

# REAL ESTATE BUILDERS RECORD AND GUIDE.

NEW YORK, NOVEMBER 28, 1914

## FIRE ALARM SYSTEM OF NEW YORK CITY

Its Past History and Present Plans for Radical Improvement—  
When Completed Will Be Most Modern One in Existence

By PUTNAM A. BATES, E. E., Chief Bureau Fire Alarm Telegraph

THE movement for an improved fire alarm system for the City of New York, which the present administration, through its Fire Commissioner, Robert Adamson, has actively taken in hand, was started in December, 1904, when the insurance companies urged that a committee be appointed and report. In February, 1905, the New York Board of Fire Underwriters, under the direction of Messrs. Carty and Miller, signaling experts, made a careful study of the problem in Manhattan, and reported the system beyond repair. The report stated that the only remedy lay in the installation of a new system, separate and distinct from the present one, and, when completed, the old one should be abandoned. In 1907 preliminary plans were prepared for a modern fire alarm system for Manhattan.

### Little Headway Made.

Practically nothing more was done for the next four years. Small appropriations of Corporate stock were set aside, but these funds were largely diverted to continually pressing needs incidental to keeping the old system in operation. In ten years the money set aside aggregated about \$1,609,000.

Through the establishment by the present administration, of a definite policy with regard to "subway" construction, based upon the opinion of the Corporation Counsel, much misunderstanding and delay will hereafter be avoided. The agreement between the City and the Empire City Subway Company, in 1891, makes it mandatory upon that company to provide the city with such ducts as may be needed for the fire alarms in all streets where subways exist, or where there may be a demand for subways.

Thus the city will be able to install the modern fire alarm system, without constructing subways, which offers an advantage in the element of time, as well as in cost. This saving will not be confined to Manhattan, but will extend to the Bronx, Brooklyn, Queens and the built-up portions of Richmond.

### Disposition of Appropriations.

Following is the disposition made of outstanding appropriations and the extent of new work undertaken: A new central station building each for Manhattan, Brooklyn and the Bronx; underground service cables, for connection with 138 street boxes in Manhattan; also for 199 street boxes in Brooklyn; an important underground feeder line to southwest Brooklyn; bridge cable connecting Manhattan with Brooklyn; underground service cables for connection with 119 street boxes in the Bronx; also 8 in Queens; also 2,000 alarm post boxes; a supply of 300 cast iron manhole frames and concentrating subways leading to the new Manhattan Central office building and the similar structure in the Bronx, respectively.

The aggregate of these contracts amounts to about one-third of the total appropriations, all of which were found in an unfinished state, except four of the smaller items, representing a total of about five per cent. The unencumbered



COMMISSIONER ADAMSON.

balances were about equal to the aggregate of the contracts placed, leaving a remainder of about one-third of the total appropriations diverted to other uses, principally that of maintaining the old system.

In 1865 the fire alarm plant consisted of twelve bell towers, or look-out stations, located at points of advantage, such as the cupola in the City Hall, Washington Market, Essex Market, Jefferson Market, 33rd street, 51st street, 85th street and what is now known as Mt. Morris Park. This latter tower is still in existence.

By means of spy glasses men watched from these towers for smoke or other indication of fire and by means of the Morse telegraph signaled directly to the central office and the message was communicated to the Department by the striking of bells at the twelve towers. The City Hall office was the terminus of four lines connecting the Post Office, Essex Market, Union Market, MacDougal, Jefferson and 51st street towers. It is an interesting fact that some of the fire telegraph apparatus installed at this time has performed its service until the present day, a period of almost fifty years. This primitive system was soon found inadequate and in 1870 a complete new installation was made, costing \$450,000.

### Over-head Wires Costly.

"Over-head" wires are the most costly to maintain, as they are subject to injury by every storm that occurs. New work of this character hardly can be completed before defective conditions arise through interference from other over-head wiring systems. "Underground" systems are less costly to maintain and when properly installed, their life is several times the length of that of over-head service.

In a large city like New York the operation of the fire alarm is accomplished manually. Many attempts have been

made to devise schemes whereby the full operation might be performed automatically, but so far nothing feasible has been evolved.

The present installation comprises two distinct classes of circuits, box and engine house circuits. The former connects the central office to a certain number of street boxes, but at present there is a great variety both in the length of box circuits and the number and type of boxes connecting the same. Some of the circuits in Brooklyn, for instance, have more than one hundred boxes, while the average throughout the city is approximately twenty-five. All street fire alarm boxes are operated on "closed circuits." In other words, current is constantly flowing and any interruption may be detected at once at the central office. Thus, operators always know the condition of their lines. The current used is drawn from storage batteries located at the central office and charged from the Public Service supply.

### Change of Location.

It was strongly emphasized in the preliminary plans that the new central office of the new fire alarm telegraph system should be afforded the maximum degree of protection against hazards of any nature. It was recommended that the structure for Manhattan should be erected on Transverse road, No. 1 in Central Park. The exact location was not defined and the final decision was made to locate this building on Transverse road, No. 2. This decision was made as a result of recommendation by the Department of Parks. The fact that the building is in the park is an unquestioned advantage, but unfortunately its exact location was surrounded by hazards which will necessitate additional constructive work to insure safety.

### Absolute Protection Necessary.

In planning such a building the aim must be to make it absolutely fireproof and, insofar as possible, immune from all hazards, such as earthquakes, wind storms, explosions, or floods. It is obvious that a serious hazard is created by the presence of a large body of water, such as now exists in the reservoir approximately 150 feet north of the site selected for the Manhattan central office, and also the presence of a 20-inch and 48-inch water main now resting on Transverse road, immediately in front of the fire alarm building. This is equally true of the gas main in the same street.

For Brooklyn and the Bronx the sites selected are all in public parks, but semblance of the hazardous condition in Manhattan does not exist. The interior plumbing systems are, however, and the installation of the main service electrical connecting will be restudied to avoid the possibility of interruption to electrical supply through any internal disorders.

### All Wires Underground.

It is the purpose of the present administration to place all new wires underground as far as practical and the specification which has been adopted to these



tables requires that should be composed of solid conductors of soft copper of a size corresponding to No. 16 B. & S. gauge. Each conductor shall be tinned and insulated with a high grade vulcanized rubber compound. The thickness of the insulating wall not less than 3-64 of an inch and 30 per cent. fine Para rubber compound, with mineral base, will be required. The central office equipment, in the case of the three boroughs for which new buildings have been erected, is yet to be designed, but, in general, these installations shall be of such a nature as to operate properly and efficiently in all respects over the circuits they will control.

#### Allowances for Growth.

The new installation will be so designed as to enable it to operate in strict accordance with the present routine of the fire-fighting companies and officers of the department. It is the intention of the present administration so to plan the new system as to allow for sufficient flexibility as to its mode of operation so that it may be regularly adaptable to any future changes deemed advisable or necessary.

The fire alarm equipment in the outlying boroughs is a matter of no small importance, especially so in consequence of the enormous increase in the numbers of wires comprising electrical systems, the majority of which are still carried overhead on pole lines. The interference of electrical wires with those of the fire alarm telegraph is a source of constant menace. The only manner in which this difficulty permanently may be eliminated is by the laying of all conductors underground. This is the chief problem incidental to the completion of modernizing New York City's fire alarm plant, and measures must be taken to proceed with the extension of the underground system in such a manner as will enable the work to proceed under a uniform plan and not by a piece-meal.

#### Maintenance Cost Large.

The amount of labor and material expended upon the circuits to maintain the service has been unusually large year after year in consequence of the constant interference caused principally by the extensive removal of the poles and wires by workmen employed by the commercial service companies and by the continual deterioration through ageing of the plant itself. The transferring of the circuits to subways, which was begun in Manhattan about 1888, has to some extent been continued each year, but at entirely too slow a rate. The work has been hampered and appropriations have been adequate only for extensions of small extent. The splicing of cables with many conductors must be made by expert workmen, with great care, and cannot be done in wet weather. The work has also been delayed on account of complete plans for the entire undertaking not having been prepared.

As a source of relief in a matter of dangers due to continued use of overhead circuits, the city has attached its wires and cables to the elevated railroad structure in Manhattan and Brooklyn, at best a make shift, not long to be continued. At the time it was regarded as the best and cheapest method of supplying support to cables and at the outset the cost of maintenance was small, due to their being less liable to mechanical damage. This, however, was during the period when the elevated train service was operated by steam engines. The dangers from the power current now in use on the roads and the excessive deterioration of the cables has caused this installation to be regarded as dangerous as well as the most unreliable element in the fire alarm system.

#### Start in the Bronx.

It is interesting to note the manner in which the fire alarm system in the Bronx came into being; namely, when the last thorough attempt was made to modernize the fire alarm system in New York City in 1870, covering at that time Manhattan, there were 700 boxes installed upon 50 circuits, and subsequently the same circuits were extended to the Bronx and some 300 boxes added. Since then from time to time new boxes have

been erected until the circuits originally installed were carrying 1,350 alarm boxes. The result is some systems have too great a length are so overloaded as to militate against their efficient operation. This condition has been relieved in a measure, from time to time, through the increased construction of lines.

Brooklyn has suffered even greater through this difficulty of extending existing circuits and the placing of additional boxes, without regard to the limitations beyond which the circuits cannot be carried without militating against the operation of the system. The borough is in a serious condition at the present time. Queens and Richmond are in like condition.

Citizens of the outlying borough should be provided with better means of communication with the Fire Department and not be compelled to resort to the telephone with all its appending delays. The boxes should be arranged in numerical order and a modern type of lamp post containing the alarm box and equipped with red globes should be adopted as a standard.

#### Extent of Mileage.

The entire extent of the circuit mileage, including both the underground and overhead wires, make an aggregate in the five boroughs of between 3,500 and 4,000 miles. It will be seen that the more substantial is the method of installing these conductors, the less will be the yearly cost of maintenance. The desired end can be accomplished at this time at a minimum expense, owing to the existence of extensive lines of underground conduits, a large portion of which the public service subway companies have installed in the last few years.

The system in the various boroughs is at the present time so antiquated as to be virtually a disgrace to New York City. Some of the original apparatus installed between 1865 and 1870 is still in service and, in expert opinion, almost the entire telegraph system is obsolete. The line plant in the various boroughs is inadequate and unsatisfactory.

#### Scope of the New Plans.

The following is the scope of the new plans now being prepared for the several boroughs:

Manhattan: The plan of street box locations provided for 1,650 street stations so spaced that a person standing at any point need not travel more than 400 feet to the alarm box, and, in many cases, especially below Fulton street, this distance will be much less. All feeder and distribution wires will be in underground cables, thus insuring the greatest protection against interruption of service.

The Bronx: The new work will constitute a ten-year improvement. The majority of feeders will be underground cables and a large portion of the distribution circuits also will be placed underground.

#### In Other Boroughs.

Brooklyn: Permanent installation for one-third of the borough, as proposed, makes the planning of a modern fire alarm installation, difficult. The entire statement does not offer any unsurmountable problem, but it is my judgment as the final system should not be installed at one time, owing to the relatively undeveloped character of property in many sections. Water frontages, from Newtown Creek to and including Coney Island, include valuable property and many lives are at stake through inadequate fire alarm protection. The system should be modernized here as soon as possible. This installation as it is now being planned will be extended sufficiently to include practically one-third of the entire borough.

Richmond and Queens: These boroughs present a quite undeveloped aspect and except for those extensions which are needed to rectify unsafe conditions, it is not my intention to prepare plans, at this time, for extensive improvements. However, a considerable quantity of additional boxes will be installed in each of these two boroughs.

#### ARTIFICIAL REGULATION.

##### Four Hundred Violation Orders for One Real Estate Corporation.

In the annual report of the directors of the Realty Associates there is contained a most severe arraignment of the inspection systems imposed by the city and State upon property owners. The report was issued to the stockholders this week in pamphlet form, and no doubt copies will find their way to the authorities who are responsible for the state of affairs complained of. The directors of the Realty Associates include Messrs. Frank Bailey, Charles S. Brown, Andrew D. Baird, Augustus D. Juliard, Clarence H. Kelsey, Charles A. Peabody, Frederick Potter and William M. Calder. Their report says in part:

##### Over-zealous Administration.

"To the burden of taxes is added the cost of compliance with the orders of departmental government administered according to the letter of the law. Public spirited men are busy devising new means for improving the housing of people, both in their homes and at their employment, but always at the expense of the realty owner. Over-zealous administration is responsible for a large part of the burden.

"This company was served with nearly four hundred orders during the year, notwithstanding that it employs a staff engaged in the continuous inspection of its properties and had expended over \$80,000 in making the repairs which it thought necessary. The net return from rents dropped this year to five per cent., notwithstanding there was no decrease in the gross rents collected.

"An army of men are employed at the expense of the taxpayers in hunting up technical violations of the rules. We will mention some examples:

##### Vindicating the Law.

"A wooden 'For Sale' sign was erected on a vacant lot belonging to the company under a permit duly issued in January. The nearest building to this sign is seventy feet distant. In November the Bureau of Buildings served notice of a violation which stated, 'Sign is ten inches too high and not fireproof. You are required to have same cut down or covered with metal.' We had ten inches of earth placed underneath the sign, reducing its height above the ground level by that much, and the law was vindicated.

"Notice was received from the State Department of Labor stating that one of the stores of the company was used for manufacturing purposes. On examination the tenant and his wife were found making jam in the rear of the store, which was on the ground level. The order directed among other things that all doors should be altered and arranged to swing outwardly. The department was notified that the tenant would vacate on the first of the month and a request was made for a stay of the order. The extension of time was refused on the ground that the risk was extra hazardous.

##### A Hailstorm of Orders.

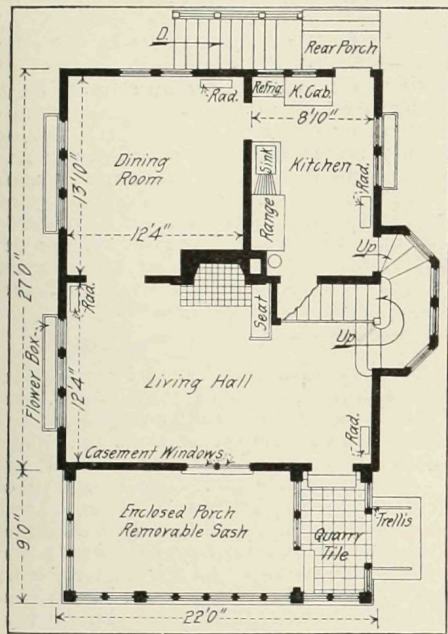
"Some idea of the magnitude of the burden imposed upon owners may be formed from the number of orders issued by the various departments, as reported for the year 1913. The Bureau of Buildings issued 21,950 orders, the Board of Health, 12,700 orders affecting real estate; Bureau of Fire Prevention, 45,310 orders; State Department of Labor, 10,000 orders; Tenement House Department, 175,226 orders, together with an unknown number from the Bureau of Boiler Inspection, Department of Water Supply, Gas and Electricity, the License Bureau and the Bureau of Encumbrances. The cost to comply with these 265,186 orders of one year, if those served on this company represent an average cost, would amount to \$11,500,000.

"From this overlapping of authority and conflict of rulings, the owner has no rest. Each new administration finds something new in the law with which to keep its force of employees and incidentally the owners busy. It is the real estate owners who pay the bills."



# SOLVING THE "SMALL HOUSE" PROBLEM

Compact Arrangement of Interior as Well as Attractive Exterior, at an Outlay of \$4,000—Many Unique Features Installed



FIRST FLOOR PLAN.

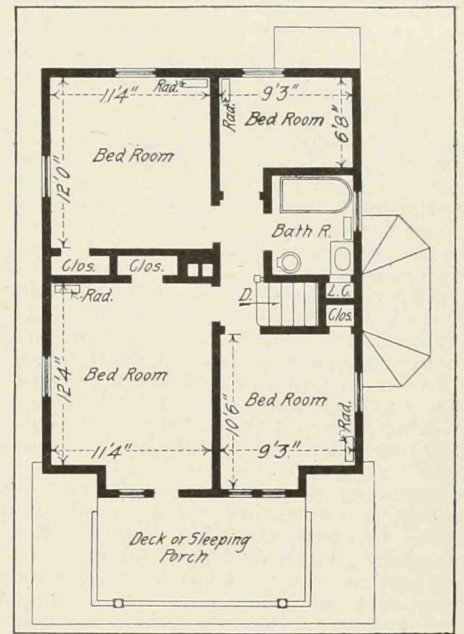
work of Armstrong & De Gelleke, architects, 122 East 25th street, New York City.

The width of the house was limited by the owner to twenty-two feet, and he requested a living room the entire width of the house. Immediately the problem arose of how to enter this room indirectly, that is, how to arrange the vestibule, without occupying a part of the living room itself. It was finally decided to take full advantage of the wide porch and create an outside vestibule with a quarry tile floor, thus permitting the living room twenty-one feet long and twelve feet wide, which is much larger than many houses twice the size.

It was then planned to use the balance of the porch for an enclosed, heated sun room in winter, replacing removable sash with screens in summer. A generous outside room, nine by fourteen feet, was thus formed of what in most cases is a bleak and barren open space in winter. It provides not only a large living room, but an auxiliary sun room, thoroughly heated.

Attention is directed to the arrangement of the stairs accessible to both the kitchen and the living room, with a simplicity of construction not usually found even in larger houses. The stairway is nearly enclosed by a high railing permitting access to the kitchen without interruption to the living room.

The kitchen arrangement is after the most approved efficiency studies. All furniture and apparatus have been lo-



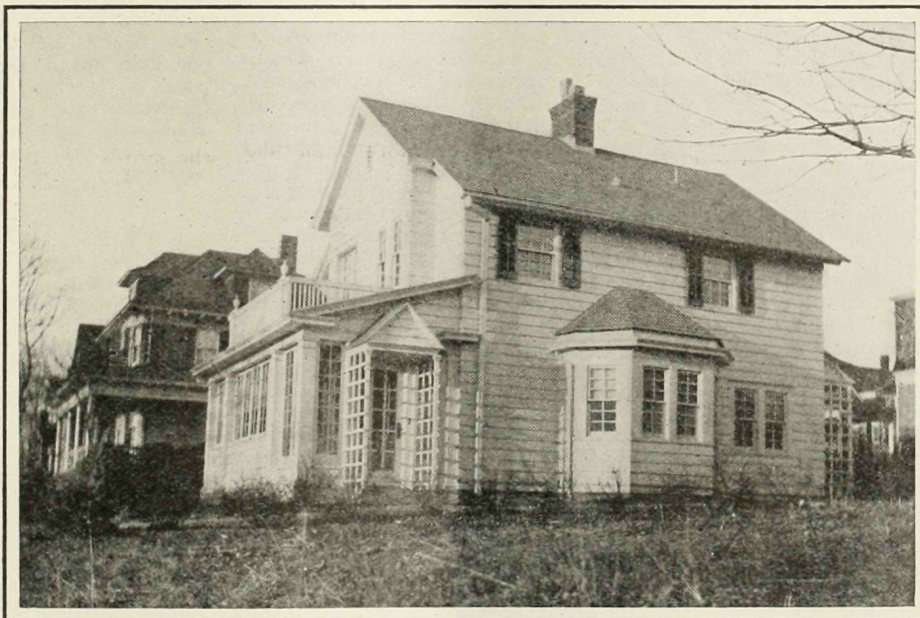
SECOND FLOOR PLAN.

THE small house problem is ever with us. A constantly increasing demand is reported by suburban realty dealers for houses of moderate size, containing say six and seven rooms, as distinguished from the demand a few years ago for houses with nine and ten rooms. Housewives are more perplexed with the servant problem and are casting about for the small house that will not become a burden in case of the departure of the servant. While looking at houses prospective tenants and purchasers alike usually linger in the living room, viewing it from every possible angle. They note its liveableness, its ventilation, its light, the fireplace or nook and the various "features" that speculative builders insist are so important.

The prospective lady of the house, however, soon makes her way to the kitchen to see how things are arranged there. She notes the arrangement of the sink, stove and the closets and decides on its workableness. She then proceeds to the bathroom in response to the popular belief that the economies in housekeeping are more easily detected there than elsewhere.

In modern suburban cottages a sleeping porch is now usually considered a necessity. It must be on the south side of the building to get the benefit of the summer breezes; also must be large and accessible enough to be worthy of the name.

To design a house that would embody in a large measure these requirements, and still be constructed within a cost of \$4,000, was not the work of a moment, but required much thought and careful planning. The design presented is the



AN ATTRACTIVE RESIDENCE IN THE SUBURBS.

cated near the door leading into the living room. The sink with dish closet above, is immediately accessible to the door, thus obviating long walks with dishes. Careful study is evident in the general layout of the kitchen, a much overlooked room generally, even in otherwise well-designed houses.

Planning the second floor was a problem in avoiding loss of space in hall and unused corners. The actual space that is taken up by the hall is less than twenty-five square feet, including stair landing. Three good-sized rooms with closets and one small room, so isolated that it can conveniently be utilized as a maid's room, or den, if desired, have been located on this floor.

Transforming a porch roof into an open-air sleeping room, awning covered,

was achieved without loss to the general design. Entrance to the sleeping porch is through casement doors that correspond in appearance to the windows in the front.

Altogether a house has been constructed with three rooms and sun parlor on one floor, four rooms and bath on the second floor with sleeping porch, and embodying real architectural merit and constructed within a cost of \$4,000.

Probably the best proof of the wisdom of careful planning and general good taste is that before the house was completed the owner had a number of offers both for rent and for purchase from visitors who were attracted by the exterior appearance of the house, and who further investigated the general arrangement of the interior, which was found to be an ideal one for the requirements of a small family. The decorations are harmonious throughout and the atmosphere of the house breathes of home.

### Map for Queens Boulevard.

The Topographical Bureau of Queens has forwarded through the Borough President to the Board of Estimate a map for that section of Queens boulevard from Grand street, Elmhurst to Hillside avenue, Jamaica.

The treatment adopted by the Topographical Bureau shows for the section between Grand street, Elmhurst, and the Union turnpike two sidewalks twenty feet wide, two service roadways twenty-eight feet wide, two parkways thirty feet wide and one central roadway forty-four feet wide. On the section between Union Turnpike and Hillside avenue the divisions are narrower.



# WAR REVENUES FROM REAL ESTATE

Stamp Tax on Deeds, Notes, Fire and Casualty Insurance Policies—  
Special Tax on Places of Amusement—Goes Into Effect December 1

**U**NDER the terms of the national war revenue law a stamp tax will be imposed on and after December 1 on all deeds and conveyances required by law to be recorded, and also upon all sales or transfers of stocks, bonds and certificates of indebtedness. The aim of the law is to provide additional revenue temporarily, to meet the loss of revenue from customs.

On deeds, instruments or writings whereby any lands, tenements or other realty shall be granted, assigned, transferred or otherwise conveyed when the consideration or value of the interest conveyed, exclusive of the value of any lien or incumbrance thereon exceeds \$100, and does not exceed \$500, the tax will be 50 cents; and for each additional \$500 or fractional part thereof, the tax will be 50 cents.

The tax does not apply to any instrument or writing given to secure a debt. A writing giving the power of attorney to sell or lease real estate, or to receive or collect rents, or to sell or convey stocks, bonds or script, or for the collection of any dividends or interest thereon, must carry 25 cents worth of stamps.

## General Provisions.

The law imposes various taxes which may be classified as follows:

1. Special tax on bankers, brokers, places of amusement and tobacco dealers. Took effect November 1.
2. Stamp tax on promissory notes, legal and other instruments. Takes effect December 1.
3. Stamp tax on perfumery and other preparations. Takes effect December 1.
4. Liquor tax—stamps required on wines and liquors. Took effect October 23.

Persons making, signing or issuing promissory notes and various other taxable instruments are required to affix thereto tax stamps of the proper value. The several collectors of internal revenue will sell and deliver stamps at their face value. They may sell any quantity of not less than \$100 of face value with a discount of 1 per cent. Stamps may also be obtained from designated U. S. depositories and the various postmasters.

## How to Cancel Stamps.

A person using or affixing stamps to promissory notes, legal or other taxable instruments or papers shall write or stamp thereupon the initials of his name and the date upon which the stamp shall be attached or used, so that such stamps may not again be used.

On and after December 31, 1915, the taxes levied under the Act shall no longer be levied and collected, but all taxes arising or accruing before said date shall continue to be collectible under the terms of the act. On and after January 1, 1916, the provisions of Section 3339 of the Revised Statutes, as amended by act approved April 12, 1902, imposing a tax on fermented liquors, shall not be affected by any limitation as to the levying and collecting of the additional tax imposed by this act on such fermented liquors, but shall then be in full force and effect on and after January 1, 1916. All unused stamps, after the expiration of the act, shall be redeemed from the holder thereof under Treasury regulations.

## Special Tax on Bankers and Others.

On and after November 1, 1914, special taxes are imposed annually on the businesses herein set forth. Various forms are now being prepared by the

## "PAY, PAY, PAY!"

When a real estate owner sells a piece of property and gives a deed, the instrument must carry revenue stamps at the rate of fifty cents for every five hundred dollars of equity.

When he gives his agent power of attorney to collect his rents, the instrument must carry twenty-five cents' worth of stamps.

Shippers of building material by railroad and other carriers must see that their bills of lading or other evidence of receipt and forwarding carries in every case a 1-cent revenue stamp.

Every policy of fire insurance and plate glass, employers' liability, steam boiler, elevator and sprinkler insurance must be stamped when newly issued. Also, stocks, bonds and certificates of indebtedness issued by any company or corporation. And bankers and stock brokers, commercial brokers and commission merchants must pay a license tax under the new law.

Internal Revenue Bureau. You should communicate at once with the Collector of Internal Revenue in your district and arrange to receive blank forms of application and other papers necessary to obtain a license and to fix the amount of the license tax.

## Places of Amusement Taxed.

Proprietors of theatres, museums and concert halls, according to the seating capacity as follows: 250 or less, \$25; 250 to 500, \$50; 500 to 800, \$75; over 800, \$100. This includes every edifice used for the purpose of dramatic or operatic or other representations, plays or performances where a charge for admission is made. Halls and armories, rented or used occasionally for concerts or theatrical representations are not included. If the edifice is under lease at the passage of the act, the tax shall be paid by the lessee unless otherwise stipulated between the parties to the lease.

**Bowling Alleys and Billiard Rooms.**—Proprietors shall pay \$5 for each alley or table. Includes every building or place where bowls are thrown or where games of billiards or pool are played and that are open to the public with or without price.

**Tobacco Dealers and Manufacturers.**—This tax is based on the annual sales for the preceding fiscal year. Those whose business it is to sell, or offer for sale, manufactured tobacco, snuff, cigars or cigarettes, are deemed dealers in tobacco.

## Stamp Tax on Stocks and Bonds.

On and after December 1, 1914, a tax is imposed with respect to the following instruments, upon the person making, signing or issuing the same or for whose use or benefit the same is made, signed or issued. The tax on telephone messages, apparently, is not a stamp tax.

Five cents on each \$100 of face value or fraction thereof, of bonds, debentures, or certificates of indebtedness issued on and after December 1, 1914, by any association, company or corporation. Five cents on each \$100 of face value or fraction thereof of each original issue of certificates of stock, whether on organization or reorganization, and two cents on each \$100 face value or fraction thereof on all sales or agreements to sell, or

memoranda of sales or deliveries or transfers of shares or certificates of stock, whether made upon or shown by the books of the company or by any assignment in blank, or by any delivery, or by any paper or agreement or memorandum or other evidence of transfer or sale, whether entitling the holder in any manner to the benefit of such stock, or to secure the future payment of money or for the future transfer of any stock. No tax is imposed, however, on the deposit of stock as collateral security for money loaned, provided the stock certificates are not actually sold.

## Building and Loan Associations.

Stocks and bonds issued by co-operative building and loan associations, mutual ditch or irrigating companies, and building and loan associations that make loans only to their shareholders are exempt from the tax. The language of the act in point follows: "That stock and bonds issued by co-operative building and loan associations or companies that make loans only to their shareholders shall be exempt from the tax herein provided." Solicitor Johnson holds that under this provision loan associations have no exemption except for their own stock and bonds.

Each policy of insurance or other instrument by which insurance shall be made or renewed upon property of any description (including rents or profits), whether against peril by sea or on inland waters, or by fire or lightning, or other peril, made by any person, association or corporation, upon the amount of premium charged, one-half of one cent on each dollar or fractional part.

Purely co-operative or mutual fire insurance companies or associations carried on by the members thereof solely for the protection of their own property and not for profit are exempted from the tax. Policies of reinsurance also are exempt from the tax.

## Insurance Policies.

Each policy of insurance, or bond or obligation of the nature of indemnity for loss, damage, or liability issued, or executed, or renewed by any person, association, company, or corporation, transacting the business of fidelity, employer's liability, plate glass, steam boiler, burglary, elevator, automatic sprinkler, or other branch of insurance (except life, personal accident and health insurance, and insurance described and taxed or exempted in the preceding paragraph and excepting also workmen's compensation insurance carried on by the members thereof, solely for their own protection and not for profit) and each bond, undertaking or recognizance conditioned for the performance of the duties of any office or position, or for the doing or not doing of anything therein specified, or other obligation of the nature of indemnity, and each contract or obligation guaranteeing the validity or legality of bonds or other obligations issued by any state, county, municipal or other public body or organization, or guaranteeing titles to real estate or mercantile credits executed or guaranteed by any liability, fidelity, guarantee or surety company upon the amount of premium charged, one-half of one cent on each dollar or fractional part thereof. Policies of reinsurance are exempt from the tax.

Several banking houses, including the Broadway Trust Company and the Guaranty Trust, have prepared in pamphlet form clear, compact and all-informing digests of the law for more or less general circulation, and to which we are indebted.



# NO OPPOSITION TO UNITING DEPARTMENTS

But a Difference of Opinion in Respect to Method—Borough Autonomy for Building Inspection Urged by Borough Presidents—Welfare Work Separate

A REMARKABLE degree of unanimity was developed at the hearing before the State Factory Commission on Monday in favor of the unification of all departments, State and municipal, having jurisdiction over the construction, alteration and maintenance of buildings, as proposed by the commission. The attendance was larger at the morning session than the courtroom could accommodate, and was of the most representative and impressive nature. Four of the Borough Presidents, the President of the Board of Aldermen, the heads of a number of municipal departments, and accredited delegates or spokesmen from probably every civic organization in the whole city having an interest in public affairs composed the most interesting audience we have seen at the seat of local government in years.

Up for consideration was the draft of a tentative bill for the creation of a department of buildings together with a board of standards and appeals therein. Lieut.-Governor Wagner presided, and Counselor Abram I. Elkus conducted the examination. The witnesses called at the first session were Messrs. Rudolph P. Miller, who is assisting the Board of Aldermen's Building Committee in revising the city Building Code; Henry Bruère, City Chamberlain; President McAneny, of the Board of Aldermen; Robert E. Simon, delegated by a conference of civic societies; Commissioner Adamson, of the Fire Department; President Matthewson, of the Borough of the Bronx; President Pounds, of the Borough of Brooklyn; President Connolly, of the Borough of Queens, and President McCormick, of the Borough of Richmond; Dr. Emerson, Deputy Commissioner of the Department of Health, and President Robert D. Kohn, of New York Chapter of Architects, who presented a brief which had received the endorsement of not only his own society but also of the Building Trades Association and the Board of Underwriters.

There was only one opinion expressed regarding the main principle contained in the proposed amalgamation of departments. No dissenting voice was heard on that point. An end would have to be put to the over-regulation of buildings in the City of New York. Whether it is better to have one central place of authority for the whole city, or to have, instead of this, borough autonomy, is a question to be settled, and from present appearances it will not be difficult to settle. Entrusting everything having to do with the maintenance or "housekeeping" of all kinds of buildings to a new central city-wide department, and leaving whatever has to do with the construction and alteration of buildings of all kinds to a department of buildings in each of the five boroughs, is the plan recommended by the Borough Presidents, as an alternative to the plan for one central authority, as proposed by the State Factory Commission, ex-Superintendent of Buildings Miller and others.

Borough President Matthewson discussed the advantages of the borough plan as distinct from the city plan, in an interesting manner. He maintained that governing the boroughs by means of deputy building superintendents had been tried and found to be a failure, and that the present form of government, which gives full authority to the Building Superintendent in each borough, had proved efficient and successful.

Counselor Elkus read an announcement that it was the present feeling of the commission that it would be unwise

to include the Tenement House Department in any scheme for consolidation, but was open to suggestions.

President Kohn, speaking for the architects and builders of the city, repeated their previously recorded approval of the principal involved in the intended amalgamation. They believed the amalgamation should be complete; they could not see, President Kohn said, why the Tenement Department, for example, should be excluded.

Further, they believed that the new department should include all the powers of the city and State departments mentioned in the tentative bill, and in general should control only matters affecting the construction, alteration and fire prevention equipment of buildings in Greater New York. But they believed that, instead of a single board of standards and appeals, there should be two separate boards, one to be a board of standards, consisting of the commissioner of buildings, the five superintendents of buildings and three or five experts. The board of appeals (or board of examiners) should be distinct from the board of superintendents. It should be a non-political body with its members designated by the Mayor and nominated by the architectural and building and insurance societies of Greater New York. The Chief of the Fire Department should be a member, and there should be added members nominated by organizations most interested in tenement house protective legislation.

Mr. Kohn said the time allowed for a study of the draft was inadequate and he asked for a later opportunity to prepare a detailed criticism.

## A Formidable Resolution.

Robert E. Simon, representing a score of civic organizations which sent delegates to a conference at the rooms of the Real Estate Board of New York City read a resolution which had been passed at the meeting in favor of the general principle of consolidating all the departments and bureaus having to do with building inspection. As to the best way of bringing this about, Mr. Simon asked for more time for consideration, and agreed to submit a brief on or before the tenth of December.

President McAneny said he was strongly in favor of an amalgamation of departments, but he thought, in view of the approaching State Constitutional Convention and the new Charter legislation to follow in 1916, that the bill for the amalgamation of departments should not be introduced at the coming session of the Legislature, though it would be well to provide some measure of immediate relief.

City Chamberlain Bruère and Fire Commissioner Adamson advised an amalgamation of all building inspection departments into one central department eventually, but recommended that it be done gradually—first the departments having to do with construction, and then the departments having to do with maintenance, as the board of standards and appeals should decide. This was the opinion which the Mayor's committee had arrived at after a number of conferences.

## The Tentative Bill.

The draft prepared by the commission covers the consolidation of all the departments and bureaus outlined in the plan previously submitted. It is probable that an amendment to the Charter will be necessary to provide for complete co-operation between the new department of buildings and the Division of

Fire Marshal, which under the plan is to remain in the Fire Department.

It establishes a department of buildings with jurisdiction throughout the city. The head of the department will be the commissioner of buildings, appointed by the Mayor. He will appoint a chief inspector for each borough. The commissioner may establish in the department such bureaus and divisions as he deems advisable. The bureaus and divisions in the Fire Department having jurisdiction over fire-prevention, and the bureaus and divisions in the Tenement House Department the functions and duties of which are transferred by this chapter shall continue as bureaus or divisions of the department of buildings until otherwise provided by the commissioner of buildings.

The main office will be in Manhattan with branches in each borough.

## Jurisdiction of Department.

The department will have exclusive jurisdiction and control of:

1. The construction, alteration and removal of all buildings and other structures, completed or in the course of construction, and the enforcement of laws and ordinances in respect thereof, except waterfront property, bridges, tunnels, subways and buildings and structures appurtenant thereto. (See § 406, Charter and Building Code.)

2. The enforcement of the provisions of the Labor Law in respect of the construction or changes in the construction of factories, factory buildings and mercantile establishments and the adequacy of exit therefrom and the limitation of the number of occupants therein. (See Labor Law, § 79, et seq.)

3. The enforcement of the tenement house law, the prevention of encumbrances on fire-escapes upon tenement houses, and the lighting and ventilation of tenement houses, and the premises connected therewith. (See §§ 1340-1341, Charter.)

4. The installation, inspection and approval of all gas and electric equipment, apparatus and appliances placed in any building or structure, to the extent that such jurisdiction and control is conferred by statute or ordinance upon the Department of Water Supply, Gas and Electricity, and the enforcement of such statutes and ordinances, but not including the installation, inspection and testing of gas and electric meters. (See §§ 469, 519, Charter.)

5. Structural changes in bakeries, confectioneries and food product manufactories to the extent that jurisdiction and control to order such changes is conferred by statute or by ordinance upon the Health Department and the enforcement of such statutes and ordinances. (See Labor Law, article VIII.)

6. The inspection, testing and issuance of license certificates for steam boilers, and the issuance of certificates of qualification for the care and control of steam boilers, to the extent that jurisdiction and control thereof is conferred by statute or ordinance upon the Police Department and the enforcement of such statutes and ordinances. (See §§ 342, 343, Charter and laws 1901, chapter 733.)

7. The enforcement of all laws and ordinances in respect of:

- a. The prevention of fires and danger to and loss of life and property therefrom.

- b. The storage, sale, transportation or use of combustibles, chemicals and explosives.

- c. The installation and maintenance of automatic or other fire alarm systems and fire extinguishing equipment.



# REAL ESTATE BUILDERS RECORD AND GUIDE.

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Building Construction and Building Management  
in the Metropolitan District

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The U. S. government is able to find new sources of revenue in short order when it needs them, and why can't the city?

Restrictive legislation, national, State and municipal, is doing more than anything else to dampen down the fires of industry. Everybody is agreed as to this except the uplifters, who are mainly responsible for putting on the damper.

The traffic to and from Queens has become so heavy that the trolley company has been directed by the P. S. Commission to put on more cars. Have you ever stood on the bridge at evening and watched the army of homegoers?

Next Monday afternoon, or sometime before midnight, the Board of Aldermen will fix the total of the City Budget for the coming fiscal year. As the Finance Committee's report will not be ready before Monday, the time for its consideration will be brief. Taxpayers are hoping that the cuts will be numerous and reasonably deep ones.

In Wall street houses dealing in stocks and bonds every consideration is extended to the buyer of small lots, because he is recognized as the backbone of the market. In city real estate, on the contrary, it would seem as if there were a conspiracy to discourage the small buyer by making small holdings unprofitable through over-regulation and restrictive laws.

Judging from outbursts against "home rule" for New York City that are appearing in upstate newspapers, an educational campaign, with the object of explaining the real measure and kind of local government that in justice is owing to this city, would be a good work for the Real Estate Association of the State of New York. Nothing contrary to the spirit of American institutions will be asked for, so far as real estate and building interests are concerned. The most they pray for is protection from piratical bombardment from Albany.

### The Real Estate Outlook.

The sale of a block front on the West Side to the City Investing Company constitutes a hopeful variation from the monotonous insignificance of the ordinary real estate news. The transaction will result in a regular speculative building operation. The block front will be broken up and sold to builders for improvement. Not so long ago operations of this kind were as numerous as leaves on a tree, but recently money market and real estate market conditions have combined to make them as scarce as pacifists in Germany. A certain number of apartment houses are being built on Park avenue by unusually strong operators or wealthy private owners, but Park and Fifth avenues furnish exceptions to all rules. Broadway does not occupy any such peculiar position in the world of Manhattan real estate; and its reappearance as a scene of speculative building operations is a matter for encouragement. It must mean both that renting conditions in that important neighborhood are likely to be favorable next fall, and that fair prospects exist for an easier money market later in the winter.

During the next two months the number of this kind of real estate transactions is likely to increase steadily. An apartment house in order to be finished in time for occupation next fall, must be started during the winter, and this property must be purchased within a comparatively short time. It is not to be expected that very many more Broadway and Park avenue operations will be disclosed, but a good deal of property should be purchased for improvement on the side streets in the better residential districts. During the past fall one of the most popular class of apartments was those situated on the side streets of the East Side which rented from \$1,800 to \$2,800. The city is under-supplied with this particular kind of living accommodations and it will always remain under supplied because of the extreme difficulty of piling together available sites. It is not easy to buy a 80 or 100 foot frontage on the East Side without paying a figure for the property which makes it necessary subsequently to charge excessively high prices for the apartments. Yet the insistent demand for this class of accommodations and the increasing unpopularity of private houses makes it necessary that they should be built. During the next few months a number of transactions of this kind are likely to be consummated, and as a result of the attempt to buy these sites a firmer tone is likely to develop in East Side residential property.

But the scope of speculative building operations in Manhattan and the Bronx will be restricted. A limited amount of new construction will take place on Washington Heights and beyond; but the whole of the central part of Manhattan will remain inactive. Occasionally a well-to-do owner will himself erect a new mercantile building, as is the case with the corner of 26th street and Broadway, which is just about to be improved; but these cases will be rare. Conditions in the mercantile district have not shown a sufficient improvement to warrant a resumption of speculative business. The vacancies created by the exodus of the retail trade have not yet been filled up, and until they are the work of speculative building cannot be profitably resumed.

### The Fulton Street Improvements.

Everyone who is interested in making the new subway system as useful as possible must sympathize with the effort which is being made by the Committee of One Hundred in Brooklyn to improve the plans of the part of the system operated by the Brooklyn Rapid Transit Company. The management of that corporation has itself proposed the destruction of the elevated structure in Fulton street from Boerum Place to the Bridge, and the substitution of a new structure in Adams street. The Committee of One Hundred propose a much more radical change. They want all

the elevated roads in the business part of the borough pulled down and replaced by a subway.

The advantages of these proposed changes are incontestable and considerable. The subway plan of the committee, in addition to clearing the business part of Brooklyn from the ugly and inconvenient elevated structures, would bring all the trains which run over the Brooklyn Bridge into a subway. They will be reduced to the same level as the trains which use the Manhattan Bridge and the Montague street tunnel, and will consequently facilitate the transfer from one group of trains to the other. The whole system will, consequently, become very much more of a unit. People living along the lines of the elevated roads who constitute a majority of the population of Brooklyn will be brought into much closer relation with the Broadway subway in Manhattan. Business property in the larger borough will, consequently, benefit no less than residential property in Brooklyn. The great object of one-half of the dual subway system will be very much better served. Manhattan wage-earners will obtain an improved access to the cheaper residential area in Brooklyn. Brooklyn residents will be able to make their purchases and take their amusements on Broadway, Fifth avenue and the neighborhood with much less inconvenience than they can under the present plan.

There can be no doubt, consequently, as to the desirability of the proposed changes. Their adoption is entirely a matter of legal and financial practicability. The objections on this score are apparently very serious. The increase in expense will be heavy and some method must be found of meeting it which does not increase the immediate obligations of the city. New York has for all practical purposes reached the end of its ability to borrow; and even if it had not it would be hardly fair to saddle on the whole city the expense of this particular change in the subway plans. No doubt Manhattan would benefit, but the benefit which would accrue to Brooklyn is enormously greater. The greatest benefit of all would be reaped by people who own property along the line of the elevated roads in the business section of Brooklyn. The pulling down of the structure would very much improve the value of their holdings and they should contribute correspondingly to the expense of the change. After having collected damages from the company for the erection of the structure, they can hardly object to returning at least the equivalent of the damages for its removal. Final judgment upon the change must be postponed until a concrete practicable method of financing it is worked out.

### The Crisis in City Finances.

Editor of the RECORD AND GUIDE:

In considering the budget for the ensuing year as presented by the Board of Estimate and Apportionment (\$199,233,286.52), I wish to call your attention to the fact that as a result of the new method of financing public improvements out of taxes and because of interest that must be paid on new subway, water and dock bonds, the budget for the next ten years must increase an average of \$10,000,000 a year at least. This means that the budget for 1925 will be at least \$100,000,000 more than the budget next year, unless extraordinary measures are taken to reduce the tax burden. New York City will be bankrupt long before this limit is reached—probably before the end of the present city administration. In order to prevent such a contingency I have proposed to the Finance Committee of the Board of Aldermen the following reductions in the budget for next year.

The salaries of city employes in excess of \$3,000 a year should be reduced on a graded scale—ten per cent. should be deducted from all salaries between \$3,000 and \$5,000; 15 per cent. from all salaries between \$5,000 and \$10,000 and 20 per cent. from all salaries in excess of \$10,000. These or similar reductions



should be made in order to effect a saving of \$5,000,000 in the budget next year. Salary reductions have been made by all prudent business concerns where business has been curtailed through economic hardship or as a result of the war.

The city is spending \$400,000 a year for the repair and maintenance of automobiles used by city employes and \$200,000 a year for the hire of chauffeurs. The original cost of city automobiles exceeds one million dollars aside from automobiles used for fire fighting purposes. The city should dispense with most of the departmental automobiles, except those needed for engineering inspection and other necessary purposes, and employment should be provided for chauffeurs whose services are discontinued. Departmental automobiles are used largely for the convenience of city employes in moving to and from their home and place of business. The growing cost of automobile services was condemned by the present Mayor and Comptroller as members of the previous administration.

The 1915 appropriation for the Board of Estimate is \$635,438, as compared with \$385,851 this year, an increase of \$249,587. This increase is wholly unwarranted and is due to the creation of new bureaus whose service in part is experimental. The city should dispense with the Committee on Social Welfare, the appropriation for which is \$20,400. The work of the Bureau of Standards and of the Bureau of Contract Supervision should be performed by the Finance Department. These bureaus are composed mainly of former employes of the Comptroller's office and when they were transferred to the Board of Estimate the assertion was made by the Comptroller that a corresponding cut would be made in his budget next year. No such reduction appears in the appropriation for the Finance Department as compared with 1914 and the cost of these two bureaus, \$252,560, should be deducted from the Finance Department appropriation. The work of the Committee on Education should also be incorporated in the Finance Department where it was previously done and a further reduction of \$18,800 appropriated for this committee, should be made in the Finance Department budget. The appropriation for the Committee on City Plan and Taxation should be revised downward.

The budget for the Board of Education is one-quarter of the total sum to be raised by taxation next year and economy in these expenditures is imperative. The city spends more than one million dollars a year for summer and night school teachers. This sum can be saved if the summer vacation of half the force is curtailed from two and a half to two months, rotating the teachers whose vacations are thus curtailed, in the summer schools. The other half of the force whose vacations are not curtailed should be required in like manner, by rotation, to teach in the night schools during the winter, without extra pay. The city can also save several hundred thousand dollars a year by establishing part-time classes in all schools for children under seven years of age, each session to last three hours and one teacher to serve two part-time classes of 30 pupils each. No home work is necessary for children so young.

The deficiency in tax collection is about \$25,000,000 a year, or about 15 per cent. of the total sum raised by taxation for purposes of government. At the end of three years these deficiencies are sold as tax liens. Increased taxation means depreciated real estate values, decreased city credit and final insolvency for the city and the property owners. Stern measures must be taken to prevent such a climax to the mismanagement of this city, and I have urged the adoption of measures for saving and economy herein outlined. The tax rate must rise at least ten points each year for the next ten years and an effort will soon be made to increase the debt margin from 10 to 15 per cent. of the total assessed value of real estate.

HENRY H. KLEIN.

154 Nassau street, City.

### Untaxing Improvements.

Editor of the RECORD AND GUIDE:

The reasons of your correspondent, E. A. Alexander, for dismissing as chimerical and impractical the proposition to untax improvements, after comparing it to the 16 to 1 heresy, are refreshing. But Mr. Alexander has reached several sound conclusions, one being that it makes no difference to the owner of improved property whether his tax is collected from the land and improvements, or from the land alone, if the amount be the same.

