Card Mounting Co. DR Walker st, 17-19—Thos. S. Shortland. C Walker st, 78-80—Wm. C. Sievers. G Walker st, 78-80—Wm. C. Sievers. G Walker st, 118-26—N. Y. Telephone Co. C Walker st, 118-26—Michael Meyer Co. DR Walker st, 118-26—Michael Meyer Co. DR Walker st, 118-26—Michael Meyer Co. DR Walker st, 118-26—Mochael Meyer Co. DR Walker st, 118-26—Michael Meyer Co. DR Walker st, 118-26—Michael Meyer Co. DR Walker st, 118-26—Michael Meyer Co. DR-G Walker st, 118-26—Michael Meyer Co. DR-G Walker st, 118-26—Hermann Weinstein. G-DR Walker st, 118-26—Hermann Weinstein. G-DR Walker st, 118-26—Hermann Weinstein. G-DR
Vandewater st, 11-15—Van Allen & Voughton Co. DR Vandewater st, 11-15—Nat'l Binding & Card Mounting Co. DR
Walker st, 17-19—Thos. S. Shortland
Walker st, 118-26—Hermann Weinstein. G-DR Walker st, 118-26—Mike Shott
Walker st, 118-26—Ideal Gas & Elec. Fix. Co. C-DR Walker st, 118-26—Harry B, Dods
Water st, 150—Alfred E. White
William st, 197—Con. Gas Co
3d st, 5 E—Babette Moller
Numbered Streets. 3d st, 5 E—Babette Moller
12th st, 16-18-20 E—Julia FitzgeraldDR 12th st, 16-18-20 E—Primrose Waist Co., A-G-C 12th st, 16-18-20 E—Frank Schwartz Co., Inc.
12th st, 16-18-20 E—Gold Braid Waist Co
12th st, 16, 18, 20 E—Glassburg Clothing G 12th st, 32 E—Isadore Berkner DR 12th st, 32 E—Isadore Berkner W-DR 12th st, 32 E—Isaac Hoffman DR 12th st, 32 E—Isaac Hoffman DR 12th st, 32 E—Isaael Schuffman DR 12th st, 32 E—Sam Weisberger DR
12th st, 39-41 E—Frank A Seitz. SS-C 14th st, 8 E—Finkelstein Bros. C 14th st, 420-22 W—Luvties Bros, Inc. G 14th st, 446 W—Wm C Hurley G 15th st, 28 W—Serafina Di Bella DR 15th st, 28 W—Gwertzman & Freyer DR 15th st, 28 W—Criper & Wrubbel DP
12th st, 16-18-20 E—Frank Schwartz Co., Inc. 12th st, 16-18-20 E—Silver Waist Co., DR-C 12th st, 16-18-20 E—Gold Braid Waist Co., C-G 12th st, 16-18-20 E—Gold Braid Waist Co., C-G 12th st, 16-18-20 E—Gold Braid Waist Co., C-G 12th st, 16-18-20 E—Horowitz Bros., G 12th st, 16-18-20 E—Emil Pauly Co., C-C 12th st, 16-18-20 E—Emil Pauly Co., C-C 12th st, 16, 18, 20 E—Emil Pauly Co., C-C 12th st, 16, 18, 20 E—Glassburg Clothing., G 12th st, 32 E—Isadore Berkner., DR 12th st, 32 E—Isadore Berkner., W-DR 12th st, 32 E—Isaac Hoffman., DR 12th st, 420-22 W—Luvites Bros, Inc., G 14th st, 420-22 W—Luvites Bros, Inc., G 14th st, 420-22 W—Luvites Bros, Inc., G 14th st, 420-22 W—Luvites Bros, Inc., G 15th st, 28 W—Gwertzman & Freyer., DR 15th st, 28 W—Gwertzman & Freyer., DR 15th st, 28 W—Morris Friedman., DR 15th st, 28 W—Morris Friedman., DR 15th st, 28 W—Louis Newman., DR 15th st, 28 W—Louis Newman., DR 15th st, 28 W—Seaman Rlty Holding Co., DR 15th st, 30-32 W—Polotographic Advertisement Co., DR
15th st. 30-32 W—Louis Turon. DR 15th st. 30-32 W—Photographic Advertise- ment Co
15th st. 30-32 W—Photographic Advertisement Co
15th st, 218 E—Dr Julius FrankelB-C-F 17th st, 24 W—Meyer KannanachD 17th st, 50 W—Metropolitan Life Ins Co.DR-W

771
17th st, 227-39 W—227 W 17th St CoC-SS 17th st, 227-39 W—The Lunberg CoDR-G 17th st, 227-39 W—Kozak & McLoughlin,
DR-G-C 17th st, 227-39 W—The Queen Braid Wks.DR-I 17th st, 227-39 W—The Standard BinderyDR 17th st, 227-39 W—Boks Publishers, Proces
DR-G-C
A-E-L 18th st, 120-22 W—Clarence E Chapman.B-C-SS 19th st, 21 W—Bodheimer & SonsG-C 19th st, 21 W—The Central Binding & Plait-
ing Co
18th st, 120-22 W—Grand Rapids Furniture, A-E-L 18th st, 120-22 W—Glarence E Chapman B-C-SS 19th st, 21 W—Bodheimer & Sons
21st st, 37-39 E—Rishel Bros
21st st, 41 E—Coopersmith & Guitlin. G 22d st, 26 E—Michael Kennedy. W 22d st, 147-49 — Chas H Roman. C 22d st, 309-11 E—Carmel Wine Co. G 22d st, 313-23 E—Est Jacob & Julius C
22d st, 507-29 W—American Tobacco CoDR 23d st, 54 W—Anna W GouldDR-W 23d st, 71-73 W—Abraham RoseDR 23d st, 71-73 W—Abraham RoseDR
25th st, 138-44 W—25th St Rity Co. DR-W 26th st, 526 W—Horace Wolf. DR 26th st, 526 W—Barse & Hopkins. DR 26th st, 526 W—The Van Rees Press. DR
26th st, 526 W—James Stewart. DR 26th st, 526 W—Grossett & Dunlap DR 27th st, 34-8 W—Bert Schnurer DR 27th st, 34-8 W—Jacobus Eros DR
27th st, 34-8 W—Realty Holding.Co
26th st, 526 W—Grossett & Dunlap DR 27th st, 34-8 W—Bert Schnurer DR 27th st, 34-8 W—Acobus Bros DR 27th st, 34-8 W—Realty Holding Co C 27th st, 34-8 W—Belstein, Young & Co C-DR 27th st, 34-8 W—Siegel & Rubinstein A-C-DR 27th st, 34-8 W—Siegel & Rubinstein A-C-DR 27th st, 34-8 W—Lutz & Horwitz DR-C 27th st, 34-8 W—Lutz & Horwitz DR-C 27th st, 34-8 W—Daller & Weyl C-G-DR 27th st, 34-8 W—Chas Kafka Co C-G-DR 27th st, 34-8 W—Jacob Rosenfeld Co C-G-DR 27th st, 40-42 W—Handel & Co DR 27th st, 40-42 W—Gluck & Weingold DR 27th st, 40-42 W—Frank P. Gumisky DR 27th st, 40-42 W—Frank P. Gumisky DR 27th st, 40-42 W—Frank P. Gumisky DR 27th st, 40-42 W—Zitenfeld & Kornbluta Paper Co DR
27th st, 40-42 W—Frank P. Gumisky DR 27th st, 40-42 W—Zitenfeld & Kornbluta Paper Co DR 27th st, 40-42 W—Horowitz Dress Co DR
Paper Co
27th st, 135-7 W—S B Co
27th st, 135-7 W—Berkman Bass & Co. DR 27th st, 135-7 W—Max Stempel & Son. DR 27th st, 135-7 W—Lowell Constn Co. DR-W 27th st, 135-7 W—Biow Weiner. DR
27th st, 135-7 W—Reighan Bros. DR 27th st, 135-7 W—S Blumenthal Co. DR 27th st, 135-7 W—Edelman & Edelstein DR 27th st, 135-7 W—Edelman & Edelstein DR 27th st 404 W—Kny-Scherter Co. DR
28th st, 36 E—Eliza D. Pfender
37th st, 531-5 W—The J ₱ Tapley Co DR 37th st, 531-5 W—Jacques Kahn DR 37th st, 203-05 E—Marv E A Wendel C 41st st, 242-44 W—The McHugh Mfg Co DR
41st st, 242-44 W—Dossert & Co DR 41st st, 242-44 W—Ludin Realty Co DR-W 42d st, 354 W—Maria Dunseith G 49th st, 220-22 W—William Reilly A
49th st, 301-31 W—Peerless 011 Co, Inc
St. St.
90th st. 2 W—Kingston Garage
104th st, 110 E—Harry Feldman A-C-G 104th st, 110 E—Max Blum et al C 104th st, 110 E—Consolidated Gas Co I 106th st, 416 E—Nathan Mfg Co SS-K
111th st, 17-19 E—Laura Franklin Free Hospital
27th st, 135-7 W—B CO. DR 27th st, 135-7 W—Berman Gerstner DR 27th st, 135-7 W—Bagedonow Bros. DR 27th st, 135-7 W—Bagedonow Bros. DR 27th st, 135-7 W—Bagedonow Bros. DR 27th st, 135-7 W—Bow Weiner DR 27th st, 135-7 W—Bow Weiner DR 27th st, 135-7 W—Feldman Bros. DR 27th st, 135-7 W—Feldman Bros. DR 27th st, 135-7 W—Seldman & Edelstein DR 27th st, 135-7 W—Edelman & Edelstein DR 27th st, 135-7 W—Edelman & Edelstein DR 27th st, 135-7 W—Edelman & Edelstein DR 27th st, 135-7 W—Rexton Rity Co. DR-W 28th st, 37-9 W—Rexton Rity Co. DR-W 23d st, 22-6 W—Midwest Realty Co. DR-W 32d st, 23-5 W—The J F Tapley Co. DR 37th st, 531-5 W—Jacques Kahn DR 37th st, 531-5 W—Jacques Kahn DR 41st st, 242-44<
22d st, 229-35 W.—Arthur Woods. A-G 130th st, 77-79 E.—M Gordan Jones. A-G 181st st, 611 W.—Stephen C Clarke. C Named Avenues. C
Ay A, 1510—American Tobacco Co. DR Ay D, 146-50—Jacob Cohn. G-C Bowery, 97—John P Jube. B Bowery, 171—Ann L Underhill Est. B
Av A, 1510—American Tobacco Co. DR Av D, 146-50—Jacob Cohn. G-C Bowery, 97—John P Jube. B Bowery, 171—Ann L Underhill Est. B Bowery, 183—Flovd Price et al. C Fowery, 334-6—Glastone & Goldstein. G Bowery, 334-6—Begun & Co. G Bowery, 334-6—Stutzel & Lipshitz. C-G Bowery, 334-6—Einhorn Cap Co. C-G

BUILDING MANAGEMENT

PENT HOUSES AS "BUNGALOW APARTMENTS"

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

ENT houses on roofs of office and loft buildings have for some time past been utilized as offices and studios, and their advantages for these purposes and their advantages for these purposes are manifold. For studios used by artists, architects or photographers they are ideal as they are located far above the noise and dust caused by traffic in the streets as well as within the building; and the light obtained is superior to that in an office. Until recently, however, the use of these pent houses has been limited to their rental as offices and studios, but now a new class of occupancy has been found for them, and and studios, but now a new class of occupancy has been found for them, and it is quite possible that a larger field is opening for the owners of high business buildings in the midtown section, which although limited will pay a handsome return on the investment.

Opportunity for the owner is open for the more complete utilization of what was formerly waste space upon the roofs of these modern business structures. To make this space pay by the remodeling of pent houses into small,

houses into small, light housekeeping apartments requires only a small initial

outlay.

"Bungalow apartments" on the roofs of office and loft buildings are only a recent innovation, and while practically an experiment they seem to have many advantages and possibilities. The success of thes apartments would mean that owners and building managers could sell space on their roofs usually not utilized and would be able to consider-ably increase their rent rolls without in-

convenience to them-selves or to their tenants. There is no reason why a small apartment should not be practical from an economic view-point for both the tenant and the owner.

point for both the tenant and the owner. A number of excellent reasons might be advanced to prove why these apartments are practical, and one has only to see a roof bungalow decorated and furnished in order to feel certain that they combine all the advantages of life in a high-class apartment, with the privacy and seclusion of a private residence. When absolute privacy is a consideration, one of these suites has advantages over most apartments in the city. The over most apartments in the city. The tenant is isolated and only rarely comes in contact with other tenants in the building, as he does in an apartment

house.

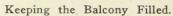
For individuals or small families of adults these pent-house apartments have peculiar advantages. They are located in the heart of the business, theatrical, shopping and club sections of the city. The surface of the roofs being for the most part of flat tile, can be utilized for out-door living-rooms or roof gardens, with only a slight additional expense. This is a distinct advantage over a suite in the modern apartment where the outlook is usually upon the uninteresting facades of the building opposite or the walls of an interior court.

Cross & Brown Company, agents for the building at 18 East 41st street, as reported recently in the Record and

Guide, leased the pent house in that building to Donald Brian, the actor, for The accompanying use as an apartment. use as an apartment. The accompanying sketch of the roof plan shows the arrangement of rooms, method of access, as well as the free roof space which can be utilized. Minor structural changes, of course, were necessary and these were made at a small expense. The result, however, is a four room apartment with fover and bath complete and practical however, is a four room apartment with foyer and bath complete and practical for light housekeeping in every respect. The rooms are all fair sized, well lighted and ventilated. The living room, approximately 16 x 13 feet, has windows on two sides, and a ventilating skylight above. The kitchen has gas range, refrigerator space, sink and cupboards, a complete equipment necessary for the preparation of meals.

In the summer it is proposed to utilize the open space on the roof as a roof garden. Potted plants and shrubbery will be placed to partially screen the skylights and with the addition of a few

contemplated for the roof of the new Astor Building, at 10 West 33rd street, of which H. L. Meader is the architect. Mr. Meader is designing this apartment for his own occupancy as a residence and private studio.



The big problem of the theatre owner and manager is to keep his house full. His problem is much the same as that of the hotel, department store, or other establishment that caters to the general public. He must make his theatre a cheerful and pleasant place to come to.

cheerful and pleasant place to come to.
Every comfort, convenience and attraction that he offers helps to advertise and fill his theatre and to retain his patrons.
With this in mind many of the modern theatres are adding to their equipment by making provision to carry their patrons up to the balconies and galleries. The vertical elevator can, in a measure, perform this task, but its ability to move large

ity to move large crowds is limited be-cause of its intermit-tent service. The constant come and go of theatre crowds demands a continuous service and this is now being accomplished in many well known theatres by means of the Escalator or "moving stairway."

The chief value of the Escalator lies in its ability to move large crowds quickly and safely. Operating on the principle of an endless chain it gives continuous transportation between floors and between floors and between floors and between floors and the principle transportation between floors and between flo stant come and go of

transportation be-tween floors and has

tween noors and has a capacity capable of handling speedily the crowds in the largest theatres. It is driven by a low horse-power motor, runs smoothly and quietly and will operate in either direction to carry passengers to or from the balcony. from the balcony.

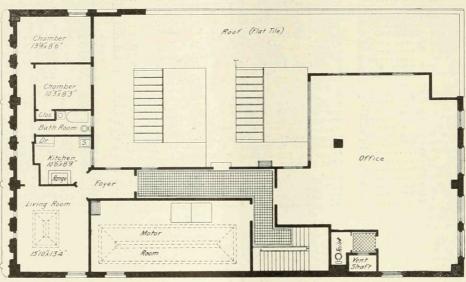
In the last few years the small moving picture show with its cheaper prices has appreciably detracted from the balcony and gallery patronage of the "legitiand gallery patronage of the "legiti-mate" theatre and the higher class moving picture and vaudeville houses. Some ing picture and vaudeville houses. Some progressive theatres, however, have found that by making the upstairs seats convenient of access and egress, thousands of amusement loving people who cannot afford to pay prices for orchestra seats will avail themselves of the Escalator to reach the balconies.

In one popular theatre where no reserved seats are sold, the management, by having an Escalator, does not open the doors to the orchestra until the balconies are well filled.

conies are well filled.

The Escalator virtually puts the balconies on the first floor.

That the policy, "Let the People Walk," has long been abandoned by progressive business people, is evidenced by the number of Escalator installations to be found in theatres, amusement parks, department stores, hotels, railway terminals and at elevated railway and subway stations. The attitude of the public toward these labor saving devices, installed to eliminate stair-climbvices, installed to eliminate stair-climb-ing, is forcibly illustrated in the thou-sands of people making use of them,



APARTMENT ON ROOF OF 18 EAST 41ST STREET.

comfortable chairs and lawn tables and benches, an out-door living room will be provided. This roof garden will add much to the pleasure of living in the city and will provide a comfortable spot for warm evenings. Where out-door for warm evenings. Where out-door sleeping is desirable, the advantages of an apartment of this type are obvious. All night elevator service is provided in this building and the tenant will be furnished with keys for the lower vestibule doors, so that access to the hall can be had after the building is closed for the night.

practical manner in which this after the alterations and decorations were completed, have resulted in applications for apartments of a similar character in other buildings. The same

cations for apartments of a similar character in other buildings. The same agents have plans under way at the present time for installation of such an apartment on the roof of the new building at 15 and 17 West 44th street, opposite Sherry's Hotel.

