

REAL ESTATE RECORD AND BUILDERS GUIDE.

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WILLIAM STREET SUBWAY A MIGHTY WORK

The Underpinning of Giant Buildings Will Be the Prominent Feature—This Will Cost \$465 a Front Foot in Cases—Construction Methods Described

MORE publicity has attended the various steps leading up to the construction of the subway through William Street than any other section. Almost every step has been a hesitating one. William street is only forty feet wide, divided almost equally between sidewalks and roadway. Seven thousand people pass one of its busy corners in a normal hour. Fearful that damage would be wrought to the buildings that line the street, many property owners were opposed for a time to the construction of the subway there, and latterly they entered a protest against the erection of trestles in front of stores and office buildings to carry gas mains and other conduits while the road is under construction.

The so-called "William street subway" will connect the Seventh avenue subway with the downtown business district of Manhattan, and with Brooklyn. The route leaves the Seventh avenue line at West Broadway and Park place and runs through under the Post Office property to Beekman street and thence into William. Then the route is down William to Old Slip and under the East River to Clark street and Fulton street, Brooklyn, to make a junction with the existing subway there.

The value of the property along the William street section is estimated at \$40,362,000, as the lower portion of the street is flanked by some of the largest and most expensive buildings in the city. Most of them are built on quicksand, but the Public Service Commission, on the advice of its engineers, takes the position that the buildings can be adequately shored up, and if necessary caissons will be sunk to secure their safety.

The closeness of the excavation to the buildings, the unstable character of the soil, and the great property values at stake, are elements in one of the most difficult problem that the engineers have had to contend with. At stations the width of the excavation will be full forty feet between building lines, in order to provide for island platforms, and

elsewhere the width will be twenty-nine feet. The gas mains will be carried in the gutters, except at street intersections, when they must be elevated to trestles.

The depth to subgrade will vary from twenty-five to thirty-one feet, through coarse sand, with some gravel, grading into fine sand which, below the waterline, becomes quicksand. At Pearl street the subgrade will be twenty feet below mean high water, and sixteen feet at Maiden Lane. Floor and sidewalls will be built with brick and mastic waterproofing, as a matter of course.

has been expressed by owners and tenants over the location of the Pine street station. The possibility of a kiosk six feet wide occupying a sidewalk nine feet eight inches wide has been apprehended, but this is something that will never eventuate, the Record and Guide is officially assured. The precise location of the stairway will be determined after negotiations with the owners of adjacent property, and it is highly improbable that it will be in a position where it will block traffic or injure private business.

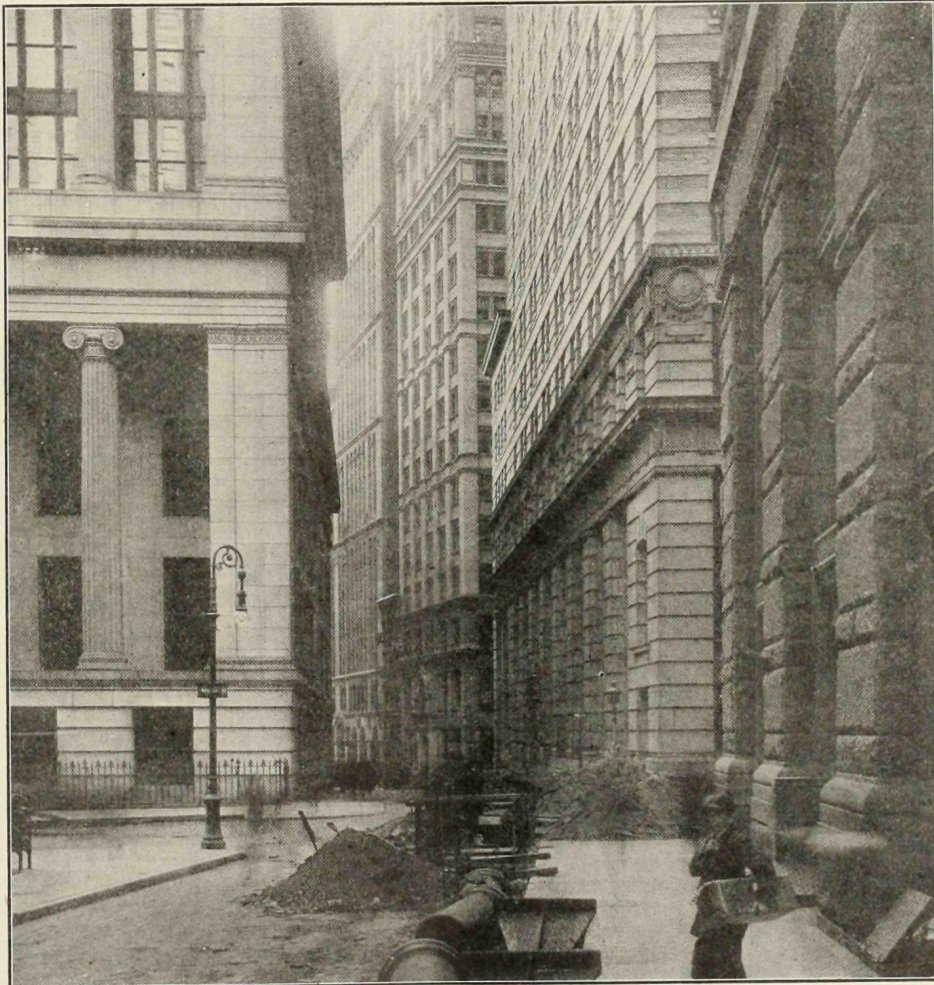
A very difficult and trying part of the

construction work will be the underpinning of buildings, it is almost unnecessary to say. The proposed method will be decided on by the contractor, but must, by the terms of the contract, receive the approval of the commission, because primary responsibility has, by the courts, been placed upon the city, for the first time in any contract for subway construction. At the same time the contractor has not been relieved of the usual full responsibility.

The established practice for work of this character is to provide adequate temporary support and then build permanent supports for the existing foundations from rock or hardpan beneath the piers or other points of load concentration. Between the piers there will be continuous bulkhead walls (either of tight sheeting or solid concrete), to stop any tendency of the quicksand to flow. Similar walls will protect buildings having adequate foundations, if unimpaired by the subway work. There

are ten buildings of thirteen to twenty stories in height; twenty buildings ten to twelve stories high, and forty-five that have less than seven stories each, but all with foundations below the subway subgrade.

Assistant Division Engineer John H. Madden, in a report which is printed in the Survey (the official bulletin of the P. S. Commission), says the construction will probably be conducted from three working shafts, situated (1) at the southwest corner of Beekman street, (2) the northwest corner of Maiden



WILLIAM STREET, SOUTH FROM WALL.

Showing nature of buildings to be underpinned—National City Bank on the left; the Bank of America, Atlantic Building, Land's Court and Corn Exchange Bank on the right.

The great feat required of the engineers will be to keep the "swimming sand" quiescent and confined, when it possesses a high bearing value, but when released it becomes dangerous in a high degree.

Stations will be built to extend between John and Ann street, and between Cedar and Wall. The entrances will be, one on the east side of Fulton street, for the first-named station, and for the other station there will be one entrance on the west side, at Pine street, and one on each side at Wall. Some anxiety

lane, (3) and the northwest corner of Pearl street and Hanover square. A building is being razed to provide a site for the first shaft, and for the latter two the work will be prosecuted from overhead structures, which offer the minimum of obstruction to street conditions. The trucking will be done mostly outside of normal business hours.

Following the usual practice, says Engineer Madden, the pavement will first be removed in sections, the street decked over, and the excavating begun underneath. After ground water has

been encountered an effort will probably be made to drain off the water through the face of the bank and lead it by gravity to a sump, or cistern, which will be sealed to prevent the inflow of surrounding material and from which the water will be pumped in the usual manner. The work offers a combination requiring careful prosecution, attention to detail, the exercise of ingenuity, but presents no features that have not already been successfully performed.

The lowest bid for doing the work was submitted by Smith, Hausser &

MacIsaac at a total price of \$2,254,670, based on the preliminary estimate of quantities. The cost per lineal foot of subway is estimated at \$850. On the basis of this bid price the underpinning of the buildings along the section averages \$160 per front foot, or \$229 per lineal foot of subway, which represents about 27 per cent. of the total cost of the contract. The cost of underpinning a four-story building will be about \$100 per lineal foot, and for a twenty-story building the cost will be \$465 a lineal foot.

FACTORY BUILDING CODE PROMULGATED

Goes Into Effect November 15—Plans Must Be Filed With Labor Commissioner as well as With the Superintendent of Buildings

RULES defining fireproof and fire-resisting material, and prescribing certain specifications relating to construction and tests, were promulgated by the Industrial Board of the New York State Labor Department and will take effect November 15. They will apply to all factory buildings hereafter erected and to the alteration of existing ones, but not to any building in which no manufacturing is carried on.

The Labor Law requires that no factory shall be conducted in any building hereafter erected, more than one story in height, unless the building shall conform to certain requirements. If more than four stories high, it must be built "fireproof," and the roofs of "incombustible material." In existing buildings more than five stories high, interior stairways must be enclosed with "fire-resisting material."

At once, upon the enactment of the law, the Industrial Board was called upon by owners and builders to define what was meant by these terms. The rules under consideration constitute the answer which the board will make to all questions of this kind. A great number of old buildings will have to be altered, at considerable expense in each case, and a great deal of work will be provided for the corps of inspectors from the State Labor Department.

Examination of Plans.

In effect the rules constitute one more building code to which attention will have to be paid. They supersede all provisions inconsistent therewith in any special law or local ordinance. The duty of enforcing them lies with the Commissioner of Labor, who will, through his examiners, pass upon plans for the construction and alteration of buildings and issue certificates of compliance. The local Superintendents of Buildings will also examine the plans, as heretofore, to see that the provisions of the local building ordinances are complied with. At the same time, the Commissioner of Labor has power (see section 79d) to ask the assistance of the local Superintendents of Buildings in examining plans and making inspections of buildings. Architects will accordingly file copies of plans for factory buildings both at the Labor Department and at the Building Bureau, as in fact they have been doing in practice for some months past.

Fireproof Construction.

The law itself sets forth that "fireproof construction" means walls of brick, stone, concrete or terra cotta, and floors of brick, terra cotta or reinforced concrete between steel or reinforced concrete beams and girders. The regulations go a step farther and technically prescribe (a) for segmental brick arches certain curvature and thickness; (b) for terra cotta blocks, the thickness of shells and webs; (c) for reinforced concrete the proportions of the aggregate and the size of the crushed stone, and (d) finally permit any form of construction not less than four inches thick in the case of floors, and not less than three and a half inches thick in the case of roofs, which can pass a standard fire, load and water test.

The law on which the regulations are based require that stairways, elevator and dumbwaiter shafts shall be enclosed on all sides with partitions made of fireproof material. The new rule (501) permits any form of construction (as well as brick, terra cotta or concrete) which can pass a standard fire and water test.

All openings in such enclosures must, under the law, be provided with fire-doors, and the new rule (502) is that the doors may be tin-clad, or of plate iron, composit or any form of construction that can pass a standard fire and water test.

Rule 503 provides that any form of frame and sash that can pass a standard fire and water test will be acceptable to the department, as well as certain forms specifically described in detail. The name of the manufacturer must be placed on every fireproof window.

Stairway Enclosures.

Special authority was given to the Industrial Board to permit as a substitute for the forms of stairway enclosures elsewhere required, the use of partitions heretofore constructed of such fire-resisting materials as have heretofore been approved by the local authorities. Rule 504 therefore permits stairway enclosures to be constructed of wood studs lathed each side with metal lath and plastered with Portland cement mortar.

"Or, wood studs not less than 2 inches by 4 inches properly bridged to support filling and filled in with mineral wool, asbestos, gypsum, or other similar incombustible material, packed to density of at least 25 lbs. per cubic foot, or cinder fill one to ten mix, covered on each side with plaster board, or asbestos board, at least $\frac{3}{8}$ inch thick, and plastered with Portland cement mortar, finishing at least $1\frac{1}{8}$ inches thick, including board thickness, or covered on each side with metal lath or wire netting nailed directly to the studs, and plastered with Portland cement mortar, finishing at least $\frac{3}{4}$ inch thick;

"Or, wood studs not less than 2 inches by 4 inches filled in with masonry four inches thick, and plastered on each side with Portland cement mortar finishing at least $\frac{3}{4}$ inch thick;

"Or, existing wood stud, lath and plaster partitions, stripped of all wood base and other trim and covered with at least No. 24 U. S. standard gauge metal lath on each side, firmly secured to the studs by staples through the existing lath, and plastered on each side with Portland cement mortar, finishing at least $\frac{3}{4}$ inch thick.

"Any form of partition construction that has successfully passed a standard one-hour fire test."

A Wall of Protection.

Rule 505 says that fire-resisting partitions must be continued through wood floors or shall extend from the upper side of the wood floor in any story to the underside of the wood floor and timbers in the story above to which they shall be safely secured, and shall form, with the fire-resisting doors, floors and ceilings, an unbroken fire-resisting protection, separating the stairway and exit passageways from the non-fire-resisting portions of the building. In unfilled

wood stud partitions, the space between the beams shall be fire stopped by approved fire-resisting materials.

In general, fire-resisting partitions must be self-supporting or safely supported on fireproof steel or reinforced concrete beams, girders and columns, or upon wood beams, girders and columns made fire-resisting by approved fire-resisting materials.

In special cases, in existing buildings, where the fire-resisting partitions are not in a vertical line, they may rest upon wood beams and girders, provided, that all the header and trimmer beams supporting said partitions are made fire-resisting by approved fire-resisting materials on that portion where the extreme fibre stress exceeds three-quarters of the safe allowable working stress.

Existing Partitions.

Fire-resisting partitions, now in place, constructed in such manner and of such fire-resisting material, as have heretofore been approved by the local authorities, will be accepted when complying with the following requirements (Rule 506):

"Each side of existing partition covered with $\frac{1}{2}$ -inch approved plaster board protected by not less than 26 U. S. standard gauge metal, both nailed to the woodwork.

"Each side of the existing partition covered with 2 thicknesses of $\frac{1}{4}$ -inch approved asbestos board with staggered seams, provided that where in the opinion of the Commissioner of Labor protection is necessary against mechanical injury, such protection shall be provided.

"And in building not over 6 stories in height existing wooden partitions, double thickness, $\frac{7}{8}$ -inch board covered on both sides with 20 U. S. standard gauge metal, or with 26 U. S. standard gauge metal with lapped seams."

In an appendix are given the methods of conducting tests to determine the fire-resisting qualities of various materials and forms of construction used in building practice. These methods are stated in full detail, as to the construction of the test huts or chambers, the method of conducting the tests and recording the results, in order to fully set forth for immediate use the course of procedure to be followed for the purpose of obtaining the approval of any new material or form of construction.

Opening East 162d Street.

William Waldorf Astor owns all the land to be taken under condemnation proceedings for the opening of East 162d street between Sheridan and Sherman avenues, Bronx, a distance of one block. The preliminary report of the commissioners shows that the total expense involved in the proceedings will be \$22,096; that Mr. Astor will receive an award of \$19,712, and that he will be assessed the sum of \$20,893.05; the remaining cost, or \$1,202.95, is to be assessed upon an area comprising a strip 100 feet wide in the adjoining blocks to the east and west. Mr. Astor, through an attorney, asked to have the area of assessment enlarged, but the Board of Estimate decided as above.

ONE MILE OF RESIDENTIAL NEW YORK

Assessments on Fifth Avenue, Between Sixtieth and Eightieth Streets, Total \$51,171,000—H. C. Frick's Residence Still Unfinished

WHAT is probably the most valuable mile of real estate, devoted to residential purposes, lies on Fifth avenue, between 60th and 80th streets, known as Millionaires' Row. Only seven parcels remain unimproved, and these are situated north of 71st street. The total assessed valuation of the mile stretch is \$51,171,000, while the land value is placed at \$37,735,000.

The north corner of 77th street, owned by Senator William A. Clark, bears the highest assessment of any corner, in fact, when the improvement is taken into consideration, the property is assessed for more than any single block front in the zone. The holding carrying with it the next highest assessment is the Henry C. Frick property, occupying the block front between 70th and 71st streets. The land is assessed at \$2,650,000 and with the structure totals \$3,100,000. The improved valuation is on the unfinished building and probably will be increased next year.

Three Important Blocks.

The block front, between 60th and 61st streets, occupied by the Metropolitan Club and the residence of Mrs. Louise M. Gerry, are assessed at \$3,400,000, while the two block fronts, running from 67th to 69th streets, figure at almost the same figures, the former being \$3,075,000 and the latter \$3,010,000.

There is not a single block front in this mile that the assessment of the land is less than \$1,460,000. The residence of Samuel Thorne, at 912 and 914 Fifth avenue, is the only improvement on the block front, between 72d and 73d streets, the south corner being owned by James Stillman, while Howard Gould is the owner of record of the north corner. Other vacant parcels along the "Row" include those owned by E. H. Van Ingen, at 904; Cornelius Vanderbilt, adjoining on the north; J. B. Ford, at 944; E. Hastings, at 952, and E. H. Van Ingen, at 956, south corner of 77th street.

One of the unique features of realty buying in this section is the fact that the owners, almost to a man, acquired their properties for their own occupancy, and not for speculation. It is one of the few sections of the city where rapid transit facilities are not essential, as all the residents have their private vehicles, which transport them to the nearest subway or elevated station.

Assessment List.

The following is a list of the assessments placed upon some of the principal corners: Metropolitan Club, \$2,000,000; Mrs. Louise M. Gerry, \$1,400,000; E. L. Winthrop, \$775,000; J. B. Haggin Estate, \$840,000; same estate (64th street), \$530,000; S. A. Sherman, \$575,000; J. J. Astor Estate, \$2,175,000; E. B. Schley, \$585,000; H. O. Havemeyer estate, \$975,000; E. H. Gary, \$660,000; E. K. Gould, \$775,000; Fifth Avenue & Sixty-eighth Street Company, \$685,000; Thomas F. Ryan, at 858, \$1,550,000; Henry P. Whitney, \$1,300,000; Ogden Mills, 69th street, \$700,000; E. H. Harriman Estate, \$875,000; Philips Realty Co., \$515,000; H. C. Frick, \$3,100,000; N. E. Baylies, \$385,000; M. I. Burden, \$500,000; James Stillman (vacant), \$540,000; Howard Gould (vacant), \$660,000; L. A. Palmer, \$375,000; A. D. Pell, \$650,000; S. B. Chapin, \$285,000; C. H. Bertron, \$775,000; E. F. Harkness, \$540,000; Synagogue, \$1,300,000; M. W. Wysong, \$400,000; E. H. Van Ingen (vacant), \$330,000; W. A. Clark Realty Co., \$4,000,000; W. V. Laurence, \$320,000; J. B. Duke, \$1,585,000; I. D. Fletcher, \$465,000; I. V. Brokaw, \$560,000, and N. F. Brady, \$300,000.

65 th Street	70 th Street
838 J.A. Sherman	884 Philips Rty. Co.
837 I. Wormser Sr.	883 J. Sloan Est.
836 J.W. Herbert	882 O.G. Jennings
834 Three States Rty Co.	881 A. Lewisohn
833 A.S. Guggenheim	880 E.H. Harriman Estate
830 J.B. Haggin Estate	
64 th Street	69 th Street
827 E.J. Berwind	877 Ogden Mills
826 J. Brooks	876 M.B. Harrison
825 G.V. Brokaw	875 D.G. Reid
824 K.L. Kernochan	874 J. Stickney
823 J.B. Haggin Estate	871 H.P. Whitney
820	
63 rd Street	68 th Street
817 Pentalpha Rty. Co.	864 Fifth Ave. & 68 th St. Co.
816 A.L. Gerry	860 T.F. Ryan
815 G.G. Lake	858 E.K. Gould
814 T. Rutter	
813 H.J. Christolm	
812 C.L. McMurtry	
811 Wm. Loring	
810 G. Amsinck	
62 nd Street	67 th Street
806 E.L. Winthrop	856 E.H. Gary
805 W.E. Roosevelt	855 C. Borg
804 F.G.M. Satterwhite	854 G.F. Mason
803 A.C. Bostwick	852 H.O. Havemeyer Estate
801 J.A. Bostwick	
61 st Street	66 th Street
797 L.M. Gerry	846 E.B. Schley
790 Metropolitan Club	844 J.J. Astor Estate
60 th Street	65 th Street
	840

75 th Street	80 th Street
934 C.H. Bertron	989 N.F. Brady
934 A.W. Hoyt	988 P.S. Murray
933 L.V. Harkness	987 W. Lewisohn
932 M.L. Schiff	986 W.J. Curtis
931 J.D. Layng Est.	985 I.V. Brokaw
930 S.B. Chapin	983
74 th Street	79 th Street
928 A.D. Pell	974 I.D. Fletcher
926 G.W. Warren	973 H.H. Cook
925 M.E. Terrell	972 P. Whitney
924 G.W. Warren	971 J.B. Duke
923 F. Guggenheimer	970
922 L.A. Palmer	
73 rd Street	78 th Street
914 H. Gould (vacant)	969 W.V. Laurence
914 Sam'l. Thorne	965 J.H. Schiff
912 Jas. Stillman (vacant)	964 G.H. Butler Est.
910	963 S.H. Dieterich
	962 W.A. Clark Realty Co.
72 nd Street	77 th Street
908 M.I. Burden	956 E.H. Van Ingen (vacant)
900 G. Vanderbilt (vacant)	955 D.B. Harding
900 E.H. Van Ingen (vacant)	954 S.W. Bridgham
900 N.F. Baylies	952 E. Hastings (vacant)
	950 M.W. Wysong
71 st Street	76 th Street
890 H.C. Frick	Synagogue
	J.B. Ford (vacant)
	E.F. Harkness
70 th Street	75 th Street
	940

CONFERENCE FAVORS BOROUGH SYSTEM

For Consolidation of Building Departments, As More Certain to be Obtained Through Legislation—A Bill to be Introduced

THE Committee on Consolidation of Building Inspection Departments of the Advisory Council of Real Estate Interests, consisting of Cyrus C. Miller, chairman, and Messrs. Albert G. Milbank, Walter Linder and Henry W. Hodge, believes it advisable for all taxpayers' organizations and real estate associations to unite for the consummation of a plan to consolidate all building inspection departments into unified building departments in each borough, by affiliating themselves immediately with the concerted movement for this purpose, directed by Messrs. Robert E. Simon, George T. Mortimer and Warren Cruikshank, representing the Real Estate Board.

The Committee on Consolidation of Building Inspection Departments of the Advisory Council, has been for some time engaged in the difficult task of formulating a plan whereby it would be possible to unify the various building inspection departments under the separate borough heads, without simultaneously solidifying the opposition to the general principle of consolidation. Such a task is one of extreme delicacy and progress can be made but slowly.

The Easier Way.

Although there were many commendable features to the tentative bill recently drafted for public discussion, nevertheless the testimony at the public hearings devoted to the consideration of the merits of this particular tentative draft conclusively demonstrated, in the opinion of the committee as well as the affiliated bodies, that the principle of consolidation can best be accomplished at the present time by reserving to the separate borough presidents the supervision and control over the building departments which they possess today. They agree with President McAneny who observed, when testifying at this public hearing, that the principle of consolidation would be more feasible through borough departments than one central department.

However, it is the concensus of opinion of the members of the Committee on Consolidation of the Advisory Council that the principle of consolidation through borough departments should be supported by real estate bodies not merely because a fortuitous chain of circumstances assures the co-operation of the borough presidents themselves, in the accomplishment of such a program, nor simply because by a process of elimination it is evident that a consolidation through borough departments is alone certain of a chance of success in the coming Legislature. There are many forceful and practical arguments in behalf of unified borough building inspection departments in contra-distinction to one central building department.

Its Advantages.

For example, property owners, architects, builders, and engineers to obtain an opinion and decision from the central commissioner of buildings, do not have to journey to Manhattan continually, as they were forced to do under the central building department of 1898. Again, building is perhaps the most important local business. In every borough the best class of men should be chosen for Building Superintendents—a thing hardly possible when the borough representative of the department is only a deputy, as proposed in the plan for one central department. Such deputies do not have the authority to grant modifications or make unusual rulings so that the builders and others requiring such action must go to the commissioner as previously stated. These examples are

but a few of the instances that can be cited as facts favorable to the installation of building inspection departments in each borough, and which commend this principle of consolidation in the several boroughs to the members of the Advisory Council.

Conference of Real Estate Bodies.

An important meeting of representatives of more than thirty real estate, civic and professional organizations was held at the Real Estate Board of New York on Monday last for the purpose of working out a practical plan to consolidate the various departments and bureaus having jurisdiction over buildings in New York City.

The conference was the second of the kind held recently with the object of focusing the efforts of various organizations that have been working independently along the same lines on securing some practical plan which might as nearly as possible meet the needs of the situation.

At the preceding meeting held on November 19 about twenty organizations were represented. In the interval the special committee on organization (Louis Schrag, chairman) brought into the conference several new associations.

As now constituted the conference includes Robert E. Simon, chairman; Richard O. Chittick, secretary; George W. Olvany, counsel. Executive Committee (for Manhattan): Stewart Brown, United Real Estate Owners' Association; Alfred R. Kirkus, Merchants' Association; Laurence M. D. McGuire, Real Estate Board of New York; Cyrus C. Miller, Advisory Council of Real Estate Interests; Allan Robinson, Allied Real Estate Interests; Robert E. Simon, Real Estate Board of New York; George H. Stege, West Side Taxpayers' Association. (For Brooklyn): W. B. Greenman, Brooklyn Builders' Association; Charles Partridge, Brooklyn Board of Real Estate Brokers. (For the Bronx): P. J. Reville, Builders' Protective Association; Clarence S. Shumway, North Side Board of Trade. (For Queens): Clinton T. Roe, Chamber of Commerce Borough of Queens; John J. Halleran, Flushing Business Men's Association. (For Richmond): Cornelius G. Kolff. (For New York State): Mortimer J. Fox, Real Estate Association of the State of New York.

At the meeting on Monday the various phases of the subject of how best to combine the inspection functions of various State and City Departments was discussed for more than two hours. The discussion turned on the State Factory Investigating Commission's tentative plan, which provides, chiefly, for a central Building Department under the jurisdiction of the Mayor. The various aspects of the subject were gone over, the point over which most discussion took place being whether the practical requirements of the situation and the convenience of the greater number of those who come in contact with the various departments did not demand a plan which would serve borough convenience and preserve borough autonomy, rather than the plan providing for a central Building Department in Manhattan.

The Borough Plan Decided on.

The sense of the meeting is expressed in two resolutions adopted:

"First, that the conference favors the consolidation within each Borough of all departments and bureaus now having jurisdiction over the construction, alteration, structural changes in and maintenance of and occupancy of buildings in New York City.

"Second, that the chairman appoint a committee of at least ten to confer with the Borough Presidents, the State Factory Investigating Commission and the various real estate interests, to get suggestions from them looking to the consolidation of the various departments and report their findings at the next meeting of the Conference Committee; this report, if found desirable, to be in the form of a tentative bill.

The executive committee and counsel met on Friday with representatives of the Mayor, the Borough Presidents and the State Factory Investigating Commission and started the important work assigned to it. The Conference Committee invites the co-operation of all organizations interested, and suggestions for working out the problem of securing effective jurisdiction over buildings, such suggestions to be forwarded to the secretary.

The Representatives.

The Conference Committee includes the following, represented at one or both of the recent meetings, one or two having communicated in writing their approval of the plan for a conference and nearly all of them being represented at the meeting on Monday.

American Institute of Architects, New York Chapter.—Julius Franke.

Advisory Council of Real Estate Interests.—Cyrus C. Miller, Birch Helms.

Allied Real Estate Interests.—Allan Robinson.

Central Mercantile Association.—J. E. Kean.

Citizens' Union.—Albert S. Bard, Mansfield Ferry, W. A. Youker.

Broadway Association.—Nathan J. Ottinger.

Bureau of Municipal Research.—Dr. F. A. Cleveland.

Fifth Avenue Association.—B. M. Falconer.

42nd Street Association.—Walter J. Salomon.

Harlem Property Owners' Association.—Dr. Abraham Korn.

Merchants' Association.—Alfred R. Kirkus.

New York Building Managers' Association.—B. E. Martin, Raymond F. Roberts, A. C. Bang.

Real Estate Board of New York.—Laurence M. D. McGuire, Robert E. Simon, Warren Cruikshank, George T. Mortimer.

Twenty-Third Street Improvement Association.—Louis Schrag, Joseph W. Cushman.

Washington Heights Taxpayers' Assn., Reginald Pelham Bolton; West Side Taxpayers' Assn., Frank Demuth, P. P. Chappel, C. H. Stege; United Civic Assn., Lucien Knapp; United Real Estate Owners' Assn., Stewart Browne; Bedford Park Taxpayers' Assn., Max Just; Builders' Protective Assn., P. J. Reville; North Side Board of Trade, C. S. Shumway, D. A. Trotta; Brooklyn Board of Real Estate Brokers, Charles Partridge, A. J. Murphy; Builders' Assn. of Brooklyn, W. B. Greenman; Citizens' Assn. of Bay Ridge & Ft. Hamilton, Arthur D. Constant, Jacob S. Glaser; Astoria Taxpayers' Assn., Henry Martin; Chamber of Commerce Borough of Queens, Clinton T. Roe; Flushing Business Men's Assn., John J. Halleran; Hillside Real Estate Assn., Thomas J. Dixon; Morris Park Citizens' Assn., A. J. Cisney; Staten Island Civic League, Mark Wiseman; Taxpayers' Alliance of Richmond, Edward P. Doyle; Real Estate Assn. of the State of New York, James J. O'Brien, Mortimer J. Fox.

The Board of Building Examiners was represented at Monday's meeting by Lewis Harding.

FACTORY COLONY ON NEWARK MEADOWS

Bush Terminal Idea to Cover Vast Areas of Jersey Waste Land—City to Lease, Not Sell, Sites for Long Terms

FEW cities have gone into the real estate business with profit. Newark, New Jersey, however, has attempted the problem by the adoption of big business methods. More than 400,000 people live within an area of 23½ square miles, one-quarter of which is waste meadow land. This population finds its sustenance mainly from its 252 distinctive branches of manufacture, making the city rank eleventh among those of the United States in the value of manufactured products. It has many trunk line railroads, all of which traverse practically six miles of city land that, until recently, did not even boast of a shanty.

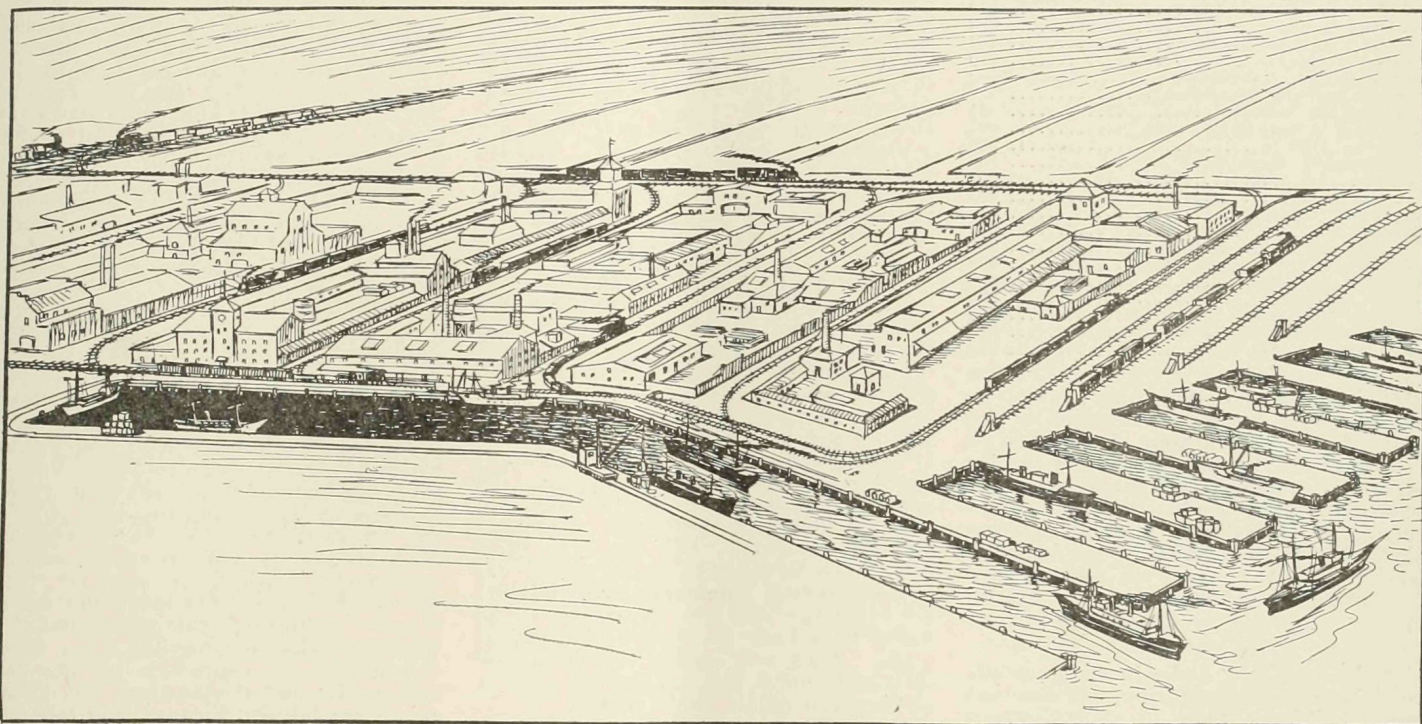
In the next ten years Newark intends that this meadow land shall be as thickly populated with factories as are the Bush

The second contract, awarded in September, was for the construction of a dock 4,500 feet in length, extending along the north edge of the channel, now being excavated, from the westerly or inshore end to the city bulkhead line. The third contract, also awarded last September, called for the bulkheading of an area in Newark Bay directly in front of and connected with the section being reclaimed under the first contract, and also for the dredging of an additional 200 feet bottom width for the entire length of the channel being made under the first contract. The city of Newark has shown faith in this project by expending and contracting for work to the amount of \$1,473,258.99 prior to September 1, 1914.

Basing the statement upon results al-

the direction of the Board of Street and Water Commissioners of the city of Newark, consisting of Charles F. Kraemer, president; Arlbert H. Biertuempfel, chairman Docks and Meadows Committee; Arthur R. Denman, Patrick H. Ryan, Charles P. Gillen; Morris R. Sherard, chief engineer, and James C. Hallock, engineer-in-charge.

What this development means to building material interests may be shown by the fact that approximately 40,000 tons of structural steel will be required in the construction of this great factory district, involving a total of 30,000,000 common brick, about 22,000 barrels of Portland cement, 8,000 tons of wire lath and something like four square miles of window glass. If composition roofing is used on these pro-



WHAT \$2,000,000 IS DOING IN MAKING NEW JERSEY MEADOW LAND PRODUCTIVE.

Terminals in Brooklyn. Railroads will bring the products of the country up to tidewater at Newark and freighters will load and pass out through Staten Island Sound and Perth Amboy. This is not a fiction of the imagination, but a fact. What was once swamp land is now high above water. Factory buildings are beginning to locate there, the Guggenheim smelting establishment being one of many.

Active work was begun early this year on this project and has progressed to such an extent that \$336,324.79 has been expended in the purchase of approximately 930 acres of meadow land lying within the development zone, this zone having a frontage of 4,000 feet on Newark Bay and a depth of 13,000 feet. The first contract, awarded in February of this year, was for dredging a channel 200 feet wide at the bottom and 20 feet deep at mean low water from the Government channel in Newark Bay to the shore line, and continuing 2,500 feet into the meadows, a total length of 7,000 feet. The excavated material, placed behind dykes on the meadow, will reclaim 156 acres of this marsh land, and the finished fill will be 6 feet above the present level of the meadows. Work under this contract was begun in March and should be finished within one year from that date. It is now about 60 per cent. completed. The amount of the contract was \$153,402.86.

ready accomplished, it is safe to assert that before December 31, 1915, the city of Newark will have added to its assets the following items:

A ship channel 7,000 feet long, 400 feet wide at the bottom and 20 feet at mean low water; a dock frontage of 4,500 feet, with the necessary derricks, tracks, etc., for handling freight; a pier 1,200 feet long and 150 feet wide, extending into the bay from the end of the dock or the city bulkhead, also equipped with tracks, etc.; a reclaimed area of at least 300 acres, available for factory sites with a system of improved streets; a railroad distributing and transfer system covering the reclaimed area and having connections with at least three trunk lines; at least one wide avenue of approach from the built-up section of the city; an undeveloped meadow land area of 870 acres, and a construction plant available for the reclamation of the remaining meadow land.

The total cost of these items will be approximately the \$2,000,000 which has been authorized by the State Legislature of New Jersey for this work. This development is on the west shore of Newark Bay, with deep water approaches through the Kill von Kull and Arthur Kill, and approximately the same distance from the Narrows in New York Bay as in West 33d street, New York City, at its end on the North River. The work is being prosecuted under

posed new buildings, the total quantity required will be in excess of four square miles, and about 8,000 piles for wharf purposes.

This is one of the biggest developments in progress in the vicinity of New York. Persons leasing factory buildings and space in lofts on the Newark meadows will eliminate entirely the cost of lighterage and trucking. Raw material will be brought direct to the mill by boat at tidewater and by the Baltimore & Ohio, Lehigh Valley, New Jersey Central, Philadelphia & Reading, Lackawanna, Erie, Susquehanna & Western, Pennsylvania, the New York Central and the New York, New Haven & Hartford via the Hell Gate Bridge and the Pennsylvania Railroad. This development will have direct rail connection with every railroad reaching every part of the country, cars being loaded in the factory and shipped through to destination.

In leasing this land no set rules regarding type of building will be encountered, save that of fire prevention in the use of materials selected. Frame structures will not be permitted. The whole plan has been designed to give ideal locations to all sorts of manufacturing interests from drop-forging plants to makers of gas mantles. The plot has been laid out solely with the idea of making manufacturing conditions ideal for the big shipper.

REAL ESTATE BUILDERS RECORD AND GUIDE.

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

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If ignorance of the whereabouts of fire-escapes is largely responsible for the loss of life in tenement fires, then it is clearly a duty devolving upon the inspectors of the Tenement House Department, when making their regular rounds, incidentally to instruct the tenants, so that there shall be no fatalities where adequate means of escape have been provided by the owners of the property.

Both Brooklyn and Queens, encouraged by subway extension, are erecting more buildings than in recent years. Brooklyn especially has been ornamenting her streets with a notable variety of architecture, possessing merit and value much beyond the ordinary speculative work, and comprising fine churches, institutions and large apartment houses. Brooklyn is, in a word, going ahead decidedly.

Two more giant buildings have been set into the majestic structural mosaic of which the Grand Central Station is the centerpiece. The Yale Club and the Vanderbilt Concourse Building complete the setting for the west side of the "Gateway" proper. Millions upon millions of dollars in masonry are being piled up at this terminal, in one of the noblest building operations ever carried out by man.

Borough President Mathewson stated in open meeting that the plan of the Bureau of Standards for uniform salaries in city departments was, in his opinion, a scheme to wrap all the functions of the city government around itself. He further intimated his belief that no one but a member of the University Club would, under the standards of the bureau, be able to get a position under the city government. This information adds a new name to the list of social and professional bodies known to have designs on city jobs for their members. The political club as a job-getter is evidently less efficacious than of old.

The Over-Supply of Theaters.

One interesting fact connected with the real estate development of New York is the steady increase in the number of play houses, in spite of the fact that there are too many theaters already in existence. At the present time the theatrical business is exceptionally bad. While there are a small number of most emphatic successes, the proportion of failures is unusually large. Yet it is proposed to construct an additional theater in the Times square district. There can be little doubt that the huge number of the places of amusement is, in itself, an impediment to increasing public patronage. When there were not more than a dozen first-class theaters in the city, a person who was interested in the drama could follow them with discrimination and could pick out the plays, which were worth going to see; but now, that there are between thirty and forty theaters at which expensive entertainments are being offered, the labor of picking out preferred plays is excessive.

A confused impression is made upon the customers of the theaters who do not go as often as they used to go, and whose preferences, when they do go, are more likely to be determined by accidental reasons. The managers of theaters are alleged to spend much larger sums in advertising in order to attract public attention, and any play which does arouse popular interest draws such large crowds that anybody who wishes to see it from a good seat is obliged to pay an additional sum to the ticket agencies. Theaters are built in such large quantities, not because they are immediately profitable, but because managers need them in order to make productions in New York, which may subsequently be remunerative on the road. If they are willing to lose money in New York in the hope of getting it back from other parts of the country, that is their business. Probably theaters will pay very much better as soon as the new subway system gets into operation. Improved means of communication will do more for the business of providing amusements in Manhattan than it will do for any other class of business. It should eventually result in a substantial increase in prices throughout the whole amusement district—that is, from Greeley square to the Circle. Brooklyn and Bronx people, who want to shop, often have plenty of time and use the existing means of communication. But the same people are not so willing to be bored by a long and tedious journey at night. They will swarm to the theater district in much larger numbers as soon as they can obtain rapid transit.

The Uselessness of the Board of Aldermen.

Whatever else it contains the new city charter should certainly do away finally with the Board of Aldermen. Its existence has been continued in the last two charters, in spite of the fact that it was performing its meagre remaining functions very badly, but there is no excuse for keeping it any longer. It continues to be an excuse for supporting a few local politicians at the expense of the city, and the city not only does not get anything for its money, but its interests suffer because the money is spent for the maintenance of such a useless body. The Board of Aldermen tries, indeed, to justify its existence by lopping off a few hundred thousand dollars from the Budget every year; but a taxpayer should not be deceived into believing that he really saves anything by such economies.

The Board of Aldermen has used its power over the Budget chiefly for the purpose of vetoing appropriations whose expenditure promised to effect a really substantial saving in the city's expense account. During the late Mayor Gaynor's administration they prevented the organization of an economy commission whose activity would have saved the city far more than it cost. Recently they have shown a renewed disposition to hamper the Board of Estimate and the Mayor in carrying out a similar plan. Their interference is an embar-

assment to the really responsible part of the city government without being of any help to the city.

Another of its major functions is that of passing ordinances regulating the construction of buildings. For years the building interest has been needing and demanding the enactment of a code, adapted to the changes which have taken place in the technique of building construction. The aldermen have proved to be incompetent to meet this need. They have made several attempts to do so, but every attempt has been unsuccessful and has had to be withdrawn, because of the opposition it encountered. The sooner the board is abolished and its work transferred to other departments, the better it will be for the city.

Business Claiming Madison Avenue.

The declared purpose of the church at Madison avenue and 57th street to sell its property may afford an interesting indication of the future development of that part of Madison avenue. At present the streets immediately north of 42d street have assumed a preponderously business character and of late years they have been attracting business of a very superior quality. In all probability there will, in a few years, be little to distinguish this part of Madison avenue from the corresponding blocks on Fifth avenue, north of the Ritz-Carlton Hotel. However, very little impression has been made by business upon the former residential occupation of the avenue, and this remains the case until the neighborhood of 59th street is reached. But the business which has been attracted to this part of Madison avenue is comparatively inferior. It consists of small shops, which cannot afford very high rentals and which consequently have not been increasing very rapidly. They are being built in larger numbers, not because they are very much needed, but because the property is becoming less desirable for residential uses; and its owners seek to attract trade to the vicinity. Under these conditions the occupation of the region between 48th and 56th streets by business is likely to be slow. There are many residences and apartment houses on these blocks, which are too valuable to be "scrapped" until their sites become worth more for business purposes than they are at present. Nevertheless, it seems written that Madison avenue will eventually become exclusively devoted to business from 42d to 62d streets. It may take fifteen years to accomplish this result, but it is coming. The avenue has been made undesirable for residences by the cars and it is undesirable for speculative apartment houses, because it is too narrow. The residences will yield quickly to business as soon as business really wants them. It will be interesting to see whether the 57th street corner can sell for a good quality of business improvement.

Is He Going Too Far?

The recent decision of the Appellate Division of the Supreme Court, First Department, in the case of the Fire Commissioner against the Greenwood Cemetery Co., is novel, rather than important to property owners. The Fire Commissioner brought suit against the cemetery company for reimbursement for the expense incurred by his department in extinguishing a fire in the building numbered 212-214 East 99th street, Borough of Manhattan, which had resulted disastrously because of the alleged failure of the defendant to obey a fire order requiring the installation of automatic sprinklers in the building.

In support of his claim the Commissioner relied upon two sections of the City Charter—section 773, which provides that a person who shall fail to comply with an order of the Fire Commissioner shall be liable for any costs or expenses that may be incurred by such non-compliance, and section 761, which provides that any person, for any fire resulting from his willful or culpable negligence, or criminal intent or design shall be liable for the payment of all costs and expenses of the Fire De-

partment "incurred in and about the use of employees, apparatus and materials in the extinguishment of any fire resulting from such cause."

The cemetery company pleaded, by way of a demurrer, that the complaint of the Fire Commissioner disclosed no cause of action, which raised merely an issue of law, the allegations of the Commissioner as to the facts being conceded for the argument. Upon this issue, the decision of the Appellate Division upholds the law and remands the case for a jury trial to determine the facts. Two courses are open to the defendant corporation—it may take the case to the Court of Appeals for a review of the decision of the Appellate Division, or it may submit issues of fact for determination by jury. To warrant a judgment against the property owner the jury must find that the expense for which reimbursement is claimed was due to the defendant having wilfully disregarded a valid fire order, or that it was occasioned as a result of his wilful or culpable negligence.

The technicalities of legal procedure have obscured somewhat the real issue for laymen, but essentially the case is one wherein the City of New York is trying to bring home to the defendant the full responsibility for the spread of the fire in his premises, somewhat after the manner in which the City of Paris holds an owner responsible for damages if a fire, spreading from his premises, communicates to the premises of his neighbors. Our Fire Commissioner estimates that through the negligence of the defendant the city incurred an expense of \$1,500 in extinguishing the flames, which sum he is trying to collect. It is a test case, inasmuch as the courts have never before been asked to pass upon the validity of the two sections of the charter on which the action is based, as the city evidently has never believed that public sentiment would support an attempt to enforce them; or, in other words, that a jury of citizens would do so. Here in America the people have been inclined to take their own view of things, and to hold fast to certain old-fashioned ideas of personal and political liberty, irrespective of what may be done in foreign cities under sterner forms of government. By the final decision in the present case we shall know if New York is to be stricter in enforcing fire-prevention laws than heretofore.

One Way to Employ Labor.

Editor of the RECORD AND GUIDE:

The most practical way of relieving the keen distress among the unemployed is for the committee on unemployment recently appointed by the Mayor to go about the matter in a skilful way and create work and a demand for labor. This is the self-respecting plea of Labor. The average workman with a family to support does not seek charity. How can work be provided?

The situation is so serious that whatever is done should be done quickly and intelligently; and if it is to be on the line of a business venture, the committee should figure on some ultimate benefit that would accrue to the city on capital invested and labor provided.

To this end we appeal to the civic pride of the committee to recommend to the Board of Estimate and Apportionment to pass a resolution to finance and build the extension of the Broadway subway from 242d street, and open up the Riverdale section. If unable, through lack of available funds, then allow private capital, which stands ready, to do so. This would not only give work to worthy men in the building of a much needed public improvement, but 5,000 individuals and estates, who have (by mass meetings and otherwise) been pleading for proper transit facilities and who pay annually \$226,000 in taxes, would have the incentive immediately to start building along the route mentioned. Their improvements would employ nearly every kind of labor. The final result from the city's point of view would be a tax budget greatly increased by the necessary improvements made and, strictly speaking, a successful philanthropic and business venture,

In order to enlighten the Committee on Unemployment, would state that the property owners of the Riverdale section have been entitled to this much-needed improvement for years past, to open up what is conceded by all to be the most beautiful part of our greater metropolitan city, which, unfortunately, has been long neglected by the Public Service Commission. Why, then, further delay, when it can be done so opportunely now?

Will rival railroads, political or selfish interests, prevent the unemployed from working now? It is a mystery why the city decided to build a Jerome avenue subway to a graveyard, a White Plains road subway to a cornfield, and stop the Broadway subway at a swamp, overlooking the fact that the fine Riverdale populated section lay just beyond!

RIVERDALE.

"One Dollar in the Hand."

Editor of the RECORD AND GUIDE:

The present condition of the laboring classes, about which so much is printed in the daily papers, the "Save-a-Home-Plan," and Municipal Employment Agency, and the other means devised to alleviate the present deplorable condition give rise to a great deal of thought. That the situation at present is bad and promises to be worse, must be admitted, but if we all go in and all give it earnest, determined and intelligent help, it must and will succeed.