Some owners of improved property object to untaxing improvements through fear that the shifting of the tax from improvements to land will absorb or destroy the land value. They apparently do not see that exemption from taxation of improvements so encourage improvements that the demand for land upon which to place improvements—land being fixed in quantity—must increase the value of their land. Untaxing improvements, under economic law, necessarily increases the value of land. Now, if land continues to increase in value under a system that discourages improvements it must increase more rapidly when improvements are unhampered by taxation.

Mr. Alexander's statement that land increases in value because of the improvements is only partly true. The increase is caused by the presence of population engaged in the production and distribution of wealth. Population lives, and it produces and distributes wealth, in buildings, or improvements. And, as land is limited in quantity, every improvement removes available land from the market and causes the remaining marketable land to increase in value, the improved along with the vacant land. That land decreases in value in spots because of local conditions cannot be denied, and a proper system of taxation must recognize such decrease by lowering the assessed value. But decreases more often result from bad business conditions than from other cause.

The great question for the real estate owner to decide—and he should consider it without prejudice—is whether he will lose more as a land owner from having improvements untaxed and the tax placed entirely on the land, or from having the growth of population retarded and the production of wealth decreased. Many buildings to-day stand empty and many districts show marked decreases in value because population does not increase with sufficient rapidity and the production of wealth has decreased. If our system of taxation interferes with production of wealth and the increase in population, as the untaxers claim, real estate must suffer, because on wealth and population alone do real estate values stand. These economic laws are known to real estate men, as their prognostications of increased values contemplate increases in population and wealth production.

Improved real estate should bring ten per cent. gross to yield six per cent. net. The four per cent. should cover taxes, insurance and repairs, and the land value should increase somewhat to help make good the deterioration in improvements, though the difference between six per cent. net and the current interest rates will help provide a building fund for new improvements. A tax rate, limited to two per cent., yields to the owner a larger share of the increase in value than goes to the public, while every gain by the public, if properly expended, is reflected in further increases in the owners' holdings.

It seems clear, then, that untaxing improvements must greatly benefit the owners of real estate. Of course the untaxing of improvements will increase the burden of the vacant land owner and a few of them may be "caught short." But vacant land must increase in value under the impetus given to improvements by relieving them of taxes; and the vacant land owner, under untaxation, can figure larger profits from his contemplated improvements by reason of the fact that they would be untaxed. The change will cause the vacant land owner to improve or risk losing money, but as the change is to be gradual he

will surely gain, as encouraged improvements must increase his values more than enough to offset his loss.

Instead of being a "discarded heresy" the proposed change should appeal strongly to owners of improved and unimproved realty. Indeed, it is safe to predict that our real estate interests will soon support the change they have so far opposed.

With business depression continuing and tenants "doubling up," to make ends meet, the owners of real estate will gladly consent to a change that will put general business on a sound basis that it may pay reasonable rents for the use of real estate.

JAMES P. KOHLER.

### Alterations in Tenant Factories.

Editor of the RECORD AND GUIDE:

A lease contains the following clause: "The tenant shall at his own expense comply with all orders, regulations or ordinances of all Municipal, County or State authorities affecting the premises hereby leased or the sidewalk in front of the same including alterations therein, and shall also comply with all orders, rules and requirements of the New York Fire Insurance Exchange and Board of Fire Insurance Underwriters affecting the same."

The Labor Department has recently placed an order upon the building requiring the installation of additional toilets, and the fireproofing of the stair enclosures.

Under the terms of the lease, as above quoted, is it incumbent upon the landlord or tenant to make these changes?

M. D. L.

The responsibility for complying with the orders of the State Labor Department is clearly stated in the Labor Law. See section 94. You can get a copy of the law at the department, Fourth avenue and 27th street. The owner whether or not he be one of the occupants is responsible for the observance and punishable for the non-observance of certain provisions of the law; "anything in any lease to the contrary notwithstanding." The owner of every tenant factory is required to provide each separate factory therein with water closets in accordance with the provisions of section 88. He is also responsible for observing the provisions of section 79-b, which requires that stairways in existing buildings shall be enclosed with partitions of fire-resisting materials.

### Demand for Trees.

Judging from the number of applications received from property owners and civic organizations, the recently announced plan of the Park Department to plant trees in Brooklyn is assured of success. Applications will be taken up in the order filed, but the number has reached such proportions that it is feared many will have to go over until the autumn planting season.

The Park Department furnishes the trees with all necessary accessories, such as soil, stakes, tree guards, etc., and performs all the necessary labor, such as cutting concrete or flagged sidewalks, digging holes, planting trees, staking and applying water to the roots, just after planting; clearing away the debris, rubbish, etc., and leaving the street in a clean, orderly condition—all for the sum of eight dollars, to be deposited with the department, when the application is made. A receipt will be furnished the depositor and a guarantee to replace the trees should they die, from natural causes, within three years.

—Indications are that it will be more difficult in the future than in the past to work restrictive local bills through the Legislature. So the offer of the real estate interests to co-operate with the local governing authorities comes with good grace.

—The city owns nearly 100 pieces of property available for playgrounds; Manhattan has twelve, Brooklyn and the Bronx each twenty-seven, Queens fourteen and Richmond eleven.



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## REAL ESTATE NEWS OF THE WEEK

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### THREE CITY PROBLEMS.

#### The Advisory Council of Real Estate Will Seek Reasonable Solutions.

The members of the Advisory Council of Real Estate Interests at their monthly meeting decided to co-operate with the various civic organizations, with a view to obtaining a reasonable solution of the three questions now upon the calendar of the council.

First: The establishment of a proper fiscal policy for the City of New York.

Second: The elimination of unnecessary and extravagant expenses from the city budget.

Third: New sources of city revenue, outside of real estate.

In order that each one of these topics might be thoroughly investigated and a proper report prepared, it is realized that work must be commenced at this time and be continued until the next city budget comes up for consideration. Therefore, a program of co-operation along these lines with the City Club, the Citizens' Union, the Bureau of Municipal Research, and the New York Tax Reform Association has been approved by the members of the council.

#### City's Fiscal Policy.

With reference to the fiscal policy of the city, the question arises as to under what conditions it would be advisable for the city to issue corporate stock in the form of fifty year bonds, and under what conditions it would be advisable for the city to issue short term bonds. The recent fiscal policy of the city, which was agreed upon by the members of the Board of Estimate and the banking syndicate as a condition precedent to making the one hundred million dollar loan, is regarded as a good business transaction, and based upon good fiscal reasoning, but on the other hand, the weight of taxation necessary to meet our obligations as they fall due will press heavily upon real estate taxpayers. Under these circumstances, a definite fiscal policy must be worked out, in the opinion of the council. When finally decided upon as just to property owners and for the best interests of the city, then the approximately one hundred taxpayers' associations will be requested to endorse the policy and stand as a unit in its defense. If such a fiscal policy as recently approved by the city should become a permanent one, the tax rate must rise very high, to the serious inconvenience of property owners.

In order to relieve the burden upon the property owner, the subject of a new source of revenue will receive thorough consideration. The Mayor's Committee on Taxation is now devoting considerable time to this subject, and with a view to co-operating with this committee the Advisory Council has decided to do all in its power to make reasonable recommendations along the lines of new sources of revenue, outside of real estate.

#### Building Inspection.

With reference to the consolidation of the several building inspection departments into one central department the council believes that although there are many commendable features to the plan of having one central building inspection department, nevertheless, at the present time it would be more advisable to support a plan by which these building inspection departments could be centralized under the supervision of the Borough Presidents. In this manner the general principle of consolidation would be carried out,

The council has been advised by its law and legislation committee that it would be expedient also to have a central Board of Appeals, the duties of which would be similar to those exercised today by the Board of Examiners in the several Building Departments. With this end in view a committee will be appointed by the council to work for a bill in the Legislature which will consolidate these various building inspection departments into one Building Department in each borough, with a central Board of Appeals upon which real estate owners will be represented.

#### Economies in Condemnation Proceedings.

An important subject was finally decided upon by the council with reference to the economies which might be affected through proper condemnation proceedings. In so doing the council commends the general principle to be embodied in the bill which will be prepared to be presented to the Legislature by the City Club, whereby condemnation proceedings will be taken out of the hands of special commissioners and referred back to the judges of the Supreme Court, thus entailing considerable economy in the expenditure of public moneys for the commissioners' fees, interest on dilatory payment of awards, and simultaneously permitting the judges to direct the entire proceedings in a far more effective and expeditious manner than is apparent today. The City Club has for the past few years endeavored to have such a bill passed through the Legislature, and the council believes that it would be advisable at this time that the real estate interests of New York throw their entire influence behind the City Club in its efforts to procure another passage of this bill.

#### A SOLID FRONT.

#### Every Taxpayer Society Asks for Departmental Amalgamation.

An important conference was held recently at the offices of the Real Estate Board of New York, 115 Broadway, as the result of action taken by the board to secure co-operation of taxpayers and civic bodies with respect to the tentative plan for a building department, outlined by the State Factory Investigating Commission. The object of the bill is to consolidate several departments having jurisdiction over buildings.

The object of the Real Estate Board's conference with other taxpayer bodies was to bring about joint action and decided on a policy with respect to the State Factory Investigating Commission's plan. The conference was attended by representatives of the Advisory Council of Real Estate Interests, Building Managers' Association, Citizens' Union, Fifth Avenue Association, Harlem Property Owners' Association, Merchants' Association, Real Estate Board of New York, 23rd Street Improvement Association, United Real Estate Owners' Association, Washington Heights Taxpayers' Association, Astoria Taxpayers and Business Men's Association, Flushing Business Men's Association, Queensboro Chamber of Commerce, Brooklyn Board of Real Estate Brokers, Bronx Chamber of Commerce, North Side Board of Trade, Staten Island Civic League.

The following have not yet been committed to the resolution: Citizens' Union, Harlem Property Owners' Association, Washington Heights Taxpayers'



Association. The following will probably join in the conference: Broadway Association, Forty-second Street Association, West Side Taxpayers' Association.

The conference after discussion adopted the following broad resolution:

"Resolved, That we favor the consolidation of all departments and bureaus now having jurisdiction over the construction, alteration, structural changes in and maintenance of buildings in New York City."

The resolution with a list of the confirming organizations was presented on Monday last, at the hearing before the State Factory Investigating Commission, by Robert K. Simon, chairman of the joint committee, and further time was asked in which to submit a brief. This was granted by the commission, the date set being December 10.

In the meantime the Real Estate Board will seek co-operation of all taxpayer organizations who are willing to act with the joint committee.

#### A CO-OPERATIVE PROJECT.

##### For the Purchase and Operation of Sixth Avenue Stores.

Posner & Company, of 111 Broadway, members of the New York Stock Exchange, are promoting the formation of the "Sixth Avenue Improvement Company." At a meeting held at their office last Saturday afternoon the plan was unfolded and the firm were directed to submit the names of three persons to act as trustees for contributions to be made to further the plan, which is described by Posner & Company to this effect:

"We propose through the advertising and individual canvassing to secure in ninety days, two hundred thousand or more persons, who will buy for ten dollars a certificate of membership in the Association to be formed. The association is planned to lease one or more of the big stores on Sixth avenue, now closed, and open them to the public for general business.

"The two stores recently closed last year did business to the extent of \$7,300,000. Taking that amount for a basis, and adding the trade of 200,000 people who will be directly interested in the stores as members of the association, and each one of them only bought fifty dollars' worth of merchandise during the year, which is a low minimum to calculate upon, you have a business of \$17,000,000 for the first twelve months.

"As a matter of fact, you can easily figure or count each member as at least being three customers for the store, because almost every family will contain three people, then the volume of business will expand in proportion and could be conservatively estimated at \$30,000,000 without counting any business from the general public.

"It is an old system with new ideas. The average man of family spends for drygoods, furniture, groceries, meats, et cetera, at the very lowest estimate ten dollars a week, which is about \$500 a year, and as a member of the association he gets back the net profits made on his purchases for the year, which is 10 per cent. on \$500, or \$50 in cash. Therefore, in the first place, he buys at a lower price; second, gets a 10 per cent. dividend on his share, and third a 10 per cent. dividend on his gross purchases during the year. The plan is broader than any now in existence anywhere and is purely and simply mutual in all its phases and ramifications."

#### Hartsdale Station Now Stores.

The old railroad station at Hartsdale, which was taken over by the Scarsdale Estates, in order to beautify the architecture, is now being converted into an attractive structure to contain village stores. The building has been moved a short distance to the west of the artistic new station, and is being remodelled in such a way as to make three retail stores. The exterior of the building will be treated to harmonize with the new Hartsdale railroad station, and the larger stores, and the apartment

building which adjoins it. These comprise all that there is of commercialism throughout the residential properties.

#### RETIRING GOVERNORS DINED.

##### The Real Estate Board's Vital Relation to Property Owners—A Large Affair.

Through the courtesy of the New York Athletic Club, the club's big dining-room was a scene of a dinner on Tuesday night, given by the members of the Real Estate Board to three retiring members of the board of governors, namely, Warren Cruikshank, E. A. Tredwell and W. J. Van Pelt, and to the re-elected president, Laurence M. D. McGuire. The dining-room was filled to capacity, some 250 persons being present.

President Page of the New York Athletic Club welcomed the guests and members of the Real Estate Board, and dwelt on the important place they filled in the activities of a city like New York.

John N. Golding acted as toastmaster and proved as such a great success. He enlivened the proceedings by a series of appropriate good natured sallies more or less at the expense of the speakers whom he introduced.

Mr. McGuire devoted most of the time allotted to him for speech-making to amusing the audience, but he took the opportunity to emphasize in no uncertain manner the position of the Real Estate Board; the importance of the place it holds in New York; its vital relation to property owners, and, above all, the need for loyal support of its members, and the necessity for impressing upon the property owners the need for united intelligent action on matters of wide public interest related to real estate. The fixed purpose of the board, he said, was to increase its efficiency to the highest power and to leave no question of its importance in this field.

Mr. Tredwell regretted more or less the fact that city administrations had not taken sufficiently into their counsel the expert and practical knowledge that necessarily resided in a body like the Real Estate Board composed of persons possessed of definite information on matters which come up in the administration of a great city. He felt, however, that the time was coming when the influence of the board would be fittingly recognized in this respect.

Other speakers were Mr. Van Pelt, Mr. Cruikshank, who suggested that Mr. McGuire's efficiency as president of the board warranted an amendment to the constitution to permit his election to another term; Congressman Jefferson M. Levy, Wm. H. Chesebrough, Joseph P. Day.

Mr. Chesebrough emphasized the remarkable progress that the Real Estate Board had made in the past year or two and expressed it as his opinion that its work warranted recognition as the efficient organ of property owners and taxpayers.

Congressman Levy pointed out the importance of the election of vigilant and well-informed persons as representatives in various branches of the State and Federal Legislatures.

The success of the dinner was particularly gratifying to those in whose honor it was given because of the fact that it was got together on what Elisha Sniffin, secretary of the board, would term a hurry call. What was intended to be a sort of small family gathering developed very rapidly, through Mr. Sniffin's efforts, into a very large affair.

The keynote of the dinner was the recent progress made by the board and the necessity for centralizing in the board itself, the work in behalf of taxpayers.

#### Go, and Get Acquainted.

The New York City members of the Real Estate Association of the State of New York showed their calibre when they put through with flying colors New York City's First Real Estate Convention. There has been no falling off in the pace set by that convention.

They are going to have a "get-together smoker" at the Hotel Astor on the

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evening of Tuesday, December 1. President Morgenthau says: "We want our local members and their friends to become better acquainted with each other, and we want to get their individual ideas of how we can extend our usefulness to them and to every real estate man in the State. This means business."

**PRIVATE REALTY SALES.**

That the financial depression is fast coming to an end and that a general revival of business is at hand, was the substance of assertions made this week by leading financiers at the luncheon held under the auspices of the Merchants' Association, on the occasion of the inauguration of the Federal Reserve Bank System. The confidence of the banking interests, coupled with the announcement that trading in bonds would be permitted today under certain limitations, on the Stock Exchange, reflects the tendency toward the gradual readjustment of conditions as they were before the outbreak of the war. Real estate men have cause for optimism with this state of affairs because of intimate connection between the local financial situation and that important branch of their own profession, mortgage loans. The clearing up of the money question may mean a loosening of the purse strings of lenders and the long expected real estate revival which has been temporarily halted.

This week's business cannot be taken as a criterion because the mid-week holiday effects were apparent in a falling off in practically all branches of the market.

The total number of sales reported and not recorded in Manhattan this week was 8 as against 10 last week and 24 a year ago.

The number of sales south of 59th street was 3 as compared with 3 last week and 15 a year ago.

The sales north of 59th street aggregated 5 as compared with 7 last week and 9 a year ago.

The total number of conveyances in Manhattan was 100 as against 115 last week, 12 having stated considerations totaling \$1,173,670. Mortgages recorded this week number 49, involving \$753,292, as against 61 last week, totaling \$1,039,408.

From the Bronx .. sales at private contract were recorded, 7 as against 17 last week and 15 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$585,917 compared with \$1,704,100 last week, making a total since Jan. 1 of \$38,013,157. The figures for the corresponding week last year were \$985,466 and the total from Jan. 1, 1913, to Nov. 29, 1913, was \$46,575,886.

**Madison Square Deal.**

Henry C. Hallenbeck of the Wynkoop-Hallenbeck-Crawford Company, bought, from the St. John's Park Realty Company, James H. Cruikshank and William D. Kilpatrick, 208 Fifth avenue, a seven-story structure, through to 1128 Broadway, fronting 28.2 feet on Fifth avenue, and 30.2 feet on Broadway. The sellers also own 206 Fifth avenue, which is not included in this deal. In part payment the buyer gave 203 West 120th street, a five-story flat on lot 25x100.11; the dwellings each on plot 300x300, at 127 Fullerton avenue and 111 Gates avenue, Montclair, N. J.; a five-acre tract in Grove street, Upper Montclair, N. J.; the apartment house on plot 75x100 at the northwest corner of Fourth avenue and 19th street, East Orange, N. J., and the two four-story apartment houses at 1291 to 1293 Dean street, Brooklyn, each on a plot 37.5x100. The entire transaction involves about \$1,000,000. The brokers were F. M. Crawley & Brothers and F. J. Reilly.

**Builder Enlarges Plot.**

Duross Company has sold 159 West 13th street, a three-story dwelling, on lot 20 x 103.3, to Joseph L. Buttenweiser, the owner of the adjoining

house, 161 West 13th street. The purchaser now owns a plot 40 x 103.3, 100 feet east of the corner of Seventh avenue, on which he contemplates erecting either a twelve-story mercantile building or an elevator apartment house.

**Columbus Circle Hotel Sold.**

Brown-Weiss Realities sold, through Vasa K. Bracher, the five-story hotel, known as the "New York," at 22 West 60th street, on plot 37.6 x 100.5. Julius H. Zieser acted as attorney. The broker reports that it was an all cash transaction, with no element of trade.

**Manhattan—South of 59th St.**

47TH ST.—William Wuest bought from Mary and Ellen Malloy the two 5-sty flats, on plot 38x100.5, at 220-222 East 47th st.

**Manhattan—North of 59th St.**

89TH ST.—Daniel L. Korn purchased 118 and 120 West 89th st, two 5-sty apartment houses, 50x100.8, from Rachel Rosenbaum, who took in part payment the Argyle apartments, at 142 West 131st st, a 7-sty structure, together with a dwelling on Hoe av, Bronx, reported sold last week.

109TH ST.—H. V. Mead & Co. sold for Rev. Findlay M. Foster, 106 West 109th st, a 5-sty flat on lot 25x100.

AMSTERDAM AV.—Morris H. Pettigor sold the 6-sty elevator apartment house, 2131 and 2133 Amsterdam av, on plot 52.4x100, at the southeast corner of 106th st.

**Bronx.**

LORING PL.—E. Dusenbery sold to M. Merle the 3-sty dwelling, 2259 Loring pl on lot 21.3x 100.

SIMPSON ST.—L. Davis sold 1076 Simpson st, a 5-sty flat on plot 40x100, to D. Sylvan Crakow, who gave in part payment a plot 200x108, in Elton st, 200 ft. from Fairfield av, Brooklyn.

EAST 194TH ST.—August Vollmer has sold for John M. Ruhl, 365 East 194th st, a 2-sty house, with stables in rear, on plot 37.5x92.5.

BAILEY AV.—Cahn & Pittman and James Brownshield sold for the Marcus Nathan estate 2876, 2888 and 2892 Bailey av, three 3-sty houses, each on lot 25x100.

DAVIDSON AV.—Herman Arns Co. sold for Henry Cleland, Inc., the northwest corner of Davidson av and North st, a 5-sty apartment house, on lot 37.6x100. The building was completed by the seller about Oct. 1, and is now practically entirely rented. The buyer is M. McNamara, who gave in part payment 258-260 West 115th st, reported sold last week.

SOUTHERN BOULEVARD.—The Schoen Westchester Realty Co. has sold to Louis Karika 878 Southern Boulevard, a 4-sty apartment house, on plot 33x100.

UNION AV.—Poundridge Realty Co. bought through S. & J. H. Albert the three 5-sty tenements, 970, 974 and 978 Union av, on plot 120x 173, held at \$150,000.

**Brooklyn.**

McDONOUGH ST, ETC.—Everett Kuhn has sold 178 McDonough st, a 3-sty dwelling, for the estate of Margaret Loeff; 376 McDonough st, a 3-sty dwelling for E. Black; 535 Halsey st, a 2-sty dwelling, for E. C. Huelle; and 230 1/2 Macon st, a 2 1/2-sty dwelling, for C. H. & C. Schindler.

MADISON ST.—The G. X. Mathews Co. has sold 1878 Madison st, a flat, on plot 27.6x100, to Mrs. Louise Gommert for about \$11,500.

63D ST.—B. J. Sforza sold for C. M. Fulton, a lot 20x106, in the south side of 63d st, 220 ft. west of 14th av, to Domenico Cosenza, and adjoining lot 20x106, 240 ft. west of 14th av, to Joseph Palermo.

PUTNAM AV, etc.—James M. Hawley sold 1374 Putnam av for Gertrude Alberg to Herman Holzapfel, 327 Knickerbocker av, for Isaac Bernheim to Louis Hussakof for about \$20,000; and 714 Decatur st for Laura V. Carlisle to Christina Straub.

**Queens.**

EDGEEMERE.—The Lewis H. May Co. has resold for Morris Asinof two lots on the east side of Beach av. A 2 1/2-sty bungalow will be erected.

FOREST HILLS.—The City of New York bought from the Cord Meyer Development Co. a plot of 24 lots, fronting 300 ft. in Livingston st, 200 ft. on Colonial av and 300 ft. in Meteor st, for \$20,400 as a site for a school.

**Nearby Cities.**

JERSEY CITY, N. J.—Brunton Realty Co. sold for Minnie Stebner to David Newman 184 Seaview av, a flat, 50x100. The buyer gave in part payment four 2-family houses at 47 Warner av, 301 and 303 Chapel av and 20 Sheffield st.

NEWARK, N. J.—Louis Schlesinger, Inc., sold for David C. Carr to Sabatino Calello, 13 Nichols pl, a 3-sty dwelling, 30x90; and for George E. Russell to the Ampere Building Co. the vacant plot at the northeast corner of Mt. Prospect av and Coeyman st, which will be improved with an apartment house.

NEWARK, N. J.—Feist & Feist sold the former home of Joseph Feder, at 677 High st, to Dr. Louis Reich; also to Max Schiffenhaus, the residence 35 Hillside av; and to Morris Meltz a dwelling on Chester av, 100 ft. west of Washington av.

SECAUCUS, N. J.—The Fulton Land Co., which has been buying large tracts in the Secaucus meadows west of the Northern Railroad and north of the Paterson Plank rd, purchased from Samuel H. Greenleaf ten acres, from MI-



chael F. Jobst five acres, from the estate of Charles H. Aschoff nine acres and from Katharine Ewing three acres.

**Rural and Suburban.**

GREENACRES, N. Y.—Model Homes Co., Gerard Fountain, president, has purchased two plots on the west side of Walworth av from the Scarsdale Estates, on which two "model houses" will be erected.

RIDGEFIELD, CONN.—Frederic E. Lewis bought from Benjamin F. Watkins, "Silver Spring Ridge," a 252-acre estate, one of the most beautiful tracts in the section. It has been held at \$400 an acre. Mr. Lewis is one of the heirs of the estate which recently sold the northeast corner of 5th av and 37th st.

**LEASES.**

**Investor Increases Leaseholds.**

Nelson, Lee & Green and Douglas Robinson, Charles S. Brown Co. leased for Lady Coventry, of England, to Samuel K. Jacobs, for twenty-one years, the six-story building, 141 Fulton street, on lot 25 x 90. The premises are to be immediately remodelled with an entire new front, etc., at an estimated cost of \$15,000. In April of this year Nelson, Lee & Green leased to the same tenant, for a period of nineteen years, the eleven-story building at 3-5-7 West 35th street. Down town Mr. Jacobs also controls the leasehold southeast corner of Fulton and Church streets on a twenty-one-year term.

**New Sixth Avenue Restaurant.**

Horn & Hardart Company leased from the William L. Berls Estate the property at 604-606 Sixth avenue, between 35th and 36th streets, on plot 29x 100. The tenements will be demolished and a new building erected next May by the lessee for the establishment of another "Automat" restaurant. The owners were represented by Adolph and Henry Bloch, attorneys, associated with Fred V. Mayforth. Thomas L. Reynolds was the broker.

**Toy Firm Moves to 32d Street.**

Steinfeld Brothers, toys and house-furnishings, of 584 Broadway, have leased through Loton H. Slawson & Co., and L. Tanenbaum-Strauss & Co., the store, basement and first floor in the Cuyler Building, 116-120 West 32d street, through to 119-123 West 31st street.

**Manhattan.**

THE BRETT & GOODE CO. rented in 103 5th av the 1st loft to Sigmund Eisner and the 3d loft to the Magee Carpet Co.

THE FIRM OF LEONARD J. CARPENTER leased to Francis N. Carpenter an apartment in 102 West 93d st.

CARSTEIN & LINNEKIN, INC., leased the 1st loft in 465 Broome st to Philip Florin, of 465 Broome st; the 8th loft in 19 Madison av to Max G. Cohn & Co., of 693 Broadway; the 10th loft in 221 4th av to James Talcott, of 225 5th av; space in 112 East 19th st for Bastine & Co to J. L. Scheisser & Co, and offices in 3-0 5th av to Jacob J. Goldstein, Edward J. Bowen, of 320 5th av, and Simpson & Frey.

A. P. COBURN leased the 2d floor in 11 West 81st st to Edward M. Timmins, of Produce Exchange.

CORN & CO. leased for Klein & Jackson 15,000 sq. ft. in 36 to 44 West 24th st to Gutman Bros.; for Pease & Elliman, as agents, 5,000 sq. ft. in 31 and 33 East 32d st to Nathan Ginsberg, of 151 West 26th st, and for Marston & Co., as agents, 5,000 sq. ft. in 39 and 41 West 29th st to Gwartzman & Freyer, of 28 West 15th st.

CROSS & BROWN CO. leased the 2d floor in 245 West 55th st to Loyal Order of Moose of the World, offices in the U. S. Rubber Co. Bldg., at Broadway and 58th st, to Sydney Dalton, of 1600 Broadway, and in conjunction with Loton H. Slawson Co. offices in 18 East 41st st to National Pathological Laboratory.

CROSS & BROWN CO. leased for Chas. A. Gould, the store and basement in 830 Broadway to Maurice Cohen; offices in 14 East 33d st to R. B. Reed and R. R. Billington, of 115 Broadway, and additional space in the Bonwit-Teller Building, 38th st and 5th av, to Underwood & Underwood, of 417 5th av; for William A. White & Son, as agents, to Gaetano De Milita, an apartment in the "Newport," at Broadway and 52d st.

DUROSS CO. leased the 3-sty house at 111 Bedford st to Mrs. Antoinette Garbarini and for George Gunshor the basement store in 241 West 20th st to John Earley's Sons and the store in 238 West 14th st to Edward A. Meckel.

DOUGLAS L. ELLIMAN & CO. leased from the plans for the Horatio Realty Co., Samuel A. Herzog, president, a large apartment in the new building in course of construction at 399 Park av, to George Richards, and apartments in 405 Park av for John I. Waterbury to Walden Pell; and in 118 East 54th st for Mrs. Brookes Brown to Mrs. Jesse Hoyt.

DOUGLAS L. ELLIMAN & CO. and WILLIAM B. MAY & CO. leased 55 East 77th st, a 5-sty dwelling, for J. Magee Ellsworth to Thomas Crimmins.

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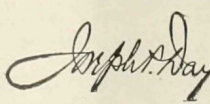
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(Signed) A. E. STETSON,  
Care N. G. Taylor, Treasurer,  
No. 131 Wyoming Avenue,  
Scranton, Pa.

LOST: Excelsior Powder Manufacturing Company Trustee Certificate No. 23, for forty shares, in the name of Frank P. Gorman. Notice is hereby given to show cause why duplicate should not be issued.

(Signed) FRANK P. GORMAN,  
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DOUGLAS L. ELLIMAN & CO. leased for Mrs. M. Havemeyer Butt, 8 West 52d st, a 4-sty dwelling, to M. J. Buckley.

DOUGLAS L. ELLIMAN & CO. leased an apartment of 10 rooms and 4 baths for the 400 Park Av. Co., S. Fullerton Weaver, president, at the northwest corner of Park av and 54th st to Clarence Price; apartments in 901 Lexington av to Mrs. S. C. Jennings; in 27 East 62d st for Miss Evelyn Rives Smith to Mrs. Daniel H. Morgan; in 123 East 54th st to Miss M. L. Morey; and in 144 East 56th st for Mrs. Elliott Schenck to Mrs. R. W. Hawkesworth.

EWING, BACON & HENRY leased space in 250 West 54th st to the H. M. Shock Absorber Co., the Consolidated Liquid Gas Co., and to H. W. Allers, Jr., and in 101 Park av to Rheinstein & Haas, Inc., of 101 Park av.

GOODWIN & GOODWIN leased the double store in 336 Lenox av for Thomas O'Reilly to Herman Singer.

M. & L. HESS, INC., leased the 6th loft in 29 Murray st, through to 33 Warren st, to the Bishop Calculating Recorder Co. of 233 Broadway; the 5th loft in 17 and 19 West 3d st to Elias Silberman; the 4th loft in 141 to 145 West 17th st to Snell & Suvoroff; the 2d loft in 119 East 18th st to Samuel Wolpert; the front part of the 6th loft in 142 to 146 West 24th st to Wiener Bros.

M. & L. HESS, INC., leased the front half of the 2d loft in 142 to 146 West 24th st to the Well Made Cloak Co., of 43 West 21st st, and the rear half of the same loft to M. Schwartz; the rear half of the 5th floor in 53 West 24th st to Kressel & Firstenberg, of 52 East 8th st; the 4th loft in 542 Broadway to L. Meyer & Bro., and offices in 1210 Broadway to Julius Ballin.

WEBSTER B. MABIE leased the 6th floor in 290 5th av to Mabie & Co., Inc., tailors, of 251 5th av; the 8th loft in 137 5th av to the Hut Neckwear Co., of 5 East 16th st, for Gaines & Drennan, and for F. & G. Pfomm the top loft in 9 West 31st st to Bablove & Ives, manufacturers of skirts, of 34 West 17th st.

SAMUEL H. MARTIN leased for Eliza J. Arkenburgh the 4-sty dwelling at 127 West 67th st to Margaret Bradley.

WILLIAM B. MAY & CO. leased 47 East 53d st, furnished, for Mrs. John Larkin to Augustus Van Cortlandt; 52 West 32d st, furnished, for Mrs. Walter Watson to Dr. William E. Wheeler and 44 East 35th st for Dr. V. P. Gibney to Theodore L. Van Norden; and apartments in 39 West 55th st for Mrs. Mary H. Soley to John H. Stoddard; in 801 Madison av for James Anderson Hawes to Robert Lee Keeling; in 57 West 58th st for Benjamin Johnson to Henry Rau; in 56 to 62 West 58th st to Mrs. William H. Boardman, Dr. Albert M. Beckary; Cyril F. Taylor, Beverly Ward and John C. McKeon; in 49 West 57th st to Fritz Von Briesen; in 58 West 57th st to Miss Beatrice Langton and to Harrison B. Hodges; in 252 West 57th st to Mrs. Mary A. Hays, Mrs. Elizabeth Cunningham and to E. N. Engelbarts; in 749 5th av to Edwin Bachman; and a loft in 25 West 57th st to "Lucille, Ltd."

M. T. MEEHAN and T. P. C. O'BRIEN leased a loft in 794 to 798 10th av to Lewis C. Van Riper of the Vanoscope Co.

M. MORGENTHAU, JR., CO. leased for Christian Luckey, the top loft in 306 Broadway, to the Barton Manufacturing Co., rubber stamps, now at 365 Broadway. This completes the leasing of this property by the M. Morgenthau, Jr., Co., as rental agents.

CHARLES F. NOYES CO. leased offices on the 12th floor of 261 Broadway to H. Ascher, H. S. Goldstein and D. Ostro; space on the 5th floor to the Salem Manufacturing Co.; an office on the 12th floor to Simon Russek; additional space in 81-3 Fulton st to Alphonse Weil & Bro.; an office in 130 and 132 Pearl st to the N. Y. & West Indies Trading Corp'n; and space to John H. Burgin; for F. & G. Pfomm the store in 86 Nassau st to Herbert B. Covert; also a portion of the store in 50 Maiden lane to Samuel Pinover; portion of the 18th floor in 15 to 19 East 26th st to H. Cantor & Co.; floor in 61 Ann st to Chas. A. Salisbury & Co.; space in 4 and 6 Cedar st to Frank L. Howe; and a loft in 124 Maiden lane to George Whigelt.

PEASE & ELLIMAN rented, furnished, for Robert Olyphant, his 5-sty dwelling at 16 East 52d st, to Benjamin L. Armstrong; furnished, for Vitali to Mrs. Mary Heaton O'Brien the 3-sty dwelling at 88 Grove st; furnished, for Mrs. Lindsley Tappin the 4-sty house at 165 East 71st st to Charles Astor Bristed, and apartments in 471 Park av for Mrs. Genevieve Peets to Mrs. Cord Meyer; in 829 Park av to George B. Sanford, and in 11 East 68th st to F. deR. Wissmann.

PEASE & ELLIMAN, as agents, leased the 3-sty dwelling at 622 West 147th st to Mrs. Mary L. Balfour; for the McMorrow Engineering & Construction Co., a large apartment in 35 West 81st st to Thomas C. Purdy; for Alexander Smith Cochran in 24 West 59th st to R. J. Fellner; and for 21 years to Samuel Geneen for the Postal Life Insurance Co., the basement in the southwest corner of Nassau and Liberty sts for a lunchroom.

PEASE & ELLIMAN leased, furnished for Stephen Baker, as trustee, the 4-sty dwelling at 40 East 70th st, to Arthur Mitchell and office space in 14 East 44th st for L. Pierre Valigny to Herbert Strong.

PEASE & ELLIMAN rented an apartment of 12 rooms and 4 bathrooms, occupying an entire floor at 636 5th av, to Eben Richards, and the following dwellings: for Frederick M. Hoyt 112 East 73d st to Mrs. George S. Choate, and for Mrs. Francis Winthrop, of London, 40 East 69th st to Charles G. Meyer.

L. J. PHILLIPS & CO. leased the building at 623 West 181st st to the Washington Heights Republican Club; the building at 625 West 181st st for C. C. Marshall to H. Rotnagil and the store in 3876 Broadway to J. & J. G. Wallach; to a Mr. Jungbway the dwelling at 871 St. Nicholas av; 873 St. Nicholas av to H. C. Eequembar; 402 West 154th st to Allen McNaughten, for Henry W. Gledhill, trustee, and for W. W. Buckley the dwelling at 420 West 144th st.

GEO. R. READ & CO. leased 3,000 sq. ft. in the Whitehall Building for Kunhardt & Co. to the South American Investment Co. and South American Trading Co., of 149 Broadway; 1,200 sq. ft. in the same building for George P. Smith to Henry R. Kunhardt; offices in the National Bank of Commerce Building to Charles L. Parmelee, of 149 Broadway, and Charles Fosberg; in 120 Liberty st to Bergoff & Bergoff and Andrew V. Chacon, and 3,000 sq. ft. on the 6th floor in 20 Exchange pl for the Farmers' Loan & Trust Co. to the New York Branch of the Standard Marine Insurance Company, Ltd., of Liverpool, England.

RICE AND HILL leased for Walter J. Salomon the store in 103 West 42d st to Harry Cohen and Tina Hirsch at an aggregate rental of about \$25,000.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Albert Rathbone the 4-sty dwelling at 130 East 65th st to William H. Hamilton.

SCHIFFER & COE leased for Frederick Fox & Co., 10,000 sq. ft. in 45 West 25th st to M. W. Levine & Co., manufacturers of cloaks and suits, of 113 West 17th st.

EVERETT M. SEIXAS CO. leased furnished apartments in 471 Park av to E. N. Swartwout; at the Wyoming, 55th st and Broadway, to T. Martin; at 1 Lexington av, a duplex suite, to A. W. Sage; in 239 Central Park South to M. Parrish; at Harpley Hall, 64th st and Central Park West, to E. L. Adams, and at the Belnord, 86th st and Broadway, to M. Reizenbak.

WILLIAM A. WHITE & SONS rented space in 105 Water st for Celestino Fernandez & Sons to Judson S. Campbell; for Parke, Davis & Co., the building at 294 and 295 South st, with the exception of the top loft, to the Acme Burlap Bag Co. of 335 Cherry st; in conjunction with Wm. H. Whiting & Co., space in 102 Beekman st to Ritterband-Reed & Co., Inc., of 102 Beekman st; apartments in 77 Irving place to Mrs. Emily R. Burlingham; in 140 East 34th st to Albert Arnheim; in 43 West 52d st to Joseph F. Grever, and in 939 Madison av to Mrs. S. W. S. Zollner.

WORTHINGTON WHITEHOUSE leased for Joshua F. Tobin the 3-sty dwelling at 19 West 11th st to Miss Marion E. Fenton.

## Brooklyn.

BURRILL BROTHERS leased the 3-sty dwelling at 753 Carroll st for Robert Collier to Mrs. A. Taylor.

EVERETT KUHN leased houses at 450 Franklin av for Mary A. Robinson; 168-170 Decatur st for R. Koster; 6 Bainbridge st for V. Lambert; 400 McDonough st for H. Frazee; and 306 Halsey st for E. Henriquez.

THE McINERNEY KLINCK REALTY CO. leased the store at 1003 Flatbush av to Annie Nathans for ladies' waists and skirts.

LOUIS SCHLESINGER, INC., leased for Benjamin & Johnes the 4th floor in the building in Warren st, just west of Washington st, Newark, N. J., to Hays, Levi & Co., of New York, men's clothing.

## Suburban.

DOUGLAS L. ELLIMAN & CO. and GAGE E. TARBELL leased property at Garden City, L. I., to Edmund Quincy.

JULIA BEVERLY HIGGINS leased for Miss Augusta Wood her place, Brambleworth, at Mount Kisco, to William H. Fearing of New York and for Winthrop Cowdin his place, the Mellows, to W. Hunt Hall of New York for next summer.

KENNETH IVES & CO. leased for Ferdinand Witt his residence at Dobbs Ferry to F. T. Armstrong.

PEASE & ELLIMAN leased to Albert Blum the dwelling of Richard Wainwright at Rye, N. Y.

JOHN S. SCOTT rented for Frank Cotter Co. its new house at the southeast corner of George Boulevard and Browsers Point Branch, Woodmere, L. I., to Edward S. Twining, Jr.

## REAL ESTATE NOTES.

CROSS & BROWN CO. has been appointed agent for 14-18 West 24th st.

WILLIAM B. MAY & CO. have been appointed agents of 11 West 47th st, 9 West 76th st and 31 East 77th st.

HUBERTH & HUBERTH have been appointed agents for 1836 Arthur av, 2010 Quarry rd, 4555-4559 3d av and 110-112 West 129th st.

E. S. WILLARD & CO. have been appointed agents for the 12-sty loft building at the southeast corner of 7th av and 14th st.

GEORGE F. LADUE has returned to his office at 55 Liberty st, where he will resume the transaction of a general real estate and mortgage business.

N. BRIGHAM HALL and WILLIAM T. BLOODGOOD, INC., have been appointed agents for 54 West 22d st and 53-55 West 21st st by Higgins & Seiter.

JULIUS FLEISCHMANN, former mayor of Cincinnati, acquired title to the apartment houses at the northwest corner of Madison av and 89th st, 100.8x164.5, from the Century Holding Co, Lee & Fleischmann, which took title to the property last December.

TITLE GUARANTEE & TRUST CO. loaned \$120,000 on first mortgage to F. N. Cowperthwait and others. This mortgage covers stores and flats at northeast corner of Park Row and Roosevelt street, and is for three years at 6 per cent.

CITY INVESTING CO. is the buyer of the block front on the east side of Broadway, from 88th to 89th sts, reported sold last week by Francis M. Jencks. In part payment the buyer gave the Hotel Earlington, 49 West 27th st, Frank E. Smith was the broker.

CONTRACTS have been closed by Leslie R. Palmer, president of the 14th St and 7th Av Co, for the sale of the new 12-sty loft build-



ing on the southeast corner of 7th av and 14th st to the Adams Land and Building Co. Negotiations for its sale were reported pending in last week's Record and Guide.

CENTRAL MERCANTILE ASSOCIATION is preparing a realty survey of Greenwich and Chelsea Village sections, which will shortly be published in booklet form. It will contain a map of the old wholesale district bounded by Canal st, 23d st, Broadway and Hudson st, and will describe the neighborhood from the point of view of the price of land, the title of buildings already standing, and the space available for future ones, the facilities for manufacturers, accessibility of labor supply, and paving conditions for transportation.

NET EARNINGS of the Realty Associates for the fiscal year were \$343,147, about the same as for the three preceding years. Semi-annual dividends of three per cent. are paid. During the year the company acquired real estate costing \$753,719, the largest investment being in land on Eastern Parkway Heights, now graded and available for improvement, and made convenient and attractive because of the Eastern Parkway subway now under construction. A group of twenty-five dwellings commenced the previous year have been completed and eleven others have been built, at a total cost of about \$187,000. The total sales amounted to \$1,143,800. The property of the company is 94 per cent. rented.

BRYAN L. KENNELLY sold at auction on Tuesday, the 2-family house, 65 Hammel av, 24.3x62.4, at Hammels, L. I., to A. S. Merkel for \$3,250. At Belle Harbor five lots at the southwest corner of Beach Channel dr and Beach 139th st were knocked down to Walter D. Marony for \$2,555; three lots at the northwest corner of Bayside dr and Beach 137th st went to R. L. Cleland for \$1,650, and two adjoining on the drive to David Frey for \$930; two lots in the west side of Beach 141st st, 60 ft. south of Bayside dr, were sold to William McDonald for \$870, and two adjoining to J. Kleinert for \$900; three lots in the east side of Beach 138th st, 140 ft. south of Newport av, were sold to Hatch Gozan for \$1,320; a total of \$11,435 was realized.

**REAL ESTATE STATISTICS**

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

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

**MANHATTAN. Conveyances.**

	1914 Nov. 20 to 25	1913 Nov. 21 to 26
Total No.....	100	100
Assessed value.....	\$8,082,000	\$6,328,600
No. with consideration..	12	11
Consideration.....	\$1,173,670	\$348,223
Assessed value.....	\$1,539,000	\$360,500
Jan. 1 to Nov. 25 Jan. 1 to Nov. 26		
Total No.....	6,393	7,011
Assessed value.....	\$423,117,557	\$441,453,361
No. with consideration..	694	944
Consideration.....	\$29,001,015	\$38,300,399
Assessed value.....	\$31,019,721	\$41,514,862

**Mortgages.**

	1914 Nov. 20 to 25	1913 Nov. 21 to 26
Total No.....	49	69
Amount.....	\$753,292	\$980,211
To Banks & Ins. Cos....	10	17
Amount.....	\$343,000	\$303,500
No. at 6%.....	20	24
Amount.....	\$79,171	\$155,486
No. at 5½%.....	3	4
Amount.....	\$22,000	\$37,000
No. at 5%.....	9	20
Amount.....	\$238,300	\$420,400
No. at 4½%.....	1	2
Amount.....	\$50,000	\$70,000
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	15	18
Amount.....	\$362,671	\$292,325
Jan. 1 to Nov. 25 Jan. 1 to Nov. 26		
Total No.....	3,651	4,440
Amount.....	\$108,033,257	\$154,527,726
To Banks & Ins. Cos....	799	1,107
Amount.....	\$48,555,324	\$90,254,099

**Mortgage Extensions.**

	1914 Nov. 20 to 25	1913 Nov. 21 to 26
Total No.....	26	32
Amount.....	\$974,500	\$2,353,250
To Banks & Ins. Cos....	8	8
Amount.....	\$407,000	\$1,763,000
Jan. 1 to Nov. 25 Jan. 1 to Nov. 26		
Total No.....	1,786	1,727
Amount.....	\$98,812,230	\$77,312,918
To Banks & Ins. Cos....	642	569
Amount.....	\$62,212,810	\$47,655,550

**Building Permits.**

	1914 Nov. 21 to 27	1913 Nov. 22 to 28
New buildings.....	5	3
Cost.....	\$1,190,000	\$318,000
Alterations.....	\$35,938	\$277,890
Jan. 1 to Nov. 27 Jan. 1 to Nov. 28		
New buildings.....	381	524
Cost.....	\$43,786,065	\$54,469,715
Alterations.....	\$10,021,227	\$10,981,568

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### BRONX.

