

NEW YORK, AUGUST 8, 1914

PHILADELPHIA TOWER FIRE ESCAPE

History of Safety Tower From Its Infancy—Examples of Practicability In Cases of Fire—Space Always Utilized.*

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THIS age is demanding from science a very heavy toll of duty, especially along those lines affecting specifically the human element and its welfare. A fire takes place in one of our large buildings and, for the same reason, all are concerned for the safety of its occupants. In nearly every disastrous fire that has taken place, there seems to arise a wail for more fire-escapes, to the total exclusion of the ordinary means of exit.

In order that all might get a grasp as to how Philadelphia is solving the problem of adequate means of exit in matter of panic or fire, as well as for ordinary use in her buildings, attention will be first drawn to the history of the tower, for its building, like any other mechanical device, is an evolution extending over a period of twenty years or more.

First Type to Be Used.

Probably the first kind erected many years ago was simply a vertical, metal ladder available for exit at windows with no platform at the story heights. This was replaced by fixed platforms covering two windows with immovable stairs at an angle of 45° more or less, with a movable, vertical ladder reaching from the second floor to grade line. Then came the substitution of a movable, hung stairway, counterbalanced by a weight attached to a chain or cable for the vertical hung ladder from the second-story landing.

In the next step, this stairway was counterbalanced in the rear like a cantilever. The platforms are usually of slats, channels and angles carried on brackets bolted to the walls by through bolts. It will be noticed from this evolution that the main development has been that a stairway and platform growth, with little or no attention paid to the means of reaching the fire-escape, which was, in most cases, from windows placed 3 feet above the floor. Recently, the Pennsylvania Legislature passed a law, making it mandatory that the entrance to the fire-escape platform should be by a fire-door, and all the windows covered by the escape must be of wire-glass and metal frame.

Tower Fire Escape Born.

The tale runs that a Kensington mill owner of Philadelphia was ordered by the Building Bureau to put up an outside metal escape on one of his buildings. Upon consultation with his architect, the idea of eliminating outside stairs of the escape by taking the ordinary stairs of his building and enclosing them in a tower of brick, thereby separating the stairs entirely from the rest of the building, was evolved. This forced, of course, an entrance to the tower from the outside of the building by means of the platforms of the outside metal escape, which were reached from the main building by doors, at every story, opening upon the platforms. The Bureau agreed to this, and the tower fire-escape was born.

Under the Act of June 8, 1893, the tower fire-escape was taken as an equivalent for a metal escape and was required for mills and stores only. Later on, this same mill owner, upon advice of his architect, submitted to the Bureau a proposition that, in place of the outside platform, a vestibule be substituted with one side open entirely to the air. The Bureau consented only on the condition that if the experiment was not a success the outside platforms would have to be added. However, it was successful.

Towers Installed.

Under the Act of May 5th, 1899, stores and manufacturing establishments were compelled to install towers, and if the areas exceeded 10,000 square feet of floor, additional towers could be ordered. This, of course, applied to buildings three stories or more in height. Under the Act known as No. 236, of the date of April 25th, 1903, which is now in force in Philadelphia, all buildings of first, second or third class used as school houses, tenement houses, apartment houses, flat houses, stores, offices (first class exempt), manufactories, workshops, mills, places of assembly or resort, of three stories or more, shall have in addition to the main stairs tower fire-escapes, whose number depends upon the character of construction of the building, the number of stories and the area of the floor.

Features of Construction.

A formula for the construction of the tower fire-escape was evolved and has as main features the following: The tower fire-escape shall be divided from the building and completely enclosed with brick walls or fire-proof material; the walls must run 3 feet above the roof of the building and the roof must be of hard, incombustible material, thus the tower becomes smoke-proof as well as fire-proof. The stairs may be of metal or wood with a rise not more than 8 inches and the tread not less than 9 inches. The entrance to the tower must be by means of an outside balcony, whose floor is of solid, incombustible material through a metal or tin covered door or by means of an incombustible vestibule, one side of which is entirely open to a street or alley, and there must be also a well, separating the vestibule from the tower. The vestibules, walls, floors, ceilings, must be entirely of hard, incombustible material.

Meeting Architectural Needs.

Now, having placed in the building code the clause making nearly every kind of building that formerly required a metal escape have a tower fire-escape, also adopted a formula for its construction, then came the task of adapting the tower to meet the architectural and commercial needs of the building.

The tower can be used, especially if it has a vestibule, as an ordinary stairway at all times. In the Wanamaker building, whose floor area is 112,608 square feet per floor and whose height is 243 feet, the four double fire-towers are always used by the employees, and that is the only way of entrance or exit for them. Hence, all are familiar with

them, and, in case of emergency, their value is not an unknown asset to each worker.

Saving Space.

As the stairway leads from the second floor directly to the street, it was only that space occupied by stairway necessary for tower, while one-half the tower of the first floor, and all below first, was really wasted as far as utility goes. To make this space available as an entrance to the elevator in rear, or as a stairs to the cellars, a wall was run from the basement to the landing above the first floor, while the stairs to the second floor and basement were made fire-proof. An entrance could not be made in the main wall of the tower on the first floor, and if a fire breaks forth in the cellar, the smoke ascending will be blocked by the fire-proof stairs and middle wall and the tower is still smoke-proof as if the walls were still run solid to foundation.