I am interested particularly in the Building Industry. I was in a branch of it for years—have built several buildings—meet the contractors and sub-contractors every day, and consequently am familiar with the business. In that line things are as gloomy as in any other. Owners with property and money are afraid to build; speculator builders (and they are a very important factor) cannot get loans and are timid, and altogether the outlook for future buildings is very poor.

Now, how can that be helped? Today any owner who wants to build can find any number of good contractors who will take a contract to erect a building at cost (cost meaning cost of material and labor plus their overhead charges), sacrificing their profit for the benefit they would have in keeping their organization together, but apparently this is not enough. The cost of materials and the cost of labor and the additional cost of insurance under the new Compensation Law have made the cost so great that an owner can see no profit, especially so when the chances of renting are so slim.

Now, if we can show the owner and the speculator builder that by building now he can save enough to pay him a year's rent and can easily afford to carry his building idle a year, I believe a great amount of building would be started and a great amount of work provided for a large number of men who would and will otherwise be idle. This can be done if the labor unions, which control every branch in the construction of a building, will help.

The bricklayers now get \$6 a day; the hoisting engineer, \$6; carpenters, \$5; iron erectors, \$5; plasterers, \$5.50; steam-heating men, \$5.50; plumbers, \$5.50, and so on. If these unions (for they are all controlled by unions) will modify their agreements so that for the next year they will work for \$4 a day, you can readily see what a great saving in cost it would make, and the owner or builder would quickly figure out, that if he builds now and even has to carry the building idle for six months or a year, he could charge the rent against the construction cost and still be ahead. And why not?

The contractor is ready to sacrifice his profits to keep a-going—the price of steel has been reduced, brick, cement and other materials are low. Every one has cut his prices and sacrificed his profits, and why not labor? It requires no argument to show that \$6 a day is better than \$4, but five days a week at \$4 a day is better than no work and no pay.

Contractors have told me that men are coming to them asking for work and saying, "Never mind the union wages,

give us a job." All praise to them; they need work and individually are ready to sacrifice some of their wages, but this won't help. Just as soon as the job is started, the delegate comes around, starts a muss and trouble follows, and now is no time to be seeking trouble. But if the unions announce a reduction to last for only one year, so that a contractor can figure the reduction price without fear of delegates or other disturbances, he will go ahead.

This, of course, will start a row—"Capital crushing Labor"—and all that, and the delegate who draws his \$35 a week, in good times as well as bad, will howl, but what about the men? This is what I mean by intelligent help, and I feel that if this is done a great stimulus will be given to the building industry and thousands of men will be earning some pay, enough to keep them, whereas they face a very sad future.

Very few plans for new buildings have been filed in the past six months, and most of these for large buildings have been filed to anticipate the new Building Code and the expected law to limit the height of buildings. If these half dozen large buildings, which the owners feel ought to be built but which they are afraid to go ahead with now, could by this inducement in cost be started next year, three or four millions of work would be provided, and just think how that would help. And then how many more are there that we have not heard of?

There will be thousands of good mechanics in the building trades out of work this winter and next spring and many will need help. Are they willing and brave enough to help themselves now? Our big business men tell us that prosperity is near. Good, the nearer the better, but it takes a full year of prosperity before the building interests feel it. Men do not spend their money for new and enlarged quarters or larger rents until they are sure they have made it, so even if we have good times from now on the building business for next year will be very poor. So let us get together; the supply man and the employers are ready to help and all that is needed is for the employees to do their share to help themselves. The unions are all united and can vote on it and act on it before Christmas, and the quicker the better. Will they help themselves?

JOHN J. RADLEY.

34 W. 33rd street.

Building Code Hearings.

The Building Committee of the Board of Aldermen granted a hearing yesterday on the ordinance setting apart the Suburban Fire Limits. Within these limits it will be allowable to erect only such frame houses as are detached and occupy less than a certain percentage of the lot. In the Record and Guide of September 19 (page 485) the limits are outlined. The ordinance was prepared by the Building Committee and will eventually become part of the Building Code. In its preparation the counsel of representative citizens and real estate interests in the four boroughs affected was sought, and at the hearing little or no opposition developed to the essential principle, which is to prevent the erection of frame buildings in rows. A few speakers asked that the restriction should leave 85 per cent. of the lot free for utilization by the building, instead of 80 per cent.

At the same time a hearing was granted on the pending ordinance for the regulation of elevators.

Subway Contracts Delayed.

Owing to the situation which has resulted from the contention of labor unions against the employment of alien labor by contractors for city work, and the decision of Justice Newburger of the Supreme Court that the alien labor clause is constitutional, the Public Service Commission has decided to defer the opening of bids for section No. 4 of the Broadway-Seventh avenue subway until December 29. This action of the commission is in order to give the bidding contractors an opportunity to revise their bids.

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ELEVATED RAILWAY CASE.

Only Nominal Damages for New Station at 38th Street.

The value of the improved elevated railroad facilities, the erection of which is now rapidly progressing through the Boroughs of Manhattan and the Bronx, is shown by the refusal of commissioners appointed by the court to determine the effect of the construction of the new elevated station erected within the past year on Sixth avenue at 38th street to award other than nominal damages to the owners of abutting property.

A test case was made on the question of damages from that station structure to the abutting premises, Nos. 642, 661 and 666 Sixth avenue, one property in each of three blocks immediately adjoining that station. The commissioners find that the railroad benefits rather than injures the abutting properties by furnishing new facilities for rapid transit, and made an award of only six cents or nominal damages to the property owners. The ticket sales at this station in October, 1914, were 178,825, and by the increase of traffic at this station since it was opened for the public, in January last, of approximately 50 per cent. shows that the public is quick to recognize and use these improved facilities and that property in the neighborhood of these improvements is greatly benefited.

Following is the report of the commission: "The commissioners in the matter of Manhattan Railway Company against Ughetta, et al., met at the premises at 38th street and Sixth avenue, Monday morning, November 30, and had an executive session on December 3, and after carefully going over all the documentary and other proof, and as a result of the investigation made by the commissioners, they have decided to award six cents, or nominal damages, in the case of each of the owners in fee of the premises affected by this proceeding."

For a State Canal Terminal.

At a meeting of the State Canal Board held at Albany December 4, a site on Flushing Bay was approved for the location of a Barge Canal Terminal. On account of opposition from the Astoria Taxpayers' Association to the proposed site on the East River just north of the Queensboro Bridge the approval of this site was laid over one week.

Borough President Maurice E. Connolly led a delegation consisting of William J. Hamilton, treasurer; Walter I. Willis, and Clinton T. Roe, of the Chamber of Commerce of the Borough of Queens; George W. Pople and Ira L. Terry, of the Flushing Business Men's Association, and presented the argument for the committee, stating that inasmuch as the total cost of the Barge Canal and Terminals would amount to \$120,000,000 and as the assessed valuation of the Borough of Queens is 5 per cent. of the total assessed valuation of the State, that Queens should receive its proportionate share for the construction of terminals inasmuch as it would pay 5 per cent. of the cost of the canal. President Connolly pointed out the remarkable industrial growth that has taken place in Queens during the last five years, and proved to the satisfaction of the Canal Board, both the necessity and the justice of locating terminals in Queens Borough.

Although President Connolly, the Chamber of Commerce of the Borough of Queens, and more than thirty civic organizations of the Borough of Queens favored the location of a terminal on

the East River at the foot of Rogers street, representatives from the Astoria Taxpayers' Association argued in favor of a location at Halletts Cove, and requested that the matter be laid over for a week in order to present a brief on the subject. President Connolly stated that if two terminals were to be located in Long Island City he favored Halletts Cove as the second one, but the site at the foot of Rogers street should be given preference in view of the fact of its being more centrally located to the vast numbers of factories in that section.

The location approved on Flushing Bay is on the west side of Flushing Creek, and on the north side of Jackson avenue, between Harper street and Delavel street, and comprises an area of about 400x400 feet.

Contracts for Elevated Stations.

The Public Service Commission has approved the award by the New York Municipal Railway Corporation to the P. J. Carlin Construction Company, the lowest bidder, of a contract for the construction of six stations on the Liberty avenue elevated railroad extension. The contract price is \$232,000, and the Carlin bid was made in open competition at the solicitation of the company. There were eight other bidders.

The Public Service Commission will hold a public hearing on December 22 at 12.15 p. m. on the form of contract for the station finish construction upon the several elevated lines of the Dual System of rapid transit. The elevated lines in Queens are rapidly approaching completion, and the New Utrecht avenue road in Brooklyn and the roads in the Bronx are all under contract, except the Westchester avenue portion of the Pelham Bay Park line. The commission has prepared one form of contract to cover the station finish work on all such stations, and the public hearing will be held upon contracts for all elevated lines, including those upon which work has begun and those for which no contracts have yet been awarded. The station finish includes the stairways, rails, lamp standards, gates, turn-stiles, plumbing, etc.

Realty Interests Meet.

Last Thursday afternoon the annual meeting of the Allied Real Estate Interests was held in the rooms of the Board of Trade and Transportation, 203 Broadway, and the following directors were elected for the ensuing year: Edmund L. Baylies, Nicholas Biddle, Edward B. Boynton, Joseph L. Bittenwieser, William B. Cardozo, Charles A. Cone, Warren Cruikshank, G. Richard Davis, Joseph P. Day, William C. Demorest, Edward L. Devlin, Robert E. Dowling, Robert Goelet, Randolph Hurry, Walter Lindner, Alfred E. Marling, Lewis H. Pounds, Allan Robinson, Noah C. Rogers, B. Aymar Sands, William Shields, Robert E. Simon and Walter Stabler. The directors have not met, as yet, to elect officers.

The Unsightly Elevated.

Brooklyn is not likely to get rid of her unhandsome elevated roads for awhile. President Williams of the B. R. T. told the Committee of One Hundred that to substitute subways for elevated structures in central Brooklyn would be to upset the dual system plans and to insure tremendous expense without adequate return. P. S. Commissioner McCall and William R. Willcox said they knew of no source from which the funds necessary for this work could be obtained.

On the South Shore.

Because of the heavier traffic on the trolley road running through the southern part of Queens and Nassau counties, from the old Brooklyn city line to Hempstead, more frequent headway of cars has been put in operation. The last five years has witnessed a steady accretion of population in the territory that this line serves, especially in Nassau County. Oceanside, Baldwin Harbor and Hempstead are the salient instances of growth and structural improvements.

Rockville Centre and Freeport are on either side of Baldwin Harbor and they are logical retail shopping centers for household necessities for residents of Baldwin Harbor and neighboring communities because of the trolley service.

The entire area from Rosedale to Freeport is a chain of villages whose growth has been spelled by a five-cent fare for a ride between them. It is the old story of easy accessibility causing growth of population with a consequent increment in fee values.

Public meetings are being held in all of these south shore communities urging the federal government to build the proposed channel through the confluent bays of the inner coast line. Its sponsors point out that the heavy seas which have pounded the Long Island coast during the last week emphasize the necessity of an inside course for small merchant vessels.

Street Closing Proceedings.

For the year ending April 1, 1914, the Board of Estimate discontinued and closed two streets in Manhattan, twelve in the Bronx, and three in Queens.

PRIVATE REALTY SALES.

Whether the opening of the Stock Exchange today, permitting dealing under several limitations will be another important move in the direction towards the resumption of normal business conditions was the subject of comment this week. Just what the effect will be upon the real estate market is largely a matter of conjecture, although the optimism of investors and brokers was not reflected in any increased reports of business transacted. Several interesting transactions, however, were consummated this week, one of the more important ones involving the Hotel Continental, at the southeast corner of Broadway and 41st street, which was acquired by a new syndicate of hotel owners. The sellers acquired this property, as plaintiffs in foreclosure proceedings, several weeks ago. Other sales involved a valuable business property on Fifth avenue, and a loft building in the old wholesale silk district in Broome street. An important building operation is said to be pending affecting holdings in West 25th street, dependent upon the sale of an old church property. The important leases concerned a floor and a half in the new Equitable Building, a floor in the Lewisohn Building and the acquisition of a property in Broadway, near Canal street, by a large office equipment company which may indicate another trade center shift.

The total number of sales reported and not recorded in Manhattan this week was 17 as against 16 last week and 31 a year ago.

The number of sales south of 59th street was 5, as compared with 8 last week and 8 a year ago.

The sales north of 59th street aggregated 12, as compared with 8 last week and 23 a year ago.

The total number of conveyances in Manhattan was 102 as against 262 last week, 20 having stated considerations totaling \$730,400. Mortgages recorded this week number 69, involving \$870,612, as against 95 last week, totaling \$5,577,319.

From the Bronx 16 sales at private contract were recorded, as against 8 last week and 15 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was

\$653,770, compared with \$1,323,385 last week, making a total since Jan. 1 of \$39,990,312. The figures for the corresponding week last year were \$587,909 and the total from Jan. 1, 1913, to Dec. 13, 1913, was \$47,878,796.

Hotel Continental Sold.

The Hotel Continental, at the southeast corner of Broadway and 41st street, has been sold by Florence L. Mabee and others of Saratoga Springs, N. Y., who recently acquired it at auction for \$750,000, as plaintiffs in a foreclosure action. The new owner is the 1450 Broadway Company, in which H. S. Duncan, present manager of the hotel, James McCullough, D. Howard Thurber, W. B. Franklin and Howard Hendrickson of Albany are interested. In the present sale is included the hotel furnishings. The new owners have renewed the leases of the Cafe Boulevard, I. H. Rosenfeld, and of the Schulte cigar store. The Continental Hotel, originally known as the Vendome, is nine and ten stories high and occupies a plot part fee and part leasehold. The corner proper, 31.2x93.4 ft., is the leasehold portion, while the adjoining fee property has a frontage of 80 ft. in 41st street and 23 ft. on Broadway, giving the entire property a frontage of 54 ft. in Broadway and 173 ft. in 41st street.

Carl Tucker Buys Residence.

Carl Tucker, son-in-law of the late Anthony N. Brady, bought through Joseph P. Day and William B. May & Company, from Eugene Meyer, Jr., the five-story dwelling, on plot 100.5x42.6, at the southeast corner of Park avenue and 71st street. The property was formerly owned by Senator Elihu Root, who acquired the site in May, 1903, and in the same year erected the dwelling from plans by Carrere & Hastings. Shortly after his appointment to the United States Senatorship, Mr. Root rented the dwelling to the late Paul Morton, while he was president of the Equitable Life Assurance Society and it was occupied by him until he removed to 844 Fifth avenue in 1909. Two years later, Mr. Root sold the property to Mr. Meyer.

Plot Under Negotiation.

Negotiations are pending for the sale of the old church property, at 235 to 243 West 25th street, owned by Hugo Distlehurst, to a firm of builders, which contemplates the erection of an eight-story store and loft building on the site. L. Sheinart is the architect who has prepared the plans. No papers have been signed as yet, though negotiations are well advanced. The building concern has obtained one tenant for the store, basement and two lofts, while two other floors in the structure are leased, provisionally. Only four lofts remain to be rented.

Three-Cornered Exchange.

The Benenson Realty Company bought from John Eggers the five-story building with stores at the southwest corner of Intervale avenue and 166th street, on plot 145x110. In exchange the buyer gave 366 to 368 East 154th street, a five-story new law tenement on plot 50x100. The Intervale avenue corner was later resold for the Benenson Realty Company to a client of Eugene J. Busher, who gave in exchange 311 and 313 East 149th street, through to 308 and 310 East 150th street, three and four-story buildings on plot 150x180. The brokers in the other trade were Smith & Phelps.

Sale in New Retail District.

A. L. Mordecai & Son have bought from Daniel H. Morgan through the Douglas Robinson-Charles S. Brown Company the five-story building at 557 Fifth avenue on lot 25x100, which has been held at \$400,000. The property is just south of 46th street and was acquired by the seller in 1906 from George Necklas, who had bought it earlier in the year from Henry H. Benedict. The block in which it is located has shown comparatively little changes in ownership in the last forty years.

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Church Property on Market.
Trustees of the Madison Avenue Reformed Church voted on Wednesday night to place the church property at the northeast corner of Madison avenue and 57th street on the market for sale. The property measures 75 feet on Madison avenue by 150 in 57th street. The action resulted through the diminished activities of the church, owing through deaths or removals of the members of the congregation. The property is said to be worth in the neighborhood of \$1,000,000.

\$650,000 Apartment House Sold.
Realty & Commercial Company, Solomon H. Schatzkin, president, has sold the "Netherland," a twelve-story apartment house, on plot 100x102.2, at 340-346 West 86th street. The buyer is reported to be an out-of-town resident, who gave in part payment a tract in Long Island. The apartment house has been held at \$650,000. It was built by Harry Schiff about six years ago.

Broome Street Loft Deal.
Pasquale Margarella, a candy manufacturer, now located at 61 Varick street, bought from the estate of Jacob W. Cornwall the two six-story store and loft buildings at 477 and 481 Broome street, on plot 75x99.5. The property has been in the same ownership for more than forty years. It was occupied by the silk firm of Cheney Brothers before their removal to the present Fourth avenue location.

Manhattan—South of 59th St.
RIVINGTON ST.—The Benson Construction Co., Louis Norman president, sold 116 Rivington st, a 6-sty loft building on plot 40x100, at the northeast corner of Essex st, to Meyer Vesell, who gave in exchange 2153 Amsterdam av, a 6-sty tenement on plot 50x100.

VANDEWATER ST.—Mrs. K. B. Murray sold to the Airmor Co. the old Munro Publishing Co. building, at 24-26 Vandewater st, an 8-sty structure, on plot 50x96.6x irreg., near the Brooklyn Bridge. The seller acquired it in foreclosure proceedings last month for \$70,000.

Manhattan—North of 59th St.
74TH ST.—William C. Schmidt sold through Lerov Coventry 134 West 74th st, a 4-sty dwelling, on lot 20x100.
93D ST.—Lowenfeld & Prager have sold the 5-sty flat 54 West 93d st, on plot 26.8x100.8, which they bought last August.

102D ST.—A. H. Levy sold for the Christopher-Pitkin Co. 316-318 East 102d st, a 6-sty flat, on plot 50x100, to Guiseppa Lovaglio, the lessee of the property, who gave in part payment the 5-sty flat, 65 East 100th st. The latter house was later resold to Lena Katz.

166TH ST.—Mrs. Julia Dunphy sold 465 West 166th st, a 5-sty flat, on lot 25x100, to John W. Fraser, who gave in exchange a 1-fam house in Jamaica.

BROADWAY.—The Brown-Weiss Realities has bought from the Birmingham Holding Co. the 6-sty elevator apartment house, the Continental, at the northeast corner of Broadway and 177th st, on an irregular plot, which fronts 91.2 on Broadway and 100.2 in 177th st.

3D AV.—E. Loewenthal & Son bought from Stephen H. Jackson 1763 3d av, a 5-sty tenement, on lot 25x75.

5TH AV.—Edward A. New sold the two 5-sty flats, 2049-2051 5th av, on plot 49.11x100.

Bronx.
LYMAN PL.—The Airmor Company purchased from an estate 1346 to 1350 Lyman pl two 4-sty flats on plot 67x84.

169TH ST.—Smith & Phelps have sold for the Benenson Realty Co. 5-sty apartment house with stores at the southwest corner of 169th st and Brook av, on a plot 40x100. The brokers report that it was a cash transaction.

179TH ST.—Cahn & Pittman sold for Mrs. L. Williams the southwest corner of 179th st and Bryant av, a 3-sty dwelling, on lot 25.5x117.4.

CEDAR AV.—Isaac Miller, of Newark, purchased through A. S. Cox from Harry B. Davis 1810 and 1812 Cedar av two 3-family houses.

CROTONA AV.—Cosenza Building Co., Savario Scalzo, president, bought from H. Globe and Louise Gerger the vacant plot, 75x80, at the northwest corner of Crotona av and 187th st. The same company recently purchased the southeast corner of the same streets, which has been improved with apartment houses.

PROSPECT AV.—Smith & Phelps sold for Robert J. Moorehead the 5-sty apartment house, on lot 25x100, at the southwest corner of Prospect av and Oakland pl, to Herman Steinkamp, who gave in part payment the 12-room dwelling on plot 75x101 in the north side of 200th st, 40 ft. west of Perry av.

RYER AV.—Lawyers' Mortgage Co. has sold 2084 Ryer, a 2-sty, 2-fam. dwelling, on lot 25x105.

SOUTHERN BOULEVARD.—Mrs. I. O'Connell sold to L. W. Miller 1239 and 1241 Southern boulevard, two 3-sty 3-family houses, on plot 50x100. Mr. Miller resold the property to William B. Kiehnle, who will install stores.

SOUTHERN BOULEVARD.—Cedar Construction Co. has sold the 4-sty flat at the south-

east corner of Southern Boulevard and Barrett st, on lot 25x100.

VALENTINE AV.—The D. H. Jackson Co. has bought from Alexander Gray a plot of 8 lots on the east side of Valentine av, 88 ft. south of Fordham rd, fronting 100.8 ft. on Valentine av, and 235 ft. deep, through to Tiebout av, with old mansion and garage on the property. Negotiations are reported pending for the resale to a builder, who will erect 5-sty apartment houses.

Brooklyn.
CHARLES PL.—James M. Hawley sold for William Bruss to John C. Dietz, the 6-family house, 18 Charles pl, on lot 25x100. The buyer gave in part payment to 2-sty dwelling, 59 East 10th st.

PLAZA ST.—Charles E. Rickerson sold for the estate of Elihu Dwight Church the 3-sty dwelling, 47 Plaza st, on plot 157.2x134.5, at the corner of Union st.

WEIRFIELD ST.—Friday & Lehmann have sold 69 Weirfield st, a 2-sty, 2-fam dwelling for the estate of Margareta Greningen; and 414 Stanhope st, a 3-sty flat, for Martin Durmann.

18TH ST.—James B. Fisher sold a private garage, 50x100, in the east side of East 18th st, 100 ft. south of Tennis Court, for Mrs. Frieda Faehrmann to William B. Baker.

49TH ST.—F. C. Fry, Jr., has sold 1216 49th st, an 11-room cottage, on plot 40x100.

61ST ST.—Frank A. Seaver & Co. sold the 2-fam house 242 61st st for Helen Fendrich.

OCEAN PARKWAY, ETC.—Harry B. Davis sold 1344 lots on Ocean parkway, near West 1st st, Brighton Beach, to Lewis F. and A. E. Dey; also 2 lots in West 1st st to Sarah A. Richardson, and 2 1/4 lots and dwelling adjoining to Lizzie J. Waugh.

NOSTRAND AV, ETC.—M. C. O'Brien reports the following recent sales through his office: frontage on the west side of Nostrand av, between Sterling and Lefferts sts, for the Brady estate; resale of the same plot to the T. & B. Leslie Co., who will improve with business property; the plot, 75x100, in the south side of Sterling st, 317 ft. east of Nostrand av, for the Brady estate; 1756 Bergen st, a 2-sty house, for Fannie F. Quinn; the plot 30x127 ft. in Dean st, 128 ft. east of Albany av, for Grace Crane to Fannie F. Quinn; resale of the same; plot in the east side of Butler pl, 50 ft. west of Sterling pl, 100x133, for C. K. Doyle to the Aldert Corporation, which will improve with two 4-sty houses; 1105 Lincoln pl, 2-sty house for William G. O'Brien to the Borine Realty Co.; plot 40x131 in Sterling pl, 220 ft. east of Clason av, for the Donnelly estate; 1307 Union st, 2-sty house, for the T. & B. Leslie Co.; 196 Utica av, a 3-sty store property, for Sophie Wilhelm; 795 St. John's pl, a 3-family house, for Andrew F. Gunther; the plot on the southeast corner of President st and Schenectady av 50x120.7, for Lillian C. Owens; 1565 President st, a 2-sty house for Frederick Rowe; plot 100x100, northeast corner of Av N and East 46th st, 40x100, east side of East 46th st, 480 ft. north of Av N; 40x100 southwest corner of East 49th st and Av O; 80x130 north side of Av M, 43 ft. east of Schenectady av; 40x100 west side of Schenectady av, 480 ft. north of Av N; 40x100 west side of Flatbush av, 320 ft. south of Av R. These lots were sold for the estate of Robert Martin.

17TH AV.—Meister & Bache Realty Co. resold the 2-family house 8639 17th av, Bath Beach on lot 20x100.

Queens.

ROSEDALE.—New York Suburban Land Co. sold 60x100 in Oxford pl to E. P. Lehr and 40x100 on Park av to P. Fowler.

Richmond.

WESTERLEIGH.—J. Sterling Drake has sold for the Richmond County Savings Bank to John E. Hall of St. George the 8-room cottage on plot 40x90 on the northeast corner of Waters and Wooley avs for occupancy.

Nearby Cities.

NEWARK, N. J.—Feist & Feist resold for Charles T. Shipman to Walter W. Giveans the 3-sty residence 57 Avon av, on plot 27x126. The new owner will erect a private garage on the rear of the property.

NEWARK, N. J.—Feist & Feist sold to Benjamin Newman 151 Washington st, on plot 30x100, and to Littleton Kirkpatrick the 3-sty factory and 3-sty dwelling, 46x150, at 88-90 McWhorter st.

Rural and Suburban.

BAYPORT, L. I.—Regis H. Post, formerly Governor of Puerto Rico, has sold 10 acres on the west side of Snedcor av to Charles R. Purroy.

DOBBS FERRY, N. Y.—Kenneth Ives & Co. have sold for Jerome Bradley to Sarah E. Russel a house and 1/2 acre in Ogdan Park.

FLORAL PARK, L. I., ETC.—Windsor Land and Improvement Co. sold in Floral Park to Edward Evans 60x100 on Acacia av to Martin Cribbles; 72x100 on the Parkway, and to A. D. Bailey 60x100 on Acacia av and Marigold st; in Hempstead, to A. K. Redmond 40x120 on Strong av to G. M. Ostermayer 40x100 at Kane and Kennedy avs; in Valley Stream, to Benjamin Cauley 40x100 in Oxford st.

GARWOOD, N. J.—New York Suburban Land Co. sold 40x100 on Hazel av to E. Campe and 40 x100 on 4th av to S. Pitou.

LITCHFIELD, CONN.—John Crawford sold the Highland Stock and Dairy Farm for Harry C. Shaw to a New York merchant. It consists of about 600 acres and a main house containing 16 rooms.

MT. KISCO, N. Y.—Arthur H. Scribner, of Charles Scribner's Sons, publishers, has purchased the Howland farm on Bedford road and

Forbes st, consisting of about 130 acres of land and 30-acre lake. Mr. Scribner owns the adjoining 100-acre estate.

PURCHASE, N. Y.—Mrs. Whitelaw Reid has bought through Bryan L. Kennelly, agent for Charles Haviland, 37 acres in Purchase st, near Harrison av. The property adjoins the residence of Ogden Mills Reid and is directly opposite the estate of the late Whitelaw Reid, deceased.

SCARSDALE ESTATES, N. Y.—R. C. Coleman bought the corner of Waiworth and Greenacres avs, on which he will build a residence, and Dr. Ralph R. Ryan, a plot on Waiworth av, adjoining the residence which he recently erected.

SMITHTOWN BRANCH, L. I.—Laurenz P. Rider has purchased the lands of the Rassa-peague Club, on the Nissequogue River, south of the boundary.

WEST NEW YORK.—John H. Sherman bought from the Moore-Simon Realty Holding Corporation 634 and 636 Bergenline av, two 5-sty apartment houses, 67x100; also 633 Harrison pl and 364 Newark st, Hoboken, a store building, 27x116. The transaction involved about \$105,000.

LEASES.

Office Equipment Firm Lease.

Charles F. Noyes Co. has leased for the 412 Broadway Company the building No. 412 Broadway, through to Cortlandt Alley, to Cobb-Macey-Dohme, Inc., one of the largest furniture, office equipment and filing system firms in the country. The leasing company and its predecessors have been located for sixteen years at 343 Broadway. The Cobb-Macey-Dohme Co. is a recent combination, having taken over the business of George W. Cobb, Jr., Adolph F. Dohme with the Macey Filing System Agency, which department is managed by Harry S. Langdon, secretary of the company. In addition to its present quarters at No. 343 Broadway, this company now occupies a large warehouse in Front street, several floors in White street and the ground floor and basement at Nos. 47-49 Liberty street. After February 1st all these departments will be located at No. 412 Broadway.

Times Square Operation Pending.

If an option held by a company in which Lewis C. Van Riper, of Chicago, is said to be interested, is exercised before January 1st, a new Times square theater project will be undertaken, according to current report. The Record and Guide learned from a reliable source that the plan was still in its early stages and as yet involved only an option to lease part of the property, although Thomas W. Lamb, the architect, filed plans this week for Leonard L. Hill and others, owners, for a twenty-story office and theater building. The site is on the west side of Broadway, 93.4 feet north of 48th street, surrounding the northwest corner of 48th street and Broadway, and taking in the 119 feet frontage at 215 to 225 West 48th street, the Broadway frontage being 30.4 feet.

Motor Company in Lease.

The New York Electric Vehicle Association leased from Thomas Morgan and others the entire building at the southwest corner of Central Park West and 62d street. The Central Park West frontage will be used as a sales room for Rauch & Lang, Baker Electric and Detroit Electric cars, and the balance of the building will be occupied as a central electric garage for the storing and care of electric vehicles. Cross & Brown Company and F. & G. Pflohm negotiated the lease.

\$1,250,000 Lease in Equitable.

The American Smelting and Refining Company, of 165 Broadway, has leased through the Douglas Robinson, Charles S. Brown Company the entire 34th floor and half of the 35th floor in the new Equitable Building, now nearing completion at 120 Broadway, for ten years at an aggregate rental of about \$1,250,000.

McAlpin Hotel Store Lease.

"Rollins," the tailor, for many years in the Hotel Albemarle, has subleased through Edward Margolies, the Broadway store, 27x47, adjoining the corner in the Hotel McAlpin, for five years at an aggregate rental of about \$75,000. At this rate, the annual rental is about \$12 a square foot.

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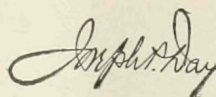
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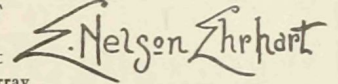
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\$100,000 Lewisohn Building Lease.

Philip Lewisohn has leased to the Palmer & Embury Manufacturing Company, manufacturers of upholstered furniture and importers of tapestry, the second floor containing 14,000 square feet in the Philip Lewisohn Building at 113 to 119 West 40th street, through to 114 to 118 West 41st street, for ten years at an aggregate rental of about \$100,000. The space is to be used for executive offices and show rooms. Mr. Lewisohn has succeeded in renting practically the entire building to prominent firms, on ten-year leases.

Manhattan.

AMES & CO. leased apartments in 137 East 34th st. to M. Salmon, D. Chatfield, M. Whitman and J. Price; in 140 East 34th st. to Thomas V. Hall; in 130 West 34th st. to M. H. De Perez, W. Camp, L. Sichel, W. Comkrite and A. Fry; in 128 West 34th st. to F. Palmer, W. Ferguson, C. Bunker, E. Gibney and A. Barone.

BASTINE & CO. leased for the Hudson Realty Co. the 6th loft in 160 5th av., to Jacob Auslander, of 243 West 17th st., manufacturer of baby bonnets; for A. D. Juilliard & Co., through E. W. Barnes, the 5th loft in 140 5th av. to the M. H. Pulaski Co., of 124 5th av., importers of laces and embroideries.

BASTINE & CO. leased for Ed. Jansen the 2d loft in 113 to 119 West 17th st. to the German Novelty Co., of 161 Grand st., toy manufacturers; in 112 East 19th st. space on the 6th floor to the Acorn Button Co., of 42 West 29th st., and space on the 8th floor to W. J. Jenkins & Co., of 377 Broadway, importers of handkerchiefs.

LOUIS BECKER CO. leased for two years, with the option of purchasing, the 3-sty dwelling at 828 West 175th st. to Dr. Arnold G. Leo.

DANIEL BIRDSALL & CO. leased to Weber & Heilbroner, haberdashers, the store at 345 and 347 Broadway, formerly occupied by William G. White, haberdasher. A new store front will be installed and Weber & Heilbroner expect to open by February 1.

WILLIAM D. BLOODGOOD & CO., INC., leased space in 52 Vanderbilt av. to the Sand Mixing Machine Co., of 220 Broadway; and sub-leased for the Edelsack Ladies' Garment Co. the 4th loft in 132 and 134 West 21st st.; and the store, basement and mezzanine floor in 471 5th av. for Schotz & Co. to Himebaugh & Browne of 417 5th av.

HENRY BRADY leased for the estate of Louis Simon the store in 337 8th av.; for Charles Beckman the 2d and 3d lofts in 624 West 24th st. for 5 years, and in conjunction with Douglas L. Elliman Co., the 4-sty dwelling at 47 East 57th st.

GUSTAVE BRITT leased the 3-sty dwelling at 112 Charles st. for A. D. Moran to Mary Hughes, and 3-sty dwelling at 291 West 4th st. for Hoffman estate to John Kelly.

THE BRETT & GOODE CO. leased apartments in 29 East 48th st. to Miss Jean Newcombe, Mrs. Ben Ali Haggin, Jr., and Mrs. Rosalind Epstein.

CAMMANN, VOORHEES & FLOYD leased to the Germania Fire Insurance Co. the 3d loft in 80-82 Fulton st., and with the Ruland & Whiting Co. the store and basement at 164 Pearl st. to Ventura Borrás, of 169 Pearl st.

CAMMANN, VOORHEES & FLOYD leased for John F. Doyle & Sons the building at 161 Pearl st. to Angelo Calcagnini, of 165 Pearl st., for a restaurant.

THE FIRM OF LEONARD J. CARPENTER leased the dwelling at 120 East 76th st. for Cordelia S. Steward to Bradley Stoughton.

CORN & CO. sub-leased for Misel & Warshaw part of the north store in 1367 Broadway to Joseph Meltzer, of 1355 Broadway.

CORN & CO. leased for 63 West 36th St. Co. the top floor containing 5,000 sq. ft. in 61 and 63 West 36th st. to Charles Isaacs Co. and for Jos. M. Harris, as receiver, 5,000 sq. ft. in 132 and 134 West 21st st. to the Union Raincoat Co. of 66 East 8th st.

THE CROSS & BROWN CO. leased for Peter Duffy to R. M. Owen & Co., of 735 7th av., the 3-sty building at the northwest corner of 5th av. and 142d st.; for Arthur S. Lewis to Mme. Estalla, the 2d floor in 22 West 46th st., and to O. M. Shannon offices in 15 and 17 West 44th st.

CROSS & BROWN CO. leased offices in 18 East 41st st. to George C. Metzger, of 18 East 41st st.; and in the U.-S. Rubber Co. Building at the southeast corner of Broadway and 58th st. offices to Charles W. Matheson; and offices in 396 Broadway to H. R. Hopkinson, of 396 Broadway; and in 80 5th av. to the Catholic Film Association, of 30 East 42d st.; and with W. G. Schoemaker the 4th floor in 14 and 16 East 33d st. for the Lisle Realty Co. to James B. Flaherty.

JOSEPH P. DAY leased to Mrs. Anna Sharkey, for the Marie L. Ulrich estate, 145 East 116th st.

DUFF & BROWN CO. leased for John C. Rodgers to James J. Doyle the 2-sty garage at 419 West 150th st.

DUROSS CO. leased the 5th loft in 10 West 18th st. to the National Wrapper Co., of 10 West 18th st.; store and basement in 211 and 213 Wooster st. to F. Richman and the 1st loft in 97 to 101 Reade st. to John Barberie, of 99 Warren st., and the following dwellings: 217 West 11th st. to M. A. Bremen, 136 West 12th st. to George F. Morrison, 320 West 14th st. to Charles Moewes, 330 West 15th st. to Edward J. Keller, 334 West 15th st. to Joseph M. Griffin and 258 West 22d st. to S. Hollander.

DOUGLAS L. ELLIMAN & CO. leased apartments in 116 East 58th st. to Dr. George Cerio, of Rome, Italy; in 122 East 82d st. for Arthur J. McKenna, to Miss Janet W. Flagg; in 128 East 57th st. to Wolf von Igel, and in 287 Lexington av. to Miss Jessie M. Mann.

DOUGLAS L. ELLIMAN & CO. leased apartments in 405 Park av. to William M. Baldwin; in 26 East 49th st. to Miss A. M. Walker; in 930 Madison av. to Dr. Frederick M. Levenson, and in 24 West 59th st. to Miss Mabel Norman.

DOUGLAS L. ELLIMAN & CO. leased an apartment of 18 rooms and 6 baths in the New Fullerton-Weaver Realty Co. building at 640 Park av. to Stephen C. Millet.

J. B. ENGLISH leased for John S. Spencer the dwelling at 236 West 49th st. to W. R. & M. L. Fletcher, and offices in the Astor Theatre Building to Abraham Bloom and the Astor Producing Co.

EDWARD S. FOLEY & CO. rented the basement store in 209 West 14th st. to E. Lambert;

the store in 154 West 20th st. to the Public Service Window Cleaning Co., and the 1st floor of 254 West 19th st. to Mrs. James Tomner, and the dwellings at 217 West 22d st. for Mrs. Costello to Mrs. Norcross and 122 West 12th st. for Miss M. Brown to Mrs. G. Ewart.

FOLSOM BROTHERS, INC., leased the following houses: 20 East 35th st. for 5 years to K. Kavanaugh for Mrs. Sarah C. Goodhue; 66 West 96th st. for Mrs. Caroline A. Lane for 5 years to Mrs. Minnie Hogan; 7 West 8th st. for Mrs. Hannah E. Walke for 3 years to Frederick and Annie Bellamy; 64 and 66 West 11th st. for H. Siddons Mowbray for 5 years to Enrico & Paglieri; 230 East 33d st. for the estate of Thomas Mathews for 2 years 7 months to William Polinski; and 162 East 37th st. for William P. O'Connor for 5 years to Hans Max Weber; also the following apartments: in 119 Waverly pl. for Mrs. Julia L. Allen to Cornelius W. Owens; in 14 5th av. for estate of William H. Gebhard to Wallace Irwin and David T. Wells; and Mrs. Anna C. Smith; and in 113 East 34th st. for estate of Pauline K. Taylor to Henry S. Watson and Edmund T. Quinn.

FREDERICK FOX & CO. leased for Cammeyer, Inc., the 1st loft, containing 20,000 sq. ft., in the building at the southeast corner of 6th av. and 20th st. to the Progressive Leather Goods Co., of 93 Prince st.; the 8th loft at 30 to 34 West 26th st. to the J. Sternstein Co., of 151 West 26th, for the Adrem Construction Co.; the 5th loft in 35 to 39 West 35th st. to the Royal Manufacturing Co., Inc.; the 6th loft in 16 to 20 West 32d st. to M. S. Shulman, and large space in 39 and 41 West 32d st. to Max Rubenstein, of 16 East 18th st.

JULIUS FRIEND, EDWARD M. LEWIS CO. leased for the 32d-33d Street Corporation about 9,000 sq. ft. of space in 2 to 16 West 33d st. and 15 West 32d st. to A. Adler Co., of 13 East 22d st.

GAINES & DRENNAN CO. rented for Hyman & Oppenheim to Mogi Momonoi & Co. the store, basement and 2d loft in their new building at 105 and 107 East 16th st. for 10 years. The lessees have been located at 25 Barclay st. for the past 15 years, and their removal to their new quarters is another addition to a district which has lately become the centre for toys and Japanese novelties. This completes the rental of the building.

GOODWIN & GOODWIN rented for Charles G. Kass to Israel Krakower the 3-sty dwelling at 111 West 119th st.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., leased for Katharine A. Kingsland the store and basement in 897 8th av. to Sigmund Gabler of 411 East 91st st.

JOHN J. HALLERON leased the following dwellings: 226 West 136th st. to Felix Keiser, 236 7th av. to Miss Kathryn R. Mulderig, 218 West 138th st. to Dr. J. Walter Stiles, 203 West 138th st. to Louis C. Jacob and 216 West 139th st. to Mrs. Julia Roth and space in 395 Broadway to the General Fireproofing Co., of 395 Broadway; Samuel Frank and the Peerless Automatic Machine Co., of 395 Broadway.

HEIL & STERN leased for Leonard J. Carpenter, store and basement in 24 and 26 Waverly pl. to Morse Bros. & Ehrlich, of 30 West 3d st.; for Michael Coleman, store in 34 West 24th st. to Eisenstark & Plesser; for Antler Realty Co., 5th loft in 57 to 61 West 38th st., to P. Grossman Co.; for Roland Realty Corp., 8th loft, in 137 and 139 West 25th st., to M. & W. Waist Co.; for Ralph Friedman, 8th loft in 12 East 33d st., to Jacob L. Friedman; for Edward Rubin, 2d and 3d lofts in 36 and West 25th st. to I. Storch & Co., of 104 West 27th st.; and Levy Bros., of 14 West 17th st.; and for Lowell Construction Co., 10th loft in 135 and 137 West 27th st. to I. N. Siegel & Rubinstein, of 34 West 27th st.

M. & L. HESS, INC., leased the 9th loft in 57 to 61 West 38th st. to Spooner & Young, of 52 West 27th st.; the 3d loft in 105 and 107 East 16th st. to H. Gottfried, of 722 Broadway; the 3d loft in 27 East 21st st. to I. David Wolfsoa, of 27 East 21st st., and the 8th loft in 13 and 15 East 22d st. to Bruck Knitting Mills, of 90 Prince st.

M. & L. HESS, INC., leased the store and basement in 32 and 34 East 31st st. to Charles Brown & Co.; the 2d loft in 743 and 745 Broadway to Quinto, Cohen & Leavitt, of 779 Broadway; the 1st loft in 26 to 30 Bleeker st. to the Gaiety Waist Co., of 31 West 27th st., and the 6th loft in 55 West 16th st. to Harris Sklar.

EDWARD J. HOGAN leased to the Union Pacific Railroad Co. the store in the Woolworth Building, at 236 Broadway, for a ticket office.

THE HOUGHTON CO. leased for Annie Howell the 3-sty dwelling at 141 West 71st st. to Esther A. Land.

A. W. JACKSON leased the store in 236 West 48th st. for A. McKeever to L. I. Moore.

CHARLES S. KOHLER leased to Harris Glass and Abraham Quaker for about 10 years a store in the new building at the northwest corner of 84th st. and Broadway, now in the course of construction.

LEAVITT REALTY CO. leased the store, basement and mezzanine floors in 126 and 132 West 46th st. to the World Film Corporation, which also occupies the 3d floor in the same building.

THE PAYSON McL. MERRILL CO. leased the 2d floor in 9 East 4th st. to Jeremiah Skidmore's Sons, dealers in coal and wood, whose offices have been located at 4th av. and 13th st. for 68 years.

SAMUEL H. MARTIN leased for the estate of John McNamee the store and basement at 35 Columbus av. to the Daniel Reeves Co. for 3 years.

A. W. MILLER & CO. leased for Ex-Inspector William W. McLoughlin 246 West 52d st., a 4-sty dwelling; the 1st loft in 312 West 54th st. to Albert E. Scott & Co., of 312 West 54th st., and the 2d loft to Louis Berman, of 852 9th av., for furniture display rooms; for Jacob Mattern to the Pope Hartford Parts Co., the 3d loft in 238 and 240 West 53d st. and the store in 266 West 53d st. to the Rothschild Tire Co.

Wants and Offers

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

REAL ESTATE BROKER, about thirty, having wide acquaintance, and nine years' active experience, Fifth Avenue and mid-town section, wishes to form association with well established concern where there would be opportunity later to purchase interest in the business. Can really be of value to office having business requiring attention. Unquestionable references. Box 438, Record and Guide.

YOUNG MAN, 30, seeks position, eight years' experience managing real estate office in N. Y. City; bookkeeping and executive business ability; consider any business, city or elsewhere. Box 436, Record and Guide.

POSITION desired by young man experienced in management of property; excellent references and bond. Address Box 434, Record and Guide.

WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908. We will pay 20 cents for this number if both sections are delivered to us in good condition. This offer will expire on Dec. 17, 1914. Record and Guide Company, 119 W 40th Street.

ANNUAL MEETING.

The annual meeting of the stockholders of the L. Best Co. will be held at 45 Vesey Street, New York, on January 13th, 1914, at 11.00 A. M.

GEORGE SIMON,
Secretary.

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Columbia
Storage
Ware-Houses
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90th ST AND
AMSTERDAM AVE.
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FOR VALUABLES

American Real Estate Company
Founded 1888

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Stockton Building, 5-9 E. 31st St.
Arena Building, 39-41 W. 31st St.
Hendrik Hudson Apartments, Broadway, 110th Street, Riverside Drive.
Developer of A-R-E-CO districts, The Bronx, and Park Hill, Yonkers.
On these types of properties are based its 6% Bonds, (offered to investors in Coupon form for direct investment, and in Accumulative form purchasable by installments.)
Correspondence invited.

American Real Estate Company
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527 Fifth Avenue, New York

NELSON, LEE & GREEN and CROSS & BROWN leased for the Mitchell H. Mark Realty Corporation in the Strand Theatre, a Broadway store to LeBihan, the umbrella house, as a branch store. This completes the renting of the Broadway frontage of the property.

PEASE & ELLIMAN leased for the Misses Cockcroft the 2-sty building at 30 East 32d st, to the furniture firm of Amos S. Hill, of 159 Madison av; also leased the 5-sty apartment house, at 85 Old Broadway, for Mrs. Eva L. Day; for Douglas L. Elliman & Co., as agents, an apartment in 103 East 86th st to Dr. Ira J. Kaplan, and a large apartment in the new house at Park av and 77th st to Aaron W. Eastido.

PEASE & ELLIMAN leased for the Modern Fireproof Tenement Co. the 5th floor in the building at the northwest corner of 11th av and 47th st to the Saxon Motor Car Co. for a service station; a store in 402 Madison av for Ralph Armstrong to Joseph Villari; furnished for Edward E. Willetts, Jr., an apartment in 12 West 12th st to Alexis Gregory; and apartments for Paterno Brothers in the "Sanford," at the northeast corner of 78th st and Broadway to Mrs. Sarah E. Holland; in 601 Madison av to Charles Bowes; and for C. C. Bull in 130 East 67th st to J. N. H. Slee.

PEASE & ELLIMAN leased for Max Rosenblum, of the Edwin Cigar Co., the southerly store in 60 Nassau st to the United Carvat Co.; space in 123 Liberty st to Regal Sachet Co., Superior Hygienic Co., S. Duhrenheimer and Elias Baba; in 90 Nassau st to J. F. Jeaneret, Robert Surdez and John J. McGovern; and in 55 Liberty st offices to George Lester Lewis of 42 Broadway; Secured Holdings Corporation of 50 Church st; James C. Nugent; V. Lindsley; and additional space to Daniel E. Moran, White Investment Co. and Blair & Nathan; and to Nicholas Attanasio for the Phipps Estates the 4-sty dwelling at 9 East 43d st.

PORTER & CO. leased for D. & J. H. Tonjes to Abraham Sobel the store in 310 West 125th st.

MARK RAFALSKY & CO. leased for the 21st St. and Fifth Ave. Corporation the 5th loft, containing 10,000 sq. ft., in 160 5th av, to the Daniel Osterweis Co., ladies' neckwear, who have been for a number of years at 237 Lafayette st.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Herbert C. Pell of Tuxedo, N. Y., the building at 632 8th av, a 5-sty building. The new tenants are Razzetti & Cella, now at 630 8th av, adjoining, where they have conducted a restaurant for a number of years. The property just acquired will be used as an addition.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Ferdinand J. Fullayter the store and basement in 53 West 45th st to E. & V. Ludwig, "the Pot Luck Tea Room."

DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased the parlor floor store at the southwest corner of 46th st and Madison av for Max Williams to Miss Ella Borland; space in 23 and 25 East 26th st to John R. Bray; at 27 William st to Joseph Levy, Jacob S. Rosenthal and Leon Stern; in the New York Produce Exchange to Lorenz G. Spindler; 2d loft in 30 Howard to A. Tabachnik, and the store and basement at 506 Broadway to the Eagle Hosiery and Glove Co.

WILLIAM I. ROSENFELD leased lofts in 135 to 139 West 17th st to A. Leipzig, of 127 West 17th st; Inslee Fotografic Co., of 135 West 17th st; Wilkenfeld & Wench and the Deck Co.

LOUIS SCHRAG leased for George G. Powell the store and basement in 69 West 23d st for 10 years.

LOUIS SCHRAG leased for the Amco Realty Co. the 6th loft in 158 and 160 West 29th st to Berkowitz & Trenhaft, of 142 West 26th st; in 121 West 22d st the 2d loft to E. & J. Heurtzberg; for Samuel Heyman the 3d loft in 158 West 23d st to Herman L. Flam, of 60 Grand st; and for Johnson & Fleischhauer, the top loft in 107 to 111 West 25th st to Youngman & Knauer.