#### Conveyances.

	1914	1913
	Nov. 20 to 25	Nov. 21 to 26
Total No.	93	137
No. with consideration	20	15
Consideration	\$160,145	\$91,094
Jan. 1 to Nov. 25 Jan. 1 to Nov. 26		
Total No.	5,599	6,819
No. with consideration	500	678
Consideration	\$5,865,712	\$5,919,744

#### Mortgages.

	1914	1913
	Nov. 20 to 25	Nov. 21 to 26
Total No.	54	89
Amount	\$420,136	\$862,640
To Banks & Ins. Cos.	3	6
Amount	\$8,700	\$255,400
No. at 6%	32	28
Amount	\$81,136	\$184,350
No. at 5 1/2%	5	9
Amount	\$45,029	\$115,000
No. at 5%	5	29
Amount	\$35,000	\$342,267
Unusual rates	.....	4
Amount	.....	\$7,273
Interest not given	12	19
Amount	\$58,971	\$213,750

	1914	1913
	Nov. 20 to 25	Nov. 21 to 26
Total No.	3,408	5,052
Amount	\$29,115,215	\$36,242,433
To Banks & Ins. Cos.	316	338
Amount	\$5,872,951	\$6,078,641

#### Mortgage Extensions.

	1914	1913
	Nov. 20 to 25	Nov. 21 to 26
Total No.	26	9
Amount	\$974,500	\$163,500
To Banks & Ins. Co.	8	1
Amount	\$407,000	\$60,000

	1914	1913
	Nov. 20 to 25	Nov. 21 to 26
Total No.	629	556
Amount	\$12,384,750	\$12,101,060
To Banks & Ins. Cos.	121	109
Amount	\$3,460,650	\$3,105,150

#### Building Permits.

	1914	1913
	Nov. 20 to 25	Nov. 21 to 26
New buildings	9	5
Cost	\$169,400	\$18,900
Alterations	\$3,975	\$14,550

	1914	1913
	Nov. 20 to 25	Nov. 21 to 26
New buildings	677	769
Cost	\$15,999,282	\$18,983,341
Alterations	\$986,325	\$1,188,618

### BROOKLYN.

#### Conveyances.

	1914	1913
	Nov. 19 to 24	Nov. 20 to 25
Total No.	330	359
No. with consideration	26	55
Consideration	\$146,476	\$281,304
Jan. 1 to Nov. 24 Jan. 1 to Nov. 25		
Total No.	20,871	21,475
No. with consideration	2,117	2,040
Consideration	\$12,658,656	\$12,017,735

#### Mortgages.

	1914	1913
	Nov. 19 to 24	Nov. 20 to 25
Total No.	233	274
Amount	\$879,454	\$1,146,758
To Banks & Ins. Cos.	28	59
Amount	\$287,100	\$428,250
No. at 6%	156	132
Amount	\$536,760	\$515,388
No. at 5 1/2%	41	75
Amount	\$186,950	\$315,900
No. at 5%	22	53
Amount	\$123,444	\$287,820
Unusual rates	1	3
Amount	\$600	\$4,000
Interest not given	13	11
Amount	\$31,700	\$23,650

	1914	1913
	Nov. 19 to 24	Nov. 21 to 26
Total No.	14,970	15,479
Amount	\$62,192,330	\$61,179,475
To Banks & Ins. Cos.	2,777	3,303
Amount	\$22,158,239	\$22,212,006

#### Building Permits.

	1914	1913
	Nov. 19 to 24	Nov. 21 to 26
New buildings	39	58
Cost	\$82,100	\$312,520
Alterations	\$13,470	\$46,075

	1914	1913
	Nov. 19 to 24	Nov. 21 to 26
New buildings	4,074	3,350
Cost	\$35,733,931	\$27,442,149
Alterations	\$2,616,001	\$3,305,519

### QUEENS.

#### Building Permits.

	1914	1913
	Nov. 19 to 24	Nov. 21 to 26
New buildings	57	91
Cost	\$289,250	\$372,200
Alterations	\$10,985	\$12,445
Jan. 1 to Nov. 24 Jan. 1 to Nov. 26		
New buildings	4,158	3,985
Cost	\$17,889,096	\$14,323,868
Alterations	\$1,111,306	\$1,212,159

### RICHMOND.

#### Building Permits.

	1914	1913
	Nov. 19 to 24	Nov. 20 to 26
New buildings	12	21
Cost	\$18,275	\$44,625
Alterations	\$4,870	\$2,435
Jan. 1 to Nov. 24 Jan. 1 to Nov. 26		
New Buildings	\$1,002	871
Cost	\$1,648,369	\$2,032,414
Alterations	\$242,961	\$283,143

### OBITUARY

ARTHUR N. BONYNGE.—Announcement is made of the death of Arthur N. Bonyng, an

insurance broker, residing at the Hotel Cecil. He was forty-nine years old and a brother of former Congressman Robert W. Bonyng of Colorado.

THOMAS P. FITZSIMONS, retired real estate broker and operator, died on Monday at the Hotel Ansonia, of a complication of diseases. He was fifty years old. Mr. Fitzsimons retired last year when he sold his old established real estate business at 751 6th av to Jacob J. Tabolt. Soon after, Mr. Fitzsimons, accompanied by his wife and daughter, went to Europe on a pleasure trip, which was interrupted by the war. After great difficulty they managed to reach New York City and the physicians attribute his death to the illness which resulted from his experiences abroad. He was one of the best known Catholic laymen in this city, having been for more than twenty-five years a member of the Board of Managers of the Catholic Protectory and for more than ten years a member of the Executive Committee of that institution. He also was for many years one of the Board of Managers of the Catholic Club, and was a member of the Friendly Sons of St. Patrick.

RAYMOND C. KAYSER, aged seventy-five, a real estate broker of Fordham, d... on Tuesday at his home at 673 East 216th st. He left a widow, four sons and three 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:

GEORGE A. ARCHER.—48 West 115th st, 3-sty dwg, 18x100.11, \$9,000.

HENRY W. McMANN.—104-108 John st, through to 7-11 Platt st, about 8,450 sq ft., \$210,000.

ARTHUR McCONNELL.—542-546 West 46th st, 5-sty ten, 75x100.5, \$60,000; 252 West 115th st, 5-sty flat, 25x100.11, \$24,000; 433 West 46th st, 5-sty ten, 26.3x100.5, \$21,000.

SARAH H. WITTHAUS.—10-14 East 12th st, 12-sty loft building, 61x103.6, \$310,000.

HERMAN F. L. ZIEGEL.—221 West 13th st, 3-sty dwg, 20.10x75, \$13,000.

### 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.

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

### The Auction Market.

Joseph P. Day will inaugurate another Special Sales Day on Tuesday, December 1, with a list of offerings, including a six-story apartment house, at Madison avenue and 91st street; a five-story loft building, in Barclay street, and the home of the late Mrs. Emily H. Moir, in West 53d street. Mr. Day will also offer a seven-story loft building, at 42 and 44 Bond street; the three-story office building, at 17 to 19 East 125th street; the nine-story apartment house, at 385 Central Park West, and a number of miscellaneous smaller properties. Bryan L. Kennelly will offer another of the Henry Corn properties, at 28 Waverly place, an eight-story mercantile structure which is being foreclosed by the Greenwich Savings Bank. D. Phoenix Ingraham will offer the seven-story loft building at 9 Jones street.

### Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Nov. 27, 1914, at the New York Real Estate Sales-room, 14 and 16 Vesey st.

JOSEPH P. DAY.

Grand st, 137-9 (\*), ss, 50 e Crosby, 35.11 x80, 7-sty bk loft & str bldg; due, \$64,547.39; T&c, \$1,503.40; N Y Trust Co. 60,000

12TH st, 623 E (\*), ns, 293 e Av B, 25x 103.3, 6-sty bk tnt & str; action 1; due, \$30,209.58; T&c, \$1,805.54; Louis G Hamersley. 25,000

12TH st, 625 E (\*), ns, 318 e Av B, 25x 103.3, 6-sty bk tnt & str; action 2; due, \$30,199.58; T&c, \$1,831.21; Louis G Hamersley. 25,000

87TH st, 207-9 W, ns, 162.6 w Ams av, 62.6x100.8, 2-5-sty bk tn; due, \$7,792.88; T&c, \$752.60; sub to 1st mtg \$65,000; withdrawn.

96TH st, 151 E, see Lex av, 1491-3.

99TH st, 70 W (\*), ss, 100 e Col av, 25x 100.11, 5-sty bk tnt & str; due, \$20,038.27; T&c, \$422.80; Annie C Cochran. 19,000

105TH st, 312 E (\*), ss, 425 w 1 av, 25x 100.11, 4-sty bk tnt; due, \$12,046.62; T&c, \$489.25; City Real Estate Co et al. 8,000

Claremont av, 140, es, 300 n 122d, 75x 115.3x75.3x121.2, 6-sty bk tnt; due, \$12,721.02; sub to a mort of \$115,000; Wm J Casey. 1 1,000

Lexington av, 1491-3 (\*), nec 96th (No 151), 100.11x26, 5-sty bk tnt & str; due, \$48,501.29; T&c, \$1,515.78; Sarah A Jefferson. 30,000



**HENRY BRADY.**

**129TH st, 110 W**, ss, 97 w Lenox av, 26.6 x99.11, 5-sty stn tnt; Action 1; due, \$21,463.80; T&c, \$231.40; Louis Haupt, party in int. 21,500  
**129TH st, 112 W**, ss, 123.6 w Lenox av, 26.6x99.11, 5-sty stn tnt; Action 2; due, \$21,463.80; T&c, \$231.40; Otto F Meeske, party in int. 21,500

**M. MORGENTHAU JR CO.**

**Lewis st, 91 (\*)**, ws, 98.2 s Stanton, 24.1 x100, 5-sty bk tnt & str; due, \$8,317.50; T&c, \$258.10; sub to 1st mtg \$20,000; Maer Pearl. 23,500

**BRYAN L. KENNELLY.**

**2D av, 1557**, es, 20 s 81st, 18.10x80, 4-sty bldg & str; exr sale; Mary E Werner. 13,000

**CHAS. A. BERRIAN.**

**121ST st, 101 E**, see Park av, 1741.  
**Park av, 1741 (\*)**, nec 121st (No 101), 20.11x75, 4-sty bk tnt & str; due, \$15,657.52; T&c, \$173.46; U S Trust Co of N Y trste. 16,150

**SAMUEL MARX.**

**Clinton st, 93**, ws, 175 s Rivington, 25x100, 5-sty bk tnt & str; due, \$19,953.56; T &c, \$5,078.33; Karl M Wallach Est. 29,850

Total ..... \$483,500  
 Corresponding week 1913..... 821,546  
 Jan. 1, 1914 to date..... 31,998,326  
 Corresponding period 1913.... 36,179,372

**Bronx.**

The following are the sales that have taken place during the week ending Nov. 27, 1914, at the Bronx Salesrooms, 3208-10 3d av.

**JOSEPH P. DAY.**

**Beck st, 822 (\*)**, es, 136.11 n Longwood av, 37.3x100, 4-sty bk tnt; due, \$4,806.27; T&c, \$478.94; sub to 1st mtg \$18,000; Isidore Kassel et al. 19,142

**College av, 1043 (\*)**, ws, abt 180 s 166th, 22x92.6, 3-sty bk dwg; due, \$9,378.31; T&c, \$297; Wm H Lefferts, exr. 9,500

**Washington av, 1718**, es, 135.1 s 174th, 41.3x109.9, 5-sty bk tnt; due, \$4,153.29; T &c, \$1,657; sub to 1st mtg \$27,000; Harris Drusin et al defts. 31,500

**HENRY BRADY.**

**139TH st, 594 E (\*)**, ss, 327.9 e St Ann's av, 37.6x100, 5-sty bk tnt; due, \$9,995.01; T&c, \$265.50; sub to mtg \$24,500; Wm Dannheim et al. 25,000

**Anthony av, 2184 (\*)**, es, 249.4 n 181st, 25x130, 2-sty fr dwg; due, \$5,570.24; T&c, \$1,089.12; David A Tower et al. 7,175

**College av, 1267 (\*)**, ws, 400 s 169th, 20 x85, 2-sty fr dwg; due, \$1,670.06; T&c, \$143; Mary A Kreuter. 5,100

**Ryer av, 2092 (\*)**, es, 125 n 180th, 18.9x 104.3x18.9x104.5, 3-sty bk dwg; due, \$7,250.33; T&c, \$413.44; Charlotte Trubenbach. 5,000

Total ..... \$102,417  
 Corresponding week 1913..... 163,900  
 Jan. 1, 1914 to date..... 6,014,831  
 Corresponding period 1913..... 6,189,572

**Brooklyn.**

The following are the sales that have taken place during the week ending Nov. 24, 1914, at the Brooklyn Salesrooms, 189 Montague Street:

**WILLIAM P. RAE.**

**OXFORD ST**, es, 472.6 s Hanson pl, 18.9x100; American Natl Bank. 200.00

**YORK ST**, ss, 25.7 e Jay, 25x75; Jas Collins. 2,500.00

**74TH ST (\*)**, ss, 163.7 e 6 av, 40x100; Nicholas J McCormack. 5,500.00

**HOWARD AV (\*)**, —, bet Dean & Bergen, Lot 4; Tax Lien Co N Y. 250.00

**NOSTRAND AV**, ws, 100 n Av H, 20x 90; withdrawn. —

**SUMNER AV**, ws, 23 n Madison, 19.8x 90; withdrawn. —

**VESTA AV**, es, 140 s Dumont av, 120 x100; Van Sned Holding Co. 3,909.00

**WILLIAM J. McPHILLIAMY & CO.**

**NEVINS ST (\*)**, es, bet Union & Sackett, Lot 6; Susan Cavanagh. 575.00

**WINTHROP ST**, ss, 219.8 e Flatbush av, 94x132.6; withdrawn. —

**58TH ST (\*)**, nes, 170 se 16 av, 40x 100.2; Theresa M Bang. 5,000.00

**70TH ST (\*)**, ss, 200 e 14 av, 30x100; Jas Pirnie. 3,700.00

**AV G**, sec Schenectady av, 200x197.6x 200 to E 48th x197.6; Guy Loomis. 5,400.00

**CHURCH AV**, ss, Lots 35 to 39, map of land of Trustees of Reformed Dutch Church; adj Dec 8. —

**GLENMORE AV**, nec Euclid av, 80x94x irreg; Louis Levin & Abraham Belanowsky. 2,725.00

**GLENMORE AV**, nwc Pine, 80x94; Louis Levin & Abraham Belanowsky. 2,250.00

**MYRTLE AV (\*)**, ns, 440 e Sumner av, 20x100; Chas R Price. 5,000.00

**MYRTLE AV (\*)**, ns, 64.8 w Prince, 16.2x100; Mary C Keenan et al. 8,900.00

**STONE AV (\*)**, ws, 125 s Dumont av, 25x100; Sophie V Minasian. 300.00

**NATHANIEL SHUTER.**

**CLAY ST (\*)**, ss, 100 w Oakland, 25x 100; Fanny Stern. 120.00

**JEFFERSON AV**, ses, intersec sws Hamburg av, 100x100; Jno S Gilligan. 28,650.00

**JAMES L. BRUMLEY.**

**ADAMS ST**, es, 101.9 s Myrtle av, 26.9 x97.9; withdrawn. —

**STUYVESANT AV**, nwc Jefferson av, 20x95; Wm L De Bost. 5,000.00

**74TH ST**, sws, intersec es New Utrecht av, 119.3x22.3; Robt Ward. 14,400.00

**CHAUNCEY REAL ESTATE CO.**

**WALTON ST (\*)**, ns, 220 w Marcy av, 20x71.10x21.7x76.8; Ellen A Borgstrom. 1,200.00  
**SAMUEL SHUTER.**

**3D AV**, sec 39th, 25x100; adj Dec 8. —  
 Total ..... \$95,379.00  
 Corresponding week, 1913..... 150,818.00

**VOLUNTARY AUCTION SALES.**

**Manhattan.**

**JOSEPH P. DAY.**

**DEC. 1.**  
**BARCLAY ST**, 28, ss, 49.3 w Church, 24.2x 101.10, 5-sty bk loft & str bldg (exrs).  
**53D ST**, 42 W, ss, 295 e 6 av, 25x100.5, 4-sty & b stn dwg (exrs).  
**74TH ST**, 120 W, ss, 200 w Col av, 22x100.2, 4-sty & b stn dwg (exrs).  
**100TH ST**, 64 W, ss, 174.6 e Col av, 25x100.11, 5-sty bk & stn tnt (exrs).  
**AV C**, 213, nwc 13th, Nos 649-51, runs n 22.9xw 63x46xw25x68.9xe88 to beg, 2-5-sty bk tnts (exrs).  
**COLUMBUS AV**, 27, es, 75.5 n 60th, 25x100, 5-sty stn tnt & str (exrs).  
**MADISON AV**, 1270, swc 91st, 100.8x62.2, 6-sty & b bk & stn tnt (trstes).  
**4TH AV**, 108, ws, 98.8 s 12th, 25.1x115.6x25.1x 115.9, 4-sty & b bk loft bldg & str (exrs).

**Brooklyn.**

**JAMES L. BRUMLEY.**

**DEC. 1.**  
**COLUMBIA HEIGHTS**, 107, es, 80.10 s Orange, 20x101.6, 3-sty & b bk & stn dwg (trstes).  
**MIDDAGH ST**, 11-13, ns, 58.7 w Willow, runs w43.5x102.8xe24xs—xe19.5xs78.8 to beg; 2-4-sty bk & stn tnts (trste).

**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 18 Vesey Street, unless otherwise stated:

**NOV. 28.**  
 No Legal Sales advertised for this day.

**NOV. 30.**  
**HENRY ST**, 311, ns, 288.1 e Scammel, 23.6x70.8 x23.6x71.4, 5-sty stn tnt; U S Trust Co of N Y—Julius Aberman et al; Stewart & Shearer (A), 45 Wall; Manton M Wyvell (R); due, \$16,007.71; T&c, \$429.17; Joseph P Day.  
**2D ST**, 12 E, ns, 163.2 e Bowery, 25x65.3, 2 & 3-sty bk factory; Assignee's sale for the benefit of creditors of Herman Finkelstein, Inc; Julius H Reiter (A), 277 Bway; Max Schenckman, assignee; Charles Shongood at 10.30 a. m. at 539 Bway.

**DEC. 1.**  
**BOND ST**, 42-4, ns, 216.9 w Bowery, 51.10x100.3 x52x100.3, 7-sty bk loft & stn bldg; Seamen's Bank for Savgs in City of N Y—Jonas G Goldsmith et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Wm C Arnold (R); due, \$122,087.52; T&c, \$5,131.33; Joseph P Day.  
**57TH ST**, 245-7 E, ns, 76.8 w 2 av, 33.4x100.5, 2-3-sty & b stn dwgs; Caroline H Johnston—Chas E Neier et al; Curtis, Mallet-Prevost & Colt (A), 30 Broad; Robt L Luce (R); due, \$23,978.82; T&c, \$886.54; Joseph P Day.  
**100TH ST**, 240 E, ss, 125 w 2 av, 25x100.10, 5-sty bk tnt & str; Clarence Tucker et al, trstes—Threshold Realty Co et al (action 2); Chas P & Wm W Buckley (A), 141 Bway; N Taylor Phillips (R); due, \$15,178.47; T&c, \$762.42; Henry Brady.  
**109TH ST**, 242 E, ss, 100 w 2 av, 25x100.10, 5-sty bk tnt & str; Clarence Tucker et al trstes—Threshold Realty Co et al (action 1); Chas P & Wm W Buckley (A), 141 Bway; N Taylor Phillips (R); due, \$15,166.32; T&c, \$808.09; Henry Brady.  
**228TH ST**, W, ns, 429.10 w Marble Hill av, 40x 70x46.10x70, vacant; Emma E Steele—Augustus S. Frazee et al; Reeves & Todd (A), 163 Bway; Martin L Stover (R); due, \$4,381.45; T&c, \$374.03; Joseph P Day.

**DEC. 2.**  
**JONES ST**, 9, ns, 95 w 4th, 25x100, 7-sty bk loft & str bldg; Jno L Tonnele, trste—Ferdinand W Fey et al; Jno N Tonnele (A), 45 Bway; Phoenix Ingraham (R); due, \$31,708.29; T&c, \$1,497.07; D Phoenix Ingraham.  
**MADISON ST**, 147, ns, 109.6 w Pike, 25.3x100, 5-sty bk tnt & str; Max Kobre—Abr Lewis et al; Peltenstein & Rosenstein (A), 309 Bway; Geo W Clune (R); due, \$5,005.83; T&c, \$639.90; M Morgenthau, Jr., Co.  
**58TH ST**, 227-9 E, ns, 230 w 2 av, 25x100.4, 2-3-sty & b bk dwgs; Robt L Fisher et al, exrs & trusts—Richard M Montgomery et al; Cary & Carroll (A), 59 Wall; Henry F Rabbe (R); due, \$16,080.35; T&c, \$428.54; mtg recorded Oct 15, 1911; Joseph P Day.  
**160TH ST**, 127 E, ns, 91.8 w Lex av, 16.8x100.11, 3-sty & b stn dwg; Franklin Trust Co—Port Jervis Land & Impt 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.  
**106TH ST**, 227 E, ns, 250 w 2 av, 25x100.11, 5-sty bk tnt & str; Edw L Coster—Bertha Kaufmann et al; Anderson, Iselin & Anderson (A), 25 Broad; Middleton S Borland (R); due, \$17,398.65; T&c, \$542.45; Joseph P Day.

**DEC. 3.**  
**125TH ST**, 17-9 E; ns, 130 e 5 av, 30x99.11, 3-sty bk office & str bldg; J Rutgers LeRoy et al—Peter Doerr et al; Cadwalader, Wickersham & Taft (A), 40 Wall; Eugene F McGee (R); due, \$68,945.46; T&c, \$1,981.77; mtg recorded Apr 4, 1907; Joseph P Day.

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Legal Sales, Manhattan, Continued.

EAST BROADWAY, 183, ss, 78.3 w Jefferson, 26.1x100, 5-sty bk tnt & str; Wolf Cohen—Seward Park Holding Co et al; David Strausman (A), 170 Bway; Jas A Lynch (R); due, \$8,361.21; T&c, \$500; Henry Brady.

29TH ST, 510 W, ss, 175 w 10 av, 25x98.9, 5-sty stn tnt & str; Jacob Kaplon—Hearne Realty Co, Inc, et al; Cohen Bros (A), 64 Wall; Wm T Quinn (R); due, \$7,103.05; T&c, \$96.71; sub to 1st mtg \$18,000; L J Phillips & Co.

64TH ST, 169 W, ns, 150 e Ams av, 25x100, 5-sty bk tnt; Josephine K Barber et al—Frances Morris et al; Henry M T Beekman (A), 111 Bway; Jno J Halpin (R); due, \$21,456.42; T&c, \$493.25; Bryan L Kennelly.

112D ST, 327 W, ns, 70 e Manhattan av, 16.8x100.11, 3-sty & b bk dwg; Louis Stahl—Cath A Powers, indiv admtr, et al; Salter & Stein-kamp (A), 140 Nassau; Ewd A McShane (R); due, \$9,655.69; T&c, \$286.45; mtg recorded March 12, 1896; Henry Brady.

120TH ST, 109 W, ns, 170 w Lenox av, 20x100.11, 3-sty & b stn dwg; Seamen's Bank for Savgs in City N Y—Grace H Chappelle et al; Cad-walader, Wickersham & Taft (A), 40 Wall; Bertram Winthrop (R); due, \$17,101.34; T&c, \$678.25; Joseph P Day.

125TH ST, 551 W, ns, 75 e Bway, 25x99.11, 5-sty bk tnt & str; Bway Savgs Inst of City of N Y—Frank C Rose et al; Richard Kelly (A), 233 Bway; Edw F Lindsay (R); due, \$28,670.10; T&c, \$431.50; Joseph P Day.

135TH ST, 626-30 W, ss, 525 w Bway, 75x99.11, 6-sty bk tnt; Henry F Schutte—Alex Allen Realty Co et al; Wm B McNiece (A), 128 Bway; Theron G Strong (R); due, \$19,805.13; T&c, \$1,112.50; sub to 1st mtg \$93,000; mtg recorded Nov. 17, 1906; Joseph P Day.

CENTRAL PARK W, 385-9, on map 385-6, ws, 25.2s 99th, 55.6x100, 9-sty bk tnt; Union Dime Savgs Bank—Geo W Worth et al; Woodford, Bovee & Butcher (A), 1 Madison av; Elek J Ludvigh (R); due, \$157,807.39; T&c, \$6,775.00; Joseph P Day.

**DEC. 4.**  
MINETTA ST, 4, ws, 131.1 n Bleecker, 22.1x75x21.1x75, 2-sty fr dwg; Rudolph Wallach Co—Melvin G Palliser et al; August Weymann (A), 68 William; Arthur M Levy (R); due, \$1,178.75; T&c, \$323; Joseph P Day.

ST NICHOLAS TER, 41-7, nwc 129th (No 401), 99.11x143, 6-sty bk tnt & str; Fernando Wood—Nellie E Peck et al; Benj Trapnell (A), 170 Bway; Marcel Levy (R); due, \$15,881.30; T&c, \$8,075.50; sub to 1st mtg \$175,000; J H Mayers.

WAVERLY PL, 28 & 30, ss, 62.9 w Greene, 37.10x80.6x37.10x80.9, 8-sty bk loft & str bldg;

Greenwich Savgs Bank—Henry Corn et al; B Aymar Sands (A), 46 Cedar; Geo G Fry (R); due, \$7,748.47; T&c, \$4,952.54; Bryan L Kennelly.

14TH ST, 211 E, ns, 206 e 3 av, 29x103.3, 5-sty bk tnt & str; Jacob Manheimer—Henrietta Allen et al; Wm R Hill (A), 141 Bway; Richard P Lydon (R); due, \$31,789.51; T&c, \$765.20; Henry Brady.

99TH ST, 218 E, ss, 285 e 3 av, 25x100.11, 5-sty bk tnt & str; American Mtg Co—Theo I Jacobus et al; Bowers & Sands (A), 46 Cedar; Jas A Lynch (R); due \$20,254.14; T&c, \$366.10; mtg recorded May 23, 1907; Henry Brady.

122D ST, 102 E, ss, 90 e Park av, 22.6x100.11, 4-sty bk tnt; Chas W Dayton—Cornelia Kimball et al; Chas W Dayton (A), 27 William; Fredk C Hunter (R); due, \$1,205.44; T&c, \$387.95; Henry Brady.

129TH ST, 401 W, see St Nicholas ter, 41-7.

**DEC. 5.**  
No Legal Sales advertised for this day.

**DEC. 7.**  
113TH ST, W, ss, 100 w 7 av, 50x100.11, vacant; Robt C Sands—Mathilda M Mertens et al; Bowers & Sands (A), 46 Cedar; Jas W Hyde (R); due, \$24,523.04; T&c, \$1,077; Bryan L Kennelly.

127TH ST, 126 W, ss, 275 w Lenox av, 25x99.11, 6-sty bk tnt; Equitable Trust Co of N Y, sub-trste—Emma Barnett et al; Murray, Prentice & Howland (A), 37 Wall; Percival H Gregory (R); due, \$31,036.48; T&c, \$667; S Gold-sticker.

1ST AV, 2123, ws, 25.11 n 109th, 25x75, 4-sty bk tnt & str; Giuseppe D'Allesio—Michele Battiloro et al; Jacob I Berman (A), 346 Bway; Orson A Raynor (R); due, \$2,357.36; T&c, \$330.40; sub to prior mtg of \$15,000; Henry Brady.

Bronx.

The following are the sales that have taken place during the week ending Nov. 20, 1914, at the Bronx Salesrooms, 3208-10 3d av.

**NOV. 28.**  
No Legal Sales advertised for this day.

**NOV. 30.**  
CHESTNUT ST, es, 100 n Cornell av, 100x52.5 to 222d, x128.10x133.7; Walter W Taylor—Emilie Schmah; De La Mare & Morrison (A), 140 Nassau; Jno J Halpin (R); due, \$5,070.57; T&c, \$112.85; Joseph P Day.

222D ST, E, ws, abt 110 n Cornell av, see Chestnut st, es, 100 n Cornell av.

TRINITY AV, 686, es, 500 s 156th, 25x73.5x25.1x74.5, 4-sty bk tnt; Loretta Cowan extrx—Caroline A Weber et al; Tallmudge W Foster (A), 257 Bway; Michl B McHugh (R); due, \$14,431.08; T&c, \$376.75; Joseph P Day.

**DEC. 1.**  
ITTNER PL, 413, ns, 90 w Park av, 90x102, 2-

sty bk factory; Chas Jackson et al—Mary H Bell et al; A Stern (A), 31 Nassau; Louis O Van Doren (R); Geo Price.

JENNINGS ST, 806, ss, 75 e Chisholm, 50x95, 2-sty fr dwg; City Real Estate Co—Ferd W Fey et al; Harold Swain (A), 176 Bway; Emanuel Hertz (R); due, \$6,682.38; T&c, \$435; Joseph P Day.

183D ST, 789 E, nwc So blyd, 117.10x35x112.6x35.5, 5-sty bk tnt; Jacob Gancfried et al—Sida Constn Co et al; Herman Gottlieb (A), 299 Bway; Phoenix Ingraham (R); due, \$7,174.97; T&c, \$376.13; sub to 1st mtg \$32,000; D Phoenix Ingraham.

ELLIS AV, 2340, ss, 405 e Havemeyer av, 33.4x108; Arthur Cahn—Carrie Gibb et al; Eugene L Brisach (A), 391 E 149th; Harold C Knoepfel (R); due, \$750.91; T&c, \$486.75; sub to pr mtg \$2,000; George Price.

INTERVALE AV, 1353, ws, 227.10 s Jennings, 42.6x110, 5-sty bk tnt; Abr Dorb et al—Jacob Streifer Co et al; Herman Gottlieb (A) 299 Bway; Geo B Hayes (R); due, \$5,609.67; T&c, \$92.92; Joseph P Day.

INTERVALE AV, 1357, ws, 185.4 s Jennings, 42.6x110, 5-sty bk tnt; Max Moskowitz et al—Jacob Streifer Co et al; Herman Gottlieb (A), 299 Bway; Geo B Hayes (R); due, \$5,607.67; T&c, \$92.92; Joseph P Day.

JEROME AV, 2351, ws, 54 n North, 18x79.11, 3-sty bk tnt & str; Harlem Savgs Bk—Margt J Ellis et al (action 1); Edw S Clinch (A), 41 Park Row; Jos R Truesdale (R); due, \$7,615.69; T&c, \$130.98; M Morgenthau, Jr., Co.

JEROME AV, 2353, ws, 72 n North, 18x79.11, 3-sty bk tnt & str; same—same (action 2); same (A); same (R); due, \$7,629.19; T&c, \$126.25; M Morgenthau, Jr., Co.

SOUTHERN BLVD, nwc 183d, see 183d st, 789 E TINTON AV, 1080, es, 60 s 166th, 20x80, 3-sty fr tnt; Wm C Heppenheimer—Jas Weston, indiv admr, et al; Todd & St John (A), 258 Bway; Jas C Brady (R); due, \$4,481.39; T&c, \$122.12; Henry Brady.

UNIVERSITY AV, 1492, es, 760.3 s intersec Featherbed la & Plympton av, 56.4x131.1x46.9x136.11, 5-sty bk tnt; Michel Real Estate & Mtg Co—Towanda Constn Co et al; Wm Henkel, Jr (A), 64 William; Danl J Dunn (A); due, \$17,348.69; T&c, \$928.84; sub to pr mtg \$54,975.00; Chas J Dunn.

WALNUT ST, es, 100 n Cornell av, 50x100; Walter W Taylor—Mary L Farrell et al; De La Mare & Morrison (A), 140 Nassau; Henry G K Heath (R); due, \$2,866.74; T&c, \$329.37; George Price.

**DEC. 2.**  
CLARKE PL, 1, nwc Jerome av (Nos 1301-5), runs n50.6xnw12.8xsw103.9xnw75xsw25xse 76.10xell17.1 to beg, 2-2sty fr dwgs & str; Wells Holding Co—Arline R Keirns et al; Wayland & Bernard (A), 258 Bway; Jacob E Salomon (R); due, \$2,790.28; T&c, \$415; sub to 1st mtg \$9,000; Samuel Marx.

COSTER ST, 642, es, 340 s Spofford av, 20x100, 2-sty bk dwg; Kate L Bower—Hunts Point Estates et al (action 2); Louis B Hasbrouck (A), 257 Bway; Albt R Lesinsky (R), due, \$5,981.13; T&c, \$229.30; Henry Brady.

175TH ST, 534 E, ss, abt 35 e 3 av, 39x100, 6-sty bk tnt; Michael Piel—Codae Realty Co et al; Ashbel P Fitch, Mott & Grant (A), 32 Nassau; Harry Kempner (R); due, \$37,771.50; T&c, \$853.30; Henry Brady.

RAINBRIDGE AV, nec 205th, 26.2x73.7x25x81.3; vacant; Tax Lien Co of N Y—Mary O'Reilly et al; Aug Weymann (A), 68 William; Wm J McKeeron (R); due, \$1,592.26; T&c, \$347.56; Jos P Day.

JEROME AV, 1301-5, see Clarke pl, 1.

OLINVILLE AV, 3744, es, 425 n 216th, 25x100.1; Mary K Owen—Florence E Hartling et al; R Waldo MacKewan (A), 55 John; Arthur A Henning (R); due, \$4,961.00; T&c, \$225.00; James J Donovan, Inc.

**DEC. 3.**  
184TH ST, 208 W, ns, 6.7 e Fordham rd, 69x46, 4-sty bk tnt; Carlton R Mabley, trste, et al—Central Holding Co et al; Blair & Rudd (A), 128 Bway; Harry N French (R); due, \$25,048.19; T&c, \$817.71; Henry Brady.

WALTON AV, 1015, ws, 154.5 s 165th, 25x100, 2-sty & b fr dwg; Emily Stehr extr, &c.—Cath L Doran et al; Adolph & Henry Bloch (A), 99 Nassau; Edw F Moran (R); due, \$6,373.94; T&c, \$1,170.00; Henry Brady.

**DEC. 4.**  
125TH ST, 228 & 230 E, ss, 89.3 w 3 av, runs s 35xw10.9xse65xw33.9xnl100xe45 to beg, 4-sty fr tnt & str & 3-sty fr tnt & str; Margt A Demarest—Mary F Deane et al; Merril & Rogers (A), 100 Bway; Benj F Gerding (R); due, \$2,408.99; T&c, \$420.50; Chas A Berrian.

**DEC. 5 & 7.**  
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. 28.**  
No Legal Sales advertised for this day.

**NOV. 30.**  
HERKIMER ST, ss, 200 w Utica av, 25x185.6; Francis L Allyn—Henrietta Hall et al; Chas S Taber (A), 189 Montague; Geo Tonkonogy (R); Wm P Rae.

10TH ST, nwc 5 av, 95.9x50; Bertha Steinberg—Clarence D Quaid et al; K C & M V McDonald (A), 189 Montague; Gilbert H Thirkield (R); Chas Shongood.

CHRISTOPHER AV, ws, 150 s Riverdale av, 25x100; Jos P Slater—Gittel Katz et al; Hyman Lurio (A), 61 Thatford av; Isaac Seigmeister (R); Nathaniel Shuter.

NEW JERSEY AV, nwc Pitkin av, 20x85; Sarah Wertheimer—Frances Beck et al; Jonas, Lazansky & Neuberger (A), 115 Bway, Manhattan; Jacob W Kahn (R); Nathaniel Shuter.

**DEC. 1.**  
COMMERCE ST, ssw, 56 nw Van Brunt, 17x70; Atlantic Savgs & Loan Assn—Eva Maresca et al; Chas A Webber (A), 44 Court; Leroy W Ross (R); Wm J McPhillamy & Co.

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DEAN ST, ss, 175 e Rogers av, 20x114.5; Ernest Arnold—Jos G Kammerlohr et al; Reynolds & Geis (A), 359 Fulton; Jas M Fawcett (R); Wm P Rae.

HERKIMER ST, swc Saratoga av, 58x98; Caroline Smith—Caroline E Billhardt et al; Jno A Anderson (A), 68 William, Manhattan; Geo B Ackerly (R); Jas L Brumley.

HERKIMER ST, ss, 163 w New York av, 20.6x 185.6; Adaline B Saddington—Clare Firestone et al; Fredk Cobb (A), 166 Montague; Jos F Maguire (R); Wm J McPhilliomy & Co.

PARK PL, ss, 150 w Kingston av, 21x125; Kings & Westchester Land Co—Pierce W Grace et al; Action 1; Wm H Orr (A), 350 Fulton; Maurice F Miller (R); Wm J McPhilliomy & Co.

PARK PL, ss, 129 w Kingston av, 21x125; same—same; Action 2; same (A); Russell H Robbins (R); Wm J McPhilliomy & Co.

PARK PL, ss, 108 w Kingston av, 21x125; same—same; Action 3; same (A); Algernon I Nova (R); Wm J McPhilliomy & Co.

PARK PL, ss, 45 w Kingston av, 21x125; same Builders Corp of Kings County; Action 10; same (A); Martin H Latner (R); Wm J McPhilliomy & Co.

PARK PL, ss, 24 w Kingston av, 21x125; same—same; Action 11; same (A); Maurice F Miller (R); Wm J McPhilliomy & Co.

STERLING PL, nwc Kingston av, 100x25.7; same—same; Action 6; same (A); Meier Steinbrink (R); Wm J McPhilliomy & Co.

STERLING PL, ns, 133.4 w Kingston av, 16.8x 130.7; same—same; Action 7; same (A); Samuel J Reid, Jr (R); Wm J McPhilliomy & Co.

STERLING PL, ns, 116.8 w Kingston av, 16.8x 130.7; same—same; Action 8; same (A); Hunter L Delatour (R); Wm J McPhilliomy & Co.

STERLING PL, ns, 100 w Kingston av, 16.8x 130.7; same—same; Action 9; same (A); Hector McG Curren (R); Wm J McPhilliomy & Co.

BAY 11TH ST, es, 280 s Benson av, 40x100; Jas J Nevins—Nathan Edison et al; David Hirshfield (A), 44 Court; Wm A Ryan (R); Nathaniel Shuter.

41ST ST, ss, 210 e 13 av, 25x100.2; Home Title Ins Co of N Y—Mary L Behrens et al; Henry J Davenport (A), 375 Pearl; Peter W Ostrander (R); James L Brumley.

41ST ST, ss, 235 e 13 av, 25x100.2; Walter L Douglas et al—Mary L Behrens et al; Henry J Davenport (A), 375 Pearl; Edgar M Doughty (R); Wm J McPhilliomy & Co.

BROOKLYN AV, es, 177.6 n Av 1, 40x100; Fannie T Packard—Page C Broadnax et al; Harry L Thompson (A), 175 Remsen; Wm W Butcher (R); Wm P Rae.

KINGSTON AV, ws, 25.7 n Sterling pl, 21x100; Kings & Westchester Land Co—Building Corp of Kings County et al; Action 5; Wm H Orr (A), 350 Fulton; Geo C Buechner (R); Wm J McPhilliomy & Co.

KINGSTON AV, ws, 46.7 n Sterling pl, 21x100; same—same; Action 4; same (A); Geo C Buechner (R); Wm J McPhilliomy & Co.

TROY AV, es, 186.1 s Sterling pl, 26.4x100; Maddaline D'G Martorella—Mark Bridgeman; Jas H Gilvary (A), 261 Court; Geo C Jeffery (R); Nathaniel Shuter.

WYCKOFF AV, sws, 50 nw Starr, 75x96.8x75x 93.3; Katharina Shleiermacher et al—Ludwig Butzgy et al; Kiendl, Smyth & Gross, 215 Montague; Albt Firman (R); Nathaniel Shuter.

**DEC. 2.**  
BAL TIC ST, ss, 200 e Smith, 25x100; Jno F Addington—Caroline H Kellock et al; Henry J Davenport (A), 375 Pearl; Wm R A Koehl (R); Wm J McPhilliomy & Co.

HERBERT ST, ss, 191 w Humboldt, 20.6x51; Bertha Goldberg—Mary Carroll; K G & M V McDonald (A), 189 Montague; David Hirshfield (R); Wm J McPhilliomy & Co.

EAST 8TH ST, es, 110 n Av U, 40x100; Home Title Ins Co of N Y—Gabrielle Constn Co et al; Henry J Davenport (A), 375 Pearl; Mortimer W Byers (R); James L Brumley.

57TH ST, nes, 150 se 14 av, 50x100.2; Letitia J Miller—Numa Realty Co et al; Clarence F Corner (A), 375 Pearl; Alfred D Olena (R); Wm J McPhilliomy & Co.

**DEC. 3.**  
BERRIMAN ST, es, 255 n Berriman, 20x100; City of N Y—Frank W Kington et al; Frank L Polk (A); Municipal Bldg, Manhattan; Horatio C King (R); James L Brumley.

LINDEN ST, nws, 400 sw Central av, 125x100; Gustav Regensberg et al—Fanny Gambert et al; Halbert & Quist (A), 1293 Myrtle av; Edw H Maddox (R); Wm P Rae.

SIDNEY PL, ws, 125.6 n State, 21.1x104.5; Jennie V H Laird—Mary L Van Slooten et al; Cary & Carroll (A), 59 Wall, Manhattan; Louis J Carruthers (R); James L Brumley.

WEST 36TH ST, es, 370 n Neptune av, 80x 118.10; Lafayette Trust Co—Ralph Abbonanza et al; Carmody, Blauvelt & Kellogg (A), 61 Bway, Manhattan; James D Bell (R); Jere Johnson, Jr, Co.

ATKINS AV, es, 220 s New Lots rd, 140x100x irreg; Amanda S Carpenter—Teresa Spara et al; Clarke & Frost (A), 215 Montague; Almeth W Hoff (R); James L Brumley.

11TH AV, nws, 60.2 ne 49th, 20x100; Putnam County Savgs Bank—Gilbert C Shepard et al; Harry L Thompson (A), 175 Remsen; Isidor Auerbach (R); Wm J McPhilliomy & Co.

**DEC. 4.**  
BOERUM ST, ns, 125 w Graham av, 25x100; Kings County Savgs Inst—Abr Jarashow et al; Wm W Taylor (A), 63 Wall, Manhattan; Thos Moore (R); Wm P Rae.

LEFFERTS ST, ss, 116.2 e Nostrand av, 20x 102.6; Alfred C Hafely—Lefferts Constn Co et al; Bassett, Thompson & Gilpatric (A), 277 Bway; Chas H Fuller (R); Nathaniel Shuter.

PACIFIC ST, ns, 326.6 w Hopkinson av, 24.6x 100; Brooklyn Trust Co—Lawrence C Carleton et al; Action 1; Dykman, Oeland & Kuhn (A), 177 Montague; Chas Tolleris (R); Nathaniel Shuter.

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(Legal Sales, Brooklyn, Continued.)

PACIFIC ST, ns, 351 w Hopkinson av, 24.6x 100; same—same; Action 2; same (A); Harry J Rosenson (R); Nathaniel Shuter.
QUINCY ST, ss, 230.8 e Lewis av, 19x100; Hannah M Lovett—Jacob Eisenberg et al; Smith, Doughty & Weynberg (A), 44 Court; Jos J Speth (R); James L Brumley.
VAN BUREN ST, ss, 235.9 w Sumner av, 19.3x 100; Henry Kiechlin—Elisa Schmidt et al; Gustave J Goldberg (A), 790 Manhattan av; Jno L Mitchell (R); Wm P Rae.
EVERGREEN AV, es, 60.8 s Palmetto, 20x80; Emma B Lewis—Julia A Norton et al; Harry L Thompson (A), 175 Remsen; Chas A Ludlow (R); Wm J McPhilliamy & Co.
LINCOLN RD, sec Bedford av, 23.8x105; sheriff's sale of all rights, title, & which Frank Lane had on Sept 15, 1914, or since; Lewis M Swasey, sheriff; Wm P Rae.
ROGERS AV, ws, 142.3 s Martense, 20x95; M E Realty Co, Inc—Emanuel Lieberman et al; David B Getz (A), 111 Bway; A I Nova (R); Nathaniel Shuter.

DEC. 5. No Legal Sales advertised for this day.

DEC. 7. EAST 2D ST, es, 140 n Av N, 26.8x113; Elizabeth R Lake et al—Caroline E Lacy et al; Hubbard & Rushmore (A), 26 Court; Thos C Whitlock (R); Wm J McPhilliamy & Co.
49TH ST, sws, 100 se 12 av, 40x100.2; Emil Reineking—Francis C Fry, Jr, et al; Kiendl, Smyth & Gross (A), 215 Montague; Howard E Greene (R); Nathaniel Shuter.

FORECLOSURE SUITS.

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

Manhattan.

NOV. 21. 77TH ST, 12 W; Wilber A Bloodgood—Francis J Reilly et al; T H Baskerville (A).
168TH ST, ss, 183.4 w Amsterdam av, 16.8x95; W Emlon Roosevelt et al—Kath Hocter et al; amended; G C Kobbe (A).

NOV. 23. 13TH ST, ns, 193.4 w 1 av, 28.4x103.3; Julian G Buckley—Annie Brill et al; Bowers & Sands (A).
174TH ST, ss, 150 w Amsterdam av, 25x100; Geo C Marvin—Mary A Williams et al; H M Bellingier, Jr (A).
LEXINGTON AV, es, 68.2 s 75th, 17x55; Maurice M Sternberger—Jos F Tunney et al; amended; Cary & Carroll (A).
LEXINGTON AV, es, 85.2 s 75th, 17x55; Lawyers' Mtg Co—Jos F Tunney et al; amended; Cary & Carroll (A).
3D AV, sec 64th, 100.5x130; Kath S Galbraith et al—Jno H Bodine et al; J C Ten Eyck (A).

NOV. 24. 16TH ST, ss, 455 w 5 av, 25x103.3; Kate B Belmont—Mary Casey; Reeves & Todd (A).
49TH ST, 311 E; Jerome Rosenthal—Business Men's Realty Co et al; J J Frank (A).
54TH ST, 223-31 E; Mutual Life Ins Co of N Y—Jos Doelger et al; F L Allen (A).
120TH ST, ns, 290 w Lenox av, 20x100.11; Jane M Barron—Robt F Chapman et al; Cadwalader, Wickersham & Taft (A).
126TH ST, ns, 126.10 w 5 av, 16.4x99.11; German Savgs Bank in the City of N Y—Wm Hills et al; A H Mosle (A).
153D ST, ss, 150 w Bway, 100x99.11; Equitable Trust Co of N Y—Bernard Reich et al; Murray, Prentice & Howland (A).
LEXINGTON AV, 190; W Irving Glover—B W R Realities, Inc, et al; G F Allison (A).

NOV. 25. 44TH ST, 110 W; Federal Estates Corp—Jos Kornhauser et al; amended; Wolf & Kohn (A).
95TH ST, ns, 100 e 2 av, 37.6x100.8; N Y Produce Exch—Ludine & Romm Realty Co et al; Baldwin, Fisher & Potter (A).
103D ST, 111 E; Anna Goldman—Jno H Bodine et al; Arnstein & Levy (A).
116TH ST, 207 E; Minna G Goddard—Beatrice S O'Connor et al; amended; F de P Foster (A).
138TH ST, 105 W; Mollie Hirshfeld—Lillian V Field et al; E A Isaacs (A).
MANHATTAN AV, sec 106th, 17.3x70; Eugenie J Smith et al—432 Convent Av Co et al; Cary & Carroll (A).

NOV. 27. 12TH ST, ns, 171 e Av A, 25x103.3; Evelyn de Cordova, extr—Louis Schlesinger et al; Goldman, Heidenheimer & Unger (A).
47TH ST, 252 W; Hannah Cohen—S J Realty Co, Inc; Morrison & Schiff (A).
66TH ST, 58 E; Alice Sachs—Julia W Porges et al; H Swain (A).

Bronx.

NOV. 20. 216TH ST, ss, 50 w Tilden av, 25x100; Michele Saracena—Tuoti, Hatch Co, Inc, et al; B S Vitale (A).
NOV. 21. BEAUMONT AV, ses, 200 ne 183d, 100x115; Flora L Root—Mary A Keenan et al; Amend & Amend (A).
LOT 445, map of Van Nest Park, Ward 24; Chas H McBride—Chas Ringlestein et al; F Neilson (A).
LOT 1167 (north half), map of Village of Wakefield; Gertrude Mayer—North Bronx Realty Co; Clocke, Koch & Reidy (A).