Other buildings which have tried the same experiment and which have appeared successful from all viewpoints are the Emmet Building, on Madison avenue, where Dr. Emmet, owner of the building, has an apartment as his city residence; the Cameron Building, ot 34th street and Madison avenue, living apartments of F. W. Woolworth; on the roof above the 40th story of the Woolworth Building, and an apartment which is

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

Wax Coating for Concrete Floors.

UCH a thing as a wax coating for cement floors sounds incongruous thought, because it seems at first thought, because it seems quite impossible to expect any substance as soft as wax to give any wear. But to all intents and purposes this is exactly what the Waxement Company, of 51 Chambers street, says it can do. And it seems quite feasible when the process it seems quite feasible when the process is explained and its advantages analyzed. If the small cut appearing in the next column is closely examined it will be seen that instead of the wax laying upon the top of the concrete as a carpet or rug, it has made itself a part of the concrete fabric so that even under severe wear on the floor surface, the waxy preparation keeps the dust from flying and maintains the body of the floor structure.

flying and maintains the body of the floor structure.

In developing this material, chemists first studied the requirements of the average concrete floor, the first being to produce a material that would increase and make permanent the bond in the concrete

structure no matter how great the surface wear would be. In other words, a material had to be found that regardless weather and tem-perature fluctuations would make a perfect adhe-sive material between the sili-cates and cement particles in the

concrete.

Next it was necessary to find a substance that has absorbtive powers sufficient has to penetrate into

concrete, and then came the problem of combining with these two a sort of lubricant that would minimize

a sort of lubricant that would minimize surface wear without being greasy and finally, after comprising all these qualities, the material had to be odorless, sanitary and decorative.

There finally was evolved the product by which the company is known. The larger cut gives some idea of the way it is applied, showing the interior of the Calumet Baking Powder Company's plant when the floors were treated by this method.

The manufacturers claim for this even

plant when the floors were treated by this method.

The manufacturers claim for this system of floor protection, positive protection of surface under all circumstances. In addition to making the floor almost wear-proof, it has the virtue of making them postively waterproof. Oils, grease, tar, pitch, glue or chewing gum will not stick to the floor, and even ink will not stain it if it is wiped up promptly. The manufacturers also make the claim that this composition will reduce the cost of floor maintenance considerably, regardless of whether the floors are merely subjected to shoe wear or steel wheel traffic. It is applied by heat and pressure and not merely with a brush as ordinary dressings. This material may be obtained in a variety of colors to correspond with decorative arrangements of offices and show rooms and it may be applied to badly worn floors just as satisfactorials as to never see. plied to badly worn floors just as satisfactorialy as to new ones.

A Wheeless Door Hanger.

BUILDERS for a long time have been in search of a wheeless door hanger; one that positively will stay on the track and will take long wear and hard usage. Such a hanger is illustrated in the cut in the lower part of this

column. It is made by the Grant Pulley and Hardware Company, of 3 West 29th street. This pulley, as shown by the sketch, has the advantage of hanging the door upon a positive plane that cannot be offset by any manner of pull or push. It is noiseless because there can be no binding between rail and wheel for the simple reason that there is no wheel. The weight of the door is sustained by balls which carry the weight of the door entirely. There are no pins to rust out or bend, and it exudes no dust because the wearing ing the door upon a positive plane that



surface is reduced to a minimum. offers the same time this system offers strength without utilizing a bulky or un-wieldy appliance. The appliance is especially commended in hanging of elevator doors, because they are noiseless and easily operated. It is known in the trade as the Diamond door hanger.

Looking at the sketch one cannot note its complete construction but the manu-

Laying Concrete Under Water.

H ISTORY tells us that the reason Portland cement came into such sudden and permanent popularity as a building material was because it could be laid under water as satisfactorily as it could be laid in the open air. Its use as the medium of foundation for the Eddystone lighthouse, exposed to the tempestuous seas, was its first practical try-out, and since then it has been used extensively both under and above water. extensively both under and above water. But there are many persons who have

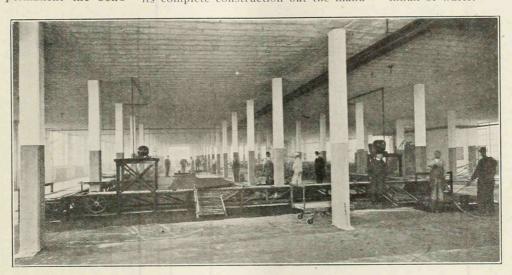
But there are many persons who have never understood just how Portland cement is laid in water, and so excerpts from an article in the Building World, by J. R. Middleton, assistant engineer in charge of the Canadian Pacific Railroad bridge construction now in progress at Pitt River, B. C., may be enlightening.

lightening.
Mr. Middleton says the first essential Mr. Middleton says the first essential is a pipe usually referred to as a "Tremie," sufficiently long to reach to the bottom of the body of water where the concrete is being deposited. This is suspended vertically and may be raised as the work progresses. It is kept absolutely free from water at all times. The batch of concrete is deposited in the hopper, and slides down the pipe by its own weight. It is mixed wet enough to flow easily. The lower end of the pipe protrudes into the deposited mass a sufficient distance to prevent any influx of water. influx of water.

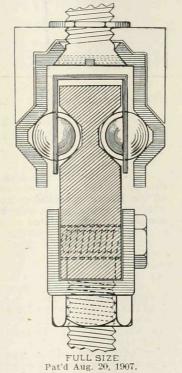
The hopper, he says, is built of sheet iron, about 4x4 feet, with vertical sides for a depth of nine inches. In a fur-ther depth of one foot three inches, the sides are bat-terred in to leave a hole 12 by 12 inches. They are then turned in to form a pipe just large enough to be inserted in a short length of 10-inch wrought iron pipe fitted with a flange down in the lower end. The hopper is jointed to the short ple by

the short pipe by four verticle riveted bands, and the joint, which should always be kept above water, is calked so as to be "grout-tight." The remainder of the "tremie" is made up of lengths of 10-inch wrought iron pipe with screw joints except the top one, which is flanged to connect with the short piece riveted to the hopper. All screw joints should be greased and the flanged joint gasketed to insure water-tightness. A heavy band is riveted around the top edge of the hopper for reinforcement. A derrick is used in handling the "tremie."

'tremie.



facturers say it is so simply constructed that there is nothing about it to get out of order; the balls are placed equal distances apart, assembled and held in place in such a way that no weak



spots can possibly develop. The fact that the tracks are pitched at an angle of forty-five degrees precludes any pos-sibility of dirt or grit clogging the balls in their operation.

A Fire-Prevention Window.

PECIAL windows designed to meet requirements of the Labor Depart-ment, Bureau of Fire Prevention and the National Board of Fire Underwriters are National Board of Fire Underwriters are being put on the market by the William F. Clark Company, of 315 Fourth avenue, Brooklyn. A conspicuous instance of the varieties of windows required to meet the conditions of these different safety agencies is noted in the stock listing as reported by the card index of the National Board of Fire Underwriters. The list includes double-hung fireproof windows, twin double-hung and pivoted transom, stationary, twin stationary, top-hinged, pivoted upper, pivoted lower, single pivoted, twin pivoted and multiple pivoted. In each case the windows are designed for a special purpose and bear the label of the National Board of Fire Underwriters.

The windows made by this company are designed to do away with all possibility of warping under heat so that easy and positive action is assured in any emergency in factory, loft or office building.

CURRENT BUILDING OPERATIONS

New "Twilight" Hospital Soon To Be Erected -Another Hospital Project For the Bronx

T O Greater New York's long list of hospitals, clinics, and sanitariums devoted to the special treatment of all classes of physical distress, there is soon to be added a new building which should do much to relieve the suffering of women. The building has been especially designed for the administration of the "Twilight Sleep" or narkophen-scopolamin treatment of obstetric cases. This lamin treatment of obstetric cases. Ins system of treatment, of which so much has appeared in the public prints during the last few months, has been used in Frieburg, Germany, for some time. In this country many physicians and ob-stetrical specialists have made use of the theory with slight variations in the ad-ministration of the treatment.

theory with slight variations in ministration of the treatment. In New York City the treatment has been tried in the Jewish Maternity Hospital on at least one hundred and fifty cases as well as in the Long Island College Hospital, in Brooklyn, at Bellevue Hospital and other institutions in Manhattan. The members of hattan. The members of the medical staffs of these hospitals have been in-structed in the methods of the treatment by a German physician who was formerly a pupil and assistant of Drs. Krönig and Gauss at the Frieburg clinic in Ger-

the Frieburg clinic in Germany.

With the object of providing ideal surroundings and conditions where this treatment may be administered exactly as it is done at Frieburg a modern hospital building is projected. The structure will not be a large or expensive one, but it will be complete in every it will be complete in every respect. According to the

large or expensive one, but it will be complete in every respect. According to the present plans, the projected building will be located in the Borough of the Bronx, in the vicinity of 142d street. No site has been definitely settled upon at this writing, although a number of available properties for the purpose are under consideration. The projected structure will be known as the "Twilight Sanitarium," erected and backed by a group of physicians and others who have studied the treatment. Louis Allen Abramson, architect, 220 Fifth avenue, has designed and planned the proposed building and it will be erected under his personal supervision. The structure will be of brick with trimmings of buff Indiana limestone and marble, three stories and basement in height. The facade has been designed in a simple Colonial style without ornamentation of any description. While this building will not be a large one as compared to many other hospitals in the city, in it will be included all the modern equipment and appliances known to medical and surgical science for the proper

city, in it will be included all the modern equipment and appliances known to medical and surgical science for the proper care and comfort of the patients while in the institution.

The plans of this building are quite novel in their detail, and the special requirements of the treatment as far as the arrangement of rooms is concerned makes the problem a most interesting one for the architect. Of particular interest is the room in which the treatment proper is administered. As the success of this requires that the patient be under constant observation and

inasmuch as this treatment, to be successful, depends upon the proper induction of Twilight sleep, absolute quiet and absence of glare or strong light is essential. The room in which the treatment is to be administered will be lighted with high sash, glazed with a blue glass. Direct light from these sash is so shielded that it is reflected first to the ceiling. In this manner a soft blue glow infuses the room, as it has been found that a light of this character is the kind best adapted to the treatment. Provisions will be made so that a number of patients may undergo treatment

ber of patients may undergo treatment at the same time, and for this reason the room has been designed of sufficient proportions to comfortably accommo-

date the expected demands. In this room Crotona Park. 1186

Louis Allen Abramson, Architect. PROPOSED "TWILIGHT" HOSPITAL

a partition forms a passage in which are several doors, arranged with small glass panels. It is proposed to station the nurses and physicians in this "Silence Corridor" where they are able to observe the patients without disturbing them

New Bronx Hospital.

New Bronx Hospital.

Several years ago a group of physicians and laymen organized the Bronx Hospital Association as a solution of a serious situation which confronted the then existing hospitals in the borough. It was due to the rapidly increasing population and development of new and extended sections. The two hospitals in the borough at that time were overcrowded to the extent that patients had to necessarily be transferred to other institutions. The Lebanon Hospital, at Westchester avenue and 150th street, in the opinion of the committee, was too poorly situated (the elevated extension of the subway winds around the hospital buildings) to warrant further extension or improvement. The other, the Fordham Hospital, a city institution, was far remote from the vast section which now is thickly populated.

With the idea in view of increasing the hospital facilities in the borough and making them easier of access to the residents, the association decided to erect residents, the association decided to erect a modern structure, centrally located, which will cost, on completion, approximately half a million dollars. Louis Allen Abramson, architect, 220 Fifth avenue, has been commissioned, by the committee, to prepare the plans and specifications for the new project.

The site of the proposed Bronx Hospital is exactly half way between the two existing ones, secluded to a degree, though directly accessible from all transit lines. The building will be located at the southeast corner of Charlotte street and Crotona Park East, facing Crotona Park.

The building, as projected, will be five stories in height, on a plot 105x107 feet. The present plans provide for the construction of only one wing which will be occupied by an extensive out-patient department and dispensary on the first floor, and by the hospital proper on the remaining floors. The uppermost story will be devoted exclusively to operating and allied rooms and laboratories. On the roof will be a solarium, with wards for septic, tubercular and pneumonia cases. Upon the completion of the building the wing now to be erected, excepting the dispensary portion, will be transformed into a permanent home for nurses.

The floors throughout. The building, as project-

into a permanent home for nurses.

The floors throughout, excepting those in rooms in which water or live steam is to be used, will be covered with "battleship linoleum," cemented to the underfloor. This material, the architect states, possesses particular virtue for hospital work, in that it absolutely eliminates settlement or other cracks, is soft to the step, warm to the feet and is sanitary and easy of replacement and repair. All replacement and repair. All details of construction will tend to minimize interstices

and sharp corners and other repositories for dust trim will have plain surfaces wherever possible.

Inasmuch as it is the fundamental requirement of a hospital to be "curative," the environment must be such that it will be pleasing to the patient, and must unconsciously give an impression of latent healthfulness. For that reason a system of ventilation will be installed which will permit the windows in wards and private rooms to be opened. It is held that there is nothing to be gained in painting the patients' rooms in unrelieved, glaring colors. Unsympathetic, white, cold, steel equipment, frigid and unattractive to the patient; while it breathes of sanitation, is certainly not conducive toward cheerfulness. Walls and ceilings enameled in soft pastel tones in various color schemes, with perhaps a flat, stenciled frieze, will add greatly to the restfulness of minds of the patients by not making them mindful of the fact that they are immuned in a hospital. Similarly the plain, broad, massive flush veneered doors, while splendid as to type, are primarily institutional. Inasmuch as it is the fundamental remassive flush veneered doors, while splendid as to type, are primarily instiFire Rules for Up-State Garages.

Fire-prevention orders have been issued which strike directly at the owners sued which strike directly at the owners of private and public garages and are of particular interest to such as have garages with a capacity of more than four cars, and those that are interested in their future construction.

The new law covering these orders becomes effective in this State (outside of New York City) on December 1st, and its rules and regulations will be sent to every city and incorporated village.

Following are the restrictions under

Following are the restrictions under the new law: Repair shops shall not be maintained

Repair shops shall not be maintained with a garage.

Heating shall be by steam or hot water. Gasoline or naphtha tanks will not be allowed under sidewalks. Those installed will have to be removed and reinstalled in compliance with the new orders. These tanks must be buried at least three feet from the surface of the ground, and proper piping connected to garage or curb outlet. No pits will be hereafter allowed.

No building or parts thereof shall be

No building or parts thereof shall be converted into a garage or used as such, unless of fireproof construction.

Yonkers Y. M. C. A. Figuring.
Plans are now being figured for the new Y. M. C. A. building to be erected at the southwest corner of Riverdale avenue and Hudson street, Yonkers, N. Y. The building will be six stories in height, covering a plot 148x75 feet, and will cost over \$100,000. The plans and specifications were prepared by G. Howard Chamberlain, architect, of Yonkers. Shattuck & Hussey, Chicago, are the consulting architects and engineers.

At Malba, L. I.
W. S. Champs' country residence on Malba Drive, Malba, L. I., has been completed. It is a short distance from the Malba Field Club. The large trunk sewer which is being installed at Malba at a cost of about \$30,000 is nearly finished and other municipal improvements. ished and other municipal improvements are progressing rapidly.

NO ARCHITECTS SELECTED.

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

MANHATTAN.—Lewy Chemical Co., 51 3d st, Solomon Lewy, president, has leased the building at 202 East 12th st, and contemplates altering same by installing new stairways and partitions. No architect retained.

JAMAICA, L. I.—The Loyal Order of Moose, T. F. Ancher, Fulton st, chairman of general committee, contemplates improving the clubhouse on Harriman av, near Shelton av. A building committee will probably be selected this month and an architect soon after.

BAYSIDE, L. I.—The Church of Sacred Heart,

month and an architect soon after.

BAYSIDE, L. I.—The Church of Sacred Heart, Rev. Father William J. Dunn, pastor, contemplates the erection of a parochial school here. No architect retained.

GENEVA, N. Y.—E. M. Dusenberry, care of Geneva Stove Works, contemplates the erection of a residence at Acrehurst Tract. No architect selected.

CALDWELL, N. J.—The Board of Education of Caldwell, Fred R. Cook, president, contemplates the erection of a school on Bloomfield av, to cost about \$18,000. No architect selected.

versi about \$18,000. No architect selected. VERNON, N.-Y. (Oneida Co.).—An appro-riation of \$30,000 has been granted for the ection of an 8-room school here, for the Vil-ge of Vernon. L. L. Clarke, president Board Education.