THE EVERETT M. SEIXAS CO. leased, furnished, apartments in the Idaho, at 55th st and Broadway, for Mr. Horner; in the Victoria, at 97th st and Riverside dr, for Mrs. Kirby Thomas; at 150 West 80th st for Mr. A. Baron; at 251 West 95th st for Mrs. Lewis, and in the Nevada, at Broadway and 69th st, to Lillian Duke.

SIMON SINDEBAND leased for Jacob Gordon to Hershkowitz & Raynes the southeast cor-

ner of Lenox av and 115th st; southwest corner of Lenox av and 115th st; northeast corner of Lenox av and 115th st, and the southeast corner of Lenox av and 112th st, 5 and 6-sty flats. The leases are for three years at an annual rental of about \$45,000.

E. E. THOMAS leased the 3-sty dwelling, 885 St. Nicholas av, to Frederick Allen

HENRY TRENKMANN leased the 12th floor in 37-39 West 28th st to Miller & Karduner, of 10 West 13th st; the 9th floor in 40 East 21st st to F. Newman; 3d floor in 34 West 15th st to Glick and Mensch; 3d floor in 180 Lafayette st to the Besco Novelty Co.

HENRY TRENKMANN leased additional space in the Waldorf Building to M. & H. Rent-

ner, the 9th floor in 126 to 130 West 22d st to the International Cloak Manufacturing Co., of 110 West 14th st; and the 6th floor in the same building to May Goldstein.

TUCKER, SPEYERS & CO. leased apartments in 219 West 81st st to Mrs. Raymond Crosby and Miss Berna Collen.

THE UNITED STATES REALTY & IMPROVEMENT CO. leased the front of the 3d floor in 115 Broadway to Sidney Spitzer & Co., of Chicago, Cincinnati and Toledo, dealers in municipal bonds; space to Raymond W. Marshall, M. L. Hewitt, H. A. Feder, James E. Schuyler, Samuel Blum and Green & Zimmerman; front of the 20th floor in 111 Broadway to the firm of Elkus, Gleason & Proskauer, of

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which Abram I. Elkus is senior member; and space in the Trinity Building to Wendel P. Hammon, United Painters' Factories, Inc., Eastern Gravel Corporation, Thomas J. Brooks, Francis S. van der Veer, estate of J. Lange-loth, Kisselburgh & Leifer, and Walter G. Oakman and William Henry Barnum.

CHARLES B. WALKER leased for J. Huntley loft in 394 Canal st to Louis Schanz; for R. Victorius the 2d loft in 48 Howard st to the Aluminum Foundry Co. and space in the new Marcus fireproof building at 121 and 123 Canal st to M. B. Pohs Co., C. Mendenhall, and Friedman Co.

WILLIAM R. WARE leased the following houses: For Dr. Francis W. Davis, 153 West 94th st, to Dr. John Lamson; for Benjamin F. Romaine, 67 West 97th st, to Arnold Steiner, and for James Campbell, 333 West 85th st, to Ida Terwilliger.

SIDNEY L. WARSOWER leased the 4-sty loft building at 218 West 137th st to the Green Motor Trucking Co. and the store in 356 West 42d st to John Blankenhorn.

WM. A. WHITE & SONS leased to Matthew Bender & Co. an entire floor in 26 John st for a branch. The lessees are law publishers and have recently completed their new building at Albany, N. Y.

THE F. R. WOOD, W. H. DOLSON CO. leased for Judge Joseph F. Mulqueen the 3-sty dwelling at 153 West 91st st to Lansing Walsh.

Bronx.

O'HARA BROTHERS leased following apartments: In 2975 Briggs av to Albert Geisinger; in 2974 Briggs av to Mrs. John McCann; in 2656 Decatur av to G. Hoffman, L. A. Morrison and F. W. Dowling; in 2763 Webster av to Patrick Boylan; in 3254 Decatur av to Charles Conley; in 247 Bedford Park Boulevard to Mrs. Schnauder; in 243 Bedford Park Boulevard to R. Hutchinson; in 243 Bedford Park Boulevard to F. B. Coigne; in 2985 Briggs av to Blake A. Hoover; in 3255 Parkside place to Mrs. D. Ryan; in 2674 Briggs av to Hugh Dolan; at northwest corner Pond place and 197th st to Dr. Paul Quedenfeldt, and in 3153 Decatur av to Mrs. M. Rooney; and the dwellings southeast corner 205th st and Concourse to S. Frank; 2260 Aqueduct av to Samuel Lord; 365 East 194th st to George E. Farless; 328 East 239th st to B. W. Ronzone; 340 East 235th st to R. S. Stantial; at northeast corner 201st st and Briggs av to D. Lordi; at southwest corner of 201st st and Marion av to John B. Malatesta; 2578 Briggs av to K. Loonan, and at 1980 Morris av to R. Brickelmaier and Malvina Hoeland.

Brooklyn.

THE BULKLEY & HORTON CO. leased for 5 years the 4-sty building at 408 Park av to the F. W. Lenye Trucking Co., of Manhattan.

JOHN J. HALLERON leased apartments in 68 Columbia Heights to Samuel De Lisser and to Thomas H. Montgomery, and in 72 Columbia Heights to Mrs. Catherine L. Darby and Robert S. Armstrong.

Queens.

THE LEWIS H. MAY CO. leased for Miss A. J. Barker the "Britain," a summer hotel on Meredith av, facing the Atlantic Ocean, Arverne, L. I., to Benjamin Shapiro.

Suburban.

MISS LOUISE BOWER leased to Mrs. K. M. Kane the residence and grounds at 32 Cathedral av, Garden City, L. I., for the present tenant, Ambassador Walter H. Page and the owner, Silas F. Potter.

FEIST & FEIST leased for the Groebe-McGovern Realty Co. to Israel Jackson and Saul Young the ground floor and basement of the factory building at 226 Sherman av, Newark, N. J., for a steam laundry.

PEASE & ELLIMAN rented for Norman deR. Whitehouse to George J. Whelan his country estate at Westbury, L. I.

JOHN F. SCOTT rented for Mrs. Betz Taylor her house at the corner of Burton av and Chapman rd, Woodmere, L. I., to Howard S. Cullman; for Mrs. Hannah N. L. Sherman her cottage, Ingleside, in Breezy Way, Lawrence, L. I., to J. Howland Auchincloss, and for W. H. Schiffer his cottage, Winona, at Lawrence Beach, L. I., to Robert W. Gifford.

ARTHUR STEWART, of the Stewart Publishing Co., rented his home at Murray Hill, Scarsdale Estates, to H. J. Davis of Manhattan.

FEIST & FEIST leased for Oscar Michael to the Theta Pi the upper part of the studio building 17 West Park st for a club room.

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:

HENRY BATTERMAN.—116 Hillside av, 50x200, vacant, \$12,000; 118 Hillside av, 2½-sty dwelling, 50x20, \$14,700; 120 Hillside av, 50.5x202.6, irreg, vacant, on the north side of the hill leading to Fort George, \$3,000.

ELLA G. BOGARDUS.—204 Front st, 4-sty building, 24x74, \$22,000; 209 Front st, \$29,000.

SAMUEL LEVISON.—368-370 Madison st, 6-sty tenement, 50.2x94, \$55,000.

ABBY AUSTIN POTTER.—108 South st, 4-sty loft, 16.10x79.6, 1/7th undivided interest, \$1,750; 42 Warren st, 5-sty loft, 25x100.3, 1/7th undivided interest, \$7,000.

JOSEPH SLEVIN, JR.—29 Murray st, northeast corner Church st, through to 33 Warren st, 5-sty loft, 25.6x175.10, \$250,000; 47 Murray st, 5-sty loft, 25x100.4, \$67,000.

FLEMING SMITH.—128 Front st, 5-sty loft, 23.4x70.2, \$32,000; 168 Duane st, 5-sty loft, 30.6x126.3, \$66,000; 405-407 Lafayette st, 4-sty building known as Lafayette Baths and Hotel, 54.2x150, \$112,500; 451-453 Lafayette st, 6-sty loft, 50x99.11, \$80,000.

OBITUARY

ISAAC METZGER, of the old firm of Oppenheimer & Metzger, active building loan operators from 1885-1905, died this week, in his 87th year.

PHILIP SCHUBBACH, a real estate operator, died on Tuesday at his home, 1144 Nostrand av, Brooklyn, aged fifty.

THEODORE D. WARREN, aged seventy-eight, formerly in charge of the loan department of the Fourth National Bank of New York, died at his home in Orange, N. J., on Sunday. He was a graduate of Brown University.

REAL ESTATE STATISTICS

The Following Table is a Resumé 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 tables is a resumé from January 1 to date.

MANHATTAN

Conveyances.	1914		1913	
	Dec. 4 to 10	Dec. 5 to 11	Dec. 4 to 10	Dec. 5 to 11
Total No.....	102	112		
Assessed value.....	\$5,219,400	\$7,990,000		
No. with consideration..	20	11		
Consideration.....	\$730,400	\$755,650		
Assessed value.....	\$752,000	\$874,500		
Jan. 1 to Dec. 10 Jan. 1 to Dec. 11				
Total No.....	6,757	7,293		
Assessed value....	\$452,767,257	\$462,060,961		
No. with consideration..	735	970		
Consideration.....	\$31,836,597	\$39,686,999		
Assessed value.....	\$33,991,721	\$43,064,762		

Mortgages.

	1914		1913	
	Dec. 4 to 10	Dec. 5 to 11	Dec. 4 to 10	Dec. 5 to 11
Total No.....	69	81		
Amount.....	\$870,612	\$1,170,462		
To Banks & Ins. Cos....	10	14		
Amount.....	\$302,500	\$378,500		
No. at 6%.....	30	46		
Amount.....	\$186,866	\$333,072		
No. at 5½%.....	.....	.....
Amount.....	.....	.....
No. at 5%.....	14	21		
Amount.....	\$466,200	\$593,300		
No. at 4½%.....	.....	1		
Amount.....	.....	\$11,000		
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	25	13		
Amount.....	\$237,546	\$233,090		
Jan. 1 to Dec. 10 Jan. 1 to Dec. 11				
Total No.....	3,815	4,609		
Amount.....	\$114,481,188	\$157,921,065		
To Banks & Ins. Cos....	821	1,055		
Amount.....	\$52,025,324	\$91,217,599		

Mortgage Extensions.

	1914		1913	
	Dec. 4 to 10	Dec. 5 to 11	Dec. 4 to 10	Dec. 5 to 11
Total No.....	29	45		
Amount.....	\$962,700	\$1,726,000		
To Banks & Ins. Cos....	5	6		
Amount.....	\$167,500	\$181,000		
Jan. 1 to Dec. 10 Jan. 1 to Dec. 11				
Total No.....	1,872	1,796		
Amount.....	\$106,928,430	\$80,048,418		
To Banks & Ins. Cos....	676	578		
Amount.....	\$68,718,810	\$48,161,550		

Building Permits.

	1914		1913	
	Dec. 5 to 11	Dec. 6 to 12	Dec. 5 to 11	Dec. 6 to 12
New buildings.....	2	6		
Cost.....	\$353,500	\$35,500		
Alterations.....	\$190,802	\$129,996		
Jan. 1 to Dec. 11 Jan. 1 to Dec. 10				
New buildings.....	388	535		
Cost.....	\$44,273,565	\$55,465,215		
Alterations.....	\$10,415,497	\$11,254,737		

BRONX.

Conveyances.	1914		1913	
	Dec. 4 to 10	Dec. 5 to 11	Dec. 4 to 10	Dec. 5 to 11
Total No.....	61	115		
No. with consideration..	16	17		
Consideration.....	\$155,899	\$113,310		
Jan. 1 to Dec. 10 Jan. 1 to Dec. 11				
Total No.....	5,800	7,211		
No. with consideration..	539	706		
Consideration.....	\$6,331,836	\$6,133,629		
Mortgages.				
	1914		1913	
	Dec. 4 to 10	Dec. 5 to 11	Dec. 4 to 10	Dec. 5 to 11
Total No.....	41	66		
Amount.....	\$200,197	\$606,700		
To Banks & Ins. Cos....	4	9		
Amount.....	\$33,500	\$185,700		
No. at 6%.....	20	27		
Amount.....	\$83,167	\$143,083		
No. at 5½%.....	4	12		
Amount.....	\$16,250	\$193,360		

No. at 5%.....	4	8
Amount.....	\$39,130	\$44,757
Unusual rates.....		
Amount.....		
Interest not given.....	13	19
Amount.....	\$61,650	\$225,500

Jan. 1 to Dec. 10		Jan. 1 to Dec. 11	
Total No.....	3,514		5,333
Amount.....	\$29,803,068		\$37,740,863
To Banks & Ins. Cos.....	323		356
Amount.....	\$5,960,451		\$6,425,341

Mortgage Extensions

Dec. 4 to 10		Dec. 5 to 11	
Total No.....	10		18
Amount.....	\$242,000		\$292,150
To Banks & Ins. Cos.....	2		7
Amount.....	\$37,000		\$152,000

Jan. 1 to Dec. 10		Jan. 1 to Dec. 11	
Total No.....	652		587
Amount.....	\$12,768,110		\$12,659,210
To Banks & Ins. Cos.....	124		117
Amount.....	\$3,502,150		\$3,263,150

Building Permits

1914		1913	
Dec. 4 to 10		Dec. 5 to 11	
New buildings.....	5		11
Cost.....	\$75,550		\$304,900
Alterations.....	\$3,200		\$10,900

Jan. 1 to Dec. 10		Jan. 1 to Dec. 11	
New buildings.....	690		789
Cost.....	\$16,096,432		\$19,496,116
Alterations.....	\$991,225		\$1,204,518

BROOKLYN.

Conveyances.

1914		1913	
Dec. 3 to 9		Dec. 4 to 10	
Total No.....	314		488
No. with consideration..	30		76
Consideration.....	\$119,836		\$271,082

Jan. 1 to Dec. 9		Jan. 1 to Dec. 10	
Total No.....	21,876		22,483
No. with consideration..	2,183		2,172
Consideration.....	\$13,222,979		\$12,537,075

Mortgages.

1914		1913	
Dec. 3 to 9		Dec. 4 to 10	
Total No.....	268		333
Amount.....	\$992,230		\$1,554,615
To Banks & Ins. Cos.....	44		72
Amount.....	\$276,000		\$688,350
No. at 6%.....	156		180
Amount.....	\$368,635		\$434,910
No. at 5 1/2%.....	71		78
Amount.....	\$497,650		\$553,150
No. at 5%.....	29		55
Amount.....	\$99,225		\$355,570
Unusual rates.....	1		5
Amount.....	\$4,900		\$32,100
Interest not given.....	11		15
Amount.....	\$22,720		\$178,885

Jan. 1 to Dec. 9		Jan. 1 to Dec. 10	
Total No.....	15,638		16,144
Amount.....	\$64,684,337		\$64,143,675
To Banks & Ins. Cos.....	2,862		3,458
Amount.....	\$22,628,539		\$23,583,656

Building Permits.

1914		1913	
Dec. 4 to 10		Dec. 5 to 11	
New buildings.....	79		90
Cost.....	\$386,900		\$1,427,725
Alterations.....	\$61,400		\$48,005

Jan. 1 to Dec. 10		Jan. 1 to Dec. 11	
New buildings.....	4,202		3,504
Cost.....	\$36,595,006		\$29,726,874
Alterations.....	\$2,749,360		\$3,427,661

QUEENS.

Building Permits.

1914		1913	
Dec. 4 to 10		Dec. 5 to 11	
New buildings.....	58		70
Cost.....	\$143,495		\$551,700
Alterations.....	\$9,105		\$13,875

Jan. 1 to Dec. 10		Jan. 1 to Dec. 11	
New buildings.....	4,270		4,164
Cost.....	\$18,212,141		\$15,203,970
Alterations.....	\$1,143,256		\$1,242,844

RICHMOND.

Building Permits.

1914		1913	
Dec. 4 to 10		Dec. 4 to 10	
New buildings.....	16		14
Cost.....	\$17,892		\$27,620
Alterations.....	\$3,450		\$3,200

Jan. 1 to Dec. 10		Jan. 1 to Dec. 10	
New Buildings.....	\$1,033		899
Cost.....	\$1,693,066		\$2,089,309
Alterations.....	\$248,496		\$291,778

REAL ESTATE NOTES.

WILLIAM A. WHITE & SONS have been appointed agents for the 6-sty manufacturing building, 42-44 Bond st.

ALBERT B. ASHFORTH, INC., has been appointed agent for 85 5th av, 42 West 15th st and 28-30 West 23d st through to 9-19 West 22d st.

HUBERTH & HUBERTH have been appointed agents for 121-123 East 126th st, 689-691 East 132d st, 960 East 178th st, 910-912 East 178th st and 539-543 East 184th st.

J. EDGAR LEAYCRAFT & CO. have been appointed agents for 764-766 8th av, 264 West 47th st, 71-73 East 128th st, 16 East 17th st, 635 West 42d st, and 424 7th av.

BRONX COUNTY PROPERTY OWNERS' ASSOCIATION will have a dinner in Ebling's Casino on Thursday evening, the 17th inst., for which the tickets will be \$2 each.

J. B. ENGLISH announces that he was the sole broker in the recent sale of the 5-sty loft building 243-245 West 47th st for George Bickelhaupt to Leonard L. Hill, who gave in part payment the 4-sty building 52 West 37th st.

ELECTUS T. BACKUS has moved his office to 2457 Broadway. He has been appointed agent for the "Continental" apartment house at Broadway and 177th st and for 605 West 155th st.

CITY OF NEW YORK has contracted to purchase 10 to 14 Lexington av, three or four properties at the northwest corner of 22d st, on which will be erected a vocation school, as was announced a few months ago.

NEHRING CO. has been appointed agent for the 4 new apartment houses at the northeast corner of St. Nicholas av and 175th st and the northwest corner of Audubon av and 175th st, by the 175th St. Holding Co., David Zipkin, president.

A. J. MADDEN was the broker in the sale for William McVeigh to the Mott Avenu Realty Co. of a vacant plot 50x125 on the west side of Vyse av, adjoining the property recently bought by them, making a plot 150x144. Buyers will improve with 5-sty apartments.

SMITH & PHELPS negotiated the exchange recorded last week involving the 5-sty flat at 743 East 182d st and the plot 100x90 on the west side of Anthony av, 135.7 ft. north of 174th st. The sellers were the 182d and Garden Sts. Co. and Edward M. Clarke, respectively. The same brokers also negotiated the recently-recorded sale of the 5-sty apartment house, 743 East 182d st, for A. H. Mittleman to the 182d and Garden Sts Co.

JAMES L. WELLS, State Treasurer-elect, has been elected to serve the twenty-second term as president of the Real Estate Auctioneers' Association. Other officers will be D. Phoenix Ingraham, vice-president and secretary; William F. Redmund, treasurer. The executive committee comprises Bryan L. Kennelly, Joseph P. Day, Hugh D. Smyth, Samuel Goldsticker and Lewis Phillips. The Association decided to begin a movement to make its position better known to lawyers, referees and judges of the court regarding public sales of real estate, the idea being to eliminate irresponsible auctioneers.

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.

In contrast to the results of auction sales held in the Manhattan and Bronx Exchange Sales Rooms, for the last few months a great number of which have not brought the amount of encumbrances, was the sale of two Bronx properties this week to outside buyers for prices that not only exceeded existing liens but even returned a considerable sum to the defendants. The six-story apartment house at 899 Elton avenue was sold to Gustave Weil for \$37,500, which was \$10,000 above existing claims. Oscar T. Mackey paid \$23,800 for the two-story dwelling at 2226 Loring place. Encumbrances on this property aggregated about \$10,000.

Among the important offerings next week will be the block front on Fifth avenue, between 105th and 106th streets, one of the properties of the New York Real Estate and Security Company. This property was originally scheduled to be sold at auction on Nov. 17, but the sale was postponed until next Tuesday. The seven and eight-story office building at the southwest corner of Wall and Pearl streets will also be one of the offerings, as a result of an action brought by the Equitable Life Assurance Society to recover \$292,307.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Dec. 11, 1914, at the New York Real Estate Sales-room, 14 and 16 Vesey st.

JOSEPH P. DAY.

222 st, 28-30 W (*), ss, 441.9 w 5 av, 50.1 x 98.9, 6-sty stn loft & str bldg; due, \$188,-385.62; T&C, \$6,888.20; Bank for Savgs in City N. Y. 190,000

322 st, 128 E (*), ss, 80 w Lex av, 20x 89.8, 2-sty bk stable; due, \$24,932.64; T&C, \$525.10; Maimie E Cohen et al, exrs. 24,000

86TH st, 538 E (*), ss, 198 w East End av, 20.3x102.2, 3-sty stn tnt; due, \$9,097.14; T&C, \$655.84; W Wilton Wood. 9,000

128TH st, 119 E (*), ns, 232 e Park av, 16x99.11, 3-sty & b stn dwg; due, \$8,916.55; T&C, \$472.07; Emille J Murray. 7,500

129TH st E, nwc Madison av, see Madison av, 2034.

163D st, 442 W (*), ss, 200 e Ams av, 25x 112.6, 5-sty bk tnt; due, \$21,218.79; T&C, \$1,203.49; Emigrant Indust Savgs Bank. 21,500

Lexington av, 1626-S (*), ws, 100.11 n 102d, 44.11x100, 6-sty bk tnt; due, \$13,-344.52; T&C, \$458.35; sub to 1st mtg \$30,-000; Ver Planck Estate. 31,062

Madison av, 2034 (*), nwc 129th, 18x75, 3-sty & b stn dwg; due, \$13,015.41; T&C, \$377.65; Lee W Groves, trste, et al. 1,000

5TH av, 1489 (*), es, 63.2 s 120th, 37.8x 100, 6-sty bk tnt & str; due, \$48,303.88; T&C, \$1,077.50; Lawyers Mtg Co. 46,000

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Auction Sales, New York, Continued.

STH av, 464, es, 49.4 n 33d, 24.8x100, 4-sty stn tnt & str & 4-sty bk rear tnt; due, \$11,250.16; T&c, \$3,565.60; sub to 1st mtg \$45,000; Emma Ellsworth. 45,025

HENRY BRADY.

99TH st, 218 E (*), ss, 285 e 3 av, 25x100.11, 5-sty bk tnt & str; due, \$20,254.14; T&c, \$366.10; American Mtg Co. 19,000

116TH st, 353 E, ns, 100 w 1 av, 16.8x100.11, 3-sty & b bk dwg; withdrawn.

117TH st, 508 E (*), ss, 98 e Pleasant av, 25x100.10, 3-sty bk loft & str bldg & 3-sty bk rear loft bldg; due, \$16,120.64; T&c, \$1,989.77; Helen H Steele. 18,000

135TH st, 17 W (*), ns, 216.8 w 5 av, 18.4 x99.11, 4-sty & b bk dwg; due, \$9,792.81; T&c, \$457.95; Clarence Tucker et al, trstes. 8,000

1ST av, 2123 (*), ws, 25.11 n 109th, 25x75, 4-sty bk tnt & str; due, \$2,357.36; T&c, \$330.40; sub to pr mtg of \$15,000; Giuseppe D'Allesio. 16,000

2D av, 1911 (*), ws, 42 s 99th, 28x100, 5-sty bk tnt & str; due, \$19,389.43; T&c, \$456.79; Excelsior Savgs Bank of City N Y. 15,000

BRYAN L. KENNELLY.

113TH st W (*), ss, 100 w 7 av, 50x100.11, vacant; due, \$24,523.04; T&c, \$1,077; Robt C Sands. 24,000

M. MORGENTHAU JR. CO.

3D av, 2336 (*), ws, 49.11 s 127th, 24.11x100, 4-sty bk tnt & str; due, \$31,424.31; T&c, \$890.03; Jno D Hass, admr. 31,100

SAMUEL GOLDSTICKER.

127TH st, 126 W (*), ss, 275 w Lenox av, 25x99.11, 6-sty bk tnt; due, \$31,036.48; T&c, \$667; Equitable Trust Co of N Y, sub trste. 30,000

Total \$536,187
 Corresponding week 1913 369,601
 Jan 1, 1914, to date 33,610,393
 Corresponding period 1913 37,003,874

Bronx.

The following are the sales that have taken place during the week ending Dec. 11, 1914, at the Bronx Salesrooms, 3208-10 3d av.

JOSEPH P. DAY.

Hall pl, 1069 on map 1077 (*), ws, 124.11 s 167th, 25x102.2x28.2x103.5, 2-sty fr dwg; due, \$2,646.06; T&c, \$327.61; Chas A Willets. 2,000

179TH st, 641 E, nec Hughes av (No 2014), 96.1 to Belmont av (No 2013) x80.9x95x66.5, 2-5-sty bk tnts; due, \$5,123.25; T&c, \$5,714.41; sub to 1st mtg \$6,500; Stephen H Jackson. 11,933

Arnoff av (*), nwc Eastern Blvd, 3x715.10x280.3x—; due, \$6,452.10; T&c, \$1,000; sub to 1st mtg \$10,000; Barbara Rosenberg. 14,500

Belmont av, 2013, see 179th, 641 E.

Eastern Blvd, nwc Arnoff av, see Arnoff av, nwc Eastern Blvd.

Hughes av, 2014, see 179th, 641 E.

SAMUEL MARX.

219TH st, 643 E (*), ns, 205 e Carpenter av, 50x114; Rose Frey. 3,700

Fulton av, 1719 (*), ws, 36.10 s 174th, 18x86.3x18.1x86.11, 2-sty bk dwg; due, \$5,926.49; T&c, \$274.27; Audie B Seligmann et al, admsr. 6,300

GEORGE PRICE.

Gleason av, ss, 555 e Olmstead av, 49.11 x103.1; due, \$663; T&c, \$473.63; S B Hickox. 1,950

JAMES J. DONOVAN.

Elton av, 899, ws, 63.8 s 162d, 31.10x105.4 x25x124.8, 6-sty bk tnt; due, \$26,602.61; T&c, \$1,106; Gustav Weil. 27,500

Powell av (*), ns, 178.11 w Olmstead av, 49.11x103.1; due, \$619.01; T&c, \$443.67; Sidney B Hickox. 1,900

JAMES L. WELLS.

Loting pl, 2226, es, 387.8 n Hall of Fame ter, 79.4x127.11x77.11x113.5, 2-sty fr dwg; due, \$8,383.40; T&c, \$1,806.87; Oscar T Mackay. 23,800

D. PHOENIX INGRAHAM.

Andrews av, 2229 (*), ws, 161.8 s 183d, 75.11x100x27.11x110.11; due, \$16,353.57; T&c, \$1,062.17; Anna M Hobbs, trste. 14,000

Total \$117,583
 Corresponding week 1913 345,400
 Jan. 1, 1914, to date 6,379,919
 Corresponding period 1913 6,795,072

Brooklyn.

The following are the sales that have taken place during the week ending Dec. 9, 1914, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.

BOERUM ST., ns, 125 w Graham av, 25x100; withdrawn

LINDEN ST (*), nws, 400 sw Central av, 125x100; Gustav Regensburg et al. 6,500.00

NAVY ST., es, 100 s Lafayette, 25x100; Peter Cucurullo. 5,650.00

PACIFIC ST (*), ns, 375.6 w Hopkinson av, 24.6x100; Brooklyn Trust Co. 11,500.00

VAN BUREN ST (*), ss, 235.9 w Summer av, 19.3x100; Henry Kiechlin. 4,600.00

BAY 39TH ST., nws, 201 sw Bath av, 86.2x96.8; A B Roberts. 4,250.00

58TH ST., ns, 233.4 w 4 av, 26.8x100.2; withdrawn

CLARENDON RD (*), sec E 29th, 20x100; Spencer. 5,000.00

LINCOLN RD., sec Bedford av, 23.8x105; Jno Plunkett. 430.00

BAY RIDGE AV., nwc Bay, —x290 to 68th x irreg; withdrawn

WILLIAM J. McPHILLIAMY & CO.

FULTON ST (*), svs, 25.2 nw Henry, 14.6x59.11x irreg; Cyrus V Bunce et al. 2,000.00

PACIFIC ST, nwc Hopkinson av, 100x100; withdrawn

ROSS ST (*), nws, 72.4 sw Wythe av, 18.6x38; Williamsburgh Savgs Bank. 1,850.00

UNION PL., ns, 147.4 w Locust, 50x203.5; Jas F McElduff. 6,750.00

E 2D ST (*), es, 140 n Av N, 26.8x113; Eliz R Lake et al. 3,000.00

11TH ST., svs, 62.3 nw 6 av, 15x100; Gustave Voelcker. 1,760.00

58TH ST., ns, 180 w 4 av, 15x100.2; withdrawn

CHURCH AV., ss, Lots 35 to 39, map of land of Trustees of Reformed Dutch Church; withdrawn

FVBERGREEN AV., es, 60.8 s Palmetto, 20x80; Johann C Menger. 2,700.00

11TH AV., nws, 60.2 ne 49th, 20x100; Chas C Fuchs. 5,110.00

18TH AV., nwc 81st, 182.5x102x irreg; Gottfried J Kohlhepp. 16,025.00

NATHANIEL SHUTER.

LEFFERTS ST (*), ss, 116.2 e Nosstrand av, 20x102.6; Alfred C Hafely. 3,700.00

PACIFIC ST (*), ns, 326.6 w Hopkinson av, 24.6x100; Brooklyn Trust Co; action 1. 11,600.00

PACIFIC ST (*), ns, 351 w Hopkinson av, 24.6x1; action 2; Brooklyn Trust Co. 11,600.00

PENN ST (*), ss, 265.4 w Lee av, 20x100; Saml Newman. 4,582.00

44TH ST., ss, 358.8 e 3 av, 16.8x100.2; Thos H Doring. 3,200.00

49TH ST., svs, 100 se 12 av, 40x100.2; withdrawn

ROGERS AV (*), ws, 142.3 s Martense, 20x95; M E Realty Co, Inc. 8,250.00

3D AV., sec 39th, 25x100; North American Brewing Co. 9,100.00

JAMES L. BRUMLEY.

BERRIMAN ST., es, 255 n Wortman, 20 x100; Margt A Roberts. 136.00

QUINCY ST (*), ss, 230.8 e Lewis av, 19x100; Hannah M Lovett. 4,000.00

E 28TH ST., sec Av D, 29.6x100; City N Y. 1,500.00

ATKINS AV (*), es, 220 s New Lots rd, 140x100x irreg; Amanda S Carpenter. 2,000.00

JERE JOHNSON, JR., CO.

W 36TH ST (*), es, 370 n Neptune av, 80x118.10; Lafayette Trust Co. 1,600.00

48TH ST., svs, 220 n 13 av, 20x100.2; adj Dec 22

Total \$138,393.00
 Corresponding week 1913 195,050.00

VOLUNTARY AUCTION SALES.

Manhattan.

GEORGE G. BAKER.

DEC. 12.
 To be held on premises at 1.30 P. M.
 164 LOTS & 6 dwellings of Edgehill Terrace, on Arlington, Netherland, Edgehill & Johnson avs & Spuyten Duyvil rd, Johnson av ter & 227th & 230th sts.

Brooklyn.

NATHANIEL SHUTER.

DEC. 17.
VERNON AV., 169, ns, 237.6 e Tompkins av, 18.9x100, 2-sty & b stn dwg (exrs).

ADVERTISED LEGAL SALES.

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

Manhattan.

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

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

DEC. 14.
CLINTON ST., 97, ws, 225.4 s Rivington, 25.4x100, 5-sty bk tnt & str; Philip Klein et al exrs—Rachel Melzer et al; F E Klein (A); Cambridge Livingston (R); due, \$11,790.34; T&c, \$1,182.91; sub to mtg \$32,000; Samuel Marx.

STANTON ST., 125, ss, 50 e Essex, 25x75, 5-sty bk tnt & str; Philip Klein et al exrs—Bernard Kohn et al; F E Klein (A); Cambridge Livingston (R); due, \$7,538.17; T&c, \$747.60; sub to mtg \$22,000; Samuel Marx.

AMSTERDAM AV., 108, ws, 100.2 n 64th, 25.3x100, 5-sty stn tnt & str; Lillian M Jauss—Anna C Erb et al; Cornelius Huth (A), 34 Nassau; Neilson Olcott 2d (R); due, \$4,418.82; T&c, \$300; sub to 2 mtgs aggregating \$28,000; mtg recorded Feb 24, 1909. Joseph P Day.

DEC. 15.
MANHATTAN ST., 107-13, ns, 100 e Old Bway, 72x100x64x100.2, 6-sty bk tnt & str; Albany Savings Bank—Edgar Construction Co et al; Tracey, Cooper & Townsend (A), Albany, NY; Edw L Parris (R); due, \$101,857.69; T&c \$4,119.68. Joseph P Day.

23D ST., 403-7 E, ns, 81.6 e 1 av, 75x98.9, 6-sty bk stable; General Theological Seminary of the Protestant Episcopal Church in the U S—Thos J Mooney et al; Murray, Ingersoll, Hoge & Humphrey (A), 16 William; Myron Sulzberger (R); due, \$64,325.66; T&c, \$3,620.23. Joseph P Day.

40TH ST., 456 W, ss, 100 e 10 av, 25x98.9, 3-sty bk tnt & str, 1-sty ext; Margaret Marx—Jacob J Vogel et al; Albert W Venino (A), 59 Wall; Max Altmayer (R); due, \$13,400.87; T&c, \$144; mtg recorded July 8, 1907. Joseph P Day.

65TH ST., 325 E, ns, 335 w 1 av, 20x100.5, 3-sty & b bk dwg; Theodore W Rockwell—Ferdinand J Kunkler et al; Chas A Deshon (A), 258 Broadway; Percival H Gregory (R); due, \$5,708.72; T&c, \$180. Joseph P Day.

105TH ST., 1-1 E, see 5 av, 1240-8.

106TH ST., 2-10 E, see 5 av, 1240-8.

118TH ST., 157 E, ns, 260 w 3 av, 25x100.11, 5-sty stn tnt & str; Cortlandt de Peyster Field et al, exrs—Chas E F McCann et al; Harold Swain (A), 176 Broadway; Eugene F McGee (R); due, \$16,129.81; T&c, \$365. Henry Brady.

5TH AV., 1240-S, es, whole front between 105th st (No 1) and 106th st (Nos 2-10), runs n 201.10x150x50x100.11xw50x100.11xw100 to beg, vacant; N Y Life Ins Co—Edw Fagan et al; Geo W Hubbell (A), 346 Broadway; Michael J Scanlan (R); due, \$221,228.62; T&c, \$8,981; mtg recorded Feb 7, 1911. Henry Brady.

DEC. 16.
 No Legal Sales advertised for this day.

DEC. 17.
115TH ST., 420 E, ss, 195 e 1 av, 25x100.10, 4-sty bk tnt & str; Caroline A Lane—Marianino Bonagur et al; J Albert Lane (A), 320 Broadway; Edw H Finch (R); due, \$11,092.52; T&c, \$1,150.83; mtg recorded June 29, 1911. Joseph P Day.

115TH ST., 612-4 W, ss, 225 w Broadway, 50x100.11, 8-sty bk tnt; Henry L Scheuerman—Carab Realty Co et al; Harry F Mela (A), 160 Broadway; Lyttleton Fox (R); due, \$23,126.45; T&c, \$2,670. Joseph P Day.

176TH ST., 517-9 W, see Audubon av.

AUDUBON AV., 219, nec 176th (No 517-9), 99.11 x100, 6-sty bk tnt & str; Jos E Marx—Shelburne Realty Co et al; Lese & Connolly (A), 35 Nassau; Geo W Collins (R); due, \$10,448.38; T&c, \$1,811.80; sub to a mort of \$145,000; Chas A Berrian.

DEC. 18.

LEWIS ST., 68, sec Rivington (No 307), 80x24.11, 6-sty bk tnt & str; Robt L Hoguet et al comm—Cora Kirschberg et al; Harold J Roig (A), 27 William; John P Dunn (R); due, \$38,804.82; T&c, \$1,807.47; mtg recorded July 14, 1909. Henry Brady.

RIVINGTON ST., 307, see Lewis, 68.

35TH ST., 29-33 W, ns, 405 w 5 av, 65x98.9, 12-sty bk loft & str bldg; Union Mortgage Co—Arnel Realty Co et al; Merrill & Rogers (A), 100 Bway; Isidor D Morrison (R); due, \$567,001.97; T&c, \$4,597.35; Joseph P Day.

DEC. 19.
 No Legal Sales advertised for this day.

DEC. 21.
WALL ST., 71-5, swc Pearl, runs w70.4xsw60.9x sel9 to Beaver (Nos 93-5) x61.6 to Pearl xn 22.5 to beg, 7 & 8-sty bk office & str bldg; Equitable Life Assur Soc of U S—Cath H B Smith et al; action 1; Alexander & Green (A), 165 Broadway; Enos S Booth (R); due, \$292,307.28; T&c, \$11,700.25; mtg recorded May 9, 1905. Henry Brady.

134TH ST., 227 W, ns, 266.8 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Jos Reale—Saml L Conwell et al; Maurice J Dix (A), 529 Courtlandt av; Eugene E Spiegelberg (R); due, \$141,129.1; T&c, \$555.80; sub to a mtg of \$7,000. Joseph P Day.

LEXINGTON AV., 1736, ws, 51 n 108th, 25x75, 5-sty stn tnt & str; Chas G Moller et al exrs—Isaac J Danziger et al; Bowers & Sands (A), 46 Cedar; Jos D Kelly (R); due, \$18,789.94; T&c, \$537.41. Henry Brady.

2D AV., 1888, es, 75.2 s 98th, 24.9x100, 4-sty bk tnt & str; Wm H Beam trste—Sarah Katz et al; John Theall (A), 45 Wall; J Philip Berg (R); due, \$11,702.96; T&c, \$132.61. Bryan L Kennelly.

Bronx.

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

DEC. 12 & 14.
 No Legal Sales advertised for these days.

DEC. 15.
AUSTIN PL., ws, 422.8 n 144th, 100x100, vacant; Charlotte A O'Shea—Ellen M Quinlan et al; Wm C Arnold (A), 165 Broadway; Joseph H Radigan (R); due, \$2,253.45; T&c, \$3,081.45. Joseph P Day.

BARTHOLDI ST., ns, 75.9 e Rosewood av, 25x100; Lillian W White—Francesco Mascolo et al; Williamson & Bell (A), 364 Alexander av; Chas E Moore (R); due \$274.01; T&c, \$457.96. James L Wells.

146TH ST., 236-8 E, ss, 300 w Morris av, 50x100, 3-sty bk tnt & str & 2-sty fr dwg; Frances H Bolton et al exrs—Luigi Flora et al; J Albert Lane (A), 320 Broadway; Max Bendit (R); due \$8,575.16; T&c, \$564.95. George Price.

BROOK AV., 1465, ws, 77.9 n St Pauls pl, 22.2x36.2x22.2x35, 3-sty bk tnt & str; Isabella Dennis—Lucio Rugulo et al; Williamson & Bell (A), 364 Alexander av; Chas E Moore (R); due, \$4,356.52; T&c, \$266.93. James L Wells.

BROOK AV., 1528, es, 275 n 171st, 25x100.11, 4-sty bk tnt & str; Hyman Goldstein—Abr Goldstein et al; N Henry W Schutt (A), 30 Church; Maurice J McCarthy (R); due, \$2,302.51; T&c, \$455.39; sub to a first mtg of \$13,000. Chas A Berrian.

MORRIS PARK AV., 629, ns, 1431.11 e Walker av, 25.2x189.6x28.6x174.2; Ellen Fitzgerald—Lizzie Reese; Clarence K McGuire (A), 15 William; Henry A Forster (R); due, \$4,793.82; T&c, \$365.55. Chas A Berrian.

PROSPECT AV., 970-2, es, 73.6 s 164th, 75x182.10x78.3x160.6, 6-sty bk tnt & str; Nathan A Eisler—Geo Keller Consn Co et al; Jos J Baker (A), 34 Nassau; Chas G Hayes (R); due, \$6,961.37; T&c, \$2,896.10; sub to two mtgs aggregating \$122,000 Joseph P Day.

DEC. 16.
BECK ST., 582, ss, 100 w Av St John, 100x125, 2-6-sty bk tnts; Gerson M Krakower—Ostro Consn Co et al; Krakower & Peters (A), 309 Broadway; Matthew P Doyle (R); due, \$15,921.04; T&c, \$1,923.69; sub to a mtg of \$90,275. Jas J Donovan.

184TH ST, 463 E, ns, 128.8 w Washington av, 16.8x100, 3-sty fr tnt; Johann C Hofmann et al—Unexcelled Sales Corpn et al; Gustave Frey (A), 3429 3 av; Wm J McKeon (R); due, \$2,320.73; T&c, \$229.50; sub to a mtg of \$4,500; Jas J Donovan.

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

DEC. 18.
ALEXANDER AV, 126, es, 100 s 134th, 20x 89.6, 4-sty bk tnt & str; College Point Savings Bank—Frederic Bierhoff et al exrs & trstes (Action 2); Fredk S Rauber (A), 145 Nassau; Alex Karlin (R); due, \$7,681.75; T&c, \$200. Joseph P Day.

ALEXANDER AV, 128, es, 80.6 s 134th, 19.6x 89.6, 4-sty bk tnt & str; same—same; (Action 3); same (A); same (R); due, \$7,678.85; T&c, \$200; Joseph P Day.

ALEXANDER AV, 130, es, 61 s 134th, 19.6x 89.6, 4-sty bk tnt & str; same—same; (Action 4); same (A); same (R); due, \$7,668.02; T&c, \$200. Joseph P Day.

ALEXANDER AV, 132, es, 41.6 s 134th, 19.6x 89.6, 4-sty bk tnt & str; same—same; (Action 5); same (A); same (R); due, \$7,668.02; T&c, \$200. Joseph P Day.

DEC. 19.
No Legal Sales advertised for this day.

DEC. 21.
BATHGATE AV, 1775, ws, 293.1 s 175th, 22x62.5, 2-sty fr dwg; Carrie Westerfield—Sophie Miller et al; Burlock E Rabell (A), 38 Park Row; John P Dunn (R); due, \$5,480.93; T&c, \$90. Chas A Berrian.

Brooklyn.

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

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

DEC. 14.
DEAN ST, ss, 121.4 e Stone av, 19x107.2x irreg; also DEAN ST, ss, 49.9 e Stone av, 71.7x106.7 x irreg; Sheriff's sale of all right, title, &c, which Carlo Corrado et al had on Feb 26, 1914, or since; Lewis M Swasey, sheriff; Wm P. Rae.

4TH AV, ws, 58 n President, 56x80; Sheriff's sale of all right, title, &c, which Giuseppe Radosta had on July 21, 1914, or since; Lewis M Swasey, sheriff; Wm P Rae.

DEC. 15.
DEAN ST, sec Stone av, 49.9x57.2x irreg; Excelsior Brewing Co—Carlo Corrado et al; Holm, Whitlock & Scarff (A), 35 Nassau, Manhattan; Manhasseh Miller (R); Nathaniel Shuter.

FULTON ST, ss, 420 e Brooklyn av, 20x100; Denis O'Erien—Potter & Decker Realty Co et al; Jno L Danzilo (A), 119 Franklin av; Chas Y Van Doren (R); Wm J McPhilliomy & Co

HICKS ST, ws, 75 s Union, 25x75; Jos Martini—Gelsomina Valentine et al; Robt V Mathews (A), 30 E 42d, Manhattan; Robt H Koehler (R); Wm J McPhilliomy & Co.

NOLL ST, nws, 175 sw Hamburg av, 25x100; Sheriff's sale of all right, title &c which Jos Tambury had on Dec10'13 or since; Lewis S Swasey, Sheriff; Wm P Rae.

UNION ST, ns, 282.6 w Clinton, 27.6x100; Henry D Bultman—Lillian Hegeman et al; Reynolds & Gale (A), 359 Fulton; Wm H White (R); Wm J McPhilliomy & Co.

E 7TH ST, es, 300 n Av J, 40x120.6; Geo Freifeld—Charity E Van De Water et al; Jeremiah Wood (A), 291 Broadway; Almeth W Hoff (R); Wm P Rae

E 48TH ST, es, 536 s Av L, 18x100; Stephen D Pyle et al—Jacob D Ranck et al; Harvey O Dobson (A), 189 Montague; Calvin McClelland (R); Wm J McPhilliomy & Co.

ATLANTIC AV, ns, 20 w Andrews pl, 20x64.6; Marguerite F Hammill—Ralph Underhill et al; Johnston & Johnston (A), 256 Bway, Manhattan; Almeth W Hoff.

CENTRAL AV, sws, 100 se Troutman, 25x100; Sheriff's sale of all right, title &c which Giovanni Tumminello had on June 12, 1913 or since; Lewis S. Swasey, Sheriff; Wm P Rae.

JOHNSON AV, ns, 100.8 e Scott av, 37.1x131.7x irreg; Patk J McEnroe et al—Jno O'Grady et al; Robt M Johnson (A), 375 Fulton; Jno C L Daly (R); Mm J McPhilliomy & Co.

THATFORD AV, sec Glenmore av, 20x50; Mary E Heath—Jos Levin et al; Harry L Thompson (A), 175 Remsen; Edw H Maddox (R); Wm P Rae.

3D AV, swc Degraw, 100x170; Margaret E Armstrong et al—Jno J Cusick et al; Niebrugge & Maxfield (A), 233 Bway; Geo J S Dowling (R); Nathaniel Shuter.

DEC. 16.
HART ST, ns, 414 w Lewis av, 16x100; Jos Stoopack et al—Harris H Feinstein et al; Henry Salent (A), 200 Bway, Manhattan; Horatio C King (R); Jas L Brumley.

WEST ST, es, 180 n Av C, 36x100; Boyd H Wood Co—Bristol Building Co et al; Matthew W Wood (A), 233 Bway, Manhattan; Meier Steinbrink (R); Wm P Rae.

N 5TH ST, ns, 100 W Havemeyer av, 25x100; Anna Catalano—Wm A Thompson et al; Jos G Giambalvo (A), 26 Court; Harry S Lucia (R); Nathaniel Shuter.

70TH ST, sec 12 av, 600x700 to 71st; also 71ST ST, sec 12 av, 100x100x irreg; also 71ST ST, ss, 580 e 12 av, 20x200; also 11TH AV, sec 72d, 200x700 to 12 av; Percy G Williams—Wm K Dickerson et al; Harry L Thompson (A), 175 Remsen; Ralph K Jacobs (R); Nathaniel Shuter.

GLENMORE AV, swc Elton, 27.6x100; Giovanni Brunetti—Fannie L Silcia et al; Angelo Mignone (A), 375 Fulton; Jno T Eno (R); Wm J McPhilliomy & Co.

DEC. 17.
CORNELIA ST, ses, intersec nes Central av, 84 x25; Christian Schlamp—Paul Mogwitz et al; Jas A Blanchfield (A), 2 Rector; Jacob M Peyser (R); Nathaniel Shuter.

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Legal Sales, Brooklyn, Continued.

BEDFORD AV, sws, intersec ses Morton, 26.10 x92; Kings County Savgs Instn—Louis Marx et al; Wm W Taylor (A), 63 Wall, N Y; Fredk S Fisher (R); Wm P Rae. BROADWAY, sws, 123.3 se Bartlett, 20.6x80.4; Sidney H Weinberg et al—Max Manes et al; Isidor Niner (A), 160 Bway; David Hirshfield (R); Nathaniel Shuter. MYRTLE AV, 15, ns, 100 w Adams, 20.2x85; also LIVINGSTON ST, 140-2; ss, 125 w Smith, 25x70; Mary Ryder et al—Meta A Kennedy et al; Jno F McFarland (A), 186 Remsen; Otto F Struse (R); Wm J McPhilliamy Co. 16TH AV, ses, 436 sw 86th, 19x108.4; Wm G Wood et al—Koloke Realty Co et al; action 1; J Albert Lane (A), 320 Broadway; Chas Harwood (R); Wm P Rae Co. 16TH AV, ses, 398 sw 86th, 19x108.4; same—same; action 2; same (A); same (R); Wm P Rae Co.

DEC. 18. SACKETT ST, ss, 57.9 e Hicks, 19.3x100; Sheriff's sale of all right title, &c, which Rosaria Buccafusca et al had on July 16, 1913, or since; Lewis S Swasey, Sheriff; Wm P Rae. BUFFALO AV, es, 152.9 n Park pl, 25x100; Sheriff's sale of all right, title, etc, which John Le Roso had on Oct 9, 1913, or since; Lewis S Swasey, Sheriff; Wm P Rae.