NOV. 23. 261ST ST, ns, 47.1 e Fieldston rd, 45.7x101.9; City Real Estate Co—Blanche G Taylor et al; H Swain (A).
LOT 125, map of Arden prop; Helen E Kunkel—Julia Woodson et al; E Nothiger (A).
NOV. 24. KELLY ST, ws, 100.4 s 165th, 25x100; Jacob Mendelsohn—Kellbert Constn Co et al; M Arens (A).
LOTS 380, 381 & 382, map sec A, Vyse Estate; Wm R Rose—Sherpe Bldg Co et al; B G Paskus (A).

NOV. 25. 12TH ST, swc Av C, 105x290; Ebling Brewing Co—Albert Buttner et al; J C Stein (A).
LOT 59, block 29, map of Edenwald, 24th ward; Henry Isaacs—Geo A Mosher et al; Epstein & Rosenberg (A).
LOT 86 (westerly half), map of Village of Melrose, South; Mary O'Gorman—Chas L Schabl et al; W C Arnold (A).
LOTS 144 & 145, map of 211 lots, portion of Downing Estate; Gustav Grossman—Francis A Schmieder et al; Hottenroth & Chambers (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

NOV. 19. PINE ST, 7; Seamen's Bank for Savgs in City N Y—Felix Bertine et al; Cadwalader, Wickersham & Taft (A); Livingston Platt (R); due.....155,794.44
64TH ST, 420-4 E; Flora N Brown—Mary E Norton; Rockwood & Halldame (A); Wm A Boyd (R); due..21,188.82

NOV. 20. DIVISION ST, 223; also E BROADWAY, 234; American Savgs Bank—Augusta E Smith; Irwin & Orr (A); Robt L Stanton (R); due.....34,444.53

NOV. 21. No Judgments in Foreclosure Suits filed this day.

NOV. 23. 133D ST, 115 W; Jno C Wilmerding et al—Rachel Lederer; R & E J O'Gorman (A); Theron G Strong (R); due.....8,322.22
133D ST, 117 W; same—same; same (A); same (R); due.....8,322.22

NOV. 24. 134TH ST, 227 W; Jos Reale—Saml L Conwell; Maurice J Dix (A); Eugene E Spiegelberg (R); due.... 1,195.40

NOV. 25. 82D ST, swc Madison av, 35x102.2; U S Trust Co of N Y—Henry Siegel et al; Stewart & Shearer (A); Abr Stern (R); due.....151,896.36
120TH ST, ss, 220 e Madison av, 99x 100.11; U S Trust Co of N Y—Mary J Crotty; Stewart & Shearer (A); Jno F McIntyre (R); due.....12,601.50

Bronx.

LOT 508, map of Van Nest Park, 24th Ward; Bronx Borough Bank—Rosa Maurer et al; B F Gerding (A); J M Ryan (R); due ..... 2,619.88

NOV. 21. COURTLANDT AV, ws, 150 n 162d, 25x 140; Josephine Eoff—Mary F Reilly et al; King & Wilkinson (A); Chas H Friedrich (R); due .....17,963.16

NOV. 23. BATHGATE AV, 1775; Carrie Westfield—Sophie Miller et al; B E Rabell (A); Jno P Dunn (R); due.. 5,180.56

NOV. 24. PROSPECT AV, es, 289.1 s 165th, 75x 160.6; Nathan A Eisler—Geo Keller Constn Co et al; J J Baker (A); C S Hayes (R); due ..... 6,330.00

LOTS 7 & 8, parcel 1, map of subdivision of estate of Wm B Ogden, Highbridge; Emily O Wheeler—Jas A Hennessy et al; Murray, Prentice & Howland (A); E B Cohen; due.... 3,375.54

NOV. 25. MORRIS AV, es, 281.3 n 179th, 18.9x 100; Anna C Stephens—Maria B Alschun et al; T F Keogh (A); P L Mullaly (R); due..... 6,992.91

LIS PENDENS.

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

Manhattan.

NOV. 21. 8TH AV, 973-9; also 57TH ST, 301 W; Isaac Middleman—City Real Estate Improvement Corp; action to foreclose mechanics lien; H W Fried (A).
PARCEL of land beg at a point 525 e Bway & 45 s 113th, runs s56wx25xn44.4xn27.7 to beg; Rachel Kafka—Nicholas S Cavour et al; foreclosure of transfer of tax lien; A S Aaronstamm (A).

NOV. 23. No Lis Pendens filed this day.
NOV. 24. 33D ST, ss, 100 w 5 av, 200x98.9xirreg; Jos Tino & Co, Inc—White Fire Proof Constn Co et al; action to foreclose mechanic's lien; Foley & Martin (A).
94TH ST, 25 E; 147TH ST, 535 W; Eugene D Hays et al—Edwin H Hirst et al; partition; Bassett, Thompson & Gilpatric (A).

NOV. 25. LUDLOW ST, ws, 125.4 s Stanton, 25.1x67.6; Saml Ershowsky—Stuyvesant F Morris et al; action to register title, &c; Reeves & Todd (A).

NOV. 27. 180TH ST, ss, 58.5 w Pinehurst av, 56.5x100.2; also PINEHURST AV, swc 180th, 100.2x56.5; also PINEHURST AV, nwc 179th, 100.2x50; also 179TH ST, ns, 50 w Park av, 50x100; 4 actions; Cassel Franklin et al—Albt Goeser et al; 4 actions to foreclose mechanics liens; D C Boderick (A).

CARTER AV, sec 176th, 255.7x27.11; Gilbert Francklyn—Northern Union Gas Co et al; foreclosure of tax lien; Shearman & Sterling (A).

Bronx.

NOV. 20. ELTON AV, es, 52 n 158th, 50x100; Checchina Carucci—Michl J Moriarty et al; action to compel specific performance of contract; A J Romagna (A).

NOV. 21. LOT 40, blk 15, map of part of Section B, Edenwald; Lillian W White—Rufus R Randall, et al; action to foreclose transfer of tax lien; Williamson & Bell (A).

LOT 39, blk 15, map of part of Section B, Edenwald; Lillian W White—Rufus R Randall, et al; action to foreclose transfer of tax lien; Williamson & Bell (A).

NOV. 23. No Lis Pendens filed this day.
NOV. 24. 158TH ST, nec Jackson av, 25x87.6; Morris Zimmerman—Paul Grathwohl et al; action to foreclose mechanic's lien; Lind & Pfiffer (A).
LOT NO 52, block 3401, sec 12; Mattie Hegt—City of New York, Geo E Buckbee et al; action to foreclose tax lien; J J Hegt (A).

NOV. 25. No Lis Pendens filed this day.

Brooklyn.

NOV. 19. BUTLER ST, ns, 100 w Saratoga av, 110.1x175x 143x178.1; Martha Beirach—Commonwealth Impt Co; S A Telsey (A).
HENDRIX ST, ws, 105 n Vienna av, 20x103.1x 20x102.8; Eliz Kolb—Robt Kloiber et al; C S Heidenreich (A).

LEONARD ST, 340-340 1/2 & 342; also JACKSON ST, 94-96; Magdalena Rullo—Josie Di Candia et al; to set aside deed; C J Ryan (A).
SOMERS ST, ss, 40 e Sackman, 20x75; Mary Levine—Saml Glaser et al; partition; G A Rosen (A).

VAN BRUNT ST, swc Sullivan, 50x70; also DEGRAW ST, 456; also 5TH AV, es, 65 n 21st, 20x80; also PROSPECT PL, ss, 332.3 e Clason av, runs, s95.4wx21.11xn86.3wx20 to beg; Stephen Kookich—Jas J Cruise; J E Roesser (A).

S 4TH ST, ss, 157.10 nw Marcy av, runs se19.7x sw—xnw20xne— to beg; Benj Traktman—Wm S Hoyt et al; A A Weinstein (A).

E 19TH ST, 1971; Dietrich W Kaatze—Minnie Siegel et al; N D Shapiro (A).
51ST ST, sws, 260 nw 6 av, 20x101.3x20x102.1; Thos Johnston—Garret J Walsh et al; W A Fischer (A).

85TH ST, nes, 170 nw 10 av, 30x100; So Bklyn Savgs Instn—Mary McPartland et al; Coombs & Whitney (A).

BLAKE AV, nwc Miller av, 60x100; Jacob Goldstein—Blake-Miller Co & ano; foreclosure of mechanics lien; B Bloch (A).
CENTRAL AV, sc Willoughby av, runs sw88.3x se47.6xne101.9xnw49 to beg; Dietrich W Kaatze—Giacoma Tantery et al; N D Shapiro (A).

RIDGEWOOD AV, swc Cleveland, 85x100; Jos M Cohen—Isidore Teplitz & ano; J J Schwartz (A).

18TH AV, ws, 600 s 86th, 50x96.8; Nellie Connors—Danl Almond Co et al; H J Davenport (A).

LOT 7, map Sheepshead Bay; Jas Pirnie—Jonathan Elways et al; J H Breaznell (A).

NOV. 20. MIDDLETON ST, 174; Louis Beers—Barnet E Rackoff; specific performance; H Zarnikaur (A).

PROSPECT ST, ns, 80 w Hudson av, 20.2x75; Mary N Scranton—Vincenzo Molinari et al; W H Garrison (A).

RYERSON ST, es, 78.6 s Myrtle av, 33.6x131.6; Leopold Suessel—Solomon Gugenheim et al; Jonas Lazansky & N (A).

W 21ST ST, ws, 170 n Mermaid av, 60x118.10; Stephen E Jackman—Winifred Sullivan; Wilson & Wagoner (A).

AV D, ns, 60 e E 39th, 20x90; Julius Lehrenkrauss—Nunzio Brusca et al; L Rayvid (A).

CLARENDON RD, ns, 40 w E 26th, 20x80; Leo Bertsch—Wilhelmina Duerre et al; Weissmann & Hertz (A).

FLUSHING AV, ns, 100 e Vandervoort pl, 26.10 x125.11x25x119.2; Leonardo Maggio—Gaspere Randazzo & ano; J G Giambalvo (A).

GRAVESEND AV, es, 60 s Av L, runs e224xsw 231.7xn423.5 to beg; also E 2D ST, es, 185.6 s Av L, runs s223.4xne90.3xnw18.7 to beg; Julia H Young—Thos C Miller et al; H L Thompson (A).

NOV. 21. HUNTINGTON ST, ns, 110 e Clinton, 20.1x100; Emma R Barnes—Wm Lane et al; partition; G M Bode (A).

WILLOUGHBY ST, ns, 20.4 e Hudson av, 40.8x 75; Marvin Mtg Co—Aniello Cirillo et al; H E Heistad (A).

52D ST, sws, 199.6 nw 5 av, 20.6x100.2; Augusta Scheig—Clarence E Hopkins et al; E T Horwill (A).

S1ST ST, ss, 180 w 3 av, 40x125; Wm F Wadsworth—Jas O'Hara et al; O G Esterbrook (A).

CATON AV, ss, 338.8 e Ocean av, 75x109.6x79.4 x135.7; Lawyers' Title I & T Co—P L Corp et al; Dean, Tracy & Mc (A).

FLUSHING AV, ns, 100 e Vandervoort pl, 25 x119.2x25.10x125.11; Pietro Borberino—Gespere Randazzo et al; partition; Palmieri & Wechsler (A).

SCHENECTADY AV, ws, 265.6 s Av L, 24x100; Edw S Atwater—Lem W Pease et al; Hirsch & Newman (A).

SCHENECTADY AV, ws, 336.3 s Av L, 23.9x 100; Al G Scott—Leon W Pease et al; Hirsch & Newman (A).

SCHENECTADY AV, ws, 313 s Av L, 27.2x100; Sarah A Bowne—same; same (A).

NOV. 23. ESSEX ST, ws, 120 s Dumont av, 20x92.9x20x 92.10; Theodore Kiendl—Malvine Weltman et al; Kiendl & Sons (A).

ESSEX ST, ws, 140 s Dumont av, 20x92.7x20x 92.9; same—Bertha Komlos et al; same (A).

SHERMAN ST, ws, 195.3 n Greenwood av, 25x 100; Kate Travis—Alfred L Sweeney et al; partition; W L Durack (A).

STOCKTON ST, ss, 233.6 w Sumner av, 21x100; Saul Bergmann—Yetta Hittelman et al; Kramer, Cohn & M (A).



STOCKTON ST, ss, 254.6 w Sumner av, 20.6x100; same—same; same (A).  
 N 5TH ST, ns, 75 w Driggs av, 25x50; Annie A Quinn—Julia T Burkitt & ano; partition; Gollmar, Smith & F (A).  
 15TH ST, ns, 510.10 e 3 av, 19x100; Dinah J Harris—Edw J Murphy & Wife; Elliott, Jones & F (A).  
 39TH ST, ss, 333.2 e 3 av, 16.8x100.2; Frank C Lang & ano as exrs, &c, Clara Griffin, decd—Geo W Heatley et al; Sackett & Lang (A).  
 39TH ST, ss, 216.5 e 3 av, 16.8x100.2; Nelson S Lang—same; same (A).  
 39TH ST, ss, 200 e 3 av, 16.5x100.2; same—same; same (A).  
 39TH ST, ss, 233.1 e 3 av, 16.8x100.2; same—same; same (A).  
 39TH ST, ss, 266.8 e 3 av, 16.7x100.2; same—same; same (A).  
 39TH ST, ss, 316.6 e 3 av, 16.8x100.2; Frank C Lang & ano as exrs, &c, Clara Griffin, decd—same; same (A).  
 39TH ST, ss, 299.11 e 3 av, 16.7x100.2; Carrie D Congdon—same; same (A).  
 39TH ST, ss, 283.3 e 3 av, 16.8x100.2; Sophy L McCann—same; same (A).  
 45TH ST, sws, 220 se 15 av, 80x100.2; 49TH ST, wc 16 av, 60x100.2; Rachel Buckman—State National Bank of Ft Worth et al; H L Thompson (A).  
 85TH ST, sws, 100 nw 13 av, 80x100; Chas V Strickland—Jno C Elder et al; to set aside deeds; F B Elgas (A).  
 GATES AV, ns, 200 w Patchen av, 20x100; Martha A Purdy—Chas Baron et al; E K Van Buren (A).  
 GREENPOINT AV, ss, 295 e Franklin, 25x95; Timothy Duryea—Wm A Smith et al; F F Briggs (A).  
 6TH AV, ws, 28 s 7th, 36x107.10; Kings Co Mtg Co—Ladislaus W Schwenk et al; Furst & Furst (A).

**NOV. 24.**  
 BERGEN ST, ss, 231.4 e Nevins, 18.7x100; Hannah M Singleton—Jane Hanrahan et al; H J Davenport (A).  
 BERGEN ST, ss, 150 e Nevins, 43.1x100; same—same; same (A).  
 BERGEN ST, ns, 110 e New York av, 55.6x113.11; Louis Cohen—Dominic Saladino et al; foreclosure of mechanic's lien; H Waton (A).  
 ST JOHN'S PL, nes, 125 se Underhill av, 25x123.6; Julius Mendelson—G & M Realty Co et al; Jonas, Lazansky & N (A).  
 ST JOHN'S PL, nes, 850 se Underhill av, runs nel12.6xe27.3xs29.10xsw107.2x nw 50 to beg; Julius Mendelson—G & M Realty Co et al; Jonas, Lazansky & N (A).  
 VOORHEES LA, nwc land of O S Aumack, runs w147xn69.6xe152.7xs70 to beg; May F Randolph—Jno B Telesca et al; Dean, Tracy & McBarron (A).  
 S 9TH ST, nes, 181 se Berry, 20.10x109; Chas F Brown—Maria Murray et al; H L Thompson (A).  
 14TH ST, swc P P West, 60x100; Frank Szemko—Abr Levy et al; foreclosure of mechanics' liens; A Madoe (A).  
 CLASSON AV, es, 250 s Putnam av, 48.3x110x38.2x110.5; Chris W Wilson—Hamilton Trust Co et al; Coombs & Wilson (A).  
 DUMONT AV, nec Atkins av, 100x240; Jos Schindler—Jerome Bergen Inv Co et al; Kremer & Leavitt (A).  
 LEWIS AV, 19-21; Bertha Lurie—Rialto Realty Co et al; L & M Blumberg (A).  
 PITKIN AV, ss, 20 e Hendrix, 20x100; Adolph Hirsch—Eli B Conine et al; partition; London & Davis (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.**

**NOV. 21.**  
 90TH ST, 69-71 W; Grossman Bros & Rosenbaum—69 W 90th St Corp, Banks Laboratories, Inc & Wm S Jennings (123) ..... 150.00  
 110TH ST, 31 W; Dahlstrom Metallic Door Co—Young Womens Hebrew Association & Jacob A Zimmermann, Inc (125) ..... 715.83  
 119TH ST, ns, 150 e Amsterdam av, 150x61.10; Crystal & Gold Contracting Co—138 E 38th St Co, Inc; renewal (124) ..... 1,073.85  
 AV A, 361-75; Northern Waterproofing Co—Mid-Crosstown Ry Co & Auto Truck Storage & Exchange Co & Eagle Concrete Arch Engineering Co (121) ..... 512.44  
**NOV. 23.**  
 STANTON ST, 134-36; Sam Boyarsky—Abraham Levin; Abraham M Cropper (128) ..... 280.00  
 113TH ST, 501 W; Andrew J Davis—Hannah Elias (127) ..... 128.94  
 148TH ST, 412-20 W; Adelson Bros—Nellie E Peck; Harry Holland (129) ..... 179.22  
 155TH ST, ns, 125 w Bway, 225x199.10; Wm H Jackson Co—American Numismatic & Archaeological Society et al; Jas C Udall (126) ..... 2,203.50  
 3D AV, 1164; Benj Giannalone et al—Kathryn B O'Reilly; renewal (130) ..... 420.00  
**NOV. 24.**  
 ESSEX ST, 133; Empire Fire Proof Door Co—Felix Tausend; Abraham Grossman (135) ..... 210.00  
 23D ST, 155 E; Drum Elevator Co—Fernando Wood; Danl Moriarty (132) ..... 87.15  
 142D ST, 146 W; Standard Plumbing Supply Co—146 West 142d St Corp; Montrose Realty Co; & Saml Alkoff & Kramer Cont Co; renewal (131) ..... 1,184.60  
 180TH ST, 712-14 W; Louis Cantor et al—Cornelius W Butler Estate; E Morris Butler (136) ..... 135.54  
 LEXINGTON AV, 1795; Isaac Cotler—Hugh Reilly & Zaharia Barasch; J Nathewson (133) ..... 38.90

**NOV. 25.**  
 PEARL ST, 534; Urban & Suburban Cont Co—Chas E Quackenbush et al; Jan20'14 ..... 300.00  
 SAME PROP; Norfolk Lumber Co—same; Jan7'14 ..... 304.90  
 27TH ST, 148 E; Abraham Reiser et al—Fanny Levy; Fenrose Cont Co; Jos Feinberg & Louis Rosenberg (141) ..... 105.00  
 45TH ST, 311 E; Hyman Rosen—Moses Zimmerman; Bronx Roof Maintenance Co, Inc (138) ..... 16.00  
 49TH ST, 126-28 W; Chas Phelock—Carolyn M Sweeney; Edward Egenberger; renewal (137) ..... 1,109.00  
 104TH ST, 535-37 E; Northern Cornice & Roofing Co, Inc—Edwin Shuttleworth; Guseppe Fusco (145) ..... 250.00  
 116TH ST, 236-38 W; Acme Metal Ceiling Co—Thompson J S Flint, Jesse F Morgan, Fredk W Flint & Wm H Flint; Rosen Bldg Co (139) ..... 130.00  
 SAME PROP; same—Thompson J S Flint, Jesse F Morgan, Fredk W Flint & Wm H Flint; Siff & Cohen (140) ..... 100.56  
 180TH ST, 711-17 W; Louis Cantor—Alice R Tompkins; E Maurice Butler (142) ..... 105.98  
 RIVERSIDE DR, 448; Aug R Ackert—N Y Real Estate Security Co; renewal (144) ..... 1,302.45  
**NOV. 27.**  
 E BROADWAY, 128-30; Noah Fells—A Sobel & L Levine (149) ..... 66.50  
 45TH ST, 121 W; Frank Nahodyl—Jno Doe & Lawrence M Loeb (150) ..... 65.00  
 176TH ST, 500 W; same—same; renewal (148) ..... 260.00  
 122D ST, 502-4 W; Herman B Selvin—May C Knowles & Hattie B Dinkelspiel (151) ..... 26.91  
 CONVENT AV, 470; same—same (152) ..... 59.43  
 AMSTERDAM AV, 689; Jno Bradley—Anna McCrocker & Baas & Hyatt (147) ..... 1,015.00  
 CENTRAL PARK W, 448; same—same; renewal (148) ..... 300.00  
 MT MORRIS PARK W, 35; same—same; renewal (148) ..... 200.00  
 RIVERSIDE DR, 725; Stanislaus Golanke—Be Glad Constr Co & Jamestown Mantel Co (146) ..... 286.63  
 ST NICHOLAS AV, nec 113th, 118.5x144; Otto Gordon—N Y Real Estate Security Co & McVickar-Gaillard Realty Co; renewal (148) ..... 764.50  
 ST NICHOLAS AV, sec 114th, 131.2x118; same—same; renewal (148) ..... 276.00

**Bronx.**

**NOV. 20.**  
 CLAY AV, 1331; Max Spitzberg—Jno Doe & Nathan Cohen (52) ..... 95.00  
 ROMBOULTS AV, 1704 to 1735; Benj Weiss—Truro Constr Co (55) ..... 340.00  
 VALENTINE AV, ws, 210 n 183d, 100x100; Bronx Cut Stone Co—Valhalla Corp (54) ..... 400.00  
 VILLA AV, es, 171.5 s Van Cortlandt av, 50x—; Muglers Iron Works—Monaco Constr Co & Jos Monaco (53) ..... 495.85  
**NOV. 21.**  
 KELLY ST, ws, 100.4 s 165th, 25x100; Karl F Buchsbaum—Keilbert Constr Co (56) ..... 105.00  
 BROOK AV, 1502; Saml Baxter—Jas S S. J Wilson Bryant & J Wilson Bryant; renewal (58) ..... 125.00  
 GUNTHER AV, ws, 200 s Edenwald av, 25x100; Yonkers Woodworking Co, Inc—Louis Pugliese & Jno Marx (59) ..... 240.00  
 VALENTINE AV, ws, 210 n 183d, 100x100; Bronx Cut Stone Co, Inc—Valhalla Corp (57) ..... 400.00  
**NOV. 23.**  
 KELLY ST, 1013; Morris Manacher & Jacob Zimmerman—Keilbert Constr Co; Francis X Kiel & E F Shubert (60) ..... 675.00  
 WESTCHESTER AV, 620 to 626; Chas & Jacob Greenberg—Eliz Wright; Fred Carl (61) ..... 54.00  
**NOV. 24.**  
 HOLLAND AV, ws, 75 n 211th, 25x100; Robt Carbone—Felicia Avella Quindo; Alfonso Bottino, Felicia Avella Quindo (62) ..... 300.00  
 S BLVD (\*\*), ws, 200 n Barretto, 400x95; Pasquale Adilotta et al—Baronet Realty Co; Austin Stone Works, Inc; renewal (134) ..... 85.25  
**NOV. 25.**  
 173D ST, ns, 58.9 e Webster av, 50x95; Michl Cerussi—Simplex Impt Co (63) ..... 250.00  
 246TH ST, ns, — w Livingston av, —x—; Jno H Glancy—Sayer; T H Fraser Co (65) ..... 74.42  
 ST ANN'S AV, 342; Michl Cerussi—Sol Schuback; Wm Murray (64) ..... 110.00  
 \*\*Recorded in N Y County.

**Brooklyn.**

**NOV. 19.**  
 BOERUM ST, 90; Waters Plumbers Supplies Co—Mary Cohen, David Stone & Kahn Bros. .... 173.31  
 ATKINS AV, es, 90 s Pitkin av, 60x100; J Randazzo—Isaac Sknlnick & Docket Impt Co ..... 100.00  
 BELMONT AV, nwc Junius, 100x100; Carter, Black & Ayers—Bell-Junius, Inc. .... 750.00  
 CHURCH AV, ns, 77.6 e Flatbush av, —x—; Grosman Bros & Rosenbaum—Borough Operating Co. .... 10,059.76  
 CHURCH AV, ns, 77.6 e Flatbush av, 115x110; Dellon-Watnick Co—Borough Operating Corp ..... 625.55  
 ORIENTAL BLVD, nwc Hastings, 100x100; W Niebrugge—Nellie H Vernon. .... 545.00

RIVERDALE AV, nec Osborn, 30x100; Carter, Black & Ayers—Sigmund Koeppel, Inc. .... 17.73  
**NOV. 20.**  
 BERGEN ST, 1131, 1137 & 1141; R Dodge, Jr—Bergen St Co ..... 716.73  
 DEAN ST, 1533-5; Waters Plumbers Supplies Co—Sebastian Miller & David Stone ..... 46.00  
 FREEMAN ST, 200-2; J Stark—Louis Raskin & Max Belinky ..... 140.00  
 HERBERT ST, nwc Monitor, 50x129; Katz & Kanter—Jno Kroder, Harry Rubel Co & Concorde Cont Co ..... 450.00  
 JUNIUS ST, nwc Belmont av, 100x100; Curtis Bros Lumber Co—Bell-Junius, Inc. .... 2,979.30  
 PRESIDENT ST, nwc Albany av, 114.7x100; Colonial Mantel Co—Aldent Corp ..... 438.75  
 S 3D ST, 76; Waters Plumber Supplies Co—David Stone & Lazarus Harris ..... 40.59  
 E 13TH ST, ws, 520 s Av N, 20x100; R L Williams—J Levy ..... 25.00  
 58TH ST, swc 20 av, 100x100; R L Williams—Up to Date Bldg Co ..... 50.00  
 DITMAS AV, nec E 22d, 219.10x102.5; R L Williams—L Friedland ..... 50.00  
 OCEAN AV, es, 78.7 n Foster av, 200x100; Empire City Lumber Co—Hartman Bldg Co. .... 1,038.58  
 PROSPECT AV, swc Vanderbilt, 83x100; Coco Bros—Peller Amusement Co & Jos Freeman ..... 67.00  
 WILLIAMS AV, es, 100 n Livonia av, 200x100; Steinberg Steam Cut Stone Co—Wallan & Hoffman, Inc. .... 720.00  
 WILLIAMS AV, es, 200 s Dumont av, 100x100; Sam Gilewitz—Wallan & Hoffman, Inc. .... 225.00

**NOV. 21.**  
 KOSCIUSKO ST, 527.29; L & L Cornice Works—Ellie Arnold, Kahn Bros Inc & Saml Salaway ..... 130.00  
 BAY 23D ST, 16; M Margulies—Regina Massoner ..... 85.00  
 E 34TH ST, ws, 120 s Snyder av, 80x100; A P Hogle Co—Julia & A B Nicholas ..... 235.00  
 EASTERN PKWAY EXTN, nws 117 sw Lincoln pl, 74.6x139; Benj Asen—Arenky Amusement Co & Ell Bee Cont Co ..... 357.00  
 KNICKERBOCKER AV, ws, 60 s Himrod, —x—; M Schmelz—Saml Salz & Chas Schneider ..... 260.00  
 KNICKERBOCKER AV, 395-7; M Schmelz—Sola Roth & Chas Schneider ..... 313.00  
 LENOX RD, ss, 119 e E 49th, —x—; Middle Village Bldg Co—Vincent J Campisi ..... 2,450.00

**NOV. 23.**  
 ESSEX ST, 532; Morris Tashman—Philip Reitman ..... 58.00  
 VERMONT ST, es, 65 n Glenmore av, 40x107; Cohen Iron Wks Co—Fanny Mayrowitz & Jacob Klein ..... 100.00  
 72D ST, nec 3 av, 250x100; Antonio Primo & ano—Iba Bros, Inc, & Casper Iba ..... 907.22  
 BEVERLY RD, nec E 17th, 100x200; Clinton Wire Cloth Co—R C Church of the Holy Innocents & Cathart & Meagher, Inc ..... 192.50  
 KNICKERBOCKER AV, 395 & 397; Lorenz Lengler & ano—Sola Roth & Chas Schneider ..... 214.70  
 KNICKERBOCKER AV, 416; same—Gussie & Saml Salz & Chas Schneider ..... 167.50

**NOV. 24.**  
 LINCOLN PL, swc E Pkway, —x—; A Krauss—Arenky Amusement Co & Wolins & Brown Co & Ell Bee Cont Co ..... 550.00  
 PRESIDENT ST, nwc Albany av, —x—; Beaver Board Sales Co—Aldent Corp & Percy Ansgore as pres. .... 39.08  
 100; S Marceca—Getahome Bldg Co. .... 112.00  
 BEVERLY RD, nec E 17th, 100x172; G Ross—Roman Catholic Church of Holy Innocents & Hermanns Madden & Co & Cathart & Meagher, Inc. .... 92.45  
 KNICKERBOCKER AV, 416; W J Sutures—Saml Salz & Chas Schneider ..... 185.00  
 OCEAN PKWAY, es, 260 n Av M, 40x250; Smyth Donegan Co—Clifton Bldg Corp, Geo T Bickford ..... 103.50

**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.**

**NOV. 21.**  
 No Satisfied Mechanics Liens filed this day.  
**NOV. 23.**  
 2D ST, 79 & 81; Standard Lock Co—Philip Weeks estate et al; Oct28'14 ..... 75.00  
 134TH ST, 524 W; Gross & Herman, Inc—Chas E Jones Co et al; Aug15'14 ..... 351.25  
 3D AV, 1482; Peter J Ryan Bldg Co—Jas Foy et al; Oct1'14 ..... 356.00  
**NOV. 24.**  
 45TH ST, 156 W; Triborough Marble & Tile Works—Jno Doe et al; Nov21'14 ..... 50.80  
 66TH ST, ss, 100 e Madison av; Heisler Roofing Co—Jackson Realty Co et al; Dec18'13 ..... 100.00  
**NOV. 27.**  
 140TH ST, 151-9 W; J Patten Co—Simon Moore Holding Co et al; Nov 25'14 ..... 114.71

**Bronx.**

**NOV. 20.**  
 3D AV, es, 52.8 s 153d, —x—; Apex Damp Resisting Paint Co—Harry Weaver et al; June20'14 ..... 10.00  
 3D AV, 2962-4; Stephen Uphill & Peter Seninger—same; June23'14 ..... 150.00  
**NOV. 21.**  
 UNION AV, 1232; Sam Burnstein—Gustav L Becker et al; Aug11'14 ..... 71.52



(Bronx Satisfied Mechanics Liens—Continued.)

NOV. 23. No Satisfied Mechanics' Liens filed this day.
NOV. 24. No Satisfied Mechanic's Liens filed this day.
NOV. 25. CHISHOLM ST, 1326 (\*\*), Henry Ahl's Sons Iron Works—Hannah Sweeney et al; Jan9'14..... 195.00
SAME PROP (\*\*); H E Astheimer Co, Inc—same; Jan12'14..... 75.00
\*\*Recorded in N. Y. County.

Brooklyn.

NOV. 19. LINCOLN PL, ss & nws Eastern Pkway Extension, 138.8 on Lincoln pl & 117 on Eastern Pkway Extension; Oscar W Hamilton—Eli Bee Contracting Co, Wolins & Brown Co & Arkenkay Amusement Co; Oct23'14..... 366.25
POWELL ST, es, 100 s Newport av, 60x100; Max Futurnick & ano—Isaac Goncharick; Oct13'14..... 126.88
SAME PROP; Louis Friedland—same; Nov2'14..... 130.00
STERLING PL, ns, 177 w Saratoga av, 150x—; Sun Fireproof Sash & Door Co—Commonwealth Impt Corp; Aug20'14..... 75.00
UNION ST, sec Rogers av, 87.9x100.4; Hyman S Sulsky—Union & Rogers Co, Inc; Aug12'14..... 275.00
N 1ST ST, 141-5; Levin, Kronenberg & Co—Dora & Hyman Shapiro & Israel Max; Sept8'14..... 194.60
EASTERN PKWAY, ss, 120 e Franklin av, 100x134; Solomon Rosenberg—Wilson & Braman & Jos Lamberti; Oct1'14..... 49.00
RIVERDALE AV, nec Osborn, 30x100; Turner Contracting & Impt Co—Zigmund Koeppl, Inc; Nov17'14..... 239.00

NOV. 20. CARROLL ST, 780; Frank T Thompson—Frank D Canavella & wife; Mar 25'14..... 117.55
FREMANT ST, ss, 250 w Oakland, 50x 100; Raphael Preta—Louis Raskin & I Blinky; Nov10'14..... 425.00
LINCOLN PL, sec Washington av, 91.3 x120.3x irreg; Salster & Weinsier—Herbert Amusement Co & Michl Meyerowitz; Oct13'14..... 259.50
62D ST, ns, 80 w 3 av, 200x100; Danziger Painting Co—Boudy Realty Co; Sept18'14..... 685.00
62D ST, ns, 80 w 3 av, 145x100; same—same & Saml Adams Realty Development Co; Sept24'14..... 685.00

NOV. 21. HENRY ST, swc Pineapple, —x—; Pelham Operating Co—Wm Tumbridge, Tumbridge Realty Co & Radley Steel Constn Co; Jan27'14..... 146.30
SCHENCK AV, 573; Aaron Klinofsky—Fanny & Max Liner & Morris Kotler; Nov17'14..... 32.00
20TH AV, es, 120 s Benson av, 72x 100; Thos J Sinnott—Walter E Parfitt; Sept10'14..... 480.00

NOV. 23. PACIFIC ST, 250; Elias Rothstein—250 Pacific St Co & Harry Brown; Oct15 '14..... 110.00
STERLING PL, ns, 100 w Saratoga av, 178.1x143.2x irreg; Canadian Bldg Material Corp—Commonwealth Impt Co, "Jno" Popkin & Hyman Meyersohn; Aug14'14..... 268.55
6TH ST, ns, 317.10 e 8 av, 30x100; Parshelsky Bros—I C S Realty Co; Nov19'14..... 300.00
SAME PROP; Parshelsky Bros—same; Nov13'14..... 534.50
SAME PROP; same—same & Ike Seid; Nov11'14..... 534.50
BAY 23D ST, nws, 106.10 sw Bath av, 61.1x159.3x58.6x162; Edwin F Hurlbert—Bay 23d St Constn Co; Nov 9'14..... 46.90

E 23D ST, ws, 460 s Av M, 40x100; E 23D ST, es, 300 s Av M, 40x100; Ross & Snyder, Inc—Wm H Sawkins, Inc & Wm H Sawkins; Nov17'14..... 494.00
39TH ST, ns, 320 w 13 av, 40x100; Louis Sorkin & ano—G C Bldg Corp; Nov 16'14..... 185.00
HIGHLAND BLVD, swc Miller av, 20x 200; Jos E Steffens—Anna S Mayer; Dec1'13..... 317.58

NOV. 24. DEAN ST, sec Rogers av, —x—; Spencer Heater Co—Unity Club of Bklyn & Jno S Scollay; Sept8'14..... 1,842.00
GRAND ST, 765; North Side Hoisting Co—Thrall Constn Co & Julius & Henry Muller; Sept17'14..... 517.40
N 6TH ST, 100; Barnet Weinstein—Swift & Co & Midtown Contract Co; Aug29'14..... 550.00
ATKINS AV, sws, 269.8 nw Hegeman av, 20x100; Jos Punia & ano—Peter Prusaitis; Oct29'13..... 909.50
E N Y AV, 1501; Saml Glazer & ano—David Lewis; Nov18'14..... 2,042.65

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.

NOV. 19. No Attachments filed this day.
NOV. 20. CRUSE, Jas J; Stephen Kookich; \$1,047.40; J E Roeder.
PATHE FRERES (a N J corp); Helen F Gobey; \$14,301; Horkhrimrt & Cohen.
VALLEY BANK OF PHOENIX, Ariz; Thos G Wynne; \$4,400; Breed, Abbott & Morgan,

NOV. 21. COATES, Gerald A; Durell I Turtle; \$6,268.89; Rollins & Rollins.
McCORD, Ira L; Surplus Assets Co; \$10,611.36; Rollins & Rollins.
NOV. 23. CAMPBELL, Mrs Patk; Frank H Wright; \$1,- 126.64; Butler, Brown, Wyckoff & Campbell.
NOV. 24 & 25. No Attachments filed these days.

CHATEL MORTGAGES. AFFECTING REAL ESTATE.

Manhattan.

NOV. 20, 21, 23, 24 & 25. Academy of Music & New England Theatres Co, 14th st & Irving pl..M P Moller. Organ..... 5,700.00
Broadway Varieties Co & Nemo Theatre, Broadway, 2834, sec 110th st.. M P Moller. Organ..... 3,500.00
Cohen, Elias A. Wooster st, 73-75.. Automatic Sprinkler Co. Sprinklers, &c..... 4,200.00
Cuffari, Luigi, 36th st, 48 W..E Esposito. Barber Fix..... 364.00
De Lucia Fiore L. Westchester av, 555 Harriet E Gerken. Fixtures...(R) Hammerstein, Oscar. Lexington av, 571 Lexington Av Opera House..M P Moller. Organ..... 10,000.00
Nik Cost & Arris Kefas, 18th st, 246 W..E Esposito. Barber Fix..... 200.00
Ritz Realty Co & Robt M Catts, 46th st, 14 E..Robt Findlay Mfg Co. Fixtures..... 227.50
Rosenberg, Walter & Jerome, & Savoy Theatre, 34th st, 112 W & 33d st, 111 W..M P Moller. Organ..... 5,000.00
Solomon, Nathan C, 72d st, 42 W..Centrifugal Pump Co. Pumps..... 156.75
Same, 72d st, 118 W..same. Pumps.. 156.75
Same, 73d st, 126 W..same. Pumps.. 156.75
Wald, Joseph & Hotel Madison, 27th st, 21 E..Centrifugal Pump Co. Pumps 175.00

Bronx.

NOV. 20, 21, 23, 24 & 25. Crotona Parkway Amusement Corp. Crotona pkway & Elmsere pl, —x—.. M P Moller. Organ..... 1,900.00
Mitchell-McDermott Constn Co, 176th st, ss, 100 w Clinton av, —x—.. Hudson Refrigerator Co. Refrigerators.. 193.75
Nista Constn Co, Crotona av, nec 187th, —x—..Hudson Refrigerator Co. Mantels..... 560.00
Photo-Play Theatres Co of N Y, 161st st & Westchester av..M P Moller. Organ..... 3,000.00

Brooklyn.

NOV. 19, 20, 21, 23 & 24. Commercial Realty Co, 133 17th st.. Popkin Gas Fix Co. Gas Fix..... 65.00
Daniel Bldg Co, Jerome & Belmont avs ..New Century Gas & Elec Fix Co. Gas Fix..... 120.00
H M B Bldg Co, Livonia av, nr Douglas st..Oliver C Horton.....(R) 695.00
Felgenhauer, Frank J Co, Richardson st, nr Leonard st..Staines, Bunn & Tabar Co. Gas Fix..... 337.00
Foster Impt Co, E 2d st, nr Av J.. Colonial Mantel & Refrigerator Co. Consols..... 87.00
Lashinsky, Solomon, Dean st, nr Troy av..Isaac A Sheppard & Co.....(R) 1,000.00
Lirock, Inc, Rockaway av nr Livonia av..Eastern Mantel Co. Mantels.... 644.00
Rzeszewicz, Deonizy, 1170 66th st.. Harry Kressh. Plumbing..... 185.00
Strongin & Friedland, 50th st, nr 6 av ..Isaac A Sheppard Co. Ranges, &c.. Weisinger, Chas, 894-8 Sutter av.. Bklyn Gas Fix Co. Gas Fix..... 100.00

BUILDING LOAN CONTRACTS.

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

Manhattan.

NOV. 27. PARK AV, es, 25.2 s 82d, 77x100; Metropolitan Life Ins Co loans Esthold Realty Co, Inc, to erect a 12-sty apartment; 12 payments..... 325,000.00
PARK AV, sec 92d, 116x150; same loans same to erect 12-sty apartment; 12 payments..... 725,000.00

ORDERS.

Brooklyn.

NOV. 19. 6TH ST, ns, 317.10 e 8 av, 30x100; I C S Realty Co on Lawyers Mtg Co to pay Parshelsky Bros, Inc..... 300.00

DEPARTMENTAL RULINGS.

Old-Style Motor Starters Prohibited. Commissioner William Williams of the Department of Water Supply, Gas and Electricity, New York City, announces that on and after January 1, 1915, small-motor starting devices, more particularly those used in connection with commercial sewing machines, will be prohibited, unless they are of types which have been approved by the departments since July 1, 1914. It has been proved that a number of fires

have resulted from the use of the old-style starting boxes, and their elimination will be beneficial.

BOARD OF EXAMINERS.

(Note.—Appeal No. 158 of 1914, new buildings, is addenda to Report appearing in Record and Guide of October 24.—Ed.)

APPEAL 158 of 1914, New Building 5656 of 1914, premises 263-265 Chauncey street, Brooklyn, Shampam & Shampam, appellants. Walls, fore and aft partitions. Sec. 31. APPROVED on the following conditions:

First: That the corridors in the cellar under fireproof floor construction shall be separated from the rest of the cellar space by means either of brick walls at least eight inches thick or self-closing fireproof doors.
Second: That all girders and columns supporting floor beams be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 178 of 1914, New Building 5911 of 1914, premises 572-574, 39th street, Brooklyn, Maxwell A. Cantor, appellant. Walls, fore and aft partitions. Sec. 31. APPROVED on the following CONDITIONS:

First: That the space in the cellar under fireproof floor construction be separated from the balance of the cellar space by unpierced brick walls, or brick walls with openings protected with self-closing fireproof doors.
Second: That all girders and columns supporting the floor construction be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 179 of 1914, New Building 6131 of 1914, premises 472 Williams avenue, Brooklyn, S. Millman & Son, appellant. Walls, fore and aft. Sec. 31. Dismissed (papers irregular).

APPEAL 180 of 1914, Alteration 5623 of 1914, 2157 Bergen street, Brooklyn, S. Millman & Son, appellant. Additional story frame structure. Sec. 142. APPROVED.

APPEAL 181 of 1914, Alteration 3124 of 1914, 712 Fifth avenue, Manhattan, Albert Gottlieb, appellant. Skylights. APPROVED.

APPEAL 182 of 1914, New Building 5981 of 1914, 1320 DeKalb avenue, Brooklyn, W. T. McCarthy, appellant. Walls, fore and aft partitions. Sec. 31. APPROVED ON CONDITION

First: That an unpierced brick wall at least eight inches thick be built at the point marked "A" (instead of the brick wall marked "B") on the plan of the upper floors, extending from the second floor to the under side of the roof-boards.
Second: That all girders and columns supporting floor beams and walls or partitions be fireproofed in accordance with the regulations of the Bureau of Buildings.

Third: That the space in the cellar under fireproof floor construction be separated from other cellar space by unpierced brick walls at least eight inches thick, or having the openings therein protected by self-closing fireproof doors.
Fourth: That that portion of the second floor between wall "A" and the brick wall of the first story vestibule and stairhall shall be of fireproof construction.

APPEAL 183 of 1914, New Building 6131 of 1914, 472 Williams avenue, Brooklyn, S. Millman & Son, appellants. Walls, Sec. 31. APPROVED ON CONDITION

First: That all columns and girders supporting floors, walls and partitions shall be fireproofed in accordance with the regulations of the Bureau of Buildings.
Second: That self-closing fireproof door be provided for opening marked "A" on cellar plan.

APPEAL 184 of 1914, New Building 6343 of 1914, premises 573 Elmore place, Brooklyn, Shampam & Shampam, appellants. Walls, fore and aft partitions. Sec. 31. APPROVED ON CONDITION

First: That an unpierced brick wall at least eight inches thick be built at the point marked "A" in the floor plan, extending from the cellar floor to the under side of the roof-boards.
Second: That all girders and columns supporting walls, floors and partitions be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 185 of 1914, New Building 6304 of 1914, 5558 12th avenue, Brooklyn, Arthur G. Carlson, appellant. Walls, fore and aft partitions. Sec. 31. APPROVED ON CONDITION, first, that a brick wall at least eight inches thick be built at the point marked "A," extending from the cellar floor to the under side of the roof-boards. This wall shall be unpierced except at point marked "B" in the first story; where self-closing fireproof door shall be provided.
Second: That all girders and columns supporting walls and partitions shall be fireproofed in accordance with the regulations of the Bureau of Buildings.

Third: That that portion of the second floor between wall "A" and the wall of the entrance hall shall be of fireproof construction.
Fourth: That the opening in the brick wall in cellar marked "C" shall be provided with self-closing fireproof door.

APPEAL 186 of 1914, New Building 5964 of 1914, premises northwest corner Avenue J and East 15th street, Brooklyn, A. White Pierce, appellant. Walls, fore and aft partitions. Sec. 31. APPROVED ON CONDITION, first, that an unpierced brick wall at least eight inches thick be built at the point marked "A," extending from the second floor to the under side of the roof-boards.
Second: That that portion of the second floor extending from the partition marked "A" to wall marked "B" on first story plan be of fireproof construction.
Third: That self-closing fireproof doors be provided in cellar at openings marked "C."

Fourth: That all columns and girders supporting floors, walls and partitions be fireproofed in accordance with the regulations of the Bureau of Buildings.



APPEAL 187 of 1914, Alteration 438 of 1914, east side Bronx street, 357.90 feet north of 17th street, The Bronx, Henry Nordheim, appellant.

Frame extension. Sec. 2. Fire Limit Ordinance. APPROVED.

APPEAL 188 of 1914, New Building 103 of 1914, premises northeast corner Fifth avenue and 41st street, Manhattan, Townsend, Steink & Haskell, appellants.

Exits, fire walls. Sec. 75. (Rogers-Peet Building.)

APPROVED ON CONDITION that a fireproof partition, the openings therein equipped with self-closing fireproof doors, be provided in each story above the second, furnishing a space which may be used as a horizontal exit, the space on each side of said fireproof partition being served by at least one of the exit stairways shown on plans.

APPEAL 189 of 1914, New Building 274 of 1914, premises 1 to 11 Central Park West, West 61st street and Broadway, Manhattan, James C. Green, appellant.

Walls, skeleton. Sec. 36. (Hearst Building.) APPROVED.

APPEAL 190 of 1914, New Building 6322 of 1914, 101 Stockholm street, Brooklyn, W. T. McCarthy, appellant.

Walls, fore and aft partitions. Sec. 31. APPROVED ON THE FOLLOWING CONDITIONS:

First: That a brick wall be built at the point marked "A" at least eight inches thick, unpierced, except in the first story at the point marked "C," where a self-closing fireproof door shall be provided in the wall extending from the cellar floor to the under side of the second floor; and a brick wall at the point marked "B" on the plan of the upper floors at least eight inches thick, unpierced, extending from the second floor to the under side of the roof-boards.

Second: That that portion of the second floor extending from the dotted line marked "E" to the stairhall shall be of fireproof construction.

Third: That openings in the cellar wall marked "D" be either built up with brick not less than eight inches thick or provided with self-closing fireproof doors.

Fourth: That all girders and columns supporting floors, partitions and walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 191 of 1914, New Building 6323 of 1914, 1308-1316 DeKalb avenue, Brooklyn, W. T. McCarthy, appellant.