ALLEGHANY, N. Y.—The Bonaventure College, Rev. Father Fidelis, at site, contemplates the erection of a brick, stone and steel college building here to cost about \$100,000. No architect selected.

GENEVA, N. Y.—Frank De Laney, this place, contemplates the erection of a frame residence at Acrehurst. No architect selected.

at Acrehurst. No architect selected.

BUFFALO, N. Y.—Tyre Lodge F. & A. M. No.
13, J. R. Mason, secretary, 76 Johnson Park, contemplates the erection of a brick store and lodge building to cost about \$18,000. No architect selected. Work will probably go ahead in the spring.

WAVELLY N. V.—A. B. Paldwin this place.

WAVERLY, N. Y.—A. B. Baldwin, this place, contemplates the erection of a frame apartment house here. No architect selected.

TROY, N. Y.—The Ruthenian Greek Catholic Church of St. Nicholas, Rev. Helarian Yakimowyck, pastor, 3d st. corner of Monroe st, Troy, contemplates the erection of a church here. No architect selected.

architect selected.

GENEVA, N. Y.—The Empire Gas & Electric Co., E. H. Palmer, president, 103 Castle st, contemplates the erection of probably a hollow tile warehouse. No architect selected.

ELMHURST, L. I.—The German Evangelical Church, Summit av, near Court st, Rev. Geo. J. Schork, pastor, Prospect av, contemplates the erection of a church. No architect selected.

CEDARHURST, L. I.—A. syndicate, David H. Weyant, interested, contemplates the erection of an ice plant to cost about \$50,000. No architect selected.

GRIMES HILL, S. I.—John May, 136 Stuyvesant pl, St. George, contemplates alterations to the residence at Howard av, near Louis st, for bachelor quarters. An architect will be selected about Nov. 10.

about Nov. 10.

OLCOTT, N. Y.—J. W. Boechman and W. F. Kruger, Olcott, N. Y., contemplates the erection of a brick theatre and bowling alleys in Main st, opposite Park entrance. No architect selected. It is expected that work will go ahead in the spring.

PLANS FIGURING.

CHURCHES.
BROOKLYN.—Eugene Schoen, 25 West 42d st, Manhattan, architect, is taking bids for alterations to the synagogue at the corner of Tompkins and Willoughby avs, for the Congregation Abel Modhe Cheira Tilim, on premises. Cost, about \$6,000.

DWELLINGS.
WESTBURY, L. I.—Electus D. Litchfield, 477
5th av. Manhattan, architect, is taking bids for
a 2½-sty brick residence and garage, 25x60 ft.,
for A. G. Schaffner, 658 Nostrand av, Brooklyn.

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

LITTLE FALLS, N. Y.—Bids will close November 18 for four 2½-sty double residences, 28x44 ft., of hollow tile, brick and stucco construction, at the corner of Alexander and Burwell sts, for the Loomis Estate, Loomis Burrell, 503 Albany st, in charge. Mann & Cook, 91 Dunn Building, Buffalo, architects. Cost, about \$10,000 each.

SOUTH ORANGE, N. J.—Dorfman & Norelli, National Bank Building, Orange, architects, are taking bids for a 2-sty brick and stucco residence, 32x46 ft., at Tuxedo Park for Earl E. Litz, 207 Market st, Newark. Cost, about \$10,-000

GLEN COVE, L. I.—Jos. Martin, Sea Cliff, L. I., has received the general contract to erect a 3-sty brick residence, 30x50 ft., for Dr. Med-win Leale, Nassau st, Glen Cove. R. A. Walker, 16 East 47th st, Manhattan, architect. Cost, about \$25,000.

FACTORIES AND WAREHOUSES.
PEEKSKILL, N. Y.—Naylor Bros., 30 Church
st, Manhattan, engineers, are taking bids on general contract for a 3-sty brick, steel and concrete experimental station, 30x40 ft., for the
Fleischmann Mfg. Co., 701 Washington st, Man-

Edison Service Unequalled

Consider the case of the new twelve-story Waldorf Building, extending through from 2-16 West 33rd Street to 5-15 West 32nd Street. The opening date of this exceptionally fine structure is set for the middle of next month

Edison Service was specified while the foundation was being laid. In practically all the new, large buildings in Manhattan, the superior features of Central Station Service are being recognized

Our Service assures the absolute elimination of every private plant difficulty. Here lies the way to light and power economy. Let an Edison representative talk it over with you—a phone call will bring

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HALLS AND CLUBS.

YONKERS, N. Y.—George H. Chamberlain, 18
South Broadway, Yonkers, architect, is taking bids for a 6-sty brick Y. M. C. A. building, 148 x75 ft., at the southwest corner of Riverdale av and Hudson st, for the Y. M. C. A., Alfred Runker, president. No engineer selected. Shattuck & Hussey, 19 South La Salle st, Chicago, Ill., consulting engineers. Cost, about \$100,000.

MUNICIPAL WORK.

BROOKLYN.—Bids will close at 10.30 a. m., November 16, for establishing and equipping an extension to the fire alarm telegraph system here for the City of New York Fire Department, 11th floor, Municipal Building, Manhattan.

PUBLIC BUILDINGS.

MORRISTOWN, N. J.—Plans are being figured for the 2-sty brick and marble post-office building, 84x74 ft., for the U. S. Government, W. G. McAdoo, secretary Treasury Department, Washington, D. C. Oscar Wenderoth, Washington, D. C., supervising architect. Cost, about \$125,000.

SANDY HOOK, N. J.—Bids will be received.

SANDY HOOK, N. J.—Bids will be received at P. O. Fort Hancock, N. J., until 11 a. m., December 1, for a 1-sty building for the U. S. Government.

Government.

SCHOOLS AND COLLEGES.

LOCKPORT, N. Y.—Bids will close November 17 at 8 p. m. for additions and alterations to Union School in Chestnut st, near Elm st, for the Board of Education of Lockport. C. H. Terree, president. William Neil Smith, 101 Park av, Manhattan, architect and engineer. Douglas Sprague and associates, 39 Cortlandt st, Manhattan, heating and ventilating engineers. Cost, about \$100,000.

about \$100,000.

NORTH BERGEN, N. J.—The Board of Education of North Bergen, Chas. Miller, president, owner, is taking bids on foundations for the 3-sty brick school No. 5, 94x171 ft., which is to be rebuilt at Smith and Roberts sts, from plans by Fred Hensel, 809 Savoye st, West Hoboken, N. J. Cost, about \$130,000.

YORKTOWN HEIGHTS, N. Y.—New York State Training School for Boys, William B. Osgood Field, president of Board of Managers, 2 West 45th st, Manhattan, owner, is taking bids to close November 19 at 12 M. for seven cottages here from plans by Lewis F. Pilcher, Capitol, Albany.

STABLES AND GARAGES,
MANHATTAN.—Jay H. Morgan, 331 Madison
av, architect, is taking bids for alterations to
the 5-sty brick stable, 40x90 ft., at 247-9 West
69th st, for The Rice Co., 111 Broadway. Cost,
about \$25,000.

STORES, OFFICES AND LOFTS.

MANHATTAN.—John Sullivan Contracting Co., Inc., 245 East 80th st, has received the general contract for the alteration work at 2172 3d av, and is ready to receive estimates on the following work: Metal ceilings, metal cornice and panels, plate glass, painting, plumbing, steam heating, electric wiring and fixtures.

MISCELLANEOUS.

BROOKLYN.—John A. Cook, Jr., 2235 79th st, owner, is taking bids on general contract for a 2-sty brick bath house, 52x450 ft., in the east side of West 25th st, from Surf to Ocean avs, from plans by Benj. F. Hudson, 319 9th st. Cost, about \$50,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS. VERMILYEA AV.—Samuel Sass, 32 Union so has been commissioned to prepare plans for 5-sty brick and stone apartment house wit stores at the northwest corner of Vermilyea a and 207th st, for the Aldus Construction Co St. Nicholas av and 186th st, Jacob S. Kahn president.

8TH AV.—Henry Hofmeister, Jr., 532 East 89th st, has completed plans for alterations to the 5-sty tenement 2782 8th av for Mrs. Sophie Sterns, 36 West 77th st.

10TH ST.—Horenburger & Bardes, 122 Bowery, have completed plans for alterations to two 4-sty tenements 442-4 East 10th st for Ida Gluck, 442 East 10th st.

BANKS.

NASSAU ST.—Delano & Aldrich, 4 East 39th st, are the architects for alterations to the brick, stone and iron bank building at 20 Nassau st, for the Mechanics & Metals National Bank, 50 Wall st, owner and lessee. Marc Eidlitz & Son, 30 East 42d st, general contractors.

Wall st, owner and lessee. Marc Eidlitz & Son, 30 East 42d st, general contractors.

CHURCHES.

114TH ST.—Sommerfeld & Steckler, 31 Union sq. are preparing plans for a brick, stone and architectural terra cotta synagogue, 54x111 ft., at 22-28 West 114fth st for the Congregation Kol Israel Anshe Poland, 20-22 Forsyth st, M. Rabinowitz, president.

FACTORIES AND WAREHOUSES.

MANHATTAN.—Plans are being prepared privately for a 2-sty reinforced concrete storehouse on the East River for the U. S. Government, Col. M. M. Black, U. S. engineer, 710 Army Euilding. Cost, about \$40,000.

HOSPITALS AND ASYLUMS.

RANDALLS ISLAND.—Bids will probably be readvertised for roofing the Children's Hospital and school for the City of New York Department of Public Charities, Municipal Building.

STORES, OFFICES AND LOFTS.

18TH ST.—Janes & Cordes, 124 West 45th st, have completed plans for alterations to the 6 and 8-sty brick store and loft building, 110x162 ft., at 15-17 East 18th st for C. E. Raymond, 438 5th av. Cost, about \$35,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.
DIVISION AV.—Chas. M. Straub, 147 4th av,
Manhattan, has completed plans for a 6-sty
tenement, 40x107 ft., on Division av, for Pincus
Halzman, 64 Allen st, Manhattan. Cost, about

\$35,000. Bids will be taken by owner after March 1.

BARRETT ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for two 4-sty tenements, 50x88 ft., in the west side of Barrett st, 300 ft. south of Pitkin av, for Slutzky & Breenberg, 1575 Eastern Parkway, owners and builders. Cost, about \$50,000.

Cost, about \$50,000.

DWELLINGS.

76TH ST.—Thos. Bennett, 5123 3d ay, has been commissioned to prepare plans for four 2-sty brick residences, 80x100 ft., in the north side of 76th st, about 120 ft. west of 7th ay, for the Johann Construction Co., Chas. H. Pearson, president, 195 Wallabout st.

OCEAN PARKWAY.—B. F. Hudson, 319 9th st, is preparing plans for nine 2-sty brick residences, 24x36 ft., at the northeast corner of Ocean Parkway and Henry st, for the Sherlock Construction Co., 291 3d st, owner and builder. Cost, about \$45,000.

FACTORIES AND WAREHOUSES

Cost, about \$45,000.

FACTORIES AND WAREHOUSES.

RUTLEDGE ST.—L. S. Beardsley, 38 West 32d st, Manhattan, is preparing plans for a 2-sty reinforced concrete bakery, 56x100 ft, in Rutledge st, for Dugan Bros., 287 Broadway, Brooklyn, owners and lessees. Bids will be taken on general contract by architect about November 25.

2D ST.—Godfrey Engel, 126 Winthrop st, architect, will call for bids on general contract about November 16 for alterations to the 12-sty factory, 100x200 ft, at 29 South 2d st for the American Sugar Refining Co., 117 Wall st, Manhattan.

STABLES AND GARAGES.

American Sugar Refining Co., 117 Wall St, Manhattan.

STABLES AND GARAGES.

MADISON ST.—L. Allmendinger, 926 Broadway, is preparing plans for a 2-sty brick private garage, 376x100 ft., in Madison st, near Ralph av, for Henry J. Wieman, 128 Linden st. Cost, about \$7,500.

THEATRES.

WYCKOFF AV.—W. B. Wills, 1181 Myrtle av, is preparing plans for a 1-sty brick moving picture theatre, 55x103 ft., at the southeast corner of Wyckoff av and Bleecker st for Ray Riess, 612 Broadway, owner. The Goodman Amusement Co., corner of Willoughby and Knickerbocker avs, lessee. Cost, about \$12,000. Owner will take bids on general contract.

APARTMENTS, FLATS AND TENEMENTS, COLLEGE POINT, L. I.—A. Gorden, 229 13th st, has completed plans for a 3-sty brick tenement, 20x50 ft., in the east side of 12th st, 100 ft. north of 7th av, for A. Savarine, 12 12th st, College Point.

DWELLINGS.

GREAT NECK, L. I.—George Gutheil, Middle eck rd, is preparing plans for a residence at reenwolde. Owner's name for the present

withheld.

THEATRES.

CORONA, L. I.—William H. McIntyre, Corol
L. I., has completed plans for a 2-sty bri
theatre, 168x66 ft., on the south side of Kim
land av, 38 ft. east of Wey av, to cost abo
\$25,000. Sheer Bros., this place, lessees.

Richmond.

Richmond.

FACTORIES AND WAREHOUSES.
TOMPKINSVILLE, S. I.—Foundations have been completed for the 7-sty reinforced concrete storage warehouse, 137x120 ft., in the north side of Arietta st, east of Railroad rd, for the American Dock Co., 17 State st, Manhattan. A. B. Pouch, president. The Concrete Steel Co., 22 Broadway, Manhattan, engineer. R. & W. Concrete Co., 207 Market st, Newark, general contractor. J. I. Hass, Inc., 1 Madison av, Manhattan, painter. Cost, about \$161,000.

Nassau.

Nassau.

DWELLINGS.

GREAT NECK, L. I.—Mann & MacNeille, 70
East 45th st, Manhattan, are preparing plans for a farm building here for Richard N. L. Church, Kings Point, L. I.

OYSTER BAY, L. I.—Work on the 2½-sty stucco and frame residence for Mrs. James Moore, South st Joyster Bay, has been abandoned. Cost, about \$100,000.

MINEOLA, L. I.—Plans are being prepared privately for a 2½-sty frame residence, 30x30 ft., to cost about \$5,000. A. J. Penny, Roslyn, L. I., general contractor.

HOTELS.

BALDWIN, L. I.—Benjamin Homan, 49 North Grove st, Freeport, L. I., is preparing plans for a 2-sty brick hotel, 61x85 ft., opposite the railroad station, for Francis J. Gately, Baldwin. Cost, about \$15,000.

Cost, about \$15,000.

MUNICIPAL WORK.

FREEPORT, L. I.—The Village of Freeport, this place, is taking bids to close about Nov. 11, for a 2-sty brick firehouse, 26x40 ft., on Southside av, near Bedell st, from plans by Geo. W. Reynolds, Southside av. Cost, about \$4.000.

SCHOOLS AND COLLEGES.

BALDWIN, L. I.—Tooker & Marsh, 101 Park
av, Manhattan, have been commissioned to prepare plans for a 2-sty brick school for the
Board of Education of Baldwin, Dr. J. Steel,
president. Cost, about \$40,000.

Westchester.

APARTMENTS, FLATS AND TENEMENTS. YONKERS, N. Y.—Jas. A. Watson, Reevs Building, is preparing plans for a 3-sty frame apartment, 26x52 ft., on Franklin av for Katherine Stephens, 88 Hawthorne av, owner and builder. Cost, about \$9,500.

MOUNT VERNON, N. Y.—William. Thos. Mapes, 4740 White Plains rd, Bronx, has completed plans for a 2½-sty frame and stucco apartment, 20x48 ft., on the east side of 10th av, 125 ft. north of 6th st, for Angelo Lalli, 20 Mt. Vernon av, Mt. Vernon, owner and builder. Cost, about \$4,000.

DWELLINGS.

BRONXVILLE, N. Y.—Herbert Godwin, 4 East 39th st, Manhattan, is the architect for the 1-sty stone and shingle residence on Dellwood dt, Cedar Knolls, for Dr. J. Roswell Hasbrouck, 171 West 71st st, Manhattan. Cost, about \$15,-000.

S. M. Cauldwell

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YONKERS, N. Y.—William P. Katz, 12 North Broadway, is preparing plans for a 2½-sty frame store and residence to be altered from a barn and residence in Harriett st for D. S. Engle, Hawthorne av. Cost, about \$2,500.

MUNICIPAL WORK.

MUNICIPAL WORK.

BRIARCLIFF MANOR, N. Y.—Clyde E. Potts, 30 Church st, Manhattan, is engineer for the sewage disposal system for the Village of Briarcliff Manor, Paul M. Hayes, president. Plans will not be ready before next year.

YONKERS, N. Y.—The National Incinerator Co., 61 Broadway, Manhattan, architect and engineer, is preparing plans for a 2-sty brick and concrete incinerating plant, 43x54 ft., in Lake st, corner of Nepperhan av, for the City of Yonkers. M. Fulton, City Hall, Yonkers, city engineer. Cost, about \$60,000.

STABLES AND GARAGES.