DEC. 19. No Legal Sales advertised for this day

DEC. 21. RALPH ST, es, 300 n Hamburg av, 20x100; Herman Preifer et al—Sophie Bremer et al; Winne & Frey (A), Jamaica, LI; Gaston F Livett (R); Wm P Rae. WALWORTH ST, ws, 290 s Willoughby av, 20x 100; Caroline M Lord—Delia L Collins et al; John A Warren (A), 175 Remsen st; Thomas H Troy (R); Wm J McPhilliamy & Co. RUGBY RD, es, 325.5 s Ditmas av, 50.8x109.7; Carrie E Hosford—agt Lizzie McTammany et al; Chas A Ogren (A), 149 Bway, Manhattan; Algernon I Nova (R); Nathaniel Shuter.

FORECLOSURE SUITS.

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

Manhattan.

DEC. 5. 24TH ST, 316 E; Bond & Mtg Guarantee Co—Emil Ofizer; H Swain (A).

DEC. 7. 55TH ST, 327 E; Pronick—Chas W Mark et al; Cary & Carroll (A).

116TH ST, ss, 260 w Madison av, 50x100.11; Archibald H MacD Sinclair—Eva Fine et al; F F deRham (A).

128TH ST, ns, 410 e Lenox av, 12.6x99.11; Matilda A Moller—Narsuc Nasanowitz et al; Miller & Bretzfelder (A).

PINEHURST AV, nwc 179th, 150.3x100; Anne E Benjamin—Raymond E Appenzeller et al; F I Haber (A).

DEC. 8. 22D ST, ss, 183.4 e 4 av, 66.8x98.9; Benj Mordecay—Esron Realty Co, Inc, et al; S B Cardozo (A).

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

102D ST, 209 E; Jas W Newton—Davis Skri-low et al; C E Fiske (A).

120TH ST, 58 E; Helen D Clark—Margt E Weill et al; E J West (A).

ST NICHOLAS AV, — s, and Hillside st or av, — s, part of plot 147, map of estate of Isaac Dyckman; N Y Mtg & Security Co—Mary A Moriarty et al; H M Bellinger, Jr (A).

DEC. 9. ELDRIDGE ST, 113; Jeruchim H Simpson—Morris Lipschitz et al; J A Michel (A).

29TH ST, 125 W; Ethel C Bigelow, admx—Aaron Coleman et al; Woodford, Bovee & Butcher (A).

116TH ST, 350 E; Saml Frankenheim et al—Josephine Clauter et al; Kantrowitz & Esberg (A).

DEC. 10. 116TH ST, ns, 85 e 3 av, 15x100.10; Linus Keating—Jos Liebling et al; J B Harrison (A).

100TH ST, ss, 199.6 e Columbus av, 25x100.11; Mary V Durfy—Geo Dambacher et al; Montgomery & Peabody (A).

157TH ST, ns, 450 w Amsterdam av, 125x99.11; Leopold Marcus et al—Wm S Duncan et al; Lesse & Connolly (A).

MT MORRIS PARK W, 35-38; German Savgs Bank in the City of N Y—N Y Real Estate Security Co et al; M Auerbach (A).

18T AV, nwc 119th, 25x100; Chas W Young—Anna Tietjen; L Karasik (A).

DEC. 11. BROOME ST, 95; Saml L Goldenberg—Julius H Gross et al; Wise & Ottenberg (A).

HOUSTON ST, 76 W; Geo Lowther, Jr, et al—Marcus B Tidey et al; C H Diley (A).

55TH ST, 234-6 E; Metropolitan Savgs Bank—Jos Doelger; amended; A S & W Hutchins (A).

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

131ST ST, ss, 276.6 e 8 av, 17.6x99.11; Jno S Bussing—Chas A Lock et al; Stitt & Phillips (A).

Bronx.

DEC. 4. 188TH ST, ss, 152 w Bathgate av, 25x95; Farmers' Loan & Trust Co—Mountain Constn Co et al; Geller, Rolston & Horan (A).

ANTHONY AV, es, 178.8 s 173d, 96.6x101.6; Realty Operating Co—Associate Contractors & Builders, Inc, et al; M S Borland (A).

CAULDWELL AV, 691; Mary Ambrose—Mollie Malnick et al; T Hooker (A).

ROMBOUTS AV, ws, 100 s Light, 270x100.4; Dyre av Realty Co—Truro Constn Co et al; W A Howell (A).

3D AV, ss, 254.6 w 1st, 25x100; Warren B Sammis—Eugene H Hammond et al; W E Sammis (A).

DEC. 5. LOT 178, map of St Raymonds Park; Elizabeth Shaub et al—Fredka Sellner et al; F X Kelly (A).

DEC. 7. 4TH AV, ws, 73.8 n 211th, 26.1x99.6; Emma E DeVinne et al—Frank McGarry et al; Clocke, Koch & Reidy (A).

178TH ST, nec Crotona pkway, 78.3x36.2; Malvina Friedman—Antonio Sutura et al; M Britwiz (A).

WASHINGTON AV, 962-66; The Bowery Savgs Bank—Workingmen's Educational Assn of the Bronx Borough et al; Cadwalader, Wickersham & Taft (A).

DEC. 8. ECHO PL, ss, 100 e Grand blvd & Concourse, 70x125.1; Robt A Powers—Wm A Cameron et al; A S Mapes (A).

GRAND BLVD & Concourse, sec Echo pl, 71.7x 100; Robt A Powers—Wm A Cameron et al; A S Mapes (A).

DEC. 9. WHITLOCK AV, es, 392 s Tiffany, 39x90; Cath Wolfe Loney—Lockwhit Co et al; E J West (A).

DEC. 10. MORRIS AV, es, 137.6 n 164th; Wm Rankin—David Holstein et al; W R Adams (A).

MORRIS PARK AV, ns, 990 e White Plains rd, 50x95; Sadie B Clocke—Geo H Stiel et al; Clocke, Koch & Reidy (A).

VYSE AV, 1157; J Henry Alexander, Jr, et al as exr—Wm T Park et al; R K Brown (A).

LOTS 144-145, map of 211 lots, being portion of Downing Estate at Van Nest; Gustav Grossman—Francis A Schmieder et al; Hotenroth & Chambers (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

DEC. 3. 83D ST, 166 E; Wm McBrien—Lena Holl; Archibald C Weeks (A); Ashton Parker (R); due 9,166.89

DEC. 4. 93D ST, 19 W; Theo Hansen—Chas de Rham et al; Middleton S Borland (A); Maurice J McCarthy (R); due, 10,476.30

DEC. 5. No Judgments in Foreclosure Suits filed this day.

DEC. 7. ST NICHOLAS AV, swc 192d, 100x100; Henry Morgenthau Co—Almeda Constn Co; Simon T Stein (A); Roswell C Otheman (R); due 32,361.52

ST NICHOLAS AV, nwc 191st, 100x100; Henry Morgenthau—same; same (A); same (R); due 32,361.52

DEC. 8. 3D AV, 2422; Gustav A Brandt—Geo W Gaffney; Harold Swain (A); Arthur M Levy (R); due 2,813.75

AV A, ws, 50.10 s 91st, 25x94; Edw Ridley et al; Jno Volz et al; Uterhart & Graham (A); Jno T McGovern (R); due 12,605.00

DEC. 9. No Judgments in Foreclosure Suits filed this day.

Bronx.

DEC. 4. LOT 758, map of Wakefield; Philip A Sondheim—Anna A Owen & City of New York; Schwartzman & Schwartzman (A); E D Dowling (R); due... 8,933.32

DEC. 5. LOT 45, map of Adeo Park, 24th Ward; Nathan Kurtzka—Dongan Realty Co; T I Schwartzman (A); E D Dowling (R); due 214.34

DEC. 7. LOT 21, map of New Village of Jerome, formerly Williamsbridge; Robt C Schlegel—Pietro Serrilli et al; M B McHugh (A); F S McAvoey (R); due 1,065.00

LOTS 157 & 158, blk D, map of property of Hudson P Rose, known as Mapes Estate; Arthur F Probst—Jas J Cahill et al; Friend & Friend (A); E F Moran (R); due 2,065.05

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

DEC. 9. 187TH ST, ns, bet Bathgate & 3 avs, known as Lot 38, blk 3057, sec 11; Rudolph Wallach Co—Eliz T Maloney et al; A Weymann (A); Jno A McEveety (R); due 2,278.42

DEC. 10. CROTONA AV, es, 150 n 183d, 50x100; Rudolph Schreiber et al—Rutherford Realty Co et al; B Hess (A); Edw F Moran (R); due 8,680.97

LIS PENDENS.

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

Manhattan.

DEC. 5. 69TH ST, ss, 225 w Central Park W, 25x100.5; Hermann H Cammann et al—Annie B Mackay et al; H L Morris (A).

98TH ST, ss, 250 e 2 av, 50x100.11; Abr Oppenheimer—Michael Breen et al; action to declare trust, &c; B S Deutsch (A).

DEC. 7. No Lis Pens filed this day.

DEC. 8. 83D ST, 40 E; Mansad Constn Co, Inc—Wm M Brown et al; specific performance; A W Levy (A).

STH AV, nec 55th, 18.11x62.6; Richard S Brown—Walter W Erlenbell et al; action to foreclose mechanic's lien; J B Haviland (A).

DEC. 9. GRAND ST, 214-16; Geo A Jewell—Priscella Witt et al; partition; H Goldstein (A).

3D AV, swc 42d, 50x100; Albert Blechner's Sons, Inc—Henry Hollerith Constn Co et al; action to foreclose mechanic's lien; H A Blumenthal (A).

DEC. 10. No Lis Pendens filed this day.

DEC. 11. BARCLAY ST, 10; Jacob Sadowsky—Wm W Astor; notice of attachment; Bershad & Gossett (A).

50TH ST, 365 West; also 9TH AV, 752; also 52D ST, 327-9 W; also 9TH AV, 775, 773 & 769; also 52D ST, 408 W; also 53D ST, 411, 409, 407 & 405 W; Jos M L Striker—Marie Farrington et al; amended partition; G R Hawes (A).

Bronx.

DEC. 4. 172D ST, nwc Seabury pl, 100x100; Morris Lubetkin—173d St Impt Co et al; action to foreclose mechanic's lien; H Lubetkin (A).

BAKER AV, es, bet Penfield av & De Milt av, known as lot No 140, map of Penfield, 24th ward; Geo J Puckhafer—Fredk J Schalek et al; action to foreclose transfer of tax lien; G A Moses (A).

DEC. 5. CASTLE HILL AV, nec Newbold av, —x—; Anna A Byrne—Mary M Henning, Jr, et al; action to foreclose transfer of tax lien; J L Goodwin (A).

LOT 67, plot 29, Rattlesnake Creek, near Holler's Pond; L Josephine Moses—Phebe L Willis et al; action to foreclose transfer of tax lien; G A Moses (A).

DEC. 7. UNIVERSITY AV, 1339 (**); Wm H Caldwell, Jr—Geo Kammerer et al; action to foreclose mechanic's lien; A Knox (A).

DEC. 8. BATHGATE AV, ss, bet 3d av & 183d, known as lot No 5, block 3,052, sec 11; Clement S Parsons—Richard Pierce et al; action to foreclose transfer of tax lien; R A Dayton (A).

DEC. 9. 177TH ST, E, ns, being lot 84; Adelaide A Wabst—Josephine Murray et al; action to foreclose transfer of tax lien; G A Moses (A).

236TH ST, ss, bet White plains av & Carpenter av (known as lot 66, block 4,996, sec 17); Adelaide A Wabst—Jas E Pyle et al; action to foreclose transfer of tax lien; G A Moses (A).

VILLA AV, es, 171.6 s Van Cortlandt av, 50x 122.4; Luigi Torregiani et al—Monaco Constn Co et al; action to foreclose mechanic's lien; Menken Bros (A).

DEC. 10. No Lis Pendens filed this day. **Recorded in N Y County.

Brooklyn.

DEC. 3. FULTON ST, ss, 100 w Van Siclen av, 25x100; Mae Lyons—Emanuel F Wagner & ano; specific performance; A Sachs (A).

STAGG ST, ns, 205.4 e Waterbury, runs n58.4x nw66.1xne25.9xse65x5xw25 to beg; Jos Huber—Louis Daschler et al; J F Clark (A).

WYCKOFF ST, ns, 200 e Troy av, 25x127.9; Marie Zoellner—Annie P Mills; Reynolds & Geis (A).

3D ST, 97; Cath A Lambert—Hugh Lee et al; H Wandmacher (A).

4TH ST, ss, 340 w Bond, 40.11x107.8x40x116.4; City Natl Bank—Natalo Maiorino et al; H J Davenport (A).

AV K, nwc Ocean av, 70x151.7; Frank Weilbacher—Geo F. Haight et al; Davison & Underhill (A).

CLARENDON RD, sec E 35th, 100x100; Eltowa Realty Co—Comet Constn Co et al; J Stewart (A).

SNEDIKER AV, ws, 166.8 n Glenmore av, 16.7x 100; also OSBORN ST, es, 125 s Pitkin av, 25x100; Morris Grotenstein—Louis Baumann et al; partition; I M Silberman (A).

THROOP AV, es, 20 n Jefferson av, 20x90; Augustus Trowbridge—Michaelis Kaplan et al; F G Wild (A).

THROOP AV, es, 40 n Jefferson av, 20x90; same—same; same (A).

DEC. 4. PROSPECT PL, ns, 100 w Ralph av, 41x127.9; Saml Gordon—Henry Steinhart & ano; to create a lien; I Solomon (A).

VAN SICLEN ST, ns, 304.3 w Av T, runs w—xs 127.10xe—xn122.8 to beg; Wilbur F Rockwell—Selena M Lakeland et al; H L Thompson (A).

WEST ST, ws, 63.4 s Tehama, 21.1x98.7x20x105.7; Wm G Wood—Eva Hopcraft et al; J A Lane (A).

S 3D ST, nes, 204.4 se Keap, runs ne50xse.05x ne70xse50xsw120xsw50.5 to beg; Ulster Co Savgs Inst—Managerial Corp et al; T F Redmond (A).

E 8TH ST, ws, 110 n Av P, runs n260xw120.6x s200xw120.6x80xe120.6x20xe120.6 to beg; AV R, nec E 14th, 100x160; LOTS 508-9, map "Lindens"; E 23D ST, ws, 440 s Av O, 40x 100; S & H Holding Co—Paramount Constn Co; W V Burke (A).

10TH ST, nwc 5 av, 50x95.9; also 11TH ST, ss, 167.10 w 7 av, 16.7x100; Ellen T Nevins—Jno J Quaid et al; partition; Watson, Daniel & H (A).

LIVONIA AV, ns, 40 e Barbey, 20x40; Nicholas Luhrs—Wm Harker et al; Kiendl & Sons (A).

LIVONIA AV, ns, 20 e Barbey, 20x40; Agnes Jones—Wm Harker et al; Kiendl & Sons (A).

LIVONIA AV, ns, 60 e Barbey, 20x40; Belinda Roberts—same; same (A).

LIVONIA AV, ns, 80 e Barbey, 20x40; Louis H Stagg—same; same (A).

MANHATTAN AV, es, 25 n Ten Eyck, 25x100; also MAUJER ST, ss, 150 e Humboldt, 25x 100; Geo Staats—Chas Staats et al; partition; C H Haubert (A).

4TH ST, es, 50 s 12th, 16.8x97.10; Bklyn Home for Aged Colored People—Katie G Brown; Wood, Cooke & S (A).

5TH AV, sec 75th, 20.6x103.8x21.11x95.9; Jno M Heideberger—Jno E Sullivan Co et al; Weismann & Hertz (A).

DEC. 5.

BARBEE ST, ws, 332 s Dumont av, runs w100x s19.4x100x19.4 to beg; Harry Garfinkle—Isaac Garfinkle et al; partition; S Marion (A).

BOERUM ST, wc Pacific, 40x50; Francis B Doyle—Hugh S Doyle et al; partition; McGuire & Delaney (A).

BUTLER ST, nes, 100 w Saratoga av, 143.2x175x 110.1x178; Harry R Roux—Commonwealth Imp Corpn & ano; H C Brooks (A).

BUTLER PL, ss, 50.3 w Sterling pl, 134.11x 102.4x128.6x100; Aldent Corpn—Chas K Doyle; specific performance; M Sulzberger (A).

E 12TH ST, es, 560 s Av I, 40x100; Alfred Yankauer—Sarah Koller et al; H L Thompson (A).

15TH ST, ss, 38 w 10 av, 19x85; Benj Martin—Geo Hearle, Jr, et al; Gans Davis & O (A).

E 18TH ST, es, 400 s Av Q, 40x100; Mathilda S Charleton—Lucia G Kimber & ano; A W Burlingame, Jr (A).

E 21ST ST, nec Av D, 80x121.8x86.8x87.4; Albert Berry—Geo W Travis et al; G C Case (A).

NEPTUNE AV, sec Ocean pkway, runs e309.6x s104.2xw300.7xne140.5 to beg; Lavina Sawyer—Selina M Lakeland et al; H L Thompson (A).

OCEAN PKWAY, es, 80 s Av L, 40x250; Christian J Straub—Glenwood Hawkins et al; J C Kindel (A).

WESTMINSTER RD, ws, 150 n Av P, 40x100; Jas Sweeney—Ida N Fentrick et al; H L Thompson (A).

DEC. 7.

STERLING PL, ns, 246.8 w Kingston av, 16.8x 80; Annie K Lamb—Lillian Reichenbacher et al; H L Thompson (A).

E 7TH ST, es, 90 n Av P, runs e120.6x20xe120x n260xw120.6xs200xw120.6xs80 to beg; Wm H Bolton—Paramount Constn Co et al; H M Bellinger, Jr (A).

67TH ST, ns, 250 w 14 av, 20x100; Jno J Butler—Michael J Grady et al; A F Van Thum, Jr (A).

BLAKE AV, ss, 100 e Schenck av, 25x100; Carl A Windisch—Nora J Hunt et al H L Thompson (A).

FLUSHING AV, ns, 125 e Kent av, 64.6x200x 73.8x200.1; Mechanics' Bank—Wm A Balance et al; E T Horwill (A).

SNEDIKER AV, ws, 110 s Hegeman av, 20x100; A S Underhill—Esther Wallin et al; A W Hendrickson (A).

SNEDIKER AV, ws, 90 s Hegeman av, 20x100; same—same; same (A).

VAN SICKLEN AV, es, 82.5 n 86th, 58.7x74; Adelaide M Rushmore—Gesson Frank et al; Hirsch & Newman (A).

DEC. 8.

DEGRAW ST, sec Washington av, runs s91.3xe 102.2xne41.4xw130.3 to beg; Chestnut Ridge White Brick Co—Herbert Amusement Co et al; foreclosure of mechanic's lien; T C Hughes (A).

GREEN ST, ss, 275 e Manhattan av, 25x100; GREEN ST, ss, 250 e Manhattan av, 25x 100; INDIA ST, ns, 150 e Oakland, 50.2x100; also OAKLAND ST, ws, 75 n Huron, 50x100; also GREEN ST, ss, 200 w Oakland, 25x100; also GREEN ST, ns, 250 e Manhattan av, 25x 100; Bessie Volkman—Edw Volkman et al; partition; S Widder (A).

HEMLOCK ST, es, 20 n Pitkin av, 20x100; May Stevenson—Mary Urtz et al; R K Jacobs (A).

HEYWARD ST, S, 10 & 12; also PROP in Pennsylvania; Louis C Wills—Venus Silk Glove Mfg Co et al; F L Gross (A).

HUMBOLDT ST, nec Engert, 26.6x83.6; Jos McConaghy—Jennie J Callahan et al; prtition; M Reizenstein (A).

JACKSON ST, ns, 250 e Humboldt, runs n100xe 24xs25xe20.6xs26.6xe.06xs48.6xw45 to beg; Eliza J O'Reilly—Daniel J Carroll et al; J P Judge (A).

KOSCIUSKO ST, ns, 150 e Reid av, 50x100; Meserole Masons' Material Co—Tinton Impt Co et al; foreclosure of mechanic's lien; V S Lippe (A).

MADISON ST, ns, 42 w Throop av, 19x100; May H De Silver—Leah Beebe et al; H L Thompson (A).

SUTTON ST, 58; Jos McConaghy—Jos G Callahan et al; partition; M Reizenstein (A).

43D ST, nec 13 av, 20.2x80; Gussie Bashist—Isidore Bashist et al; to set aside deed; M E Lehman (A).

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

54TH ST, sws, 195 nw 4 av, 30x100.2; Geo W Conselyea—Mary A Conklin et al; C O Grim (A).

60TH ST, nes, 70.1 w Ft Hamilton pkway, 25x 100.2; Wm Forger—Israel J Rosenstein et al; McGuire, Horner & S (A).

72D ST, ss, 234.6 e 5 av, 20x100; Oneida Savgs Bank—Bridget Rice et al; H L Thompson (A).

79TH ST, ss, 151 e 2 av, runs e30.4xs67xn64 to beg; Smith Students' Aid Soc—Jno E Sullivan Co et al; H L Thompson (A).

79TH ST, ss, 215.1 e 2 av, runs e33.2xs73.6xw— xn73.3 to beg; Levina M Loper—Jno E Sullivan Co et al; H L Thompson (A).

80TH ST, ns, 100 e 13 av, 100x160; Leah Premisler—Assets Realities Corpn et al; N D Shapiro (A).

CLARENDRON RD, sec E 35th, 100x100; Eltoma Realty Co—Comet Constn Co et al; J Stewart (A).

NEW JERSEY AV, 240-2; Kessler Realty Co—Eltoma Realty Co et al; M M Black (A).

SCHENECTADY AV, sec Eastern pkway, 100x 100; United Plumbing & Cont Co—Luke A Burke & Sons Co et al; foreclosure of mechanic's lien; E J Flannagan (A).

10TH AV, ws, 52.6 n 74th, 17.6x100; Louise A S Allen—Wm Laemmel & ano; M S Allen (A).

OVERBAUGH PL, 106; Morris Book—Annie R Towne et al; Barnett & Jablow (A).

UNION ST, nes, 502.3 nw Van Brunt, 21.3x 97.5x17x97.10; H B Scharmann & Sons—David Benigsohn et al; F Obernier (A).

WEBSTER ST, ss, 109.3 e Albany av, 40x100; Mary L Boyson—Nuziata C Petrizzo et al; E F Taber (A).

E 18TH ST, ws, 100 n Av N, 40x100; also E 18TH ST, es, 200 n Av N, 40x100; Mary R Lee—Marietta G Ewell & ano; F C Mebane (A).

73D ST, ns, 95 e 15 av, 75x100; Cecelia R Dimmick—Anna C Grady et al; McGuire, Delany & N (A).

80TH ST, ns, 100 w 13 av, 100x160; Leah Premisler—Assets Realities Corpn et al; N D Shapiro (A).

AV L, ec E 88th, runs ne60xse100xne40xse300x sw100xnw400 to beg; also E 88TH ST, sws, 140 se Av L, 100x160; Everet H Osborn—Eday Realty Co et al; to set aside deed; C P Hallock (A).

BROOKLYN AV, es, 495 n Glenwood rd, 40x100; Saml T Maddox—Homesborough Realty Co et al; Cary & Carroll (A).

LIVONIA AV, 903; Ashwick Bldg Corpn—Peter Poberesky et al; H Koppelman (A).

McKINLEY AV, sec Sheridan av, 25x100; Ida M Terry—Chas H Ohlau et al; E B Thompson (A).

NICHOLS AV, 116; Jacob Weitzman—Laura Fraley et al; foreclosure of mechanic's lien; N Tonkin (A).

PAERDEGAT AV, sws, 290 se Ralph av, 80x 120; Morris L Miner—Paerdegat Hts Co; to create a lien; Gross & Surpluss (A).

PITKIN AV, nec Howard av, runs e20.4xne57.11x nw95xne97.7xw96.5x165.7 to beg; State Bank—A R & L Palmer Holding Co et al; J Schwartz (A).

VERNON AV, 354; Jacob Weitzman—Ethel Ballesen & ano; to foreclose a mechanic's lien; N Tonkin (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.

DEC. 5.

24TH ST, 58-62 E; also 6TH AV, 392; Paul Scherbnier Iron Wks—Estate of Andrew Rust; Murray Hill Constn Co, Inc (37) 162.00

78TH ST, 101 W; Jonas Wieser—N Y Real Estate Security Co; renewal (38) 193.88

133D ST, 5-7 E; Pietrowski & Konop Co—Jas Everard's Breweries; General Cont Co (36) 582.00

145TH ST, ns, 100 w Lenox av, 175x 99.11; Murray & Hill Co—Wm Slatery Constn Co (35) 792.00

DEC. 7.

14TH ST, 104-6 W; Jno Taylor—David J Havens; Saml M Fox (43) 90.00

68TH ST, 62 W; Israel Ackelsberg—Emily S Weed (46) 115.00

145TH ST, ns, 100 w Lenox av, 175x 99.11; Murray & Hill Co—Wm Slatery Constn Co (41) 984.00

BROADWAY, 1680-84; also 7TH AV, 808-14; Jno C Brady et al; Amos F Eno; Delta Theatre Corpn (42) 1,700.00

CENTRAL PARK W, 300-2; Saml Serman et al—Secured Holdings (39) 680.00

DEC. 8.

2D ST, 79 & 81; J H Taylor Constn Co, Inc—Phillips Weeks Estate; Henry J Hanigan (44) 11,934.23

14TH ST, 104-6 W; Jno Taylor—Alexander M & Jno A Hadden; Sam M Fox (45) 90.00

DEC. 9.

WALL ST, 23; BROAD ST, 1; Yale & Towne Mfg. Co—Morgan Bldg Corpn; U S Metal Products Co; Marc Eidlitz & Sons (46) 421.17

72D ST, 127 E; Barnet Kuria Kurland—125-133 East 72d St Co; Jno R Hoytl (51) 80.00

110TH ST, 243 W; 111TH ST, 244 W; Fiske & Co, Inc—S & R Amusement Co; M Longo, Longo Constn & Realty Co; (50) 125.00

AV A, 370; Empire Carting Co—Mid Crosstown Ry Co & Auto Storage & Exchange Co; Eagle Concrete Arch Engineering Co (49) 75.00

PINEHURST AV, swc 181st, 114.11x 112.9; Gallo & Laguidara—Comfort Realty Co; renewal (44) 1,750.00

DEC. 10.

33D ST, 2-16 W; 32D ST, 5 & 7 & 15 W; Geo Fox—Estate of Wm Astor; 32d & 3rd St Realty Co; Concrete Foundation Co (76) 1,888.89

114TH ST, 122 W; Franklin & Walsh—N Y Real Estate Securities Co; renewal (66) 74.50

114TH ST, 609 W; Franklin & Walsh—N Y Real Estate Securities Co; renewal (61) 176.25

133D ST, 5-7 E; Oriental Fire Proof Sash & Door Co—Jas Everard's Brewery; General Cont Co, Julius M & Kate Schwartz (75) 250.00

135TH ST, 502 W; National Fuel Saver Corpn—Chas Kimmelman (74) 50.00

136TH ST, 522 W; Franklin & Walsh—N Y Real Estate Securities Co; renewal (65) 44.30

136TH ST, 530 W; Franklin & Walsh—N Y Real Estate Securities Co; renewal (71) 63.35

140TH ST, 601 W; Franklin & Walsh—N Y Real Estate Securities Co; renewal (68) 72.30

141ST ST, 600 W; Franklin & Walsh—N Y Real Estate Securities Co; renewal (69) 44.40

142D ST, 605 W; Franklin & Walsh—N Y Real Estate Securities Co; renewal (58) 87.40

144TH ST, 560 W; Franklin & Walsh—N Y Real Estate Securities Co; renewal (57) 61.90

150TH ST, 408 W; Franklin & Walsh—N Y Real Estate Securities Co; renewal (59) 47.55

162D ST, 615 W; Franklin & Walsh—N Y Real Estate Securities Co; renewal (62) 129.55

162D ST, 565 W; Franklin & Walsh—N Y Real Estate Securities Co; renewal (63) 41.40

163D ST, 549 W; Franklin & Walsh—N Y Real Estate Securities Co; renewal (56) 186.90

BROADWAY, 1482; Howell, Field & Goddard, Inc—Mary A Fitzgerald; American Drug Syndicate & Broadway & 43d St Bldg Corpn; Geo W Lithgow & Sons (53) 943.00

BROADWAY, 1562; City Kalamein Co, Inc—Geo B Burnett; Thos J Brady Jr, & Sol Bloom (73) 160.00

BROADWAY, 3099; Franklin & Walsh—N Y Real Estate Securities Co; renewal (67) 69.25

CENTRAL PARK W, 418; Franklin & Walsh—Chas J Buttery; renewal (72) 221.45

RIVERSIDE DR, 222; Franklin & Walsh—N Y Real Estate Securities Co; renewal (60) 89.05

RIVERSIDE DR, 445; Franklin & Walsh—N Y Real Estate Securities Co; renewal (54) 183.91

RIVERSIDE DR, 448; Franklin & Walsh—same; renewal (55) 215.50

RIVERSIDE DR, 583; Franklin & Walsh—Chas J Buttery; renewal (52) 52.85

ST NICHOLAS AV, 60; Franklin & Walsh—N Y Real Estate Securities Co; renewal (64) 125.05

ST NICHOLAS AV, 961; Franklin & Walsh—N Y Real Estate Securities Co; renewal (70) 123.30

DEC. 11.

90TH ST, 62 E; Steinman & Krasner—Sadie L Bonwit, Adjustment Realty Co, F R Wood & W H Dolson Co (78) 150.00

90TH ST, 64 E; same—same (79) 126.00

111TH ST, 507-11 W; Michl J Hanner et al—N Y Real Estate Security Co (81) 70.64

BROADWAY, 182-4; also JOHN ST, 4-10; Kawneer Mfg Co—Eliz Chesebrough et al, Convent Park Constn Co & Elias A Cohen; renewal (80) 1,953.00

PARK AV, 1126; Steinman & Krasner—Sadie L Bonwit, Adjustment Realty Co, F R Wood & W H Dolson Co (77) 100.00

Bronx.

DEC. 4.
No Mechanics' Liens filed this day.

DEC. 5.

136TH ST, 677-81 E; Gus Schaier Eagle Wrought Iron Wks—Jos Buellesbach Constn Co; renewal (11) 1,827.90

185TH ST, ns, 120.1 w Southern blvd, 80x130; Murray & Hill Co—Nicol Bldg Corpn; Ferdinand Cioffi & Nicol Bldg Corpn (12) 1,500.00

DEC. 7.

185TH ST, ns, 120 w Southern blvd, 80x 130; Peter Sinnott—Nicol Bldg Corpn; Ferdinand Cioffi & Nicol Bldg Corpn (13) 750.00

246TH ST, ns, 150 e Fieldston rd, 300x 300; Irving A Bogan—Geo D Strayer (15) 100.00

ANTHONY AV, 1040-42; Raisler Heating Co—Marie Davis; Bernard Davis (14) 90.00

DEC. 8.

DAWSON ST, 820; Aaron Rosenberg—Mary Kirsch (16) 87.50

188TH ST, ns, 50 e Belmont av, 50x95; Indelli & Conforti Co—Maiche C Marino (17) 2,000.00

188TH ST, ns, 50 e Belmont av, 50x95; Thos Alteri and Luigi Castaldo—Maiche C Marino, Tony Marino (18) 10,850.00

DEC. 9.

136TH ST (**), 100 w So blvw.—x—; Ossian Johnson—Buellesbach Constn Co, Inc; renewal (48) 756.55

CONCORD AV, 470 or 474; Wimpie Electric Co, Inc—B & B Constn Co (19) 250.00

DEC. 10.

173D ST, ns, 58.9 e Webster av, 50x95; Hertsch Bros, Inc—Simplex Improvement Co (23) 90.00

188TH ST, ns, 50 e Belmont av, 50x95; Tobias La Rocca et al; Maiche Marino, Thos Alterix & Luigi Castaldo (22) 200.00

231ST ST, ns, 445 w Paulding av, 50.1x 114.8; Yonkers Woodworking Co—May H Collins & Jno P Collins (21) 237.15

231ST ST, ns, 445 w Paulding av, 50.1x 114.8; Wright-Ogden Co, Inc—May H Collins & Jno P Collins (20) 825.00

**Recorded in N. Y. County.

Brooklyn.

DEC. 3.

ADELPHI ST, ws, 84 s Myrtle av, 100 x103.9; F White—Hartman Bldg Co & Isaac Hauber 260.00

FULTON ST, nec Throop av, 40x100; L Le Vine—Max Reisenburger & Altkrug & Panemone Bros 85.00

KOSCIUSKO ST, ns, 150 e Reid av, 50x 100; Meserole Masons' Material Co—Tinton Impt Co; Isaac & Hyman Schaufier 1,582.87

MAGENTA ST, 95; Hudson Boiler Mfg Co—P G Coleman & Henry Dederick, 114.80

MOORE ST, 170-2; S Blum—Jeremiah Krevivlin 235.00

SIEGEL ST, 258; K Katz—Madeline J Oswald & Eastern Dist Iron Wks. 105.00

S 9TH ST, 142-4; M Bloomberg—Keap Constn Co & Louis Marx & Son. 347.00

E 14TH ST, es, 100 s Av X, 40x100; S Blum—Francisco Elia & Orsola Gelsomino & Jno Elia 150.00

Mechanics' Liens, Brooklyn, Continued.

Table listing mechanics' liens in Manhattan and Brooklyn, including property addresses and amounts.

Table listing mechanics' liens in Manhattan and Brooklyn, including property addresses and amounts.

Bronx.

Table listing mechanics' liens in the Bronx, including property addresses and amounts.

Brooklyn.

Table listing mechanics' liens in Brooklyn, including property addresses and amounts.

SATISFIED MECHANICS' LIENS.

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

Manhattan.

Table listing satisfied mechanics' liens in Manhattan, including property addresses and amounts.

Table listing mechanics' liens in Manhattan and Brooklyn, including property addresses and amounts.

ATTACHMENTS.

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

Manhattan.

Table listing attachments in Manhattan, including names of companies and amounts.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

Table listing chattel mortgages in Manhattan, including names of companies and amounts.

Bronx.

Table listing chattel mortgages in the Bronx, including names of companies and amounts.

Brooklyn.

Table listing chattel mortgages in Brooklyn, including names of companies and amounts.

BUILDING LOAN CONTRACTS.

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

Bronx.

Table listing building loan contracts in the Bronx, including names of companies and amounts.

DEC. 7.
169TH ST, ss, 93.4 w Fox, 60x97.1;
Matilda Landsman loans Brandt Bros
Bldg Co to erect two 2-story brick and
stone dwellings; 2 payments..... 3,000.00

ORDERS.

Brooklyn.

DEC. 3.
KOSCIUSKO ST, ns, 299 w Reid av,
50x100; Ellie Arnold on Dime Savgs
Bank of Williamsburgh to pay Cohen
& Grau 620.00

DEC. 8.
59TH ST, ns, 320 e 11 av, 40x100.2;
Pisarra Constn Co on J Lehrenkrauss
& Sons to pay Frank O Kalin 802.00

NEWKIRK AV, ec Ocean av, runs s
121.9x106.2xw153.5xsw46 to beg;
Kirknew Realty Co on Williamsburgh
Savgs Bank to pay Raisler Heating
Co 1,000.00

**DEPARTMENTAL
RULINGS.**

FOR KEY SEE RECORD AND GUIDE
DEC. 5.

Week ending Dec. 5.

MANHATTAN ORDERS SERVED.

Named Streets.

Allen st, 155—Adolph Lucker.....E
Ann st, 61—Chas. W. Gandineer.....H-G
Ann st, 21-23—Isabella Squire, Goff Estate.....E
Barclay st, 33—Columbia College Trustees.....C
Bleecker st, 2—Jacob H. Schiff.....C
Bleecker st, 92-96—O. B. Potter Properties,
Inc.....DR-W
Bleecker st, 92-96—Samuel & Harry Cohn.....DR
Bleecker st, 92-96—Louis Robinson.....DR
Bleecker st, 92-96—Barney Schapero.....DR
Bleecker st, 92-96—Isaac Friedmann.....DR
Bleecker st, 92-96—Joseph W. Goodard.....DR
Bleecker st, 111-13—Ruben Sidenberg.....SS
Bond st, 40—Estate Geo. E. Kitchings.....DR-W
Bond st, 40—Conrad Mayer.....DR
Bond st, 40—Albert Segall.....DR
Bond st, 40—Isidor Moss.....DR
Bond st, 40—Isaac Sussman.....DR
Bond st, 40—Greenberg & Pearl.....DR
Bond st, 40—John Johannis.....DR
Bond st, 40—Strawgate & Lotenberg.....G-DR
Bond st, 40—Samuel Horowitz.....DR
Broome st, 389—Mary B. Reeve et al.....W-DR
Broome st, 419-21—Wilkinson Bros. Co.....W-DR
Broome st, 567—Est. Henry Yates.....J-G
Canal st, 83—Est Samuel J. Silbermann.....W-DR
Canal st, 125-31—Elizur V. Foote.....W-DR
Canal st, 206-08—Minen-Zisk Co.....DR-C-A
Canal st, 206-08—G. C. Chemical Co.....DR-A
Canal st, 264—Mary R. J. DuBois et al.....W-DR
Chambers st, 85—Stephen Union.....DR-W
Chambers st, 130—Acker, Merrill & Condit.....A
East Broadway, 2-6—Lawrence Holding Co.....SS
East Houston st, 431—Jacob Fass.....A
East Houston st, ft—Nassau Ferry Co.....A
Grand st, 71-77—Broad St. Holding Co.....SS
Grand st, 281—Davis Levy.....A-C
Grand st, 281—Barnet Berger.....C-I
Grand st, 281—Isaac Davis.....F-E
Grand st, 281—Morris Ferry.....A
Grand st, 281—Wolf Schwartz & Sons.....C
Grand st, 281—Abraham Tabachnik.....C
Greenwich st, 35-54 1/2—Andrew Davey.....E
Greenwich st, 563-65—Gordon & Dilworth.....H-A
Harrison st, 41—Frederick W. Rheinlander.....F
Henry st, 142-4—Garfield Development Co.....SS-C-A-G
Irving pl, 14-16—Walter Wolcott.....L
Jefferson st, 82-84—Lily Wolfson.....E
John st, 75—South Manhattan Realty Co.....SS
Lafayette st, 149-51—J. Archibald Murray, W-DR
Lafayette st, 150-56—Farmer-Zehr Engraving
Co.....A-C
Lafayette st, 150-56—Aberdeen Realty Co. DR-W
Lafayette st, 187-93—August F. Trenkmann
Est.....W-DR
Laight st, 71—Union Pacific Tea Co.....A
Leonard st, 56—C. H. Selick.....A-O
Lispensard st, 33—Est. Jacob Gattgen.....W-DR
Maiden la, 14—Alfred D. Pell.....C
Maiden la, 80—Ricketts & Banks.....A-K
Mercer st, 227-9—Aaron Appell.....G-A-L
Mercer st, 227-9—L. R. Fisher Co.....G-A-L
Mercer st, 227-9—Patrick Durnin.....A
Mercer st, 227-9—Joseph Piero.....A-C-G
Mercer st, 227-9—Sam Harris.....A-C
Mercer st, 227-9—Est. Robert Goelet.....C
Mercer st, 227-9—John Hayes.....A
Monroe st, 86-88—Isaac Daniel.....DR-W
Monroe st, 94—Jacob Furgath.....DR-W
Mott st, 92—John Bade et al.....W-DR
Mulberry st, 161—Vincendo De Luca.....W-DR
Nassau st, 80—Jacob Corday.....C-G
Nassau st, 80—James B. Colgate.....C-B-G
New Chambers st, 24-34—Jacob New Rlty Co.
DR-W
New Chambers st, 24-34—Chambers Print. Co.
DR
New Chambers st, 24-34—Geo. M. Gattler.....DR
New Chambers st, 24-34—Reid Ice Cream Co. DR
New Chambers st, 24-34—Meyer Sender.....DR
New Chambers st, 24-34—Patrick J. Gallagher
DR
New Chambers st, 24-34—Geo. W. Miller.....DR
New Chambers st, 24-34—Schwartz Print Co. DR
Park pl, 114—Wm. R. Stewart.....W-DR
Pearl st, 214—Robert B. Roosevelt.....C
Pearl st, 356—Frank Cella.....A-C
Pearl st, 463—Est. Peter S. Titus.....DR-W
Pearl st, 538-40—Horace F. Peyser.....W-DR
Perry st, 161-65—Anna E. Carroll.....DR-W
Pine st, 56-58—Emily B. Hopkins.....A
Pitt st, 53—Nathan Garfield.....W-DR
Prince st, 94—Mary S. Martin et al.....DR-W
Prince st, 106—Dons Eckhoff.....DR-W
Sheriff st, 48—Herman M. Kaplan.....DR-W
Spring st, 145—Est. Mary A. Post.....DR-W
Spring st, 157—Chas. B. Prettyman.....DR-W
Stanton st, 52—Louis Leavitt.....W-DR

Stanton st, 179—Est. Yetta Lapidis.....W-DR
Suffolk st, 178—Est Geo Folsom.....W-DR
Thomas st, 84—Est Erastus Titus.....DR-W
Thompson st, 91-3—Katherine F Wadsworth. DR
Thompson st, 91-3—Consolidated Gas Co.....C
Thompson st, 91-3—Frank E Hatch Co.....DR
Thompson st, 91-3—Nicholas Schroeder.....G-DR
University pl, 2—Elizabeth L Goodnow.....W-DR
University pl, 66-68—Hazelton Bros.....H
Walker st, 10—Est A Morton Ferris.....DR-W
Walker st, 16—Wm Patterson.....DR-W
Walker st, 27-29—John L Lawrence.....W-DR
Walker st, 57—Est Laura Conkling.....W-DR
Walker st, 78-80—Chas Lane.....DR-W
Walker st, 81—Chicago Spring Butt Co.....DR
Walker st, 81—Sarah McMarsh.....W-DR
Walker st, 81—Hanson & Van Winkle Co.....DR
Walker st, 81—Acorn Leather Spec Co.....C-DR
Walker st, 85—Etalogue Holding Co.....W-DR
Warren st, 33—Jane W Slevin.....DR-W
Warren st, 60-62—Robert L Morrell et al. W-DR
Washington pl, 12—Thos Morgan et al.....W-DR
Washington pl, 21—Est Elizabeth Bradford
W-DR
Washington st, 81-85—Daniel J Faour et al
DR-W
West st, 205—Pruden & Thompson Co.....A-H
West st, 260—P J Carlin Construction Co. W-DR
West Houston st, 11-13—Chas A Gould.....W-DR
West Houston st, 17—Frederick Ayer.....W-DR
West Houston st, 19—Thornton Woodbury et al
W-DR
West Houston st, 69-71—Ristori Leerberger
W-DR
West Houston st, 77-83—Mary H Smith et al
W-DR
White st, 9-11—Mary J Kingsland.....W-DR
White st, 77—Est John M Dodd.....W-DR
Willett st, 25—Jacob Stein.....A
William st, 68—City Investment Co.....A
William st, 214-16—Metropolitan Rlty Co. W-DR
William st, 257-59—W H Taylor.....W-DR
Wooster st, 116-18—Bryant R E Co.....W-DR
Wooster st, 136—N. Jacorus.....W-DR
Wooster st, 146—Elizabeth V Cockroft.....W-DR
Wooster st, 147—Meyer J Wohlgenuth.....W-DR
Wooster st, 148—Elizabeth V Cockroft.....W-DR
Wooster st, 149-53—R F Kilpatrick.....W-DR
Wooster st, 158—Estate Isabel Stiebel.....W-DR
Wooster st, 160-62—Ernest L Kahn.....W-DR
Wooster st, 203-05—D A Cushman Rlty Co
W-DR

Numbered Streets.