Walls, fore and aft partitions. Sec. 31. APPROVED, subject to the same conditions which were imposed in Appeals 161 and 162 of 1914.

APPEAL 192 of 1914, New Building 6324 of 1914, premises 1304 DeKalb avenue, Brooklyn, W. T. McCarthy, appellant.

Walls, fore and aft partitions. Sec. 31. APPROVED, subject to the same conditions which were imposed in Appeals 161 and 162 of 1914.

APPEAL 193 of 1914, New Building 6448 of 1914, 238 Linden street, Brooklyn, W. T. McCarthy, appellant.

Walls, fore and aft partitions. Sec. 31. APPROVED ON THE FOLLOWING CONDITIONS:

First: That all girders and columns supporting floors, walls and partitions be fireproofed in accordance with the regulations of the Bureau of Buildings.

Second: That openings in cellar wall marked "A" be either built up with brick not less than eight inches thick, or provided with self-closing fireproof doors.

APPEAL 194 of 1914, New Building 6378 of 1914, premises 282-284 South 3d street, Brooklyn, Benj. Cohn, appellant.

Walls, Section 31. APPROVED ON THE FOLLOWING CONDITIONS:

First: That self-closing fireproof doors be provided at the points marked "A" in the cellar.

Second: That all columns and girders supporting floors, partitions and walls shall be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 195 of 1914, New Building 6286 of 1914, premises, 2203 Ditmas avenue, Brooklyn, Benj. Cohn, appellant.

Walls, Section 31. APPROVED ON THE FOLLOWING CONDITIONS:

First: That all girders and columns supporting floors, partitions and walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

Second: That all openings in cellar wall marked "A" be built up with brick not less than eight inches thick or provided with self-closing fireproof doors.

APPEAL 196 of 1914, New Building 6287 of 1914, premises 2211-2217 East 22d st, Brooklyn, Benj. Cohn, appellant.

Walls, Section 31. APPROVED ON THE FOLLOWING CONDITIONS:

First: That all girders and columns supporting floors, partitions and walls be fireproofed in accordance with the regulations of the Bureau of Buildings.

Second: That all openings in cellar wall marked "A" be built up with brick not less than eight inches thick or provided with self-closing fireproof doors.

APPEAL 197 of 1914, New Building 6311 of 1914, premises 249 Pacific street, Brooklyn, Benj. Cohn, appellant.

Walls, Section 31. APPROVED ON CONDITION that all girders and columns supporting floors, walls and partitions be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 198 of 1914, New Building 5400 of 1914, premises 267-269 Clifton place, Brooklyn, Harry Dorf, appellant.

Walls, Section 31. APPROVED ON THE FOLLOWING CONDITIONS:

First: That a self-closing fireproof door be provided at the point marked "A" on the cellar floor plan, and that an unpierced brick wall at least eight inches thick be built at the point marked "B," extending from the cellar floor to the underside of the first floor.

Second: That all girders and columns supporting floors, walls and partitions be fireproofed

in accordance with the regulations of the Bureau of Buildings.

APPEAL 199 of 1914, Alteration 2859 of 1914, premises 6 West 52d street, Manhattan, Warren & Wetmore, appellants.

Walls, dwelling. Section 31. APPROVED ON CONDITION that the wall is found by the Bureau of Buildings of sufficient strength to carry the additional load to be imposed.

APPEAL 200 of 1914, New Building 6413 of 1914, premises 490 Delamere place, Brooklyn, Shampam & Shampam, appellants.

Walls, Section 31. APPROVED ON THE FOLLOWING CONDITIONS: First: That an unpierced brick wall at least eight inches thick be built at the point marked "A" in the first floor plan, extending from the cellar floor to the underside of the roof-boards.

Second: That all girders and columns supporting walls, floors and partitions be fireproofed in accordance with the regulations of the Bureau of Buildings.

APPEAL 201 of 1914, New Building 315 of 1914, premises 310-320 West 86th street, Manhattan, Edgar J. Moeller, appellant.

Walls, twelve-inch. Section 36. APPROVED ON CONDITION that the walls marked "A" on the cellar floor plan be made twenty inches (20") thick.

APPEAL 202 of 1914, New Building 342 of 1914, premises northwest corner Vanderbilt avenue and 44th street, Manhattan, James Gamble Rogers, appellant.

Parquet flooring in two rooms. Section 105. APPROVED.

APPEAL 203 of 1914, Alteration 6537 of 1914, premises 163 Barbey street, Brooklyn, Chas. Infanger & Son, appellants.

Frame extension. Section 142. APPROVED.

APPEAL 204 of 1914, Alteration 6406 of 1914, premises 910 Manhattan avenue, Brooklyn, Farber & Markwitz, appellants.

Picture-theater and dance hall. DISAPPROVED.

APPEAL 205 of 1914, New Building 321 of 1914, premises 1153-1159 Park avenue, Manhattan, Robt. T. Lyons, appellant.

Basement entrance; walls. Section 105. 36. APPROVED.

APPEAL 206 of 1914, New Building 6820 of 1914, premises 349 Classon avenue, Brooklyn, Shampam & Shampam, appellants.

Walls, fore and aft partitions. Section 31. Dismissed (papers irregular).

APPEAL 207 of 1914, New Building 6294 of 1914, premises southwest corner Railroad avenue and 32nd street, Coney Island, Geo. H. Suess, appellant.

Frame bungalows. Dismissed (papers irregular).

APPEAL 208 of 1914, Alteration 496 of 1914, premises northeast corner 187th street and Belmont avenue, The Bronx, M. W. Del Gaudio, appellant.

Area of lot covered. Section 8. APPROVED ON CONDITION that the extension be no higher than the present first story.

APPEAL 209 of 1914, Alteration 3353 of 1914, premises southwest corner Chrystie and East Houston street, Louis A. Sheinart, appellant.

New doors, connecting theater with office building. Section 109. DISAPPROVED.

APPEAL 210 of 1914, New Building 327 of 1914, northwest corner Madison avenue and 44th street, Manhattan, La Farge & Morris, appellants.

Walls. Section 36. Also 105. APPROVED ON CONDITION that the basement walls (excepting in the boiler-room) be made not less than twenty inches thick, and that the first story walls be made not less than sixteen inches thick.

APPEAL 211 of 1914, Alteration 3696 of 1914, premises 5-7-9 West 37th street, Manhattan, Neville & Bagge, appellants.

Pent house. Withdrawn by appellant.

APPEAL 212 of 1914, New Building 6674 of 1914, premises 4712 Fourteenth avenue, Brooklyn, Lorenz F. J. Weiher, appellant.

Frame garage. Section 142. APPROVED ON CONDITION that the exterior walls be constructed of brick or hollow tile, not less than eight inches thick, and that the roof be covered with non-combustible material.

APPEAL 213 of 1914, New Building 6675 of 1914, premises 4712 Fourteenth avenue, Brooklyn, Lorenz F. J. Weiher, appellant.

Frame dwelling. Section 142. APPROVED.

APPEAL 214 of 1914, New Building 320 of 1914, premises northwest corner 62nd street and Park avenue, Manhattan, Delano & Aldrich, appellants.

Walls (steel and terra cotta). New Colony Club. Withdrawn by appellants.

APPEAL 215 of 1914, New Building 6294 of 1914, premises southwest corner Railroad avenue and 32nd street, Coney Island, Geo. H. Suess, appellant.

Frame bungalows, in Fire Limits. DISAPPROVED.

APPEAL 216 of 1914, New Building 499 of 1914, premises 609 East 187th street, The Bronx, M. W. Del Gaudio, appellant.

APPEAL 217 of 1914, New Building 500 of 1914, premises 2462 Arthur avenue, The Bronx, M. W. Del Gaudio, appellant.

Appeals 216 and 217 WITHDRAWN by the appellant.

APPEAL 218 of 1914, New Building 346 of 1914, premises southeast corner Park avenue and 61st street, Manhattan, Schwartz & Gross, appellants.

Basement entrance, section 105. APPROVED ON CONDITION that the height of the building, measured from the curb level at the center of the front of the building to the top of the highest point of the roof beams, shall not exceed 150 feet.

APPEAL 219 of 1914, New Building 2824 of 1914, premises east side Eleventh avenue 180 feet south of Grand avenue, Astoria, Queens, Ernest Mathews, appellant.

Frame construction in Fire Limits. APPROVED.

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

- A-- Signifies, Auxiliary Fire Appliance. (Sprinklers, etc.)
B-- " " Fire Escape.
C-- " " Fireproofing and Structural Alteration.
D-- " " Electrical Installation.
E-- " " Obstruction of Exit.
F-- " " Exit and Exit Sign.
G-- " " Fireproof Receptacles and Rubbish.
H-- " " No Smoking.
I-- " " Diagrams on Program and Miscellaneous.
J-- " " Discontinue use of premises
K-- " " Volatile, Inflammable Oil and Explosive.
L-- " " Certificates and Miscellaneous.
M-- " " Dangerous condition of heating or power plant.
O-- " " Discontinue use of Oil Lamps.
DR-- " " Fire Drills
SS-- " " Standpipes and Sprinklers.
W-- " " Interior Alarms.

Week ending Nov. 21.

MANHATTAN ORDERS SERVED.

Named Streets.

- Allen st, 174—Blima Wittal.....DR-W
Attorney st, 43—Louis Levison.....DR-W
Baxter st, 118-22—Emil Hamburger et al.W-DR
Baxter st, 125-7—Lorence Realty Co.....W-DR
Bayard st, 21—Pauline A Wagner.....DR-W
Bayard st, 68—Jacob Rosenberg & Son.....DR-W
Bedford st, 7-9—Edith Kane.....DR
Beekman st, 81—Eddie P. Bartlett.....DR
Bleecker st, 27-31—Frank A. Moore.....DR
Bleecker st, 53-7—Acorn Mfg Co.....C
Broome st, 344-46—Christianna S. Wylie....C
Delancey st, 136—Sarah Crozcky.....L
Dock, Canal & N R—Dept Docks.....G-H-D-SS
East Houston st, 13—Benj Rosenbaum.....C
Elizabeth st, 46-50—Chas Cullen.....G
Fulton st, 82-4—Daniel E Seybel.....C
Goerck st, 9-11—Louis F Dommerich.....W
Goerck st, 9-11—Coffree Realty Co.....DR-W
Goerck st, 22-24—Sam'l Rauch.....W-DR
Goerck st, 34—Louis B. Hasbrouck.....DR-W
Goerck st, 35—Hyman Rosenblum est.....W-DR
Goerck st, 71-3—Wyler Constn Co.....W-DR
Goerck st, 79-321 Rivington St Corp.....W-DR
Goerck st, 144—Erese Weil.....DR-W
Gold st, 29-31—Chas S Platt.....W-DR
Gold st, 40-2—Josephine L Doolittle et al.W-DR
Gold st, 46—Eberhard Volk.....W-DR
Grand st, 78—Fred Kursheid Est.....W-DR
Grand st, 135—Elbridge T Gerry.....W
Grand st, 142-44—Thos D Hogie Est.....W-DR
Grand st, 154-56—Wm F Christie.....DR-W
Grand st, 173-75—Louis Eisenberg.....W-DR
Grand st, 281—Mile Lapidos & Shulman.....G-DR
Grand st, 281—Jacob H Schiff et al.....W-DR
Grand st, 281—Abramson & Fienberg.....DR
Grand st, 281—Davis Levy.....G-DR
Grand st, 281—Nathan Schwartzberg.....DR
Grand st, 281—Mattan & Rapaport.....G-DR
Grand st, 281—Barnett Berger.....DR-C-G
Grand st, 281—Isaac Davis.....DR
Grand st, 281—Morris Ferry.....DR
Grand st, 281—Wolf Schwartz & Sons.....DR-G
Grand st, 281—Abr Labachnik.....DR
Grand st, 313—Est of John D Wendel.....W-DR
Grand st, 345-47—Nathan Abrams.....DR-W
Grand st, 504-8—R Hoe & Co.....DR-W
Grand st, 570-2—Samuel Hyman.....W
Grand st, 570-2—Sundal Hyman.....DR
Grand st, 589-99—A Goldberg, Inc.....DR-W
Great Jones st, 25—Anna S De Selding.....W-DR
Great Jones st, 34—Eliz Chesbrough.....DR-W
Great Jones st, 46—Etagloc Holding Co.....W-DR
Greene st, 57-9—Veit Son & Co.....DR
Greene st, 57-9—Ault & Wiborg Co of N Y.....DR
Greene st, 57-9—Leo Schlesinger.....DR
Greene st, 91—Ray W Sunderlson.....DR-W
Greene st, 96—Lefferts Streibeigh et al.....DR-W
Greene st, 100—Susan K Wright.....DR-W
Greene st, 137—Eugene Pechin.....W-DR
Greene st, 200 1/2-02—Harry Tarnower.....G
Greene st, 200 1/2-02—Abr Eenerofe & Co.....G
Greene st, 200 1/2-02—Regent Hat Co.....G
Greene st, 225—Knoll & Bregman Skirt Co.....G
Greene st, 225—Abr Mandel.....G
Greenwich st, 812—Victor Typewriter Co.....DR
Greenwich st, 812—Jno W Ferguson.....DR-W
Howard st, 27—Solomon J Jacobs.....W-DR
Howard st, 30—Est Peter Lorillard.....W-DR
Hudson st, 111-113—Irrving Savgs Institute.....W-DR
Hudson st, 117-19—Est John Cartree.....C
Hudson st, 582-4—Jno Bradley Est.....W
Hudson st, 670-76—Helen R R Robinson.....W-DR
Irving pl, 67-9—Chas Hirschhorn.....W-DR
Jacob st, 1-3—U S Leather Co.....C
Jefferson st, 80—Morris Azwolsinsky.....W-DR
King st, 132-8—Wm S Pyle et al.....W-DR
Lafayette st, 49—Alfred P Gardiner.....DR-W
Lafayette st, 129-35—Medway Realty Co.....DR-W
Lafayette st, 132-38—Amer Brass & Copper Co.....W-DR
Lafayette st, 153-55—John A Weeks et al.....W-DR
Lafayette st, 173-75—Wm F Christie.....W-DR
Lafayette st, 180—Fredk C Woehrer.....W-DR
Lafayette st, 182—Richard H Deeves.....W-DR
Lafayette st, 282—Herman w Hoops et al.....DR-W
Lafayette st, 325-31—Anna R Morris.....DR-W
Lafayette st, 393-97—Roswell Smith Est.....W-DR
Lafayette st, 417—John W Condit Est.....W-DR
Lafayette st, 432-34—Laura Delano Est.....W-DR
Laight st, 3-5—John Partheymuller.....C-G
Leonard st, 48—Bates Bros Real Estate Co.....W-DR
Leonard st, 75-77—Simon Liebovitz.....W-DR
Leonard st, 88—Elizabeth C Bentinck.....W-DR
Leonard st, 109-15—Jaffray Realty Co.....W-DR
Leonard st, 155-57—Simmons Rlty & Cons Co.....W-DR
Lewis st, 56-58—Conrad R Schmitt.....W-DR
Lispenard st, 42—David Strauss.....DR-W



Department Rulings (Continued).

Lispenard st, 45-51—Tina D Delehanty. W-DR  
 Lispenard st, 50—J Allen Townsend. W-DR  
 Lispenard st, 60-2—Lillius Grace et al. DR-W  
 Ludlow st, 181—Jacob L Karp. DR-W  
 Madison st, 283—Henrietta Rawitser. DR-W  
 Mangin st, 10—Julius Myer. DR-W  
 Mangin st, 29—Graham Siegel Co. W-DR  
 Mangin st, 73-75—Rothstein, Inc. W-DR  
 Mercer st, 103—Amelia F D Childs Co. DR-W  
 Mercer st, 113—Anne B C Hillis. W-DR  
 Mercer st, 115—Annie B C Hillis. W-DR  
 Mercer st, 117-19—Elise S Chalmers. DR-W  
 Mercer st, 133—Central Trust Co. DR-W  
 Mercer st, 149—Louise E Monnat. W-DR  
 Mercer st, 151—Morris Feigel et al. W-DR  
 Mercer st, 153—Ida B Cook. W-DR  
 Mercer st, 169—Wm Rothschild. DR-W  
 Mercer st, 171—James A Gilmour. W-DR  
 Mercer st, 231—Isidor Reis. W-DR  
 Mercer st, 233—Est Chas F Hitchings. W-DR  
 Mercer st, 2, 4—119th St Holding Co. DR-W  
 Monroe st, 50-2—Henrietta A DeLong. W-DR  
 Mulberry st, 133-37—Brian C Hughes et al.  
 W-DR  
 Mulberry st, 301—Cornelia Storrs Est. W-DR  
 New Chambers st, 24-34—Martin T Garvey.  
 W-DR  
 New Chambers st, 46-48—Lanz Photo Engraving  
 Co. DR  
 New Chambers st, 46-48—Chas Eneu Johnson  
 Co. DR  
 New Chambers st, 46-48—Henry J Weber. DR-W  
 New Chambers st, 46-48—Poor's Railroad  
 Manual Co. DR  
 New Chambers st, 46-48—Neff & Walz. DR  
 New Chambers st, 46-48—General Engraving  
 Co. DR  
 New Chambers st, 46-48—Howard O Bullard.  
 DR  
 New Chambers st, 46-48—Julius J Van Horne.  
 DR  
 N Moore st, 38-40—Pettit & Reed. DR-W  
 Orchard st, 17—Jacob Bernstein. W-DR  
 Orchard st, 17—Pincus Kleinmetz. L-C  
 Pearl st, 64—Gilbert C Halstead. W-DR  
 Pearl st, 73—Elbridge T Gerry. W-DR  
 Pearl st, 78—Henry Brewer. W-DR  
 Pearl st, 221—Euler & Robeson Co. W-DR  
 Pearl st, 409-15—Sam'l W Bowne. W-DR  
 Pearl st, 410-12—Henry J Weber. DR-W  
 Pearl st, 438—Frances E Woodbury. W-DR  
 Pearl st, 441-47—Patterson Press. G-C  
 Pearl st, 441-47—Thomas Russell & Son. C-A-G  
 Pearl st, 441-47—Fitz, Dana & Brown. A  
 Pearl st, 441-47—Eraske & Co. G-C-A  
 Pearl st, 441-47—Corlies, Macey Co. G-A-C  
 Pearl st, 478—Thos R Jackson Est. W-DR  
 Pearl st, 479—Benedetto Repetti. W-DR  
 Pearl st, 497-50—Harry C Hallenbeck. W-DR  
 Pelham st, 541-47—Jenny Faber. W-DR  
 Pelham st, 5—Harry Haltzberg. DR-W  
 Pier 43, East River—Dept Docks & Ferries.  
 G-H-D-SS  
 Pier 51, bet Stanton & Rivington sts, E R—  
 Dept Dock. G-H-D-SS  
 Pier 96, N R—Dept Docks & Ferries. H-D-SS  
 Pike st, 45—Michael Betreder. C  
 Pike st, 45—Jacob Rosen & Son. C  
 Pike st, 71-73—Wilhelmina B C Blatchford,  
 et al. W-DR  
 Prince st, 65—Solash & Tetensky. C-G  
 Prince st, 65—Michael J Mahoney. C  
 Prince st, 90—John S Hawley. W-DR  
 Prince st, 100—Emerald Realty Co. DR-W  
 Prince st, 101—Chas Lane. DR-W  
 Prince st, 109-11—Helene McSmith. DR-W  
 Prince st, 116—Francis Mermond. DR-W  
 Prince st, 123—Brentmore Realty Co. DR-W  
 Prince st, 130-132—Wm H White. DR-W  
 Prince st, 138—Saul Deichess et al. W-DR  
 Prince st, 138-42—Sundel Hyman. DR-W  
 P. S. 92, 11 and 95—Board of Education. C  
 Reade st, 8-12—Max E Butler et al. W-DR  
 Reade st, 16-18—Josephine Pfender. W-DR  
 Reade st, 22-26—Paul E Vernon. DR-W  
 Reade st, 28—John R Suddam et al. DR-W  
 Bridge st, 89—Lazarus Levy. W-DR  
 South st, 261-62—Lawrence Witsel et al. W-DR  
 Stanton st, 61-65—Max D Steuer. DR-W  
 Stanton st, 80—Max Kimmerling. F  
 Suffolk st, 155—Abr Steeman. DR  
 Suffolk st, 155—Jonas Cohen. E-DR  
 University pl, 13-19—Saml Rosenberg & Son. G  
 University pl, 13-19—Jerome Peavy. G  
 University pl, 81-95—Sevilla Heineman. W-DR  
 Washington pl, 18-22—Samuel L Goldenberg.  
 DR-W  
 Water st, 449-51—J S & D L Reardon. W-DR  
 Waverly pl, 10—Lizzie Goerlitz et al. W-DR  
 West st, 419—Josephine A Budke. B  
 West Houston st, 57-61—Bernhard Trosky.  
 DR-W  
 Willett st, 25—Abr Beekawitz & Carl Boello. C  
 Willett st, 25—Jacob Delman. C  
 Willett st, 25—Meyer Boltman. C  
 Willett st, 25—Henry C Reed. W-DR  
 Willett st, 48—David Baum. DR-W  
 William st, 251—J M Horton Ice Cream Co. DR  
 William st, 251—Est Joseph A Cozzino. DR-W  
 William st, 251—The Kulkoff Co. DR  
 William st, 251—Empire City Electrotype Co.  
 DR  
 William st, 251—Manhattan Photo Engraving  
 Co. DR  
 Wooster st, 46-50—Max Blitzer. DR  
 Wooster st, 46-50—Newman H Borenstein. DR  
 Wooster st, 46-50—Leopold Gans. DR  
 Wooster st, 46-50—Erhardt A Matthiessen. W  
 Wooster st, 64-8—Greene St Realty Co. DR-W  
 Wooster st, 64-8—Ault & Wiborg Co. DR  
 Wooster st, 64-8—Leo Schlesinger & Co. DR  
 Wooster st, 135—Isaac Feigel et al. DR-W  
 Wooster st, 141-45—Chisholm Realty Co. DR-W  
 Wooster st, 174—Henry Kaufman. C  
 Wooster st, 176-8—Chas Devoe et al. C-SS  
 Wooster st, 207-09½—Charles Schwartz. DR-W

Numbered Streets.

3d st, 17 W—Patrick Gallagher. DR-W  
 3d st, 33 W—Harry H Herche. DR-W  
 3d st, 36 W—Eliz Chesebrough. DR-W  
 3d st, 47 W—Jacques Millot. DR-W  
 3d st, 54-6 W—Henry Phillips. W-DR  
 3d st, 55 E—Society Music School. W-DR  
 4th st, 5-11 W—David L Newborg. DR-W  
 4th st, 37 W—Caplain & Goldman. DR  
 4th st, 37 W—Berser Bros. DR  
 4th st, 37 W—Deitrich & Co. DR  
 4th st, 37 W—Rachael Siegelbaum. DR  
 4th st, 37 W—Adele Guenthal Estate. W-DR  
 10th st, 89 E—Galchinsky Bros. C-G

12th st, 16-20 E—The Bell Butler Co. DR  
 12th st, 16-20 E—E Pauly & Co. DR  
 12th st, 16-20 E—The Glassburg Clo Co. DR  
 12th st, 16-20 E—Saml A Freedman. DR  
 12th st, 16-20 E—Horowitz Bros. DR  
 12th st, 16-20 E—The Astor Dress Co. DR  
 12th st, 16-20 E—Gold Brand Waist Co. DR  
 12th st, 16-20 E—Block & Levy. DR  
 12th st, 16-20 E—Silver Waist Co. DR  
 12th st, 16-20 E—Frank Schwartz. DR  
 12th st, 16-20 E—New England Raincoat Co.  
 DR  
 12th st, 16-20 E—Primrose Waist Co. DR  
 12th st, 16-20 E—Mrs Julia Fitzgerald. W-SS-C  
 12th st, 16-20 E—Julia Fitzgerald. W  
 12th st, 106 W—Rhineland Real Estate. W-DR  
 13th st, 42-48 W—Est Fanny J Searles. DR-W  
 13th st, 42-48 W—F J Newcomb Mfg Co. DR  
 13th st, 50 W—Mary E Lawson. W-DR  
 13th st, 352 W—James R Roosevelt. DR-W  
 13th st, 408-12 W—Giovanni B Raffetto. DR-W  
 14th st, 154-60 W—7th Av "J" 14th St Corp.  
 W-DR  
 14th st, 342 W—Newton Bldg Co. W-DR  
 14th st, 420-22 W—Adeline S Fink. DR-W  
 14th st, 430 W—James R Roosevelt, Jr. DR-W  
 15th st, 22-6 W—Edithe N Wharton. DR-W  
 15th st, 28 W—Seaman Holding Realty Co.  
 DR-W  
 15th st, 29 W—Grace D Litchfield. DR-W  
 15th st, 25 W—Hermitage Co. DR-W  
 15th st, 34 W—Francis Speir. DR-W  
 15th st, 48 W—Louis Ottmann. W-DR  
 15th st, 58 W—Artistic Waist & Dress Co. DR  
 15th st, 58 W—Textile Art & Embroidery Co.  
 DR  
 15th st, 58 W—The Super Smith Cloak. DR  
 15th st, 58 W—Est Marietta C Stewart. W-DR  
 15th st, 58 W—A A Solomon, Jr. & Co. DR  
 15th st, 58 W—Everybody's Vacuum Cleaner  
 Co. DR  
 15th st, 58 W—The Gutman Novelty Co. DR  
 15th st, 58 W—S Mitchell & Co. DR  
 15th st, 58 W—Economy Binding & Pleating  
 Co. DR  
 15th st, 58 W—Herman I Rose. DR  
 15th st, 58 W—Fox & Frankel. DR  
 15th st, 329-31 W—G B Seely's Sons. DR-W  
 16th st, 13 E—Edward V Z Lane. DR-W  
 16th st, 13 E—Morris Mikola. DR  
 16th st, 13 E—Emanuel Levy & Co. DR  
 16th st, 13 E—United Embroidery & Novelty  
 Co. DR  
 16th st, 13 E—Kramer Fur Co. DR  
 16th st, 13 E—Wm Schwarznaelder. DR  
 17th st, 12 W—Charlotta Bassel. DR  
 17th st, 12 W—Odz & Lustgarten. DR  
 17th st, 12 W—Star Bindine Co. DR  
 17th st, 12 W—Meyer Horowitz. DR  
 17th st, 12 W—Phillip N Gladstone. DR  
 17th st, 12 W—Star Rubber Rain Coat Co. DR  
 17th st, 12 W—Hydeman & Lassmer. DR  
 17th st, 12 W—Physical Culture Pub Co. DR  
 17th st, 12 W—Goldfarb Bros. DR  
 17th st, 12 W—J Liberman Son & Co. DR  
 17th st, 12 W—Brody, Adler & Koch Co. DR-W  
 17th st, 29 W—Chelsea Button Co. DR-W  
 17th st, 29 W—Richard I Brewster. DR-W  
 17th st, 29 W—Gustave Buchman. DR  
 17th st, 29 W—Phillip Goldberg Co. DR  
 17th st, 29 W—Norma Dress Co. DR  
 17th st, 29 W—Benj Metz. DR  
 17th st, 29 W—Silverman Bros. DR  
 17th st, 29 W—Sperber & Zimmerman. DR  
 17th st, 29 W—Schneider Bros. DR  
 17th st, 29 W—Saml Bergmann. DR-W  
 17th st, 34 W—S Citron, Inc. DR  
 17th st, 34 W—Shaffer & Kaplin. DR  
 17th st, 34 W—A Lewis & Co. DR  
 17th st, 34 W—M & S Zucker. DR  
 17th st, 34 W—Lipschitz & Friedman. DR  
 17th st, 34 W—Samuel Bergmann. C  
 17th st, 34 W—Adelman & Wellburg. DR  
 17th st, 34 W—Nat Goldston & Co. DR  
 17th st, 34 W—Eablove & Bahn. DR  
 17th st, 34 W—Ellis & Lovett. DR  
 17th st, 34 W—H & L Cloak Co. DR  
 17th st, 40-2 W—Berch & Kirshner. DR  
 17th st, 40-2 W—Aron Bendersky. DR  
 17th st, 40-2 W—S Diamond & Silverman. DR  
 17th st, 40-2 W—Benj Levy. DR  
 17th st, 40-2 W—Hochberg Bros. DR  
 17th st, 40-2 W—Oltrogge Corp. W-DR  
 17th st, 40-2 W—Singer & Son. DR  
 17th st, 40-2 W—Herman Wolfert & Co. DR  
 17th st, 40-2 W—Warren Woolen Co. DR  
 17th st, 40-2 W—Eagle Button Co. DR  
 17th st, 40-2 W—Monahan Express Co. DR  
 17th st, 114-18 W—John A Stewart et al. DR  
 17th st, 114-18 W—John A Stewart et al. W  
 17th st, 114-8 W—Coronet Costume Co, Inc. DR  
 17th st, 114-8 W—Nedwill Taylor Co. DR  
 17th st, 114-8 W—Louis Rosenheim & Co. DR  
 17th st, 114-8 W—Henry Fisher & Co. DR  
 18th st, 154-8 W—Chas Hellmuth Corp. DR-W  
 19th st, 220-30 W—Harry B Levine. DR  
 20th st, 2-4 W—Methodist Book Concern et al.  
 DR-W  
 20th st, 9 W—Chas Sandberg & Bro. DR  
 20th st, 9 W—Bela S Black & Co. DR  
 20th st, 9 W—Chas H Herbst. DR-C  
 20th st, 9 W—Dr Marvin Co. G-DR  
 20th st, 9 W—Cohen & Stessel. G-DR  
 20th st, 9 W—Aesofrom & Gottfried. C-DR  
 20th st, 9 W—Teich & Wesenfeld. DR-I  
 20th st, 9 W—Edward P Slevin. C  
 20th st, 9 W—Taber Morijo Co. C-DR  
 20th st, 10-16 W—Louis Stern. DR-W  
 20th st, 26 W—Est Franklin Bartlett. DR-W  
 21st st, 133-41 W—Joseph Hirsch & Son. G  
 21st st, 133-41 W—David Zipkin et al. G  
 21st st, 133-41 W—I Bailey & Co. G  
 21st st, 133-41 W—Morris Wolsel Co. G  
 21st st, 133-41 W—M Shidlowky Co. G  
 21st st, 133-41 W—Tip Top Waist & Dress  
 Co. A  
 21st st, 133-41 W—The Renowan Skirt Co. G  
 21st st, 133-41 W—Jacob Bernstein. A-G  
 21st st, 133-41 W—Harry Gregg & Co. G  
 21st st, 133-41 W—Max & Simon Horowitz. G  
 21st st, 133-41 W—Alexander Watterson. G  
 21st st, 133-41 W—H Leibman & David Hur-  
 witz. G-C  
 21st st, 133-41 W—Amson Furtch. G  
 21st st, 133-41 W—Morris H Bob. G  
 21st st, 136-40 W—Salinsky & Stukhart. DR  
 21st st, 136-40 W—Annette Waist & Dress. DR  
 22d st, 20-26 W—Normandy Waist Co. DR  
 22d st, 29-31 E—Three Star Dress Co. DR  
 22d st, 29-31 E—Kurtz & Maurer. DR  
 22d st, 29-31 E—Wm H Konther. DR  
 22d st, 29-31 E—Gottschalk Gartman Co. DR

22d st, 29-31 E—Hellenberg & Co. DR  
 22d st, 29-31 E—N Stewart Pub Co. DR  
 22d st, 29-31 E—Selkirk Realty Co. DR-W  
 22d st, 29-31 E—Saltzman, Stahl & Berman. DR  
 22d st, 29-31 E—F A Hardy & Co. DR  
 22d st, 29-31 E—L & E Levy. DR  
 22d st, 29-31 E—Holton & Adams. DR  
 22d st, 29-31 E—Francis R Niglutsch. DR  
 22d st, 29-31 E—Outlook Co. DR  
 22d st, 40-42 E—Aaron Stern. G  
 22d st, 40-42 E—Wallace Ayers. G  
 22d st, 40-42 E—Peerless Mfg Co. G  
 22d st, 40-42 E—Rudolph Saenger. G  
 22d st, 40-42 E—Wm Olson. G  
 23d st, 114-20 E—Weinstein Bros. DR  
 23d st, 114-20 E—Saml Eiseeman & Co. DR  
 23d st, 114-20 E—Demmerle Co. DR  
 23d st, 114-20 E—A W Cowan & Bro. DR  
 23d st, 114-20 E—Edelson & Shapiro. DR  
 23d st, 114-20 E—Louis Greenberg & Bros. DR  
 23d st, 114-20 E—A L Lurt & Co. DR  
 23d st, 114-20 E—Beach, Casper Co. W-DR  
 23d st, 148-50 W—Herman Weber. DR  
 24th st, 57 W—Michael P Rich. C  
 24th st, 57 W—John Murgatroyd. C-G  
 24th st, 57 W—Edwin Moody. C  
 24th st, 57 W—Carl Demmer. C  
 24th st, 142-46 W—District Realty Co. DR-W  
 24th st, 159 W—Charles A Winch. W-DR  
 25th st, 41-3 W—Schulman & Grossman. DR  
 25th st, 41-3 W—Hannowitz & Goldberg. DR  
 25th st, 41-3 W—Gray Rlty & Dev Co. DR-W  
 25th st, 41-3 W—Davidoff Cloak & Suit Co. DR  
 25th st, 41-3 W—Garfinkel & Hender. DR  
 25th st, 41-3 W—Herman Markowitz. DR  
 25th st, 41-3 W—John J Mitchell Co. DR  
 25th st, 41-3 W—Majestic Undergarment Co. DR  
 25th st, 107-13 W—Estates Jacob & Julius  
 Fleischhauer. C-W-DR  
 25th st, 107-13 W—Moschowitz Bros. C  
 25th st, 107-13 W—Levines Famous Button  
 Co. G-DR  
 25th st, 107-13 W—United Spanging Co. C  
 25th st, 107-13 W—Hoffman Bros. DR  
 25th st, 107-13 W—Manhattan Furrier Supply  
 Co. G-DR  
 25th st, 107-13 W—Trenaman Dental Mfg Co. G  
 25th st, 119-25 W—Richard E Mount. W-DR  
 25th st, 151-55 W—Wiegold Realty Co. W-DR  
 25th st, 151-55 W—Alfred Hafner. DR  
 25th st, 151-55 W—D & E Dress Co. DR  
 25th st, 151-55 W—Isaac Sternberg. DR  
 25th st, 151-55 W—B & S Cloak Co. DR  
 25th st, 151-55 W—Isidore Daniel. DR  
 25th st, 151-55 W—Samuel Silver. DR  
 25th st, 151-55 W—Fred & Shore. DR  
 25th st, 151-55 W—American Shirtwaist Co. DR  
 25th st, 151-55 W—Sanborn Mfg Co. DR  
 25th st, 151-55 W—Consolidated Engraving  
 Co. DR  
 25th st, 152-6 W—Morris Bloch et al. W-DR  
 25th st, 159-63 W—Margueriete D Hellman.  
 W-DR  
 25th st, 169 W—Lina Ettlinger et al. W-DR  
 25th st, 146 W—Isabell H Cohen. W-DR  
 26th st, 30-34 W—Chas Kaye. DR-W  
 26th st, 55-7 W—Harriet G Coogan. DR-W  
 26th st, 139 W—Loft Realty Co. DR-W  
 26th st, 141-43 W—Anna E Leonard. DR-W  
 26th st, 142-44 W—142 W 26th St Rlty Co. W  
 26th st, 147-9 W—Lawrence W Churchll. W-DR  
 26th st, 151-63 W—Fabian Constan Co. W-DR  
 26th st, 328-30 E—Edw Lieberman. G  
 27th st, 15 W—Est Catherine I D Harnett.  
 W-DR  
 27th st, 28-32 W—Harry Broder. DR  
 27th st, 40-42 W—Lida B Gray. W-DR  
 27th st, 113 W—Otto Wagner. DR-W  
 27th st, 114-16 W—Louis Levy. W-DR  
 27th st, 121-7 W—Israel Unterberg. W-DR  
 27th st, 129-33 W—Abraham Epstein et al.  
 DR-W  
 27th st, 138-42 W—James McCreery Rlty  
 Corp. DR-W  
 27th st, 144-52 W—People's Co-operative  
 Property Co. DR-W  
 27th st, 154-6 W—David Steiner. DR-W  
 27th st, 536-56 W—John Williams. W-DR  
 28th st, 13-15 W—Sigmund Scherzler. G-C  
 28th st, 13-15 W—Stephano & Co. G-A  
 28th st, 13-15 W—Samuel Berry. G  
 28th st, 13-15 W—A J Engel, Inc. G  
 28th st, 13-15 W—Fred F Canary. DR  
 28th st, 13-15 W—A Bernstein & Co. G  
 28th st, 37-9 W—Rexton Realty Co. W-DR  
 28th st, 44 W—Regent Consn Co. DR-W  
 28th st, 130 W—Alfred H Langhaha. DR  
 28th st, 130 W—Jas Silverstein & Bro. DR  
 28th st, 130 W—Isadore Zimming. DR  
 28th st, 130 W—Workman & Silver. DR  
 28th st, 130 W—Gottreich & Mirskin. DR  
 28th st, 130 W—Silverfarb & Halprin. DR  
 28th st, 130 W—The Bremas Co, Inc. DR  
 28th st, 130 W—Hakalist Realty Co. DR-W  
 30th st, 502-18 W—Hess Bros, Inc. DR  
 30th st and E R (pier)—Dept Docks & Fer-  
 ries. G-H-D-SS  
 30th st, ft. W, N R (pier)—Dept Docks & Fer-  
 ries. G-H-D-SS  
 32d st, 12-14 W—John Denne. DR  
 32d st, 12-14 W—Jos Fristachi & E Geronimo.  
 DR  
 32d st, 12-14 W—Mme Knopf, Inc. DR  
 32d st, 12-14 W—Max Weisenfeld. DR  
 32d st, 12-14 W—V E Wolf & Carl Moshlem.  
 DR  
 32d st, 12-14 W—B Levy & Abr Newman. DR  
 32d st, 12-14 W—The Steel & Taylor Co. DR  
 32d st, 12-14 W—Samuel Blummer & Metzger.  
 DR  
 32d st, 12-14 W—Louis Meyers. DR  
 32d st, 12-14 W—Max Sweing. DR  
 32d st, 12-14 W—Jacob Cappel & Max Grub-  
 man. DR  
 32d st, 12-14 W—Story & Clark Piano Co. DR  
 32d st, 12-14 W—Pacific Realty Co. W  
 32d st, 106-08 W—Louis & Alex Pincus. C  
 32d st, 151-9 W—M G Picture Frame Co. DR  
 32d st, 151-9 W—Isaac Farle. DR  
 32d st, 151-9 W—N Y Poster Mounting Co. DR  
 32d st, 151-9 W—James Jalon. DR  
 32d st, 151-9 W—Cowdry & Son. DR  
 32d st, 151-9 W—Julius C Krause. DR  
 32d st, 151-9 W—Penn Term R E Co. DR-W-SS  
 32d st, 151-9 W—R H Holts & Co. DR  
 32d st, 151-9 W—Colonial Mirror & Novelty  
 Co. DR  
 32d st, 151-9 W—Beck Contracting Co. DR  
 32d st, 344-46 E—Franbro Realty Co. DR-W  
 32d st, 344-46 E—Dreadnought Flooring Co. DR  
 32d st, 344-46 E—Herter Looms. DR  
 32d st, 344-46 E—Wm M Latham. DR



34th st, 159 W—W & E Realty Co. DR
36th st, 28-32 W—Mary L Dana. DR
36th st, 28-32 W—Fuller & Co. DR
36th st, 28-32 W—Vogue Hat Co. DR
36th st, 28-32 W—Fairchild & Co. DR
36th st, 28-32 W—Edgar S Asch. DR
36th st, 28-32 W—Wollner & Wronger. DR
36th st, 28-32 W—Chas Sturman, Inc. DR
36th st, 28-32 W—Atkinson, Mentzer Co. DR
36th st, 28-32 W—Rudolph Simon & Co. DR
36th st, 28-32 W—Bleat & Gable. DR
36th st, 28-32 W—Womans Outer Garment Co. DR
36th st, 28-32 W—Herman Bisco. DR
36th st, 28-32 W—Eronx Country Dress Co. DR
36th st, 28-32 W—Maxine Dress Co. DR
36th st, 28-32 W—Amelia Zipser. DR
36th st, 28-32 W—Retailers Commercial Agency. DR
36th st, 28-32 W—Abraham Goodman. DR
36th st, 28-32 W—J P D Shiebler Co. DR
36th st, 28-32 W—Juliette Colmar. DR
36th st, 28-32 W—A Wittnauer Co. DR
36th st, 28-32 W—Rivoli Realty Co. W-DR
43d st, 604-28 W—Continental Can Co. W-DR
46th st and E R (pier)—Dept Docks & Ferries. G-H-D-SS
47th st, 243-5 W—Geo Bickelhaupt et al. D-R-W
47th st, ft, and N R (pier)—Dept Docks & Ferries. G-H-D-SS
59th st, 430-32 E—Louis Ash & Co. DR
59th st, 430-32 E—J Hronca Co. DR
59th st, 430-32 E—Greater Eagle Wet Wash Laundry. DR
59th st, 430-32 E—Comfort Sandal Mfg Co. DR
59th st, 430-32 E—Saml Heyman et al. DR-W
60th st and E R (pier)—Dept Docks. G-H-D-SS
63d st, 51 W—Findelsohn & Kopf Mfg Co. G
79th st, ft, and N R (pier)—Dept Docks & Ferries. G-H-D-SS
80th st and E R (pier)—Dept Docks. G-H-D-SS
107th st, ft, E R (pier)—Dept Docks. G-H-D-SS
133d st, 500-08 E—The Champion Rlty Co. W-DR
134th st and E R (pier)—Dept Docks & Ferries. G-H-D-SS

Named Avenues.

Av D, 64—Est John D Wendel. C
Bowery, 96—Est Edward H Gillilan. C
Bowery, 221—Jos A Schwartz. C
Bowery, 300-02—Geo W Humphreys Est. W
Broadway, 388—Subin & Wolfson. DR
Broadway, 388—M Lippit & Co. DR
Broadway, 388—Geo J Malloy. DR
Broadway, 388—John E Parsons. DR-W
Broadway, 449—Abr, Frank & Adolph Bauer. DR-G
Broadway, 449—Sarah Harris. C-DR-W
Broadway, 452—Helen C Julliard et al. W
Broadway, 462-4—Helen C Julliard. DR
Broadway, 462-4—Morris Levy & Co. DR-C-G
Broadway, 462-4—Guttman Bros. DR
Broadway, 462-4—Star Ribbon Mfg Co. DR
Broadway, 462-4—Bernard Lustgarten. DR-C
Broadway, 462-4—Columbia Knitting Mills. DR
Broadway, 462-4—Weiss & Klan Co. G-DR
Broadway, 597—Jacob Marks. C-G
Broadway, 611-21—Edward W Seidler. DR
Broadway, 611-21—Louis Lowenstein. DR
Broadway, 611-21—The Saunders Leather Goods Co. DR
Broadway, 611-21—Morris Shapiro. DR
Broadway, 611-21—Bella Jankilefsky. DR
Broadway, 611-21—Bradford Dyeing Assn. DR
Broadway, 611-21—E G Williams & Co. DR
Broadway, 611-21—Rudolph Lehinccke. DR
Broadway, 611-21—The Monarch Tag Co. DR
Broadway, 611-21—Simon Bruner. DR
Broadway, 611-21—Max Friedberg. DR
Broadway, 611-21—Mrs Jennie B Hickman. DR
Broadway, 611-21—United Garment Workers of America. DR
Broadway, 611-21—United Paper Box Mfrs Assn. DR
Broadway, 611-21—William Salmon. DR
Broadway, 611-21—Max Spatz. DR
Broadway, 611-21—Solomon Ginsburg. DR
Broadway, 611-21—Consolidated Millinery Co. DR
Broadway, 611-21—Benjamin Moskovitz. DR
Broadway, 611-21—Denzer & Nathan. DR
Broadway, 611-21—Appel Importing Co. DR
Broadway, 611-21—Henry Abeles. DR
Broadway, 611-21—Jos S Alexander. DR
Broadway, 611-21—Abraham Koerner. DR
Broadway, 611-21—Charles Myers. DR
Broadway, 611-21—Henry Gross. DR
Broadway, 611-21—Union Novelty Braid Works. DR
Broadway, 611-21—Louis Epstein. DR
Broadway, 611-21—Weiss & Mayers. DR
Broadway, 611-21—Julius Mayers. DR
Broadway, 611-21—J Franklin Burke & Co. DR
Broadway, 611-21—Anna Romage. DR
Broadway, 611-21—Boronov & Display Co. DR
Broadway, 611-21—Horowitz & Marks. DR
Broadway, 611-21—Solomon Loewenstein. DR
Broadway, 611-21—William R Denham. DR
Broadway, 611-21—Diker & Zilevitz. DR
Broadway, 611-21—A Polekoff. DR
Broadway, 611-21—A A Lewis. DR
Broadway, 611-21—J Solomon & Bro. DR
Broadway, 611-21—Jeremiah Speier. DR
Broadway, 611-21—Louis Schloss & Co. DR
Broadway, 611-21—Picard Importing Co. DR
Broadway, 611-21—Weiss & Samish. DR
Broadway, 611-21—William Mayers. DR
Broadway, 611-21—R D Cahn & Co. DR
Broadway, 611-21—The J G McCrory Co. DR
Broadway, 611-21—The Rosenthal-Sloan Co. DR
Broadway, 611-21—Horace A Kaplan. DR
Broadway, 611-21—Chicago Mercantile Co. DR
Broadway, 611-21—Reed Bros & Co. DR
Broadway, 611-21—S Feldman & Co. DR
Broadway, 611-21—Max Eckstein. DR
Broadway, 611-21—Park City Fabric Co. DR
Broadway, 611-21—Jacob Iverson. DR
Broadway, 611-21—Arthur L Greenwald. DR
Broadway, 611-21—Schwartz Bros. DR
Broadway, 611-21—G Kosumy. DR
Broadway, 611-21—Max Bernstein. DR
Broadway, 611-21—Elise L Peysson. DR
Broadway, 611-21—Morris Goldstein. DR
Broadway, 611-21—Joseph Ausorge. DR
Broadway, 611-21—Michael Dunn. DR
Broadway, 611-21—John H Van Arsdale. DR
Broadway, 611-21—Gluck & Raphael. DR
Broadway, 611-21—Arthur Lipper & Co. DR
Broadway, 611-21—Fuller E Jarbean. DR
Broadway, 611-21—P A & M Lalor. DR
Broadway, 611-21—Goldstein Bros. DR

Broadway, 611-21—Lee Gideon. DR
Broadway, 611-21—The Tighton Hat Elastic Co. DR
Broadway, 611-21—Abraham Lips. DR
Broadway, 611-21—The N Y Railways Co. DR-W
Broadway, 611-21—Kramper Syster. DR
Broadway, 611-21—B & F Springer. DR
Broadway, 611-21—South African Importing Co. DR
Broadway, 611-21—Otto H L Deswatines. DR
Broadway, 611-21—Leo J Abt. DR
Broadway, 611-21—Joseph Weiler. DR
Broadway, 611-21—Jacob A. Rubenstein. DR
Broadway, 611-21—Morris Rosengard. DR
Broadway, 611-21—Barnet L Reitzman. DR
Broadway, 611-21—I M Rosenwasser. DR
Broadway, 611-21—William Mancik. DR
Broadway, 611-21—August Hatry. DR
Broadway, 611-21—Henisheimer Bros. DR
Broadway, 611-21—U S Pants & Suit Co. DR
Broadway, 611-21—Harry Kalish. DR
Broadway, 611-21—The Holyoke Covered Wire Co. DR
Broadway, 611-21—Frank P Crome. DR
Broadway, 611-21—William F Taylor. DR
Broadway, 611-21—The Halpern Hat Co. DR
Broadway, 611-21—L E Levy. DR
Broadway, 611-21—Albert S Clements & Son. DR
Broadway, 611-21—Albert Myers. DR
Broadway, 611-21—Ginnonseke Nakayanna. DR
Broadway, 611-21—John B Webb. DR
Broadway, 611-21—The B L Trading Co. DR
Broadway, 611-21—Emil J Walter. DR
Broadway, 611-21—J Kriscchner & Co. DR
Broadway, 611-21—Morris Miller. DR
Broadway, 611-21—Jacob Leiberman. DR
Broadway, 611-21—Harry Bernstein. DR
Broadway, 611-21—Abraham S Stark. DR
Broadway, 611-21—Hyman Walloff. DR
Broadway, 611-21—Samuel Sinai. DR
Broadway, 611-21—Buff & Co. DR
Broadway, 611-26—Max Mayer. DR
Broadway, 611-21—Goldstein & Levin. DR
Broadway, 611-21—Max Alexander. DR
Broadway, 611-21—Solomon Stern. DR
Broadway, 611-21—Pye, Weinpfheimer & Co. DR
Broadway, 611-21—Ignatz Botstiber. DR
Broadway, 611-21—Henry A Krubman. DR
Broadway, 611-21—Martin Leibholz & Co. DR
Broadway, 611-21—Paul Bleiberg. DR
Broadway, 611-21—Walter Thomas. DR
Broadway, 611-21—Sigmund Lowenstein. DR
Broadway, 611-21—Joseph Lowenstein. DR
Broadway, 611-21—Harry W Steele. DR
Broadway, 611-21—Harris & Shulgaser. DR
Broadway, 611-21—Robert J Howe. DR
Broadway, 611-21—Wolf Bros. DR
Broadway, 611-21—Arber & Co. DR
Broadway, 611-21—Samuel J Mittleman. DR
Broadway, 611-21—H Rosenberg & Son. DR
Broadway, 611-21—J Newmark. DR
Broadway, 611-21—Newark Button Works. DR
Broadway, 611-21—L W Tine. DR
Broadway, 611-21—Ogus, Rabinovich & Ogus. DR
Broadway, 611-21—Hyman Koppel & Co. DR
Broadway, 682—Abr Adelson. DR
Broadway, 682—M Strauss & Co. DR
Broadway, 682—D Sheebine Sons & Co. DR
Broadway, 682—Patrick Britt. DR
Broadway, 682—Alexander Bros. DR
Broadway, 682—Lazarus Raincoat Co. DR
Broadway, 682—Est Matthew H Beers. DR-W
Broadway, 701—Caroline A Grant. DR-W
Broadway, 1200—Rube R Fogel. DR-W
Broadway, 2080-94—Edelstein Bros. DR-W
Broadway, 2291-99—Baer Brothers. G
Broadway, 3388—R & R Handkerchief Co. DR
Lexington av, 132—Jules Glorieux. DR-W
Lexington av, 658—C Alfred Capen et al. W-DR
Madison av, 72—Madison Holding Co. DR-W
Madison av, 76-78—Otto Horowitz. W-DR
Madison av, 112-16—Lee Holstein Const. Co. DR-W
Madison av, 605—Consolidated Gas Co. I
Park av, 1881—Palmer Paina Co. G-C
Park Row, 176—Bernard Golden. W-DR
West Broadway, 431—Amos F Eno. DR-W
West Broadway, 552-64—Carrie Moglia. DR-W
West Broadway, 570-6—The 3d St Realty Co. DR-W

Numbered Avenues.