YONKERS, N. Y.—Anton Schonbach and Geo. H. Chamberlain, 18 South Broadway, have about completed plans for a 1-sty brick garage, 47x75 ft., on Riverdale av, for John J. Crimmins, 320 Riverdale av. Cost, about \$6,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.
NEWARK, N. J.—Levin & Schneider 139 Livingston st, Newark, have received the general contract to erect two 3-sty frame flats, 22x54 ft. at 225 Livingston st, for Mrs. Rosie Gelb, 229 Livingston st. M. E. Silberstein, 17 Market st, Newark, architect. Cost, about \$5,500 each.

ELOOMFIELD, N. J.—John Pollaro, Clifton, N. J., has received the general contract to erect a 2-sty store and apartment house at 99 Bloomfeld av, for Vito Chiarello, this place. John B. Acocella, Union Building, Newark, architect. Cost, about \$5,500.

BRONX (sub).—A. Grimaldi, 335 East 148th st, has received the brick mason contract and the Fagan Iron Works, 14th st, Jersey City, N. J., the structural steel for the 6-sty apartment house, 48x90 ft., at the northwest corner of Elton av and 156th st, for the Benjamin Benenson Realty Co., 407 East 153d st. The Tremont Architectural Co., 401 Tremont av, architect. Cost, about \$50,000.

DWELLINGS.

MANHATTAN.—The Reid-Palmer Construction Co., 30 East 42d st, has received the general contract to make alterations and additions to the residence at 14 East 40th st, for Joseph Schanz, 18 West 39th st, owner and lessee. Buchman & Fox, 30 East 42d st, architects. Cost, about \$35,000.

Cost, about \$35,000.

LARCHMONT GARDENS, N. Y.—John F. New & Son, 26 Union st, New Rochelle, have received the general contract to erect a 2½-sty frame and stucco residence, 24x30 ft., on lots 7 and 8 for H. O. Hanson, 19 West 34th st, Manhattan. William S. Moore, 30 East 42d st, Manhattan, architect. Cost, about \$5,000.

HARTSDALE, N. Y.—Adam Kirchoff, May-flower av, New Rochelle, has received the general contract to erect a 2½-sty brick residence, 70x50 ft., on Greenacres av for P. Compton Miller, Hartsdale. Patterson & Dula, 50 East 40th st, Manhattan, architects. Cost, about \$25,000.

KATONAH, N. Y.—Stevenson & Cameron, Inc., 37 West 25th st, Manhattan, have received the general contract for an addition to the 2½-sty terra cotta block and frame residence about one mile from station for Gordon Knox Bell, 20 Exchange pl, Manhattan. Armstrong & DeGelleke, 122 East 25th st, Manhattan, architects.

OYSTER BAY, L. I.—Louis H. Macauley, West Main st, has received the general contract to erect a 2½-sty frame and stucco residence, 24x80 ft., for Louis Moore, care of architect, Gurdon S. Parker, 303 5th av, Manhattan. Cost, about \$25,000 Gurdon S. Par about \$25,000.

DOUGLASTON, L. I.—H. J. Comes, Manhasset, L. I., has received the general contract to erect a 2-sty brick residence, 45x83 ft., and garage at the southeast corner of Bayview as and Shore rd, for N. H. Bachmann, 257 4th av, Manhattan. Buchman & Fox, 30 East 42d st, Manhattan, architect. Cost, about \$15,000.

BELLE HARBOR, L. I.—Chas. Spaeth, Smart av, Flushing, has received the general contract to erect a 2½-sty terra cotta block and stucco residence, 35x36 ft., and garage for Thos. T. Lancer, this place. Smith & Holler, 82 Wall st, Manhattan, architects. Cost, about \$10,000.

FACTORIES AND WAREHOUSES.

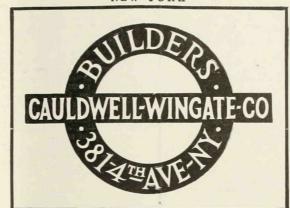
MANHATTAN.—The William Kennedy Construction Co., 215 Montague st, Brooklyn, has received the general contract to erect a 3-sty brick extension to the factory, 32,92 ft., on the west side of Av D, 68 ft. north of 13th st, for Mary L. Barbey, care of architect, F. H. Quinby, 99 Nassau st. J. & F. Elpent, on premises, lessees. Cost, about \$15,000.

MANHATTAN.—Lord Electric Co., 105 West 40th st, has received the contract for conduit, wiring and lighting fixtures at the U. S. Appraisers warehouse, 641 Washington st, for the U. S. Government.

MANHATTAN.—Murphy Bros., Madison av and 42d st, have received the general contract to rrect the 11-sty brick and steel brewery and stock house, 73x114 ft., at 206-210 East 92d st for Jacob Ruppert Brewing Co., 1639 3d av. Maynicke & Franke, 25 East 26th st, architects. Cost, about \$150,000.

BROOKLYN.—Andrew Adams & Co., 254 Melrose st, have received the general contract to erect a 3-sty brick factory, 50x100 ft., at 330 Melrose st for Samuel Graber, 332 Melrose st. Killick & Lubroth, 186 Remsen st, architects. Cost, about \$15,000.

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MATTHEW BENDER & CO. Publishers. Albany, N. Y. Contracts Awarded-Continued.

EROOKLYN.—F. J. Ashfield, 350 Fulton st, has received the general contract to erect a 2-sty brick and steel factory, 30x90 ft., at 222 41th st, near 2d av, for the Fred H. Levey Co., on premises. Fred R. Ashfield, 350 Fulton st, architect. Cost, about \$20,000.

SALEM, MASS.—The Turner Construction Company, 11 Broadway, Manhattan, has received the general contract for the construction of the new plant of the Naumkeag Steam Cotton Co., consisting of two reinforced concrete buildings; one to be used as a mill, 4-stys and basement in height, 722x135 ft.; and a 6-sty and basement storehouse, 500x110 ft. Lockwood Greene & Co., architects and engineers. Work to go ahead at once.

MUNICIPAL WORK.

SENECA FALLS, N. Y.—The Levenson Wrecking Co., 15th st, Hoboken, has received the general contract for Contract C-1, Section 1, at the Cayuga and Seneca Canals, for the State of New York, Duncan W. Peck, Superintendent of Public Works. John A. Bensel, Capitol, Albany, State engineer. The work consists of the removal of 181 buildings at Seneca Falls, N. Y. For Section 1, contract consisting of power plants, electrical equipment and machinery for operating and lighting locks 1, 2, 3 and 4. Cost, about \$188,000. M. Lupfer & Remick, Elliott sq. Buffalo, general contract fors.

NEW YORK STATE.—Brown & Lowe, 111 Foster av, Schenectady, N. Y., have received the general contract for Contract 14-B, sections 1 and 2, for the Barge Contract The Consisting of closing the openings in the Crescent dam, removing the Eric Canal Aqueduct and Half Moon bridge at Crescent, N. Y., making repairs to the lock and dam at Vischers Ferry, N. Y., and for the construction of barge canal terminal, John A. Bensel, Capitol, Albany, State engineer. Cost, about \$71,500.

SCOTIA, N. Y.—Penn Bridge Co., Beaver Falls, Pa., has received the general contract for constructing a moveable Dam No 4 over the

bridge at Crescent, N. Y., making repairs to the lock and dam at Vischers Ferry, N. Y., and for the construction of barge canal terminal. John A. Bensel, Capitol, Albany, State engineer. Cost, about \$71,500.

SCOTIA, N. Y.—Penn Bridge Co., Beaver Falls, Pa., has received the general contract for constructing a moveable Dam No. 4 over the Mohawk River for the State of New York, Duncan W. Peck. John A. Bensel, Capitol, Albany, State engineer. Cost, \$106,000.

NORTH PLAINFIELD, N. J.—Ed. Bader, Bartlett Building, Atlantic City, has received the contract for the plant and the Atlantic Construction & Supply Co., 925 Mediterranean av, Atlantic City, the contract for the sewerage for the Borough of North Plainfield, Jas. T. MacMurray, clerk. Geo. W. Fuller, 170 Broadway, Manhattan, engineer. Cost, about \$200,000.

SCHOOLS AND COLLEGES.
BRONX.—W. J. Olvany (sub), 177 Christopher st, has received the contract for heating and ventilating for the additions to P. S. 21 in the north side of 225th st, south side of 225th st, and 25 ft. east of White Plains av, for the City of New York, Board of Educaion. Thos. W. Churchill, president. C. B. J. Snyder, 500 Park av, architect. Joseph Balaban Co., 261 Broadway, general contractor. Cost, about \$84,000.

STABLES AND GARAGES.
BRONX.—Gross & Herman, 217 West 123d st, have received the general contract to erect a 2½-sty brick stable on the east side of Cottage pl, 171 ft. north of 170th st, for Elizabeth Brinkworth, 6 Cottage pl. Fred Hammond, 391 East 149th st, architect. Cost, about \$8,000.

MANHATTAN.—Leddy & Moore, 105 West 40th st, have received the general contract to make alterations to the church at 132-134 Perry st, for garage purposes. The building is of brick, and 42x97 ft. Joseph Seeman, Hudson and North Moore sts, owner. R. D. Kohn, 56 West 45th st, architect. Cost, about \$12,000.

STORES, Offices Construction Co., 18 South Broadway, has received the general contract to make alterations to the store and apartment at 16-18 Wardent and the store and apartment at 16-18 War

eran Cemetery. Wortmann & Braun, architects.

BRONX.—Hermanns Madden & Co., 103 Park
av, have received the general contract to erect
a brick and steel transformer station in East
174th st, adjoining the N. Y., N. H. & H. R. R.
tracks, for the New York Edison Co., 130 East
15th st, Nicholas F. Brady, president. W.
Weissenberger, care of owner, architect.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

DWELLINGS.
ST. NICHOLAS AV, e s, 569 n 145th st, 1-sty brick store and dwelling, 28x42; cost, \$2,000; owners, Sonn Bros., Henry Sonn, sec., 149 Church st; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 350.

Bronx.

STABLES AND GARAGES.
UNIVERSITY AV, e s, 50 s 183d st, 1-sty brick garage, cement roof, 21,4x22.2; cost, \$1,000; owner, M. M. Wells, on premises; architect, Kreymborg Archtl. Co., 1029 East 16th st. Plan No. 525.

MISCELLANEOUS.
CAULDWELL AV, e s, 124 s Westchester av, 1-sty frame shed, 45x35; cost, \$200; owner, Elizabeth Wright, 130th st and 3d av; architect, 1sidor R. Kaplan, 573 Westchester av. Plan No. 526.

Brooklyn.

DWELLINGS.

WEST 23D ST, e s, 100 n Mermaid av, 1-sty frame dwelling, 20x30.6, gravel roof, 1 family; cost, \$950; owner, Rocco Salmero, 2975 West 29th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 7536.

EAST 33D ST, w s, 480 s Av J, two 2-sty frame dwellings, 17x30, shingle roof, 1 family each; total cost, \$6,000; owner, James Roche, 899 East 37th st; architect, Karl J. Seifert, 288 East 157th st, Bronx. Plan No. 7526.

DITMAS AV, s s, 132.11 w East 12th st, 2-sty frame dwelling, 24x36.8, shingle roof, 1 family; cost, \$5,000; owners, H. W. & A. M. Buckly Co., 1044 East 15th st; architects, Slee & Bryson, 154 Montague st. Plan No. 7537.

BEAUMONT ST, w s, 100 s Oriental blvd, 2-sty brick dwelling, 22.6x48, tile roof, 1 family; cost, \$7,500; owner, Mary C. Storms, 42 Amherst st; architect, Paul J. Gallagher, 210 Corbin pl. Plan No. 7517.

EAST 13TH ST, w s, 560 s Ay U, 2-sty frame dwelling, 37x30, shingle

st; architect, Paul 3.

Plan No. 7517.

EAST 13TH ST, w s, 560 s Av U, 2-sty frame dwelling, 37x30, shingle roof, 2 families; cost, \$4,200; owner, Jas. Buckley, 2152 Homecrest av; architect, Frank G. Walthers, 2700 Ocean av. Plan No. 7507.

13TH AV e s, 20 n 45th st, 3-sty brick store

13TH AV, e s, 20 n 45th st, 3-sty brick store and dwelling, 20x52, slag roof, 2 families; cost, \$5,000; owner, N. & S. Realty Co., 1255 40th st; architect, M. A. Cantor, 373 Fulton st. Plan No.

7520.

EAST 18TH ST, w s, 349 n Av 0, 2-sty frame dwelling, 22.2x31.8, shingle roof, 1 family; cost, \$4,000; owners, Midwood Associates, 805 Flatbush av; architects, Slee & Bryson, 154 Montague st. Plan No, 7546.

EAST 40TH ST, e s, 220 n Av J, two 2-sty frame dwellings, 16.6x38, shingle roof, 1 family each; total cost, \$4,000; owner, C. Anderson, on premises; architect, Hans Andersin, 85 Revere pl. Plan No, 7564.

pl. Plan No. 7564.

76TH ST, n s, 120 w 7th av, four 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$14,000; owner, Johann Constn. Co., 195 Wallabout st; architect, Thos. Bennett, 3d av and 2d st. Plan No. 7562.

77TH ST, s s, 381.8 w 6th av, two 2-sty brick dwellings, 18x36, gravel roof, 1 family each; total cost, \$6,000; owner, Floria Realty Co., 16 Court st; architect, C. Shubert, 13th av and 86th st. Plan No. 7560.

LUTICA AV. w s. 80 n Union st. 2-sty brick

total cost, \$6,000; owner, Floria Realty Co., 16
Court st; architect, C. Shubert, 13th av and
86th st. Plan No. 7560.

UTICA AV, w s., 80 n Union st, 2-sty brick
garage and dwelling, 20x45, slag roof, 1 family;
cost, \$3,500; owner, Saml. Rittenberg, 1124 Eastern pkway; architect, H. J. Nurick, 830 Putnam
av. Plan No. 7544.

OCEAN AV., n e cor Av J, 2-sty frame dwelling, 35x36, shingle roof, 1 family; cost, \$7,500;
owner, Cecelia Fitzgerald, 2425 Ocean av; architect, Sterling Architectural Co., 13 Park Row,
Manhattan. Plan No. 7645.

FACTORIES AND WAREHOUSES.
INGRAHAM ST, s s, 250 w Porter av, 1-sty
brick factory, 45x98, slag roof; cost, \$5,500;
owner, C. Shoñburg, 28 Stephens et; architect,
W. D. Debus, 86 Cedar st. Plan No. 7512.

KOSCIUSKO ST, s s, 150 w Reid av, 1-sty
brick storage, 25x46, gravel roof; cost, \$1,000;
owner, Bessie Rosen, on premises; architect, Hy.
Dorf, 614 Kosciusko st. Plan No. 7561.

MILL ST, 31, 1-sty brick storage, 25x50,
gravel roof; cost, \$450; owner, Gentile Delmonico, on premises; architect, Chas. Maresca,
249 Columbia st. Plan No. 7550.

FLOYD ST, n s, 100 w Tompkins av, 4-sty
brick factory, 66x113, slag roof; cost, \$23,000;
owner, Joseph Sklar, on premises; architect, E.
V. Warren, on premises. Plan No. 7610.

STABLES AND GARAGES.
CLARKSON AV, n w cor Hunterfly rd, 1-sty
brick stable, 35x40, gravel roof; cost, \$3,000;
owner, John W. Mehl, on premises; architect,
Walter B, Wills, 1181 Myrtle av. Plan No. 7525.

CARROLL ST, s s, 120 w Kingston av, 1-sty
brick garage, 17x19.8, tin roof; cost, \$1,000;
owner, Jorome Jung, 361 Stockton st; architect,
Saml, Sass, 32 Union sq, Manhattan. Plan No.
7527.

BOERUM PL, w s, 25 n Bergen st, 1-sty brick
garage, 69.1x60, gravel roof; cost, \$5,000; owner
Jas. O'Connell. 127 Boerum pl.; architect, F. W.

T527.

BOERUM PL, w s, 25 n Bergen st, 1-sty brick garage, 69.1x60, gravel roof; cost, \$5,000; owner Jas. O'Connell, 127 Boerum pl; architect, F. W. Eisenla, 16 Court st. Plan No. 7547.

OCEAN PKWAY, n e cor Henry st, two 1-sty brick garages, 17.8x20.6, gravel roof; total cost, \$400; owner, Sherlock Bldg. Co., 378 3d st; architect, Benj. F. Hudson, 319 3d st. Plan No. OSBORN CT.

OSBORN ST, e s, 210 n Riverdale av, 1-sty brick stable, 50x100, — roof; cost, \$200; owner, Saml. Schneider, 306 Dumont av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7612.

7612.

LIBERTY AV, s s, 30 e Barbey st, 1-sty brick stable, 12x14, — roof; cost, \$400; owner, Nathan Rothstein, on premises; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7571.

LOGAN ST, e s, 69.7 s Etna st, 1-sty brick garage, 125x50, gravel roof; cost, \$9,000; owner, Walter W. Dodd, 117 Shepherd av; architect, W. B. Wills, 1181 Myrtle av. Plan No. 7633

er, Walter W. Dodd, 117 Shepherd av; architect, W. B. Wills, 1181 Myrtle av. Plan No. 7633.