The fire-tower is especially adapted to theatre construction. Often, emergency exit platforms are forced beyond the street lines, which can be readily done above the first floor, and if a fire-tower can be built to cover the second floor only, these exits can run to the tower thus preventing any encroachment of the sidewalk. At the Philadelphia Opera House and the Orpheum Theatre, vestibules extend along the lines of the balcony, and by these vestibules, the people are readily led to the tower and thence to the street. In the Philadelphia Theatre Law, if towers are constructed for the use of emergency exits, the courts along the sides of the theatre are allowed to be decreased. Apartment houses and hotels use their tower fire-escapes in conjunction with their kitchens for supplies and a servants' exit.

Saving Money.

The factories have placed their elevators in the rear of towers, thereby saving one side in cost of construction. Also, by running the walls 20 feet above roof and increasing the walls below tank positions for their sprinkler systems. Sometimes, these factories have more than 25,000 square feet of floor area and division walls are necessary with no openings. In place of the usual openings with double fire-doors, a double fire-tower can be constructed on the outside of the building, and workers can readily leave the two buildings without making a journey to another stairway. In case of fire, the tower becomes a means of advantage for the firemen to reach and fight the fire at every story with perfect safety. In fact, in one fire in Vine street near Broad street, the only thing that was left was the fire-tower.

Our architects have woven the towers readily into our structures so that no building need be marred or disfigured in the same way as the outside metal escapes. In some instances, by a little thoughtful decoration in the matter of a balcony, or by window boxes of floors, a touch of the city beautiful is added to our streets.

In the matter of cost, which seems to

*Excerpts from a paper read at the First Annual Convention of the American Society of Engineers, Architects and Constructors.

be of greater issue today than it sometimes really warrants, I will attempt to give you a detail of costs of our towers from a careful estimate made by one of our Philadelphia contractors, the McCaul Company, from sketches furnished them by the writer. These estimates are the net costs added to the building and not as if the tower was built alone. The sketches were for a fire-tower, placed in a mill building six stories high, with a basement, and the space occupied by the tower, if of vestibule kind, 10x22, and if with a balcony, 10x18. The story height is 12 feet and wall thicknesses ran from 9 inches to 18 inches. All the other details were to be in conformity with the code of the Philadelphia Building Bureau. The results of these estimates are as follows: The vestibule tower, \$2,422, and the balcony, \$2,655.

Corner Towers.

If the towers are placed in the corners of the buildings, thereby making one side of the building one of the main walls of the tower, the costs are as follows; Vestibule, \$1,887; balcony, \$1,909. If an elevator is added to rear of the tower, the cost is still further reduced to these figures: Tower, \$1,442, balcony, \$1,564.

Through the kindness of another contractor, the Humphrey Construction Company, the cost of an outside metal escape, with wire-glass windows and metal doors, for a six-story mill building, will amount to \$900. By comparison of these costs, you will note that the towers will cost from one and a half to three times the cost of the outside metal escapes.

But, after all, how are our towers behaving in the actual fire or panic? A fire broke out in the 8-sty fireproof factory of the John B. Stetson Hat Factory, Germantown avenue and Montgomery avenue, Philadelphia. The

building where the fire broke out is known as 24, while the adjacent building, known as 23, is 5 stories high and fireproof. There are three vestibule fire-towers in these two buildings, with stairs 46 inches wide. The total number of people leaving the buildings was 705, males and females, and the maximum time consumed by the people in any room in leaving the building was 3¾ minutes. Summary is as follows:

Report Showing Employees.

"Report showing number of male and female employees on the various floors of Buildings No. 23 and 24 and the time consumed in their leaving the buildings on account of a fire in the Paper Box Department on N. W. Corner of 8th floor of Building No. 24, Thursday afternoon, March 12th, 1914.

Building No. 23.	Females.	Males.	Time required in leaving
5th floor.....	67	44	2 minutes
4th floor.....	19	88	1½ "
3rd floor.....	2	34	1½ "
1st & 2d.....	..	2	0½ "
(Auditorium)			
Basement.....	..	4	0½ "
Building No. 24.			
8th floor.....	14	6	2½ "
7th floor.....	..	25	2½ "
6th floor.....	2	8	2 "
5th floor.....	..	34	1½ "
4th floor.....	33	5	3¾ "
3rd floor.....	207	3	3½ "
2nd floor.....	..	15	Did not leave building.
(Office people)			
1st floor.....	2	89	"
Basement.....	..	2	"

Totals.....346 359
Number of fire tower staircases, 3. Total number people leaving buildings, 705. Maximum time consumed by people of any one room, 3¾ minutes.

At the southeast corner of Lancaster avenue and Thirty-sixth street, the Pennsylvania Home for the Blind made a factory where our blind men are able to earn an honorable living by manufacturing articles, and the 100 men working on the fourth, third and second

floors are able, under a fire-drill, to reach the ground by means of long platforms whose railings are as high as a man's head, and the fire-tower, in 3 minutes.

I can add the testimony of G. W. Elliott, the Fire Marshal of Philadelphia, who knows the behavior of our fire-towers under the actual fires for a number of years. I quote the following paragraphs from a letter he kindly wrote to me in reference to the subject of fire-towers:

Means of Averting Panic

"Along the lines of fire-towers I think emphasis can be placed on their use by employees in buildings adjoining places of conflagration. This has been demonstrated many times, more especially in the case of female operators. In many of our large fires, panic has been averted in large fire-proof structures surrounding the fire grounds by the knowledge of an existing fire-tower, and when it became necessary to dismiss the workers, they filed out in an orderly manner by means of the fire-tower. The mere knowledge of the existence of the fire-tower has so often allayed fear and averted panic that their value in this regard is beyond question.