1st st, 3-5 E—Joseph Bordaky.....A
3d st, 28-32 W—New York Lap Robe Co.....G
3d st, 28-32 W—Geo H Schumann Est et al
DR-W
3d st, 28-32 W—Martin Steinthal Co.....G
3d st, 55-57 W—Livingston Holding Co.....SS
4th st, 405-11 E—Cyrus H Fay.....F-DR-W
4th st, 405-11 E—Forest Box & Lumber Co. C-DR
4th st, 405-11 E—James Lake's Sons. DR-C-G-A
4th st, 405-11 E—Morris Lichenstein. DR-C-G-A
10th st, 28 E—406 W 31st St Co. DR-W-SS-C-A
11th st, 543-45 E—Methodist Episcopal Corp. E
11th st, 726-28 E—Wm L Marshall.....SS
12th st, 17 E—Julia C. S Grant.....C-W-DR
12th st, 17 E—Samuel Weisberg.....A-C-I-G
12th st, 17 E—Goldman & Dancis.....G-A-I-C
12th st, 17 E—Hechtman & Gifler.....A-G
12th st, 17 E—Bergman & Guberman.....C-A
12th st, 17 E—Standard Trucking Co.....C-G-A
12th st, 17 E—Abraham Montag.....A-G
12th st, 17 E—Lieberman & Lieberman.....A-C-G
12th st, 36-38 E—Clara A M Creber.....B
14th st, 12-16 E—Est Henry Spingler.....C-DR
14th st, 12-16 E—Vogel & Sconwry.....DR
14th st, 12-16 E—Arthur L Brouse.....DR
14th st, 12-16 E—Spero-Michael Co.....DR
14th st, 132 W—Acme Gas & Elec Co.....C-A-K
15th st, 31-5 W—Augusta Katz et al.....C
16th st, ft of Willard Parker Hospital.....SS
17th st, 13 E—Mrs Lizzie Armstrong.....W-DR
17th st, 13 E—Dickes & Block.....DR
17th st, 15 W—Wohl Raeder Co.....C
17th st, 15 W—Duberstein & Levine.....C-G
17th st, 15 W—Ludwig Hahn.....DR
17th st, 15 W—Edgar Co.....I-C
17th st, 15 W—Rosenstein & Wachtel.....C-I
17th st, 15 W—Frederick Hacker Co.....DR
17th st, 15 W—Benjamin Brannheim Co.....G
17th st, 20 W—The 20 West 17th St Co.....C
17th st, 20 W—Fisher & Walsh.....DR
17th st, 20 W—Louis R Engleman, Inc.....DR-C
17th st, 20 W—Antonio Griffean Co.....DR-C
17th st, 20 W—Trubin Bros.....DR
17th st, 20 W—Hymen & Binder.....DR
17th st, 20 W—Moses Galpeer.....DR-C
17th st, 20 W—Louis Felsenheld.....DR-I
17th st, 20 W—Max Singer & Co.....DR-I-C
17th st, 20 W—Pinas & Kimmel.....DR-G-C-I
17th st, 20 W—N Y Dress Costume Co.
DR-G-A-C-I
17th st, 20 W—Colgan Engraving Co.....DR-A
17th st, 33-35 W—The Ormond Rlty Co. DR-W-C
17th st, 33-35 W—The Bedell Co.....G-C-DR
17th st, 33-35 W—Jacob Klein.....DR
17th st, 33-35 W—Jacob Klein.....G-C
17th st, 33-35 W—Post & Co.....G-C-DR
17th st, 33-35 W—L Jacobson & Son.....G-DR
17th st, 33-35 W—Louis Frank.....DR-C
17th st, 33-35 W—Consolidated Gas Co.....C
17th st, 55-61 W—Hubert De Stuers et al. DR-W
17th st, 40-42 W—Oltroge Corporation.....SS
17th st, 121-25 W—The Reffon Rlty Co. C-DR-W
17th st, 121-25 W—George P Williams.....DR
17th st, 121-25 W—Merle, Boemerwald & Reich-
mand.....DR
17th st, 121-25 W—Hanauer, Arnstein & Siegel,
Inc.....DR
17th st, 121-25 W—Isaac Ginsberg & Bro.....DR
18th st, 10 W—Morris Hirson-Jersey Cloak
Co.....DR
18th st, 12-14 W—B & L Construction Co.....C
18th st, 12-14 W—Chas Seiffert & Kopel Bloom. G
18th st, 12-14 W—Adelman & Luchs.....G
18th st, 12-14 W—Washington Auto Coat Co. A
18th st, 12-14 W—Emil Deutsch.....G
18th st, 12-14 W—Morris Scherer.....G
18th st, 12-14 W—George N Heller.....G
18th st, 12-14 W—Schwartz Skirt House.....G
19th st, 39 E—Ernest de Grandmont.....DR-G-L
19th st, 39 E—Louis Gidding.....A-DR
19th st, 39 E—The Caprice Dress Co. G-C-I-DR
19th st, 39 E—Jonas Finger.....DR
19th st, 39 E—Schechter & Metz.....DR-A-I-G-C
19th st, 39 E—Ginsburg & Cohen.....G-DR
19th st, 39 E—Est Thomas Adams Sr.....DR-SS

20th st, 9 W—Sandberg & Brother.....L
20th st, 9 W—Dr Marvin Co.....A
20th st, 9 W—Cohen & Stessel.....C
20th st, 9 W—Edward P Slevin.....C-DR
20th st, 19 W—Nathan Lamb.....DR
20th st, 19 W—Paris-American Dress Co.....DR
20th st, 19 W—Wilhelmina C Blatchford. DR-W
20th st, 28-30 W—Est Thomas D Holland. C-DR
20th st, 28-30 W—Consolidated Gas Co.....C
20th st, 28-30 W—Barnet Savitch.....DR
20th st, 28-30 W—Scher & Winkelman.....C-DR
20th st, 28-30 W—New Toy Mfg Co.....C-DR-A
20th st, 28-30 W—Levy & Auerbach.....G-DR-C
20th st, 28-30 W—George Herbert.....DR
20th st, 28-30 W—King & King.....DR
21st st, 24-26 E—Chas R Hayes Co.....DR
21st st, 24-26 E—Finn Press.....DR
21st st, 24-26 E—M Rosenthal Co.....DR
21st st, 24-26 E—Bernhardt Wirtschafter.....DR
21st st, 24-26 E—C A Gosford Co.....DR
21st st, 24-26 E—Paul Overhage, Inc.....DR
21st st, 24-26 E—Jake Givner.....DR
21st st, 24-26 E—E Oppenheimer Co.....DR
21st st, 24-26 E—S Glass Fur Co.....DR
21st st, 24-26 E—Stacey & Sharpe.....DR
21st st, 24-26 E—Onyx Button Co.....DR
21st st, 24-26 E—Schaller & Syring.....DR
21st st, 24-26 E—Royden Marble.....DR
21st st, 24-26 E—Pearl Waste Co.....DR
21st st, 24-26 E—Hobart Mfg Co.....DR
21st st, 24-26 E—D J Roberts.....DR
21st st, 24-26 E—Chas H Lawrence.....DR
21st st, 24-26 E—Max Wassermann.....DR
21st st, 24-26 E—Abraham Beller.....W-DR
21st st, 24-26 E—Baldwin & Ritsler Co.....DR
21st st, 24-26 E—Druker Bros.....DR
21st st, 24-26 E—The Bruno Works.....DR
21st st, 24-26 E—Kuhlmann & Borchert.....DR
21st st, 24-26 E—Beattie-Delve Co.....DR
21st st, 24-26 E—Dora Herman.....DR
21st st, 24-26 E—Coleman & Co.....DR
21st st, 24-26 E—Miller & Mantague.....DR
21st st, 24-26 E—Leo M Lowenthal.....DR
21st st, 24-26 E—Elm Mfg Co.....DR
21st st, 24-26 E—The Art Ornament Co.....DR
21st st, 24-26 E—Cohen Bros.....DR
21st st, 24-26 E—Naunn & Singer.....DR
21st st, 24-26 E—Jos Friedman Button Co.....DR
21st st, 40 E—Edelsa Dress Mfg Co.....DR
21st st, 40 E—Monagram Neglige Co.....DR
21st st, 40 E—F Newman.....DR
21st st, 40 E—Doernberg & Stein.....DR
21st st, 40 E—Cartoon & Marcus.....DR
21st st, 40 E—Ideal Costume Co.....DR
21st st, 40 E—Newell Mfg Co.....DR
21st st, 40 E—Bloch & Cohen.....DR
21st st, 40 E—Fairchild Advertising Co.....DR
21st st, 40 E—O L Cushman Co.....DR
21st st, 40 E—Gertrude V Morgan.....DR-W
21st st, 133-41 W—Tip Top Waist Co.....G
21st st, 133-41 W—Harry Greger & Co.....C-I
21st st, 133-41 W—Louis Hochstein.....E-G
21st st, 133-41 W—Alexander Watterson.....I
21st st, 133-41 W—H Leibman & D Hurwitz.....G
21st st, 133-41 W—Israel & Max Lidz.....G
22d st, 28 E—L H Cohen Co.....A-C-G-DR
22d st, 28 E—Crown Raincoat Co.....I-G-DR
22d st, 28 E—Chess Brand Neckwear Co.
G-C-DR-I
22d st, 28 E—Ralph Gordon.....C-G-DR
22d st, 28 E—Contential Fail Importing Co.
A-G-DR
22d st, 28 E—Slatter & Appel Co.....G-DR
22d st, 28 E—New York Shield Co.....DR
22d st, 28 E—George Wellcomb Co.....DR-A
23d st, 159 W—C & B Zettler.....A-O
23d st, 312-16 E—J F Fratley Co.....K-A
23d st, 318-26 E—American Lithograph Co.....A-C
24th st, 57 W—Ignatz Wasserman.....A-C
24th st, 57 W—Edwin Moody.....A
24th st, 57 W—Carl Demmler.....A
24th st, 57 W—Consolidated Gas Co.....C
24th st, 57 W—C E Stevens Co.....A-C
24th st, 57 W—John Murgatroyd.....A-C-I
25th st, 107-13 W—Altman & Dickman.....C
25th st, 107-13 W—Louis Stein & Co.....C
25th st, 107-13 W—Hoffman Bros.....G
25th st, 107-13 W—Manhattan Furrier Supply
Co.....G
27th st, 13-15 W—Meebra Realty Co.....SS
27th st, 27 W—American Button & Die Co.....A
27th st, 27 W—Joseph Hodler & Eisenberg.....A
27th st, 133-37 W—Lowell Construction Co. SS-A
27th st, 142 W—Manhattan Photogravure Co. A
28th st, 13-45 W—Sigmund Schmerzler.....I
29th st, 541-47 W—W & J Sloane.....G-D-I
32d st, 11 W—Morris Freundlich.....DR
32d st, 11 W—Wm Jackmans Sons.....DR
32d st, 11 W—Doubleday Page & Co.....DR
32d st, 11 W—Cage Bros & Co.....DR
32d st, 11 W—Julius Frank.....DR
32d st, 11 W—R Wallace & Sons Mfg Co.....DR
32d st, 11 W—Duchem & Co.....DR
32d st, 11 W—John R Keim.....DR
32d st, 11 W—Est Eva Deutsch.....W-DR
32d st, 14-18 E—Aaron B Morgenstein.....H-A
32d st, 153-55 W—Penn Terminal R E Co.....C
34th st, 317 E—Precision Machine Co.....G-A
35th st, 507-9 W—B & L Auto Lamp Co.....K-A-G
36th st, 28-32 W—Rivoli Realty Co.....C-SS
39th st, 51-53 W—Consolidated Gas Co.....C
39th st, 51-53 W—Elize Bachman.....DR
39th st, 51-53 W—Wm F Paris.....DR-W
39th st, 51-53 W—Kate Strack.....DR
39th st, 51-53 W—Prince Pierre Troubetzky
DR-F-A
39th st, 51-53 W—Kate Wragge.....DR-G
39th st, 51-53 W—Catherine Carlisle.....DR
39th st, 51-53 W—John F Paris.....DR
39th st, 51-53 W—Carl C Ulmach.....DR
39th st, 110-12 W—Andre & Jacques Bustanoby. F
40th st, 14 W—Chas Banks Estate.....F
40th st, 123 W—Edward H Van Ingen.....J
42d st, 128 W—Jennie E Thorley.....E
43d st, 38-40 W—Pentalpha Realty Co.....SS
43d st, 311-19 W—Arthur H Scribner.....W-DR
45th st, 44-50 W—Seaboard Realty Co.....SS
50th st, 116-18 W—Singer Sewing Machine.....G
55th st, 139-41 W—John Thevenet.....L-G-C
57th st, 31 W—Est Jacob Rothschild.....W
58th st, 221 E—Walter S Sullivan.....H-A-G
58th st, 225-7 W—Cutting-Larson Co.....C
59th st, 430-32 E—Samuel Heyman et al.....C
61st st, 3-7 W—Columbus Circle Realty Co.....A
61st st, 16 W—U S Light & Heating Co. H-A-L-K
64th st, 243-45 W—Minerva Motors Co. A-H-G-C
65th st, 172 W—John Corner & Son.....G-A-H
69th st, 338 E—Joseph Heiman.....B-C-F-E
69th st, 338 E—Women's Mutual Benefit So-
ciety.....J

69th st, 338 E—Joseph HeimanD-W-J
 72d st, 503-07 E—D S Hess.H-G-O
 75th st, 310 E—Otto F Becker.A-L
 82d st, 439 E—Albert Thiele.G-A
 83d st, 614-16 E—Joseph Galati.G
 89th st, 403 E—Henry Schroeder.A-C-H
 102d st, 431-37 E—Geo T Diefenthaler.SS-W
 102d st, 431-37 E—Harlem Market Warehouse Co.A-DR
 102d st, 431-27 E—Nicholas Mack & L Fiore.DR
 102d st, 431-37 E—Max Cohn.A-DR
 119th st, 86 W—Maison Bergere.F
 124th st, 264 W—Fred Wappers.G
 146th st, 424 W—Carl J Stein.G

Named Avenues.

Av C, 48—Elizabeth Donovan.C-B
 Av D, 79—F Debski.G
 Bowery, 171—Nathan Schulman.E
 Broadway, 392—Estate Charles Baudoine.DR-W
 Broadway, 404—Mary L Barbey.W-DR
 Broadway, 427-29—John M Hayward Estate.B
 Broadway, 434-38—Metropolitan Life Ins Co.W-DR
 Broadway, 512—Eliza W Perkins Estate.SS
 Broadway, 524-28—Interstate Land Holding Co.W-DR
 Broadway, 536—Jacob Kaplan.DR
 Broadway, 536—Samuel Krohnberg.DR
 Broadway, 536—Samuel Mendelsohn.DR
 Broadway, 536—Eclipse Silk Waist Co.DR
 Broadway, 536—Joseph & N Horowitz.DR
 Broadway, 536—David & E L Mayer.DR
 Broadway, 536—Postal Life Ins Co.DR-W
 Broadway, 653-5—Roggen Bros & Co.G
 Broadway, 1263—Chas E Riker.A
 Broadway, 1263—French, Shriner & Urner.A
 Broadway, 4859—Wm C Moir.L-A-H
 Herald sq—New York Herald Co.C-G
 Lexington av, 105—John McDermott.B
 Lexington av, 658—C Alfred Capen et al.W-DR
 Lexington av, 1303—A Nierenberg.A-H
 Madison av, 95—Pomeroy & Fischer.E-B
 Madison av, 928-30—Frank W Bruns.E-B
 Madison av, 1295-1303—Morris Newgold.G-A-F
 Madison av, 1295-1303—Union Dime Savings Bank.SS-B
 Madison av, 2060—Wm H Borman.H-A-G
 Park av, 1105—Max Carmel.A
 Park row, 211—Robert Kommel.DR-W
 West Broadway, 378—Mary N Perkins.DR-W
 West Broadway, 410—Josephine Brooks.W-DR
 West Broadway, 460—Est Alfred Rigny.W-DR
 West End av, 2-8—National Gum & Mica Co.DR-W
 West End av, 310—Consolidated Gas Co.C
 West End av—530—Frank M. Lockman.SS

Numbered Avenues.

1st av, 769—Wm Ladew Feed Co.H
 1st av, 1110—Plaza Machine Co.DR
 1st av, 1110—Susan F Buse et al.DR-W
 2d av, 362-72—Hamilton Fish Corp.DR-W
 2d av, 386-88—E W Bliss Bldgs, Inc.W-DR
 2d av, 637—Caroline Haas.K-A
 2d av, 1406—Abraham Cohen.A
 3d av, 2315-17—Morris J Mallinson.F
 3d av, 2315-17—Estate Julia Elkus.C-B
 5th av, 503—Levi P Morton.C-B
 6th av, 429—J Gordon Robinson.W-DR
 6th av, 510-12—Louisa Appell.W-DR
 7th av, 172—J Henschel & Co.A-G-O-K
 7th av, 245—7th Av Property Corp.W-DR
 8th av, 113—L Feldman.O-G-A
 10th av, 441—Joseph Kaplan & Son.H-A
 10th av, 496—Moses Loewenstein & Son.A-G
 11th av, 589—Leon Cohen.G

BRONX ORDERS SERVED.

Named Streets.

Ritter pl, 823—Dept Education.C-F-A

Numbered Streets.

134th st, 213-21 E—Frank Westergreen.DR-W
 134th st, 829-41 E—Phillips, Jones Co.DR-W
 139th st, 250-58 E—Edward Gustavsen.DR-W
 144th st, 480-502 E—Silk Finishing Co of Amer.DR-W
 167th st, ss 200 w Bryant av—Protestant Episcopal Diocese of N Y.F
 176th st, 796 E—Biograph Co.W-DR
 213th st & Jerome av—Chas Volk.A-H-G
 237th st, 420 E—Wm Schmitt.A-H-G
 259th st & Liebig av—Wm L Purcell.A-G-H

Named Avenues.

Beach av, 1122—John Rohrbach.A-H-G
 Bedford av, 351—Wm H. Bolton.D
 Crotona pk N, 779—Harris Ratner.A-G-H
 Courtlandt av, 792—Benj Mandelkorn.K-G-C
 Jerome av, 1898—Lillian Zwirman.D
 Morris av, 2763—Wm T Trand.A-G
 Park av, es, n of 138th st—Amer Express Co.L-G
 Rhineland av, 685—Garvey Bros.A-G
 St Anns av, 270—L Levenstim & Son.H-A-G-D-O
 Stebbins av, 1344-46—Zion Hebrew Institution.G
 Stebbins av, 1344-46—Central Union Gas.C
 Trinity av, 740—Frank J Beck.C
 Trinity av, 836—J Brunnings.O-A-G
 Union av, 604—Jacob Weinberg.H-G-O
 Union av, 843—Hebrew Free School.J
 Union av, 843—Josephine Isilei.W-C-J-B-F-D
 Valentine av, 2968—Louis Joeck.D-A-G
 Westchester av, 2126—J B Braithwart.O
 Westchester av, 2323—Benj Belincoff.A-H-O
 Westchester sq, 15—Frank Van Ripper.O
 West Fordham rd, 128—Edw Hurley.A-G
 West Fordham rd, 128—Wm Eiseman.A-H-G
 White Plains av, 4706—Lilian Weiss.A-G-K-O

Numbered Avenues.

3d av, 2733-35—Jacob Schiller.A-G

BROOKLYN ORDERS SERVED.

Named Streets.

Adams st, 142-6—Hamilton Bank N Co.DR-D
 Ainslie st, 39-45—Julius Levy.G
 Bergen st, 500—John J Gammell.L-A-G
 Bergen st, 1643—Baptist Church.A
 Boerum st, 46 (rear)—Chas Carmel.A
 Calyer st, 278-80—Otto Schwartz & Co.C
 Columbia st, 81—Philip Meagher.M
 Columbia st, 537-55—H Kohnstamm & Co.C
 Cook st, 103—Success Trousen Mfg Co.G-C
 Cook st, 103—H Ganz & Wm Dufman.G-C
 Decatur st, 463-76—St Marks Cong Ch.A
 Eldert st, 337-57—Seyser, Green Co.D-DR
 Emerson pl, 35-7—Rudolph Vagt.C
 Essex st, 291-3 (rear)—Bernard Davidson.C
 Floyd st, 133-43 (rear)—Greater N Y Metal Bed Co.C

Fulton st, 361—Bklyn Union Gas Co.C
 Fulton st, 361—Stephen S Pettit.C
 Fulton st, 361—J Davis & M Weiss.A-C-D-G
 Fulton st, 1352—Joseph F Ryan.E
 Grand st, 326-8—Samuel Goldstein.C
 Havemeyer st, 122-30—Max Finkelstein.G-C
 Havemeyer st, 217—Est Mrs Emily Huber.A
 Hicks st, 284—Amer Veneziani Paint Co.H-A-G
 Humboldt st, 785-97—Solomon Kahn & German Kahn.G
 Java st, 16-48—S Weissglass & Co.A
 Livingston st, 352-54—William Spence.C
 Lorimer st, 347—Morris Waltzer.C
 Lorimer st, 347—Wm Juskowski.C
 McDonough st, 644—Presbyterian Church.A
 Madison st, 105—Evan Griffith.M
 Madison st, 107—Wm S Williamson.M
 Marion st, 294—Noble A Weir.G-A
 Meserole st, 128—Meserole Av Church.A
 Moore st, 39—Morris Goldstein.G-A-C
 Moore st, 39—Samuel Arbeit.A
 Moore st, 39—David Gurschman.G-A-C
 Moore st, 39—A & M Bromberg.A-C-G
 Moore st, 39—Bklyn Union Gas Co.C
 Moore st, 58—A Reisenberger & J Altkrug.G
 Moore st, 60—A Reisenberger & J Altkrug.G
 Morrill st, 37-9—Abr Rasenkranz.C
 North Henry st, 263-7—Thos Gregory Galvanizing Works.A
 Pacific st, 772-4—Wm H Rich & Son.A-G
 Palmetto st, 272—St Paul's Lutheran Church.A
 Park pl, 1328—Reorganized Ch Jesus Christ.A
 Pearl st, 359—Pierce, Butler & Pierce Mfg Co.B-E

Powers st, 12—Joseph Madwany.A
 Powers st, 230 (rear)—Mrs Mary Kramer.C
 Raymond st, 148—A I Namm & Son.C
 Raymond st, 151-3—Cowerthwait Co.G
 Richardson st, 70—Albert Eckstein.A
 Rodney st, 28—A & Z Mfg Co.A
 Rodney st, 470-2—N Y Bottle Box Co.A
 Roebing st, 141-53—Joseph Lidsky.C
 Roebing st, 141-53—Saml & Jacob Hyman.C
 Roebing st, 141-53—Jacob Schwartz.C
 Roebing st, 141-53—Goodman Collar Co.C
 Roebing st, 141-53—Bklyn Union Gas Co.C
 Russell st, 131-33—Evangelical Lutheran Church Messiah.A
 Sackman st, 284—Jos Freemerman.A
 Sackman st, 284—Samuel Meyerson & Son.A
 Schermerhorn st, 61-65—German Evangelical Church of Brooklyn.A
 Schermerhorn st, 67-9—Blyn Bureau Charities.A
 Schermerhorn st, 335—Bklyn Storage Warehouse Co.A
 Schermerhorn st, swc Flatbush av—Y W C A.SS
 Sidner pl, 23—Bklyn Union Gas Co.C
 Siegel st, 121—Maxwell Freund.G
 Staggs st, 36-40—Samuel Weiner.A
 Sterling pl, 613—Arthur H Waterman.C-G
 Van Brunt st, 150-68—Cobb Estate.C
 Varet st, 59—Louis Levy.C
 Walton st, 36-38—Walton Pants Co.C
 Walton st, 36-38—John F Blake.C
 Walton st, 36-38—Samuel Wolf.C
 Walton st, 36-44—Bklyn Union Gas Co.C
 Walton st, 36-44—Mrs Emma M Kissel.C-W
 Walton st, 40-42—Max Gold.C
 Walton st, 40-42—Abraham Dennis.C-G-A
 Walton st, 40-42—David Hallenberg.C
 Walton st, 44—H Goodwillig & N Zimmerman.C
 Walton st, 44—A Kulik & H Tietelbaum.C-G
 Walton st, 44—Frank Brewing Co.A
 Wallabout st, 116-19—Meyers Garage, Inc.L-G-A-O
 Wallabout st, 233-35—Frank Brewing Co.A
 Wallabout st, 233-35 (front)—Isaac Berkowitz.A
 Wallabout st, 237-9—Max Edelstein.C
 Wallabout st, 237-9—Bartolo Cresmanio.C
 Wallabout st, 237-9—Mrs Emma M Kissel.C
 Willoughby st, 100-4—Joseph Ruppert.E

Numbered Streets.

3d st, 17-27 S—August Kreamer.D-DR
 3d st, 106-12 S—Bklyn Eastern District Dispensary & Hospital.C
 3d st, 794 E—Oscar Markowitz.H-A-G
 5th st, 141-51 S—Samuel W Farber.C
 6th st, 38 S—Bklyn Union Gas Co.C
 6th st, 38 S—Haas Wood Stock Co.A-D
 6th st, 285-7 N—Diamond Candy Co.A
 8th st, 186 S—Pauline Price.G
 9th st, 32-4 S—Levine Bros.C
 9th st, 376—Wm A Middleton.C
 10th st, 240-46 N—Bellis & Co.A
 10th st, 240-46 N—E Z Heberd & H Wentz.A
 11th st, 431—Elbert Y Haviland.A
 12th st, 430-32—Ansonia Clock Co.A
 13th st, 126-42—Mrs Mary Barth.DR-D-C
 13th st, 126-42—Adolph & Samuel Treines.DR
 13th st, 126-42—Kasebier-Chatfield Shellac Co.DR

15th st, 732-43 (rear)—James Burns & Wm R Hurley.A
 19th st, 125 E—Harry A. Fogg.H-A-G
 19th st, 251 E—Albert H Dollard.H-C
 20th st, 151—John Kanauga.C
 20th st, 151—John Voslek.C
 20th st, 151—John Bopkie.C
 20th st, 151—Paul Avon.C
 20th st, 151—Joseph Bock.C
 20th st, 151—Andrea Giragino.C
 20th st, 151—Pete Parstinoop.C
 20th st, 151—Mike Warpcock.C
 50th st, 151—Phillip Glickstein.C
 53d st, 5302-4—Kings County Lighting Co.C
 55th st, 1374—Kings County Lighting Co.C
 94th st, 367-9—Kings County Lighting Co.C

Named Avenues.

Av J, 1805—Chas L Huisking.H-A-G
 Av R ns 75 w E 17th st—Cong Kings Highway.A
 Atlantic av, 543—Salvation Army.A
 Bedford av, 293-7—Mrs Fannie Klauber.G
 Bedford av, 514—Bessie Graboys.G-D
 Bedford av, 1537—Sudella Co, Inc.L
 Broadway, 628-30—Jos H Storch.C
 Broadway, 628-30—Morris Blumberg.G-A
 Broadway, 668—Max Rubinson.M
 Broadway, 1480-86—Lefstein & Rosenfeld Co.A
 Broadway, 1720-8—Frederick Mills Bros.E
 Bushwick av, 1057—Turn Verin Club.C
 Central av, 587—Chas F Bates.E
 Classon av, 54-60—H Brennan & E L White.G
 DeKalb av, 470—Methodist Episcopal Church.A
 DeKalb av, 1031—O K Express Co.A
 DeKalb av, 1368-70—M A & M H Friedman.A
 Driggs av, 855—Chas Voelkening.F
 Flushing av, 321-27—H Brennan & E White.G
 Flushing av, 350-62—Hon J T Fetherston, Comm Dept Street Cleaning.A

Flushing av, 394-404—Franklin Brewing Co.C
 Flushing av, 664—Samuel Goodman.C
 Flushing av, 716—Harris Zoberg.E-G-A
 Fort Hamilton pkway, 5904—Isaac J Rosenstein.G
 Fort Hamilton pkway, 6518-22—Robt A Hill.H-A-G-C
 Franklin av, 403—J E & C G Simpson.C
 Franklin av, 403—Edw Stretzel.G
 Glenmore av, 467—Aronoff & Bernstein.G-D
 Graham av, 95—Bklyn Phonograph Co.G
 Graham av, 308—Savicinas & Co.A
 Greene av, 283-89—Bklyn Met Cl Co.C-G-A-M
 Greene av, 283-89—Bklyn Union Gas Co.C
 Greene av, 824-8—Greene Av Bap Ch.A
 Jefferson av, 1382-4—1st German New Church.A
 Kent av, 826—Tony Turtle.G
 Kent av, 954-76—Julius Kayser & Co.G
 Knickerbocker av, 590—St Paul's Evang Cong.A
 Lawrence av, 192-4—Ridley Memorial M E Ch.C
 Lexington av, 12-14—Jos A Riggi.A
 Liberty av, 59—Philip Rosenthal.DR
 Liberty av, 59—Cohen Bros.DR-D
 Manhattan av, 834-44—Greenpoint M E Church.A
 Metropolitan av, 244-46—Joseph Adler.G-A
 Metropolitan av, 374-6—Stevens Express & Trucking Co.A
 Metropolitan av, 374-6—Anton Murle.G
 Metropolitan av, 374-6—Frank A. Yankus.G
 Metropolitan av, 374-6 (rear)—Antony Belin.G
 Myrtle av, 1463-65—Frank Eller.A
 New Lots rd, 620—New Lots Reformed Church.A
 Nostrand av, 796—Isaac Blumberg.G
 Nostrand av, 986—James Clark.D-A-H
 Ocean pkway, ws nr Park pl—Paul Schmidt.W
 Park av, 574-84—Morgan Casket Co.C
 Patchen av, 43-5—Trinity Baptist Ch.A
 Pennsylvania av, 140-2—Y M C A.A
 Pitkin av, 1738—Mrs Isaac Gross.D-DR
 Pitkin av, 1738—Max Engel.DR
 Pitkin av, 1738—Kalman Altman.DR
 Pitkin av, 1738—Harry & Morris Schneidman.DR
 Pitkin av, 1738—Jacob Bernstein.DR
 Pitkin av, 1738—Kalman Stein.DR
 Pitkin av, 1738—Aaron Freed.DR
 Pitkin av, 1738—Jos Schonerman.DR
 Pitkin av, 1738—Isaac Langer.DR
 Rockaway av, 503-5—Joseph Zwierling.C
 St Marks av, 637-41—Ernest Tschantre.A
 St Nicholas av, 200—St Andrews Lutheran Ch.A
 Saratoga av, 17-19—Christian F Keller.A
 Throop av, 94-6—Bklyn Union Gas Co.C
 Throop av, 94-6—Louis Landsman.G
 Throop av, 94-6—Samuel Adenbaum.G-C
 Throop av, 94-6—J Breslow & H Goldstein.G
 Throop av, 94-6—Samuel L Berland.C-G
 Throop av, 232-36—H Simon & Son.C
 Throop av, 377-81—John Grogan.A
 Tilden av, 2222—Flatbush Auto Co.L-A
 Troy av, 230—Chas Angelback.G
 Utica av, 92-4—The Pentecostal Church.A
 Washington av, 246—Frank W Robbins.H-A-G

Numbered Avenues.

3d av, 64-70—Svenska Lutheran Bethlehem-skrkan.A
 3d av, 6923—Harry Schultz.D-A
 3d av, 7607—Bluestone Bros.A-M-D
 3d av, swc Schermerhorn st—Baptist Temple.A-C-E-F
 4th av, 9119-9922—Kings County Lighting Co.C
 5th av, 4902—Paul G Wolff.H-A-C
 7th av, 226-28—Valentine Newburger.G
 7th av, 5206—Isidor Cohen.G
 8th av, 1012-14—Prospect Heights Pres Ch.A-C
 12th av, 4521—Morris Dieblatt.H-A-G
 14th av, 5202-4—Kings County Lighting Co.C

QUEENS ORDERS SERVED.

Named Streets.

Chestnut st, 16 (L I C)—Thomas Pallante.G
 Ibis st, 55 (Forest Hills)—John Miller.H-A-G
 Jamaica Creek (Springfield)—Alex Schubert.L-G-C
 Union Hall st, 15 (Jamaica)—L I Bond & Mtge Guar Co.H-A-G

Numbered Streets.

3d st, Bay (E Elmhurst)—Jno W Starkie.H-A-G
 4th st, 161 (Elmhurst)—John H Walsh.H-A-G
 25th st, 1 (Elmhurst)—Albert Barends.H-A-G
 46th st, 214 (Corona)—James M Miles.H-A-G
 46th st, nr Astoria av (E Elmhurst)—Lionel G Skillman.H-A-G

Named Avenues.

Baxter av, 45 (Elmhurst)—J Bourguignon.A-G-H
 Broadway, 139 (L I C)—M D'Simone.H-A-G
 Dennington av, 10 (Woodhaven)—Chas A Pefers.H-A-G
 Drew av, 68 (Union Course)—Fred Catapano.H-A-G
 Eastern av, 100 s blvd (Rockaway Pk)—Gus Hallen.A-C
 Floral Pk rd (Little Neck)—Samuel Weeks.H-A-G
 Flushing av, 272 (L I C)—Amer Apothecaries Co.A
 Fulton av, 3117 (Richmond Hill)—O C Meyer.A-G
 Jackson av, 143 (L I C)—Aug Froshauser.H-A-G
 South Chase av, 98-100 (Hammels)—Amanda Hamilton.A
 Trains Meadow rd, nr Jackson av (Elmhurst)—Queens Borough Corpn.A-G
 Van Alst av, 943-45—Italian M E Church.C
 Vernon av, 401 (L I C)—N Y Archt'l Terra Cotta Co.A
 Wave Crest av, nwc Wat Jean ct (Far Rockaway)—Queens Borough Gas & Elec Co.C
 Wave Crest av, nwc Wat Jean ct—Eisenberg Catering Co.A-F

RICHMOND ORDERS SERVED.

Named Streets.

Livingston pl, 2—Carl W Walser.G-A
 Theresa pl, 38 (Tompkinsville)—Frank C Howland.H-A

Named Avenues.

Hope av, (Ft Wadsworth)—Michael Berardini.A-G
 Maple av, 166 (Rosebank)—Richmond Borough Dairy.A-H
 Myrtle av, 177 (W N Brighton)—Henry W Grassmeyer.A-H-G
 St Mary's av, 161 (Rosebank)—J Rosso.A-G-H
 Wadsworth av, 86 (Ft Wadsworth)—Peter P Falco.A-G-H

BUILDING MANAGEMENT

SUBDIVISION OF SPACE FOR TENANTS

By WILLIAM MILLER KNIGHT

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

IS there an owner or manager who has not at one time or another longed for an ideal building? As one who has for a number of years watched the development of the office building and who has had some share in its erection, care and management, I have often tried to picture to myself the ideal building, a structure perfectly adapted to meet the needs of tenants, which lends itself most readily and economically to subdivision, needs no alterations and where remodeling is nominal; a building in which the plumbing and electric light outlets are always just where they are required to be, and in which the elevators are grouped and adjusted so as to meet successfully all traffic conditions; where radiators are never in the way, where the heating arrangements keep everybody satisfied and local renting conditions are the very best. Given such conditions, however, the position of manager of the building would be a sinecure; the veriest tyro could fill it, and some of us would be looking for a new job.

Old Construction Crude.

Looking backward, many of the older forms of construction, methods and ideas seem more or less crude when compared with present day standards. I refer to such features as heavy masonry piers and mullions and the deference shown by designers in subordinating space and utility to architectural effects. The store floor, which now pays taxes or ground rent, was frequently sunk below the street level or boosted three or four feet up in the air, creating either a subterranean chamber, damp and gloomy, or a high basement of doubtful value. Partition walls were seven or eight inches thick (a foot or more measured through the casings), doors were high and unwieldy, and corridors were vast, dim caverns containing dark unexplored recesses. Piers, buttresses and mullions cut off the daylight and deeply recessed windows suggested the embrasures of a fortress. The elevator service was slow, inadequate and insufficient and the hardware and plumbing and lighting fixtures nondescript in character.

Successful office building management is largely a matter of pleasing tenants by smoothness of operation and a readiness to comply with reasonable requests for improvements and alterations, having due regard for safety and reasonable cost. Whenever, therefore, an agreement, including alterations of leased premises, is entered into, the building manager in carrying out his part of the obligation, has to meet the following conditions: (a) Promptness of execution, entailing the best facilities for rapid work; (b) safety; (c) neatness; (d) minimum cost.

Division of Space.

First, perhaps, among the essential things demanded by tenants is a suitable division of office space. Time was when a mediocre stained pine or lath and plaster partition would fill the bill, but the necessity for economizing space, as rentals increased, and the imperativeness of maintaining and extending fireproof conditions led to the introduction of various forms of tile partition covered with plaster.

This question of subdividing offices is a most important one, involving, as it does, relatively large initial expenditures and, if not carefully planned with due regard to future possibilities, becomes an exceedingly extravagant proposition. It is customary in planning new buildings to estimate on a subdivision fund or set aside an amount in

IDEAL buildings are few and far between, but Mr. William Miller Knight, who has made the subject of building management a study, points out several instances where the ordinary structure can be improved and shows how mistakes can be avoided at the time the plans are drawn. The accompanying article is an excerpt from a paper read before the Seventh Annual Convention of the National Association of Building Owners, at Duluth, and deals principally with the subdivision of office space, lighting and plumbing.

excess of the regular construction account and which also includes the cost of a certain amount of partitioning for leases arranged for during the construction period. A new building contract should contain, among other things, unit prices covering additional partitioning, wiring, plumbing, etc., and allowance prices for omissions. In this way the renting man can figure very closely the cost of any deviation from the original plan and estimate very nearly the cost of dividing up space additional to that provided for under the contract. Adherence, where possible, to typical divisions of space is most desirable and departure from these lines means future annoyance and expense. To arbitrarily subdivide a floor of a new building is too speculative a proposition to be entertained by any owner or manager.

To Get Maximum Depth.

It is generally conceded that a building planned to give a maximum office depth of not over twenty-six feet is a good rentable proposition, because there is no dark space and an inner and outer office or a typical "T" division can be arranged at a minimum expense and with due regard to economy of tenant's space. For spaces leased to large organizations a private corridor effect, for ready communication between the various departments, is often required. For this class of tenants it is desirable to use corridor end space on the lower floors where the inner offices are apt to be dark and are therefore regarded as more or less wasteful space.

Very generally the arrangement of office partitioning is a compromise between the manager and the tenant, although I believe there are but few, relatively, space seekers who really know their own needs. Perhaps not more than ten per cent. of prospective tenants have any adequate idea about laying out a working plan. It is right here that a careful renting man can save both client and customer money and earn, if not the gratitude at least the respect and admiration of his tenants by his suggestions and methods of handling the deal. All these things a renting man, who has studied his business and who studies his tenants, may do with advantage to all parties concerned.

In existing buildings as a rule no alterations should be made on a one year's lease, other than possibly the removal of a partition, the installation of a light, the furnishing of a movable vault or cabinet and some necessary plumbing. In such offices, renting for from \$25.00 to \$40.00, not more than

half of one month's rent should be expended for decoration and the cost should be charged to repairs or upkeep. On leases of two, three and five years it is not unusual to spend for alterations sums varying from two months' to four months' rental.

Placing this question of expenditure on the square foot comparative basis the average cost of alterations in two of the older office buildings was, for a period of three years, eight and sixty-seven hundredths cents, and in a new building five and ninety-six hundredths cents per square foot of rentable area per annum.

Materials for Partitions.

Consult carefully the regulations of your local building department and of the fire underwriters, as to the nature of material and forms of partitioning which are acceptable under the rules of the various codes.

As to the material best suited for fireproof partitioning, there is in my mind only one material which most nearly meets office building requirements, and that is a tile constructed largely of gypsum with or without longitudinal reinforcement. I do not advocate this tiling for column coverings, corridor, stair and similar enclosing walls, generally referred to as permanent partitions, although I believe it may, with safety, be used for such purposes.

Gypsum tile numbers among its advantages the following valuable features in addition to its excellent fire-resisting qualities: (1) its lightness as compared with other materials; (2) ease of handling including rapid setting up; (3) quick drying; (4) absence of saltpetre or similar salts, which spoil decorations; (5) becomes, when plastered, a unit which in the future can be moved around intact within certain limits and in which door and other openings can be cut with ease without fracturing the plaster and with little or no "muss;" (6) when torn down it can be removed in large blocks which means less handling of rubbish, etc. The reasonable mobility of plaster tile partitioning I regard as a most valuable feature, as I have, during the past seventeen years, successfully moved thousands of square feet of it in units ranging from twenty square feet up to two hundred square feet and for distances varying from a few inches to fifty or sixty feet, at a cost of not exceeding the price of tearing them down.

Setting Up the Tile.

In setting up tile of this description the use of patent cement plaster in place of lime mortar is to be recommended. It is handy to cart around, sets quickly and is durable when set. Minimum quantity can be used, the same material being employed both for setting and plastering. The bottom row of tile should be well and evenly bedded on the concrete or tile floor and the cement slushed well into the openings, if any, between the adjacent wooden floor and the supporting medium below. This is done to prevent unequal settlement and to close openings which would cause draughts, thus encouraging creeping fires under the floors.

The use of studding partition, even when covered with plaster-board, is to be avoided unless specifically countenanced by city and insurance authorities. This form of partition, however, is valuable for use in older semi-fireproof buildings, being lighter than tile, reasonably efficient as a fire retardant and, moreover, it can be removed without serious injury to its structure.

Inner Office Partitions.

The question of inner office partitions should be studied very carefully, as a great deal of money and space can be wasted by erecting wrong types of partition. The standard type of office partition, having a tile base and the upper portion of wood framing and glass, holds its own in a majority of places. It is a more elastic arrangement than one, at first sight, would suppose and for initial layouts in the life of a building for long-lease tenants is excellent despite the thickness of its walls, mullions and other members. It is, however, more expensive, less adaptable or elastic, than the wooden sectional partition and occupies more floor space and obstructs more light. For upwards of twelve years I have equipped our sectional partitions with a paneled base of asbestos or transite lumber one-quarter of an inch thick which not only decreases the amount of combustible matter but also provides a surface closely resembling plaster which is easily decorated to match adjacent wall surfaces. In large offices occupied by insurance companies, corporations, and the like, where it is desirable to exercise a general supervision of the working force, departments may be economically and satisfactorily separated by railings in lieu of partitions. With this method of subdivision narrower aisles can be used, as the height of the railing as compared with a partition affords more passing room for employees and, in addition, facilitates transaction of business between departments. Moreover, the cost of this is low compared with standard forms of partitioning. More recently, steel sectional partitions have come into use.

Lighting of Offices.

The lighting of offices has been revolutionized and at the same time simplified by the advent of the tungsten lamp and the development of new systems of direct, indirect and semi-direct lighting. In buildings erected within the past two years the lighting problem has been simplified by the introduction of the newer methods of lighting. The side bracket has fallen into disrepute and a constant repair expense reduced accordingly. In its place we favor the flush wall socket or base receptacle, the tenant providing his own desk connection.

The laying out of ceiling lights is still a problem, but the introduction of single large candle-power high efficiency lamps in indirect and semi-indirect fixtures goes a long way towards solving it. With the exception of businesses requiring drafting and close application to detail work, which require drop or desk lights, the illumination afforded by the indirect type of lighting is amply sufficient for all purposes.

Types of Fixtures.

It is a mistake, I believe, to be too conservative or arbitrary in the matter of types of fixtures to be used. It is wise to have a building standard, but an occasional departure from a set rule appeals to a tenant as a great concession and often wins favor and patronage.

If you own or operate one of the older buildings erected twelve or more years ago, the problems of wiring, incident to revision work, will be numerous, difficult and, perhaps, serious ones. Rubber covered and braided conductors cleated to the fireproofing of the older buildings have fallen, somewhat unjustly, into disrepute. The ban of the fire underwriters, the civic inspection bureaus and the national electric code has also been placed, most unjustly and blindly, upon the use of rubber covered and braided lead-sheathed conductors for revision work. This official embargo has forced upon owners and managers of office buildings the alternative propositions of (1) using unsightly molding or a high-priced patented conduit, supposedly thin enough to be concealed under the plastering, or (2) doing serious and often irreparable damage to fireproofing of the buildings by installing iron pipe conduit in an endeavor to comply with the arbitrary requirements of the various codes.

Careless methods, poor material and workmanship are always to be decried; ultra-expensive and useless plans are equally foolish; and unwise restrictions and narrow interpretation of regulations are harmful to business expansion and progressive movement. The wiring of a suite of offices for electric lights, therefore, apart from what is known as "original outlets," is temporary in character and is substantially changed, in many instances, as often as once a year. For the past twelve years in Chicago we have used lead-sheathed wire extensively for revision purposes, finding that it can be (1) buried in plaster of minimum thickness, (2) is easy of manipulation, i. e., can readily be adjusted to any condition on walls or ceilings and requires no special tools, (3) the cost of installation is relatively very much less than the various forms of armored conduit. By careful original planning much of the cutting, patching and rewiring for alteration may be avoided, but as long as no two men have identically the same ideas, the location of lights, plumbing, etc., must, of necessity, be changed from time to time.

Roughly speaking, the number of "watts" to be allotted to a given space having a ceiling height of not over ten feet six inches is one watt to each square foot of space and, providing the walls and ceiling are covered with a reasonably good reflecting medium, this proportion may be reduced to one and one-fifth feet to each watt. In other words, an indirect fixture having one one-hundred watt lamp burning at full voltage affords ample general illumination for each one hundred and twenty square feet of floor space or good illumination for each one hundred square feet of floor space.

Plumbing Problems.

Any building which originally was insufficiently supplied with plumbing stacks is in poor shape to meet future conditions such as excessive subdivision of space or a change in the character of tenancy which requires a corresponding increase in the number of lavatories and changes in their location.

Modern plumbing is both complicated and expensive and ideas in regard to the same, particularly as to types of bowls and other fixtures, are constantly changing. Consequently, it is, I believe, the right policy to select a moderate priced stock fixture which one can afford to "scrap" at the end of a five-year lease, if the new tenant does not care to accept "damaged goods." Long plumbing runs are to be shunned, also the multiplication of lavatories in any one place, having, however, proper regard to the requirements of tenants having an unusually large working force.

With age faults develop in connection with waste and vent pipes, either clogging, rusting out or cracking from strains. The maintenance of vent pipes especially is a serious problem due to their deterioration from the action of damp, chemically active gases which are constantly present in these pipes.

Decorations Count as Repairs.

Decorations are properly repairs or upkeep unless they are of an unusual character. The practice followed most generally, I think, in Chicago, is to paint the walls and ceilings of our public spaces and calcimine the leased spaces, unless, of course, these latter spaces are more or less open to the public, such as a bank. This is done for two or more reasons. First, the atmosphere is laden with dirt, coal, gas and other active properties which rapidly discolor any type of decoration. Second, the settlement and vibration of buildings, many of them on clay foundations, combined with unequal structural strains and shrinkage of materials, inflicts constant damage upon plastered surfaces. The resultant cracks and scaling rendered annual decoration almost imperative in order to present a good appearance.

One word as to varnish; use, within reason, the best that can be procured and when making alterations take advantage of the opportunity to look over and renew the coating of the permanent woodwork, sills, etc.

Recapitulation.

Summing up briefly the foregoing remarks:

(a) Study your tenant and his business, with a view first of all to doing everything within reason to advance his interests.

(b) Combat, with argument founded on experience, any unwise ultra expensive or unreasonable requirements he may demand of you.

(c) Promise nothing but what you know practical men can carry out in a reasonably practical and inexpensive manner.

(d) Organize a shop or repair department and do your own alterations, if possible, but a reliable contractor with not too large a business will save you money. He will also take the risk. In using a contractor, you gain the benefit of his wider experience and have a comparison check on the work of your own employees.

(e) Give as much personal supervision as you can to the work in hand. You will yourself learn much in addition to checking waste of time and material and prevent many false and unnecessary moves.

(f) If you have charge of an established building, endeavor to simplify such building trim as forms part of your office partitioning. Cut out mitered and coped joints and use butt joints and fewer members and moldings. This remark applies equally as well to the method of wiring, plumbing, etc., originally established in the building.

Shop Floors.

Floors of wood block do not disintegrate or pulverize into grit which injure the bearings of machines and where impregnated with creosote oil they have an antiseptic property which adds to their value from a sanitary point of view and further makes them free from the action of acids and oils and impervious to moisture. Floors of this material have the same advantage of noiselessness that wooden paved streets enjoy.

Sharp-edged tools are continually being dropped on factory floors and in this way are often dulled and broken. Such is not the case with wood block flooring, because of its resiliency.

Factories which use the wood block flooring find that it has advantages when it is necessary temporarily to take up a portion of the floor in order to make repairs to underlying portion of the structure.

The ideal method of laying a wood block floor is to provide room for any possible expansion between each block. Specifications often call for a quarter-inch space left between the ends of each block to take care of this expansion element, but in actual practice it is often difficult to enforce its compliance.

One method of attaining proper spacing is the use of end lugs on the blocks which provide an automatic spacing between them, making it impossible for a workman to allow any closer spacing of the blocks than that which is called for in the specifications.—"Factory."

How to Sell Property.

1. Get a reliable broker. The one who is located nearest the property, all things being equal, is presumably the best for your interest.

2. Have him put a sign on the property. Buyers or renters like to first inspect the neighborhood they fancy or desire, and they approach the broker with the sign on the property with confidence.

3. Tell your broker to advertise liberally and back him up in the expense to be deducted from the real estate commission when paid.

4. In a large property extra printing, booklets, plans, etc., at owner's expense are necessary. Tell your agent to go ahead and do it right.

5. Never butt in on the agent's work.—Real Estate Board's Bulletin.

—Taxes are the price we pay for the privilege of being able to mind our own business.

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.

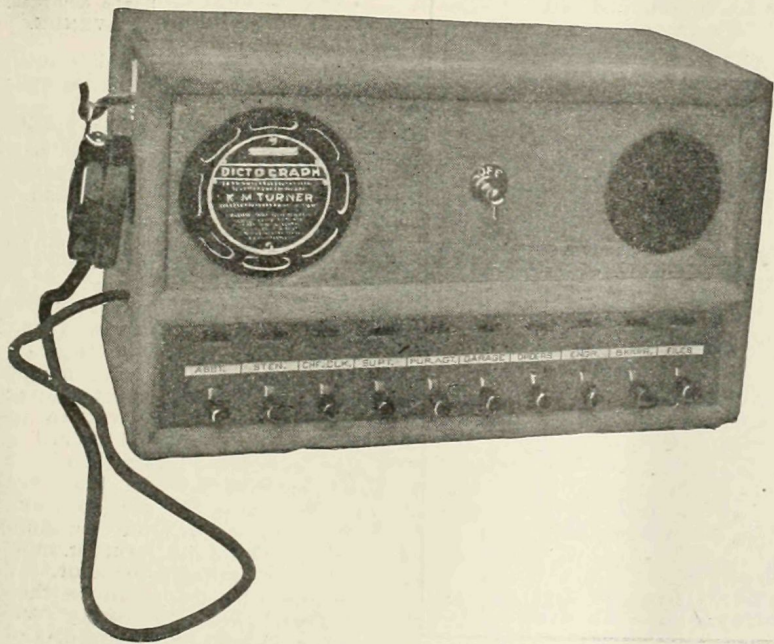
The Man With a Thousand Eyes.

MODERN invention has annihilated distance, made speed a play toy of man and now it gives him a multitude of eyes, ears and hands. The instrument that does all this is the dictograph, being introduced and put upon the market by the General Acoustic Company, of 220 West 42d street. It is not a fable but a fact. The efficient manager is one who not only can conserve his own time but make the time of others productive. It has been heretofore obviously impossible for a manager to call to his side all the heads of departments.



The dictograph makes this possible. According to K. M. Turner, president and inventor of the dictograph, the system works out in this way: The manager has many departments under his control. In the division of the day's work the time allotted to planning and creating new business is crowded into a small space by time spent in conference with others, dictating, telephoning and giving verbal directions. Another part is consumed by waiting to get attendance, or the attention of other people. By the use of the dictograph the time consumed on waiting on others is cut in half, conferring with others requires less time and more than half of the day may be devoted to planning and creating work or business.

The two accompanying illustrations show the old and the new way of handling large organizations. The dictograph is entirely unlike an ordinary telephone. It is possible, however, to



use the telephone wiring already in the building. Before the manager sets a box apparatus as shown. The circular space above is the dictograph receiving and sending. The keys connect with the various departments.

Each department head has a sub-station dictograph on his desk. It differs from the ordinary house telephone in that it has no mouthpiece and is permanently fixed to an out-of-the-way corner of the desk. The man answers

the manager's call either by ringing a bell indicating that he has received the call or by simply speaking out his name. The turn of a switch permits the manager to hear his superintendent's reply just as though he should poke his head in the door and speak to him. It is not necessary for the manager to hold the trumpet to his ear. If the manager wants a foreman on any floor he merely speaks into his dictograph in an ordinary tone of voice and the name is spoken distinctly in every department of the building. The superintendent merely steps into the nearest station, lifts off the hook and holds a conversation with the manager, without any action whatever on the part of the executive. This is true where the man is talking in a noisy packing room or machinery hall, because a special apparatus is provided so that the man may shut out all sounds but his own voice. Still another advantage of the dictograph is that it helps to sort out and handle callers, with tact and dispatch. When a visitor hands his card to the girl at the door she simply presses the key, repeats his name and message through her sub-station instrument. The manager can either have her send the visitor in or talk to him through the dictograph. Or if the manager prefers he can hear what the caller has to say to the girl without the visitor's knowledge.

Wood Insulation for Steam Pipes.