MADISON ST, n s. 300 e Ralph av, 3-sty brick garage, 37.5x100, slag roof; cost, \$7.500; owner, Hy Wieman, 128 Linden st; architect, L. Allmendinger, 926 Broadway. Plan No. 7630.

STORES AND DWELLINGS.

LINCOLN PL, n s, 290.3 e Rochester av, 3-sty brick store and dwelling, 20x48, gravel roof, 2 families; cost, \$4,500; owner, Jacob Seiderman, 1934 Prospect pl; architect, Morris Rothstein, 601 Sutter av. Plan No. 7513.

13TH AV, n e cor 45th st, 3-sty brick store and dwelling, 20x100; slag roof, 2 families; cost, \$8,000; owner, N. & S. Realty Co., 1255 40th st; architect, M. A. Cantor, 373 Fulton st. Plan No. 7519.

STORES AND TENEMENTS.

STORES AND TENEMENTS.
BRISTOL ST, s e cor Blake av, 4-sty brick tenement, 50x90, gravel roof, 21 families; cost, \$30,000; owner, Louis Abramson, 1311 East New York avenue; architects, Cohn Bros., 361 Stone av. Plan No. 7603.

BRISTOL ST, e s, 50 s Blake av, 4-sty brick tenement, 50x8s, gravel roof, 23 families; cost, \$25,000; owner, Louis Abramson, 1311 East New York av; architects, Cohn Bros., 361 Stone av. Plan No. 7604.

STORES AND TENEMENTS.

STONE AV, e s, 43.4 n Riverdale av, two 4sty brick tenements, 43.4x88.3, slag roof, 20
families each; total cost, \$70,000; owner, Max
Neufield, 1467 Pitkin av; architect, Benj. Cohn,
361 Stone av. Plan No. 7650.

Queens.

Queens.

DWELLINGS.

FLUSHING.—Smart av, w s, 250 s Forest av, 2-sty frame dwelling, 20x28, shingle roof, 1 family; cost, \$2,500; owner, William Reitzel, Broadway and 2d st, Flushing; architect, C. A. Spaeth, Smart av, Flushing. Plan No. 3425.

FLUSHING.—Hempstead turnpike, e s, 83 n Douglas st, 2-sty brick dwelling, 20x48, slag roof, 1 family; cost, \$3,500; owner, Mrs. Patrick Canty, Amity st, Flushing; architect, W. R. Barto, 50 Washington st, Flushing. Plan No. 3426.

3426.

FLUSHING.—28th st, e s, 280 n Crocheron av, 2½-sty frame dwelling, 25x30, shingle roof, 1 family, steam heat; cost, \$3,000; owner, Wm. Rogers, Depot lane, Flushing; architect, C. Spaeth, Smart av, Flushing. Plan No. 3431.

FLUSHING.—12th st, e s, 400 n Cypress av, 2½-sty frame dwelling, 25x32, shingle roof, 1 family, steam heat; cost, \$3,500; owner, Leon A. Birch, 2d st and Broadway, Flushing; architect, B. E. Mahon, 67 So. 20th st, Flushing. Plan No. 3417.

LAMAICA—DeGraw av. s s. 165 w Victoria

JAMAICA.—DeGraw av, s s, 165 w Victoria st, 2-sty frame dwelling, 18x33, shingle roof, 1 family; cost, \$3,000; owner, Norman Russel, Willow st, Jamaica; architect, owner. Plan No. 3420.

RIDGEWOOD.—Ralph st, n s, 278 W Prospect st, 2-sty brick dwelling, 18x43, slag roof, 2 families; cost, \$3,200; owner, Henry Glassmann, 720 Palmetto st, Ridgewood; architect, Herman E. Funk, 1008 Gates av, Brooklyn. Plan No. 3421.

ROSEDALE.—Concord av, w s, 180 n Cambridge rd, 2½-sty frame dwelling, 20x32, shingle roof, 1 family, steam heat; cost, \$2,600; owner and architect, John W. Ekland, 157 Willet court, Jamaica. Plan No. 3423.

CORONA.—Edson st, n s, 275 e Myrtle av, 2½-sty frame dwelling, shingle roof, 1 family; cost, \$2,800; owner, John Nelson, 80 Edson st, Corona; architect, W. Johnson, same. Plan No. 3398.

3398.

FOREST HILLS.—Kelvin st, s s, 275 w Seminole av, 2½-sty tile dwelling, 27x32, tile roof, steam heat; cost, \$5,500; Jewel st, n e cor Seminole av, 2-sty tile dwelling, 37x21, tile roof, steam heat, 1 family; cost, \$5,500; owner, Cord Meyer Co., Forest Hills; architect, W. S. Worrall, Bridge Plaza, L. I. City. Plan Nos. 3400-3401.

JAMAICA.—Kaplan av, n s, 109 n Hillside ye eight 2½-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat; cost, \$20,000; owner, Fountain Building Co., 215 Montague st, Brooklyn; architect, G. E. Crane, 2706 Jamaica av, Richmond Hill. Plan Nos 3408 to 3415.

UNION COURSE.—1st st, n s, 600 e Shaw av, 2-sty frame dwelling, 16x38, shingle roof, 1 family, air heat; cost, \$2,000; owners, Sim & Greig, 1650 2d st, Union Course; architect, J. D. Geddes, Richmond Hill. Plan No. 3406.

BROOKLYN HILLS.—Maple st, n s, 96 e Oxford av, two 2-sty brick dwellings, 17x50, tin roof, 2 families; cost, \$9,000; owner, Chas. DeLoca, 1253 Herald av, Ozone Park; architect, G. E. Crane, 2706 Jamaica av, Richmond Hill. Plan No. 3432.

CORONA.—50th st, e s, 140 n Hayes av, 2-

Hill. Plan No. 3432.

CORONA.—50th st, e s, 140 n Hayes av, 2sty frame dwelling, 17x32, shingle roof, 1 family; cost, \$2,500; owner, E. M. Faint, 61 39th
st, Corona; architect, H. Faint, 61 39th st,
Corona. Plan No. 3441.

DUNTON.—Murray st, w s, 125 s Beaufort
st, two 2-sty frame dwellings, 19x55, tin roof,
2 families; cost, \$7,000; owner, Lydia P. Hall,
Welling st, Richmond Hill; architect, C. W.
Vanderbeck, Richmond Hill. Plan Nos. 34393440.

Vanderbeck, Richmond Hill. Plan Nos. 3439-3440.

JAMAICA.—Dewey av, n w cor Herbert st, two 2-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, \$5,000; owner, Martin Moran, 57 Manheim st, Elmhurst; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan Nos. 3442-3443.

RICHMOND HILL.—Willow st, n s, 150 n Division av, 2½-sty frame dwelling, 20x41, shingle roof, 1 family, steam heat; cost, \$4,500; owner, Max Gross, Lincoln av, Jamaica; architect, H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill. Plan No. 3444.

RICHMOND HILL.—Garfield av, w s, 100 n Cleveland av, 2-sty frame dwelling, 18x37, shingle roof, 1 family, steam heat; cost, \$2,500; owner and architect, Harry J. Arnold, 429 North Vine st, Richmond Hill. Plan No. 3433.

ST. ALBANS.—Central av, n e cor Franklin av, 2-sty frame dwelling, 16x30, shingle roof, 1 family, steam heat; cost, \$3,000; owner, Jacob Heiser, St. Albans; architect, C. A. Heiser, Springfield. Plan No. 3436.

FACTORIES AND WAREHOUSES.

FLUSHING.—Avery st, n s, 40 w Lawrence st, 1-sty brick storage, 75x150, slag roof; cost, \$7,500; owner, Hy. Frank Sons, Inc., Lawrence st, Flushing; architect, owners. Plan No. 3435.

STABLES AND GARAGES.

FLUSHING.—Central av, 176, 1-sty frame garage; cost, \$296; owner, A. F. Wiggers, premises. Plan No. 3438.

WOODHAVEN.—Old South Rd, s s, 1200 e Cedar Lane, 2-sty brick cow stable, 142x80,

WOODHAVEN.—Old South Rd, s s, 1200 e Cedar Lane, 2-sty brick cow stable, 142x80, slag roof; cost, \$8,500 owner, T. Balson, Old South Road, Woodhaven; architect, M. Perlstein, Middle Village. Plan No. 3437.

ELMHURST.—Glean st, n s, 100 w Lamont av, 1-sty frame garage, 20x18, tin roof; cost, \$200; owner, D. K. Grant, 187 Glean st, Elmhurst. Plan No. 3419.

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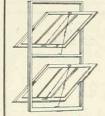
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WOODHAVEN.—Ferris st, s s, 140 w Willard av, 1-sty frame garage, 18x18, shingle roof; cost, \$170; owner, Chas. McIntyre, premises. Plan No. 3418.

FIRE No. 3418.

FOREST HILLS.—Continental ay, e s, 50 n
Jewel st, 1-sty brick garage, 25x18, shingle
roof; cost, \$900; owner, Cord Meyer Co., Forest Hills. Plan No. 3404.

FOREST HILLS.—Jewel st, n e cor Seminole
av, 1-sty frame garage, 13x17, shingle roof;
cost, \$200; owner, Cord Meyer Co., Forest Hills.
Plan No. 3403.

cost, \$200; owner, Cord Meyer Co., Forest Hills. Plan No. 3403.

HOLLIS.—Hasson av, cor Belleview av, 1-sty frame garage, 11x17, tin roof; cost, \$200; no owner given. Plan No. 3396.

HOLLIS.—Catskill st, e s, 100 s Chichester av, 1-sty frame garage, 14x18, shingle roof; cost, \$250; owner, R. Geoze, premises. Plan No. 3405.

STORES AND DWELLINGS.

DUNTON.—Liberty av, s e cor Maure av, 2-sty brick store and dwelling, 25x55, tin roof, 1 family; cost, \$4,000; owner, John Franzese, Guion pl, Woodhaven; architect, Wm. A. Finn, Jamaica. Plan No. 3424.

SOUTH OZONE PARK.—Rockaway Plank rd, n e cor Lefferts av, 2-sty frame store and dwelling, 20x56, tin roof, 1 family, steam heat; cost, \$5,000; owner, L. Stanich, 49 Fields av, South Ozone Park; architect, O. L. Anderson, same. Plan No. 3416.

BAYSIDE.—Bell av, n s, 176 s Park av, 2-sty brick store and dwelling, 25x60, tin roof, 1 family; cost, \$8,000; owner, William Parker, Bell av, Bayside; architect, C. W. Ross, 376 Woodland av, Woodhaven. Plan No. 3407.

MISCELLANEOUS.

FOREST HILLS.—Oueens bouleyard n s w

Woodland av, Woodhaven. Plan No. 3407.

MISCELLANEOUS.
FOREST HILLS.—Queens boulevard, n s, w of Union turnpike, frame billboard, 100x11; cost, \$200; and Queens boulevard, n s, bet Kelvin and Jewel sts, frame billboard, 100x11; cost, \$200; owner, Jamaica Poster Adv. Co., Jamaica. Plan Nos. 3428-29.

JAMAICA.—Beaver st, e s, s of Water st, frame billboard, 50x11; cost, \$100; owner, Jamaica Poster Adv. Co., Jamaica. Plan No. 3427.

MISCELLANEOUS.

FAR ROCKAWAY.—Remsen av, s s, 362 w McNeil av, 1-sty frame shop, 44x72, slag roof; cost, \$800; owner, G. Kaiser Lumber Co., Far Rockaway. Plan No. 3399.

Richmond.

CHURCHES.

HENDERSON AV, n s, 200 w Broadway, west Brighton, 1-sty frame church, 24x40; cost, \$2,500; owner, Shiloh Av. M. E. Zion Church; architect, J. O. Johnson, Port Richmond; builder, A. Hogland. Plan No. 894.

er, A. Hogland. Plan No. 894.

DWELLINGS.

BROAD ST, n 's, 250 w Bay st, Stapleton, 2sty brick dwelling, 22x37; cost, \$3,000; owner,
Wm. Daniels, Stapleton; architect, Thos. Cummings; architect builds. Plan No. 895.

CONGRESS ST, n s, 40 e Britton lane, New
Dorp, 1-sty frame bungalow, 15x36; cost, \$400;
owner, Harry Hogue, 391 Sackett st, Brooklyn;
no architect; builder, H. A. Wilkes, New Dorp.
Plan No. 905.

PRIVATE ST, n s, 120 w Gifford law.

no architect; builder, H. A. Wilkes, New Dorp. Plan No. 905.

PRIVATE ST, n s. 120 w Gifford lane, Great Kills, 1-sty frame dwelling, 23x42; cost, \$1,-800; owner, Mrs. A. H. Hardy, Great Kills; architect, A. M. Madsea; architect builds. Plan No. 901.

VAN DUZER ST, w s. 505 n Baring pl, Stapleton, 1½-sty frame dwelling, 21x45; cost, \$3,-000; owner, Chas. Keunther; architect, Otto Loeffler; builder, Hy Langworthy. Plan No. 904.

ton, 1½-sty frame dwelling, 21x45; cost, \$3,000; owner, Chas. Keunther; architect, Otto Loeffler; builder, Hy Langworthy. Plan No. 904.

VALLEY ST, n s, S0 e Sea av, St. George, 2-sty frame dwelling, 36x26; cost, \$6,450; owner, Anna M. King, care architect; architect, James Whitford, St. George; builder, E. K. Whitford. Plan No. 899.

ATLANTIC AV, n s, 264 e Surf av, New Dorp, 1-sty brick dwelling, 26x26; cost, \$1,100; owner, B. Pati, Roma av, New Dorp; builder, Tony Poselepo. Plan No. 896.

GUYON AV, w s, 477 s Boulevard, Great Kills, 1½-sty frame bungalow, 16x29; cost, \$700; owner, J. J. Ryan, 420 West 54th st, Manhattan; architect, Wm. Peters, Great Kills; architect builds. Plan No. 893.

OAKLAND AV, w s, 228 n Forest av, West Brighton, 2½-sty frame dwelling, 30,2x38; cost, \$4,500; owner, F. J. Nettleton; private plans; owner builds. Plan No. 906.

STABLES AND GARAGES.

OCEAN AV, s s, 1,500 e Mill rd, Oakwood Beach, 1-sty frame stable, 11x14; cost, \$100; owner, Emil R. Fuchs, 205 East 9th st, Manhattan; no architect; owner builds. Plan No. 908.

STORES AND DWELLINGS.

OCEAN AV, s s, 1,515 e Mill rd, Oakwood Beach, 2-sty store and dwelling; cost, \$500; owner, Emil R. Fuchs, 205 East 9th st, Manhattan; owner builds. Plan No. 908.

MISCELLANEOUS.

ELM AV, e s, 80 n 3d st, New Dorp, 1-sty stone storage, 17x20; cost, \$250; owner, F. B. Killian; no architect; builder, James Conly. Plan No. 902.

PLANS FILED FOR ALTERATIONS.

Manhattan.

Manhattan.

ALLEN ST, 120, partitions, plumbing to 1-sty frame dwelling; cost, \$200; owner, Jacob Cohen, 593 Riverside dr; architect, Chas. M. Straub, 147 4th av. Plan No. 3866.

CANAL ST, 313, store front, change of partitions to 4-sty brick lofts and store; cost, \$400; owner, Michael J. Adrian Corporation, 137 East 34th st; architect, Lee Samenfeld, 741 McDonough st, Brooklyn. Plan No. 3867.

HAMILTON PL, 11-15, partitions to 2-sty brick stores and theatre; cost, \$95; owner, Milo Realty Co., 3436 Broadway; architect, Oscar Lowinson, 5 West 31st st. Plan No. 3878.

LEONARD ST, n s, 75 w Centre st (Tombs Prison), extension, 1-sty brick addition, angle iron and terra cotta block bridge, removal of partitions; cost, \$13,000; owner, City of N. Y., Dept. of Correction, Katherine B. Davis, commissioner, Municipal Bldg.; architects, F. B. & A. Ware, 1170 Broadway. Plan No. 3889.

MADISON ST, 30, metal-covered store front to 4-sty brick store and tenement; cost, \$200; owner, Chas. O'Brien, 30 Madison st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 3882.

MOTT ST, 4, mezzanine floor, shelving to 4-sty brick store and club rooms; cost, \$500; own-er, Henry Berg, 4 Mott st; architect, Geo. Hoff-Jr., 371 East 158th st. Plan No. 3874.

Jr., 371 East 158th st. Plan No. 3874.
PITT ST, 15, board partition to 6-sty brick lofts; cost, \$50; owner, Jos. Sperber, 13 Pitt st; architect, Philip Caplan, 447 Boulevard, Rockaway, N. Y. Plan No. 3880.

4TH ST, 39 East, metal-covered store fronts to 5-sty brick stores and tenement; cost, \$250 owner, Jos. Weinstein, 51 Chambers st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 3883.

No. 3883.