"In addition, where large fireproof structures are attacked by fire, they form one of the quickest and safest means of attack in fighting the fire that could be desired. This not only by affording a fireproof means of entrance for the firemen, but a fireproof housing for hose reels and standpipes, giving instant service at each floor. Knowing the difficulties confronting firemen in mastering a fire on the upper floors of high buildings, this latter feature is in itself, not to speak of many others, sufficient recompense (from a purely financial standpoint) for the space required by a fire-tower or towers, as the case might be."

WORK BEING PUSHED ON NEW SUBWAYS

Public Service Commission Considers Station Problems at 59th Street—Contracts Awarded and Other Matters Considered.

THE Public Service Commission for the First District during the week had before it reports from Alfred Craven, its Chief Engineer, with respect to two stations in 59th street, Manhattan. For some time the property owners in the vicinity have been desirous that the 59th street station on the Lexington avenue subway should be made an express stop. This station was planned as a local stop, and as the work has progressed and it is being constructed as a local station the Chief Engineer reports that, in his opinion, it would be very inadvisable that it should be changed to an express stop. The Commission approved of this recommendation. With respect to making the Columbus Circle station, of the present subway, an express stop a report was received from the Chief Engineer stating the estimates of cost. The Commission authorized the Chief Engineer to take the matter up with the Interborough Rapid Transit Company, and find out whether it would be willing to have this change made as an "extra" under the original subway contract. There are two schemes for the remodeling of the present station at Columbus Circle. In the first passages are provided from the sidewalk from four points of the Circle with ramps to a mezzanine constructed beneath the tracks at their present grade. This scheme would cost about \$900,000. In the other scheme it would be necessary to depress the tracks from seven to eight feet below their present level, and would cost about \$1,500,000. The scheme which will be followed out ultimately has not yet been decided upon.

During the week the Commission awarded two rapid transit contracts and authorized advertisements for two more. The contract for the construction of Section No. 5 of Routes Nos. 4 and 36, that part of the Broadway subway in Manhattan in 59th and 60th streets between Seventh and Second avenues, was awarded to the Degnon Contracting Company, for \$2,819,511. This is a two-track extension of the Broadway subway, and will have two stations, one at Fifth avenue and the other at Lexington avenue. The other contract was for the construction of station finish at the six stations on the extension of the Fourth avenue, Brooklyn, subway from 43d to 86th street. The stations are located at 45th street, 53d street, 59th street, express, Bay Ridge avenue, 77th street and 86th street, express. On August 21, 1914, the Commission will receive bids for the construction of Section No. 3 of Route No. 33, in Brooklyn, and also for the supplying of more special work for the Fourth avenue, Brooklyn, subway. Section No. 3 is mainly a part of the extension of the East River tunnel, from Whitehall street, Manhattan, to Montague street, Brooklyn, for operation by the New York Municipal Railway Corporation; but it will also include part of the connection between the East River tunnel from Old Slip, Manhattan, to Clark street, Brooklyn, for operation by the Interborough Rapid Transit Company. The Commission fixed the date for opening these bids in August in order that the matters could be referred to the Board of Estimate and Apportionment at its meeting on

August 27, and thereby avoid the loss of any time.

The Commission has approved of a contract to be made by the New York Municipal Railway Corporation with the Federal Signal Company for the installation of track signals in the Centre street loop subway. The Federal Signal Company was the lowest bidder for this work. The Union Switch and Signal Company protested to the Commission, alleging that the Federal Company could not meet the requirements of the specifications without infringing on its patents. Commissioner Robert C. Wood held hearings in regard to this, but in view of possible delay that might ensue the Commission determined to approve of the award of the contract to the Federal Company, subject to its giving assurances of indemnity against patent claims.

The New York Municipal Railway Corporation was authorized to order another 100 new steel cars, for operation in the subways that will go to that company under the Dual System agreements. Some time ago the company ordered 100 cars, and these will be delivered next December. The second order will be placed soon, and the delivery of the cars will take place in the spring or summer of 1915.

The Public Service Commission for the First District has been notified by its counsel that after examination of the consents of property owners received from the New York Municipal Railway Corporation, it was ascertained that on the Jamaica avenue elevated extension sufficient number of consents had been obtained to legalize the route.

LOANING INSTITUTION COUNSELS CALMNESS

Walter Stabler, Comptroller of the Metropolitan Life Insurance Company, Hopes All Operations Will Proceed

WALTER STABLER, Comptroller of the Metropolitan Life Insurance Company, one of the largest institutions lending money on building construction in the metropolitan district, issued a statement to all real estate, building construction and development interests in this locality this week in which he pointed out the reasons why the disturbed state of affairs in Europe should not seriously impair construction work here and hoped that all building operations now under way would proceed as if nothing had happened abroad. He further stated that as building materials are not now high it would seem to be a very good time to carry on building construction work.

When war in Europe broke out and the Stock Exchanges of the world closed approximately, 30,000 building tradesmen imagined at once that with a tie-up of finances they would be thrown out of employment because of a cessation of activities. This figure did not include the great army of unskilled labor that finds employment on building under construction in the district.

Effect of the War.