5th av, 516—Rowan Realty Co. DR-W
5th av, 516—Robert C Heinze. DR
5th av, 516—Madam Irene Kann. DR
5th av, 516—Natalie Tomlins. DR
5th av, 516—Peggy Hoyt. DR
5th av, 516—Jean Burnie. DR
5th av, 516—John R Hoyt. DR
5th av, 516—H Prescott Wilcox. DR
5th av, 516—Emil Brunel. DR
5th av, 516—Dr John Elakeman. DR
5th av, 516—Wm F Gardner. DR
5th av, 516—Sam Einstein. DR
5th av, 516—Madam Loie. DR
5th av, 516—Maison Maurice. DR
5th av, 516—"Edonard," Inc. DR
5th av, 516—Weingarten & Pearl. DR
5th av, 518—Henry G Trevor. DR-W
5th av, 518—Irene Kann. DR
6th av, 189-91—Rhinelander Real Estate Co. W
6th av, 189-91—Chas Meyer. A-C-DR
6th av, 189-91—Jacob Jacoby. DR
66th av, 189-91—Leo Feinberg. DR-G-C-A
6th av, 189-91—Metropolitan Importing Mfg Co. DR-L-C-G-A
6th av, 189-91—Abr Lubin & Liebin. DR-C
6th av, 189-91—Consolidated Gas Co. G
6th av, 189-91—Martin Grady & Horowitz. A-DR
6th av, 189-91—Rhinelander Real Estate. DR

BRONX ORDERS SERVED.

Numbered Streets.

138th st and Port Morris (pier)—Dept Docks. G-H-D-SS
139th st and Harlem River (pier)—Dept Docks. G-H-D-SS
144th st, 480-502 E—Silk Finishing Co. DR

Named Avenues.

Lincoln av & Harlem River (Pier)—Dept Docks. G-H-D-SS

BROOKLYN ORDERS SERVED.

Named Streets.

Bowne & Imlay sts—Montgomery Ward & Co. L-G
Chester st, 1-11—Morris Levy. N. D-DR
Chester st, 1-11—Chas & Jacob Schwartz. DR

Chester st, 1-11—Jos & Louis Weinstock. DR
Chester st, 1-11—Fredk Gillman. DR
Chester st, 1-11—A Cherry & J Voletsky. DR
Chester st, 1-11—Kaufmann Bros. DR
Chester st, 1-11—Hoffman Weiss Co. DR
Chester st, 1-11—Max Rapps. DR
Chester st, 1-11—Max Kurzook. DR
Court st, 483—S Eber. H-A-G
Cumberland st, 2-24—Chas T Bainbridges Sons W-DR
Dock, ft 27th st—Dept Dock & Ferries. G-H-D-SS
Dump, 7th st & Gowanus Canal—Dept Docks. G-H-D-SS
Dump, ft Fulton st—Dept Docks. G-H-D-SS
Dump, Pier 1, Wallabout Market—Dept Docks. G-H-D-SS
Dump, ft So 6th st—Dept Docks. G-H-D-SS
Henry st, 93—Henry Platen & Son. DR-W
Hope st, 53-65—National Filter Cloth & Weaving Co. DR
Hope st, 53-65—Friedelson Bros & Stoll. DR
Hope st, 53-65—Samuel Peck. DR
Hope st, 53-65—Wm M Levitan & Co. DR
Hope st, 53-65—Metal Products Mfg Co. DR
Hope st, 53-65—Specialty Knit Goods Co. DR
Hope st, 53-65—Solomon Fromm. DR
Hope st, 53-65—Bob & Baskin. DR
Hope st, 53-65—S E & M Vernon. DR
Humboldt st, 109—Alex Diker & Barney Zilweitz. W-DR
Humboldt st, 109—C H Medicus & Son. DR
Livingston st, 352-4—Gertrude De Kober. DR
Livingston st, 352-4—David Dickson & Co. DR
Livingston st, 352-4—Wm Spence. DR-W
Morton st, 22-30—U S Mfg Co. DR
Morton st, 22-30—George Cowen. DR
Morton st, 22-30—Premium Choolate Co. DR
Morton st, 22-30—N Y Steel & Copper Plate Co. DR
Morton st, 22-30—Kay Mfg Co. DR
Morton st, 22-30—Bklyn Factory & Power Co. DR
Oak, Noble, West sts & E R—Amer Mfg Co. DR
Powell st, 221-23—Leon Mann. DR-W
Powell st, 229-31—Chas Kornfeld. DR-W
Powell st, 229-31—Max Beatus. DR
Powell st, 229-31—Samuel Wittkower. DR
Powell st, 229-31—Samuel Ginsberg. DR
President st, 1—J Broom & J Newman. M
President st, 1301—Julius Strauss. A-G
Roebling st, 141-53—Hope Press Co. DR
Roebling st, 141-53—Joseph Lidsky. DR
Roebling st, 141-53—Saml & Jacob Hyman. DR
Roebling st, 141-53—Jacob Schwartz. DR
Roebling st, 141-53—Goodman Collar Co. DR
Roebling st, 141-53—Sweet-Orr Mfg Co. DR
Roebling st, 141-53—Abraham Posner. DR
Roebling st, 141-53—William Holland. DR
Roebling st, 141-53—Jas Cavanagh Corp. W-DR
Stockholm st, 142-44—Katrina Ruefer. DR
Stockholm st, 142-44—Meltzer Bros. DR
Stockholm st, 142-44—Knit Goods Mfg Co. DR
Stockholm st, 142-44—Gottlieb J Keller. DR
Stockholm st, 142-44—Jos Horowitz & Son. DR
Wallabout st, 80—Sam'l Kleiner. DR
Wallabout st, 80—Louis Stein. DR-W
Wallworth st, 234-38—John Albert & Son. W
Walton st, 36-38—Walton Pants Co. DR
Walton st, 36-38—John F Blake. DR
Walton st, 36-38—Christian Feigenspan. DR
Walton st, 36-38—Samuel Wolf. DR
Walton st, 36-38—Mrs Emma M Kissel. DR
Walton st, 36-38—Abr Dennis. DR
Walton st, 36-38—David Hallenberg. DR
Walton st, 36-38—Max Gold. DR
Walton st, 36-38—Frank Brewing Co. DR
Walton st, 44—A Kulik & H Teitelbaum. DR
Walton st, 44—H Goodwillig & N Zimmerman. DR
Withers st, 270—Antonio Carrano. H-A

Numbered Streets.

3d st, 67 W—Standard Animal Products Co. C-A
7th st, 168-80—Royal Metal Furniture Co. W
7th st, 168-80—Le Comte & Co, Inc. DR
8th st, 125-37—Royal Metal Furniture Co. C-DR
10th st, 398—Harry Jonas. H-A-G-O
15th st, 2922 W—Est Patrick Skelly. W

Named Avenues.

Bedford av, 771-75—Atkinson & Co. DR
Bedford av, 771-75—Clayton Nichols. DR-D
Christopher av, 311-17—Aaron Leonard. DR
Christopher av, 311-17—Saml Polinsky. DR
Christopher av, 311-17—Jacob Yardin. DR
Christopher av, 311-17—Harry Schultz. DR
Christopher av, 311-17—Harry Moldofsky. DR
Christopher av, 311-17—Jacob Levine. DR
Christopher av, 311-17—Morris Walter. DR
Christopher av, 311-17—Elias Sued. DR
Christopher av, 311-17—Abr Silverman. DR
Christopher av, 311-17—Louis Harberle. D
Christopher av, 311-17—Jacob Schuster. DR
Christopher av, 311-17—Ph Mendelson & Har-kavy. DR
Christopher av, 311-17—Isidor Belsky. DR
Christopher av, 311-17—Max Scholsberg. DR
Christopher av, 311-17—Sam'l Schwartz. DR
Christopher av, 311-17—Abr Rosenberg. DR
Christopher av, 311-17—Morris Krissoss. DR
Christopher av, 311-17—Jacob Tabachnick. DR
Classon av, 54-60—Theron Rockwell. D-DR
Classon av, 54-60—John R Donnelly & Co. DR
Classon av, 54-60—H Brennan & Co & E L White. DR
Classon av, 62-68—Sheron Rockwell. W-DR
Classon av, 120-22—Theodoro Aubke. DR-W
Classon av, 120-22—Central Metal Bed Co. DR
East New York av, 1423—Morris Mendelson & Louie Rosen. DR
East New York av, 1423—Jos Levy & Saml Feinstein. DR
East New York av, 1423—Joseph Levine. DR
East New York av, 1423—Samuel Portnoy. DR
East New York av, 1423—Morris Keritzmann. DR
East New York av, 1423—Harry Marcus. DR
East New York av, 1596—Rubin Bros. W-DR
East New York av, 1596—Joseph Buchieri. DR
East New York av, 1596—Antonio Bettatico. DR
East New York av, 1596—Sigmund Feiner. DR
East New York av, 1596—Louie Kruzul. DR
East New York av, 1596—Mike Mazurky. DR
East New York av, 1596—Samuel Duorkin. DR
East New York av, 1596—Max Mittleman. DR
East New York av, 1596—Morris Seigler & Louis Gustenhabor. DR
East New York av, 1596—Jos Brandsilver & Son. DR
Franklin av, 39-61—Gutta Percha Rubber Co. W-DR
Grand av, 103—Patrick J Higgins. H-A-F
Grant av, 433—Fredk Huffer. H-A-G
Throop av, 94-96—Louis Landsman. DR



# BUILDING MANAGEMENT

## NEW REGULATIONS FOR ELEVATORS IN THE BUILDING CODE

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

THE ordinance introduced in the Board of Aldermen this week covering the construction, operation and maintenance of elevators, takes the place of Section 100 and 101 of the present Building Code, and includes several new matters suggested at various times for enactment into law. Some of the matters included are now provided for by the rules authorized under the present Building Code and are made a part of this ordinance because of their great importance.

The ordinance directs the Superintendent of Buildings to make rules for the construction, operation and maintenance of elevators with a view to safety. This is the same as the existing provision, except that it is made clear that the rules shall apply to the construction as well as to the operation and inspection of elevators, and their application is extended to all kinds of elevators and to amusement devices as well. While the present rules promulgated by the Superintendents become effective as soon as issued, under this new ordinance they would be required to be published for eight weeks before they would become operative, a safeguard against a too hasty adoption or change of rules. If a public hearing is requested such must be given before the rules go into effect.

A distinction is made in the ordinance between passenger elevators and freight elevators, it being understood by a passenger elevator any device such as an elevator or Escalator used for transporting persons other than those necessary for their safe operation or the handling of the freight on freight elevators. Provision is also made for amusement devices, such as roller coasters, "shoot-the-chutes," etc. The term including any such device operated wholly or in part by some mechanical means, on which persons ride or are permitted to ride as a form of amusement.

The requirement as to permits and repairs to elevators is practically the same as is now provided for in the existing rules.

### Certificates of Safety Required.

A new requirement, in Section 4 of this ordinance, is the issuance of a certificate by the Superintendent of Buildings of the safety of the elevator or amusement device. It is incorporated as a protection to the owner or operator of the elevator and as a safeguard to the public. It is made unlawful to operate an elevator or amusement device until such certificate has been issued. To prevent unnecessary delay in the issuance of such certificates, it is provided that the Superintendent of Buildings must make an inspection within a reasonable time after the completion of the work and must issue such certificate.

In Section 5, provision is made for the recording of new as well as existing passenger elevators. While at the present time the records of the Bureau of Buildings show what elevators are installed and while the periodical reports show the condition of such elevators, there is now no way of readily identifying any one elevator. The record will also have the additional value of making it possible to get reliable statistical information concerning the passenger elevators of the city.

### Inspections.

Inspection of passenger elevators once in every three months is provided for as in the present Building Code, supplemented by a provision for inspection of other elevators and amusement devices

at least once a year or when there is reason to believe that an unsafe condition exists.

The Superintendents of Buildings are authorized to accept inspections made by any properly accredited casualty company or inspection service, provided that they are satisfied that the company inspectors are competent and that such company will abide by the rules of the Bureau of Buildings and will file reports of all inspections made with their recommendations. This is intended to save owners considerable annoyance, by doing away with the duplication of inspections by the city inspectors and those of the casualty companies.

Practically every elevator in the city is insured by some company, and these companies for their own protection keep a force of competent men to see that the elevators are maintained in safe condition. While the companies' men will make the inspections at times that are convenient to the owner, the city inspectors would generally ask for the shutting down of the elevators during business hours, often inconveniencing the tenants as well as the owners.

Riding on any but passenger elevators is prohibited except for the elevator operator and those persons necessary to handle freight on a freight elevator. Every freight elevator must have posted on it a sign indicating that it is a freight elevator and that it is unlawful to ride on the same.

Provision is made also for placing the operation of elevators in the hands of competent persons. While it is understood that an ordinance is now pending for the licensing of operators of passenger elevators, the provisions herein do not in any way conflict with the provisions of that ordinance. In fact, it is intended by this to leave a certain measure of control over the operators in the hands of the Superintendents of Buildings. That is also the intention of the ordinance for licensing operators. The Superintendent of Buildings must necessarily be the best judge of the competency or carefulness of elevator operators.

### Reporting Accidents.

Another matter not heretofore provided for and now included is the reporting of elevator accidents. This is probably one of the most important innovations now proposed. It is only through accurate, complete and reliable information of accidents and injuries that provision can be made to prevent their recurrence. The value of this is well illustrated in the experience of the Bureau of Buildings of Manhattan a few years ago, when as a result of two accidents, due to the breaking of the old-style sheave straps in hydraulic elevators, a new rule was promulgated requiring the replacement of all such straps. Within the course of a year or a little more 1,000 elevators were altered to comply with this rule. During the course of the alterations it was found that quite a number of the straps in existing elevators were broken without a chance of discovery, as the straps were hidden by other parts of the machinery. It was only a matter of time when accidents would have occurred on these elevators, where the straps were found broken.

### Interlocking Devices.

The interlocking of cars and doors is a matter that has received considerable attention in the last few years. It is estimated from the limited information in the records of the Bureau of Buildings on accidents that fully eighty per cent.

of the fatal accidents on passenger elevators would be avoided if the interlocking device here called for were in use. This interlocking device will prevent an elevator car from being moved from its landing as long as the shaft gate is open. The ordinance makes it unlawful to operate any elevator hereafter installed unless it is equipped with such interlocking device and provides for certain time limits within which existing elevators must be also equipped with such device.

The elevators having the higher rise, sixteen stories or more, which are naturally those of high speed also, are to be equipped first, the time limit for these is October 1, 1915. There are about 150 buildings in Manhattan which are sixteen stories and over and which therefore have elevators that would come under this provision. It is estimated that these elevators can be equipped in from three to six months. Allowance of six months is therefore made for the preparation necessary to undertake work of this kind on the scale required. Three months periods are provided after this within which the elevators in the following groups are to be equipped: Elevators having a rise of more than six stories and less than sixteen, occurring in office buildings and department stores; similar elevators located in hotels; next similar elevators located in lofts and factories; following these, elevators in apartment houses; then all other elevators having a rise of more than six and less than sixteen stories; and, finally, all other passenger elevators with a rise of six stories or less.

The requirement making it unlawful to operate any elevator without speed safeties is not a new one but appears in the present rules. It safeguards the public against accidents due to overspeeding of elevators.

As heretofore, the enforcement of the requirements as to elevators is left with the Superintendent of Buildings and the same penalties apply as apply now for violations of the elevator regulations.

The ordinance is made to take effect on January 1, 1915, leaving some time within which to prepare for the new requirements.

### \$1,000,000 Textile Plant.

The Turner Construction Company, of 11 Broadway, Manhattan, obtained recently a contract amounting to nearly \$1,000,000 for the new plant for the Naumkeag Steam Cotton Company. The structures will replace a group of sixteen buildings, almost entirely destroyed in the Salem conflagration last June. The ruined plant was regarded as one of the most up-to-date brick and mill construction establishments in the country, and contained every recognized form of fire protection and was considered by the fire insurance companies as a good risk. Despite this fact the fire wiped out fifteen of the buildings and left standing only one four-story concrete warehouse. As a result the directors of the company decided to build the largest textile manufacturing plant in the country. The Turner Construction Company's contract calls for a mill, four stories high, measuring 722x135 feet, with sixteen-foot story heights, to obtain maximum light; also a five-story cotton storehouse, 500x about 85 feet. These two buildings, together with a large concrete weave shed, are but a part of the plant which the Naumkeag company ultimately contemplate. The present units should be completed by September 1st.



## 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.

## Real Porcelain Tile.

AS is generally the case with new things appearing on the market, various questions are asked by builders and architects relative to qualities of the new product. In the case of a real porcelain tile manufactured under the Stegmayer process by the Clifton Porcelain Tile Co., of 51 Clifton street, Newark, the question is what actual improvement is effected in the tile by the elimination of the health-menacing lead process in manufacture.

The new tile is porcelain faced, thereby differing from the present tile of commerce—the "Flint Tile." Flint tiles consist of a white porous body, easily cut with a knife, one surface of which is covered with a layer of a transparent lead glaze. Flint tiles absorb water. Owing to the porous character of the underbody the tiles become stained and are liable to check or craze, the latter fault being due to the great difference in hardness of coating and body.

Heretofore, according to the manufacturers of this tile, it has been practically impossible to manufacture an all-porcelain tile on a commercial basis, as the temperature to which the porcelain composition of the tile must be submitted, in order to obtain the qualities of translucency and impermeability, makes it impossible to obtain tiles uniform in size and shape. This difficulty has been one of the reasons why the attempts to successfully manufacture porcelain tiles at a price comparable with that of the ordinary flint tile have failed, it is said.

Charles Stegmayer undertook to work out the problem, especially as to the elimination of lead glazes in ceramics. The use of glazes containing lead has always been dangerous to the health of the employees coming in contact with them and various legislatures, particularly in New Jersey, have during the last few years taken up the question of their elimination; and as porcelain is one of the ceramic products that does not require the use of lead, the perfection of a porcelain tile had an added interest.

The two greatest drawbacks in the manufacture of a porcelain tile can be put down as follows: First, the high cost of the materials entering into the composition of the tile, and second, the loss through warpage during firing. Both of these difficulties were overcome by Mr. Stegmayer by backing a thin layer of a porcelain with a thick layer of a cheaper stoneware body, the latter constituting 11/12ths of the tile. With one move he reduced the cost of the tile and gave to it a backing which prevents warpage during firing.

Mr. Stegmayer has been working on the problem for ten years. It was necessary to adjust three different bodies, a stoneware body, a porcelain body and a porcelain glaze, in such a way that the three different compositions would work uniformly together through the stages of drying and burning, both of which involve a shrinkage of the three bodies. For the success of the process it was absolutely necessary that the rate of shrinkage of the three units be absolutely uniform.

The actual procedure in the manufacture of the tile consists of compressing under great pressure a thin layer of a pulverized porcelain body and a thick layer of a pulverized common Jersey clay, suitably mixed with chemicals to insure vitrification. The layer of glaze with which the tile is coated can either be united with the two previous layers in one operation or be applied to the tile in a secondary operation.

The tile is then placed in the kiln and burned to a temperature at which all three layers become thoroughly vitrified, the finished tile being obtained in one firing.

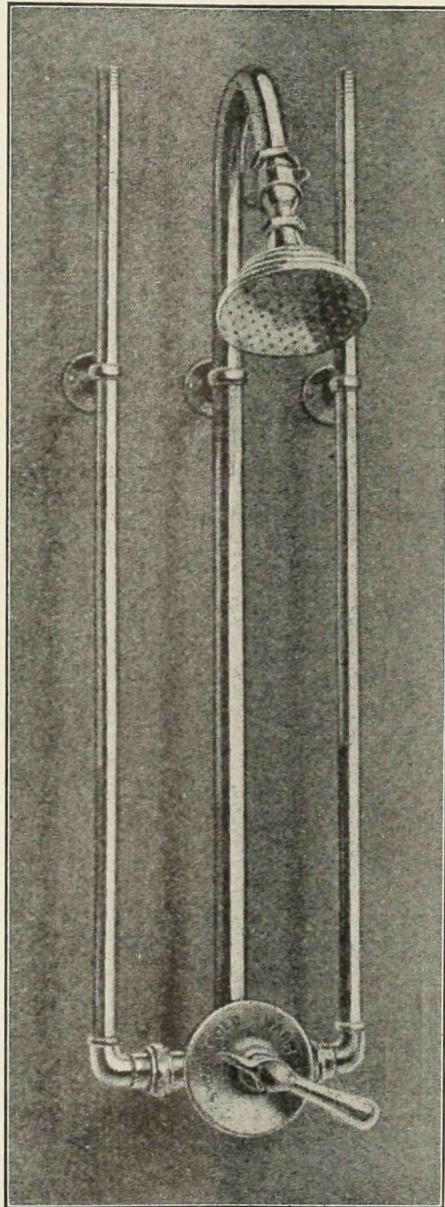
## Metal Batten Strips.

ONE of the latest instances where metal is replacing wood in building equipments is reported from the Milwaukee Corrugating Company of Milwaukee, Wis. In this case it is in the form of a metal batten strip designed to do away with the warping that frequently follows the use of wood for this purpose. The method of fastening prevents slipping away from the boards and at the same time permits necessary contraction and expansion.

## Novel Type of Mixer.

INVENTORS are constantly bringing out new devices for making the bath more luxurious and at the same time making it more pleasurable. One of the most notable novelties is the shower shown in the illustration. It combines the delightfulness of the ordinary fixture with some of the pleasures of the needle bath without the necessity of using a curtain of clingy, clammy mien.

This particular device is known as



the Niedecken shower and is made by the Hoffman & Billings Manufacturing Company of Milwaukee, Wis. The simple, though effective system of mixing water makes the shower perfectly safe. There is no chance whatever of the water becoming any hotter or colder than the bather desires. It is suitable for the modern home because it is not expensive and is easily applied. The temperature control is fixable and when operating no sudden drawing of water from either the hot or cold faucet in another part of the premises can affect the water being discharged upon the bather.

## Portland Cement Aggregates.

PRACTICALLY every specialist on concrete construction has a different code of concrete mixtures for different types of construction. With the idea of ascertaining the maximum den-

sity in concrete Albert Moyer of the Vulcanite Portland Cement Company, of 200 Fifth avenue, made investigations and found that arbitrary specifications without previous knowledge of the character of the aggregates that are used indicated as 1:2:4 or 1:3:6, etc., are meaningless.

It takes 110 lbs. of Portland cement to make 1 cu. ft. of paste. Opposed to the old plan of filling the voids in sand with cement, these voids must necessarily be filled with paste (cement and water), and that the study of the proportioning of aggregates must be based on the proper proportions of cement, water and sand to make a sufficiently rich mortar to bind together the large aggregates. The cement must be measured by weight, using 110 lbs. as equivalent to 1 cu. ft. of paste. If a 94-lb. bag is used as a unit for measurement, the proportions must be figured so that the same proportion of cement to sand is obtained as when based on 110 lbs. of cement per cubic foot of paste.

## Self Shut-Off Sprinkler.

SOMETHING like \$7,500,000 a year is paid by the insurance companies for losses caused by water flowing from sprinkler systems after these have extinguished the fires which set them going, according to Fire Prevention News. But a sprinkler head that automatically shuts itself off after the fire has been extinguished has been invented. That the sprinkler system affords the most efficient protection against fire ever devised is not contestable. In New York, in fact, its installation in factory and loft buildings is compulsory. There is not a case on record of a fire getting beyond control where sprinklers were in use and were not prevented from operating by untoward causes.

Usually they extinguish the blaze before it has had a chance to do much damage—few fires start that could not be put out with a pint of water if applied early enough—but the stream flowing from them in a heavy down-pour continues necessarily until it has been shut off, and in the great majority of cases considerable time must elapse before this can be done. The result is the flooding of the building and destruction of the merchandise or almost irreparable damage to the machinery in it.

Another serious drawback to the sprinklers at present in use is that the sprinkler heads once started are useless until they have been put together again, so that after each operation they have to be replaced, which involves expense to the owners of buildings.

The most common sprinkling device is closed in some form or other by fusible metal in such a way that when the temperature at which it is designed to melt is reached the water begins the spray. Owing to the tendency of heat to rise and spread along the ceiling, sprinkler heads remote from the place of origin of the fire frequently are set off. All continue to flood the floor, although the jet from a single head may have sufficed to put out the fire.

How to overcome these serious defects of an otherwise admirable and in any case indispensable fire protective system is a problem that has exercised engineers and inventors not only in the United States, but in Europe. This problem has been scientifically and most effectively solved by a thermostatic head devised to throw water at any predetermined temperature. It continues open until the fire is extinguished and the temperature falls to a safe point, say 140 degrees, when it closes automatically, thus obviating any further waste of water and consequent damage. Should the fire revive, the sprinkler head promptly opens up again, and it will repeat this operation indefinitely. So simple is its construction that it is practically impossible for it to get out of order.

The invention has been subjected to the most exhaustive tests. It has never failed to perform its work with scientific efficiency. It has the added advantage, we are informed, of costing no more than any sprinkler heads heretofore in use.



# CURRENT BUILDING OPERATIONS

To Complete "Avenue A" Block Model Tenements—The Entire Group Comprises Nineteen Structures, Giving a Total of 1056 Apartments

INTERESTING among the building operations now under way is a group of model tenements which will occupy the block front on the west side of Avenue A, between 64th and 65th streets, having a frontage of 100 feet in each of the latter streets. The City & Suburban Homes Company, through P. H. Ohm, architect, 15 West 38th street, is back of the project and was also instrumental in the erection of buildings of similar type which occupy the remainder of the entire block square, having dimensions of 613 x 200 feet. Foundations are now being laid for the new operation and the first tier of beams will soon be placed.

The main front of the new buildings is directly opposite the Rockefeller Institute for Medical Research, and offers a good view of the East River. In type the buildings will be similar to those constructed by this company in various parts of the city, and a number of improvements and refinements over former buildings will be introduced. The facades will be of a light buff toned gray brick, trimmed with white marble, simple and substantial in outline and with the detail and trimmings suggesting California mission. There will be accommodations for 195 families in this extension, divided into two, three and four-room suites, each with its own bath, a complete and modern kitchen, hot water supply and steam heat; the power being supplied from a centralized plant of 1,150 H.P., already in operation on

in arranging the construction and detail of these buildings. Central court entrances on the ground floor are also to be a feature. Plumbing and drainage system will be of the best and the comfort and convenience of tenants have been well provided for. The number of

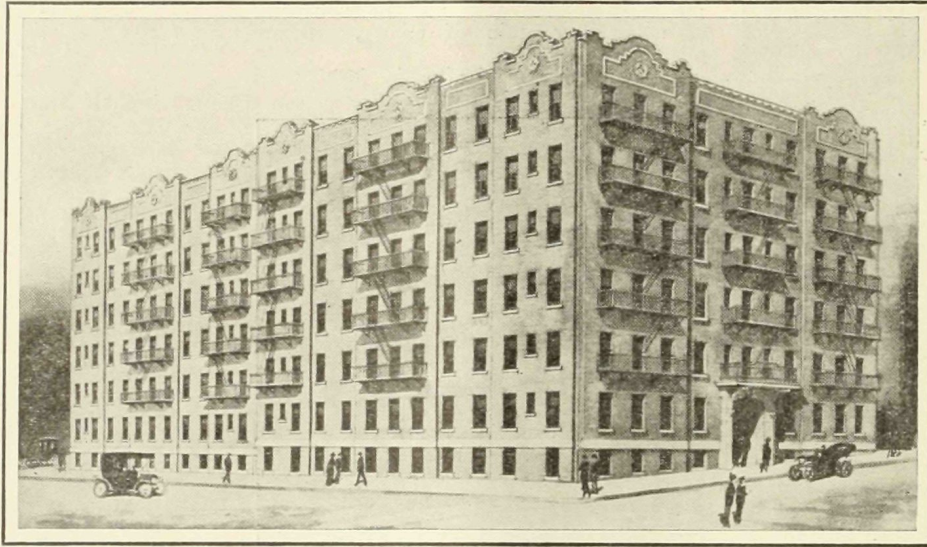
another in almost every community of 100,000 population and upwards and in the long run is exceedingly costly. Improved dwellings are the best guarantee of civilization. The greatest number of wage-earning heads of families receive less than \$800 per year. During the last

seven years, out of total rents collected from the company's model tenements, amounting to \$2,901,426.11, the loss in bad debts has been just \$6,287.55, or a little over one-fifth of 1 per cent.

The Junior League House, the company's hotel for working women, located at 78th street and the East River, showed 11½ per cent. of vacancies at the close of the fiscal year. Subscriptions to the capital stock of this company to construct this unique building were made by Mrs. Willard Straight and 117 other members of

the Junior League. In the same way money from time to time is subscribed to build the model tenements. A committee of the Junior League co-operates with the management of the company in operating the hotel.

The Junior League House is in no sense a "home" or an "institution." It is simply a hotel run without any other restrictions upon its occupants than those which would characterize an ordinary hotel, and with the object of realizing a similar financial return to that which comes from the company's model tenements. Everything that could be done has been done to make the hotel a healthy and comfortable residence for guests, and it can be said without boast



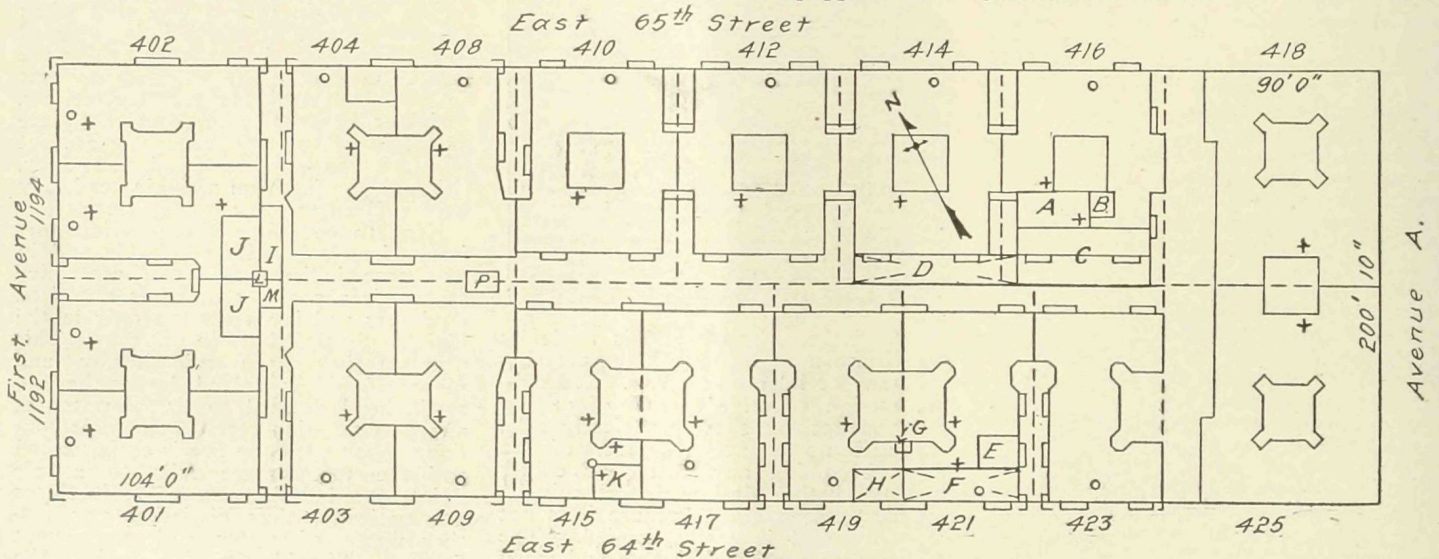
MODEL TENEMENTS IN AVENUE A.

P. H. Ohm, Architect.

buildings in the group, including operation No. 5, totals nineteen, which will furnish 1,056 apartments, a village in itself.

The City and Suburban Homes Company, which has a capital of \$6,000,000, was organized under the laws of the State of New York, in July, 1896, with the object of supplying to wage-earners improved, wholesome homes at prevailing rentals. The company owns several large model tenement estates, accommodating about 13,000 people, and a working girls' hotel for 327 guests, on Manhattan Island, and also a suburban estate, "Homewood," in Brooklyn, comprising 250 individual houses, detached or semi-detached.

The company has well-equipped archi-



A = Engine Room; B = Smoke Stack; C = Boiler Room; D = Coal Vault; E = Engine Room; F = Boiler Room; G = Smoke Stack; H = Incinerator Room; I = Incinerator Room; J = Boiler Room; K = Estate Office; L = Smoke Stack; M = Incinerator Room; O = Water Meter; X = Gas Meter; N = Machine Shop; P = Scales.

the block. Liberal closet space has been arranged in the apartments and locker space in the basement; also public laundry arrangements are provided in the basement, including steam clothes drying apparatus.

Light and air sanitation, permanency and economy of maintenance are the essentials which have been kept in mind

tectural and construction departments which are utilized for its own developments, and are available for similar services in this and other cities. Fitness and convenience in building are thus placed at the disposal of those desiring to duplicate this company's work, at standard rates of compensation.

Bad housing exists in some form or

that no similar place in this city, or elsewhere, offers as much for the money. Moreover, it responds to a real need for working girls.

The building is a six-story, fireproof structure, with all modern improvements. The prices in the main run from \$4 to \$6 a week, including two meals on week days and three on Sunday.



**NEW PLUMBING ORDINANCE PASSED.**

**Defective Plumbing and Public Health, a Medical Opinion.**

The new plumbing ordinance which has been the subject of consideration in the Building Committee of the Board of Aldermen and which has received the approval of the plumbing trade, was passed by the board November 11.

A statement having an important bearing upon the cost of constructing buildings, and especially upon the cost of installing plumbing systems, is contained in a recent number of the Journal of the American Medical Association (Chicago). In brief, this high medical authority states that neither typhoid fever nor any other kind of fever is caused by sewer gas, or by a bad smell of any description, and that "defective plumbing has about as much relation to public health as any other mechanical defect in house construction."

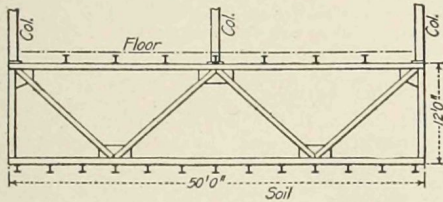
It is further charged by the Journal that city ordinances regarding plumbing are in this country drawn with no uniformity, and that what is required in one city may be prohibited in another. High authorities, we are told, maintain that the system of modern house-plumbing which is made legally obligatory on house builders in many places entails a large, needless and altogether unjustifiable expense, and that this is a barrier of cost which prevents progress toward better sanitation, and is a harm and not a help to public health.

In conclusion, the medical journal asks this question: "To what extent do the plumbing ordinances in our American cities represent the prevailing opinion of public health experts and trained health officials, and to what extent do they represent the efforts of commercially interested individuals or organizations to intrench themselves behind the active, if not always well-informed desire of the people to safeguard the public health?"

A new plumbing ordinance for New York City, heretofore discussed in these columns, was passed by the Board of Aldermen Nov. 11.

**A Reminiscence.**

George A. Just, president of the Board of Examiners, calls our attention to the first attempt to eliminate eccentric loading on the foundations of a building in this city. Eccentric loading originated in the old type of wall-bearing buildings with stepped-up brick foundations (because of the limitation



TRUSS TO DISTRIBUTE FOUNDATION LOAD.

of city lot or property lines) and had become an accepted form of construction.

"It was, therefore, a marked departure from previous architectural practice," says Mr. Just, "when about 1890, in building an addition to the Western Union Telegraph Company's building just west of Broadway and Dey street, the architect, H. J. Hardenbergh, to secure a uniform pressure over the soil, introduced riveted, wrought-iron trusses, one story deep, extending entirely across the lot, as shown in the accompanying diagram. The demolition of this building has progressed to such an extent that these trusses are now exposed to view.

"This particular foundation is mentioned in the Transactions of the American Society of Civil Engineers, Vol. 27, September, 1892, in the discussion of a paper by H. H. Quimby on 'Wind Bracing in High Buildings.' The contractor for the work was the then well-known Jackson Architectural Iron Works, the writer being at the time chief engineer of the company."

**THE SUBWAY SITUATION.**

**Work Going Ahead on All Sections—A Test Case Probable.**

The Public Service Commission gave a hearing in the case of the Bricklayers' Union against the subway contractors and has reserved decision. The charge of employing alien labor was formally made by the bricklayers' delegate, John Gill, and substantiated by the admission of one of the contractors.

The Public Service Commission hesitates to take swift, drastic action. Intimations are heard that as a test case will be made and carried up to see if the law is constitutional the court's decision will be awaited. In the meantime aliens have been laid off from six construction sections of the subway, but work has not been suspended altogether on any section. Secretary Crane of the General Contractors' Association said it is hoped it will not be necessary to discharge any more men pending the test in the courts.

**Will Advise on City Planning.**

The members of the advisory committee appointed to assist the City Plan Committee of the Board of Estimate in the consideration of plans, held their first meeting on Tuesday afternoon, at the Municipal Building, and organized for the work.

The members of the advisory committee are: Edward M. Bassett, Edward W. Brown, Arnold W. Brunner, Irving T. Bush, John M. Demarest, Michael Furst, Herbert F. Gunnison, J. Monroe Hewlett, Robert W. Higbie, Richard M. Hurd, Robert D. Kohn, C. Grant La Farge, E. E. Loomis, Milo R. Maltbie, Cyrus C. Miller, John J. Murphy, Charles D. Norton, E. H. Outerbridge, William Barclay Parsons, Frederick B. Pratt, William Allaire Shortt, F. De Hass Simonson, Daniel L. Turner and F. B. Williams. President McAnaney is chairman of the City Plan Committee, which is charged with the work of formulating a general scheme of improvement with which all local improvements may be co-ordinated. George B. Ford is the consulting engineer.

**Bowery Y. M. C. A. Plans Finally Approved.**

Jackson & Rosencrans, 1328 Broadway, have just completed plans for the new Bowery Branch Y. M. C. A. building, already illustrated in the Record and Guide, which will be located in East 3d street, just off the Bowery. Harry W. Hoot, secretary of the branch, has been promoting plans for the last five or six years, and it is now announced that building operations will be started at once. It will be among the first buildings for men to come from the receipts of the \$4,000,000 campaign fund. The building will be 64x135 feet, containing a barber-shop, reading rooms, gymnasium, shower-baths, roof-garden, hall for public meetings, moving picture shows, elevator, and 153 bedrooms. The cost of the structure with land is placed at \$400,000.

**Business Building for Scarsdale.**

Laurence M. Loeb, of 37 East 28th street, Manhattan, has prepared plans for a bank and store building to be erected at Scarsdale, Westchester county, adjoining the postoffice on the south. The building will cover a plot 65x60 feet and will cost about \$25,000. Estimates are now being received on all sub-contracts from a selected list of bidders. An unnamed syndicate is the owner.

**Another Automat Restaurant.**

Stuckert & Sloan, Crosier Building, Philadelphia, have plans in progress for another automat restaurant building to be erected at 604-606 Sixth avenue, Manhattan, for the Horn & Hardard Company, of 600 West 50th street. Construction will probably begin about January 1.

**Masonic Temple at Elmhurst.**

The Mizpah Lodge No. 738, F. & A. M., Elmhurst (Christopher Marsden, master), contemplates the erection of a Masonic temple in Grand street, near the Queens Boulevard, Elmhurst, Long Island. No architect has yet been selected.

**NEW CHURCH EDIFICE FOR BROOKLYN**

PLANS are under way for the new Catholic Church, in Italian Renaissance, now being erected at the southwest corner of Knickerbocker avenue and Weirfield street, Brooklyn. The parish of St. Martin of Tours, Rev. James H. Lynch, pastor, is the owner of this structure and the plans and specifications were prepared by John

Indiana limestone upon a granite base and the roof is of Spanish tile. The basement will be used for Sunday School and lecture purposes and will seat 900 people, and the first floor, used exclusively for religious services, will contain 1,200 seatings. The main entrance facade is opposite Irving Park and stands 36 feet from the street. Walls,



John Bagley Day, Architect.  
CHURCH OF ST. MARTIN OF TOURS.

Bagley Day, architect, 1265 Broadway, Manhattan. The building is 86 feet wide and 157 feet in extreme depth, with its main entrance on Weirfield street, the rear facing Halsey street. The exterior walls are of buff

partitions and floors are fireproof, a feature which should be more generally adopted for churches. This structure is being erected at a cost approximating \$140,000 by P. M. O'Brien, 22 East 42d street, Manhattan, general contractor.



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### NO ARCHITECTS SELECTED.

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

MANHATTAN.—John B. Schlessinger, 322 East 48th st, contemplates rebuilding the 4-sty brick and stone factory building at 318-320 East 48th st, to cost about \$50,000. No architect selected.

RIVERHEAD, L. I.—The Board of Supervisors of Suffolk County, Milton Rogers, chairman, contemplates the erection of a tuberculosis hospital here, and will soon call for competitive sketches.

ELMHURST, L. I.—The Mizpah Lodge No. 738 F. & A. M., Master Christopher Marsden, contemplates the erection of a masonic temple in Grand st, near Queens Boulevard. No architect retained.

LOCKPORT, N. Y.—F. & A. Masons, Masonic Hall, Cottage and Main sts, Fred A. Ringueberg, 16 Main st, chairman of building committee, contemplates the erection of a clubhouse at 23 East av. No architect selected.

LANCASTER, N. Y.—F. & A. M. No. 823, Lancaster, Ambrose Waters, master, contemplates the erection of a Masonic temple here to cost about \$20,000. No architect selected.

DOVER, N. J.—The Town of Dover, J. B. Baker, town clerk, contemplates the erection of a Carnegie public library here. A committee has been selected to consider the site at Blackwell and Bergen sts. No architect selected.

NORTH ARLINGTON, N. J.—The Borough of North Arlington, Wm. Brandenburg, mayor, contemplates the erection of a 2-sty brick firehouse here, to cost about \$5,000. No architect selected.

SENECA FALLS, N. Y.—John T. McKeon, 58 Fall st, contemplates the erection of a business block and apartments in West Bayard st, near Ovid st, to cost about \$8,000. No architect selected.

VERNON, N. Y.—The Board of Education of the Village of Vernon, L. L. Clarke, president, is receiving competitive sketches for an 8-room school near Oneida, to cost about \$30,000.

AVOCA, N. Y.—George Spaulding, Avoca, N. Y., contemplates the erection of a 2-sty concrete mill here. No architect retained.

ALBANY, N. Y.—The Albany Girls' Club, 1 Madison pl, Albany, Miss Jean MacElwee, president, 4 Chestnut st, contemplates the erection of an addition and making alterations to the clubhouse on Madison pl. No architect retained.

GENEVA, N. Y.—The Geneva Glass Works, J. O. Jensen, president and manager, contemplates rebuilding the concrete glass plant here. No architect retained.

### PLANS FIGURING.

#### APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—The 342 Madison Av. Co., care of Pease & Elliman, 340 Madison av, owner, is taking bids for alterations to the residence northwest corner of Madison av and 54th st for store and apartment purposes, Chas. B. Halsey and T. J. S. Flint, 7 East 42d st, lessees, Chas. Thain, 1181 Broadway, architect. Cost, about \$10,000.