HEAT radiation from steam pipes under pressure is great. The most eminent authorities on fire-prevention say that it constitutes an actual menace, not only in ordinary buildings, but in so-called fireproof structures for rapid changes in temperature within walls frequently causes quick oxidation of metal, where dampness finds access. Architects, builders and owners, therefore, have for years been trying to find some method whereby positive insulation can be obtained, and yet reserve the heat radiation within the pipe itself and not diffuse it through a thick coating of heat absorbing material.

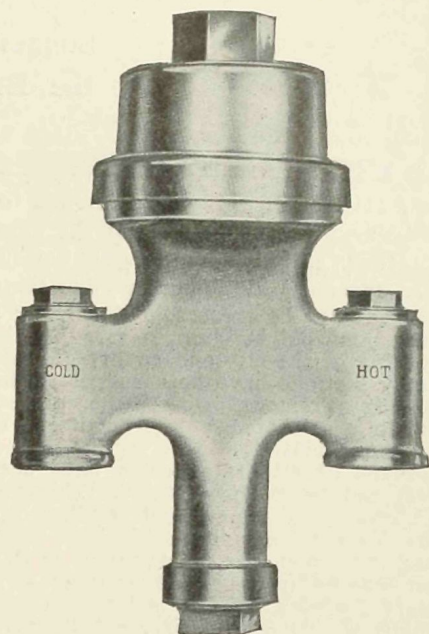
There are some who assert that there is no saving in heat when much of it is lost through absorption in insulation and that is why the idea has been worked out of using wood for insulating material, but first lining it with zinc where it comes into direct contact with the pipe itself.

In underground or basement work this type of insulation is said to absolutely prevent condensation no matter how

humid the weather conditions may be. It has a special virtue in carrying hot water pipes because none of the heat usually lost through absorption can get beyond the tin or zinc lining so that the hot water first heats the pipe and the pipe, in turn, acts as a sort of inverted thermos bottle and keeps the hot water hot. The wood is white pine, entirely inexpensive, the coarser grained the better. The material is now on the market.

Automatic Thermostatic Mixer.

NO matter how small or how large the water system may be, a temperature equalizer is now possible to obtain, according to the Lawler Fire Prevention Equipment Company, Inc., 51 Chambers street. The accompany-



ing illustration shows a device now on the market that was patented on Oct. 21, 1913.

This device is simple in design and is operated on a scientific basis with great accuracy. It will adjust water temperatures to any predetermined degree of heat and is equally applicable to lavatory, shower or bath tub. It makes scalding impossible, according to the manufacturers, and it is of such simple construction that it cannot get out of order. Furthermore it is said to reduce loss of heat through radiation to a minimum. There is nothing about it that can be tampered with.

Wax for Electrical Fittings.

TWO grades of wax, one having a melting temperature in excess of 100 degrees F. and the other having a melting point in excess of 200 degrees F., either grade furnished in red, brown, black or white, is being manufactured by the Insulating Materials Company, 805 Wesson avenue, Detroit, Mich. This product is manufactured under the requirements of the Underwriters' Laboratories as standard for ceilings, screw heads, nuts and other live metal parts of electrical fittings, wherever such ceiling is required by the rules of the National Electric Code. In the Underwriters' tests these waxes were subjected to severe examinations as to their electrical, moisture-proof and adherence properties, which points are of the utmost importance to the makers of electrical fittings requiring such wax. The company is prepared also to manufacture waxes specially designed to meet exceptional requirements.

A Good Policy.

HERE is a practical hint for the manager who is keen on meeting competition from other buildings and who wants to keep his tenants and make a good impression upon the strangers who pass in and out of his building by the management of the Hotel McAlpin: In every elevator in the building, freight as well as passenger, appears this sign, either illuminated by electric lights or in plain black letters on a white celluloid back ground:

The only rule in this hotel is that the patron must be pleased under all circumstances.

Change the word "Hotel" to "Building" and you have the recipe for a successful property if you live up to it.

CURRENT BUILDING OPERATIONS

Suggested Designs for New Municipal Building for the Bronx—Unique Structure on Fifth Avenue

WHILE there is no possibility of anything being done at the present time, still, looking toward the future, there is little doubt but that there will have to be erected in the Bronx a new municipal building to care for the housing of the city and county officials. Many sections have been suggested, including Tremont, where the present building is located, at the north end of Crotona Park.

Plans of elaborate design have been prepared by B. H. & C. N. Whinston, architects, for a municipal building calling for the expenditure of about \$900,000. The structure, as designed, is classic Roman in type and consists of a main building of stone and granite, about 175x80 feet in size, rising twelve stories above the street, and surmounted by a circular clock tower, 50 feet in diameter at the base and about 140 feet high, making a total height of the structure from the street to the top about 300 feet. The clocks in the tower

from which the surrounding country for many miles around would be visible.

The total available space for the city and county offices would be approximately 160,000 square feet, which should be sufficient for the needs of the municipality and county for many years to come. It has been suggested that in the meanwhile the surplus space could be leased to private concerns, which would help to reduce, somewhat, the cost of maintenance for the building.

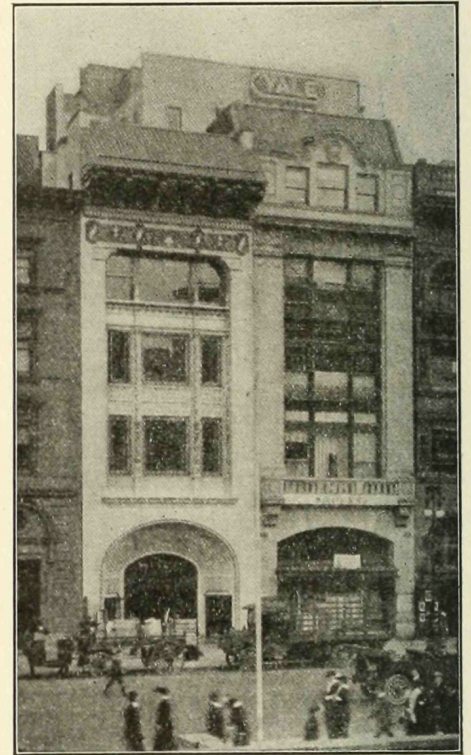
B. N. Whinston, speaking of the project, said: "The structure could be built for about \$900,000 and a site near the present municipal building obtained for \$200,000, making a total expenditure of about \$1,100,000. These I consider conservative figures and might be reduced.

"This amount might be raised by a bond issue, the interest being borne by the city and county jointly. The entire interest on the issue, together with the cost of maintenance, would be about \$85,000 annually. The city now spends about \$112,000 on rentals, so this project

civic centres, and, as we now stand, the Bronx is far behind Brooklyn in the number of our public buildings."

Home for Edison Disc.

In the construction of the new home for the Edison Diamond Disc Phonograph at 473 Fifth avenue, the endeavor has been to make it the equal of any structure on Fifth avenue. To attain the desired end there have been employed a wide latitude in architectural form,



Shape & Bready, Archts.
NO. 473 5TH AVENUE.

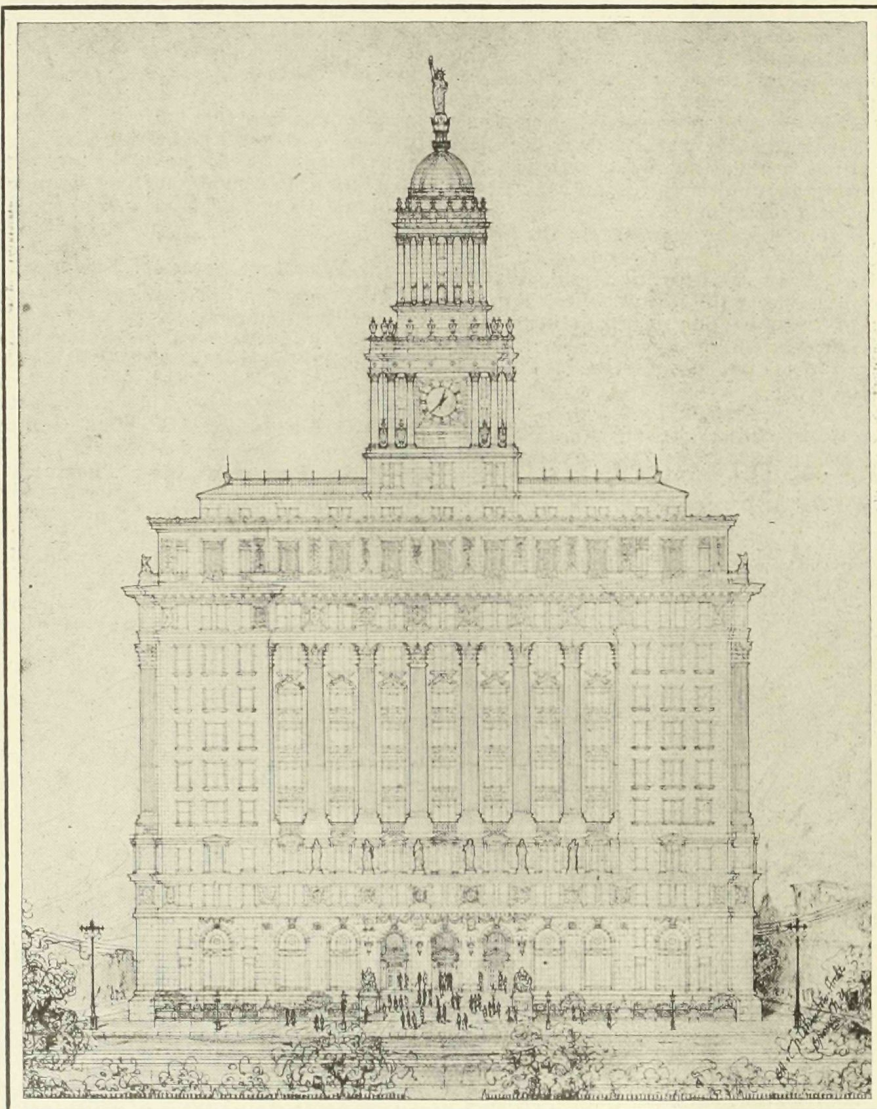
a choice of unusual and beautiful structural material, and the free use of color. The plans were prepared by Shape & Bready, architects, 220 West 42d street.

The general style is Italian, with a facade of structural and ornamental terra cotta to the cornice line, and the character of the ornament, generally, is Byzantine—the latter chosen as lending itself most perfectly to the cream and gold terra cotta of the screen or insert carried from second to fourth-floor levels.

Granite terra cotta was used as the structural material to enhance the entrance and display window; particularly is this true in respect to the texture achieved in the sculptured and ornamented panels of the arch. Sober and dignified this treatment is, and was meant to be in order that relief by the cream and gold of the screen above might be finished out in moulded fascia and cornice done in color.

The reception room on the first floor has been treated in American walnut, a somewhat neglected wood. Color is used in the decoration of the ceiling and the tapestries and hangings in this room (as throughout the building) were specially woven for this purpose. The furniture and furniture coverings were designed and made to preserve the effect of general harmony. In this room, which is of unusual ceiling height, the note of simplicity and dignity has been emphasized without oppressive formality.

On the second floor is the record room, a beautiful rest room and many booths for the trying of records. On the third floor are three private demonstration rooms, richly treated.



B. H. & C. N. Whinston, Architects.

PROPOSED BRONX MUNICIPAL BUILDING.

will be visible for a long distance, on account of the high altitude of this section of the borough.

The building will contain, among other features, several court rooms, relieving the new, but overcrowded, County Court House, a spacious auditorium on the main floor for public assemblages, a restaurant for public employees and officials, space for a branch of the Public Library and an observation balcony

would mean a saving of about \$25,000 a year.

"The realization of this project would create a civic center for the Bronx which would be a noteworthy one. With the northern end of Crotona Park as the central motive, later public buildings could be grouped so as to produce a combination at once beautiful and stately. It is well worth noting that the borough is practically devoid of any

BRONX OPERATIONS.

Spending More Money Per Capita Than Any Other City.

It is generally conceded that the progress and development of a community are reflected in its building operations and its prosperity increases or diminishes in proportion to its activity in building construction.

The past ten years have marked an era in the building industry throughout the country and a tremendous activity has been prevalent. The Borough of the Bronx has been signally fortunate in this respect and during the period cited over \$300,000,000 have been invested within its territory for the construction of buildings, which proportionately is a better showing than any other city or community in the United States has made.

The following table has been prepared, showing the operations during the past ten years, 1904 to 1914, in the Borough of the Bronx and in the nine largest cities in the United States (exclusive of Boston, whose operations are unobtainable at this time):

	Pop. July 1, 1914	Bldg. Opers. 1904 to 1913 inclusive	Opers. per capita
Bronx.....	641,980	\$305,257,317	\$475
Chicago.....	2,393,325	769,608,190	321
Philadelphia.....	1,657,810	358,363,145	222
St. Louis.....	734,667	207,953,618	283
Cleveland.....	639,431	142,859,581	223
Baltimore.....	579,590	81,699,790	141
Pittsburgh.....	564,878	140,863,447	249
San Francisco.....	448,502	285,114,950	635
Buffalo.....	454,112	91,730,267	202
Cincinnati.....	402,175	89,134,285	221

The building operations per capita are given as a basis for comparison. The record of the Borough of the Bronx is a remarkable one, which no other city approaches, excepting San Francisco, which is to be expected, as that city has been practically rebuilt during the past ten years.

There has been a little depression in the building industry during the past year, a condition which has prevailed generally throughout the country, but the depression in The Bronx has been relatively less than in any other section. This condition has been due to the tightening up of the mortgage market, which has temporarily stagnated building, but all indications now point to more liberality by the loaning interests, and a healthy revival of business in the early spring may be confidently expected.

ROBERT J. MOOREHEAD,
Superintendent of Buildings,
Borough of The Bronx.

INSURANCE RATES LOWER.

Substantial Reductions for Compensation Insurance by the Rating Committee.

Employers of labor in the State of New York will be interested to know that substantial reductions in rates charged for compensation insurance are being promulgated from time to time by the rating bureau having control of rates charged. The new Workmen's Compensation Law effective in the State of New York is gradually getting on a practical working basis, and the underwriters responsible for the creation of rates to be charged for insurance protection are daily compiling new data which enables them to decide the reductions to be allowed.

A general reduction of all rates has not been effected, but the experience on each Schedule of Operations is being considered, and where the experience justifies, reductions are allowed. In some instances the rates have been reduced more than 40 per cent., and it is the purpose and intention of the Rating Board to continue along the lines of their investigation until all rates are based on actual experience.

When reductions in rates are promulgated, the stock companies are allowing the new rates to apply on all wage expenditure on and after the date on which the new rate was given out. It is important and necessary that the schedules showing the reductions are watched carefully, and that employers have their policies amended to show the new rates so they will receive full credit.

The following table, showing the new rates, has been compiled and is being distributed by the Ritch-Hughes Company, of 101 Park avenue:

Steam heating—laying of mains and connections.....	4.05
Dredging—excavation by means of suction dredges only including loading and unloading.....	4.05
Elevated railroad "iron work"—erecting steel and iron frame structure (no bridge building). Payroll to include drivers and drivers' helpers.....	13.77
Fireproof construction—by means of wire lathing and concreting, excluding roofs, floors and horizontal surfaces.....	6.16
Fireproofing—plaster block partitions—erection inside of buildings (not fireproof tiles).....	4.05
Fireproofing—tile construction and repair.....	6.16
Electrical light and power companies—operation, etc.....	7.29
Mosaic work—floors only within buildings; payroll to include shop work preparatory to the laying of mosaic floors.....	1.30
Portable buildings, erection.....	2.43
Refrigerators, erection, installation and repair.....	2.43

Sewer cleaning.....	6.48
Theatre stage rigging, setting up ornamental architectural and theatre iron work and all mechanical effects over stages of theatres, including hanging of signs, setting stairways, iron beams and lintels all included in the operation of stage rigging.....	6.48
Wirework, interior erection only.....	1.62
Plasterers.....	2.27
Metal ceiling work—installation away from shop.....	2.27
Metallic lathing.....	2.27
Plaster block partitions—erection inside of buildings (not fireproof tile).....	2.27
Plaster board—erection away from shop.....	2.27
Waterproofing cellars and foundations.....	2.27
Lathers.....	2.27
Waterproofing in or on structures by means of felt, paper, burlap or pitch (no roofing or subaqueous work). (Not available for division of payroll).....	2.27
Hod hoists, installation, operation and removal, etc., 50 cts. per day of time per hoist, etc.	
A blanket policy may be issued requiring that all hod hoists used by the assured be covered during the time that the policy is in force.	
Cesspool cleaners.....	3.24

Edison Works to Be Rebuilt.

Active plans are under way to immediately start the work of rebuilding the plant of Thomas A. Edison Company at West Orange, N. J., which was practically destroyed by the disastrous fire on Thursday last. The buildings which were entirely destroyed were for the most part one-story and two-story frame structures which were an easy prey for the flames, while the buildings which were gutted or only partially destroyed had concrete walls and floors, window frames, sash and doors of wood.

The following buildings were entirely destroyed: Tool room, carpenter shop, puncture press department, record stock room, cabinet wood-working department and cabinet finishing department. It is planned to erect in the place of these buildings modern structures of reinforced concrete which will be fireproof in every respect. The record building, office and works building, approximately 300 and 400 feet long, six stories in height, were partially destroyed.

Chief Engineer Hutchinson, in speaking of the fire, stated that a number of important things had been demonstrated by the catastrophe, the principal one being that concrete buildings are the most practical for a plant of the Edison type.

H. I. Meyer, 375 Fulton street, Brooklyn, the engineer, who designed and superintended the erection of a number of buildings at the plant, will probably have charge of the rehabilitation of the plant, which according to a preliminary estimate will cost \$1,250,000.

Rumor of New Theater.

The Hoffman Company, Globe Theater Building, Juniper and Market streets, Philadelphia, Pa., announce that they are preparing plans for a theater of brick, hollow tile and steel construction, one story high, 150x100, to be erected in 42d street, near Fifth avenue, having a seating capacity of 2,200 people, and to cost about \$200,000. No details as to exact location are available. Walter J. Salomon, who is the lessee of the majority of the Hoffman holdings in that neighborhood, said to a representative of the Record and Guide yesterday that none of the parcels under his control were involved in the deal.

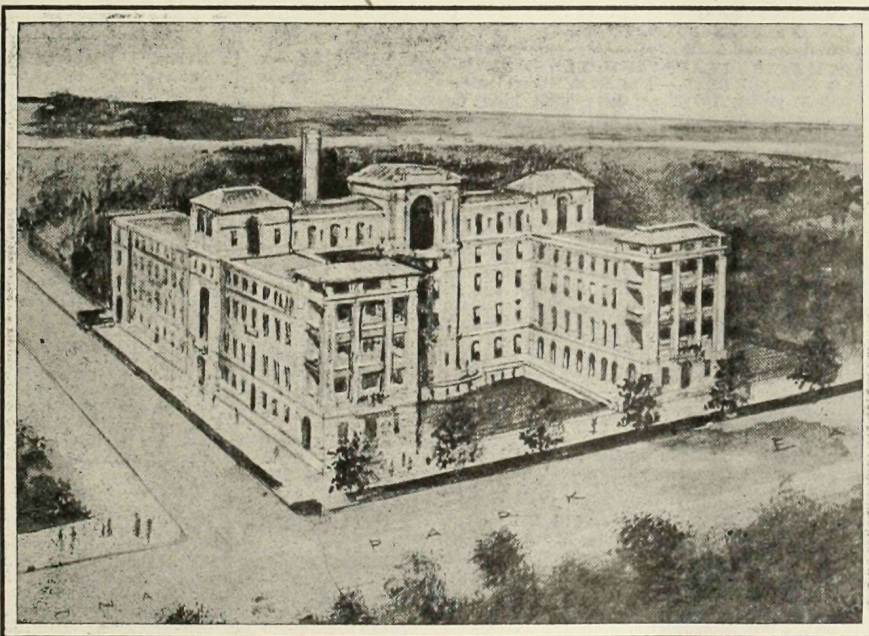
For a \$1,000,000 Court House.

The Board of Supervisors of Westchester County, E. P. Barrett, chairman, 2 Grand street, White Plains, has appointed a special committee to investigate requirements for a new court house to be situated in the south side of Main street, between Court and Grand streets, White Plains, to cost \$1,000,000. The construction will probably be of granite. There will be court rooms and offices of the various departments of the county and a county jail. Operations will not be undertaken for some time yet. No architect has yet been selected.

Taxpayer for Jerome Avenue.

H. M. Singhi, Jerome avenue and Fordham road, will soon start the erection of a two-story taxpayer, 68x100 feet, at the southeast corner of Jerome avenue and 183d street, Bronx. Plans have not been prepared and no architect has been selected.

NEW BRONX HOSPITAL IN PROSPECT



LEWIS ALLAN ABRAMSON, Architect, 220 Fifth avenue, Manhattan, is preparing plans and specifications for the new hospital buildings to be erected by the Bronx Hospital Association at the southeast corner of Charlotte street and Crotona Parkway, the Bronx. The structure will be four or five stories in height, built of brick and terra cotta, with limestone trimming. It will occupy a plot 50x127 feet and will be semi-

fireproof. The hospital when entirely completed will consist of a very complete hospital group, capable of the treatment of many patients in its various departments and will represent a total expenditure of nearly \$300,000. At the present time, however, it is proposed only to erect one wing at a cost of \$50,000, and the balance of the group will be erected when additional funds are secured.

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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.—Ambrose Hill, care of J. B. English, 1531 Broadway, contemplates altering the loft building at 243-245 West 47th st. No architect selected.

LONG ISLAND CITY.—Dr. J. J. Kindred, Wolcot av, contemplates the erection of an apartment house on the north side of Ditmars av, between Goodrich and Merchant sts. No architect selected.

RED BANK, N. J.—George H. Patterson, Monmouth st, contemplates making fire repairs to the store and office building at 60-62 Broad st. No architect selected.

SCHOHARIE, N. Y.—Fire Co. No. 6, T. D. Vroman, Chief, contemplates the erection of a 2-sty brick or concrete block opera house, 120x70 ft. here. No architect retained. Cost, between \$15,000 and \$18,000.

NEWARK, N. J.—The Young Men's Catholic Institute and Knights of Columbus, Harry Henegan, on premises, contemplate making alterations and additions to the brick clubhouse, 76 New st, to cost about \$10,000. No architect selected.

ONEIDA, N. Y.—Coles Tool & Machine Co., William H. Merrill, manager, Cedar st, contemplates the erection of a 1 and 2-sty hollow tile, steel and stucco garage, 164x64 ft., in Main st, to cost about \$15,000. No architect selected.

NEWARK, N. J.—The Consolidated Cork Specialty Co., on premises, contemplates erecting a reinforced concrete manufacturing plant at 43 Barbara st to replace the one recently destroyed by fire. Cost, between \$100,000 and \$150,000.

OSWEGO, N. Y.—Oswego County Fruit Growers' Association, Ralph M. Pierce, chairman of building committee, Fruit Valley, contemplates the erection of a reinforced concrete cold storage between D. L. & W. R. R. and N. Y. C. R. R. tracks, near East 6th st, to cost about \$10,000. No architect selected.

DUNKIRK, N. Y.—The Knights of Columbus, C. M. Harrison, 303 Lyons st, contemplates the erection of a 2-sty frame club house at East 4th st and Park av. No architect selected.

ALBANY, N. Y.—Elini Home for Negro Girls, on premises, Mrs. Mary H. Halicons, contemplates the erection of a brick training school at 333 Orange st, to cost about \$25,000. No architect selected.

NEWARK, N. J.—Christ Episcopal Church, Rev. Frank H. Hollock, rector, 81 Congress st, contemplates the erection of a parish house in Congress st. No architect selected.

WESTFIELD, N. Y.—St. James' R. C. Church, care of Rev. Father Monihan, this place, is raising funds for the erection of a church here. No architect selected.

ROCHESTER, N. Y.—The Knights of Pythias, care of Maurice Ellenbogen, 34 Trust Building, Rochester, contemplates the erection of a \$45,000 temple. No architect selected. Maurice Ellenbogen, 34 Trust Building, is chairman temporary building committee.

BUFFALO, N. Y.—Frederick Ulman, 606 Mutual Life Building, contemplates the erection of a theatre here. No architect selected.

DOLGEVILLE, N. Y.—The village of Dolgeville and town of Manheim, Warren Bacon, village clerk, Dolgeville, N. Y., contemplates the erection of a village hall on Helmer av, to cost about \$10,000. No architect selected.

PLANS FIGURING.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—The East River Building Co., 57 East 111th st, is taking bids on carpenter work for the 4-sty apartment in Barclay st, between McClellan st and Ditmars av, for John Katzman, 790 Riverside Drive, Manhattan. Edward Hahn, Bridge Plaza, architect. Mason Construction Co., 661 Tinton av, Bronx, mason. Cost, about \$150,000.

THOMPSON ST.—The Thompson Construction Co., 226 Lafayette st, owner and builder, is taking bids on subs for a 6-sty tenement with store, 50x100 ft., at 101-103 Thompson st, from plans by Louis Sheinart, 194 Bowery. Cost, about \$35,000.

CHURCHES.

ELMHURST, L. I.—Frank A. Collins, 24 Locust st, Flushing, architect, is taking bids for alterations to the church corner of Queens Boulevard and Weimer st for the First Presbyterian Church of Newtown, L. I., F. D. Simonson, chairman.

RIDGEFIELD PARK, N. J.—Bids will close about January 1 for the 2-sty school and 1-sty church in Mount Vernon st for St. Francis R. C. Church, Rev. John M. McDonald, 114 Mt. Vernon st, rector. F. J. Schwarz, 113 Ellison st, Paterson, N. J., architect. Cost, about \$30,000.

DWELLINGS.

HACKENSACK, N. J.—Bids will close December 15 at the office of L. S. Beardsley, 38 West 32d st, Manhattan, architect, for a 2½-sty hollow tile and stucco residence at the corner of Union and Berry sts, for Henry Eckerson, president Jersey City Dairy Co., Atlantic st. Cost, about \$22,000.

ELIZABETH, N. J.—Robert P. Smith, 498 Summit av, Jersey City, N. J., has completed plans for two 2½-sty frame residences, 22x30 ft., on Westfield av, Elmora section, to cost about \$4,000 each. Harry A. Smith, Westfield av, agent in charge, is taking bids on mason and carpenter work.

HARTSDALE, N. Y.—John F. Rowley, architect and owner, is taking bids on general contract for a 1½-sty frame residence at Greenacres, to cost about \$6,000.

GREENWICH, CONN.—Slee & Bryson, 154 Montague st, Brooklyn, architects, are taking bids for a 2½-sty terra cotta block residence for W. C. Parsons, 357 Ovington av, Brooklyn. Cost, about \$12,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—The Independent Wet Wash Laundry Co., Nathan Boslefsky, 207 Thatford st, owner, is taking bids on revised plans for a 4-sty laundry and stable, 65x100 ft., in the east side of Ames st, near Riverdale av, from plans by E. M. Adelsohn, 1776 Pitkin av. Cost, about \$15,000.

PUBLIC BUILDINGS.

ST. GEORGE, S. I.—The Libman Contracting Co., 126 West 46th st, Manhattan, is figuring the general contract for the Richmond Court House from plans by Carrere & Hastings. Sub bids are desired prior to December 18.

ST. GEORGE, S. I.—Additional figures are being received for the 4-sty court house, 150x150 ft., at DeKalb to Wall sts, Stuyvesant to Jay sts and Hamilton st, for the City of New York, Charles J. McCormack, Borough President. Carrere & Hastings, 225 5th av, Manhattan, architects. Cost, about \$350,000.

SCHOOLS AND COLLEGES.

BRONX.—John J. Van Pelt, 381 4th av, architect, is taking bids for a 4-sty brick parochial school at 2506 Marion av for the Church of Our Lady of Mercy, rector, Rev. Father P. N. Breslin, 2496 Marion av. Cost, about \$100,000.

BRONX.—The City of New York, Department of Education, Park av and 59th st, is taking bids on general construction and plumbing and drainage to close December 21 at 3 p. m. for the 5-sty P. S. 54 to be erected on the west side of Intervale av, from Chisholm st to Freeman st from plans by C. B. J. Snyder. Cost, about \$320,000.

THEATRES.

MANHATTAN.—Fred Lang, on premises, owner, is taking bids for alterations to the two residences 266-268 East 78th st into a moving picture theatre and loft, from plans by Otto Spannhake, 233 East 78th st. Cost, about \$6,000.

MANHATTAN.—Thomas W. Lamb, 644 8th av, architect, is taking bids on masonry for alterations to the garage 2182-2186 Broadway for a moving picture theatre and stores for the Coe Estate, 69 Wall st. Continental Motion Picture Co., care of architect, lessee. Cost, about \$15,000.

SCRANTON, PA.—The Libman Contracting Co., 126 West 46th st, Manhattan, is figuring the general contract for the Stand Theatre here from plans by Thomas W. Lamb, Manhattan. Sub bids are desired prior to December 7.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

32D ST.—Axel S. Hedman, 371 Fulton st, Brooklyn, is revising plans for alterations to the 5-sty residence 19 East 32d st, for store and apartment purposes, for the 19 East 32d St. Co., Thos. E. Rhinehard, president, 62 Cedar st. Cost, about \$10,000.

10TH AV.—Otto Reissmann, 147 4th av, has completed plans for alterations to two 5-sty apartments 628-30 10th av for G. Kaufman, 628 10th av, owner, who will take bids. Total cost, about \$4,000.

RIVERSIDE DRIVE.—Harold L. Young, 1204 Broadway, has completed plans for the 6-sty apartment at the southeast corner of Riverside drive and 161st st for the Melvin Construction Co., 189 Broadway. Cost, about \$300,000.

BROADWAY.—Jas. S. Bush, 239 Broadway, has completed plans for alterations to the 4-sty apartment 1231 Broadway for E. D. J. Finney and B. J. Sutton, 24 West 59th st. Cost, about \$8,000.

106TH ST.—A. L. Kehoe, 1 Beekman st, has completed plans for alterations to two 5-sty tenements at 166-68 East 106th st for Pauline Moskowitz, 1990 7th av. Cost, about \$7,000.

DWELLINGS.

5TH AV.—Plans are nearly completed for the 4-sty brick and foreign stone residence, 100x110 ft., at the northeast corner of 5th av and 91st st for Otto Kahn, 52 William st. C. P. H. Gilbert, 1123 Broadway, architect. Rene Sargeant, Paris, France, consulting engineer. Thompson Starrett Co., 49 Wall st, general contractor.

80TH ST.—C. P. H. Gilbert, 25th st and Broadway, has about completed plans for two 6-sty residences at 4 and 8 East 80th st for F. W. Woolworth, Woolworth Building.

HOSPITALS AND ASYLUMS.

AMSTERDAM AV.—William Keegan, 108 Milton st, Brooklyn, has completed plans for alterations to the home at the southwest corner of Amsterdam av and 104th st for the Home of the Relief of Destitute Blind, on premises. William Crawford, 5 East 42d st, general contractor. Cost, about \$10,000.

LENOX AV.—Bids were received by Bellevue & Allied Hospitals for alterations to the power house and ambulance station at Lenox av, 136th and 137th sts, from plans by J. Freedlander, 244 5th av. F. A. Burdett & Co., 16 East 33d st, consulting engineers. Pattison Bros., 1182 Broadway, ventilating and electrical engineers. For construction the Tower Construction Co., Inc., 1 Madison av, low bidder at \$39,577. For alterations to the hospital building, A. W. King, 1511 Bryant av, was low bidder at \$14,871 for masonry, carpentry, etc.

WARDS ISLAND.—Lewis F. Pilcher, Capitol, Albany, is preparing plans for a 3-sty hospital, 75x115 ft., at the Manhattan State Hospital for the New York State Hospital Commission. Cost, about \$110,000.

BLACKWELLS ISLAND.—Chas. B. Meyers, 1 Union sq, is revising plans for alterations to the city hospital building opposite East 53d st for the City of New York, Department of Public Charities, John A. Kingsbury, commissioner, Municipal Building. Cost, about \$50,000.

WARD'S ISLAND.—Lewis F. Pilcher, Capitol, Albany, is preparing final plans for the 3-sty hospital, 175x200 ft., for acute diseases, at the Manhattan State Hospital, to cost about \$215,000.

MUNICIPAL WORK.

MANHATTAN.—Bids were received by the Department of Parks for paving Riverside Drive from about 120th st to Grant's Tomb and from about 112th st to about 120th st and west of Grant's Tomb to the Viaduct at 128th st. The low bidders for paving with asphaltic concrete on cement foundation are Asphalt Construction Co., Madison av and 137th st for item 1 at \$32,438.30; item 2, \$31,686.30; item 3, \$34,134.10; item 4, \$35,500.60, and for item 5, \$30,674.30; Sicilian Asphalt Paving Co., 41 Park Row, item 6 at \$29,781.40.

MANHATTAN.—Bids were received by the City of New York, Department of Water Supply, Gas & Electricity, William Williams, Municipal Building, for water main and appurtenances at 3d, Madison and Park avs, in 42d and East 53d sts. Beaver Engineering & Contracting Co., 51 Chambers st, low bidder at \$10,887.33.

PUBLIC BUILDINGS.

PINE ST.—Foster & Gade, 15 West 38th st, are preparing preliminary sketches for the 2-sty post office building at 73-77 Pine st for the Buckhout Realty Co., foot of East 30th st. U. S. Government, lessee. Final plans will be completed early next year.

STABLES AND GARAGES.

40TH ST.—Nast & Springsteen, 21 West 45th st, are preparing plans for remodeling the 2-sty brick and stone garage and salesrooms at 147 East 40th st for Duncan Phylfe, care of Jas. Kyle & Sons, 421 Lexington av. Hahn & Rosenfeld, 147 East 40th st, lessees.

NORFOLK ST.—Horenburger & Bardes, 122 Bowery, have completed plans for alterations to the brick stable, 22x76 ft., at 134 Norfolk st, for Nathan Cohn, 140 East Broadway. Cost, about \$5,000. Bids on general contract will be taken about December 17.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Razeth & Cella, 630 8th av, contemplate remodeling the restaurant, 25x100 ft., at 632 8th av, to cost about \$10,000. No architect selected.

MADISON AV.—John B. Snook Sons, 261 Broadway, are preparing plans for a 6-sty store, office and loft building at 77 Madison av, southwest corner of 28th st, for the Estate of Eliza M. Bailey, Hermann H. Camman, 84 William st, trustee. Cost, about \$40,000.

PARK AV.—Mrs. Ella Delarge, 101 East 55th st, contemplates making alterations to the building southeast corner of Park av and 56th st for a dressmaking establishment. Patrick H. Smith Estate, care of Duross Co., 155 West 14th st, owner.

THEATRES.

42D ST.—Thomas W. Lamb, 644 8th av, has completed preliminary plans for alterations to the 3-sty theatre at 201-207 West 42d st, northwest corner of Broadway, for Oscar Hammerstein, 201-207 West 42d st. Cost, about \$40,000.

BROADWAY.—Thomas W. Lamb, 644 8th av, is preparing preliminary plans for a 2 and 20-sty theatre, offices and mercantile building at 1599-1601 Broadway and 215-225 West 48th st for Leonard I. Hill et al, 221-225 West 48th st. Cost, about \$350,000. Architect superintends.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

MARMION AV.—Maximilian Zipkes, 405 Lexington av, has been commissioned to prepare plans for a 5-sty apartment at the southwest corner of Marmion av and 179th st to cost about \$50,000. Eifel Construction Co., on premises, owner.

FREEMAN ST.—Excavating is under way for the 6-sty apartment, 43x100 ft., at the southwest corner of Freeman st and Stebbins av, to cost about \$60,000. Owner's name for the present withheld.

CROTONA AV.—Lucian Pisciotto, 391 East 149th st, is preparing plans for a 5-sty apartment, 75x80 ft., at the northwest corner of Crotona av and 187th st, to cost about \$70,000. Owner's name for the present withheld.

VYSE AV.—Goldner & Goldberg, 391 East 149th st, are preparing revised plans for three 5-sty apartments, 94x150x50x125 ft., at the northwest corner of Vyse av and 180th st for the Mott Avenue Realty Co., 145th st and Southern Boulevard, owner and builder, who will take bids about February 1. Cost, about \$160,000.

HOSPITALS AND ASYLUMS.

CHARLOTTE ST.—Lewis A. Abramson, 220 5th av, will take bids about January 15 for the 4-sty hospital, 50x127 ft., for the Bronx Hospital Association, Dr. Alexander Goldberg, 1385 Fulton av, president, to be erected at the south east corner of Charlotte st and Crotona parkway, at a cost of \$300,000.

SCHOOLS AND COLLEGES.

BRONX.—The Board of Education opened bids December 7 for flooring, slate, carpenter and iron work, hardware and painting; also plumbing fixtures and connections and private sewers for the fitting up of pupils' toilets and teachers' room in P. S. 47. All bids were laid over.

STORES, OFFICES AND LOFTS.

187TH ST.—M. W. Del Gaudio, 401 East Tremont av, is preparing plans for five 1-sty stores, 100x38x13 ft., at the southeast corner of 187th st and Valentine av, for Russo-Iodice Co., 2364 Lorillard pl, owner and builder. Cost, about \$5,000.

SOUTHERN BOULEVARD.—William V. Kiehne Co., 1034 Prospect av, contemplates installing two stores in the two 3-sty residences 1239-1241 Southern Boulevard. Owner will build.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

ARLINGTON AV.—Herman E. Funk, 1008

Gates av, is preparing plans for a 3-sty tenement, 25x75 ft., on the south side of Arlington av, 50 ft. east of Miller av, East New York, for Alfred Nussle. Owner and architects will call for bids.

12TH AV.—M. A. Cantor, 373 Fulton st, is preparing plans for two 4-sty apartments, 20x100 ft., at the northeast corner of 12th av and 43d st for the N. & S. Realty Co., 1255 40th st, owner and builder.

CHURCHES.

CLINTON AV.—Dodge & Morrison, 135 Front st, Manhattan, are preparing plans for rebuilding the church and chapel on the west side of Clinton av, between Fulton st and Atlantic av, for St. Luke's P. E. Church, Rev. H. C. Swentzel, pastor, 528 Clinton av. Bids will be called about December 15 on the chapel.

SCHOOLS AND COLLEGES.

BROOKLYN.—Bids were received by the Board of Education, Park av and 59th st, for installing electric elevator in the Manual Training High School. C. B. J. Snyder, 500 Park av, architect. Gurney Elevator Co., 62 West 45th st, Manhattan, low bidder at \$6,400.

LEONARD ST.—Bids were received by the Board of Education December 7 for the general construction of additions and alterations to P. S. 18, Frymier & Hanna Co., 25 West 45th st, Manhattan, low bidder at \$102,271. Also for plumbing, Edward J. Bedford low bidder at \$9,358. C. B. J. Snyder, 59th st and Park av, Manhattan, architect.

BROOKLYN.—Bids were opened by the Board of Education December 7 for installing electric elevator in the Manual Training High School. Gurney Elevator Co., low bidder at \$6,400.

BROOKLYN.—The Board of Education opened bids December 7 for installing heating and ventilating apparatus and for installing temperature regulation in new P. S. 169. For item 1, Blake & Williams, low bidders at \$43,484. For item 2, Johnson Service Co. at \$3,975.

BROOKLYN.—Bids were opened by the Board of Education December 7 for additions, alterations and repairs to electric equipment in the Boys High School, Commercial Construction Co., low bidder at \$6,639; P. S. 82 and P. S. 141, Eugene Frank at \$721 and \$2,848; P. S. 126, Commercial Construction Co. at \$2,800.

BROOKLYN.—Bids were opened by the Board of Education December 7 for installing pre-ventational shop equipment in P. S. 5 and P. S. 158, Frank Tracy low bidder at \$895 and \$845.

STABLES AND GARAGES.

3D AV.—Raphael Coporale, 1929 63d st, has about completed plans and will call for bids about December 12 for the 2-sty brick garage, 32x100x40 ft., on the west side of 3d av, 28 ft. north of 7th st, for George Carrizzo, 200 6th st, Brooklyn. Cost, about \$8,000.

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THEATRES.

BROADWAY.—Louis Allmendinger, 926 Broadway, is preparing plans and will take bids on general contract about December 16 for alterations and extensions to the 1-sty brick moving picture theatre, 50x60 ft., on the south side of Broadway, 122 ft. west of Chauncey st, for Julius Hilder, Hotel Astor, Broadway and 44th st, Manhattan. Henry Mayer, 1746 Broadway, Brooklyn, lessee. Cost, about \$8,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.
ASTORIA, L. I.—Edward Hahn, 7 Skillman pl, L. I. City, is preparing sketches for a 4-sty apartment on the east side of 7th av, 240 ft. north of Broadway, for Peter Connelly, builder, care of James B. Thomas, 7 Skillman pl, L. I. City. Cost, about \$20,000.

ROCKAWAY BEACH, L. I.—Philip Caplan, 477 Boulevard, is preparing plans for a 3-sty apartment, 50x55 ft., on Eldert av, near Boulevard, for P. M. Lynch, 42 Waverly av. Cost, about \$12,000.

QUEENS, L. I.—J. M. Grady, Corn Exchange Bank Building, 1 Bridge Plaza, L. I. City, has been commissioned to prepare plans for three apartments on the south side of Nelson av, 25 ft. south of Carolyn st, for the First Ward Building Co., care of J. A. Walker, president, Tarrytown, N. Y.

LONG ISLAND CITY.—J. M. Grady, 1 Bridge Plaza, has completed plans for a 4-sty brick tenement, 25x75 ft., on 6th av, 331 ft. north of Webster av, for Michael Dalvano, care of architect. Cost, about \$10,000.

CORONA, L. I.—R. W. Johnson, 10 Grove st, has completed plans for three 3-sty tenements, 20x54 ft., at the southeast corner of Jackson av and McKinley st for James Callan, 107 51st st, Corona, owner and builder. Total cost, about \$27,000.

LONG ISLAND CITY.—Gustave Erda, 826 Manhattan av, is preparing plans for a 4-sty tenement, 50x75 ft., on the west side of Steinway av, 239 ft. south of Graham av, for Jere F. Ryan, 1 Bridge Plaza, owner and builder. Cost, about \$20,000.

DWELLINGS.

CORONA, L. I.—Eugene A. Ohmes & Co., 341 5th av, Manhattan, have completed plans for a 2½-sty hollow tile and stucco residence on Ditmas av for Dr. M. Dolot, 89 Av C, Manhattan. Cost, about \$10,000.

JAMAICA, L. I.—H. T. Jeffrey & Son, 923 Lefferts av, Richmond Hill, have completed plans for ten 2-sty frame residences, 18x49 ft., on Fleming pl, near Rockaway rd, for Herbert A. O'Brien, Rockaway rd, owner and builder. Total cost, about \$30,000.

QUEENS, L. I.—Robert Kurz, Jamaica, L. I., has completed plans for a 2-sty frame residence, 18x32 ft., on the north side of Queens Parkway, 40 ft. east of Euclid av, for Grace R. Stewart, corner of Euclid and Hollis avcs. Cost, about \$5,000. Thos. Gerus, Jamaica, L. I., general contractor.

RICHMOND HILL, L. I.—H. T. Jeffrey & Son, 923 Lefferts av, have completed plans for two 2-sty frame residences in the west side of Ward st, 140 ft. south of Liberty av, for Charles Holmes, this place, owner and builder. Total cost, about \$6,000.

JAMAICA, L. I.—H. T. Jeffrey & Son, Morris Park, L. I., has completed plans for six 2½-sty brick residences, 20x55 ft., on Harriman av, near Sheldon av, for Max Gross, Chas. Steiner and Ignatz Wohl, this place, owners and builders. Total cost, about \$35,000.

QUEENS, L. I.—Robert Kurz, Jamaica, L. I., has completed plans for a 2-sty frame residence, 18x32 ft., at the northeast corner of Queens Parkway and Euclid av, for George Curth, 789 Herkimer st, Brooklyn. Thos. Gerus, Jamaica, general contractor. Cost, about \$5,000.

RICHMOND HILL, L. I.—H. T. Jeffrey & Son, 923 Lefferts av, have completed plans for a 2-sty frame residence, 18x40 ft., on Hillside av, east of Union av, for Mrs. Sarah Ryder, Lefferts av, owner. Architects build. Cost, about \$5,000.

MASPETH, L. I.—E. Rose & Son, Elmhurst, L. I., have completed plans for six 2-sty brick residences in Linden st, near Fiske av, for Henry J. Pase, Calmuss rd, Elmhurst, owner and builder. Total cost, about \$25,000.

ELMHURST, L. I.—E. Rose & Son, Elmhurst, have completed plans for a 2-sty frame residence, 46x21 ft., in 3d st, near Anderson av, for Adam Villhauer, 64 Strycker av, Woodside, L. I. Cost, about \$4,000. Owner will handle general contract.

FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—Steel work is up to the 2d tier on the 5-sty factory in Williams st, Harris and Ely avcs, for Frederick Ager, 141 Milk st, Boston, Mass. Sterling Gum Co., 111 5th av, Manhattan, lessee. J. O'Dell White-nack, 231 West 18th st, Manhattan, general contractor. Evergreen Construction Co., 244 Jackson av, Hunter's Point, contractor for foundations. Cost, about \$150,000.

HALLS AND CLUBS.

LONG ISLAND CITY.—The Long Island City Lodge of Fraternal Order of Eagles, 1509 Fellers Hall, Steinway and Woolsey avcs, Frank Chmelik, architect, 796 2d av, L. I. City, chairman of building committee, contemplates the erection of a 3-sty clubhouse on the west side of Steinway av, 100 ft. south of Wilson av, to cost about \$30,000.

SCHOOLS AND COLLEGES.

QUEENS.—Bids were opened by the Board of Education December 7 for installing pre-vocational shop equipment in P. S. 85. Frank Tracy, low bidder at \$1,235.

QUEENS.—The Board of Education opened bids December 7 for alterations and additions to the electric equipment in the Jamaica Training School, Eugene Frank, low bidder at \$5,650.

STABLES AND GARAGES.

FAR ROCKAWAY, L. I.—J. P. Powers & Co., 558 Boulevard, Rockaway Beach, are preparing plans for a 1-sty concrete private garage, 100x106 ft., at the southeast corner of Carnaga av and Grove st for Edward Moran, care of architects. Cost, about \$15,000.

Richmond.

DWELLINGS.

CLIFTON, S. I.—Delano & Aldrich, 4 East 39th st, Manhattan, are revising plans for a 2½-sty frame residence, 34x36 ft., for Cornelius G. Koff, 128 Stuyvesant pl, New Brighton, S. I. Cost, about \$6,000.

SCHOOLS AND COLLEGES.

RICHMOND.—The Board of Education opened bids December 7 for alterations and additions to the electric equipment in P. S. 15. New York Construction Co. low bidder at \$2,463.

Nassau.

DWELLINGS.

GREAT NECK, L. I.—F. L. DuBosque, care of John O. Powers, 11 West 25th st, contemplates the erection of a 3-sty frame and shingle residence, 40x30 ft., from private plans.

MANHASSET, L. I.—J. Wilford Kirst, 12 North Broadway, Yonkers, has completed plans

for a 2½-sty frame residence, 24x39 ft., for I. F. Cunningham, 139 Woodworth av, Yonkers, owner, who will take bids on separate contracts. Cost, about \$5,000.

STABLES AND GARAGES.

MILL NECK, L. I.—Excavating is under way for the 2-sty garage and cottage, 40x100 ft., near Oyster Bay, for Irving Brokaw, 985 5t hav, Manhattan. Harrie T. Lindeberg, 2 West 47th st, Manhattan, architect. Tred-nick Co., 1123 Broadway, Manhattan, general contractor.

Suffolk.

HOSPITALS AND ASYLUMS.

CENTRAL ISLIP, L. I.—Lewis F. Pilcher, Capitol, Albany, is preparing plans for a 2-sty addition to the laundry at the State Hospital for the New York State Hospital Commission, H. B. Hanify, secretary. Cost, about \$20,000.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.
YONKERS, N. Y.—The American Real Estate Co., Park Hill, has completed plans for a 3-sty frame and stucco apartment, 64x30 ft., on Riverdale av for Miss Edna B. Lewis, 117 Radford st. Cost, about \$12,000.

CHURCHES.

YONKERS, N. Y.—H. Lansing Quick, 18 South Broadway, has completed plans for a 1½-sty brick church, 40x50 ft., in Jackson st for the Hungarian Presbyterian Church, Andrew Szilagui, 62 Hawthorne av, pastor. Cost, about \$8,500.

DWELLINGS.