Thousands of these artisans have been called out of employment by consuls of various countries who are herding the reservists for duty abroad and, in the absence of advice from recognized reliable sources many building contractors were reluctant about filling their places. The same was true of great quantities of building materials in transit from various parts of the country for use in this district. If delivery was to be refused by contractors for fear of piling up demurrage and storage charges pending a possible cessation of building work, mill men and manufacturers faced the alternative of closing down their plants or at least of reducing output, thus throwing out of employment many additional thousands of laborers.

When, therefore, the necessity of giving some word of reassurance, if possible, to the building public was presented to the Metropolitan Life Company the Comptroller, after causing to be made a careful survey of the local real estate and building situation, prepared the statement which follows:

Good Cause for Confidence.

Walter Stabler, Comptroller of the Metropolitan Life Insurance Company, in speaking of the condition of the real estate market in this city, and the possible effect the European war may have on real estate interests, said:

"It would seem to me wise that we first take an inventory of the situation as it existed two weeks ago, before the appalling disaster in Europe was even dreamed of. So far as I am able to judge, conditions at that time were encouraging, except as regards certain sections of the city which have been affected by over-production, and by the change in location of some of our important businesses. Those conditions are certainly and slowly improving, but it may take sometime to restore them to a normal healthy condition.

"There has been, as is generally known, quite a cessation of building operations in the so-called Fourth avenue section caused principally by the slight over-production of space; that over-production is, I believe, being rapidly taken up, and I hope and believe by February next the amount of such vacant space will be negligible. The situation in the apartment house section, while not the best we have ever known,

Walter Stabler said to a representative of the Record and Guide this week:—"I hope that all building operations which have been started, or which have been financed, will proceed as if nothing had happened abroad. Certainly all contractors in building lines will be anxious to keep their men employed. The available rentable space was being rapidly absorbed prior to the outbreak of the war, and I believe that by February next that such vacant space will be negligible. The legislation enacted by Congress within the last few days would seem to put us in position to meet almost any reasonable demand that may be made on us by foreign investors. We are certain to profit from the troubles of our brothers across the seas."

is certainly good and healthy, and with a few exceptions such real estate has been, and is paying a fair return to its owners.

Building Cessation.

"The lessening of the erection of such buildings in the last few years has materially helped in correcting a situation in this class of real estate which was becoming alarming, but it would certainly seem the present condition of these properties is in most cases as good as could be expected under the most favorable circumstances. It would seem to me, therefore, the situation two weeks ago was one which had in it elements of hope; certainly there was no ground for pessimism when the market as a whole is considered, and many important investments have been made where builders have sold at fair profits to permanent investors. Had the course of events abroad not interfered, I believe, there would have been a steady improvement in the investment market. We do not have to look very far for grounds for this belief.

"While mercantile business has not been especially good, nor has manufacturing been up to the usual average, the great basis of our prosperity, the crops, has never promised as good as this year, and this promise of abundance has also had with it the probability of good prices. The sales of these products would, without question, within the next few months have stimulated very decidedly general business conditions, and I must believe we would have seen the beginning of an era of unequalled prosperity for the country. Real estate does not feel as quickly the benefits of such improvement; it is usually the last business to be stimulated, but this stimulation would certainly have come.

Future Hard to Forecast.

"Now we are confronted with a different condition. What effect will the European war have on our Real Estate market? It is a question which seems to me almost impossible to answer. We can only wait with patience to see what will be the result, but we can wait with patience and, I think, with a feeling of certainty that because of the healthy condition of most real estate, and because of the comparatively small number of new building operations now under way, real estate will have no difficulty in weathering any storm the European trouble may produce. Any new enterprise floated on borrowed money must of necessity be postponed, as it is hardly likely any of the lending institutions will make commitments for future

business until it is known what will be the general financial situation.

"Fortunately, our country is in good shape financially and able to meet most any ordinary demands upon it. The legislation enacted by Congress during the last few days would seem to put us in position to meet almost any reasonable demand that may be made on us by foreign investors. That question, time can only solve, but I have every hope and belief that the United States will bear the burdens that will be placed upon it with courage and success.

"In all this we must not forget that production of all kinds in Europe must of necessity be entirely suspended. They will need our food products in increasing quantities and at increased prices. The only doubtful question on this point being, the means of transportation, and whether or not the whole of Europe can obtain them from us at any price. This must, to a great extent, be to our financial advantage, and much as we regret the cause of this increase in demand and prices, we are certain to profit from the troubles of our neighbors across the seas.

Time Propitious.

"I hope that all building operations which have been started, or which have been financed, will proceed as if nothing had happened abroad. It would seem to me a particularly advantageous time for builders to carry on their operations, if they have secured the necessary money to do so. Certainly all contractors in building lines will be anxious to keep their men employed, and as materials are not high, it would seem to be a very good time to carry on building operations. New schemes will, of course, have to step aside for awhile. Lenders must feel confident as to what is to be the outcome of the present troubles before they would be justified in making new commitments.

"Under the circumstances I would strongly advise that holders of real estate do not consent to make sacrifices of their property unless absolutely necessary, as I can but feel that the situation, at present, is at its worst, and any change must be for the better."

J. P. Beck Wins Prize.

J. P. Beck, who is publicity manager for the Universal Portland Cement Company, has been awarded the \$1,000 first prize for the best constructive and suggestive essay on advertising by the Awards Committee of the Associated Advertising Clubs of America, which recently convened at Toronto.