4TH ST, 59 East, erect partitions, new iron duct to 4-sty brick loft; cost, \$200; owners, J. & H. Bowman, 61 East 4th st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 3900.

10TH ST, 34-36 East, tank, steel supports to 10-sty brick lofts; cost, \$2,000; owner, Philip Braender, 315 4th av; architect, John Brandt, 315 4th av. Plan No. 381.

13TH ST, 25-27 West, iron stair, iron and glass partitions and doors, framing to 5-sty brick store and lofts; cost, \$750; owner, Laura F. Hearn, 20 West 14th st; architects, John B. Snook Sons, 261 Broadway. Plan No. 3898.

17TH ST, 8 East, metal-covered store front to 4-sty brick store and lofts; cost, \$100; owner, Josephine H. Coggeshall, 8 East 17th st; architect, George-Dress, 1436 Lexington av. Plan No. 3864.

18TH ST, 15-17 East, replacing of stairs and elevators, c. i. columns, store fronts, door openings, fireproof doors, rearrangement of partitions to 6 and 8-sty stores and lofts; cost, \$35,000; owner, Irving E. Raymond, 438 5th av; architects, Janes & Cordes, 124 West 45th st. Plan No. 3865.

tects, Janes & Cordes, 124 West 45th st. Plan No. 3865.

18TH ST, 458 West, partition to 3-sty brick tenement; cost, \$75; owner, Robt. Lawler, 420 West 18th st; architect, Robt. A. Fash, 163 West 20th st. Plan No. 3870.

19TH ST, 29-33 East, iron stairs, stair enclosure, fire proofing, kalamein doors to 8-sty brick loft building; cost, \$5,500; owner, Daniel Estate, Chas. T. Dodd, care Horace S. Ely & Co., 21 Liberty st; architect, David Scott, 119 West 33d st. Plan No. 3899.

25TH ST, 127-31 West, steel tank supports to 12-sty brick lofts; cost, \$2,310; owner, Hudson Mortgage Co., 135 Broadway; architect, Royal J. Mansfield, 135 William st. Plan No. 3876.

25TH ST, 564-68 West, roof studio, mason work, extension of columns, terra cotta partitions to 11-sty brick loft building; cost, \$1,000; owner, Simon Zinn, s e cor 11th av and 25th st; architect, Edw. Lehlbach, 507 5th av. Plan No. 3863.

27TH ST, 138 East, to convert 4-sty brick church into theater, stage, ticket booth, check-room, doors, stairs, metal lath partitions, balcony, dressing-rooms, offices, plumbing, plastic slate roof, slag roof, skylight, bathroom, fixtures, fire escapes; cost, \$2,000; owner, John Martin, 473 West 145th st; architects, Hughes & Berkowitz, 11 East 24th st. Plan No. 3871.

27TH ST, 144-52, store front to 12-sty brick store and lofts; cost, \$400; owner, Peoples Co-operative Co., 110 West 34th st; architect, Peyton M. Hughes, 404 West 34th st. Plan No. 3891.

Plan No. 3891.

32D ST, 20 East, set back stoop to 4-sty brick dwelling; cost, \$225; owner, Wm. F. Mittendorf, 140 Madison av; architect, P. H. Hughes, 404 West 34th st. Plan No. 3902.

42D ST, 147-149 West, terra cotta partition, making entrance, rearrange store front to 12-sty brick fireproof office; cost, \$200; owner, Longacre Land Co., 1476 Broadway; architect, Longacre Land Co., 1476 Broadway; architect, J. J. Breitman, 25 West 42d st. Plan No. 3904.

43D ST, 327 East, water closet compartment to 5-sty brick stores and tenement; cost, \$75; owner Loewer Realty Co., 528 West 42d st; architect John P. Voelker, 979 3d av. Plan No. 3896.

47TH ST, 330 East, fire-escapes, toilet com-partment to 4-sty brick tenement; cost, \$200; owner, Irving Bachrach, 74 East 92d st; archi-tects, Gronenberg & Leuchtag, 303 5th av. Plan

No. 3890.

48TH ST, 161 East, remove partitions, new brick walls to 5-sty brick tenement; cost, \$150; cwner, Estate of Nicholas Betjeman, 431 East 57th st; architect, Frank Hausle, 81 East 125th st. Plan No. 3903.

57TH ST, 25 West, fire escapes, fireproof windows to 6-sty brick store and lofts; cost, \$200; owner, Nathan Hirsch, 133 West 21st st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 3873.

64TH ST, 100, West, doors, partitions to 5-sty brick stores and tenement; cost, \$75; owner, Samuel J. Rockendorfer, 5th and Clinton sts, Hoboken, N. J.; architect, Ernest A. Lynde, 663 East 165th st. Plan No. 3860.

70TH ST, 101 West, doors, partitions to 5-

Toolken, V. J.; architect, Prinest A. Lynde, 605 East 165th st. Plan No. 3860.

70TH ST, 101 West, doors, partitions to 5-sty brick stores and tenement; cost, \$75; owner, Samuel J. Rockendorfer, 5th and Clinton sts, Hoboken, N. J.; architect, Ernest A. Lynde, 663 East 165th st. Plan No. 3862.

72D ST, 53 West, partition to 5-sty brick stores and tenement; cost, \$100; owner, Madeline Smith, 53 West 72d st; architect, Ernest A. Lynde, 663 East 165th st. Plan No. 3861.

76TH ST, 29 East, stairs to 4-sty brick stores and offices; cost, \$105; owner, Francesco Bianchi, 1142 Madison av; architect, Fredk. Straub, 169 East Stst st. Plan No. 3893.

80TH ST, 171 East, open air play room to 3-sty brick residence; cost, \$250; owner, Morton L. Fearey, 171 East 80th st; architect, Arthur C. Nash, 345 5th av. Plan No. 3885.

91ST ST, 205 West, door opening to 5-sty brick tenement; cost, \$50; owner, Chelsea Realty Co., 135 Broadway; architect, John H. Lewis, 135 Broadway. Plan No. 3872.

119TH ST, 200 West, flooring, windows to 5-sty brick store and tenement; cost, \$175; owner, Rothfeld Estate, Hyman Sonn, ex., 149 Church st; architect, Benj. W. Levitan, 20 West 31st st. Plan No. 3897.

st; architect, Benj. W. Levitan, 20 West 31st

122D ST, 414-420 East, 1-sty brick extension
to 2-sty brick stable; cost, \$1,500; owner, Austin Estate, 1484 Park av; architect, M. W. del
Gaudio, 401 East Tremont av. Plan No. 3884.

125TH ST, 213-15-17 West, store front to 5sty brick offices and stores; cost, \$300; owner,
Bank Bldg Co. of Harlem, 213-17 West 125th
st; architect, Glassberg Mfg. Co., Inc., 250 East
139th st. Plan No. 3888.

161ST ST, 552 West, 2-sty addition (to be used
as garage), bathroom, removal of partitions to
3-sty brick res; cost, \$1,500; owner, Lillian
G. Libman, 552 West 161st st; architect, Otto
H. Taub, 130 West 46th st. Plan No. 3894.

AMSTERDAM AV, 689, metal-covered store
front, floor beams, removal of partitions to 2sty brick theatre and dwelling; cost, \$1,000;
owner, Rosalie Cameron, Hempstead, L. I.;
architect, Alfred L. Kehoe, 1 Beekman st. Plan
No. 3879.

AUDUBON AV, 386, store front, removal of

AUDUBON AV, 386, store front, removal of encroachments to 3-sty brick dwelling; cost, \$250; owner, Mae Bishop, 386 Audubon av; architect, Harry H. Linkey, 386 Audubon av. Plan No. 3892.

architect, Harry H. Linkey, 386 Audubon av; Plan No. 3892.

BROADWAY, 729-31, tanks, steel supports, fireproof pent house to 12-sty brick factory lofts; cost, \$2,200; owner, Duncan Realty Co., Stuart Duncan, president, 241 West st; architect, Maxwell Engineering Co., Inc., 146 24th st, Brooklyn. Plan No. 3895.

LEXINGTON AV, 181, bath room to 4-sty brick tenement; cost, \$200; owner, Justa Realty Co., 57 East 77th st; architect, Geo. M. Landsman, 500 5th av. Plan No. 3875.

LENOX AV, 380-82, store front to 1-sty frame store and conservatory; cost, \$200; owner, William W. Astor, London, England; architect, Jas. Roberts, 189 East 115th st. Plan No. 3869.

1ST AV, 47-49, rearrangement of apartments, shafts, partitions, plumbing fixtures to two 5-sty brick stores and apartments; cost, \$10,000; owner, Thomas R. Sager, 100 6th av; architect, Samuel Levingson, 101 West 42d st. Plan No. 3887.

5887.

5TH AV, 2014, extend front, new stairs, new partition to 4-sty brick private family; cost, \$3,000; owner, N. Y. Life Insurance Co., 346 Broadway; architect, W. H. C. Hornum, 11 East 125th st. Plan No. 3901.

Broadway; architect, W. H. C. Hornum, 11
East 125th st. Plan No. 3901.

6TH AV, 867, iron and glass, canopies to 5-sty
brick stores and dwelling; cost, \$250; owner,
Sarah R. Wells, care Cammann, Voorhees &
Floyd, 84 William st; architect, Adolf Meyersberg, 902 Eagle av. Plan No. 3859.

8TH AV, 2577, store front to 5-sty brick stores
and tenement; cost, \$200; owner, Chas. Gahren,
55 West 95th st; architect, Herman Gahren, 250
West 87th st. Plan No. 3868.

8TH AV, 2782, floor joists, windows, bath
rooms and fixtures, partitions, wiring, steam
heating, plumbing, marble wainscoting, fire escape to 5-sty brick tenement; cost, \$2,500;
owner, Mrs. Sophie Stours, 36 West 77th st;
architect, Henry Hofmeister, 532 East 89th st.
Plan No. 3877.

10TH AV, 78-92, 1-sty brick fireproof addition to 6-sty brick factory, laundries, toilet and
dressing rooms; cost, \$20,000; owner, National
Biscuit Co., Frank E. Bugbee, treas., 78 10th
av; private plans; general contractor, Isaac
Beers, 123 East 23d st. Plan No. 3886.

Bronx.

148TH ST, s s, 265 w Brook av, new brick wall, new beams, &c, to two 1 & 2-sty brick garage and dwellings; cost. \$1,500; owners and architects, The Alps Realty Co., 444 East 148th st. Plan No. 548.

149TH ST, s s, 220 e Park av, 1-sty brick ex tension, 28x36.6. to 1-sty brick market; cost \$3.000; owner, Frederick A. Brusius. 209 Alex ander av; architect, Edw J. Byrne, 3029 3d av Plan No. 547.

217TH ST, n s. 20 e Paulding av, remove projection from 2-sty frame dwelling; cost, \$300; owner, Angelo Fenellu, on premises; architect, S. J. Kessler, 369 East 167th st. Plan No. 544.

No. 544.

RIVERDALE AV. Randolph la and City Line, new floors, new plumbing &c, to 2-sty brick dwelling; cost, \$4,000; owners, Sisters of Charity, on premises; architect, I. E. Ditmars, 111 5th av. Plan No. 545.

ST. PETERS AV, e s. 50 s St. Raymonds av, 1-sty brick extension. 25x7, to 2-sty brick store and dwelling; cost, \$700; owner, Salvatore Lepanto, on premises; architect, M. A. Buckley, 1573 Howe av. Plan No. 546.

Brooklyn.

AUBURN PL, 14-16, interior alterations to 1-sty wagon room; cost, \$500; owner, Louis Del Gaudio, 76 Carlton av; architect, Tobias Goldstone, 49 Graham av. Plan No. 7524.

BERGEN ST, 2156, interior alterations to 3-sty tenement; cost, \$100; owner, Phillip Di Giovanni, on premises; architect, Chas. Melle, 37 Liberty av. Plan No. 7533.

BOND ST, 208, interior alterations to 2-sty stable; cost, \$800; owner, Geo. E. McGrath, on premises; architect, Albert Ulrich, 371 Fulton st. Plan No. 7593.

DELMONICO PL, 11. interior alterations to 3-sty tenement; cost, \$700; owner, Max Steckler, 708 Willoughby av; architect, T. Goldstone, 49 Graham av. Plan No. 7648.

DOOLEY ST, 68, extension to 2-sty dwelling; cost, \$250; owner, Amelia Koch, on premises; architect, Geo. W. Fleming, 33 Bible House, Manhattan. Plan No. 7565,

DOOLEY ST, 10, raise 2-sty dwelling; cost, \$800; owner, Henry Zirkel, on premises; architect, M. M. Foley, 2160 East 13th st. Plan No. 7509.

GRAND ST, 202, interior alterations to 3-sty dwelling; cost, \$500; owner, Ray Racon, 192 Grand st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7570.

GRAND ST, 730, interior alterations to 1-sty club; cost, \$1,500; owner, Bushwick Savings Bank, 726 Grand st; architect, E. J. Messinger, 394 Graham av. Plan No. 7606.

LOMBARDY ST, 23, extension to 2-sty shop; cost, \$500; owner, Max Trunz, 25 Lombardy st; architect, L. Allmendinger, 926 Broadway. Plan No. 7530.

MIDDLETON ST, 183, extension to 3-sty factory; cost, \$2,500; owner, Pure Ice Co., on premises; architect, F. Quinby, 7 Tennis court. Plan No. 7613.

MILFORD ST, w s, 235 s Atlantic av, interior alterations to 2-sty dwelling; cost, \$250; owner, Isaac Olinsky, on premises; architect, Benj. Cohen, 361 Stone av. Plan No. 7516.

MOORE ST, 90, interior alterations to 3-sty tenement; cost, \$2,000; owner, David Berger, 95 Moore st; architects, Shampan & Shampan, 772 Broadway. Plan No. 7518.

MORTON ST, 33, plumbing to 3-sty tenement; cost, \$300; owner, Wm. Johann, on premises; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 7510.

No. 7510.

NEWELL ST, 29, interior alterations to 3-sty tenement; cost, \$250; owner, Benj. Bufferman, 231 Russell st; architect, E. J. Messinger, 394 Graham av. Plan No. 7609.

NORTH ELLIOTT PL, 148, interior alterations to 3-sty dwelling; cost, \$3,500; owner, Louis Del Gaudio, 76 Carlton av; architect, Tobias Goldstone, 49 Graham av. Plan No. 7523.

TROUTMAN ST, 70, interior alterations to 2-sty shop; cost, \$200; owner, Boston Trading Co., on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 7639.

VAN BRUNT ST, 319, plumbing to 4-sty tenement; cost, \$250; owner, Naomi Fitschen, 49 Wolcott st; architect, D. A. Lucas, 98 3d st. Plan No. 7585.

SOUTH 4TH ST, 424, interior alterations to 3-sty dwelling; cost, \$250; owner, Herman Barman, 299 Division av; architect, H. M. Entlich, 29 Montrose av. Plan No. 7594.

WEST 17TH ST, 2732, plumbing to 2-sty dwelling; cost, \$150; owner, Gustav Gerard Mechanics' Bank, Court st; architect, Frank Marrin, 1971 East 17th st. Plan No. 7569.

WEST 30TH ST, 2913, move 1-sty dwelling; cost, \$300; owner, Abram Robinson, Surf av and West 30th st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 7557.

58TH ST, n s, 100 e 13th av, interior alterations to 2-sty dwelling; cost, \$800; owner, Frank Speciali, 156 Wyckoff st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7617.

84TH ST, 1743, move 2-sty dwelling; cost, \$500; owner, Charles E. Amerman, 75th st and 2d av; architect, Wm. A. Parfitt, 26 Court st. Plan No. 7521.

ATLANTIC AV, 986, interior alterations to 3-

2d av; architect, Wm. A. Parfitt, 26 Court st. Plan No. 7521.

ATLANTIC AV, 986, interior alterations to 3-sty dwelling; cost, \$150; owner, Charles Viglianti, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 7545.

BELMONT AV, n s, bet Warwick and Ashford sts, interior alterations to school; cost, \$700; owner, City of New York; architect, H. M. Devoe, 131 Livingston st. Plan No. 7621.

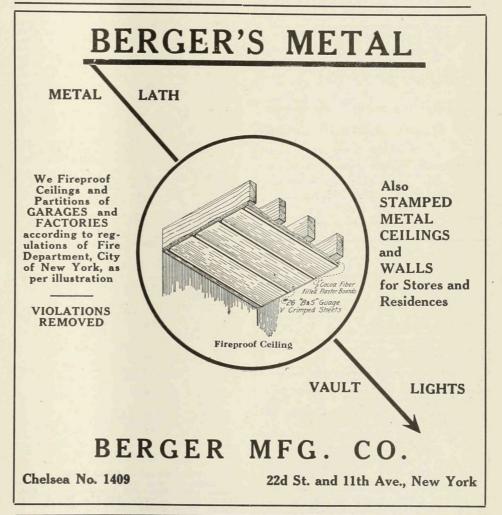
BLAKE AV, 940, interior alterations to 2-sty dwelling; cost, \$200; owner, Solomon Grapman, on premises; architect, S. Millman, 1780 Pitkin av. Plan No. 7638.