NEWARK, N. J.—Moses J. Nadel, Union Building, Newark, architect, is ready for bids for the 1-sty frame store and apartments, 50x 65 ft., at 646-648 Springfield av, for Jos. Klein, 652 Springfield av. Cost, about \$5,000.

#### CHURCHES.

ALBANY, N. Y.—Bids will close about December 5 for the 1-sty hollow tile, brick and stone church and Sunday school on Central av, opposite Main av, for the West End Presbyterian Church, Rev. L. F. Mayle, 132 North Pine av, Albany, S. Stuart Douglas, 100 State st, Albany, architect. Cost, about \$30,000.

#### DWELLINGS.

HACKENSACK, N. J.—L. S. Beardsley, 38 West 32d st, Manhattan, architect, is ready for bids on general contract for a 2½-sty hollow tile and stucco residence at Union and Berry sts, for Henry Eckerson, president of Jersey City Dairy Co., Atlantic st, Hackensack. Cost, about \$22,000.

EDGEWATER CREST, L. I.—Mrs. M. Gosz, 562 West 111th st, Manhattan, owner, is taking bids on general contract for a 2½-sty stucco and frame residence at the southwest corner of Edgemere av and Maple st, from plans by Benjamin J. Driesler, 153 Remsen st, Brooklyn.

NEWARK, N. J.—Nathan Myers, Court Theatre Building, Newark, architect, is ready for bids for the 3-sty brick residence at 184 Clinton av, for Dr. Maurice Asher, 19 Court st. Cost, about \$18,000.

GREENWICH, CONN.—Warren & Clark, 489 5th av, Manhattan, architects, are taking bids for a 2½-sty frame residence for Chas. Ingraham, this place. Cost, about \$20,000.

PROSPECT HILL, N. Y.—Alfred Hopkins, 101 Park av, Manhattan, architect, is ready for bids for alterations and additions to the 2½-sty frame and stucco residence at Prospect Hills, near White Plains, for L. A. Cushman, care of architect. Cost, between \$9,000 and \$10,000.

GARFIELD, N. J.—A. L. Vegliante, this place, architect, is taking bids for a 2½-sty brick and frame residence, 26x30 ft., at 231 Passaic av, for Jos. Kellerman, Passaic av, this place.

RYE, N. Y.—Plans are being figured for the 2½-sty frame residence, 30x102 ft., near Highland rd, for William J. Tingue, Jr., 118 East 25th st, Manhattan. S. E. Gage, 28 East 49th st, Manhattan, architect.

#### FACTORIES AND WAREHOUSES.

SANDY HOOK, N. J.—McDermott & Hanigan, Inc., 103 Park av, Manhattan, are figuring the general contract for the U. S. storehouse at Sandy Hook, N. J., for the U. S. Government. Architect, Ordnance Dept., U. S. A, bids to close Nov 30th. They desire bids on all subs at once.

NEWARK, N. J.—Salmond Bros., 526 Elm st, Arlington, N. J., general contractors, are taking bids on subs for a 1-sty hollow tile manufacturing plant, 32x52 ft., on Av R, between L. V. R. R. and Passaic R. R., for Maas & Waldstein, 437 Riverside av. Plans prepared privately. Cost, about \$40,000.

LONG ISLAND CITY.—William Higginson, 13-21 Park Row, Manhattan, architect, is taking bids for a 4-sty reinforced concrete lithographic factory in Meadow st, for the Degnon Realty & Terminal Improvement Co., 30 East 42d st, Manhattan.

#### HOSPITALS AND ASYLUMS.

MANHATTAN.—Bids will close December 4 at 3 p. m., for alterations to the Harlem Hospital, 136th sts and Lenox av, for the City of New York, Bellevue and Allied Hospitals, for excavation, masonry, carpentry, steel and iron work, metal work and roofing, painting and glazing, hardware, electric work, refrigerating and drinking water. Bids will also be received at the same time for additions and alteration to steam and heating work in connection with same.

#### HOTELS.

MANHATTAN.—Walter H. Volkering, 186 Remsen st, Brooklyn, architect, is taking bids for the 5-sty brick, steel and reinforced concrete store and lodging house at 103-105 Bowery, for the estate of Chas. A. Chesebrough, Wm. N. Chesebrough, executor. Lyons Hotel Co., of Brooklyn, lessee. Cost, about \$20,000.

MANHATTAN.—Denby & Nute, 333 4th av, are taking figures for alterations and additions to the 12-sty Hotel Blackstone at 50 East 58th st, for the Swetland Realty Co., Inc., Horace M. Swetland, president, 239 West 39th st.

STAMFORD, CONN.—Henry C. Pelton, 8 West 38th st, Manhattan, architect, is taking bids for a 7-sty apartment hotel in South st, for the Marlborough Realty Co., W. T. Reade, manager, Douglas Sprague & Chester Slocum, 39 Cortlandt st, Manhattan, engineers. Cost, about \$100,000.

#### MUNICIPAL WORK.

PATERSON, N. J.—Bids will close December 29 for section 17 (central portion of Passaic Valley Sewer) for the Passaic Valley Sewerage Commission, John S. Gibson, clerk.

PATERSON, N. J.—Bids will close December 22 for Section 14, Passaic Valley Sewer, for the Passaic Valley Sewerage Commission, John S. Gibson, clerk, 31 Clinton st, Newark.

HOBOKEN, N. J.—Plans are being figured for the 3-sty fire house at the northeast corner of Jefferson and 2d sts, for the city of Hoboken, Briscoe & Fagan, 95 River st, architects. Cost, about \$25,000.

NEWARK, N. J.—Bids will soon be taken for the 2-sty centre market, 127x505 ft., at Broad and Canal sts, for the Common Council of the City of Newark. Hooper & Co., 118 Market st, architects. Cost, about \$662,500.

HOBOKEN, N. J.—Bids will close December 9 for the 3-sty firehouse, 50x50 ft., at the northeast corner of Jefferson and 2d sts, for City of Hoboken, Martin Cooke, mayor, City Hall. Briscoe & Fagan, 95 River st, architects. Cost, about \$25,000.

#### SCHOOLS AND COLLEGES.

YONKERS, N. Y.—N. Serracino, 1170 Broadway, Manhattan, architect, is taking bids on general contract for a 1-sty brick parochial school in the north side of 241st st, east of Martha av, for St. Barnabas's R. C. Church, Rev. Father Michael A. Reilly, rector, 409 East 241st st. Cost, about \$20,000.

#### STABLES AND GARAGES.

SOUTHOLD, L. I.—J. L. Burley, 345 5th av, Manhattan, architect, is taking bids for a stable, garage and gardener's cottage, and residence on Mt. Euehla and Soundview av, for A. H. Cosden, care of architect.

MANHATTAN.—John Donohue, 412 East 75th st, owner, is taking bids for additions and alterations to the shed and stable at 412-414 East 75th st, from plans by Edward Hahn, Bridge Plaza, L. I. City. Cost, about \$20,000.

BROOKLYN.—Plans are being refigured for the 1-sty garage, 20x191 ft., on the west side of Albany av, 120 ft. south of Herkimer st, for J. W. Sullivan, 156 Howes st. Rhode & Harvie, 406 9th st, architects. Cost, about \$18,000.

GREENPORT, L. I.—W. H. Reeves, this place, architect, is taking bids for a 2-sty frame stable, 30x40 ft., for Mrs. Lillian Reeves, this place. Cost, about \$3,000.

BROOKLYN.—W. B. Wills, 1181 Myrtle av, architect, is taking bids for a 1-sty brick garage, 50x125 ft., in the east side of Logan st, 69 ft. south of Etha st, for Walter W. Dodd, 117 Shephard av, owner and lessee. Cost, about \$12,000.

#### THEATRES.

JERSEY CITY, N. J.—E. C. Horn Sons, 1476 Broadway, Manhattan, architects, are taking bids on general and separate contracts for the 2-sty moving picture theatre and dance hall at 57-59 Newark av, for the Hill Arcade Realty Co., Strand Theatre Co., lessee. Cost, about \$80,000.

BROOKLYN.—Albin Wagner, 421 Dill pl, Glendale, L. I., owner, is taking bids for a 1-sty open air moving picture theatre, 50x100 ft., from plans by J. M. Debus, 529 Gates av, Brooklyn. The theatre will be erected at the southeast corner of Webster and Myrtle avs.

### CONTEMPLATED CONSTRUCTION.

#### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

VERMILYEA AV.—Samuel Sass, 32 Union sq, has completed plans for a 5-sty flat for the Aldus Construction Co., 605 West 186th st, to be erected at the northeast corner of Vermilyea av and 207th st, to cost \$90,000.



**THOMPSON ST.**—Louis Sheinart, 194 Bowery, is preparing plans for a 6-sty tenement, 50x100 ft., at 101-103 Thompson st, for the Thompson Construction Co., Dominick Abbate, Jr., 226 Lafayette st, owner and builder. Cost, about \$45,000.

**MUNICIPAL WORK**

**LEONARD ST.**—Plans have been approved by the Municipal Art Commission for extensions, alterations and additions to the Tombs Prison in Leonard st, for the City of New York, Department of Correction. F. B. & A. Ware, 1170 Broadway, architects. Cost, about \$13,000.

**PUBLIC BUILDINGS.**

**PINE ST.**—Foster & Gade, 15 West 38th st, have been commissioned to prepare plans for a 2-sty brick, stone and steel postoffice building, at 73-77 Pine st, and 165 Pearl st, for the Buckhout Realty Co., care of F. C. Buckhout, president, foot of East 30th st. U. S. Government, lessee.

**STORES, OFFICES AND LOFTS.**

**6TH AV.**—Stuckert & Sloan, Crozier Building, Philadelphia, Pa., are preparing plans for a brick and terra cotta automat restaurant building at 604-606 6th av, for Horn & Hardard Co., 600 West 50th st. Cost, about \$30,000. Bids will be received by architects about December 20.

**NASSAU ST.**—Plans will be started about December 24 for the 3-sty store and office building at the southeast corner of Nassau and Frankfort sts for the Sun Printing & Publishing Co., William C. Reick, president. David A. Schulte, World Building, lessee of new building. F. P. Platt, 1123 Broadway, architect.

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

**WEBSTER AV.**—The Benenson Realty Co., Benjamin Benenson, president, 407 East 153d st, contemplates the erection of a 5-sty brick apartment on the west side of Webster av, near 201st st. Plans will probably be prepared by the Tremont Architectural Co., 401 East Tremont av. Owner handles general contract.

**BRONX.**—The Valhalla Corporation, Jacob C. Pederson, 3153 3d av, contemplates the erection of two 5-sty apartments on the east side of Ryer av, 210 ft. north of 183d st, to cost about \$100,000.

**Brooklyn.****APARTMENTS, FLATS AND TENEMENTS.**

**LAFAYETTE AV.**—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty apartment, 50x89 ft., on the south side of Lafayette av, 250 ft. west of Nostrand av, for the Lanor Realty Co., Jos. Shure, 539 Greene av, owner and builder. Cost, about \$30,000.

**POWELL ST.**—S. Millman & Son, 1780 Pitkin av, are preparing plans for two 4-sty tenements, 50x89 ft., in the west side of Powell st, 280 ft. south of Riverdale av, for the Danmore Improvement Co., 420 Van Sicken av, owner and builder. Cost, about \$50,000.

**SARATOGA AV.**—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty tenement, 50x90 ft., at the northwest corner of Saratoga av and Pacific st for A. Kaplan, Inc., 1462 Eastern Parkway, owner and builder. Cost, about \$25,000.

**SUTTER AV.**—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty tenement, 50x90 ft., at the northwest corner of Sutter and Schenck avs for Harry Rubin Building Co., 433 Miller av. Cost, about \$25,000.

**BUSHWICK AV.**—The Benenson Realty Co., Benjamin Benenson, 407 East 153d st, Bronx, Manhattan, contemplates the erection of a 5-sty apartment at the corner of Bushwick av and Jefferson st to cost about \$50,000. The Tremont Architectural Co., 401 East Tremont av, Bronx, will probably prepare plans.

**FACTORIES AND WAREHOUSES.**

**PACIFIC ST.**—Preliminary plans are being prepared privately for alterations to the 8-sty machinery building in Pacific st, between Columbia and Amity sts, for the New York Dock Co., 8 Bridge st, Manhattan. Cost, about \$50,000; owner will call for bids about Dec. 15.

**MISCELLANEOUS.**

**ATLANTIC AV.**—Armour & Co., 137 South La Salle st, Chicago, Ill., Frank Lyman, New York manager, 52 10th av, Manhattan, contemplates the construction of a bridge and shed at Atlantic av, about 65 ft. east of Ft. Green pl, from plans by Robert G. Clerk, care of Armour & Co., Chicago, Ill. Cost, about \$15,000.

**Queens.****APARTMENTS, FLATS AND TENEMENTS.**

**LONG ISLAND CITY.**—Frank Braun, 585 9th av, L. I. City, is preparing plans for a 4-sty tenement, 50x86 ft., on the west side of Hamilton av, 60 ft. north of Piers av, for Antonio Gangeni, 794 Vernon av, L. I. City, owner and builder. Cost, about \$25,000.

**LONG ISLAND CITY.**—Edward Hahn, Bridge Plaza, is preparing plans for two 5-sty tenements, 37x100 ft., for Frank Zvanovec, 70 Wilson av, owner and builder. Total cost, about \$50,000.

**DWELLINGS.**

**CEDARHURST, L. I.**—Leo Cestari, Lawrence, L. I., contemplates the erection of a 2½-sty stucco residence, 36x36 ft., here from plans by A. T. Ketcham, this place. Cost, about \$4,500.

**SCHOOLS AND COLLEGES.**

**QUEENS.**—The Board of Education opened bids Nov. 23 for Item 1, installing heating and ventilating apparatus, and Item 2, installing temperature regulation in new Public School 91. Items 1 and 2 all bids were laid over.

**Richmond.****DWELLINGS.**

**PORT RICHMOND, S. I.**—O. Carlson, this place, has completed plans for a 2½-sty frame residence on the east side of Stewart av, 380 ft. south of Watchogue rd, for Carl G. Wordstrom, 524 East 118th st, Manhattan.

**Nassau.****DWELLINGS.**

**LONG BEACH, L. I.**—Revised plans have nearly been completed by Kirby & Petit, 103 Park av, Manhattan, for the 2-sty brick drug store and residence on the Boardwalk, near Riverside Boulevard, for Dr. Julius Bierwith, Eeesh st. Cost, about \$10,000.

**Westchester.****CHURCHES.**

**YONKERS, N. Y.**—H. Lansing Quick, 18 South Broadway, is preparing plans for a 1½-sty brick church, 40x50 ft., in Jackson st, for the Hungarian Presbyterian Church, Andrew Szilagy, pastor, 62 Hawthorne av. Cost, about \$8,500.

**FACTORIES AND WAREHOUSES.**

**PORTCHESTER, N. Y.**—Wilford Hall Laboratories, Wilford Hall, president, Fox Hall rd, contemplates the erection of a 2-sty brick factory addition, 200x75 ft., at Fox Island rd. Architect's name for the present withheld.

**HALLS AND CLUBS.**

**YONKERS, N. Y.**—Beersman, Vollmer and Everts Tracy, 244 5th av, Manhattan, associated architects, are preparing plans for a Masonic temple at the southeast corner of Guion st and South Broadway, for the Masonic Guild, F. & A. M. C. Aubrey Jackson, 101 Park av, Manhattan, advisory architect. Cost, about \$70,000. Plans will not be figured for some time to come.

**HOSPITALS AND ASYLUM.**

**NEW ROCHELLE, N. Y.**—Frederick Stevens, 9 Park st, Boston, Mass., is preparing sketches for a brick addition to the hospital in Guion st and Burling lane, for the New Rochelle Hospital Association, H. J. Parker, president. Cost, about \$90,000.

**STABLES AND GARAGES.**

**RYE, N. Y.**—William H. Werner, Purdy av, contemplates the erection of a 1½-sty brick and stone garage, 75x64 ft., in the east side of 2d st, south of Depot sq, from plans by Howard Slater, 325 Irving av, Portchester, N. Y. Cost, about \$7,000.

**STORES, OFFICES AND LOFTS.**

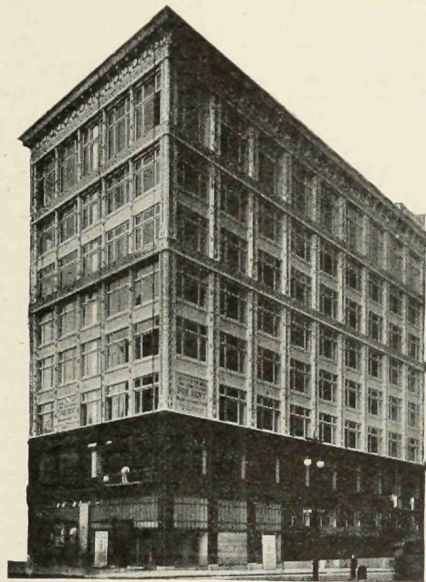
**YONKERS, N. Y.**—The Estate of Ethan Flagg, Inc., Chas. M. Butler, manager, 2 Hudson st, contemplates the erection of several buildings at New Main and John sts from plans by E. C. Heald, engineer, 2 Hudson st.

**CONTRACTS AWARDED.**

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

**DWELLINGS.**

**MANHATTAN.**—Thos. J. Walters, 271 West 125th st, has received the general contract to erect a 3-sty brick rectory, 55x40 ft., at the southwest corner of Isham and Cooper sts, for



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## PROPOSALS.

**NOTICE TO CONTRACTORS:** Sealed proposals for Water Softening Plant at the Buffalo State Hospital, Buffalo, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3.00 p. m., December 4th, 1914, when they will be publicly opened and read. Proposals shall be made on blanks and enclosed in an envelope, all furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of Five per cent. (5%) of the amount of bid. 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. 1997. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Buffalo State Hospital, Buffalo, 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 proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y., upon reasonable notice to, and in the discretion of the State Architect, Lewis F. Pilcher.

**NOTICE TO CONTRACTORS:** Sealed proposals for furnishing the finishing hardware for the Nurses' Home, Manhattan State Hospital, Ward's Island, N. Y., will be received by the State Hospital Commission, Capitol, Albany, New York, until 3 p. m., December 4, 1914, when they will be publicly opened and read. Proposals shall be made on blanks and enclosed in an envelope, all furnished by the State Architect, duly sealed and addressed. The right is reserved to reject any and all bids. Copies of specifications, proposal blanks and envelopes can be obtained upon reasonable notice at the Department of Architecture, Capitol, Albany, N. Y., and may be seen at the New York office of the Department of Architecture, Room 1224, Woolworth Building, New York City.

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## Contracts Awarded—Continued.

The Paulist Fathers Church, 60th st and Columbus av, Rev. Father Daly in charge. Maynicke & Franke, 25 East 26th st, architects. Cost, about \$35,000.

**HARTSDALE, N. Y.**—Barzagli Vought & Co., Inc., 299 Madison av, Manhattan, has received the general contract to erect three 2½-sty frame and stucco residences for the Allied Improvement Co., Scarsdale, N. Y. W. H. Jackson, 500 5th av, Manhattan, architect.

**HARTSDALE, N. Y.**—H. G. Larzelere, 44 Hill st, New Rochelle, has received the general contract to erect a 2½-sty stone residence on the east side of Greenacres av, opposite Colvin pl, for Reginald C. Knickerbocker, 450 4th av, Manhattan. R. W. Gardner, 84 William st, Manhattan, architect. Cost, about \$15,000.

**FACTORIES AND WAREHOUSES.**  
**BROOKLYN.**—Charles Wuttke, 15 Hull st, Brooklyn, has received the contract to erect the 1-sty brick factory, 100x115 ft., at the northwest corner of Atlantic av and Logan st, from plans by Chas. Infanger & Son. Kampfe Bros. are the owners. In issue of Nov. 14, Nevins & Perlman were incorrectly noted the contractors.

**PROVIDENCE, R. I.**—The Turner Construction Co., 11 Broadway, Manhattan, has received the general contract to erect for the R. L. Greene Paper Co. at Providence a paper warehouse of reinforced concrete construction, with brick veneer, 5 stories and basement in height, ultimately to be 2 stories higher; the building is 85x82 in plan; E. P. Sheldon & Son, architects and engineers. Work to be undertaken at once.

**FACTORIES AND WAREHOUSES.**  
**LONG ISLAND CITY.**—(Sub.)—Post & McCord, 101 Park av, Manhattan, have received the steel contract for the 2-sty addition to the refinery in Pigeon st, west of Front st, for the National Sugar Refining Co., 129 Front st, Manhattan, James H. Post, president. Herman Engel, care of owner, architect. Leddy & Moore, 105 West 40th st, Manhattan, general contractors. Cost, about \$20,000.

**STAMFORD, CONN.**—The Vuono Construction Co., Bank Building, Providence, R. I., has received the general contract to erect a 3-sty brick storage warehouse, stable and garage in Jefferson st, for S. J. Slawson, 417 Summer st. C. R. Makepeace & Co., 430 Butler Exchange Building, Providence, R. I., architects. Cost, about \$30,000.

**NEWARK, N. J.**—Salmond Bros. Co., 526 Elm st, have received the general contract to erect the manufacturing plant here for Maas & Waldstein Co., 437 Riverside av, Newark. Plans prepared privately.

**MANHATTAN.**—C. T. Wills, Inc., 286 5th av, has received the general contract to erect the 10-sty warehouse at 11-17 Beach st, for S. M. Mulliken, 30-32 Varick st. C. P. H. Gilbert, 1123 Broadway, architect. Cost, about \$175,000.

**HALLS AND CLUBS.**  
**BROOKLYN.**—(Sub.)—The Pietrowski & Konop Co., Inc., 418 East 91st st, Manhattan, has secured the contract to install the Clinton fireproofing system of floor and roof arches and finished floors in the Brooklyn Y. M. C. A. building. Trowbridge & Ackerman, architects. The Whitney Co., general contractor.

**HOSPITALS AND ASYLUMS.**  
**BATH, N. Y.**—The Warshaw Elevator Co., Main st, Warsaw, has received the contract at \$4,169 for electric elevators for the New York State Soldiers' & Sailors' Home, Joseph A. Goulden, president. Lewis F. Pilcher, Capitol, Albany, state architect.

**MUNICIPAL WORK.**  
**BAYONNE, N. J.**—Daniel Donovan, 586 Av A, Bayonne, has received the contract at \$54,588.10 for paving Av A, for the Council of the City of Bayonne.

**PUBLIC BUILDINGS.**  
**NORTHPORT, L. I.** (sub.)—The National Bridge Co., 1123 Broadway, has received the steel contract to erect the 1-sty brick library, 45x38 ft., at Woodside av and Main st, for the Board of Trustees of Northport, George Babcock, Harry W. Dennell, 225 5th av, Manhattan, architect. Vail & Call, Burt av, general contractors. Cost, about \$10,000.

**BUFFALO, N. Y.**—Chas. Everitt, 424 White Building, has received the general contract to erect a 2-sty brick armory and stable in the south side of Delavan st, between Main and Harvard pl, for the New York State Armory Commission, Franklin W. Ward, secretary, 174 Lancaster st, Albany. Lewis F. Pilcher, Capitol, Albany, N. Y., state architect. Cost, about \$150,000.

**STABLES AND GARAGES.**  
**NEWARK, N. J.** (sub.)—David Henry Building Co., 207 Market st, Newark, has received the foundation contract for the blacksmith shop and stable at 722-740 Frelinghuysen av, for Jos. S. Mundy, 22 Prospect st. W. Orrin Bartlett, 738 Broad st, Newark, architect. Cost, about \$10,000.

**STORES, OFFICES AND LOFTS.**  
**MANHATTAN.**—Marc Eiditz & Son, 30 East 42d st, have received the general contract to alter the 5-sty buildings northwest corner of Broadway and 56th st, for O. B. Potter, 71 Broadway; Studebaker Corporation of America, 140 West 52d st, lessee. Kimball & Roosa, 71 Broadway, architects.

**THEATRES.**  
**BROOKLYN.**—M. Ponemon, 835 Broadway, has received the general contract to erect a 1-sty brick moving picture theatre, 55x103 ft., at the southeast corner of Wyckoff av and Bleeker st, for Ray Riess, 612 Broadway. The Goodman Amusement Co., corner of Willoughby and Knickerbocker avs, lessee. W. B. Wills, 1181 Myrtle av, architect. Cost, about \$12,000.

**PLANS FILED FOR NEW CONSTRUCTION WORK.**

**Manhattan.**

**APARTMENTS, FLATS AND TENEMENTS.**  
160TH ST, n s, 271 & 396 w Fort Washington av, two 6-sty brick non-fireproof apartment houses, 125x86; cost, \$300,000; owner, Hud-

son View Constn. Co., Henry Friedman, Pres., 169 Broadway; architect, Harold L. Young, 1204 Broadway. Plan No. 358.

**PARK AV, 409, s e cor 55th st, 12-sty brick fireproof apartment house, 98x75; cost, \$400,000; owner, Park Av. & 55th St. Corporation, Irving S. Brown, Pres., 49 Wall st; architects, Cross & Cross, 10 East 47th st. Plan No. 357.**

**VERMILYEA AV, n e cor 207th st, 5-sty brick stores and tenement; cost, \$90,000; owner, Aldus Constr. Co., Inc., Jacob Kahn, Pres., 600 West 186th st; architect, Samuel Sass, 32 Union sq. Plan No. 359.**

**Bronx.**

**DWELLINGS.**

**VINCENT AV, w s, 175 n Layton av, two 2-sty frame dwellings, 21x48, tin roof; cost, \$9,000; owner, Gabriele Del Gaudio, 1910 Webster av; architect, N. W. Del Gaudio, 401 Tremont av. Plan No. 551.**

**FACTORIES AND WAREHOUSES.**  
3D AV, w s, 47.9 s St. Paul's pl, 1-sty brick store and storage, slag roof, 26x75; cost, \$2,000; owner, Michael Barinsky, 511 East 149th st; architects, Gillespie & Carrel, 1123 Broadway. Plan No. 545.

**SCHOOLS AND COLLEGES.**  
**MARION AV, e s, 99.2¼ s Fordham rd, 4-sty brick school, slag roof, 109.2x66.2; cost, \$90,000; owner, Church of Our Lady of Mercy, Rev. P. N. Breslin, 2496 Marion av, rector; architect, John V. Van Pelt, 381 4th av. Plan No. 547.**

**STABLES AND GARAGES.**  
237TH ST, n s, 275 w Marthia av, 1-sty brick garage, 18x18; cost, \$200; owners, Bunt & Kaiser, 329 East 237th st; architect, John F. Kaiser, Jr., 323 East 237th st. Plan No. 549.

**STORES AND TENEMENTS.**  
**GRAND CONCOURSE, e s, 24.10 n 187th st, 1-sty frame stores, plastic slate roof, 25x38.1; cost, \$1,000; owner, Harry J. Douglas, 40 West 190th st; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 546.**

**JEROME AV, e s, 51.7 n Mt Hope pl, 1-sty brick stores, tar and gravel roof, 77x69.3; cost, \$12,000; owner, Rilma Bldg. Co., Samuel H. Raphael, 409 West 129th st, Pres.; architect, Eugene Schoen, 25 West 42d st. Plan No. 544.**

**174TH ST, s s, 25 e Nelson av, 5-sty brick tenement, 50x85.10, plastic slate roof; cost, \$55,000; owners, Henry Cleland, Inc., Henry Cleland, 176th st and Anthony av, president; architects, Tremont Arch. Co., 401 Tremont av. Plan No. 550.**

**MISCELLANEOUS.**  
**CLINTON AV, e s, 66 n Oakland pl, 1-sty brick carriage house, 27x12; cost, \$200; owner, H. Reiner, 712 Oakland pl; architect, H. G. Steinmetz, 1007 East 180th st. Plan No. 548.**

**Brooklyn.**

**DWELLINGS.**

**63D ST, s s, 220 w 14th av, 2-sty brick dwelling, 20x46.8, slate roof, 1 family; cost, \$3,500; owner, Dominick Cosenzo, 1365 63d st; architect, M. Del Gaudio, 401 Tremont av, Manhattan. Plan No. 8090.**

**MALTA ST, w s, 135 s Vienna av, 2-sty frame dwelling, 20x40, tin roof, 2 families; cost, \$3,500; owner, Lena Kranser, 308 Thaford av; architect, Morris Winston, 459 Stone av. Plan No. 8038.**

**MILFORD ST, e s, 310 s Blake av, two 2-sty brick dwellings, 20x44, — roof; 2 families each; total cost, \$5,200; owner, Talman Tomkin, 307 Dumont av; architect, Morris Rothstein, 601 Sutter av. Plan No. 8035.**

**81ST ST, n s, 100 w Ft. Hamilton av, 2-sty brick dwelling, 18x54, gravel roof, 2 families; cost, \$4,200; owner, August Weaden, Patterson, N. J.; architect, B. F. Hudson, 319 9th st. Plan No. 8045.**

**EMMONS AV, s s, 15 e Harring st, sixteen 1-sty frame dwellings, 18x24, shingle roof, 1 family each; total cost, \$8,000; owner, Moe Cohen, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 8054.**

**SHEFFIELD AV, e s, 107 n Fairfield av, 1-sty frame dwelling, 18x25, gravel roof, 1 family; cost, \$600; owner, Harry Smith, 1237 Sheffield av; architect, Chas. A. Mele, 37 Liberty av. Plan No. 8115.**

**FACTORIES AND WAREHOUSES.**  
**HERMAN ST, 380, 1-sty brick shop, 25x47.5, slag roof; cost, \$1,600; owner, Mrs. Annie Hoelzer, on premises; architect, Otto Thomas, 354 Fulton st. Plan No. 8092.**

**EAST 57TH ST, s of Av V, Mill Island, 1-sty brick storage, 154x185, — roof; cost, \$20,000; owner, Gulf Refining Co., Pittsburgh, Pa.; architects, Tooker & Marsh, 101 Park av. Plan No. 8075.**

**1ST AV, w s, 40 n 57th st, 2-sty brick factory, 42.2x93.4, slag roof; cost, \$5,700; owner, Muse Dry Dock Co., ft. of 56th st; architect, Carpe Horford Corp., 1123 Broadway, Manhattan. Plan No. 8095.**

**STABLES AND GARAGES.**  
47TH ST, s s, 280 e 15th av, 1-sty frame garage, 15x17, shingle roof; cost, \$500; owner, Ester Kornblum, 1323 46th st; architect, Fred W. Eلسena, 16 Court st. Plan No. 8018.

**PRESIDENT ST, s s, 160 e Albany av, 1-sty brick garage, 16x20, gravel roof; cost, \$450; owner, Sarah Fee, on premises; architect, Clarence L. Seifert, 110 West 40th st, Manhattan. Plan No. 8024.**

**EAST 3D ST, e s, 340 s Albermarle rd, 1-sty brick garage, 12x16, tin roof; cost, \$500; owner, Louis Obermeyer, 317 East 2d st; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 8026.**

**DEAN ST, s s, 100 e Rockaway av, 2-sty brick stable, 25x16, gravel roof; cost, \$1,000; owner, Francesco Briganti, on premises; architect, Morris Winston, 459 Stone av. Plan No. 8056.**



GRAND ST, n s, 245 w Gardner av, 1-sty frame garage, 67x30, felt roof; cost, \$1,500; owners, Cross, Austin & Ireland Lumber Co., Grand st and Newtown Creek; architect, W. Higginson, 21 Park row, Manhattan. Plan No. 8059.

3D AV, ws, 28 n 7th st, 2-sty brick garage, 32x100, tin roof; cost, \$7,500; owner, George Carizzo, 200 6th st; architect, Raphael Caporale, 1929 63d st. Plan No. 8060.

STILWELL AV, e s, 620 n Neptune av, 1-sty frame garage, 60x24, shingle roof; cost, \$1,000; owner, Topeka Asphalt Co., 147 4th av, Manhattan; architect, W. Richter, 4411 18th av. Plan No. 8043.

7TH AV, s w cor 58th st, 1-sty brick garage, 16x20, slag roof; cost, \$250; owner, Geo. Capelino, 682 58th st; architect, Chas. Gallo, 65 Graham av. Plan No. 8044.

LOGAN ST, n w cor Etna st, 1-sty brick garage, 21x16, gravel roof; cost, \$400; owner, Wm. V. Thurston, on premises; architect, Wm. C. Winters, 106 Van Sicten av. Plan No. 8112.

ATKINS AV, w s, 125 s Liberty av, 1-sty brick stable, 16x43.2, slag roof; cost, \$1,000; owner, John C. Cravling, 793 Liberty av; architect, Louis F. Schillinger, 167 Van Sicten av. Plan No. 8099.

STORES AND DWELLINGS.

MONTAUK AV, w s, 120 s Liberty av, 2-sty brick store and dwelling, 18x39, tin roof, 1 family; cost, \$2,500; owner, Hy Gundeman, 128 Atkins av; architect, Ernest Dennis, 241 Schenck av. Plan No. 8013.

STORES AND TENEMENTS.

EASTERN PKWAY, n e cor Schenectady av, 4-sty brick store and tenement, 33.7x59, gravel roof, 6 families; cost, \$12,000; owner, Dennis F. Flynn, 216 Utica av; architect, Benj. Cohen, 361 Stone av. Plan No. 8055.

MISCELLANEOUS.

STILLWELL AV, e s, 620 n Neptune av, 1-sty frame office, 32x25, shingle roof; cost, \$1,000; owner, Topeka Asphalt Co., 147 4th av, Manhattan; architect, W. Richter, 4411 18th av. Plan No. 8042.

ROCKAWAY AV, w s, 50 n Stanley av, 1-sty frame shed, 20x26, felt roof; cost, \$200; owner, Empire City Lumber Co., 1047 Rockaway av; architect, Farber & Markowitz, 189 Montague st. Plan No. 8116.

Queens.

DWELLINGS.

WOODSIDE.—3d st, w s, 375 n Anderson av, 2-sty frame dwelling, 21x46, tin roof, 2 families; cost, \$3,000; owner, Adam Villhauer, 64 Stryker av, Woodside; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 3619.

CORONA.—Cambridge av, w s, 300 n Pine st, two 1½-sty frame dwellings, 19x28, tin roof, 1 family; cost, \$2,800; owner, Teresa Gallucci, 29 Grand av, Corona; architect, Wm. A. McIntyre, 27 Grand av, Corona. Plan Nos. 3621-22.

CORONA.—Elm st, n s, 350 e Central av, 1½-sty frame dwelling, 18x26, tin roof, 1 family; cost, \$1,200; owner, Antonio DeSantis, 40 Lake st, Corona; architect, Wm. McIntyre, 27 Grand av, Corona. Plan No. 3623.

CORONA.—New av, e s, 25 s Willow st, 1½-sty frame dwelling, 18x26, tin roof, 1 family; cost, \$1,200; owner, Mart A. Iaricci, 72 Roosevelt av, Corona; architect, Wm. A. McIntyre, 27 Grand av, Corona. Plan No. 3620.

EAST ELMHURST.—Bay 5th st, e s, 100 n Columbus boulevard, 2-sty frame dwelling, 18x38, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Ernest Radford, 92 Park av, Manhattan; architects, Smith & Ross, 15 East 40th st, Manhattan. Plan No. 3618.

FAR ROCKAWAY.—Rochester av, e s, 160 n Edgemere av, 2-sty frame dwelling, 20x43, shingle roof, 1 family; cost, \$3,000; owner, Geraldine Githens, 340 St. Nicholas av, Manhattan; architect, H. G. Mero, Lawrence, L. I. Plan No. 3608.

FLUSHING.—Delaware st, n s, 180 w Murray st, 2-sty frame dwelling, 18x40, shingle roof, 1 family, steam heat; cost, \$2,950; owners, Miller & Rubin, Inc., Nebraska av, Dunton; architect, L. Danancher, Jamaica. Plan No. 3607.

FLUSHING.—Elm st, n s, 180 w Murray st, 2-sty frame dwelling, 18x40, shingle roof, 1 family, steam heat; cost, \$2,950; owners, Miller & Rubin, Inc., Nebraska av, Dunton; architect, L. Danancher, Jamaica. Plan No. 3606.

FLUSHING.—14th st, s e cor Mitchell av, 2-sty brick dwelling, 27x29, shingle roof, 1 family, steam heat; cost, \$2,400; owner and architect, F. O. H. Fincke, 46 North Murray st, Flushing. Plan No. 3601.

FOREST HILLS.—Fairfield av, n w s, 103 n e Greenway South, 2½-sty tile dwelling, 27x28, tile roof, 1 family, steam heat; cost, \$8,500; owner and architect, Sage Foundation Homes Co., Forest Hills. Plan No. 3625.

HOLLIS.—William st, e s, 275 s Bryant av, 2-sty frame dwelling, 19x32, shingle roof, 1 family, steam heat; cost, \$3,000; owners, Jacob & Josephine Muller, Flushing av, Hollis; architect, W. A. Finn, Jamaica. Plan No. 3613.

JAMAICA.—Edgemere av, s e cor Maple av, 2½-sty frame dwelling, 26x28, shingle roof, 1 family, water heat; cost, \$5,000; owner, Mrs. Marg. Grosz, 562 West 113th st, Manhattan; architect, B. Driesler, 153 Remsen st, Brooklyn. Plan No. 3603.

JAMAICA.—Merrick rd, w s, 197 n Cumberland st, 2-sty frame dwelling, 20x31, shingle roof, 1 family, steam heat; cost, \$2,500; owner, Nathaniel C. Hendrickson, 66 Clinton av, Jamaica; architect, J. H. Ramson, 684 Fulton st, Jamaica. Plan No. 3602.

L. I. CITY.—2d av, e s, 174 n Jamaica av, 3-sty brick dwelling, 24x55, tin roof, 2 families; cost, \$7,500; owner, Theo. Bosch, 355 East 165th st, Manhattan; architect, Val. Schiller, 391 10th av, L. I. City. Plan No. 3617.

RAMBLERSVILLE.—Thadford av, e s, 300 s Flynn av, 1-sty frame dwelling, 26x28, shingle roof, 1 family; cost, \$1,800; owner, J. J. McCulloch, premises. Plan No. 3614.

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New Buildings, Queens, (Continued).

ROCKAWAY BEACH.—Washington av, n s, 50 e Center st, twenty-one 1-sty frame dwellings, 10x19, subingle roof, 1 family; cost, \$10,500; owner, Mrs. M. Stanton, Bronx, N. Y. C.; architect, F. G. Applegate, Rockaway Beach. Plan Nos. 3570 to 3583.

ROCKAWAY BEACH.—Eldert av, e s, 536 s Boulevard, 2-sty frame dwelling, 26x24, tin roof, 2 families; cost, \$2,000; owner, M. Greenberg, 420 Boulevard; architect, Henry Ho-hauser, 5 Kneer av, Arverne. Plan No. 3626.

UNION COURSE.—Ruth pl, n s, 100 e Leggett av, 2 1/2-sty frame dwelling, 16x36, shingle roof, 1 family, air heat; cost, \$2,000; owner, Chas. Lehmann, Barbey st, Jamaica; architect, W. C. Winters, 106 Van Sicien av, Brooklyn. Plan No. 3605.

WOODHAVEN.—Shaw av, w s, 50 n 8th st, three 2-sty frame dwellings, 16x28, shingle roof, 1 family; cost, \$9,000; owners, Fred & Geo. Eiermann, 314 Manor av, Woodhaven; architect, C. Infanger, 2634 Atlantic av, Brooklyn. Plan No. 3610.

OZONE PARK.—Thrall pl, w s, 100 s Grafton av, two 2-sty frame dwellings, 36x53, tin roof, 2 families, air heat; cost, \$9,000; owner, Samuel Graziano, Bigelow pl, Woodhaven; architect, P. H. Deim, 802 Diamond av, Brooklyn. Plan No. 3628.

ROCKAWAY BEACH.—Beach 123d st, e s, 300 n Newport av, 2 1/2-sty frame dwelling, 24x34, shingle roof, 1 family; cost, \$4,000; owner, Mrs. E. Lippmann, Bayside pl, Rockaway Beach; architect, W. T. Kennedy Co., Boulevard, Rockaway Beach. Plan No. 3629.

ROCKAWAY BEACH.—Beach 108th st, s e cor Boulevard, 2-sty frame dwelling, 33x18, shingle roof, 1 family, steam heat; cost, \$2,000; owner, H. Link, Washington av, Rockaway Beach; architects, Colton Bros., Rockaway Beach. Plan No. 3631.

Factories and Warehouses.

L. I. CITY.—5th and Webster avs, 1-sty brick storage, 50x15, gravel roof; cost, \$1,000; owner, Arrow Motor Realty Co., 233 West 54th st, Manhattan; architects, Gruen & Wynkoop, 30 Church st, Manhattan. Plan No. 3615.

L. I. CITY.—Meadow st, s e cor Pearson st, 4-sty brick factory and garage, 80x80, slag roof; cost, \$145,000; owner, Degnon Terminal & Realty Co., 30 East 42d st, Manhattan; architect, Wm. Higginson, 407 Hancock st, Brooklyn. Plan No. 3632.

Stables and Garages.

HOLLIS.—Fulton st, s s, 1,074 e Hamilton av, 1-sty brick garage, 29x28, slag roof; cost, \$300; owner, Jas. H. Stansbury, Inc., Hollis; architect, W. A. Finn, Jamaica. Plan No. 3612.

Stores and Dwellings.

UNION COURSE.—Eldert's lane, s e cor Lewis pl, 2-sty brick store and dwelling, 27x53, tin roof, 2 families, air heat; cost, \$4,500; owner and architect, Geo. Forbell, 561 Grant av, Brooklyn. Plan No. 3627.

Stores and Tenements.

EVERGREEN.—Cypress av, w s, 22 n Norman st, two 3-sty brick stores and tenements, 27x73, slag roof, 6 and 4 families; cost, \$17,000; owner, Blasius Wenzler, 873 Chaffe st, Brooklyn; architect, Frederick J. Dassau, 1373 Broadway, Manhattan. Plan Nos. 3633-34.

Theatres.

CORONA.—Locust st, s s, 38 e Mulberry av, 2-sty brick theatre, 66x134, slag roof; cost, \$25,000; owner, John Dobran, College av and Northern boulevard, College Point; architect, Wm. McIntyre, 27 Grand av, Corona. Plan No. 3624.

Miscellaneous.

RICHMOND HILL.—Willow st, e s, 200 n Hillside av, 1-sty frame shed, 16x12, paper roof; cost, \$65; owner, S. J. McAuley, premises. Plan No. 3604.

SOUTH OZONE PARK.—Mering av, w s, 463 s Rockaway Plank rd, 1-sty frame club house, 24x40, tin roof; cost, \$1,000; owner, Regular Dem. Assn., South Ozone Park; architect, J. N. Makila, South Ozone Park. Plan No. 3609.

ARVERNE.—Boardwalk, n s, bet 70th and 71st sts, 1-sty frame store and bath house, 174x83, paper roof; cost, \$8,500; owner, Carlton Summerfield Estate, 35 Nassau st, Manhattan; architect, W. T. Kennedy Co., Boulevard, Rockaway Beach. Plan No. 3630.

COLLEGE POINT.—Flushing Creek and College Point Causeway, 1-sty frame tool house, 20x 60, corrugated iron roof; cost, \$500; owner, Phoenix Constn Co., 41 Park Row, Manhattan. Plan No. 3635.

SOUTH OZONE PARK.—Martin av, 114, 1-sty frame shed, 10x16, paper roof; cost, \$70; owner, J. M. McGowan, premises. Plan No. 3636.

Richmond Churches.

RICHMOND TURNPIKE, ss, 140 w Grand av, Stapleton, 1-sty frame church, 18x54; cost, \$1,500; owner, Board Domestic Missions; architect and builder, N. Y. Portable Bungalow Co. Plan No. 937.

Dwellings.

CONGRESS ST, n s, 80 e Button lane, Stapleton, 1-sty frame bungalow, 14x42; cost, \$450; owner, Karl Moren; architect and builder, Adam Marks, Jr. Plan No. 944.

FOURTH ST, w s, 300 n Midland av, Midland Beach, 1-sty frame bungalow, 12x26; cost, \$100; owner, architect and builder, O. Cecil, 5th st, Beach Park. Plan No. 934.

BRADLEY AV, w s, 150 n Willock rd, West New Brighton, 2-sty frame bungalow, 20x30; cost, \$950; owner, William Frew, West New Brighton; architect and builder, John Racka, West New Brighton. Plan No. 935.

CHICAGO AV, s s, 40 e Columbia av, Ar-rochar Park, S. L., 1-sty brick artist's studio, 30x30; cost, \$1,400; owner, H. Phalpas; architect, Frederick Hudson; builder, M. F. Nastose. Plan No. 943.

CLARK AV, w s, 180 s Center st, Rossville, 1-sty frame dwelling, 20x26; cost, \$600; owner and architect, Wm. L. Flake; builders, Hesse & Ott. Plan No. 941.

CLIFTON AV, n s, 200 w New York av, Rosebank, 2-sty brick dwelling, 18x30; cost, \$1,400; owner, Frank Caggiane, Rosebank; architect, P. Fiore, New Brighton. Plan No. 939.

CRESCENT AV, s w cor Bismarck av, New Brighton, 2-sty frame dwelling, 21x44; cost, \$4,100; owner, Thos. V. Barry; architect, John Davis; builder, J. B. Hock. Plan No. 938.

LINCOLN AV, n e cor 5th st, Great Kills, two 2-sty brick dwellings, 22x32.6; cost, \$2,600 each; owner, H. Hesse; architect, H. W. Putman; architect builds. Plan No. 942.

OAKLAND AV, w s, 173 n Forest av, West New Brighton, 3-sty frame dwelling, 28x29; cost, \$3,500; owner, architect and builder, F. T. Nettleton. Plan No. 940.

Factories and Warehouses.

ROOSEVELT AV, es, 320 n Delmont st, Great Kills, 1-sty frame storage, 12x15; cost, \$75; owner and builder, Joseph Lemo. Plan No. 936.

Stores and Dwellings.

ROOSEVELT AV, e s, 320 n Delmont st, Great Kills, 2-sty brick store and dwelling, 18x32; cost, \$2,000; owner, Joseph Semo; architect, Chas. A. Mele; builder, R. H. Leadley. Plan No. 933.

Plans Filed for Alterations.

Manhattan.

CANAL ST, 206-208 & 210-212, fireproof partitions, metal lath and cement mortar, kalamein doors, brick walls, bulkhead, skylight to two 6-sty brick factory buildings; cost, \$5,500; owner, Graham Estate, Bale Kreilcheimer, trustee, 174 Centre st; architect, Jean Jaume, 37 Sullivan st. Plan No. 4040.

DUANE ST, 14, terra cotta block partition, toilet rooms and fixtures, door, tile floors and bases to 5-sty brick store, studios and dwelling; cost, \$500; owner, Divers Estate, 7 Madison st; architect, Adam E. Fischer, 373 Fulton st, Brooklyn. Plan No. 4055.

PEARL ST, 541-47, smokestack to 6-sty brick salesroom and factory; cost, \$250; owner, Jenny Faber, 200 5th av; architect, Richard Berger, 309 Broadway. Plan No. 4053.