Mr. Beck's essay covered a hypothetical campaign for fireproof construction with concrete and dealt with the tremendous annual fire loss and annual fire tax, and the relief offered from that loss and taxation by safer and saner construction with concrete.

Mr. Beck's familiarity with the various phases of the cement industry and his careful investigation of fireproof construction formed an excellent basis for his effort. This knowledge led the judges, Professor Paul T. Cherington of Harvard University, John Renfrew, Los Angeles, Cal., and A. G. Newmyer, New Orleans, La., to pronounce his essay the best of the thousands submitted.

Mr. Beck is widely known in the cement industry as general manager of the Cement Products Exhibition Co., under whose auspices the annual cement shows are held. He was elected secretary and treasurer of the first National Conference on Concrete Road Building,

HOW THE CITY IS PROTECTED AGAINST FIRE

Department Has 289 Companies and Owns 891 Pieces of Apparatus — Realty Holdings Aggregate \$8,287,965

WITH the element of fire risk always present before the owner of improved real estate and the question of insurance important in every real estate transaction, it is interesting to note what provision Father Knickerbocker has made for the protection of the property of his citizens from fire.

Fire Department Realty

On May 22, 1912, the Commissioners of the Sinking Fund requested from the Department of Finance a record of the real property owned by the city. On April 17, 1913, Comptroller Prendergast submitted an exhaustive report showing how the realty was apportioned among the various departments. In this report the holdings under the jurisdiction of the Fire Department comprised properties valued at \$8,287,965, which was about \$1,000,000 more than the real estate under the control of the Police Department. All told, they totaled at that time 272 parcels which are used as quarters for hook and ladder and engine companies, fuel depots, repair shops, warehouses, and as sites for future construction of fire houses. Ninety-seven of these parcels are located in Manhattan, thirty-one in the Bronx, eighty-nine in Brooklyn, thirty-five in Queens and twenty in Richmond.

Commissioner's Report.

Fire Commissioner Adamson, in his report to the Mayor of the operations of the Fire Department for the year 1913, recommended that additional sites be procured and buildings erected at twenty-six different points of the city, including twelve in Brooklyn, nine in Queens, two in Richmond, two in the Bronx and one in Manhattan. He also asked that the quarters of three of the present companies be rebuilt and that additional necessary equipment be purchased.

These recommendations are now being considered by the Corporate Stock Budget Committee. If they are approved, the matter will come up for consideration before the Board of Estimates. If that body approves of the establishment of these extra firehouses, it will be presented before the Board of Aldermen, who can cut down the appropriation, but cannot increase it. It is probable, however, that these improvements will be authorized, since the construction of the new subways has already caused a shift of population and new residential communities created which require additional protection for fire. In 1913, fifteen new houses were contracted for, and seventeen were in course of construction. Twenty-three new ones were opened during that year.

Old Firehouses.

It is interesting to note how some of the older properties were acquired. The site of the present quarters of Hook and Ladder No. 15, at Old Slip, Water and Front streets, came into the ownership of the city in 1868 under the Dongan charter. At the same time the city also acquired 261 William street, now occupied by Engine Company No. 12, and 163 East 51st street, the headquarters of Engine Company No. 8. Other early acquisitions include the store house at 199 Chrystie street, which was bought for \$700 from Elizabeth Sherman in December, 1824. The station of Hook and Ladder No. 20, at 157 Mercer street, was purchased, partly in 1817 from N. Van Buren and the remainder in 1831 from J. P. Roome. The oldest Bronx parcel is the unoccupied store house at 749 East 166th street, which was bought by the city in July, 1874. In Brooklyn the present headquarters of Engine Company No.

108, at 227 Front street, passed into the hands of the city in March, 1850.

Motor Vehicles.

On December 31, 1913, the Fire Department had on its rolls 4,952 uniformed officers and firemen and 759 civilian employes. There were on this date 289 companies and 891 pieces of apparatus of all kinds. Thirty new fire companies were organized during 1913 and 755 men appointed to the uniformed force. Six of these new companies replaced thirteen volunteer companies in the Newtown section of the Borough of Queens. There were at the close of 1913 in the service 167 motor vehicles consisting of 36 motor propelled steam pumping engines, three gasoline propelled pumping engines, one electric storage battery propelled steam fire engine, four gasoline hook and ladder trucks, fifteen tractored hook and ladder trucks, seventeen regulation hose wagons, eight high pressure hose wagons, twenty-six combination chemical engine and hose wagons, one boat tender (hose wagon), three water towers, thirty-three runabouts and touring cars and twenty delivery trucks.

The fire boat fleet consisted at the end of 1913 of ten boats with a combined pumping capacity of 71,500 gallons per minute. There were at that time 1,300 horses in service, which it is hoped to see replaced by motor apparatus within the next four years. The Commissioner in his report estimates that this change will require an expenditure of \$250,000 each year, a total of \$1,000,000.

Automobile Advantages.

Self-propelled fire apparatus has come into extensive use during the last six years. Many cities, including New York, have determined to motorize the departments completely and purchase no more horses. One-time Fire Commissioner Rhinelander Waldo, in a paper published in 1911 by the British Fire Prevention Committee, outlined the various advantages which automobile fire trucks have over horse-drawn vehicles. He said:

"It has been demonstrated that the use of auto apparatus for fighting fires is more efficient from more than one standpoint; first, after the receipt of the alarm the apparatus can reach the scene of the fire in a shorter space of time; second, that upon arrival at a fire the driver must be left in charge of the horses of each apparatus, which means that when four engine companies and two hook and ladder companies respond six men are left to watch the horses; third, the cost of forage, shoeing and medical attendance is considerable.