BROADWAY, 612, interior alterations to 3-sty tenement; cost, \$600; owner, John Von Glahn Estate, 1090 Fulton st; architect, W. B. Wills, 1181 Myrtle av. Plan No. 7636.

BUSHWICK av, 375, interior alterations to 3-sty tenement; cost, \$500; owner, Maria Diemer, 19th St. Francis pl; architect, Chas, Gashmeyer, 19th St. Francis pl; architect, Chas, Gashmeyer, 19th St. Francis pl; architect, E. J. Messinger, 394 Graham av. Plan No. 7605.

FLATBUSH AV, 2, interior alterations to 3-sty store; cost, \$800; owner, Nellie B. Moore, on premises; architect, Geo. Hoff, Jr., 371 East 158th st. Plan No. 7598.

METROPOLITAN AV, 925, interior alterations to 3-sty factory; cost, \$1,500; owner, Richa



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Schnibbe, 463 Greene av; architect, Eric Tide-strom, 198 Broadway, Manhattan. Plan No

7586.

NOSTRAND AV, 2164, extension to 2-sty dwelling; cost, \$300; owner, Minnie C. Knirien, on premises; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 7558.

PROSPECT PARK WEST, 302, interior alterations to 3-sty dwelling; cost, \$350; owner, Michael Amato, 203 Prospect Park West; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 7618

ROCKAWAY AV, 482, extension to 1-sty dwelling; cost, \$256; owner, Geo. Ryerson, on premises; architect, Ernest Denis, 241 Schenck av. Plan No. 7556.

STONE AV, 327, extension to 2-sty dwelling; cost, \$300; owner, Barnet Cohen, 327 Stone av; architect, Chas. Melle, 37 Liberty av. Plan No. 7531.

SURF AV, 3305, extension to 2-sty dwelling; st, \$1,000; owner, John Hart, Ocean av and v M; architect, T. Goldstone, 49 Graham av. lan No. 7649.

WILLIAMS AV, 12, exterior alterations to 2-sty storage; cost, \$150; owner, Abraham Hersk-owitz, 308 Hopkinson av; architect, Chas. Melle, 37 Liberty av. Plan No. 7532.

PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

NOTICE TO CONTRACTORS: Sealed proposals for Underground Steam Connection to Existing Buildings at the Gowanda State Homeopathic Hospital, Collins, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N., until three o'clock P. M., on Tuesday, November 10th, 1914, when they will be publicly opened and read. Proposals shall be enclosed in an enverope furnished by the State Architect, and shall be accompanied by certified check in the sum of Five per cent (5%) of the amount of bid. The contractor to whom the award is made will be required to furnish surety company bond in the sum of Fifty per cent (50%) of the amount of contract, within Thirty (30) days after official notice of award of contract, and in accordance with the terms of specification No. 1741-A. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at Gowanda State Homeopathic Hospital, Collins, N. Y.; at the New York Office of the Department of Architecture, Room No. 1224, Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposals may be obtained at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposals may be obtained at the Department of Architecture, Capitol, Albany, N. Y. Drawings F. Pilcher. Dated, Albany, N. Y. October 27, 1914.

Sec. State Hospital Commission.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C.

Sec. State Hospital Commission.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington. D. C. November 2, 1914.—Sealed nroposals will be oneed in this office at 3 n. m., December 22, 1914, for the construction complete (including mechanical equipment, interior lighting fixtures, and approaches) of the United States Post Office at Canton, Miss. The building is two stories and basement: ground area, 3,600 square feet; stone and stucco facing: fireproof construction. Drawings and specifications may be obtained, after November 10, 1914, from the Custodian of site at Canton, Miss., or at this office, in the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., Oct. 31, 1914.—Sealed proposals will be received at this office until 3 p. m., Dec. 2, 1914, and then opened, for coal-handling apparatus, etc., in the United States Mint at Philadelphia, Pa., in accordance with drawing and specification, copies of which may be had at this office or at the office of the custodian, United States Mint. Philadelphia, Pa., in the discretion of the Supervising Architect. O. Wenderoth, Supervising Architect.

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5TH AV, 5106, interior and exterior alterations to 3-sty store and dwelling; cost, \$250; owner, Wm. Lesnick, 1308 5th av; architect, Louis E. Kramer, 372 Miller av. Plan No. 7538.

13TH AV, 4202, interior alterations to 3-sty tenement; cost, \$2,000; owner, Geo. Kaplan, 16 East 97th st, Manhattan; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 7581.

21ST AV, e s, 80 n Cropsey av, plumbing to 2-sty dwelling; cost, \$500; owner, Montrose Realty Co., 203 Montague st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 7637.

Queens.

Queens.

BROOKLYN HILLS.—Ridgewood av, n s, 250 w Freedom 'av, 2-sty brick extension, 12x28, rear dwelling, tin roof; cost, \$1,200; interior alterations; owner, Mrs. Winkeleth, premises; architect, G. E. Crane, Richmond Hill. Plan No. 2525.

COLLEGE POINT.—10th st, w s, 100 n 7th v, plumbing, dwelling; cost, \$75; owner, H. W. iffa, premises. Plan No. 2513.

Biffa, premises. Plan No. 2513.

CORONA.—Locust st, n s, 50 w Sycamore av, 1-sty frame extension, 20x14, front dwelling, tin roof; cost, \$425; owner, J. W. Dinneling, Kingsland av, Corona; architect, E. Schneider, 29 Albertus av, Corona. Plan No. 2501.

CORONA.—Homes st, s s, 275 w Myrtle av, 1-sty frame extension rear dwelling, tin roof; cost, \$300; owner, M. Byron, premises. Plan No. 2497.

cost, \$300; owner, M. Byron, premises. Plan No. 2497.

CORONA.—46th st, w s, 150 n Polk av, plumbing in dwelling; cost, \$100; owner, J. Hollingworth, premises. Plan No. 2479.

DUNTON.—Irving pl, w s, 175 s Chichester av, interior alterations to shop; cost, \$750; owner, W. E. Krouse, premises; architect, J. M. Kirby, Jamaica. Plan No. 2485.

ELMHURST.—Broadway, w s, 300 n Queens boulevard, interior alterations to dwelling; cost, \$600; owner, Exempt Firemen's Assn., Broadway, Elmhurst. Plan No. 2474.

FLUSHING.—Sandford av, n e cor Murray st, interior alterations to school; cost, \$350; owner, City of New York. Plan No. 2498.

FOREST HILLS.—Queens blvd, s w cor Windsor pl, extension on piazza; cost, \$100; owner, C. Hondasion, premises. Plan No. 2520.

L. I. CITY.—Jackson av, 416, electric sign, store; cost, \$75; owner, J. L. Klages, premises. Plan No. 2524.

L. I. CITY.—Vernon av, s w cor Payntar av, store; cost, \$75; owner, 15x14; rear store and dwelling, tin roof, interior alterations; cost, \$2.500; owner, Consumers Brewing Co., 55th st and Av A, Manhattan; architect, L. A. Homan, 405 Lexington av, Manhattan. Plan No. 2499.

L. I. CITY.—Newtown Creek, w s, 240 s Creek st, plumbing in refinery; cost, \$3,500; owner, Nichols Copper Co., premises. Plan Nos. 2490-91-92-93-94-95-96.

L. I. CITY.—Hancock st, e s, 75 s Washington av, plumbing in dwelling; cost, \$100; owner, over the plumbing in dwelling; cost, \$100; owner, cost,

L. I. CITY.—Hancock st, e s, 75 s Washington av, plumbing in dwelling; cost, \$100; owner, M. Zano, premises. Plan No. 2481.

L. I. CITY.—4th av, e s. 275 s Broadway, 1-sty frame extension, 15x12, rear dwelling, tin roof; cost, \$250: owner, P. Riedenbach, premises. Plan No. 2475.

ises. Plan No. 2475.

MASPETH.—Maspeth av. n s, 119 w Willow st. interior alterations to dwelling; cost, \$250; owner. Atateker Building Co., 8 Maspeth av, Maspeth. Plan No. 2504.

OZONE PARK.—Lawn av, n s, 100 n Grafton av. plumbing in dwelling; cost. \$95; owner, P. Jamison, premises. Plan No. 2487.

QUEENS.—Clinton av. w s, 50 n Bergen st, 1-stv frame extension, 18x6, side dwelling, shingle roof; cost. \$150; owner, W. G. Orth, premises. Plan No. 2482.

RICHMOND HILL—Freedom, av. w s, 75 s

Plan No. 2482.

RICHMOND HILL.—Freedom av, w s. 75 s Mevers av, plumbing in dwelling; cost, \$75; D. Tmyelozzin, premises. Plan No. 2486.

RICHMOND HILL.—Metropolitan av, n s, 220 e Willow st. plumbing, dwelling; cost, \$100; owner, J. L. Turton, premises. Plan No. 2506.

RICHMOND HILL.—Jamaica av, n s, 180 e Chestnut st. erect marquise dwelling; cost, \$100; owner, H. J. Cullingford, Maplewood, N. J. Plan No. 2507.

RICHMOND HILL.—Greenwood av, e s. 125 s Lexington st. 1-stv brick extension, 20x14, side and rear church, shingle roof; cost, \$600; owner, First Presbyterian Church, premises. Plan No. 2509.

RICHMOND HILL—Leffacts.

No. 2509.

RICHMOND HILL.—Lefferts av. e s, 250 s
Ridgewood av. plumbing, dwelling; cost, \$70;
owner, C. H. Stahl, premises. Plan No. 2522.

RIDGEWOOD.—Fresh Pond rd. 830, electric sign; cost. \$150; owner, J. R. Chivin, premises. Plan No. 2523.

RIDGEWOOD.—Covert av. w s, 27 s Green st, aise roof of theatre, interior alterations; cost, 5 000; owner, Van Cortlandt Amusement Co., 84 Dresden st. Brooklyn; architect, C. Inanger, 2634 Atlantic av, Brooklyn. Plan No.

ROCKAWAY BEACH.—Washington av, w s, 75 n Center st, 1-sty frame extension, 20x11, front and side dwelling, tin roof; cost, \$400; owner, B. Cohen, 306 Washington av, Rockaway Beach; architect, W. E. Sandifer, Rockaway Beach. Plan No. 2483.

WHITESTONE.—18th st, s s, 100 e 7th av, owner, Odd Fellows' Hall, premises. Plan No. 2508.

WOODSIDE.—6th st. 60, 2-sty frame extension, 11x22, front dwelling, tin roof; cost, \$2,-000; general interior alterations; owner, Wm, and Agnes Duff, 276 Driggs av, Brooklyn; architect, Edw. E. Burke, 239 Locust st, L. I. City. Plan-No. 2518.

Richmond.

BROOK ST, s s, 25 w Oak st, Tompkinsville, alteration to frame tenement; cost, \$400; owner, John Davies; architect, John Murphy. Plan No, 469.

RICHMOND TERRACE, 2568, cor Granite st, Castleton corners; owner, Monroe Eckstein B. Co.; architect, none; builder, Fred Engelsburg; cost, \$100. Plan No. 471.

THOMPSON ST, w s, 324 w Bay st, St. George, 1-sty brick garage alteration for Mr. Leo Sander; architect, Samuel Sass; architect builds; cost, \$3,000. Plan No. 461.

BERYL AV, n s, 180 w Rossville av, Princess Bay; owner, Edgar Emerstron; builder, M. Olsen, Pleasant Plain; cost, \$250. Plan No. 466. CEDAR GROVE AV, N. W., 32 n Center st; owner, Wm. A. Schissel; no architect; builder, H. A. Wilkes, Maple st, New Dorp; cost, \$50. Plan No. 467.

FOSTER RD, s e cor Renselaer av, Rossville, alteration to brick store; cost, \$150; owner, G. Sparagnie; no architect; owner builds. Plan No. 472.

LINCOLN AV, s w cor 6th st, Woodman Terrace; owner, W. A. Savides; no architect; builder, H. W. Putnam, 20 6th st, New Dorp; cost, \$150. Plan No. 465.

cost, \$150. Plan No. 465.

SEASIDE BLVD, s s, 100 w Surf av, Rosebank; owner, S. J. Harris; architect, Samuel Hopping; builder, Garavanto & Hopping, Rosebank; cost, \$1,700. Plan No. 468.

SHORE AV & PRIVATE RD, Princess Bay, factory alteration for the S. S. White Dental Mfg. Co.; private plans; cost, \$900. Plan No. 464.

464.

SIMMERSON AV, n s, 225 e Center st, Clifton, alteration for Mrs. Geo. Greenfield; no architect; Thos. Cummings, 60 Metcalf st, Stapleton, builder; cost, \$187. Plan No. 463.

TOMPKINS AV, w s, 250 s Fingerboard rd, alterations to dwelling for Mr. Frank Antico; architect, John Davies; owner builds; cost, \$500. Plan No. 470.

NEW JERSEY NEWS.

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

gen and Passaic Counties.

The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending Oct. 31.

The location is given, but not the owner's address:

FAIRVIEW.—Garmene DeSena, n e cor Henry and Anderson avs, 2-sty brick, \$5,000.

WEST NEW YORK.—Alessandro Giardino, 41 22d st, 3-sty brick, \$9,000; August Richter, e side Bergenline av, between 21st and 22d sts, 4-sty brick, \$13,000.

HOBOKEN.—Frank Tiscornia, 401 1st st, 4-sty frame, alteration, \$5,000.

JERSEY CITY.—Edmund Barret, 342 Payonia

sty frame, alteration, \$5,000.

JERSEY CITY.—Edmund Barret, 342 Pavonia av, 3-sty frame, alteration, \$500; Benjamin Rubine, 28-30 Romaine av, 4-sty brick, \$32,000.

ATHENIA.—Andro Wacht, 588 Van Houton av, 2-sty brick, \$5,000.

NEWARK.—Paolino DiBiaso, 278 Sth av, 4-sty brick, \$9,000; Max Amsterdam, s e cor Barclay st and Waverly av, 4-sty brick, \$15,000.

OCEAN CITY.—Mrs. Sarah Kennedy, 3440
Central av, 3-sty frame, \$4,000.

BLOOMFIELD.—Vito Chiariello, Bloomfield av, 29 ft. east of Thomas st, 2-sty brick, \$5,000.

APARTMENTS, FLATS AND TENEMENTS. IRVINGTON, N. J.—Hyman Rosensohn, 800 Broad st, Newark, is preparing plans for two 3-sty flats at the corner of Clinton av and Grove sts, for Emil Uhry, 2 Stratford pl, Newark. Cost, about \$20,000.

JERSEY CITY, N. J.—Abraham Davis, 59 Newark av, is preparing plans for two 4-sty apartments, 33x72 ft., at 88-90 Summit av for Morris Robbins, care of architect. Total cost, about \$50,000.

DWELLINGS.

JERSEY CITY, N. J.—E. M. Patterson, 1

Montgomery st, is preparing plans for four 2sty brick and frame residences on the south
side of Fairview av, east of Boulevard, for
Alfred Taverner and Robert Scott, 128 Storms
av, owner and builder.

MAPLEWOOD, N. J.—J. B. Warren, 31 Clinton st, Newark, is preparing plans for a 2½sty frame residence, 33x22 ft., at Salter Place,
for John Verrier, 564 Orange st, Newark. Cost,
about \$4,000.

APARTMENTS, PLANG.

about \$4,000.

APARTMENTS, FLATS AND TENEMENTS.
JERSEY CITY, N. J.—Nathan Welitoff, 222
Washington st, Newark, has completed plans for a 3-sty brick and limestone flat, 30x62 ft., at 3x6
Bergen av for Rose Panish and Benj. Winer, 97 West 17th st, Bayonne. Cost, about \$10,000.

FACTORIES AND WAREHOUSES.
JERSEY CITY, N. J.—The Hamilton Mfg. Co., Geo. S. Hamilton, president, Two River, Wis., contemplates the erection of a warehouse here. Plans will be prepared privately.

HOSPITALS AND ASYLUMS.
JERSEY CITY, N. J.—John T. Rowland, Jr., 98 Sip av, has completed plans for a brick home at 78 Summit av for the Home for the Homeless, 266 Grove st, Jersey City, Miss C. J. Paterson, matron.

SCHOOLS AND COLLEGES.

Patterson, matron.

SCHOOLS AND COLLEGES.

WEST HOBOKEN, N. J.—Foundations have been completed for the 4-sty brick and terra cotta parochial school at Traphagen st and Central av, for St. Joseph's R. C. Church, Rev. Father Conrad Eiben, pastor, 269 Central av. Hensel & Weir, 809 Savoye st, architects. Cost, about \$75,000.

about \$75,000.

BLOOMFIELD, N. J.—Bids were received by the Board of Education for a 2-sty brick and terra cotta school in Grove st, near Bloomfield av, from plans by W. W. Rasmussen, 1133 Broadway, Manhattan. Cost, about \$45,000. A. P. Clark, 264 Claremont av, Montclair, low bidder for general construction at \$29,960. M. J.