OSSINING, N. Y.—T. F. Dunn, Palisade, N. J., has completed plans for a 2½-sty residence, 33x30 ft., at Narragansett and Ridgewood avcs, for Jas. A. O'Neil, care of architect, who is taking bids on general contract about December 17. Cost, about \$6,000.

SCARSDALE, N. Y.—Ernest Greene, 5 Beekman st, Manhattan, has been commissioned to prepare plans for a residence on Edgemont rd for C. F. Bond, 479 East 17th st, Brooklyn.

HALLS AND CLUBS.

WHITE PLAINS, N. Y.—The Women's Club, Mrs. J. L. Lockwood, 36 South Broadway, president, contemplates the erection of a clubhouse here to cost about \$40,000. Funds are being raised and it will probably be a year before any action is taken. No architect selected.

NEW ROCHELLE, N. Y.—B. P. O. Elks, No. 756, Dr. J. H. Brennan, master, 65 North st, contemplates the erection of a rear addition, probably of stone and concrete, to the lodge building 25 Bank st, from plans by Wm. M. Ferguson, care of H. J. Hardenbergh, 47 West 34th st, Manhattan. Cost, about \$20,000.

STABLES AND GARAGES.

YONKERS, N. Y.—George S. Cowles, 4-6 Warburton av, has completed plans for 2-sty brick city stables, 60x126 ft., in Alexander st, for the city of Yonkers, Ed. Walsh, secretary Board of Contracts, City Hall. Cost, about \$38,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS AND TENEMENTS.

BROOKLYN.—(Sub.)—Chas. A. Frommeyer, 5904 14th av, has received the plumbing contract for a 4-sty brick tenement southwest corner of 50th st and 12th av for Paul J. Connelly, 5107 New Utrecht av, from plans by A. G. Carlson, 157 Remsen st. Owner will handle general contract. Cost, about \$28,000.

MANHATTAN.—Cruikshank & Fraser, 103 Park av, have received the general contract to alter the residence at the northwest corner of Madison av and 54th st, into a 4-sty store and apartment house for the 342 Madison Av. Co., care of Pease & Elliman, 340 Madison av. Chas. C. Halsey and T. J. S. Flint, lessee. Chas. Thain, 1181 Broadway, architect. Cost, about \$10,000.

DWELLINGS.

BROOKLYN.—Miller-Reed Co., 103 Park av, Manhattan, has received the general contract to erect a 6-sty rectory at 296-98 Vanderbilt av for the R. C. Church of All Saints, Bishop George W. Mundelein, 368 Clermont av. Gustave Steinback, 15 East 40th st, Manhattan, architect.


BROOKLYN.—Saches Bros., 657 East 32d st, Brooklyn, have received the general contract to erect a 2½-sty shingle and stucco semi-bungalow in the east side of East 18th st, 100 ft. south of Tennis court, for William B. Baker, 219 East 17th st. Slee & Bryson, 154 Montague st, architects. Cost, about \$7,500.

HUNTINGTON, L. I.—Dickerson Bros., Huntington, L. I., have received the general contract to erect a 2½-sty frame and stucco residence and garage for Gilbert Scudder, Park av. D. M. Dusenbury, Main st, architect. Cost, about \$6,000.

SOUTH ORANGE, N. J.—(Sub.)—Richard & Clark, 25 Condit terrace, West Orange, have received the mason work, and Frank W. Hays, 15 Whittlesey av, West Orange, the carpentry for the 2-sty frame residence on the south side of Melrose av for O. S. Thompson, Jr., 334 South Valley rd, Orange, N. J. Jos J. Marsh, 17 Cone st, Orange, N. J., architect. Cost, about \$7,000.

HARTSDALE, N. Y.—A. A. Johnson, 58 Davis av, White Plains, has received the general contract to erect a 2½-sty frame residence at Greenacres for Jos. F. Duffy, 1 Broadway, Manhattan. Louis Petry, Depot square, White Plains, N. Y., architect. Cost, about \$8,500.

CLIFFSIDE PARK, N. J.—Eugene Brunner, 5134 Boulevard, West New York, N. J., has received the general contract to erect a 2½-sty frame bungalow, 18x26 ft., on the west side of Commercial av, for William Penn Realty Co., care of general contractor. Plans prepared privately. Cost, about \$4,000.


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FACTORIES AND WAREHOUSES.

MANHATTAN.—W. G. Jones, 165 Broadway, and Rohdenburg & Co., 110 West 40th st, have received the general contract for alterations to the offices and factory at 8-14 West 38th st for the J. J. Steindler Co., 8 West 38th st, Wurzburger & Hecht, 142 5th av, lessees. John J. Klaver, 225 5th av, architect.

ILLION, N. Y.—(Sub.)—The Lackawanna Bridge Co., 2 Rector st, Manhattan, has received the steel contract for three 4-sty factory buildings in Otsego st for the Remington Arms Union Metallic Cartridge Co., 299 Broadway, Manhattan. H. M. Wharton, 30 Church st, Manhattan, engineer. James Stewart & Co., Inc., 30 Church st, Manhattan, general contractor.

LONG ISLAND CITY.—American Concrete Steel Co., Locust av, Brooklyn, has received the general contract to erect a 4-sty reinforced concrete lithographing factory in the south side of Meadow st, from Pearson st to Anable av, for the Degnon Realty & Terminal Improvement Co., 30 East 42d st. Brett Lithographing Co., 613 West 129th st, lessee. William Higginson, 13-21 Park Row, Manhattan, architect. Cost, about \$145,000.

HOSPITALS AND ASYLUMS.

BATH, N. Y.—The New York Construction Co., 1328 Broadway, Manhattan, has received the contract for alterations to the electric plant and underground piping, steam, etc., to the New York State Soldiers' & Sailors' Home. Lewis F. Pilcher, Capitol, Albany, architect. Cost, about \$10,500.

HOTELS.

MANHATTAN.—Rhodenberg & Jones, Inc., 110 West 40th st, have received the general contract to make alterations and additions to the Hotel Blackstone, 50 East 58th st for the Swetland Realty Co., Inc., Horace M. Swetland, 239 West 39th st, owner. Denby & Nute, 333 4th av, architects.

SCHOOLS AND COLLEGES.

SOUTH NORWALK, CONN.—H. W. Mather, Norwalk, Conn., has received the general contract to erect a 2-sty brick and local stone school on Prospect av for the city of Norwalk. Dr. J. Milton Coburn, chairman School Board, 55 South Main st. J. A. Jackson, 1123 Broadway, Manhattan, architect. Cost, about \$40,000.

BROOKLYN.—Frymier & Hanna Co., 25 West 45th st, Manhattan, has received the general contract to make additions and alterations to P. S. 18 at Leonard and Maujer sts for the Department of Education, 59th st and Park av. C. B. J. Snyder, 59th st and Park av, architect. E. J. Belford, 323 Smith st, Brooklyn, plumbing contract. Cost, about \$270,000.

STORES, OFFICES AND LOFTS.

KEANSBURG, N. J.—Hart & Lloyd, Church st, Keansburg, have received the general contract to erect eight 1-sty frame stores and open air moving picture theater at Beachway and Highland av for Geo. C. Rubino and William E. Burkhart, care of Herman V. Rubino, 50 Broad st, Manhattan. Cost, about \$5,000. Plans prepared privately.

MANHATTAN.—(Sub.)—Albia Gustafson, 34 East 29th st, has received the wiring contract for alterations to the telephone building 111-115 West 38th st for the New York Telephone Co., 15 Dey st. E. A. Munger, care of owner, architect. Gillies Campbell Co., 101 Park av, general contractor. Cost, about \$10,000.

MANHATTAN.—Rheinstein & Haas, 101 Park av, have received the general contract for alterations to the department store 28-30 West 23d st st, for loft and store purposes, for the Stern Estate, Louis Stern, 569 5th av. Starrett & Van Vleck, 45 Union sq, architects. Cost, about \$20,000.

MISCELLANEOUS.

BROOKLYN.—P. J. Carlin Construction Co., 1123 Broadway, Manhattan, has received the general contract to erect six frame elevated stations and two trainmen's buildings on the Liberty av line for the New York Municipal Railway Corporation, subsidiary of Brooklyn Rapid Transit Railway Co., 85 Clinton st. Plans were prepared privately.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

FACTORIES AND WAREHOUSES.

GRAND ST, 256, store and work room, 2-sty, brick, 25x60; cost, \$3,500; owner, Herman Goetze, 412 West 146th st; architect, Chas. H. Dietrich, 529 East 138th st. Plan No. 366.

STORES, OFFICES AND LOFTS.

BROADWAY, 1599-1601, and 48th st, 215-225 West; 2 and 20-sty brick fireproof theatre, offices and mercantile building, dimensions irregular; cost, \$350,000; owners, Leonard Hill and others, 221-225 West 48th st; architect, Thos. W. Lamb, 644 8th av. Plan No. 365.

Bronx.

DWELLINGS.

224TH ST, s s, 341.6 e Paulding av, 1-sty frame dwelling, 22x20, tar and gravel roof; cost, \$400; owner, Buonaventuro De Lea, 1034 East 224th st; architect, Geo. P. Crosier, 223d st and White Plains ave. Plan No. 562.

FACTORIES AND WAREHOUSES.

CROMWELL AV, e s, 237.11 s 151st st, 1-sty brick storage, asbestos roof, 36x50; cost, \$1,500.00; owner, Vincent Astor, 23 West 26th st; architects, Tracy & Swartwout, 244 5th av. Plan No. 564.

STABLES AND GARAGES.

BOSTON RD, e s, 199.9 s 169th st, 1-sty brick garage, 60x95, slag roof; cost, \$10,000; owner, A. C. Grossman, 1262 Boston rd; architect, Fred Hammond, 391 East 149th st. Plan No. 563.

STORES AND TENEMENTS.

183D ST, n e cor Andrews av, 5-sty brick tenement, 50x90, plastic slate roof; cost, \$50,000; owners, West 183d St Bldg. Co., John H. Beckman, 2322 Loring pl, president; architect, Andrew J. Thomas, 2526 Westchester av. Plan No. 560.

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MISCELLANEOUS.

STORY AV, n s, 280 e Castle Hill av, 1-sty frame shed, 24x20; cost, \$150; owner, Margaret Olson, on premises; architect, Fred. Hammond, 391 East 149th st. Plan No. 561.

Brooklyn.

DWELLINGS.

WEST 29TH ST, e s, 220 s Mermaid av, 1-sty frame dwelling, 14x60, gravel roof, 1 family; cost, \$800; owner, Chas. Mann, 2939 West 29th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 8322.

47TH ST, n s, 60 e 14th av, two 2-sty frame dwellings, 20.6x48, shingle roof, 2 families each; total cost, \$11,000; owner, John H. Connelly, 5107 New Utrecht av; architect, M. Rosenquist, 5314 13th av. Plan No. 8319.

CONY ISLAND AV, w s, 25 s Greenwood av, 2-sty brick dwelling, 13x32, gravel roof, 1 family; cost, \$3,000; owner, Wm. Schuman, 239 East 5th st; architect, E. F. Hudson, 319 9th st. Plan No. 8321.

CONY ISLAND AV, w s, 38 s Greenwood av, four 2-sty brick dwellings, 18x36, — roof, 1 family each; total cost, \$12,000; owner, Wm. Schuman, 239 East 5th st; architect, B. F. Hudson, 319 9th st. Plan No. 8320.

OCEAN PKWAY, n e cor Neptune av, 2-sty frame dwelling, 29x32, shingle roof; cost, \$2,000; owner, Wm. Johnson, 186 Prospect Park West; architect, A. D. Hinsdale, 96 Coney Island av. Plan No. 8290.

EAST 18TH ST, e s, 360 n Av O, 2-sty frame dwelling, 27.2x31.8, shingle roof, 1 family; cost, \$1,000; owners, Midwood Associates, 805 Flatbush av; architects, Snee & Bryson, 154 Montague st. Plan No. 8381.

WEST, 24TH ST, e s, 220 s Mermaid av, 1-sty frame dwelling, 16x32, gravel roof, 1 family; cost, \$1,200; owner, Antonio Esposito, 234 Hamilton av; architect, Jas. A. McDonald, 2329 Surf av. Plan No. 8345.

OCEAN AV, e s, 84.11 n Ditmas av, 2-sty frame dwelling, 30x46.6, shingle roof, 1 family; cost, \$10,000; owner, Jos Balzarine, 2715 Surf av; architect, John C. Wandell, 4 Court sq. Plan No. 8378.

OCEAN AV, e s, 134 n Ditmas av, 2-sty frame dwelling, 30x46.6, shingle roof, 1 family; cost, \$10,000; owner, Fredk. Magola, 17th st and Surf av; architect, John C. Wandell, 4 Court sq. Plan No. 8377.

WEST 33D ST, w s, 260 s Mermaid av, 1-sty frame dwelling, 18x35, shingle roof, 1 family; cost, \$1,150; owner, Miss J. McManus, Surf av and West 30th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 8403.

WEST 33D ST, w s, 260 s Mermaid av, 1-sty frame dwelling, 18x35, shingle roof, 1 family; cost, \$1,250; owner, M. McManus, Surf av and West 20th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 8404.

82D ST, n s, 114.1 w 5th av; six 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, \$27,000; owner, Edw. Edwards, 422 81st st; architect, Wm. H. Harrington, 510 57th st. Plan No. 8410.

CHURCH AV, s s, 213.9 e Flatbush av, five 2-sty brick dwellings, 16x52, slate roof, 1 family each; total cost, \$25,000; owner, Erasmus Bldg. Co., 134 Broadway; architect, Adam Fischer, 373 Fulton st. Plan No. 8384.

CHURCH AV, s s, 294.6 e Flatbush av, 2-sty brick dwelling, 20x52, slate roof, 1 family; cost, \$5,000; owner, Erasmus Bldg. Co., 134 Broadway; architect, Adam Fischer, 373 Fulton st. Plan No. 8385.

EAST 18TH ST, e s, 100 s Tennis court, 2-sty frame dwelling, 24x39.8, shingle roof, 1 family; cost, \$5,000; owner, W. B. Baker, 530 Coney Island av; architects, Snee & Bryson, 154 Montague st. Plan No. 8441.

FACTORIES AND WAREHOUSES.

HERZL ST, e s, 120 n Riverdale av, 2-sty brick laundry, 77x95, — roof; cost, \$15,000; owner, Independent Wet Wash Laundry Co., 207 Thatford av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 8277.

44TH ST, n s, 260 w 17th av, 1-sty brick storage, 14x18, — roof; cost, \$250; owner, Arthur W. Cherrington, on premises; architect, Ernest C. Thios, 66 Lawrence av. Plan No. 8270.

STILWELL AV, e s, 720 n Neptune av, 2-sty frame shop, 41x73.10, slag roof; cost, \$5,000; owner, Topeka Asphalt Co., 147 4th av, Manhattan; architect, W. Richter, 4411 18th av. Plan No. 8372.

53D ST, n s, 1,088 w 1st av, 1-sty brick factory, 67x100, concrete roof; cost, \$8,000; owner, E. W. Bliss Co., 1 Adams st; architect, Walter Pfalender, 75 Pineapple st. Plan No. 8411.

FLEEMAN AV, s e cor C st, 2-sty brick storage, 25x40, slate roof; cost, \$4,000; owner, A. Callora & Co., on premises; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 8432.

FLEEMAN AV, e s, 25 s C st, 2-sty brick store and storage, 25x40, slate roof; cost, \$3,500; owner, A. Callora & Co., on premises; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 8433.

STABLES AND GARAGES.

81ST ST, n s, 207 w 5th av, two 1-sty brick garages, 12x18, slag roof; total cost, \$400; owner, Edw. Edwards, 422 81st st; architect, W. H. Harrington, 510 57th st. Plan No. 8282.

EAST 57TH ST, e s, 260 s Linden av, 1-sty frame stable, 18x52, gravel roof; cost, \$400; owner, Charles McGladden, on premises; architect, Geo. Martin, Kings highway and Ryder's lane. Plan No. 8283.

80TH ST, 159, 1-sty frame garage, 15x20, shingle roof; cost, \$300; owner, Chas. H. Jacobus, on premises; architect, Harry Rocker, 9004 5th av. Plan No. 8327.

CHESTER ST, e s, 50 s Blake av, 1-sty brick stable, 12x18, gravel roof; cost, \$200; owner, Bessie Feinstein, 243 Chester st; architect, Sophia Feinberg, 423 Pennsylvania av. Plan No. 8371.

EAST NEW YORK AV, n s, 180 e Troy av, 2-sty brick stable, 30x90, gravel roof; cost, \$3,500; owner, Thos. E. McCormack, 810 Lincoln rd; architect, R. T. Rassmussen, 999 Bergen st. Plan No. 8367.

EAST 2D ST, w s, 140 s Av M, 1-sty frame stable, 15x12, shingle roof; cost, \$300; owner, Harry Perry, 1380 East 2d st; architect, Ludwig Pearson, Ocean pkway and 18th av. Plan No. 8397.

EAST 7TH ST, e s, 260 s Av J, 1-sty brick garage, 15x22, tin roof; cost, \$400; owner, Nelson B. Hadler, on premises; architect, Robert S. Paris, 3623 Av J. Plan No. 8386.

82D ST, n s, 117.1 w 5th av, six 1-sty brick garages, 12x18, slag roof; total cost, \$1,200; owner, Edw. Edwards, 422 81st st; architect, Wm. H. Harrington, 510 57th st. Plan No. 8407.

CARROLL ST, n s, 446 e Kingston av, 1-sty brick garage, 16x20, gravel roof; cost, \$450; owner, J. K. Cole Co., 1407 Carroll st; architect, Clarence L. Setert, 110 West 40th st. Plan No. 8422.

57TH ST, n s, 410 e 16th av, 1-sty frame stable, 26x14, rubberoid roof; cost, \$250; owner, Chas. W. Wimil, on premises; architect, Harry Olsen, 1633 51st st. Plan No. 8438.

STORES AND DWELLINGS.

LIVONIA AV, n e cor Hinsdale st, 3-sty brick store and dwelling, 20x60, gravel roof, 2 families; cost, \$5,000; owner, Simon Halperin, 1414 Lincoln pl; architect, C. Infanger, 2634 Atlantic av. Plan No. 8334.

LIVONIA AV, s s, 20 e Hinsdale st, four 3-sty stores and dwellings, 20x45, gravel roof, 2 families each; total cost, \$20,000; owner, Simon Halperin, 1414 Lincoln pl; architect, C. Infanger, 2634 Atlantic av. Plan No. 8335.

NOSTRAND AV, n w cor Lefferts av, 3-sty brick store and dwelling, 20x43.4, gravel roof, 2 families; cost, \$4,800; owner, T. B. Leslie Co., 1592 President st; architect, D. Salvati, 425 Grand st. Plan No. 8415.

NOSTRAND AV, s w cor Sterling st, 3-sty brick store and dwelling, 20x43.4, gravel roof, 2 families; cost, \$4,800; owner, T. B. Leslie & Co., 1592 President st; architect, D. Salvati, 525 Grand st. Plan No. 8413.

NOSTRAND AV, w s, 20 s Sterling st, eight 3-sty brick stores and dwellings, 20x38.3, gravel roof, 2 families each; total cost, \$16,000; owner, T. B. Leslie & Co., 1592 President st; architect, D. Salvati, 525 Grand st. Plan No. 8414.

STORES AND TENEMENTS.

BERGEN ST, s s, 100 w Howard av, two 4-sty brick tenements, 50x94.6, gravel roof, 20 families each; total cost, \$50,000; owner, Max Applebaum, 76 Sutter av; architect, Benj. Cohn, 361 Stone av. Plan No. 8418.

HINSDALE ST, w s, 200 s Livonia av, two 4-sty brick tenements, 25x77, gravel roof, 8 families each; total cost, \$28,000; owner, Wm. Robb, 325 Snediker av; architects, S. Millman & Son, 1780 Pitkin av. Plan .o. 8342.

POWELL ST, w s, 280 s Riverdale av, two 4-sty brick tenements, 50x88, gravel roof, 23 families each; total cost, \$56,000; owner, Dammore Impt. Co., 2420 Van Siclen av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8343.

72D ST, s s, 90 w 5 av, 1-sty frame store, 13x32, tin roof; cost, \$900; owner, Michael Agrest, 1339 73d st; architect, John C. Wandell, 4-5 Court sq. Plan No. 8376.

MISCELLANEOUS.

ROCKAWAY AV, s w cor Schenck av, frame roller coaster, 120x500; cost, \$10,000; owner, Louis Berni, 216 West 26th st, Manhattan; architect, Jos. A. McKee, 6402 Germantown av, Philadelphia, Pa. Plan No. 8279.

GREENPOINT AV, n s, 109 w Provost st, 2-sty brick stable, 18.6x95, slag roof; cost, \$3,500; owner, Empire City Gerard Co., on premises; architect, John C. Dryer, 75 Oakdale st. Plan No. 8357.

STILWELL AV, e s, 720 n Neptune av, 1-sty brick garage, 60x24, slag roof; cost, \$1,000; owner, Topeka Asphalt Co., 147 4th av, Manhattan; architect, W. Richter, 4411 18th av. Plan No. 8374.

CHESTER ST, e s, 50 n Blake av, 1-sty frame shed, gravel roof; cost, \$150; owner, Bessie Feinstein, 243 Chester st; architect, Sophia Feinberg, 423 Pennsylvania av. Plan No. 8370.

PRESIDENT ST, n s, 80 w Brooklyn av, 3-sty brick dwelling, 28x66, — roof, 1 family; cost, \$13,500; owner, Louis Cohen, 234a Vernon av; architect, J. S. Kennedy, 157 Remsen st. Plan No. 8316.

15TH AV, n w cor 46th st, 2-sty frame dwelling, 22x54, shingle roof, 2 families; cost, \$6,000; owner, John H. Connelly, 5107 New Utrecht av; architect, F. W. Eisenla, 16 Court st. Plan No. 8350.

15TH AV, n e cor 47th st, 2-sty frame dwelling, 22x54, shingle roof, 2 families; cost, \$6,000; owner, John H. Connelly, 5107 New Utrecht av; architect, F. W. Eisenla, 16 Court st. Plan No. 8350.

Queens.

DWELLINGS.

COLLEGE POINT.—13th st, e s, 275 w Av D, 1-sty frame dwelling, 20x20, tin roof, 1 family; cost, \$900; owner and architect, M. Mulcahey, on premises. Plan No. 3686.

DUNTON.—Shore av, s w cor Dean st, 2 1/2-sty frame dwelling, 16x36, shingle roof, 1 family, steam heat; cost, \$3,000; owner, Max Gross, Jamaica; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 3700.

GLENDALE.—Clar pl, w s, 300 s Cooper av, 2-sty frame dwelling, 14x36, shingle roof, 1 family, steam heat; cost, \$2,000; owner, Geo. Handley, 53 Dry Harbor rd, Glendale; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 3702.

JAMAICA.—Fleming pl, n s, 181 e Rockaway rd, two 2-sty frame dwellings, 37x49, tin roof, 2 families; cost, \$5,000; owner, H. A. O'Brien, Rockaway road, Jamaica; architects, H. T. Jeffrey & Son, Richmond Hill. Plan Nos. 3894-95-96-97. Eight houses cost, \$20,000.

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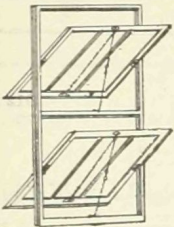
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JAMAICA.—George st, e s, 140 n Dewey av, 2-sty frame dwelling, 18x34, shingle roof, 1 family; cost, \$2,000; owner, Jamaica Home Providing Co., 16 North Washington st, Jamaica; architect, M. M. Wohl, P. O. Box No. 274, Jamaica. Plan No. 3689.

JAMAICA.—Herriman av, e s, 354 s Hillside av, two 2-sty brick dwellings, 40x35, tin roof, 2 families; cost, \$8,000; owner, Max Gross, Jamaica; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 3699.

MASPETH.—Linden st, n s, 125 e Fisk av, six 2-sty brick dwellings, 20x50, tin roof, 2 families each; total cost, \$18,000; owner, Henry J. Pase, Calmus rd, Elmhurst; architect, E. Rose & Son, Grand st, Elmhurst. Plan No. 3688.

OZONE PARK.—Shattuck av, s w cor Hatch av, 2½-sty frame dwelling, 30x28, shingle roof, 1 family; cost, \$1,700; owner, Wm. Gladding, 1140 Hatch av, Ozone Park; architect, Daniel Lauer, 800 Elmore pl, Brooklyn. Plan No. 3693

RICHMOND HILL.—Ward st, w s, 140 s Liberty av, two 2½-sty frame dwellings, 34x40, shingle roof, 1 family; cost, \$5,000; owner, Chas Holmes, Richmond Hill; architects, H. T. Jeffrey & Son, Lefferts av, Richmond Hill. Plan No. 3698.

ST. JAMES PARK.—Sedgwick st, e s, 100 s Hughes st, eight 2-sty frame dwellings, 27x67, tin roof, 4 families each; total cost, \$36,000; owner, Frank J. Weidner, 194 Forest av, Ridgewood; architect, Chas. H. Pfaff, 673 Enfield st, Brooklyn. Plan No. 3690.

EDGEMERE.—Ocean av, n s, 220 w Meredith av, 2-sty frame dwelling, 24x30, shingle roof, 1 family; cost, \$2,500; owner, L. H. May, 18 West 27th st, Manhattan; architect, Paul S. Jargon, 56 West 45th st, Manhattan. Plan No. 3707.

EDGEMERE.—Frank av, e s, 1,960 n Boulevard, two 1-sty frame dwellings, 14x35, shingle roof, 1 family; cost, \$3,000; owner, Rockaway Coast Realty Co, 351 Greenwood av, Richmond Hill; architect, owners. Plan Nos. 3715-16.

ELMHURST.—Horton st, n s, 225 w Chicago av, 2-sty frame dwelling, 18x36, shingle roof, 1 family, steam heat; cost, \$2,500; owners, Schneider & Schierloh, 29 Albertus av, Corona; architect, Edw. Schneider, 29 Albertus av, Corona. Plan No. 3704.

FAR ROCKAWAY.—Rochester av, e s, 200 n Edgemere av, 2-sty frame dwelling, 20x43, shingle roof, 1 family; cost, \$3,000; owner, Geraldine Githens, 370 St. Nicholas av, Manhattan; architect, H. G. Mero, Lawrence, L. I. Plan No. 3711.

FAR ROCKAWAY.—Broadway, w cor St. Mary's court, 2½-sty frame dwelling, 21x40, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Mrs. E. Muhlbach, Far Rockaway; architect, J. J. Muhlbach, Far Rockaway. Plan No. 3714.

JAMAICA.—Union av, w s, 203 s Hillside av, 2-sty brick dwelling, 19x53, tin roof, 2 families; cost, \$4,200; owner and architect, N. Rappoport, 36 North Washington st, Jamaica. Plan No. 3709.

LITTLE NECK.—Queens av, n w cor Hillside av, 2-sty frame dwelling, 23x25, shingle roof, 1 family, steam heat; cost, \$3,500; owner, John M. Reihl, 68 William st, Manhattan; architect, W. E. Moore, 30 East 42d st, Manhattan. Plan No. 3706.

WHITESTONE.—20th st, n s, 150 w 6th av, 2-sty frame dwelling, 20x48, tin roof, 2 families, steam heat; owner, \$3,850; owner, Henry Reigelhoff, Whitestone; architect, F. H. Grotz, Whitestone. Plan No. 3713.

MASPETH.—Clinton av, n s, 150 e Remsen st, 1-sty frame dwelling, 24x27, tin roof, 1 family; cost, \$600; owner, Rowan A. Lucas, 198 Hull st, Maspeth. Plan No. 3723.

MIDDLE VILLAGE.—Pulis av, e s, 300 n Metropolitan av, 2-sty frame dwelling, 20x26, tin roof, 1 family; cost, \$1,600; owner, Margaret Rhode, Metropolitan av, Middle Village; architect, Wm. Von Felde, Metropolitan av, Middle Village. Plan No. 3722.

QUEENS.—Queens parkway, n e cor Euclid av, 2½-sty frame dwelling, 18x32, shingle roof, 1 family, steam heat; cost, \$2,200; owner, George Curth, 780 Herkimer st, Brooklyn; architect, Robert Kurz, Fulton st, Jamaica. Plan No. 3719.

QUEENS.—Queens parkway, n s, 40 e Euclid av, 2½-sty frame dwelling, 18x32, shingle roof, 1 family; cost, \$2,200; owner, C. G. Stewart, Hollis and Euclid avs, Queens; architect, Robert Kurz, Fulton st, Jamaica. Plan No. 3720.

STABLES AND GARAGES.

RICHMOND HILL.—Garfield av, e s, 95 s Brandon ave, 1-sty frame garage, 15x19, tin roof; cost, \$300; owner, Chas. E. Buckstuhl, on premises. Plan No. 3691.

STORES AND DWELLINGS.

ELMHURST.—Woodside av, n s, 40 w Arlington av, two 2-sty brick dwellings and stores, tin roof, 2 families; cost, \$4,000; owner, Mary Lettle, Linden av, Flatbush; architect, C. W. Vanderbeck, Richmond Hill. Plan No. 3701.

JAMAICA.—Norris av, e s, 275 s State st, 2-sty brick store and dwelling, 20x43, slag roof, 2 families; cost, \$3,000; owner, C. DiPaola, Morris av, Jamaica; architect, I. M. Kirby, 354 Fulton st, Jamaica. Plan No. 3703.

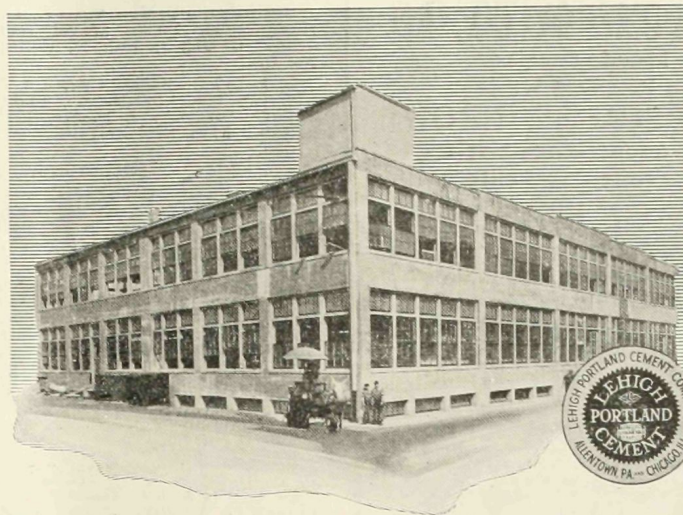
MISCELLANEOUS.

GLENDALE.—Madison av, w s, 80 s Myrtle av, 1-sty frame wagon shed, 14x25, tin roof; cost, \$125; owner, John Borschard, 149 Olmstead av, Glendale; architect, Walter E. Wills, 1181 Myrtle av, Brooklyn. Plan No. 3692.

ELMHURST.—Chicago av, w s, 137 s Purcell st, 1-sty frame shed, 12x18, tin roof; cost, \$55; owners, Farrell Bros., on premises. Plan No. 3710.

ELMHURST.—Dinson st, s s, 375 e Warren st, 1-sty frame coop, 16x100, paper roof; cost, \$500; owner, Walter Fitzgibbon, 10 Justice st, Elmhurst; architect, owner. Plan No. 3708.

WINFIELD.—Prospect st, n s, 125 e Fisk av, 1½-sty frame barn, 16x17, paper roof; cost, \$350; owner, C. Kiefer, on premises. Plan No. 3712.



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New Buildings, Queens, (Continued).

COLLEGE POINT.—6th av, n s, 50 e 19th st, frame shed, 18x35, gravel roof; cost, \$150; owner, G. Jench, 19th st, College Point. Plan No. 3721.

L. I. CITY.—Jackson av, n s, bet 6th and 7th avs, two frame billboards, 125x12; cost, \$250; owners, Disosway & Fisher, 1075 3d av, Manhattan. Plan Nos. 3717-18.

Richmond.
DWELLINGS.

CENTER ST, n s, 140 e Britton la, Richmond, 1-sty frame bungalow, 24x38; cost, \$450; owner, Agnes N. Hunt; builder, H. A. Wilkes, Midland Beach. Plan No. 972.

CARROL PL, n e cor Westervelt st, West Brighton, 2-sty frame dwelling, 39x23; cost, \$3,000; owner, Dr. A. H. Thomas, New Brighton; architect and builder, Thos. Cummings, Stapleton. Plan No. 963.

PROSPECT ST, n s, 164 w Bement av, Livingston Place, 2½-sty frame dwelling, 22x48; cost, \$4,000; owner, Rubeana Walser, Livingston Place; architect, O. O. Odegard, Port Richmond. Plan No. 970.

BEMENT AV, w s, 300 n Castleton av, West New Brighton, 2-sty frame dwelling, 27x30; cost, \$2,500; owner, Timothy Santry, West New Brighton; builder, John C. Haabstad, Port Richmond. Plan No. 967.

GUYON AV, w s, 1,000 s Boulevard, Great Kills, 1-sty frame bungalow, 16x30; cost, \$425; owner, Joseph Mollo, Great Kills; architect and builder L. E. Decker, Great Kills. Plan No. 966.

LIBERTY AV, n s, 525 e Linden st, Dongan Hills, two 1½-sty frame dwelling, 18x26; cost, \$1,150, total; owner, architect and builder, T. E. Butler, Dongan Hills. Plan No. 971.

MORNINGSTAR RD, e s, 165 s Innis st, Port Richmond, 2-sty frame dwelling and storage, 30x15; cost, \$400; owner, Chas. Lange, Stapleton; architect, A. L. Muttermark; builder, W. S. Lynch, Port Richmond. Plan No. 968.

WIMAN AV, w s, 875 s Boulevard, Great Kills, 1-sty frame bungalow, 18x28; cost, \$492; owner, T. Apel, 721 East 11th st; builder, Wm. Peters, Great Kills. Plan No. 965.

WIMAN AV, w s, 900 s Boulevard, Great Kills, 1½-sty frame bungalow, 18x28; cost, \$900; owner, T. Apel, 721 East 11th st; builder, Wm. Peters, Great Kills. Plan No. 964.

1ST AV, s s, 170 e Penn st, New Brighton, two 2-sty frame dwellings, 42x46; cost, \$2,800 each; owner, Max Ginsberg, New Brighton; architect and builder, Jos Keenan, New Brighton. Plan No. 973.

SHORE, ½ mile from Mill rd, Oakwood, 1-sty frame bungalow, 22x22; cost, \$300; owner, Anna A. Sargent, Oakwood Heights; owner, builds. Plan No. 960.

Factories and Warehouses.

AMBOY RD, s s, 400 w Manee av, Vance Bay, 1-sty frame workshop, 14x18; cost, \$100; owner, N. Jacklin; builder, Henry L. Boley, Prince Bay. Plan No. 974.

Stables and Garages.

RICH ST, w s, 125 n Cast av, West Brighton, 1-sty frame stable, 26x16; cost, \$125; owner, Sarah Attridge, West Brighton; builder, John Attridge, West Brighton. Plan No. 961.

Stores and Dwellings.

BRADLEY AV, w s, 280 n Delmont st, Wilfordale, 2-sty brick store and dwelling, 18x32; cost, \$1,000; owner, Guiseppi Santino, 45 Oak st, Manhattan; architect, Chas. A. Mele, 37 Liberty av, Brooklyn. Plan No. 969.

Miscellaneous.

MANOR RD, e s, 40 s Villman st, West New Brighton, 1-sty frame store, 18x40; cost, \$250; owner, Peter Huybers, West New Brighton; architect, John Davies, Tompkinsville. Plan No. 962.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BARROW ST, 75, fire-escapes, fireproof door to 6-sty brick factory and lofts; cost, \$1,600; owner, Helen L. Major, care Wm. R. Brinkerhoff, 68 William st; architect, Chas. Brady, 171 Madison av. Plan No. 4237.

CANAL ST, 335-341, fire escapes to 5-sty brick stores and lofts; cost, \$500; owner, Neptune Realty Co., 36 Wall st; architect, Samuel J. Stammers, 500 5th av. Plan No. 4222.

CENTRE ST, 208, and Baxter st, 140, connecting fire-escapes to two 3 and 5-sty brick office and loft buildings; cost, \$200; owners, Radway & Gardiner, 208 Centre st; architect, Fredk. P. Platt, 1123 Broadway. Plan No. 4172.

CHARLTON ST, 72, partitions to 3-sty brick tenement; cost, \$100; owner, Guiseppe Saverese, 72 Charlton st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 4226.

CROSBY ST, 61, fireproof elevator shaft, galvanize iron skylight to 4-sty brick lofts; cost, \$1,000; owner, Benjamin Faulkner, 914 St. Marks pl; architect, Harry N. Paradise, 231 West 18th st. Plan No. 4218.

EAST BROADWAY, 173-5, new vault, partitions, thin iron plates to 10-sty brick fireproof loft; cost, \$800; owner, The Forward Ass'n, 173-75 East Broadway; architects, Geo. A. & Henry Boehm, 7th av and 42d st. Plan No. 4212.

GREENWICH ST, 262-64-66, doorways, mason work, steel beams, cast iron columns, automatic sliding doors to 4-sty brick store and tenement; cost, \$1,900; owner, Robt. Ferguson, 18 Mercer st; architect, Jean Jaume, 137 Sullivan st. Plan No. 4237.

HOUSTON ST, 497-501 East, general restoration, fire-escapes, fireproof stair, elevator shaft and hallway enclosures (terra cotta block and steel), roof covering, painting to 7-sty brick factory lofts; cost, \$14,000; owner, City of New York, Henry Bruere, Chamberlain; architect, Frank H. Hines, Supt. of Public Bldgs. and Offices. Plan No. 4184.

HOUSTON ST, 26-32 East, smoke-proof tower to 6-sty brick store and lofts; cost, \$1,500; owner, Havemeyer Real Estate Co., Wm. B. Duncan, president, 39 Cortlandt st; architects, Maynicke & Franke, 25 Madison sq, N. Plan No. 4220.

MACDOUGAL ST, 68-70, partition to 6-sty brick store and tenement; cost, \$250; owner, Anita Clark, care Collins & Rowe, 283 Elizabeth st; architect, Otto Reissmann, 147 4th av. Plan No. 4186.

MERCER ST, 297-303, stairways to two 6-sty brick stores and lofts; cost, \$600; owner, Sailors' Snug Harbor, 61 Broadway; architects, Maynicke & Franke, 25 Madison Sq N. Plan No. 4189.

PEARL ST, 73, fireproof stair enclosure, fireproof doors, iron stairways to 6-sty brick lofts; cost, \$600; owner, Elbridge T. Gerry, Newport, R. I.; architects, Jno. B. Snooks Sons, 261 Broadway. Plan No. 4231.

UNION SQ, 24, erect stair, fireproof door and skylight to 4-sty brick loft; cost, \$500; owner, Mrs. Grace R. Johnson, 21 Liberty st; architect, Otto Reissmann, 147 4th av. Plan No. 4215.

WARREN ST, 96, metal-covered store front, partition to 4-sty brick stores and offices; cost, \$100; owner, Fancher Leasing Co., Inc., 17 West 42d st; architect, John H. Scheier, 17 West 42d st. Plan No. 4196.

WAVERLY PL, 32, sewer basin, mason work, waterproofing, steel to 10-sty brick lofts; cost, \$250; owner, N. Y. University, 32 Waverly pl; architects, Cady & Gregory, 40 West 32d st. Plan No. 4207.

3D ST, 15-17 East, kalamein windows, toilet compartments, bulkhead, steel girders, cast iron columns, partitions, metal-covered store fronts to 5-sty brick theatre and meeting rooms, to be used as stores and factory building; cost, \$3,500; owner, Jacob Levy, 220 Broome st; architect, Chas. E. Meyers, 1 Union Sq W. Plan No. 4182.

6TH ST, 521 East, partitions, water closet compartments, mullion windows to 5-sty brick stores and tenement; cost, \$600; owner, Christian Fleissner, 521 East 6th st; architect, Otto Reissmann, 147 4th av. Plan No. 4187.

9TH ST, 23 East, to convert 3-sty brick dwelling into store, studios and two apartments, store front, entrance, steel beams, fireproofing, bathrooms, vent shaft, angle irons and terra cotta block, skylights, bulkheads, hollow plaster blocks, tin covered, kalamein windows, interior hoist, fireproof doors, brick enclosure; cost, \$7,000; owner, Rosenstein Estate, Inc., Benj. Rosenstein, Pres., 48 East 9th st; architect, Henry H. Holly, 38-40 West 32d st. Plan No. 4193.

10TH ST, 413 East, steel trusses to 3-sty brick stable; cost, \$300; owner, N. Y. Railway Co., 165 Broadway; architect, Chas. E. Corby, 621 Broadway. Plan No. 4199.

11TH ST, 58 East, extend stairway, erect bulkhead, skylight, copper flashings, raise tank, plastering to 8-sty brick fireproof loft; cost, \$1,050; owner, Met. Life Ins. Co., 1 Madison av; architect, D. Everitt Waid, 1 Madison av, Plan No. 4214.

16TH ST, 15-17 East, gravity tank, pressure tank, steel supports to 12-sty brick lofts; cost, \$2,181; owner, George Holding Co., Philip N. Aronson, Pres., 15-17 East 16th st; architect, Royal J. Mansfield, 135 William st. Plan No. 4202.

17TH ST, 346 West, terra cotta partitions, brick partition wall, steel beams to 6-sty brick telephone central office; cost, \$15,000; owner, N. Y. Telephone Co., Union N. Bethel, Pres., 11 Dey st; architect, Edw. A. Munger, 15 Dey st. Plan No. 4197.

19TH ST, 112-114 East, gypsum fibre block partitions to 16-sty brick lofts and offices; cost, \$100; owner, A. R. Bastine, 112-114 East 19th st; architect, Norman H. Hunt, 139 West 24th st. Plan No. 4204.

20TH ST, 32-34 West, gravity tank, pressure tank, steel supports to 11-sty brick lofts; cost, \$2,181; owner, David Price, 286 6th av; architect, Royal J. Mansfield, 135 William st. Plan No. 4203.

20TH ST, 39 East, iron stairway, bulkhead to 10-sty brick store and lofts; cost, \$300; owner, J. Cleveland Cady, 40 West 32d st; architects, Cady & Gregory, 40 West 32d st. Plan No. 4225.

25TH ST, 417-19 East, toilet compartments, plumbing, partitions, windows to 4-sty brick tenement; cost, \$3,000; owner, New York University, Geo. W. Alexander, Pres. Bd. of Directors, 15 West 38th st; architect, Elwood Williams, 15 West 38th st. Plan No. 4190.

33D ST, 6-8 East, build mezzanine floor, construct toilet rooms, alter store fronts to 5-sty brick fireproof loft; cost, \$1,500; owner, Wm. Waldorf Astor, London, England; C. W. Baldwin, attorney in fact for owner, 21 West 26th st; architect, J. F. Burrows, 410 West 34th st. Plan No. 4216.

34TH ST, 455 West, general repairs, rubberoid roof to 1-sty frame shed; cost, \$25; owner, Dr. Robt. S. Bickley, 455 West 34th st; architect, W. G. Clark, 232 West 40th st. Plan No. 4174.

39TH ST, 62-64 West, fireproof partitions, kalamein doors to 12-sty brick store and factory lofts; cost, \$200; owner, Colony Constn. Co., 35-37 West 39th st; architect, Fredk. C. Zobel, 35-37 West 39th st. Plan No. 4221.

40TH ST, 147 East, connecting extension, skylight, concrete floor, metal ceiling, terra cotta partition, iron balcony to two 1 and 2-sty brick garages; cost, \$2,500; owner, Duncan Phye, Hotel Manhattan; architects, Nast & Springsteen, 21 West 45th st. Plan No. 4229.

42D ST, 49 East; 43d st, 44-46 East; brick passageway extension, doorways, steel beams to two 2-sty brick stores and offices; cost, \$1,000; owner, Milbank Estate, Jos. Milbank, exr., 40 Wall st; architect, Chas. I. Berg, 331 Madison av. Plan No. 4228.

42D ST, 137 East, metal-covered store front to 5-sty brick stores and offices; cost, \$100; owner, John Nugent, 137 East 42d st; architect, George, Hof, Jr., 371 East 158th st. Plan No. 4205.

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42D ST, 201-207 West, and Broadway, 1481-83, n w cor, to install stores and offices in 3-sty brick theatre, new balcony, removal of present balcony and gallery; cost, \$40,000; owner, Oscar Hammerstein, 201-7 West 42d st; architect, Thos. W. Lamb, 644 8th av. Plan No. 4194.

60TH ST, 28 West, metal-covered store front to 4-sty brick dwelling and laundry; cost, \$200; owner, Max Aureach, 28 West 60th st; architect, Otto Reissmann, 147 4th av. Plan No. 4188.

62D ST, 22 East, 2-sty brick addition, elevator installed, lowering and raising of floors, fireproof partitions, plumbing, wiring, steam heating, kalamein doors to 4-sty brick dwelling (to be used as bachelors' apartments); cost, \$40,000; owner, Edward Simmons, 2 East 58th st; architect, Samuel R. T. Very, Grand Central Terminal. Plan No. 4219.

69TH ST, 308 West, new partitions, removal of partition to 5-sty brick store and tenement; cost, \$300; owner, Rebecca Barsky, 204 Henry st; architect, Jacob Fisher, 25 Av A. Plan No. 4206.

87TH ST, 177½ East, store fronts, lowering of vault lights, removal of stairs, plaster block and steel partitions to four 4 and 5-sty brick stores and lofts; cost, \$5,000; owner, Henry D. Greenwald, 1550-56 3d av; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 4179.

103D ST, 315-17 East, iron stairs, concrete treads, wooden stairs, enclosure, bulkhead to 4-sty brick factory; cost, \$1,200; owner, David Miller Co., John E. Miller, Pres., 325 East 103d st; architects, Neville & Bagge, 217 West 125th st. Plan No. 4200.

106TH ST, 158 East, water closet compartments, windows to 5-sty brick stores and tenement; cost, \$750; owner, Irving Bachrach, 74 East 92d st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 4171.

125TH ST, 253-59 West, partitions to 3-sty brick store and offices; cost, \$250; owners, Stumpf & Langhoff, Milwaukee, Wis.; architect, Geo. Keister, 56 West 45th st. Plan No. 4232.

156TH ST, 553 West, fireproof door to 3-sty frame dwelling; cost, \$10; owner, Wm. M. Grinnell, 727 7th av; architect, Wm. H. Meyer, 535 West 155th st. Plan No. 4223.

BOWERY, 276-78-80, stairways, bulkheads, metal-covered partitions, fire escapes to two 4-sty brick lodging houses; cost, \$5,000; owner, Vincent Astor, 23 West 26th st; architect, Peter J. McKeon, 13-21 Park Row. Plan No. 4230.

BROADWAY, 1255-1261, partitions, plaster blocks and concrete arches to 11-sty brick offices and lofts; cost, \$450; owner, Alfred E. Marling, 47 West 34th st; architect, Irving Kudroff, 452 West 38th st. Plan No. 4191.

BROADWAY, 3200, metal-covered store front, steel beams, partitions, plumbing to 6-sty brick store and tenement; cost, \$500; owner, Carlos L. Henriquez, 13 West 88th st; architect, Geo. Hof, Jr., 371 East 158th st. Plan No. 4201.

BROADWAY, 291-3-5, move stairs, build brick wall, automatic doors to 19-sty brick fireproof office; cost, \$2,100; owner, East River Savings Bank, 291 Broadway; architect, John H. O'Rourke, 137 East 47th st. Plan No. 4217.

BROADWAY, 2568-74, erect dumbwaiter shaft, plaster partitions to 7-sty brick fireproof tenement; cost, \$300; owner, Sam Borchardt, 349 West 86th st; architect, L. A. Sheinart, 194 Bowery. Plan No. 4210.

BROADWAY, e s, 134th to 135th sts, stairs to 2-sty brick fireproof theatre; cost, \$600; owner, The Wayside Realty Co., Inc., 2789 Broadway; architect, Gaetan Ajello, 1 West 34th st. Plan No. 4208.

LENOX AV, 322-24, partitions to two 5-sty brick stores and dwelling; cost, \$100; owner, Poillon Estate, Wm. D. Peck, exr., 376 Lenox av; architect, Sidney Diamant, 15 East 40th st. Plan No. 4195.

LEXINGTON AV, 170, doorway, stone steps to 3-sty brick dwelling; cost, \$25; owner, Wm. J. McMichael, 332 East 30th st; architect, Wm. E. White, 235 East 35th st. Plan No. 4183.

MADISON AV, 291, tank, steel supports to 4-sty brick club; cost, \$105; owner, Mrs. Frieda F. Thompson, n e cor Madison av and 40th st; architect, Joseph Isseks, 83 Pike slip. Plan No. 4192.