"While the auto apparatus awaits an alarm there is no expense. It has further been demonstrated that to feed, shoe and give the horses proper attention costs about \$600, while the actual cost of fuel for propelling purposes in one of the busiest sections of the city for 1910 was but \$85." He outlined other reasons as proof of the superiority of the auto fire truck over the horse-drawn truck.

Early History.

The Fire Department began with the first Dutch settlement and gradually increased in equipment and in efficiency through British Colonial days, Revolutionary War days, right through to the present time, where it has reached the highest possible stage. In the days of Dutch control fires were of frequent occurrence; houses were constructed of inflammable material and there was no way of effectively confining a fire within a limited area. The only means for extinguishing a blaze was by hand-carried

pails. Everyone in the village was a volunteer fire fighter who could be pressed into service in any emergency. As the population grew, however, the necessity of organized resistance to fire became more imperative.

The first step in the direction of systematic fire prevention resulted in the enforcement of an order preventing the building of wooden chimneys and thatched roofs. It was not until 1648 that the first important fire ordinance was enacted and fire wardens were appointed who made regular inspections and investigations for possible violations of this ordinance. In 1913 the Bureau of Fire Prevention made 136,704 inspections and issued 43,510 orders.

First Survey.

In 1656 a survey of the town was completed, and it was found that there were 120 houses and a thousand inhabitants. There are today in New York about 366,540 buildings and about 5,580,000 inhabitants. As time went on fire buckets, ladders and hooks were placed in readiness at the street corners and public places. As the city continued to grow stone houses superseded those with roofs of straw and fires became less frequent. Fire engines were introduced in 1731, when two hand machines were imported from London and the famous old volunteer companies began to be formed. When the two engines arrived in New York the city had a population of about 8,600, occupying about 1,200 houses.

Queens Boulevard Assessment.

The Board of Estimate adopted a resolution on October 19, 1911, authorizing a proceeding for acquiring title to the lands and premises required for the opening and extending of Queens Boulevard from Van Dam street to Hillside avenue, Borough of Queens, and directing that 50% of the entire cost and expense of the proceeding be borne and paid by the City of New York, 30% of such cost and expense by the Borough of Queens and the remaining 20% of such cost and expense by the property deemed to be benefitted by the improvement.

The bounds of the area of special benefit have now been amended so as to begin at a point on the prolongation of a line midway between Manly street and Mount street distant 100 feet northerly from the northerly line of Skillman avenue, and running thence eastwardly along a line always distant 100 feet northerly from and parallel with the northerly line of Skillman avenue to the intersection with a line always distant 800 feet northerly from and parallel with the northerly line of Queens boulevard; thence generally eastwardly along the said parallel with Queens boulevard and along the prolongations thereof to the intersection with a line distant 100 feet southerly from and parallel with the southerly line of Jamaica avenue; thence westwardly along a line always parallel with and distant 100 feet from Jamaica avenue to the intersection with the prolongation of a line always distant 800 feet southerly and parallel with the southerly line of Queens boulevard; thence generally westwardly along the said line parallel with Queens boulevard and along the prolongations thereof to the intersection with the line midway between Manly street and Mount street; thence northwardly along the said line midway between Manly street and Mount street and the prolongation thereof to the point or place of beginning.

RECONSTRUCTION IN MIDTOWN ZONE

Tall Office and Loft Buildings Supplant Old Taxpayers—
Success of Ventures will have Tendency to Expand Movement

There is probably no section of the city which has shown more development during the last five years than that district roughly bounded by Herald and Times squares. To those who have not watched the transition carefully it strikes them as being Alladin in character. Only a fair idea of the vast improvements accomplished can be obtained from the street, though should one of the tall modern structures be mounted, then, and only then, can the tremendous growth be realized.

Half a decade ago there were practically no high buildings in the zone, while today their name is legion. At that time should an architect or builder have suggested erecting a sixteen-story struc-

ture as a total loss, less the amount of depreciation charged off during the few years that it remained standing.

Owners in the section knew that they had valuable possessions, but the long wait until it "came into the market" was most discouraging. Improvements were promised and not fulfilled and delay after delay was faced. Finally the actual completion of the Pennsylvania Railroad Station and the commencement of work on the Grand Central Terminal started a building movement which revolutionized the neighborhood. The letting of the contracts for the Seventh avenue subway; also the line to be operated under Broadway gave new impetus to the movement and firms of long standing took leases for terms of years, which

The Herald Square Building, in West 36th street, a twenty-two story structure is another example of a successful operation. While the location is exceedingly central, still the thought of erecting a structure of such size, in a side street, was inconceivable to many, though from the start tenants were found readily and the building was practically occupied upon completion.

With the exception of 42d street, which is in a class by itself on account of its strategic location, 40th street, between Broadway and Sixth avenue, has been the scene of the most striking improvements. Here will be seen, at the corner of Sixth avenue the new Union Dime Savings Bank Building, a one-story building, though having the height



TYPICAL VIEW.

established new wholesale and retail centres.

Among the first deals to have marked effect upon the section was the acquisition under lease of three important corners right at Times square, namely, the Heidelberg Building and the block front on the east side of Broadway, between 42d and 43d streets, the parcel being in two ownerships, the fee to the south corner being owned by the

estate of William Astor, and the north corner by Mrs. Mary A. Fitzgerald. The projects were finally completed, though by interests other than the original promoters. In the case of the Heidelberg Building the initial plan has been completed only partially.