Callahan, 99 Thomas st, Bloomfield, low bidder for heating at \$3,574, and A. H. Andrews Co., 1472 Broadway, for furniture at \$1,299.46.

Other Cities.

DWELLINGS.

ITHACA, N. Y.—Walter Eurley Griffin, 104
South Michigan av, Chicago, Ill., is preparing
plans for a 2-sty concrete and tile residence
and private garage, 32×80 ft., at 514 Edgewood
place, for F. L. Morse, care of Morse Chain
Co., South Hill, Ithaca. Cost, about \$25,000.

KENMORE, N. Y.—Francis Siegel, Norway
av, contemplates the erection of two 2-sty frame
residences at the Kenmore Estates, from plans
by Walter Lamphere, 78 East Delaware av.

MUNICIPAL WORK.

DUNKIRK, N. Y.—William H. Shelton, City
Hall, Dunkirk, has completed plans for a 750ft. concrete public dock at the foot of Centre
st, for the City of Dunkirk, John T. Sullivan,
Mayor. Plans have been approved by the Common Council and the State Land Board and are
before the U. S. War Department for approval.

SCHOOLS AND COLLEGES.

DELHI, N. Y.—Plans and specifications are
nearly completed for the 2-sty brick, stone and
concrete school, 65x100 ft., at the lower end of
Main st, for the Board of Education of Delhi,
H. J. Jewitt, president. Pierce & Bickford, 118
Lake st, Elmira, N. Y., architects. Cost, about
\$65,000.

PERSONAL AND TRADE NOTES.

OTTO E. GOLDSCHMIDT, consulting engineer, has moved his offices from 30 West 38th st to 9 East 40th st.

STANLEY H. CHADWICK, architect, of Cranford, N. J., has opened offices in that village for the practice of his profession.

MARY E. KAVANAGH has recently opened an office at 29 West 34th st, and is conducting an interior decorating business under the name of "Paget."

THE CONFERENCE of American mayors on public policies as to municipal utilities will be held in Philadelphia, November 12 to 14. Ninety of the larger cities will be represented at this

conference.

PRESIDENT STURGIS, of the American Institute of Architects, has appointed Elmer C. Jensen, Chicago; Wilbur T. Mills, Columbus, and Benjamin Hubbell, Cleveland, to act as advisers to the Lincoln Highway Association.

WILLIAM C. WALKER, Clarence A. Livingston and Robert G. Brackett have formed a partnership for the practice of architecture, to be known as Walker, Livingston & Brackett, with offices in the Ellwanger & Barry Building, Rochester, N. Y.

JOHN M. MacADAM and Joseph Cooper have withdrawn from the firm of Rutan, MacAdam & Cooper, general contracting, and are conducting a building business under the firm name of John M. MacAdam & Co., at 29 West 34th st.

ARCHITECTS throughout the country are responding splendidly to the appeal recently sent out from the Washington, D. C., headquarters of the American Institute of Architects, for contributions to the war relief fund for the benefit of families of architects, artists and sculptors left in need on account of the European conflict.

Scuiptors left in need on account of the European conflict.

STONEWALL O'BRIEN, a well-known builder of the Eastern District of Brooklyn, was painfully injured Wednesday, November 4. He was struck by a Nostrand av car at Lee av and Taylor st. Mr. O'Brien was attended by Dr. Morse, of the Wiliamsburg Hospital, who found that he was suffering from a fractured skull and a lacerated face. Despite the serious nature of his injuries Mr. O'Brien insisted upon being taken to his home at 162 Hewes st.

ERNEST F. GUILBERT, architect of the Newark Board of Education, will deliver a course of lectures at Teachers' College, Columbia University, on "School Buildings and Their Equipment." The selection of Mr. Guilbert to deliver these lectures is a fitting recognition of his complete knowledge of the subject as well as his ability as a practicing architect.

OBITUARY

GEORGE GIBBONS, a retired contractor and builder, died of general debility at his home, 648 Hicks st. Brooklyn, Wednesday, November 4. He was sixty-five years old, and is survived by a son and two daughters.

by a son and two daughters.

JEREMIAH SHEAHAN, a civil engineer, who laid out Residence Park, Neptune Park and other exclusive residential sections of New Rochelle when they were developed by the late Adrian Iselin, forty years ago, died from cerebral hemorrhage at his home, 104 Church st, New Rochelle, Wednesday, Nov. 4. He was sixty-four years old. He leaves a widow and six children.

walter D. Graham, secretary and treasurer of the New Construction Company, of Manhattan, and a veteran of the Thirteenth Regiment, died of a complication of diseases at his home, 31 Stephens court, Brooklyn, Wednesday, November 4. He was forty-three years old. He was formerly a lieutenant in the Thirteenth Regiment, and was a member of the Thirteenth Regiment Veteran's Association and the Crescent Athletic Club. He was unmarried.

married.

FESTUS STEWART, an engineer in the employ of the Interstate Commerce Commission and formerly division engineer in the State Highway Department, died at his home in Portland, Me., Friday, October 30. His death was the result of a stroke of paralysis. Mr. Stewart was for many years a resident of Poughkeepsie, N. Y., where he was prominent in Masonic circles. He is surviyed by his widow and three children.

HUGH NESBITT, a retired painting contractor, one-time Street Cleaning Commissioner and widely known as the Republican leader of the Seventh ward for many years, died of pneumonia at his home, 412 East 84th st, Sunday, November 1. He was born in this city seventy-eight years ago, and until fifteen years ago was one of the best known men in the painting business in New York. Mr. Nesbitt conducted his painting business at 552 Grand street. His firm received many of the city painting contracts. He was one of the oldest charter members of Livingston Lodge, No. 657, F. and A. M. He is survived by his widow, two sons and one daughter.

TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN SOCIETY OF REFRIGERATING ENGINEERS. Annual meeting, New York City, November 30-December 1. Secretary, W. H. Ross. TECHNICAL LEAGUE OR AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Courtlandt st, N. Y. C.

AMERICAN INSTITUTE OF MECHANICAL ENGINEERS.—Meeting im 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 SO-CIETY OF HEATING AND VENTILATING EN-GINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

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., December 12 to 19, 1914.

19, 1914.
ON TUESDAY EVENING, Nov. 10, Arthur H. Lynn, of London, England, will present a paper on "The Development of the By-Product Gas Producer Industry in Europe" at the rooms of the American Society of Mechanical Engineers, 29 West 39th street. An informal dinner will be served at 6:30 o'clock.

gineers, 29 West 39th street. An informal dinner will be served at 6:30 o'clock.

AMERICAN INSTITUTE OF CONSULTING ENGINEERS, INC., of New York City, will hold a meeting November 12, at which the following questions will be discussed: "A Memorial to Alfred Noble," "Legislation for the Registration of Engineers" and "The Coming Constitutional Convention in New York State."

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.

ILLUMINATING SOCIETY, NEW YORK SECTION, will hold its regular meeting at the Engineering Societies Building, 25 West 39th st, Thursday evening, November 12. Dr. Clayton H. Sharp, of the Electrical Testing Laboratories, will present a paper on "Photometry of Gas Filled Incandescent Lamps, and Data on Commercial Daylight Lighting Equipments."

INTERNATIONAL EXPOSITION OF INVENTIONS will one at the Grand Central Paper.

Commercial Daylight Lighting Equipments."

INTERNATIONAL EXPOSITION OF INVENTIONS will open at the Grand Central Palace,
New York City, December 12, and continue until December 19. During the week of the exposition a series of lectures have been planned,
which will be delivered by competent authorities, on the interests of American inventors and
patentees.

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.

Country Life Exposition.

Country Life Exposition.

The regular daily concerts and lectures at the Country Life Permanent Exposition, Grand Central Terminal, New York City, have begun for the winter season. The exposition is free to the public. Every Wednesday and Saturday afternoon in the lecture hall occurs either a stereopticon lecture or a high-class concert, and other davs there are demonstrations of household efficiency devices, or lectures on various phases of country living, occurring at the various booths. the various booths.

Fire-Escape for a School Building.

In reply to a question from an important city of the Southwest, as to the best form of fire-escape for a primary school building, Robert D. Kohn favored the horizontal exit and Professor Woolson recommended enclosed stairways, of which there should be two. Both condemned the ordinary fire-escape for such buildings.

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AND SUPPLIES BUILDING MATERIALS

PLAN FILINGS SHOW GAIN OVER TEN MONTHS OF 1913 FOR METROPOLITAN DISTRICT—PRICES LOWER

> Current Quotations on Standard Commodities-Lumber Weak

NOVEMBER opens with the building material market weaker on prices, but more hopeful than it was thirty days ago. Steel has dropped to 1.21c and 1.26c from a range of 1.31c and 1.36c, or ten cents in a little less than a month. Practically all lines of lumber are below prices quoted October 1. Shading is promiscuously done in those lines which do not publish list quotations, and customer and quantity govern practically all business being taken. Lumber is weak.

all business being taken. Lumber is weak.

The volume and value of building plans being filed in the Metropolitan district tend to inspire confidence. Plan filings for the ten months just closed show a net gain for the corresponding period of last year of 1,308 buildings, and an increase in valuation of \$2,991,100. Of this total New York City showed an actual gain in number of 1,091, the total plans filed in the nine months of 1913 being 9,223, whereas the year 1914 has so far developed 10,314 buildings. New York City shows a loss of \$12,622,017 for the ten months, but this is made up by a gain of \$14,000,998 in the total valuation of plans filed in the Metropolitan district, including East Jersey and West-chester.

Construction in the five boroughs of New York City in the ten months just closed gives a total of \$117,425,983, as compared with \$130,047,000 in the first ten months of 1913.

Outside of New York City there was Outside of New York City there was a gain in new plan filings of 217 over the plan filings of last year. The large number of building artisans out of employment at present, and the fact that building material interests have brought prices down to the lowest possible levels, mainly to encourage new construction, makes it apparent that, while there is an actual demand for new buildings of certain types in the Metropolitan district, finances are still the retarding factor.

The opinion was expressed this week that building material interests will find that financiers will be inclined to look with more optimism upon the immediate

with more optimism upon the immediate business future now that the election has turned out as it has. Many building construction interests in the Metropoli-tan district believe that the depression has reached its last ebb, and that the improved sentiment noticeable at the week-end will develop into a freer trad-

ing market.
Plan filings in the five boroughs this week follow: In the corresponding week last year there were 143 new building plans filed, valued at \$1,706,087.

		Week E		
		t. 30		
Manhattan	No. 3 \$	Value 362,000		Value \$ 2,000
Eronx	8	258,825	2	1,200
Brooklyn	89	402,000	36	261,600
Queens	77	241,342	47	127,066
Richmond	17	20,000	5	4,300
Total	194 \$:	1,284,167	91	\$396,166

PAINTS.

PAINTS.

November Quotations Still Further Effected by War.

QUOTATIONS current in the paint ingredient market are all above figures listed on October 1. The fact that Turkey has entered the war and the possibility of Italy following suit has caused advances in certain colors and the prospects are good for still further advances. The extreme low price of linseed oil is responsible for a comparatively slight change in current mixed paint quotations in the trade. White lead, dry or in oil, is reported to be seasonable, but concessions are being made by certain manufacturers for large purchases. Open prices are on the basis of 6% cents a pound for lot not less than 500 pounds. There is a slight advance in quotations for supplies in lesser quantities. Red lead is lower, prices ranging now from 5½ to 6 cents a pound for dry and 7½ cents for red lead in oil. Zinc oxide is having a brighter view of the market with foreign competition temporarily suspended. Quotations run at 5% for American process; 6½ French and 7 cents for red seal. White seal brings 7½ cents.

Many of the foreign dry colors are out of the market. Distributors are holding the remainder

run at 5% for American process; 0.72 Figure and 7 cents for red seal. White seal brings 7½ cents.

Many of the foreign dry colors are out of the market. Distributors are holding the remainder of their stocks for old customers. Domestic color makers are unusually active, and are getting good prices. Linseed prices continue to be in favor of the consumer. China wood oil, used to some extent for varnish making, is selling at nominal prices. Argentine is reporting prospects of a good flaxseed crop, so that there will be little cause for early price advances. Turpentine prices are steady and 48 cents is the generally accepted quotation.

All of which indicates that paint manufacturers are having hard sledding and because they have no means of knowing how long the present state of affairs will last, they are not anxious to overstock.

BRICK.

Prices Drop Slightly—Sentiment More Favorable.

W ITH a slight improvement in riding at the week end common brick prices fell off moderately, apparently to encourage buying. Raritan brick is without change.

Official transactions for Hudson River brick covering the week ending Thursday, Nov. 5, 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. 30—24.

	Arrived.	
Friday, Oct. 30	4	13
Saturday, Oct. 31	7	4
Monday, Nov. 2		5
Tuesday. Nov. 3		0
Wednesday, Nov. 4	8	7
Thursday, Nov. 5	5	7
	_	_
Total,	30	36

Reported en route, Friday, Nov. 6—4. Condition of market, weak. Prices: Hud-sons, \$5 to \$5.25 (shaded); Raritans, \$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., Nov. 6—18.

HUDSON RIVER BRICK UNLOADED. (Current and last week compared.)

Oct. 2 Oct. 2 Oct. 2	3 4 6 7	510,000 911,500 964,000	Nov.	31 2 3	19 30 11	827,500 288,000 865,500 369,500
		680,000	Nov.	5	331	,210,500

otal......4,473,000 Total..154 4,794,500

1019

Left over,	Friday A	. M.,	Oct.	31-66.

AI	rived. Sold
Friday, Oct. 31	5 3
Saturday, Nov. 1	5 4
Monday, Nov. 3	8 7
Tuesday, Nov. 4	0 2
Wednesday, Nov. 5	8 5
Thursday, Nov. 6	4 4
M-4-1	00 0=

Total No. bargeloads arrived, including	
left over bargeloads, Jan. 1 to Nov. 5,	
1914	1394
Total No. bargeloads sold Jan. 1 to Nov.	
5, 1914	1370
Total No. bargeloads left over Nov. 6,	
1914	18
Total No. bargeloads left over Jan. 1, 1913	113
Total No. bargeloads arrived, including	
left over, Jan. 1 to Nov. 6, 1913	1885
Total No. bargeloads sold Jan. 1 to Nov.	
6, 1913	1814
Total No. bargeloads left over Nov. 7,	
1913	-71

INCREASES CAPITAL.

Metropolitan Electric Company Now A \$300,000 Corporation.

A NNOUNCEMENT is made to the trade that the Metropolitan Electric Mfg. Co., manufacturers of switch boards, panel boards, detachable mechanism switches, receptacles and appliances, chartered in 1902 as a \$25,000 corporation under the laws of New Jersey, has increased its capital to \$300,000, all of which has been subscribed. The company has a large plant at Long Island City, just over the bridge at 59th street. The officers are: Chas. L. Eidlitz, president; Patrick J. Shelley, treasurer, and Jos, J. Wesley, secretary.

CURRENT WHOLESALE PRICES.

C URRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last quarter, are as follows. In each case the quotations given below were those prevailing up to noon, Nov. 1, 1914.

Note.—Current price changes are indicated by black-face type. For comparison see Record & Guide, Oct. 3, 1914.

BRICK-		
Hudson common		
Raritan common		5.25@ 5.50
2d hand common		— @ 3.00
Newark (yard) .		@ 7.00
Front or face		18.00@36.00
CEMENT (Who	lesale, 500	bbls. lots and
over, along	side dock.	N. Y.):

Cylinder, light filtered ... 21½ @ 23
Cylinder, dark, steam, refined ... 15½ @ 25
LUMBER (Wholesale prices, New York City):
Yellow pine (merchantable 1905, f. o. b. N. Y.):
8 to 12 in ... \$21.00 @ \$25.00
14 to 16 in ... 27.00 @ 31.00
Heart face siding 4-4 & 5-4 ... 28.00 @ —
Flooring, 13-16x2½ & 3 ins. ... 15.00 @ 28.00
Hemlock, Pa., f. o. b. N. Y. base price, per M. ... — @ 24.50
Hemlock, W. Va. base price
per M. — — @ 24.00
Hemlock, Eastern mixed cargoes ... 20.00 @ 22.00
(To mixed cargo price add freight \$1.50.)
Spruce Canadian ... \$24.00 @ \$25.00
Spruce (W. Va. f. o. b. N. Y. lighterage limits):
2x4, 18 and 20 ft ... \$27.50
2x6, 10 and 14 ft ... 22.00
2x10, 3x10, 10 to 16 ft. and under ... 24.00
9 in., 16 ft. and under ... 29.00
4x10 to 10x10, 16 ft. and under ... 29.00
2x12 and 3x12, 16 ft. and under ... 29.00
2x12 and 3x12, 16 ft. and under ... 29.00
2x12 and 3x12, 16 ft. and under ... 29.00
2x12 and 3x12, 16 ft. and under ... 29.00
2x12 in., 18 and 20 ft. ... 30.00
Add \$1.00 per M. for each inch over 12 ins.
Add \$1.00 per M. for every 2 ft. over 20-

^{*}Boats reporting.