SOUTH ST, 29, install two new windows to 4-sty brick hotel; cost, \$80; owner, Herman Heckman, 427 50th st, Brooklyn; architect, Geo. Bruno, 1223 67th st, Brooklyn. Plan No. 4037.

9TH ST, 64 West, fireproof passageway, partitions, fireproof windows, front wall, steel girders, cast iron columns to 4-sty brick stores and dwelling; cost, \$3,500; owner, Chas. Percival, 4 9th av; architect, George M. McCabe, 96 5th av. Plan No. 4047.

24TH ST, 200 1/2 West, door opening to 4-sty brick store and dwelling; cost, \$15; owner, Moeller Estate, 151 West 34th st; architect, George M. McCabe, 96 5th av. Plan No. 4048.

27TH ST, 22-24 West, construct steel trusses and steel beams to 12-sty brick fireproof lofts; cost, \$2,300; owner, Elmont Realty Co., 56 Worth st; architect, The Rusing Co., 39 Cortlandt st. Plan No. 4031.

29TH ST, 418 West, install new toilets, cut windows to 5-sty brick tenement; cost, \$200; owner, Victor Beaver, 522 West 183d st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 4036.

32D ST, 116-20 West, staircase, t. c. block enclosure, f. p. door to 16-sty brick offices and lofts; cost, \$150; owner, Cuyler Realty Co., 171 Madison av; architect, Wm. H. Gompert, 171 Madison av. Plan No. 4094.

33D ST, 50 West, partitions, entrance door, store front to 3-sty brick dwelling; cost, \$450; owner, Mary J. Odell, 48 West 33d st; architects, Seifert & Webb, 104 West 42d st. Plan No. 4046.

40TH ST, 642-44-46, addition to 2-sty brick coal pockets; cost, \$350; owner, Burns Bros., Fulton and Church sts; architect, Guarantee Construction Co., 140 Cedar st. Plan No. 4060.

40TH ST, 343-45-47 West, terra cotta block film vault, fireproof film bins, fireproof doors to 8-sty brick lofts; cost, \$100; owner, John Cruikshank, 55 Liberty st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 4039.

44TH ST, 210-26 West, steel, galvanized iron and wire glass marquise to 2-sty brick music hall and roof garden; cost, \$400; owner, 44th St. Realty Co., 216 West 44th st; architect, Herbert J. Krapp, 116 East 16th st. Plan No. 4042.

45TH ST, 548 West, windows, cast iron window boxes, steel beams, partitions, plumbing, brick extension to 4-sty brick store and tenement; cost, \$2,500; owner, Frances Mensing, 548 West 45th st; architect, Otto Reissmann, 147 4th av. Plan No. 4050.

68TH ST, 62-64 West, connecting doorway to two 4-sty brick dwellings; cost, \$20; owner, Emily S. Weed, Greenwich, Conn.; architect, D. P. Webster, 470 Amsterdam av. Plan No. 4052.

70TH ST, 286 West, fireproof windows to 5-sty brick dwelling; cost, \$75; owner, Bertha Henchinger, 1 West 92d st; architect, Nicholas Collins, 106 Christopher st. Plan No. 4041.

82D ST, 6 East, reinforced concrete elevator shaft, elevator, kalamein doors, metal skylight, mason work to 4-sty brick dwelling; cost, \$4,000; owner, Sarah T. Sturgis, 6 East 82d st; architect, Wm. C. Lauritzen, 31 East 27th st. Plan No. 4051.

98TH ST, 227 East, construct new rooms, cutting window and door opening to 6-sty brick tenement; cost, \$800; owner, Jennie Kind, 227 East 98th st; architects, Cohen & Felson, 329 4th av. Plan No. 4033.

114TH ST, 349 East, change of partitions, sheet metal covering to 3-sty brick stores and hall; cost, \$40; owner, Henry Stemme, 45 West 96th st; architect, Edwin Wilbur, 120 Liberty st. Plan No. 4056.

116TH ST, 91 East, partition, plaster boards to 5-sty brick stores and tenement; cost, \$90; owner, Fredericka Zenker, 2382 8th av; architect, Jobst Hoffman, 188 St. Nicholas av. Plan No. 4045.

116TH ST, 151 East, remove stoop, stone coping and iron railing, install new steps to 4-sty brick dwelling; cost, \$568; owner, Estate of A. G. Gutter, care Miller, King, Lane & Trafford, 80 Broadway; architect, Wm. R. Wright, 306 East 59th st. Plan No. 4035.

118TH ST, 506-508 East, moving to sidewalk level, foundations, front wall, steel beams, brick arches, concrete floor, cast iron columns, doorways, slag roof, galvanized iron cornice to 3-

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sty brick and frame dwelling and stables; cost, \$3,500; owner, Tietjen Brothers, 506 East 118th st; architect, John P. Walther, 147 East 125th st. Plan No. 4034.

140TH ST, 556 West, partition, plaster boards, doors to 6-sty brick stores and tenement; cost, \$50; owner, Milton M. Silverman, 3432 Broadway; architects, Neville & Bagge, 217 West 125th st. Plan No. 4057.

176TH ST, 601 West, galvanized iron skylight to 6-sty brick stores and tenement; cost, \$50; owner, Westmoreland Constn Co., 802 West 181st st; architects, Neville & Bagge, 217 West 126th st. Plan No. 4059.

AV C, 165, windows, steel beams, partitions, plumbing, removal of rear wall to 5-sty brick stores and tenement; cost, \$2,600; owner, Adele Bakhouse, 152 East End av; architect, Otto Reissmann, 147 4th av. Plan No. 4049.

BENNETT AV, 21-29, partitions, plumbing to 6-sty brick tenement; cost, \$175; owner, McNulty Bros., 549 West 52d st; architect, Bennett Av. Realty Co., 549 West 52d st. Plan No. 4091.

BENNETT AV, 31-39, partitions, plumbing to 6-sty brick tenement; cost, \$175; owner, McNulty Bros., 549 West 52d st; architect, Bennett Av. Realty Co., 549 West 52d st. Plan No. 4092.

BROADWAY, 1989, partition, copper-covered store fronts to 2-sty brick stores; cost, \$400; owner, Hamilton Carhardt, Detroit, Mich.; architect, Irving Kudroff, 210 West 35th st. Plan No. 4061.

LEXINGTON AV, 681-3-5, metal-covered store front, removal of piers to three 4-sty brick stores and dwelling; cost, \$1,000; owner, Anna Hennessy, 799 Madison av; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 4058.

1ST AV, 360, brick partition, bluestone coping, door, stairway to brick garage; cost, \$1,500; owner, Consolidated Gas Co., 130 East 15th st; architect, Wm. Cullen Morris, in care of owner. Plan No. 4093.

2D AV, 2137, metal-covered store front to 4-sty brick store and tenement; cost, \$100; owner, Dina Beinhauer, care Chr. Volzing & Son, 208 East 57th st; architect, Otto Fisher, 405 West 44th st. Plan No. 4043.

2D AV, 1559, new show window to 4-sty brick dwelling; cost, \$1,000; owner, I. H. Kampner, 1559 2d av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 4034.

3D AV, 1425-27, water closet compartments, windows to 4-sty brick store and dwelling; cost, \$1,000; owner, Ella S. Flagg, 306 Lexington av; architects, Cohen & Felson, 329 4th av. Plan No. 4044.

3D AV, 1092, new store front, copper corner bars, galvanized iron cornice to 5-sty brick apartment; cost, \$500; owner, Lena Bacharach, 20 Howard st, Newark, N. J.; architect, S. Levingson, 101 West 42d st. Plan No. 4032.

8TH AV, 817-829, doorway, fire-escapes to 3-sty brick car house and garage; cost, \$2,000; owner, 8th Av. Railroad Co., Theodore P. Shonts, Pres., 1 Madison av; architect, Chas. E. Corby, 621 Broadway. Plan No. 4038.

**Bronx.**

WEIHER COURT, s s, 128.9 w 3d av, 2-sty brick extension, 8.6x5 to 2-sty brick dwelling; cost, \$600; owner, Michael Alleman, 15 Wieher court; architects, De Rose & Cavalieri, 2333 1st av. Plan No. 567.

167TH ST., 448 East, 1-sty frame extension, 17.1lx51, new girders, new columns, &c, to 2-sty frame factory; cost, \$1,200; owner, Gussie Rubin, 1060 Pindlay av; architect, Fred. Jaeger, 441 Tremont av. Plan No. 568.

170TH ST, 496-98, 1-sty brick extension, 8x26.4, to 3-sty frame store and dwelling; cost, \$500; owner, John Massimino, 17 West 177th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 570.

CLAY AV, 1392, 1-sty frame extension, 6x24, to 2-sty frame store and dwelling; cost, \$400; owner, Isidor Weil, on premises; architect, Henry M. Weitzner, 1687 Bathgate av. Plan No. 566.

COLLEGE AV, e s, 50 s 145th st, two 1-sty brick and stone extensions, 12x15, to 2 1/2-sty frame store and dwelling; cost, \$1,000; owner, Antonio Della Penna, on premises; architect, T. J. Cunningham, 256th st and Fieldstone rd. Plan No. 571.

ST. ANN'S AV, 305, new chimney to 5-sty brick tenement; cost, \$275; owner, John Wilenbrok, 1906 Marmion av; architect, Anton Pirner, 2069 Westchester av. Plan No. 569.

**Brooklyn.**

BALTIC ST, 471, interior alterations to 2-sty stable; cost, \$400; owner, G. LaZiltre, 428 Baltic st; architect, Max Hirsch, 391 Fulton st. Plan No. 8114.

BOND ST, 316, interior alterations to 4-sty tenement; cost, \$150; owner, Terence P. Smith, 53 Jay st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 8036.

GRAND ST, 292, interior alterations to 3-sty dwelling; cost, \$500; owner, Chas Cherry, on premises; architect, G. Harry Madigan, 243 Withers st. Plan No. 8062.

FOSTER AV, 2200, extension to 1-sty garage; cost, \$200; owner, Alice B. Hall, 2200 Foster av; architect, A. D. Tomlinson, 15 Broad st, Manhattan. Plan No. 8082.

HICKS ST, 454, extension to 2-sty stable; cost, \$200; owner, Pasquale Porezzo, on premises; architect, Chas. Gallo, 60 Graham av. Plan No. 8053.

INGRAHAM ST, 231, plumbing to 1-sty factory; cost, \$250; owner, Eugene F. Trotter, 594 Johnson av; architect, R. Leichmann, 22 William st, Manhattan. Plan No. 8098.

MESEROLE ST, 291, extension to 1-sty garage; cost, \$200; owner, Chas. Schaefer, 304 Meserole av; architect, T. A. Crawford, 1095 Lorimer st. Plan No. 8108.

SAND ST, 211, extension to 2-sty theatre; cost, \$1,200; owner, Annie Popp, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 8113.

SCHOLES ST, 99, extension to 2-sty dwelling; cost, \$500; owner, Sam Shlugin, on premises; architect, Edw. M. Adelsohn, 1776 Pitkin av. Plan No. 8119.

VAN BRUNT ST, 137, plumbing to 3-sty tenement; cost, \$150; owner, Giovanni Schenge, 201 Columbia st; architect, F. P. Imperato, 356 Fulton st. Plan No. 8020.

WARREN ST, 582, interior alterations to 2-sty tenement; cost, \$400; owner, Gennaro Anlino, 578 Warren st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 8106.

NORTH 1ST ST, 150, interior alterations to 3-sty garage; cost, \$1,200; owner, Samuel Greenwald, 280 Bedford av; architect, Max Cohen, 280 Bedford av. Plan No. 8107.

SOUTH 9TH ST, 280, extension to 3-sty dwelling; cost, \$1,500; owner, Wm. P. Gilfoy, 274 Marcy av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 8037.

17TH ST, 158, interior alterations to 2-sty dwelling; cost, \$200; owner, Frank Nahodyl, on premises; architect, E. A. Bessen, 764 Willoughby av. Plan No. 8015.

BEDFORD AV, 1215, interior alterations to 2-sty dance hall; cost, \$200; owner, Wm. Pitt Rivers, 241 Park pl; architect, Chas. B. White, 375 Fulton st. Plan No. 8022.


BEDFORD AV, 543, plumbing to 3-sty dwelling; cost, \$195; owner, Cath. Cortney, 292 Madison st, Manhattan; architect, Bennet Aronowsky, 826 St. Johns pl. Plan No. 8023.

EAST NEW YORK AV, 1638, extension to 2-sty storage; cost, \$2,000; owner, Israel Segalowitz, 330 Sackman st; architect, L. Danancher, 370 Fulton st, Jamaica. Plan No. 8019.

HARRISON AV, 49, interior alterations to 3-sty dwelling; cost, \$200; owner, Geo. Lybocker, on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 8050.

HARWAY AV, 8927, plumbing to picnic grounds; cost, \$350; owner, Wm. Texter, on premises; architect, Jas. Cavanagh, Harway av and Bay 39th st. Plan No. 8025.

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## Plans Filed, Alterations, Brooklyn Continued.

KENT AV, 334, interior alterations to 7-sty factory; cost, \$1,600; owner, American Sugar Refining Co., Kent av and South 4th st; architect, Godfrey Engel, 126 Winthrop st. Plan No. 8017.

MASPETH AV, 41, interior alterations to 3-sty tenement; cost, \$175; owner, Paolina Garone, on premises; architect, D. Salvati, 525 Grand st. Plan No. 8084.

SURF AV, 1226, exterior alterations to 3-sty hotel; cost, \$850; owner, Louis Rogers, on premises; architect, L. E. Denslow, 44 West 18th st. Plan No. 8041.

THROOP AV, 109, interior alterations to 3-sty tenement; cost, \$175; owner, Julius B. Brownstein, on premises; architect, Lew Koen, 9 Debevoise st. Plan No. 8028.

THROOP AV, 109, interior alterations to 3-sty tenement; cost, \$175; owner, Julius B. Brownstein, on premises; architect, Lew Koen, 9 Debevoise st. Plan No. 8028.

3D AV, 9601, interior alterations to 2-sty factory; cost, \$500; owner, Albert L. Bushman, 177 Lincoln rd; architect, F. C. Taylor, 161 97th st. Plan No. 8062.

## Queens.

ARVERNE.—Vernam av, e s, 100 s Ocean av, plumbing in dwelling; cost, \$140; owner, M. Mathias, premises. Plan No. 2653.

FLUSHING.—Cypress av, n s, 216 e Central av, plumbing in dwelling; cost, \$85; owner, N. Zeller, premises. Plan No. 2646.

L. I. CITY.—2d av, w s, 125 n Woolsey av, interior alterations to school to provide for M. P. machine; cost, \$800; owner, Board of Education, Manhattan. Plan No. 2652.

L. I. CITY.—Vernon av, 169, frame fence, 50x 9; cost, \$125; owner, L. I. City Poster Adv. Co., 13 Queens st, L. I. City. Plan No. 2662.

L. I. CITY.—Jackson av and Honeywell st, install new elevator in factory; cost, \$2,500; owner, Ford Motor Co., premises. Plan No. 2648.

L. I. CITY.—Harris av, Ely av and William st, elevator in factory; cost, \$4,000; owner, Frederick Ayer, premises. Plan No. 2664.

L. I. CITY.—Clay av, e s, 400 n Brook av, plumbing in factory; cost, \$750; owner, Nichols Copper Co., premises. Plan No. 2665.

QUEENS.—2d av, e s, 100 n Hugo st, interior alterations to dwelling to provide for 4 families; cost, \$100; owner, A. H. Kammerer, Queens; architect, W. A. Finn, Fulton st, Jamaica. Plan No. 2660.

RICHMOND HILL.—Beech st, e s, 125 n Beaufort st, plumbing in dwelling; cost, \$75; owner, H. Schaeffer, premises. Plan No. 3647.

RIDGEWOOD.—Myrtle av, s s, 135 w Madison st, interior alterations to shed to provide for store; cost, \$500; owners, Welz & Zerweck, premises. Plan No. 2645.

ROCKAWAY BEACH.—Fairview av, w s, 100 n Boulevard, interior alterations to provide for store, new plumbing; cost, \$300; owner, Jos. Gill, premises. Plan No. 2634.

WHITESTONE.—9th av, e s, 30 s L. I. R. R., new plumbing in tenement; cost, \$500; owner, Mrs. Annie Reynolds, 407 West 17th st, Manhattan. Plan No. 2644.

## Richmond.

CEDAR ST, s w cor Hudson st, Stapleton, alteration to brick dwelling; cost, \$800; owner, Mrs. A. E. Thompson, Stapleton; architect, Otto Loeffler, Stapleton; builder, Jos. Thompson. Plan No. 502.

ELEVENTH ST, s s, 100 n York av, New Brighton, alteration to frame wagon shed; cost, \$80; owner, S. Benedetto, New Brighton; builder, Antonio Diminio, 184 Virginia av, Rosebank, S. I. Plan No. 503.

JERSEY ST, w s, 175 s Hill st, New Brighton, alteration to frame store and dwelling; cost, \$200; owner, John Wesslock, New Brighton; builder, Louis Desaum, New Brighton. Plan No. 496.

KNOX ST, w s, 450 n Franklin st, West New Brighton, alteration to frame dwelling; cost, \$10; owner and builder, E. Tribianna. Plan No. 506.

TYSEN ST, e s, 100 n 2d st, New Brighton, alteration to frame dwelling; cost, \$150; owner and builder, W. H. C. Russell. Plan No. 499.

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AMBOY RD, n s, 90 w Sharrott av, Pleasant Plains, alterations to frame stable; cost, \$600; owner, Shert Shuman, Princess Bay; architect, A. F. Dietz, Jr.; builder, H. R. Turner, Rossville. Plan No. 504.

BAY VIEW AV, cor Mansion av, Great Kills, alteration to frame boat house; cost, \$100; owner, D. G. Whitlock, Eltingville; private plans; owner builds. Plan No. 501.

HERBERTON AV, n w cor Cost av, Port Richmond, alteration to frame dwelling; cost, \$1,300; owner, W. H. Holt Estate, 324 College av, Ithaca, N. Y.; builder, H. A. Schneider. Plan No. 494.

JEWETT AV, w s, 100 s Cherry lane, Dongan Hills, alterations to frame dwelling; cost, \$150; owner, Mr. Fritz; builder, John Racka. Plan No. 495.

MIDLAND RD, w s, n Cedar lane, Great Kills, alteration to frame dwelling; cost, \$600; owner, A. Haddock, Great Kills; architects and builders, Deput & Jensen. Plan No. 498.

SEAVIEW AV, s w cor Washington st, Rossville, alteration to frame tenement; cost, \$150; owner, Mrs. C. Melville; architect and builder, D. L. Melville. Plan No. 507.

SINCLAIR AV, n s, 130 e Rossville rd, Rossville, alteration to frame dwelling; cost, \$185; owner, Robt. T. Cone, Woodrow; builder, J. J. McFarlane, Princess Bay. Plan No. 500.

WILLARD AV, e s, 200 s Waters av, Westerleigh, alteration to frame dwelling; cost, \$245; owner, C. D. Porterfield, Westerleigh; builder, C. W. Dimitt. Plan No. 497.

NEW DORP BEACH, 800 w Cedar Grove av, New Dorp, alteration to frame bath house; cost, \$300; owner, architect and builder, Felix Boehm, New Dorp Beach. Plan No. 505.

## NEW JERSEY NEWS.

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

*The plans of Apartments, Flats and Tenements published herein have been approved by the Board of Tenement House Supervision of the main office, Newark, N. J., to be erected in these counties for the week ending Nov. 21. The location is given, but not the owner's address:*

JERSEY CITY.—Isaac Schutzbeger, 218a Palisade av, 3-sty frame, alteration, \$500; Louis Darison, s e cor Bergen av and Oak st, 4-sty brick, \$16,000.

NEWARK.—Marguerite Ricigliano, 143 South st, 3-sty frame, alterations, \$300; Charles & Joseph Gerber, 266 and 270 Pashine av, two 3-sty frame, \$20,000; Antonio Gagliano, 383 Bergen st, 3-sty frame, alteration, \$400; Gregorio Pignataro, 44 Madison st, 3-sty brick, alteration, \$500; Isaac Riech, 309 West Kinney st, 3-sty frame, alteration, \$200.

ATLANTIC CITY.—Aaron Levin, 117-119 South Missouri av, 4-sty brick, \$15,000; Thomas Kilcourse, Tennessee and Adriatic avs and Center st, 3-sty brick, \$11,000.

ELIZABETH.—Isaac Bigel and Jacob Weinstein, 803 2d av, 3-sty frame, \$7,000.

NORTH BERGEN.—Joseph Degeogis and Charles Ecker, s side Demott st, 400 ft. w of Boulevard, two 3-sty brick, \$22,000.

## APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—James T. Mullins, 263 Beacon av, owner and builder, has completed plans for a 4-sty brick apartment at Hopkins av and Collard st, to cost about \$30,000.

GARFIELD, N. J.—B. H. Mushinsky, care of architect, Frank Pirrone, Garfield, contemplates the erection of two 2-sty frame apartments with stores on Lonza av, near Jewell st. Cost, about \$3,500.

## CHURCHES.

BERGENFIELD, N. J.—J. J. Ferry, 2 Dean st, Englewood, N. J., is preparing plans for a 2½-sty frame and stucco Episcopal parish house for the Episcopal Church of Bergenfield, Arthur S. Cookman, Broad av, in charge. Cost, about \$8,000. Bids will be received by architect about December 18.

## DWELLINGS.

HIGHWOOD PARK, N. J.—Paul Grille, builder, 18 5th st, Weehawken, N. J., owner, is preparing plans for two 2½-sty brick residences at Hudson pl, to cost about \$5,000 each.

## FACTORIES AND WAREHOUSES.

NEWARK, N. J.—The Waverly Paper Box Board Co., Matthias Plum, Jr., on premises, contemplates rebuilding the storehouse on Weston av.

## MUNICIPAL WORK.

PATERSON, N. J.—The Passaic Valley Sewerage Commissioners, John S. Gibson, Essex Building, Newark, secretary, will soon be ready for bids for Section 17 of the reinforced concrete main intercepting sewer at the intersection of East 43d st and Boulevard to point near Boulevard and 6th av. William M. Brown, chief engineer. Bids will be called about Dec. 1, to be received December 29 at 2.30 P. M.

SEA SIDE PARK, N. J.—The Borough of Sea Side Park, care of C. N. Mathias, mayor, contemplates the construction of an intercepting sewer and disposal plant here to cost about \$30,000. Plans will soon be started by Remington & Vosbury, 6th and Market sts, Camden, N. J., engineers.

## SCHOOLS AND COLLEGES.

BELLEVILLE, N. J.—Plans will probably be completed about December 5 for the high school at Washington av and Holmes st, for the Board of Education of the Town of Belleville, John W. Deput, president, Chas. Granville Jones, 250 Broadway, Manhattan, architect. D. R. Eacon, 30 Church st, heating and electrical engineer. Cost, about \$106,000.

NEW BRUNSWICK, N. J.—Alex Merchant, 363 George st, is preparing preliminary plans for a 2-sty brick public school, 180x190 ft., on Lex-

ington av, between Delaware and Lee avs, for the Board of Education of New Brunswick. Herman Jackes, care of Public Service Co., 759 Broad st, Newark, heating and ventilating engineer. Cost, about \$150,000.

KENILWORTH, N. J.—John N. Pierson & Son, 95 Smith st, Perth Ampoy, N. J., has been commissioned to prepare plans for a 2-sty frame public school, 39x70 ft., at Union County, for the Board of Education of Kenilworth, Wm. E. Antrobins, president. Cost, about \$15,000.

GLEN ROCK, N. J.—J. O. Bunce, this place, has been commissioned to prepare plans for a 2-sty brick public school here for the Board of Education of the Borough of Glen Rock, Henry C. Smith, president. An appropriation will probably soon be voted on. Cost, about \$20,000.

ROSELLE PARK, N. J.—D. C. Newmann Collins, 29 Broadway, Manhattan, is preparing preliminary plans for a high school here for the Board of Education of Roselle Park, William A. Bembridge, president. Cost, about \$40,000.

## THEATRES.

JERSEY CITY, N. J.—C. H. Ziegler, 75 Montgomery st, is preparing plans for a 1-sty brick moving picture theatre on Duncan av, near Westside av, to cost about \$10,000.

## Other Cities.

## DWELLINGS.

DEPEW, N. Y.—E. B. Rowley, Sawyer av, contemplates the erection of ten 2-sty frame residences in Warsaw st, from private plans. Total cost, about \$25,000.

GOSHEN, N. Y.—Guy Lowell, 225 5th av, Manhattan, has been commissioned to prepare plans for a residence on Chester rd, for Roland White, 36 Central Park South, Manhattan.

THOUSAND ISLANDS, N. Y.—William A. Balch, Inc., 110 West 40th st, Manhattan, is preparing plans for a 2½-sty local stone residence about six miles northwest of Clayton, N. Y., for Mr. Woodward, care of architect.

## FACTORIES AND WAREHOUSES.

ROCHESTER, N. Y.—Brewster Gordon & Co., 143 North Water st, E. F. Brewster, Jr., contemplates the erection of a reinforced concrete warehouse here. Architect has practically been selected.

## HOTELS.

SCHROON LAKE, N. Y.—W. E. Lawrence, 116 Crandell st, Glens Falls, N. Y., is preparing plans for rebuilding the 3½-sty frame and stucco hotel, 173xav ft., for Hon. James S. Emerson and L. W. Emerson. Cost, about \$50,000.

## MUNICIPAL WORK.

NYACK, N. Y.—The U. S. Government, Treasury Department, contemplates the erection of a post office building here, from plans by Oscar Wenderoth, Treasury Department, Washington, D. C. Cost, about \$50,000.

ALBANY, N. Y.—Bids were received by the Trustees of Public Buildings, Executive Chamber, Capitol, for rebuilding the State Capitol. Lewis F. Pilcher, Capitol, Albany, State architect. Feeney & Sheehan Building Co., 164 Montgomery st, Albany, general contractor for finishing fifth floor. For repairs, furnishing and equipment of assembly chamber and for construction of work of finishing and equipping locker and document rooms, Keepsdry Construction Co., 145 West 18th st, Manhattan, at \$13,000, low bidder, and for electrical work, Finch & Hahn, 108 State st, Albany, N. Y., at \$37.

## SCHOOLS AND COLLEGES.

AVOCA, N. Y.—Ingham Veazie Co., Inc., 114 Baldwin st, Elmira, N. Y., has been commissioned to prepare plans for a concrete school in School District No. 2 for the Board of Trustees of the Town of Avoca, M. H. Lee, president. Cost, about \$30,000.

HARRIMAN, N. Y.—W. A. Dally, this place, and F. W. Wentworth, 140 Market st, Paterson, N. J., associated architects, are preparing plans for a 2-sty brick school here for the Board of Education of Harriman, I. H. Smith, clerk. Cost, about \$45,000.

POUGHKEEPSIE, N. Y.—York & Sawyer, 50 East 41st st, Manhattan, have been commissioned to prepare plans for a solarium, an addition to the infirmary, at Vassar College, Henry Pelton, trustee. Cost, about \$25,000.

HOLLAND PATENT, N. Y.—Walter G. Frank, 17 Clarendon Building, Utica, is preparing sketches for a 2-sty brick addition to the school here for the Holland Patent Board of Education, Frank Fear, president. Cost, about \$10,000.

## MISCELLANEOUS.

SARATOGA SPRINGS, N. Y.—Ludlow & Peabody, 101 Park av, Manhattan, have been commissioned to prepare plans for a 2-sty stone and brick trolley station at Lower Broadway Trolley Terminal, for the Hudson Valley R. R. Co., A. E. Reynolds, general manager, 4-6 Warren st, Glens Falls, N. Y.

## MUNICIPAL WORK.

INTERTATE PARK, N. Y.—Tooker, Marsh & Barnett, 101 Park av, Manhattan, are preparing plans for a 3-sty local stone and frame headquarters building for the Palisades Interstate Park Commission, Bear Mountain, N. Y.

## PERSONAL AND TRADE NOTES.

ARCHITECTURAL CORNICE & SKYLIGHT WORKS, 4077 Park av, have opened a kalamien department.

E. L. BARBER, builder, Chichester av, Centre Moriches, L. I., desires estimates at once on 50,000 wood lathes.

HABIRSHAW WIRE COMPANY, Yonkers, N. Y., has removed its sales office to its general headquarters at the Yonkers works.

THE NIAGARA SPRAYER CO., Dr. Dosch in charge, Park av, Middleport, N. Y., contemplates installing a system of conveyors and desires information regarding same.



THE PRESENT OUTPUT of the Standard Sanitary Mfg. Co., as a whole, is about 95 per cent. mechanically molded bath tubs and from 75 to 80 per cent. of its other cast iron products.

**CATHEDRAL CONTRACT.**—The form of contract for the construction of the nave of the Cathedral of St. John the Divine, as prepared by the architects, will be the exclusive subject of consideration by the trustees at their next meeting.

**JOHN BYRNS**, the oldest living former president of the National Association of Master Plumbers, who was elected to the presidency in Chicago, Ill., some twenty years ago, was a guest at the "Old Guards" night, given recently by the New York master plumbers.

**J. C. NICKLE**, of the Knights Tire & Rubber Company, 222 West 52d st, represents the syndicate which contemplates the erection of the motordrome track at Sheepshead Bay, announced in our issue of Nov. 21. It is expected that the names of the parties connected with the company will soon be available.

A BIRTHDAY PRESENT worth \$1,000,000 was handed to Philip Corbin, Jr., grandson of the late hardware king. Mr. Corbin has just completed his thirtieth year, and, according to the terms of his grandfather's will, came into possession of forty shares of the Corbin estate, which had been divided into eighty parts for distribution by Probate Judge Gaffney.

**ATLAS-PORTLAND CEMENT CO.** has made a mortgage to the Bankers' Trust Co. and George A. Mahan as trustees, to secure an issue of \$10,000,000 general and refunding mortgage sinking fund 25-year 6 per cent. bonds, dated October 14. Stockholders have already subscribed \$4,000,000 of bonds to be issued at once for paying off maturing short-term notes. Of balance \$4,100,000 will be reserved to pay off \$4,018,020 first mortgage 6 per cent. bonds, due March 1, 1925, and \$82,000 debenture bonds, due March 1, 1913, and also \$1,900,000 will be reserved for future acquisitions and working capital.

#### OBITUARY

**HARRY HANSEN**, a builder and member of the firm of Hansen & McHugh, in Manhattan, died of a complication of diseases on Sunday at his home, No. 2241 Homecrest av, Brooklyn. He was forty years old, and is survived by his widow and five daughters.

**JOHN C. LOTT**, manager of the New York office of the Fort Wayne Electric Company and an employe of the corporation for more than thirty years, died this week of heart disease at his home in Freeport, L. I. He was forty-nine years old. He was a member of the American Institute of Electrical Engineers, the Machinery Club of New York and the Long Island Automobile Club. His widow and two sons survive him.

#### TRADE AND TECHNICAL SOCIETY EVENTS.

THE EIGHTH ANNUAL CONVENTION of the Chicago Cement Show will be held at the Coliseum February 10-17.

AMERICAN SOCIETY OF REFRIGERATING ENGINEERS. Annual meeting, New York City, November 30-December 1. Secretary, W. H. Ross.

TECHNICAL LEAGUE OF AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, N. Y. C.

THE ANNUAL RECEPTION AND BALL of the Master Plumbers of Manhattan will be held at Terrace Garden, 58th st, near 3d av, on November 30.

AMERICAN INSTITUTE OF MECHANICAL ENGINEERS.—Meeting in New York City, December 1 to 4. Calvin W. Rice, secretary, 29 West 39th st.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—The annual convention will be held in Chicago, Ill., February 8-9, 1915. Headquarters at Hotel Sherman.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

AMERICAN SOCIETY OF ENGINEERS, ARCHITECTS AND CONSTRUCTORS, regular meetings second Wednesday of each month, in the Engineering Societies' Building, 25 West 39th st. T. Hugh Boorman, secretary.

SECOND INTERNATIONAL EXPOSITION OF SAFETY AND SANITATION will be held at the Grand Central Palace, N. Y., December 12 to 19, 1914.

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.

#### Architectural League Exhibition.

The Thirteenth annual exhibition of the Architectural League of New York will be held in the building of the American Fine Arts Society, 215 West 57th street, opening Sunday, February 7, and continuing until Saturday, February 27, inclusive. The last day for

the return of entry slips is Monday, January 4. The annual dinner is scheduled for Friday evening, February 5, and the league reception for the following afternoon.

The exhibition is illustrative of the architecture and allied fine arts. It will consist of drawings and models of proposed or executed work in structural, decorative and landscape architecture; sketches and finished examples of decorative paintings, sketches, models and monumental sculpture. Cass Gilbert is chairman of the committee of annual exhibition and jury of selection. The jury on architecture is composed of Richard M. Hunt, Edwin H. Blashfield, Cass Gilbert, Isidore Konti, Donn Barber, William M. Kendall, Charles A. Platt, Philip Sawyer and S. B. P. Trowbridge.

There will be competitions for the Henry O. Avery prize and a special prize of \$300. The Avery prize is for sculpture and the special prize is for the best design by an architect sculptor mural in collaboration. The medal of honor of the New York Chapter, A. I. A., will be awarded as usual.

#### TRADE LITERATURE

##### Inspecting Fire Hazards.

The Committee on Field Practice of the National Fire Protection Association has completed its two years' work in the compilation of an inspection manual. The publication is called "Field practice," to distinguish it from an ordinary fire protection hand-book, from which it differs radically in function. It is not a mere compilation of fire protection standards, but a hand-book designed to educate and serve the man who is undertaking inspection work, and who, possibly, has had very little previous experience.

The increasing inspection of premises by uniformed members of the fire departments and by newly constituted municipal inspection bureaus has made such a hand-book imperative, covering not only standard equipments, but covering what may be called points of relaxation from the standard which the inexperienced inspector does not know how to look for. This book is designed to point out the common faults in equipments and those points of deterioration difficult for inexperienced persons to discover, with methods and suggestions for their remedy.

The association has published a list of its pamphlets, standards, bulletins, fire reports, etc., which will be sent on application to the secretary, 87 Milk street, Boston, Mass.

ARCHITECT-TONICS, the Tales of Tom Thumtack, architect. New York, the Wm. T. Comstock Company. Cloth, illuminated, 5x7, 175 pages, 100 illustrations. Price, \$1.50 net.

These are a series of tales about the experiences of an architect. They tell his views of life in little stories, about the things which happen when buildings are built, lived in and torn down, the tales of the office and the architect's views of the client. There is humor and fun and pathos. They are little tales from real life and they are told briskly and with lightheartedness. Nothing since the days of Cruikshank has equaled the cleverness of the illustrative sketches. The book will furnish recreation for many besides the professional man, and every one who knows an architect ought to have a copy just to acquaint himself more fully with the species.

A lot of us can guess who the clever author is—who it is that can write, sketch, plan a skyscraper and direct the work of ten thousand artisans, or do anything else that pleases him, and never let you think there is anything wonderful about it. In this book he chooses to be only "Tom Thumtack," but his next work may be either the writing of a learned scientific volume or the financing and construction of the biggest building in the world, and in either case you would not think of "Tom Thumtack, architect."

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# BUILDING MATERIALS AND SUPPLIES

REOPENING OF STOCK EXCHANGE TODAY PUTS NEW ENTHUSIASM INTO THE MARKET—NOVEMBER PLAN FILINGS FAIRLY STEADY

No Sign of Brick Dealers Stacking Leads Manufacturers to Hold Back

**B**UILDERS enter December with more grounds for optimism than they have had since the first of the year. Things were bad enough as far as the pressure upon purse strings was concerned prior to the outbreak of the war, but since the first of August there has been no more dejected aggregation of business men than those who depend upon easy money and prompt payments of building loans to keep their organizations together. But the opening of the Stock Exchange today for the sale of bonds, after three months' stagnation, puts a new light upon the entire construction and building material markets and business finds itself not only getting out of the dark woods, but with the Federal Reserve banking system has in its possession an asset that it did not have before.

The change for the better comes at a time when the material market had about reached its lowest levels with respect to price. When good common brick brings only \$6.25, and under, in yard, Newark; and the best grade of Hudson and Raritan common brick in New York brings only \$5.25 and under, and structural steel sells for \$1.21 and \$1.26, when it ought to be nearer \$1.50, there is evidence aplenty that there is either no money available for building purposes or there is no demand for new building operations or alterations.

In the present instance, there is no lack of demand for new buildings. Plan filing has continued fairly uniform throughout the metropolitan district as a whole. November in the five boroughs of New York will show a slight decrease in number and value when compared with October. The actual figures for the four complete weeks just closed are: November, 612 new buildings valued at \$3,630,963, as compared with 665 valued at \$7,181,669, a drop of

approximately 50 per cent in value. Westchester and East Jersey, however, bring this loss down to only 14 per cent. The total for the district for the month indicates a total of 802 new buildings valued at \$6,993,010, as compared with 911 new buildings in October valued at \$8,211,119, a loss of only 14 per cent. in value for the district.

This tightness of money has been the retardant factor in keeping dealers from stacking for the winter. Absence of speculation has caused prices to drop to encourage building as well as general buying, but despite the change in the money market dealers, except in a few instances, are passing the burden right up to the builder himself. If construction for December shows signs of gaining over November's figures, there is reason to believe that they will buy in anticipation of spring needs.

Manufacturers, however, are counting upon a heavy winter to bring back their prices. The market at present is not inclined to be too optimistic and the manufacturers are not inclined to supply it too liberally. The result is sure to be a gradual, though steady, recovery in prices of structural steel, common brick, yellow pine, spruce, hemlock, hardware, glass and steel tools. Nails may also advance. The linseed oil market is leading the way. Pig iron is expected to be the next to move.

Plan filings for the week in the five boroughs follow: In the corresponding week last year there were 178 new building plans filed, valued at \$1,066,245.

	Week Ending		Nov. 20		Nov. 27	
	No.	Value	No.	Value	No.	Value
Manhattan.....	1	\$ 75,000	5	\$1,190,000		
Bronx.....	12	144,900	9	169,400		
Brooklyn.....	49	233,400	39	82,100		
Queens.....	120	250,750	57	289,250		
Richmond.....	15	32,000	12	18,275		
<b>Total.....</b>	<b>197</b>	<b>\$736,050</b>	<b>122</b>	<b>\$1,749,025</b>		

exchanges closed with the resultant tie-up of building loans. The accompanying table shows, perhaps, better than any other way how well the building and material business has held up under the most trying conditions that American business men have ever had to deal with.

## IRON AND STEEL.

**American Radiator Buys Heavily in Pig—Steel Output Light.**

**W**HILE there is not much improvement in steel, there is a better tone to the pig iron trade. This indicates future activity, although it now seems as though the steel interests will continue to sell freely in fabricating material, for the first quarter of 1915, at or about the prices now prevailing. If there is any upward change it will develop from unexpected sources, as there is not enough business in structural steel to promise more than 40 per cent. of mill

capacity between now and the middle of next month. As November closes the capacity is somewhere near 30 per cent. The American Radiator Company has bought 110,000 tons of pig iron and other equipment interests have shown signs of coming in for first quarter supplies.

## CURRENT BRICK MARKET.

**Ten Covered Barge Loads Held for Special Call Taken Up.**

**C**OMMON brick arriving and selling at the wholesale market was in much better tone this week than last, despite the holiday. Prices are still weak, although there were ten unlisted covered bargeloads of special brick that have been held here for call that went to purchasers. Covering has not been generally practiced by shippers, although there are only eleven left over bargeloads with seven en route, with freezing weather imminent. Registered unloading was heavier this week by almost a million. Had it not been for the holiday unloading probably would have been still heavier.

Official transactions for Hudson River brick covering the week ending Thursday, Nov. 26, 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:

Left over, Friday A. M., Nov. 20—16.		Arrived.		Sold.	
Friday, Nov. 20.....	6	11	6	4	
Saturday, Nov. 21.....	1	1	1	9	
Monday, Nov. 23.....	12	12	12	12	
Tuesday, Nov. 24.....	4	4	4	5	
Wednesday, Nov. 25.....	3	3	3	9	
Thursday, Nov. 26.....	6	6	6	8	
<b>Total.....</b>	<b>42</b>	<b>42</b>	<b>42</b>	<b>47</b>	

Reported en route, Friday, Nov. 27—7. Condition of market, weak. Prices: Hudsons, \$5 to \$5.25 (shaded); Raritans, \$5.25 to (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, to \$6.75 (yard). Nominal. Left over, Friday a. m., Nov. 27—11. Covered sold 10.

HUDSON RIVER BRICK UNLOADED.			
(Current and last week compared.)			
Nov. 13 19*	591,500	Nov. 20 32*	\$86,500
Nov. 14 24	443,500	Nov. 21 29	378,500
Nov. 16 27	440,500	Nov. 23 37	1,104,000
Nov. 17 30	895,500	Nov. 24 35	903,500
Nov. 18 37	995,000	Nov. 25 31	791,500
Nov. 19 24	219,500	Nov. 26 1	51,000
<b>Total.161</b>	<b>3,585,500</b>	<b>Total.165</b>	<b>4,115,000</b>

\*Boats reporting.

Left over, Friday A. M., Nov. 21—71.		Arrived.		Sold.	
Friday, Nov. 21.....	8	5	5	5	
Saturday, Nov. 22.....	7	7	7	5	
Monday, Nov. 24.....	8	8	8	6	
Tuesday, Nov. 25.....	3	3	3	4	
Wednesday, Nov. 26.....	1	1	1	10	
Thursday, Nov. 27.....	7	7	7	0	
<b>Total.....</b>	<b>34</b>	<b>34</b>	<b>34</b>	<b>30</b>	

Condition of market, stiffening at top quotations. Price: Hudson, \$5.50 to \$6; Newark, yard, \$7.25 to \$7.50, stiff. Left over Friday a. m., Nov. 28—75.

## OFFICIAL SUMMARY.

Left over Jan. 1, 1914.....	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Nov. 26, 1914.....	1520
Total No. bargeloads sold Jan. 1 to Nov. 26, 1914.....	1509
Total No. bargeloads left over Nov. 27, 1914.....	11
Total No. bargeloads left over Jan. 1, 1913.....	113
Total No. bargeloads arrived, including left over, Jan. 1 to Nov. 27, 1913.....	1994
Total No. bargeloads sold Jan. 1 to Nov. 27, 1913.....	1919
Total No. bargeloads left over Nov. 28, 1913.....	75

## GLASS.

**Window Grades in Light Demand—Quotations Hold Firm.**

**G**LASS of all kinds is in poor demand, but prices have remained steady at 90-10 per cent. on single thick and 90-15 per cent. discount on double thick from jobbers' list. The stocks here are not large because the demand has not warranted jobbers sending heavy orders, but time deliveries as of January subject to current manufacturers' quotations are said to be of large calibre. Producers are understood to be wary about making quotations later than Feb. 1, indicating that a change for the better is anticipated.

PRICES OF NORTH RIVER COMMON BRICK (GOOD QUALITY) BY MONTHS FOR THE PERIOD 1887-1914, AT DOCKS F.O.B NEW YORK CITY. TAKEN FROM THE FILES OF THE RECORD AND GUIDE.

	Jan.	Feb.	Mar.	Apr.	May.	June.	July.	Aug.	Sept.	Oct.	Nov.	Dec.	Average.
1887.....	6.75	6.75	6.75	6.75	7.00	6.50	6.50	6.25	6.00	5.70	5.75	6.75	6.45
1888.....	6.50	6.50	6.50	6.50	6.50	6.50	4.50	4.50	4.25	4.25	5.00	6.75	5.50
1889.....	6.50	6.50	6.50	6.50	7.50	7.50	4.25	5.50	5.25	5.50	6.50	6.00	6.06
1890.....	6.00	6.25	6.25	6.25	6.25	6.00	5.25	5.50	5.25	5.25	5.25	5.50	5.69
1891.....	5.50	5.50	5.50	4.75	4.25	3.50	5.00	5.25	5.00	5.00	4.75	4.75	4.90
1892.....	4.75	4.75	4.75	5.25	5.00	5.00	4.00	4.25	4.50	4.75	4.75	4.75	4.71
1893.....	4.75	6.50	6.50	5.00	4.75	5.50	5.25	5.00	4.00	4.00	4.25	4.25	4.98
1894.....	4.25	5.75	5.75	4.50	4.35	4.25	4.35	4.00	3.85	3.85	4.25	4.85	4.50
1895.....	5.50	5.50	5.50	5.50	5.25	4.75	4.65	4.35	4.00	4.50	5.00	4.85	4.95
1896.....	5.25	6.10	5.50	5.25	4.50	4.75	4.75	4.25	4.00	4.25	4.35	4.10	4.75
1897.....	4.50	4.75	4.35	4.35	4.50	4.50	4.35	4.25	4.25	4.25	5.00	5.25	4.53
1898.....	5.00	4.75	5.00	5.25	5.25	5.25	5.50	5.50	5.25	5.25	5.75	5.75	5.29
1899.....	5.35	5.35	6.50	5.50	6.00	6.00	5.50	5.25	5.00	5.00	4.75	5.25	5.45
1900.....	5.50	5.25	5.75	5.00	5.00	4.75	4.00	4.00	4.00	3.50	4.50	5.00	4.69
1901.....	5.25	5.50	5.75	5.50	5.25	5.50	5.50	5.50	5.50	5.50	5.60	5.75	5.51
1902.....	5.75	5.25	5.25	5.25	5.25	5.25	5.25	4.00	4.35	4.60	5.25	5.25	5.06
1903.....	5.00	5.50	5.25	4.75	5.25	5.25	5.25	5.75	5.50	5.75	6.00	6.00	5.44
1904.....	7.25	8.40	8.40	7.20	5.15	6.80	6.80	7.45	7.25	7.40	7.50	7.75	7.28
1905.....	8.25	7.90	8.90	9.00	9.50	7.75	6.90	8.15	7.50	8.60	8.90	9.75	8.43
1906.....	10.25	11.15	11.00	10.90	11.20	10.00	7.90	5.90	5.90	6.15	5.75	5.75	8.49
1907.....	5.50	5.50	5.50	5.25	5.50	7.00	6.25	6.75	5.75	6.00	5.75	5.25	5.83
1908.....	5.50	5.50	5.50	5.50	5.25	5.25	5.25	4.90	4.90	4.90	4.90	5.90	5.27
1909.....	6.50	6.50	6.80	7.50	6.80	6.25	5.90	4.75	5.75	5.50	6.40	5.75	6.19
1910.....	6.20	7.00	6.60	6.00	6.00	6.00	5.75	5.25	4.90	5.90	5.25	5.25	5.84
1911.....	4.75	5.40	5.55	5.00	5.60	5.90	5.90	5.75	6.00	6.25	6.60	7.00	5.81
1912.....	7.50	6.90	6.90	6.90	6.50	6.50	7.00	7.00	7.00	7.00	7.00	7.00	6.93
1913.....	6.90	7.25	7.15	7.15	7.00	7.00	7.00	6.60	6.25	5.75	6.25	6.15	6.70
1914.....	6.75	6.50	6.50	7.25	5.75	5.85	5.85	5.75	5.50	5.50	5.25	....	6.04