But few large plots along Broadway are in single ownerships, estates predominating, and it is for this reason that the development has been retarded. But, like Fourth avenue south of 32d street, when the movement once started several owners fell into line and improved their holdings. The leasing of the Hobart estate property, at the northeast corner of Broadway and 37th street was a notable improvement and took out of the market a valuable corner long unimproved, except for old buildings which were ranked as taxpayers. All of the upper portion of the structure was leased from the plans and many of the stores and offers have been made for every square foot of space in the building.



EAST FROM LEWISOHN BUILDING.

ture in the section, its proposer would have been considered a fair subject for mental examination, and yet to-day there are not only sixteen-story buildings, but twenty, twenty-two and even thirty-story structures, not erected for specific occupancy, but as an investment and to be offered for lease to various concerns.

The New York Times building was probably the pioneer tall building in the section, but it must be remembered that the structure was erected for the use of the publication, though additional space was provided so that some income could be obtained to help defray the operating expenses and return a percentage on the investment.

One of the important features of this operation was the fact that an almost new building, which was in part occupied by the Pabst Brewing Company was demolished to make way for the improvement. The razed structure is said to have cost about a quarter of a million dollars, all of which was figured

of an ordinary three-story structure. Adjoining is the twelve-story office building, erected by the Tilden Investing Company, while immediately to the west towers the twenty-two story structure, built by Philip Lewisohn, on the site of the old Mendelssohn Glee Club Hall, though additional property was acquired, giving a frontage in 41st street. The Philip Lewisohn Building is the last word in modern construction of this type and is from designs by Maynicke & Franke, architects. In the south side of 40th street, directly opposite this structure is the World's Tower Building, which holds the record for being the tallest building on a plot of its size.

The development of this section of the city is only now in its infancy, for, in the main, properties are improved with old buildings erected many years ago. The success of the initial ventures, however, have clearly shown that a demand exists for large floor space, properly laid out.

REAL ESTATE BUILDERS RECORD AND GUIDE.

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

Founded March 21, 1868, by CLINTON W. SWEET

Published Every Saturday

By THE RECORD AND GUIDE CO.

F. W. DODGE, President

F. T. MILLER, Secretary-Treasurer

119 West 40th Street, New York

(Telephone, 4800 Bryant.)

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

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What a new coat of paint on the exterior of a building will do to improve its appearance is clearly demonstrated by the Park Avenue Hotel, Fourth avenue and 33d street. What was a dingy structure up to last week is now transformed into a building of entirely different appearance. The change is particularly noticeable as the hostelry occupies the block south of the new Vanderbilt Hotel.

Unquestionably the closing of the Stock Exchange was the only move to be made under existing conditions and has done much to reassure the financial world. When it is considered that during the last four days of Stock Exchange activity there was a stock depreciation of more than \$500,000,000, with every prospect of the shrinkage going further the wisdom of the move can be realized. Real estate surely would have been affected adversely had the recession in prices been allowed to continue.

The highways of Queens Borough were never in better condition than at the present time, but there are a few roads which need repairing, such as Merrick Road for a distance of about four miles this side of the Nassau County Line, Jericho turnpike, near the Nassau County Line, Metropolitan avenue, and Jackson avenue at Woodside. A letter from G. Howland Leavitt, Supt. of Highways of the Borough of Queens, has to-day been received by Walter I. Willis, secretary of the Queens Chamber, in which he states: "We have just completed the arrangements for resurfacing Merrick Road to the City Line with bitulithic asphalt. The plant will be installed this week and the work will be commenced by next week."

Effect of the War.

In common with the great majority of Americans, the various people connected with the real estate and building interests of New York have been at once stunned and excited by the suddenness and the vast scope of the European war. Never before in the history of the world have the lives and happiness of so many people been so profoundly affected by an event for which there was so little warning. Foreign statesmen and diplomatists were only too well aware that a calamity of this kind had been threatened ever since the Balkan war upset the balance of power in Europe and betrayed the narrow, selfish and petty motives which determined the Balkan policy of the eastern European Powers. But the vast majority of the population had become so much accustomed to talk about war and preparations for it and so many war scares had flashed in the newspapers without any actual result that the final appearance of war in its most hideous, costly and dangerous aspect caught them totally unprepared. In its effect upon the western world, it is comparable literally to a social earthquake, and before it is done it may well work results upon the traditional structure of international politics analogous to those which the earthquake of 1906 worked upon the city of San Francisco. It will not merely destroy life and property, and bring ruin and suffering to millions of individuals, but it may shake down dynasties, break nations or governments to pieces, and undermine the European international system, a system which has proved incompetent to protect the peoples, whom it was supposed to shelter, against a war, which will necessarily cost so much more than it is conceivably worth, is a system which has outlived its usefulness.

But at present American citizens are rubbing their eyes, buying extras and trying to find how the war will affect their own individual and collective interests. The United States is placed in a position analogous to that in which she was placed during the Napoleonic wars. She is only a great neutral power, and as long as the war lasts the industrial, commercial and moral life of the country will be determined by its vicissitudes. Some Americans will profit enormously from the abnormal course of business. Others will suffer severely from the same cause. As soon as the problem of ocean transportation is solved, as it undoubtedly will be, American merchants will be selling huge quantities of war and food supplies to Europe; and they will have an extraordinary opportunity of building up a larger export trade with South America, the Far East and other neutral territory. On the other hand, whole sections of the country such as the South, will be hard hit by the necessarily low price at which great staples like cotton will have to be sold. What kind of a balance will be struck cannot be predicted as yet, but it is evident that people, who are not in a position to profit directly from the war will have to exercise the utmost conservatism.