MADISON AV, 301, metal-covered store front, galvanized iron cornice to 4-sty brick dwelling; cost, \$200; owner, Ida E. Bliss, Plaza Hotel; architect, John H. Knubel, 305 West 43d st. Plan No. 4181.

MADISON AV, 1-7, terra cotta partitions, fireproof doors to 11-sty brick office building; cost, \$1,000; owner, Metropolitan Life Insurance Co., John R. Hegeman, Pres., 1 Madison av; architect, J. A. Pinchbeck, 1 Madison av. Plan No. 4176.

PARK AV, 1344, 1-sty brick extension to 5-sty brick stores and tenement; cost, \$200; owner, Schlesinger Realty Co., 7 Stanton st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 4175.

PARK AV, 103, cut window to 12-sty brick fireproof office; cost, \$50; owner, 103 Park Av. Co., 103 Park av; architects, Mulliken & Moeller, 103 Park av. Plan No. 4209.

RIVERSIDE DRIVE, 725, galvanized iron covered roof shed to 10-sty brick apartments; cost, \$500; owner, Robt. M. Silverman, 725 Riverside Drive; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 4235.

1ST AV, 2060, to convert 2-sty brick moving picture theatre into store and dwelling, partitions, steel beams, store front; cost, \$1,000; owner, Guiseppe Cannatta, 2060 1st av; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 4227.

1ST AV, 1636-50, fire-escape repairs to 5-sty brick public school; cost, \$700; owner, City of New York, Board of Education, 500 Park av; architect, C. B. J. Snyder, 500 Park av. Plan No. 4233.

2D AV, 219, two 2-sty brick additions, 1-sty glass enclosure to 4-sty brick dwelling, offices and stores, additions to be used as studios; cost, \$8,000; owner, Eberhard Schneider, 219 2d av; architect, Lewis Leining, Jr., 160 5th av. Plan No. 4180.

2D AV, 1871, galvanized iron covering, waterproofing, bathroom and fixtures, marble, tile to 5-sty brick stores and tenement; cost, \$500; owner, Aaron Fertig, 1871 2d av; architects, Gross & Kleinberger, Bible House. Plan No. 4178.

5TH AV, 303-305, doorway, mason work, toilet compartment, fireproof partitions to 20-sty brick offices and lofts; cost, \$500; owner, Philippe Manor Co., 303 5th av; architect, Raleigh C. Gildersleeve, 303 5th av. Plan No. 4185.

5TH AV, 1465-67, partitions to 6-sty brick stores and tenement; cost, \$75; owners, Danzig & Eisenberg, 97 Bleecker st; architect, Harold L. Young, 1204 Broadway. Plan No. 4177.

5TH AV, 84-90, stair extension, terra cotta block enclosures, skylights, steel framing to 11-sty brick factory lofts; cost, \$1,000; owner, Leon Malraison, care Mitchel & Mitchel, 46 Wall st; architect, Chas. Volz, 2 West 45th st; g. c., Samuel H. Potter, 132 West 16th st. Plan No. 4198.

5TH AV, 2034, take out window to 4-sty brick dwelling; cost, \$50; owner, Kath. H. Truax, 23 West 73d st; architect, Walter H. C. Hornum, 11 East 125th st. Plan No. 4211.

5TH AV, 516 & 518, fire escapes, stairway, terra cotta enclosure to two 14 and 8-sty brick loft buildings; cost, \$5,000; owner, Henry G. Trevor, 11 Wall st; architects, Schwartz & Gross, 347 5th av. Plan No. 4224.

5TH AV, 2038, partitions, general repairs to 4-sty brick office and dwelling; cost, \$1,000; owner, Richard K. Fox, 338 Pearl st; architect, Walter H. C. Hornum, 11 East 125th st. Plan No. 4234.

6TH AV, 209, widen show window, cut out brick work, insert girder to 4-sty brick hotel; cost, \$200; owner, Estate of Thos. G. Wetmore (Thos. J. Wetmore and Cecil J. Lockwood, trustees), 209 6th av; architect, E. A. Lynde, 663 East 165th st. Plan No. 4213.

10TH AV, 219, copper store fronts to 4-sty brick stores and tenement; cost, \$500; owner, Jacob Appell, 271 West 23d st; architect, Geo. F. Pelham, 30 East 42d st. Plan No. 4236.

11TH AV, 166-68, partitions, coal vault, boiler room, stairway, steam heating plant, ventilating apparatus, plumbing fixtures, concrete sidewalk to 2-sty brick reading room and auditorium; cost, \$9,000; owner, New York Port Society, Jas. Yereance, Pres., 166 11th av; architect, Eli Benedict, 1947 Broadway. Plan No. 4173.

Bronx.

FREEMAN ST, s w cor Stebbins av, new toilets to 3-sty frame store and dwelling; cost, \$100; owner, John R. Fraser, 2493 Valentine av; architect, Frank Massaru, 29 West 34th st. Plan No. 578.

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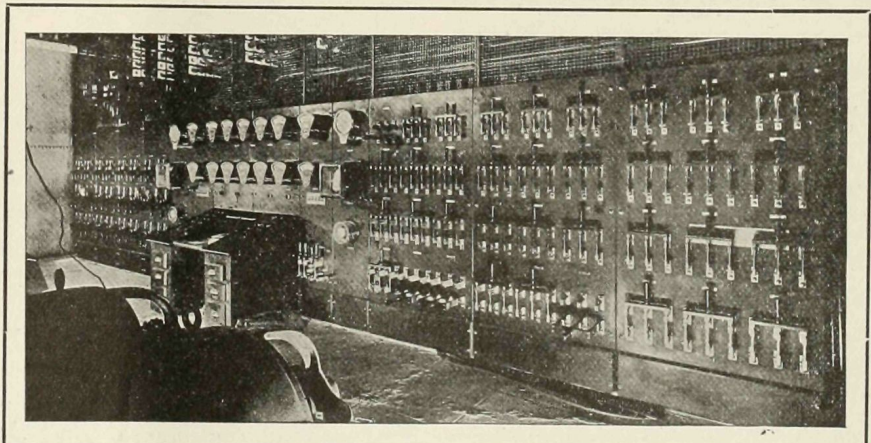
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LORILLARD PL, e s, 50 n 3d av, new store front, new partitions to two 2 and 3-sty frame stores and dwellings; cost, \$500; owner, Jos. Kurzman, 261 Broadway; architects, Frankfort & Kirschner, 830 Westchester av. Plan No. 580.

141ST ST, n w cor Rieber av, new steel stairs to 4-sty brick factory; cost, \$2,000; owner, Geo. Haiss, 205 Alexander av; architect, Haiss Mfg. Co., on premises. Plan No. 575.

GRAND AV, 42, new partitions to 5-sty brick stores and tenement; cost, \$200; owners, A. L. Guidone Co., 131 East 23d st; architects, Neville & Bagge, 217 West 125th st. Plan No. 577.

LAYTON AV, n e cor Waterbury av, move 1½-sty frame boat house; cost, \$100; owner, Rosa Kirschbein, 702 Melrose av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 579.

OVERING AV, e s, 217 s Frisby av, move 1-sty frame school; cost, \$300; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 574.

Brooklyn.

BOGART ST, 49, tank to 4-sty factory; cost, \$900; owner, Nat'l Cork Co., on premises; architect, Stephen Gill, 146 24th st. Plan No. 8295.

BRADFORD ST, 245, interior alterations to 2-sty dwelling; cost, \$250; owner, Cornelius Van Wycklin, on premises; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 8312.

CLINTON ST, 754, interior alterations to 1-sty stable; cost, \$350; owner, Texas Corp., 17 Battery pl, Manhattan; architect, L. C. Oakly, 633 Park pl. Plan No. 8323.

COURT ST, 62, interior alterations to 4-sty store and dwelling; cost, \$500; owner, John Garvey, 67 Livingston st; architect, W. J. Harrison, 230 Grand st, Manhattan. Plan No. 8398.

CUMBERLAND ST, 109, interior alterations to 4-sty hospital; cost, \$5,000; owner, City of New York; architect, S. A. Taggart, 860 Bushwick av. Plan No. 8304.

DELMONICO PL, 36, interior alterations to 3-sty dwelling; cost, \$1,000; owner, Dave Danziger, 730 Park av; architects, Shampman & Shampman, 772 Broadway. Plan No. 8442.

FERRIS ST, 33, interior alterations to 1-sty stable; cost, \$150; owner, Standard Charcoal Co., 27 Ferris st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 8317.

FLOYD ST, 310, interior alterations to 3-sty tenement; cost, \$1,400; owner, Louis Amelkin, 244 Boerum st; architect, Lew Kem, 9 Debevoise st. Plan No. 8286.

GOLD ST, 378, interior alterations to 4-sty tenement; cost, \$175; owner, M. Rushmore, 26 Court st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 8331.

GRAND ST, 779, interior alterations to 4-sty store and tenement; cost, \$600; owner, Anna J. Doyle, 277 Gates av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 8416.

HALSEY ST, 869, interior alterations to 1-sty theatre; cost, \$800; owner, Morris Franklin, 132 Nassau st, Manhattan; architect, F. W. Eisenla, 16 Court st. Plan No. 8417.

HINSDALE ST, 77, exterior alterations to 3-sty dwelling; cost, \$300; owner, Sam Rappaport, 75 Hinsdale st; architect, E. M. Adelsohn, 1780 Pitkin av. Plan No. 8340.

LEFFERTS PL, 86, exterior alterations to two 3-sty frame offices; cost, \$12,000; owners, Fairchild & Sons, Inc., 702 Fulton st; architect, Chas. L. Elliott, 601 West 182d st, Manhattan. Plan No. 8402.

MESEROLE ST, 200, interior alterations to 3-sty dwelling; cost, \$200; owner, Chas. Ginsberg, 954 Eastern parkway; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 8329.

MONTAGUE ST, 142, exterior alterations to 5-sty offices; cost, \$1,500; owner, Mrs. T. G. Sellen, Montclair, N. J.; architect, W. F. Birmingham, 57 Ann st, Manhattan. Plan No. 8401.

NAVY ST, 156, interior alterations to 3-sty tenement; cost, \$300; owner, Caetano Di Nicola, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 8300.

OAKLAND ST, 216, interior alterations to 2-sty stable; cost, \$1,000; owner, Wayne Co. Produce Co., 221 Newell st; architects, P. Tillion & Son, 381 Fulton st. Plan No. 8427.

ROCKWELL PL, 79, interior alterations to 3-sty restaurant; cost, \$150; owner, Val Schmidt, 12 8th av; architect, Chas. Werner, 362 Flatbush av. Plan No. 8429.

SCHOLES ST, 196, interior alterations to two 4-sty tenements; cost, \$300; owner, Mary Singer, 42½ Tompkins av; architect, Tobias Goldstone, 49 Graham av. Plan No. 8400.

STARR ST, 214, extension to 1-sty stable; cost, \$1,000; owner, Benj. Epstein, on premises; architect, Chas. Gastmeyer, 1652 Myrtle av. Plan No. 8301.

STERLING PL, 962, extension to 3-sty dwelling; cost, \$550; owner, Patrick Foley, on premises; architect, Fredk. L. Hine, 189 Montague st. Plan No. 8362.

WEST 1ST ST, 2739, plumbing to 2-sty dwelling; cost, \$400; owner, Eliz. Waugh, 208 Neptune av; architect, Thos. H. Cullen, 2826 West 1st st. Plan No. 8314.

SOUTH 2D ST, 54, extension to 2-sty factory; cost, \$6,000; owner, Abr. Gottlieb, on premises; architect, Fred. Horenburger, 122 Bowery. Plan No. 8391.

33D ST, 123, extension to 2-sty dwelling; cost, \$250; owner, Frank Borgia, on premises; architect, W. J. Conway, 400 Union st. Plan No. 8293.

50TH ST, 5001, iron stairs to 3-sty dance hall; cost, \$300; owner, P. H. McCormack, on premises; architect, W. A. German, 110 Roosevelt av, Queens. Plan No. 8341.

ALBANY AV, 173, interior alterations to 4-sty tenement; cost, \$250; owner, John H. Munderl, 495 Bainbridge st; architect, E. Holmgren, 371 Fulton st. Plan No. 8353.

BEDFORD AV, 1150, interior alterations to 3-sty dwelling; cost, \$500; owner, Jas. K. Alkinson, 390 Smith st; architect, Chas. B. White, 375 Fulton st. Plan No. 8392.

BEDFORD AV, 1355, interior alterations to 1-sty brick garage; cost, \$10,000; owner, Arthur S. Leland, 50 Broad st, Manhattan; architect, Wm. E. Lehard, 738 Broad st, Newark, N. J. Plan No. 8436.

DRIGGS AV, 482, extension to 1-sty engine house; cost, \$900; owner, Williamsburgh Power Co., on premises; architect, F. R. Ashfield, 933 East 15th st. Plan No. 8395.

LAFAYETTE AV, 604, plumbing to 2-sty dwelling; cost, \$125; owner, Henry E. Stillman, 500 West 114th st, Manhattan; architect, Robert Young, Jr., 249 Nostrand av. Plan No. 8354.

MERMAID AV, 2512, move three 1-sty frame dwellings; cost, \$600; owner, Crementa Tremilli, 2805 Surf av; architect, Jas. A. McDonald, 2329 Surf av. Plan No. 8344.

NOSTRAND AV, 172, exterior alterations to 2-sty dwelling; cost, \$1,500; owner, Saml. Goldinger, 482 Grand av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 8337.

PITKIN AV, 1699, interior alterations to 3-sty theatre; cost, \$450; owner, David Shapiro, Snediker and Glenmore avs; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 8330.

ROCKAWAY AV, 452, extension to 3-sty tenement; cost, \$1,000; owner, Mana Laugbein, 62 Chester st; architect, Benj. Cohen, 361 Stone av. Plan No. 8408.

ROCKAWAY AV, 27, interior alterations to 1-sty theatre; cost, \$2,000; owner, Julius Hilder, 1746 Broadway; architect, Louis Allmendinger, 926 Broadway. Plan No. 8387.

ROCKAWAY AV, 1433, interior alterations to 1-sty theatre; cost, \$1,500; owner, Philip Ketchum, 16 Court st; architect, F. W. Eisenla, 16 Court st. Plan No. 8389.

STONE AV, 527, repair fire damage to 2-sty dwelling; cost, \$200; owner, Jacob Topper, 525 Stone av; architect, E. M. Adelsohn, 1780 Pitkin av. Plan No. 8339.

SUTTER AV, 291, extension to 2-sty dwelling; cost, \$350; owner, Morris Kanafsky, 303 Sutter av; architect, S. Millman, 1780 Pitkin av. Plan No. 8281.

TILDEN AV, 2202, extension to 2-sty dwelling; cost, \$300; owner, Gus Guam, on premises; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 8364.

TOMPKINS AV, 37, extension to 3-sty tenement; cost, \$1,000; owner, Saml. Goldinger, 492 Greene av; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 8274.

2D AV, 657, interior alterations to 1-sty storage; cost, \$600; owner, N. Y. & M. R. R. Corp., 85 Clinton st; architect, H. J. Kolb, 85 Clinton st. Plan No. 8437.

4TH AV, 5401, extension to 3-sty dwelling; cost, \$1,000; owner, Saml. Perlstein, 6922 5th av; architect, W. H. Harrington, 510 57th st. Plan No. 8405.

Queens.

BAYSIDE.—11th st, w s, 140 n Lawrence boulevard, 2½-sty frame extension, 4x7, rear and side dwelling, tin roof, interior alterations; cost, \$2,000; owner, Arthur Cushman, Bayside; architect, C. W. Ross, Woodland av, Woodhaven. Plan No. 2743.

COLLEGE POINT.—11th st, 122, 1-sty frame extension rear dwelling; cost, \$350; owner, J. Marino, premises. Plan No. 2745.

CORONA.—55th st, w s, 95 s Astoria rd, plumbing in dwelling; cost, \$125; owner, J. A. Moore, premises. Plan No. 2758.

DUNTON.—Chestnut st, n s, 100 e Washington av, 2-sty frame extension, 6x12, rear and side dwelling, tin roof; cost, \$600; owner, Chas. Kuchs, premises. Plan No. 2754.

EDGEEMERE.—Fulton st, n s, 190 e Rochester av, erect porte cochere in dwelling; cost, \$175; owner, G. & L. Realty Co., 75 Av B, Manhattan. Plan No. 2747.

ELMHURST.—Johnson av, s s, 145 w Dry Harbor rd, 1-sty frame extension, 15x25, side milk house, tin roof; cost, \$200; owner, S. Schwartz, premises. Plan No. 2749.

ELMHURST.—Queens boulevard, n w cor Reeder st, foundation to store; cost, \$1,000; owner, Chas. Simonson, Chicago av, Elmhurst. Plan No. 2756.

FLUSHING.—20th st, e s, 360 s Cypress av, plumbing to dwelling; cost, \$55; owner, P. Wurtz, on premises. Plan No. 2768.

L. I. CITY.—Ridge st, 54, new foundation to tenement; cost, \$650; owner, Domineck Orefice, on premises. Plan No. 2766.

L. I. CITY.—Beebe av, 109, new store front to dwelling; cost, \$100; owner, J. Brentrager, on premises. Plan No. 2769.

L. I. CITY.—Jackson av, 393, electric sign on store; cost, \$150; owner, Cat. Langjahr, premises. Plan No. 2752.

MASPETH.—Grand st, n s, 400 e Fisk av, electric sign on store; cost, \$150; owner, John Murphy, premises. Plan No. 2753.

MASPETH.—Hull av, s s, 275 e Clermont av, plumbing to dwelling; cost, \$75; owner, Thomas Walchak, on premises. Plan No. 2759.

RICHMOND HILL.—Broadway, n e cor Wyck-off av, 1-sty frame extension, 14x26, rear barn, tin roof; cost, \$100; owner, J. H. Bessetti, on premises. Plan No. 2760.

RICHMOND HILL.—Jamaica av, n s, 185 e Chestnut st, interior alterations to theatre; cost, \$500; owner, H. J. Cullingford, Maplewood, N. J. Plan No. 2755.

RIDGEWOOD.—Fresh Pond rd, 853, electric sign on store; cost, \$75; owner, E. E. Broomer, premises. Plan No. 2746.

ROCKAWAY BEACH.—Division av, 31, 1-sty frame extension over present extension of dwelling; cost, \$100; owner, Wm. Bahan, premises. Plan No. 2748.

WINFIELD.—Fisk av, e s, 56 s Chestnut st, 1-sty frame extension, 25x16, front dwelling, tin roof, interior alterations; cost, \$2,200; owner, Jacob Wirth, Thompson av, Winfield; architect, E. Leo McCracken, College Point. Plan No. 2744.

WOODHAVEN.—Manor av, n w cor Elmwood st, erect new sun parlor on dwelling; cost, \$150; owner, Gascoyne Realty Co., premises. Plan No. 2751.

Richmond.

ROOSEVELT ST, n s, 320 e Garretson av, Port Richmond, alteration to frame dwelling; cost, \$500; owner, Chas. Holterman, Richmond; builder, John Schroll, Richmond. Plan No. 517.

BAYVIEW AV, n e cor Mansion av, Great Kills, alteration to frame dwelling; cost, \$800; owner, D. G. Whitlock, Eltingville. Plan No. 516.

CAST AV, 1254, West Brighton, alteration to frame dwelling; cost, \$450; owner, Mr. Osner; builder, Gus Erickson, Port Richmond. Plan No. 520.

HATFIELD AV, s w cor Lafayette av, Port Richmond, alteration to frame dwelling; cost, \$900; owner, Mr. Blumberg, Port Richmond; architect, John Davies, Tompkinsville. Plan No. 515.

HUGUENOT AV, w s, 100 4th st, Huguenot, alteration to frame dwelling; cost, \$100; owner, Mrs. E. P. Stewart, Huguenot. Plan No. 519.

RICHMOND RD, e s, 350 s Buel av, Dongan Hills, alteration to frame church; cost, \$500; owner, St. Ann's R. C. Church, Dongan Hills; architect and builder, J. J. Sullivan. Plan No. 521.

ST. MARY'S AV, n s, 75 w Fletcher st, Rosebank, alteration to frame dwelling; cost, \$200; owner, Frank Parcello, Roseband. Plan No. 518.

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 Dec. 5. The location is given, but not the owner's address.

GLEN RIDGE.—Benjamin D. MeeKabee, e side Ridgewood av, 104 ft. s of Windsor pl, four 4-sty brick, \$35,000.

PASSAIC.—Bernard F. Kline, 202 Dayton av, 3-sty frame alteration, \$1,200; Fichel Vanifsky and Saml. Jaffe, 70 Hope av, 3-sty frame alteration, \$1,000.

KEARNY.—Arthur A. Sauer, 273 Chestnut st, 3-sty frame, \$5,000.

JERSEY CITY.—Harris Schneider, 58 and 62 Winfield av, two 3-sty brick, \$16,000; Louis Goldberg, 444 Monmouth st, 3-sty frame alteration, \$400; Rynier Wertendyke, 196 Boyd av, 2-sty frame alteration, \$500.

HOBOKEN.—Anthony J. Raffo, 112 14th st, 5-sty brick alteration, \$2,400.

NEWARK.—Benjamin Shanerman, n w cor Woodside av and Coeyman st, 3-sty frame, \$10,000.

WEST NEW YORK.—Alexander DeSantis, s w cor 16th and Madison sts, 3-sty brick, \$12,000.

APARTMENTS, FLATS AND TENEMENTS.

PALISADE, N. J.—T. F. Dunn, Palisade, N. J., is preparing plans for a 4-sty apartment, 50x112 ft., near Palisade av, to cost about \$30,000. Owner's name for the present withheld.

NEWARK, N. J.—George E. Jones, Union Building, is preparing plans for a 4-sty flat, 54x80 ft., in Elm st, near Union st, for Morris Rachlin, Union Building, owner and builder. Cost, about \$30,000.

DWELINGS.

PASSAIC, N. J.—Abram Ginsburg, 225 Main st, is preparing plans for a 2½-sty hollow tile and stucco residence on Ascension st, near High st, for Chas. Claff, care of architect. Cost, about \$5,000.

SUMMIT, N. J.—Vitale & Rothery, 527 5th av, Manhattan, have been selected as landscape architects for the 2½-sty brick and stone residence on Hillcrest rd and Summit av for Frederick Shipman, 346 Broadway, Manhattan. Graham King, 50 Church st, Manhattan, architect. Halsey Construction Co., I. W. Halsey, Elmwood av, South Orange, general contractor. N. H. Thatcher, 164 Alden st, Orange, N. J., mason. Cost, about \$40,000.

RED BANK, N. J.—Jos. Swannell, Broad st, has completed plans and will soon be ready to take bids on the 2½-sty frame residence in Broad st, for Mrs. Sarah Hadden, Red Bank. Cost, between \$10,000 and \$12,000.

JERSEY CITY, N. J.—John T. Rowland, Jr., 98 Sip av, has completed plans for a 2½-sty brick and marble residence, 40x55 ft., on the north side of Duncan av, near the Boulevard, for Louis H. Washburn, care of architect, and is taking bids on separate contracts. Cost, about \$20,000.

PUBLIC BUILDINGS.

JERSEY CITY, N. J.—John T. Rowland, Jr., 98 Sip av, is preparing sketches for the county jail in Willow st, between Newark and Pavia av for the Board of Chosen Freeholders of Hudson County. T. J. Wasser, Court House, Jersey City, county engineer.

SCHOOLS AND COLLEGES.

CLIFFSIDE PARK, N. J.—The Board of Education of Cliffside Park contemplates the erection of a 12-room public school here, to cost about \$102,000, from plans by Ernest Sibley, Palisade Park, N. J.

FORT LEE, N. J.—Ernest Sibley, Palisade Park, N. J., is preparing plans for alterations

and additions to the 3-sty brick school in Whiteman st for the Board of Education of Fort Lee, Edward J. Kauffer, president, Borough Hall. Bids will be called on general contract about February 1. Cost, about \$30,000.

STABLES AND GARAGES.

NEWARK, N. J.—Work has not been started on the city stables on Elizabeth av for the Common Council of the city of Newark. Hughes & Backoff, Essex Building, 21 Clinton st, architects. E. M. Waldron, Inc., 207 Market st, general contractor. Cost, about \$60,000.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—The Common Council of the City of Newark Public Market, A. Bierguempfel, commissioner, will take bids about December 22 for the 2-sty centre market at Broad and Canal sts, from plans by Hooper & Co., 118 Market st, Newark. Cost, about \$662,500.

THEATRES.

JERSEY CITY, N. J.—Percy A. Vivarttas, 110 4th st, Union Hill, N. J., is preparing sketches for a 2-sty brick, terra cotta and reinforced concrete moving picture theatre, 75x150 ft., at the southeast corner of Bergen av and Bergen sq, for the U. S. Amusement Co., Frank G. Hall, 517 Washington st, Hoboken, president. Cost, about \$90,000. Estimates will be taken about Jan. 1.

JERSEY CITY, N. J.—William K. Benedict, 527 5th av, Manhattan, is preparing plans for a 1-sty brick and terra cotta moving picture theatre, 44x100 ft., at Hudson Boulevard and Manhattan av. Bids will be taken about January 15 by architect.

Other Cities.

APARTMENTS, FLATS AND TENEMENTS.
GREENWICH, CONN.—D. H. Ponty, Westchester av, Portchester, is preparing plans for four 2-sty brick stores and apartments in Greenwich st for Joseph Christiano, general contractor, 21 LeGrand st.

ROCHESTER, N. Y.—H. B. Nurse, 305 Cutler Building, has completed plans for a 3-sty brick apartment, 49x90 ft., on Plymouth av, between Adams and Atkinson sts, for Held & Tierney, 312 North st. Leo J. Held, 1331 Clifford av, general contractor. Cost, about \$20,000.

CHURCHES.

BUFFALO, N. Y.—The Jefferson Street Church of Christ, Rev. B. F. Farrell, 243 Landen st, owner, will take bids on general contract about December 31 for the 2-sty brick or stone church and Sunday school in Ferry st, Hamlin Park section, from plans by George W. Kramer & Son, 1 Madison av, Manhattan, architects. Cost, about \$60,000.

DWELLINGS.

BUFFALO, N. Y.—Plans have been prepared privately for two 2½-sty frame residences, 26x56 ft., at 565-569 Crescent av for W. H. Burke Co., 375 South Park av, owner and builder. Cost, about \$5,000.

HAVANA, CUBA.—Arthur Lobo, 105 West 40th st, Manhattan, is preparing plans for a 2-sty and tower brick and reinforced concrete residence, 60x100 ft., for H. Lobo, Havana, Cuba.

FACTORIES AND WAREHOUSES.

ROCHESTER, N. Y.—Foster & Gade, 15 West 38th st, Manhattan, have been commissioned to prepare plans for a 4-sty reinforced concrete warehouse in Carroll st, near B. R. T. R. R., for the Brewster Gorden Co., 43 North Water st, this place.

POUGHKEEPSIE, N. Y.—William J. Beardsley, 49 Market st, has been commissioned to prepare plans for a 2-sty brick factory of three buildings, each 50x120 and two connecting wings of 50x40 ft., for Smith Bros., A. G. Smith, president, 13 Market st. Cost, about \$60,000. The buildings will be erected in the north side of Church st, east of Market st.

HOSPITALS AND ASYLUMS.

ROME, N. Y.—Lewis F. Pilcher, Capitol, Albany, is preparing plans for a 3-sty additional building, 100x300 ft., to the hospital at the Rome State Custodial Asylum, to cost about \$150,000.

NEWARK, N. Y.—Lewis F. Pilcher, Capitol, Albany, is preparing plans for a 2-sty hospital, 125x150 ft., for the New York State Custodial Asylum, for the Board of Managers of New York State Custodial Asylum. Cost, about \$60,000.

NEWARK, N. Y.—Lewis F. Pilcher, Capitol, Albany, is revising plans for a 2-sty brick and stone cottage, 100x150 ft., at the New York Custodial Asylum, to cost about \$60,000.

MUNICIPAL WORK.

BUFFALO, N. Y.—Esenwein & Johnson, 781 Elliott sq, are preparing plans for 1-sty brick and terra cotta gate house and storage building at Black Rock Locks for the U. S. Government, care of U. S. Engineering Department, Col. J. G. Warren, in charge, Federal Building. Plans will probably be completed February 1. Cost, about \$75,000.

NEW YORK STATE.—The State of New York, Schenectady County, Harry W. Cregier, Court House, Schenectady, superintendent of highways, contemplates the erection of a bridge over the Mohawk River at Dunsbach Ferry. Cost, about \$100,000.

NEW YORK.—John A. Bensel, Capitol, Albany, State engineer, is preparing plans for a reinforced concrete barge canal terminal at Flushing Bay, north of Blackwell's Island, for the State of New York, Duncan W. Peck, Capitol, Superintendent of Public Works.

STORES, OFFICES AND LOFTS.

LYONS, N. Y.—The Marshall Barrick Hardware Co., Canal st, Lyons, contemplates remodeling the front of a business building in Canal st. Plans will be prepared privately.

PRESIDENT SHONTS of the Interborough says the Steinway Tunnel will be ready for a shuttle service not later than April 1.

THE CERESIT WATERPROOFING CO. of Chicago has opened a New York office at 35 Nassau st, under the management of Royal E. Clark.

NEWARK CORNICHE & SKYLIGHT WORKS, 9-15 17th av, Newark, N. J., has opened a New York office at 30 Church st, room 508. Telephone Cortlandt 1198.

HENRY W. HODGE, of the firm of Boller, Hodge & Baird, consulting engineers, has been chosen as chairman of the recently formed building code committee of the Advisory Council.

C. T. S. GARWOOD, for a number of years office manager for J. Gamble Rogers, architect, 470 4th av, has resigned to accept a position as superintendent of construction for the U. S. Treasury Department, Washington, D. C.

JULIUS COHEN, for many years connected with Saltzer & Weinsler, plumbing supplies, Brooklyn, has opened a plumbing supply business under his own name at 795 Flushing av, Brooklyn.

AMERICAN BRIDGE CO., which is fabricating the steelwork, will also erect the arch of the Hell Gate Bridge and is at present erecting the temporary backstays, which are needed for the erection of the arch by the cantilever method.

N. SERRACINO, architect, 1170 Broadway, N. Y. C., has returned from an extensive trip abroad made for the purpose of making an exhaustive study of the art and architecture of the European cities.

GENERAL ASBESTOS & RUBBER CO., of Charleston, N. C., recently opened a branch store at 58 Warren st, New York City, where they will carry a complete line of packings, brake linings and asbestos textile materials. R. S. Sanders is in charge of the branch office.

BUREAU OF FOREIGN AND DOMESTIC COMMERCE, Washington, D. C., has received copies of programme and regulations governing the forthcoming Australian Parliament House competition, which may be examined at its main office in Washington, or at its branches.

A DELEGATION from the North Side Board of Trade leaves on the "Congressional Limited," from the Pennsylvania Station, at 3.30 on Tuesday, to attend the National Rivers and Harbors Congress, at Washington, to urge the needs of the Bronx in the matter of waterways improvements. They will return on Sunday.

HON. ROBERT ADAMSON will address New York Chapter of the National Fire Protective Association on next Monday evening at the City Club, 55 West 44th st, on "The Fire Alarm System of New York." Chief Bates will give an illustrated lecture on the same subject. Rudolph P. Miller is president of the chapter.

WILLIAM BARCLAY PARSONS, consulting engineer, was recently appointed a member of the Advisory Commission of City Planning, which is to assist the committee on city plan of the Board of Estimate and Apportionment of New York City. Daniel L. Turner, deputy engineer of subway construction, Public Service Commission, has also been appointed to serve on the same committee.

MICHAEL FRIEDSAM now assumes control of the entire management of B. Altman & Co. and also is president of the Altman Foundation. Mr. Friedsam is the largest individual owner of shares of stock and bonds of the corporation and has been the controlling force since the firm became a corporation on February 16, 1909. Mr. Friedsam has also for years been a large operator in real estate.

DEPARTMENT OF ARCHITECTURE OF NEW YORK STATE has opened a branch office in the Woolworth Building, 233 Broadway, N. Y. C., to take care of the local business of the department. Announcement was recently made from this office that Edward Metzger will assume charge of all work in the western part of the State formerly supervised by A. C. Browne. A. H. McPhee will have charge of construction work at the Long Island State Hospital. J. H. Verbach will assume charge of all work, now under construction, at Bedford Hills.

PATRICK MURRAY, oldest employe of the Building Bureau, was retired on a pension from the Bureau of Buildings, Manhattan, by the Board of Estimate at its meeting yesterday. He was born in Kings County, Ireland, in 1839, and came here when a child. At the outbreak of the Civil War he enlisted with the 22d Regt., N. G. N. Y., which was called to repel the Confederate attack on the National Capitol. He has been a member of Veteran Post, G. A. R., No. 436 for thirty years. From 1869 to 1872 he filled a position in the Register's Office under Register Connolly. In 1885 he was appointed a clerk in the Custom House under President Cleveland and continued there until Dec. 10, 1895, when he was certified for the position he now so reluctantly leaves. Extensive preparations have been made by the younger members of the office staff for a pig roast to be held as soon as Mr. Murray receives official notification that his working days are over.

OTTO SINGER, one of the best known builders in Brooklyn, filed a petition in bankruptcy, declaring his liabilities to be \$92,503.97 and his assets but \$500. In the petition, Mr. Singer names 166 creditors, and of these the largest amount is owed to Colonel Andrew D. Baird & Sons, for material figured at \$30,000. Notable among the activities Mr. Singer was interested in was the erection of an entire block of stone buildings at Park pl and Nostrand av, in the St. Mark's section, valued at more than half a million dollars, and on the Park Slope, where he erected forty-three model American basement houses in 4th st, near Prospect Park West. He has also been active in the Stuyvesant Heights and Bedford sections. In recent years he was very active in the Kings Highway and Sea Beach sections, erecting hundreds of fine homes. It is said that he has built close to 1,500 buildings.

OBITUARY

STEPHEN WARREN, a retired painting and interior decorating contractor, died of old age at the home of his daughter, 326 Eldert st, Brooklyn, Thursday, December 3. He was born in Ireland seventy-eight years ago, and had been a resident of Brooklyn for about five years. He is survived by two sons and two daughters.

KOSEN M. TAKAHASI, Japanese artist, architect and writer, died in the Christian Hospital, St. Louis, Friday, December 4. Mr. Takahasi was thirty-seven years old and had lived in America for fifteen years. His home for the greater part of that time was in New York City, where he became well known as an artist and landscape architect. Many Japanese gardens and fine country houses throughout the United States were designed by him. One of the notable works of Mr. Takahasi was the "Tekko Gate," designed for the World's Fair in St. Louis. This gate is still standing.

TRADE AND TECHNICAL SOCIETY EVENTS.

EIGHTH ANNUAL CONVENTION of the Chicago Cement Show will be held at the Coliseum February 10-17.

TECHNICAL LEAGUE OF AMERICA.—Regular meetings third Friday of each month. Walter L. Smyth, secretary, 74 Cortlandt st, N. Y. C.

NATIONAL BUILDERS' SUPPLY ASSOCIATION.—Annual convention will be held in Chicago, Ill., February 8-9, 1915. Headquarters at Hotel Sherman.

NEW YORK RETAIL HARDWARE ASSOCIATION.—Annual convention at Syracuse, N. Y., February 16-19, 1915. Headquarters will be at the Yates Hotel.

NEW YORK CHAPTER, AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS, regular meeting third Monday of each month, Engineering Societies' Building, 29 West 39th st.

SECOND INTERNATIONAL EXPOSITION OF SAFETY AND SANITATION will be held at the Grand Central Palace, N. Y., December 12 to 19, 1914.

ARCHITECTURAL LEAGUE OF NEW YORK will hold its annual exhibition in the Fine Arts Building, 215 West 57th st, February 7 to 27. The annual dinner of the league will be held Friday evening, February 5.

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.

INTERNATIONAL EXPOSITION OF INVENTIONS will open at the Grand Central Palace, New York City, December 12, and continue until December 19. During the week of the exposition a series of lectures have been planned, which will be delivered by competent authorities, on the interests of American inventors and patentees.

THE AMERICAN SOCIETY OF Engineers, Architects and Constructors at its monthly meeting held in the United Engineering Societies Building on Thursday, Dec. 10, passed the following resolution: That in view of the complex nature of modern engineering and architectural construction, which demand practical knowledge far in excess of the limits of one man, that it is desirable in the interests of our cities that their municipal authorities should at times call in the assistance of experts for consultation with their own engineers.

BUILDING TRADES ATHLETIC ASSOCIATION will hold its second annual ball at Palm Garden, Lexington av and 58th st, Friday evening, December 18. The association was organized for the purpose of creating better social relations among the employees of the various concerns represented through competitions in baseball, bowling, etc. The following concerns active in the building trades in this city are represented in the association: Post & McCord, N. Y. & Queens Electric Light & Power Company, Levering & Garrigues, John Simmons Company, General Vehicle Company, W. H. Jackson Co., Turner Construction Co., Cauldwell-Wingate Company, National Bridge Works, Wm. Bradley & Son, Lord Electric Company, John W. Rapp, Thompson-Starrett Co., and C. T. Willis.

TRADE LITERATURE

New Cement Booklet.

The Atlas Portland Cement Company, of New York, Chicago, Philadelphia and Minneapolis, has just published a special limited edition, covering a description of the material, the various mixtures and their uses. The volume is handsomely compiled and contains profuse illustrations of buildings in which the company's output was used.

Special emphasis is placed upon the Atlas-White Portland cement, a white, non-staining product, which has been used successfully for decorative purposes. This particular cement has been on the market since January 1, 1910, and since that time has been used widely. The volume, just off the press, should prove of value to architects, builders and contractors.

PERSONAL AND TRADE NOTES.

THE ALTMAN department store, in its new and enlarged form, is valued by the Tax Department at \$14,450,000.

BUILDING MATERIALS AND SUPPLIES

CURRENT PRICES WEAK AND LOW, BUT QUOTATIONS ARE GUARDEDLY GIVEN ON EARLY 1915 REQUIREMENTS

Money Situation Expected to be Helped by Christmas Retail Buying

MONEY continues to be the retarding factor in building material consumption, but the tendency is toward an easier condition. At the same time, alteration work is progressing more favorably in Manhattan and the Bronx, where new operations are the most inactive, and inquiries for future requirements like steel are of larger size and show signs of becoming more numerous.

Staples, however, are passing through what promises to be the dulllest month of the year, according to the leaders in the various departments of the market. Common brick is in light demand, purchasing being of the hand-to-mouth order and practically all other commodities are not only low in price, but even those quotations are being shaded. Equipment items like pipe can be bought in quantity below trade lists, the reputed price of \$17 having been accepted from a large purchaser, according to trade rumor. Portland cement has been quoted according to similar reports, as low as seventy cents mill by minor interests, and leading grades of building lumber are reported to be easing on lists for immediate specification. Some grades, like African mahogany, the source of supply of which has been shut off by hostilities have advanced and probably will lead the pace for higher prices for some time. Circassian walnut, which comes from Turkish provinces, also is dearer.

Builders offer hope to skilled artisans for relief before the winter is over, because they expect that the great volume of money released during December in Christmas buying will throw some of the money that has been hoarded in the past back into circulation. In and adjacent to New York there is something like \$7,000,000 to be released, by banks,

in payment of Christmas savings funds, practically all of which will be thrown into immediate circulation through payment of taxes, purchasing of gifts or permanently deposited in banks. Such an amount of money placed in circulation, at one time, is prolific of much good in helping to free investors and mortgage interests of the ultra conservatism that seems to have settled upon them since the war began.

Builders say that by the middle of February, at the latest, the real beneficial effects of the new Federal reserve law will begin to be felt in the building department. By that time business interests, which have been trying to obtain financial help in order to enable them to meet the exigencies of the foreign trade already beginning to develop, probably will have met with more encouragement.

Building material manufacturers are anticipating this possibility, at any rate. They are quoting low on immediate delivery, so low as to leave little profit for themselves, but they are extremely careful about tying up on contracts at current prices calling for delivery into the third second quarter. Some are even going so far as to limit operation of present quotations to sixty days, showing that the trade is looking for better things with the turn of the year.

Plan filings in the five boroughs for the week ending noon Friday follow. In the corresponding week last year there were 192 new building plans filed of value estimated at \$2,347,445.

	Week Ending		Dec. 11	
	No.	Est. Val.	No.	Est. Val.
Manhattan.....	5	\$134,000	2	\$353,500
Bronx.....	8	21,600	5	75,550
Brooklyn.....	49	474,175	79	386,900
Queens.....	54	179,550	58	143,495
Richmond.....	15	26,805	16	17,892
Total.....	131	\$836,130	160	\$977,337

IRON AND STEEL.

Buying of Former Slackens After Brisk November Market.

IRON has weakened after a promising November business. There seems to be an impression in equipment centers that it will drop a little lower or that prices now being quoted for first quarter deliveries will be extended into the second on immediate orders. So far the companies have held firmly to their determination to quote only on January, February and March business at the low levels now ruling.

Structural steel has a little better outlook. Outside of New York there is more inquiry and some contracts have been taken by such firms as the McClintic-Marshall Company and other large operators. Railroad work seems to be predominating, although this is said to be confined only to such cases where repairs are imperative. There has been no change in quotations on either steel or iron in this market and none of the big companies reported any improvement in local inquiry.

HARDWOODS.

Veneer Interests Hard Pressed for High Grade Woods.

WAR is playing havoc with some of the fine veneer woods. Circassian walnut, which comes from Turkish provinces, can no longer be obtained and the same is particularly true of South African mahogany. Mexican mahogany is also extremely scarce. Some of the hardwoods of central Europe are also shut off—woods that have been used to imitate mahogany of the finer grades. Whole forests have been destroyed because they were in the way of gun fire, or have been accidentally fired by soldiers in camp. The prospects are that some woods, like mahogany and circassian walnut, will be extremely scarce for many years, according to lumber men interviewed this week.

As for our domestic hardwoods, there is a possibility that a handsome export business will be developed by manufacturers before long and naturally they are not inclined to sell too cheaply. That is said to be the real reason why hardwoods have held their price levels, and in some cases even have stiffened during the recent slump in building construction. One big hardwood firm has sent its representative into England and France to look over the situation with respect to possible trade opportunities after the war ends. It was said by a man in this lumber house

this week that if his house could get the contract for supplying American hardwoods in the public buildings that have been damaged during the war, he would be satisfied.

"We are not worrying," he said, "regarding the outcome of the building situation in New York, or anywhere else for that matter. Our eyes are centered upon possible trade fields abroad, and believe me, we are not the only ones that are looking with interest across the pond. Hardwoods are going to be in demand after this war is over. Europe cannot resurrect its destroyed lumber industry at once. Transportation lines must be opened and reforesting must be started because great hardwood producing areas have been devastated in Europe and in Africa."

CRUSHED STONE.

Prices Slightly Lower—Quarries Working Nearly Full.

QUARRIES stand out conspicuously among building materials manufacturers as practically the only branch that is working at or nearly full capacity. This activity, however, is not due to building construction, but to subway requirements which are increasing rather than diminishing. Prices in both trap rock and blue stone are lower. See December quotations adjoining.

WHOLESALE COMMODITY PRICES.

Iron and Steel Among Items That Dropped During Last Year.

WHOLESALE price trend in leading articles of building consumption and staple articles of various kinds in 1913-1914 down to the period of the European War had a decided downward tendency. Simultaneously there was a rapid rise in the price of food stuffs, according to a pamphlet just issued by the Department of Commerce through the Bureau of Foreign and Domestic Commerce.

The booklet is published under the title of "Wholesale Prices of Leading Articles in United States Markets"—Miscellaneous Series No. 19—and may be obtained from the Superintendent of Documents, Government Printing Office, Washington, D. C., for the nominal sum of five cents. It contains a weekly record of the price fluctuations of the principal basic articles of industry, such as iron and steel, petroleum, cotton, wool and tin, and of leading foodstuffs, including wheat, corn, sugar, coffee, tea, rice, pork and beef.

Cottonseed oil, manila rope, pig iron, steel bil-

lets and blooms petroleum, copper, silk, tin, splinter and silver were in each case at a lower price level in the closing week of July last than in the corresponding period a year ago, and this was also true of sugar, coffee and rice. Wheat, corn, cattle, cotton, leather and domestic wool ruled somewhat higher than in the preceding year. Australian wool showed a precipitate decline immediately following the date at which wool was transferred to the free list, the average price dropping from 82 cents per pound on Dec. 5, 1913, to 61 cents on Dec. 12 of that year. The range of prices of these numerous other articles by weeks from Jan. 1, 1913, to Oct. 31, 1914, is shown in the pamphlet.

LUMBER.

Producers Waiting for Marked Demand Before Cutting Stock Further.

RELIABLE reports from lumber manufacturing districts indicate little movement in soft pine, a decided curtailment in the production of yellow pine and only moderate call for hard woods.

Hemlock is stagnant, cypress has little call, and shingles and lath are practically without a market. Plain oak is moving fairly well and there is no further depression reported, prices being regarded as at a fair buying point. Quartered white oak is hardly to be reported as active. There is some demand for both red and sap sum, on which prices are quoted that are attractive. Advances from Memphis are that there is likely to be a falling off of nearly 50 per cent. in the lumber production of that section this winter, as logs are being moved in slowly.

The red cedar shingle market is still in the dumps and no immediate prospect of recovery is held out. Quotations are the same as quoted a month ago.

According to recent reports the quantity of dry hemlock on hand is uncomfortably large. However, many of the mills have shut down for the season. Many of those that are accustomed to run through the winter will not do so this year. Prices may be quoted at something like \$4 or better off the list.

There has been much curtailment of production at the yellow pine mills and this has resulted in many broken stocks, so that buyers are not having the easy picking they have enjoyed at times in the past few months. In fact, there is no continued depression in the market, nor, can it be said, is there much of an advance. The only certain thing is a gain in sentiment and a more hopeful prospect for values than has been displayed for some time.

BRICK.

Raritan Stiffer at \$5.75 to \$6—Hudsons Steady.

RARITAN river common brick is strong at \$5.75 to \$6, few companies refusing to load for delivery under that figure. Hudson river brick prices are practically unchanged.

Official transactions for Hudson River brick covering the week ending Thursday, Dec. 10, in the wholesale market, with comparison for the corresponding period last year, and a comparative statement of Hudson brick unloaded from barges for consumption here, follow:

1914.			
Left over, Friday A. M.,	Dec. 4—17.		
Arrived.	Sold.	Covered.	
Friday, Dec. 4.....	10	5	0
Saturday, Dec. 5....	1	2	0
Monday, Dec. 7.....	14	11	4
Tuesday, Dec. 8.....	1	4	0
Wednesday, Dec. 9..	1	0	0
Thursday, Dec. 10..	7	8	2
Total.....	33	30	6
Reported en route, Friday, Dec. 11—None reported.			

Condition of market, weak. Prices: Hudsons, \$5 to \$5.25 (shaded); Raritan, \$5.75 and \$6.00 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$6.75 (yard). Nominal. Left over, Friday a. m., Dec. 11—20. Covered sold, 0.

HUDSON RIVER BRICK UNLOADED.

(Current and last week compared.)			
Nov. 27 30*	749,500	Dec. 4 30*	\$89,000
Nov. 28 30	487,000	Dec. 5 22	480,000
Nov. 30 38	949,500	Dec. 7 10	Rain
Dec. 1 37	990,000	Dec. 8 18	6,000
Dec. 2 30	880,500	Dec. 9 24	283,500
Dec. 3 36	1,066,000	Dec. 10 31	\$65,000
Total 201	5,122,500	Total 135	2,723,500

*Boats reporting.

1913.			
Left over, Friday A. M.,	Dec. 5—60.		
Arrived.	Sold.	Covered.	
Friday, Dec. 5.....	6	4	..
Saturday, Dec. 6....	3	3	..
Monday, Dec. 8.....	7	5	..
Tuesday, Dec. 9....	0	4	..
Wednesday, Dec. 10	3	7	..
Thursday, Dec. 11..	19	10	9
	38	33	9

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. Dec. 12—65.

OFFICIAL SUMMARY.

Left over Jan. 1, 1914.....	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Dec. 10, 1914.....	1586
Total No. bargeloads sold Jan. 1 to Dec. 10, 1914.....	1566
Total No. bargeloads left over Dec. 11, 1914.....	20
Total No. bargeloads left over Jan. 1, 1913	113
Total No. bargeloads arrived, including left over, Jan. 1 to Dec. 11, 1913.....	2057
Total No. bargeloads sold Jan. 1 to Dec. 11, 1913.....	1992
Total No. bargeloads left over Dec. 12, 1913.....	65