Such is the situation of the real estate and building interests of New York. They will have a great deal immediately to lose as a consequence of the war and comparatively little to gain. Indeed, the Record and Guide cannot imagine any source of profits to the real estate interests of New York unless its net result should be to make New York more important as a center of international finance and trade. But any such result, if it ever occurs, will be harvested slowly. In the meantime the lending and investing market will be entirely disorganized for a long time. There will be no money with which to invest in real estate, and there will be no money to lend for speculative building operations. All new building will have to be financed by people who have enough money of their own for the need of their enterprise. Thus building, which was showing some symptoms of a revival, will almost cease. Even the city proposes to shut down on the opera-

tions, to which it is already committed, such as the new Court House. Fortunately, however, work on the Subway will not have to be suspended—which would make a great difference to the laboring population of the city.

For the sake of all concerned, it is to be hoped that the war will be of short duration. If it does not last more than three months the destruction of life and property and the disorganization of business may not go so far as to be disastrous. If, however, neither side wins a quick and decisive victory, and if the war is continued throughout the winter, the immediate economic effects will be most deplorable. The result will be a destruction of capital and the piling up of a mountain load of debt, from which the business world may not recover for a generation. Of course, the debt will not be incurred by this country, which will have so far a substantial advantage over its foreign competitors; but the American industry will be obliged to pay a much heavier price for the money which it will need for future expansion. Fortunately, however, there is a good chance that the war will be over before winter comes. Its cost will be so hideously large that in all probability the belligerents will get tired of it and will take the first good opportunity of coming to some kind of terms.

Passing of "Newspaper Row."

Announcements made during the past few weeks indicate that in a few years the old Newspaper Row will have entirely disappeared. Two of the three newspapers which are still published on Park Row have indicated their intention of moving, so that it looks as if the World would soon be the only journal which has remained true to the classic home of the New York daily publishing business. Twenty-five years ago practically all New York newspapers had their offices on Park Row. The World, Tribune, Sun, Times, Journal, Herald, the old Daily News, the Press and the old Commercial Advertiser all published their papers from addresses on the Row. The Evening Post and Mail and Express were only a block away on Broadway. The first deserter was the Herald, which moved up to Greely Square over twenty years ago. The Times followed by appropriating Long Acre Square as its preserve. A little later Mr. Hearst bought a block facing on Columbus Circle, which he is only just improving with a modern building. The Sun is moving to another location downtown, and the Tribune has plans to follow the example of the Herald and the Times. In the meantime the Daily News had become extinct, the Commercial Advertiser had been transformed into the Globe and moved away. Only the World remains, and it may not remain indefinitely—in spite of its dome-crowned building. At any rate the newspaper business is hopelessly scattered—more so than in any other large city. A location up-town has been found to be very advantageous—particularly for morning newspapers. A journal can get far more advertising out of its building and its baseball and other similar services in case it is situated near the amusement center. An office up-town is also convenient for reporters, who are sent on assignments all over the metropolitan district.

Objections to New Law.

Editor of the RECORD AND GUIDE:

In various statements reported as emanating from the Counsel of the State Factory Investigating Commission, the conflict or multiplicity of inspections is dwelt upon as the chief cause of dissatisfaction with the Labor Law and the unnecessary and objectionable features of the Law itself are passed over or belittled.

The City Authorities are working conscientiously to clear their Departments of conflict and criticism and will be aided or criticized as their work requires, but the objectionable features of the Labor Law must be removed and the enforcement of the Law as it relates

to construction, fire prevention and sanitation must be by, and only by, the City Authorities. Conflict of authority has not produced the stagnation in real estate, it is not the cause of most of the expenses incurred under the Labor Law orders. While the conflict of authority is causing trouble, it is the law itself that is complained of and in which radical changes must be insisted upon.

There must be no cessation in work for this result. The nominations for candidates for the Legislature will soon be made and candidates must be selected for their attitude in regard to the revision of this law. Determination to have the Labor Laws properly amended must be shown by all interested up to and during the next meeting of the Legislature. No factory or real estate owner, no honest workman or workwoman must abate for one minute their work for a sensible law and sensible enforcement. Building operations stopped; existing buildings empty; factories curtailed or removed will kill capital and labor in every department covered and the existing Foreign complications must be offset by the calm, common sense action of our legislature so that our home industries may be preserved and strengthened.

We can usually depend on this as even the most radical among our law makers have a way of steadying up under acute conditions and the commission and its counsel have already shown that they have their "ear to the ground" regarding the popular opinion on the existing Labor Law.

But let no one interested be lulled into quietude by generalities or by the wise but temporary cessation of the enforcement of orders, or by the delay in promulgating the rules of the various committees of the Industrial Board. The Committees of this Board have prepared rules and had hearings on same because the law requires them to. They are earnestly endeavoring to reconcile the letter of the law itself with the actual conditions existing and it is a hard and thankless job, because no matter how well they work they are bound to work great hardship unless the law is greatly amended.

The dog days of summer and the deep anxieties produced by Foreign complications interfere with and tend to postpone deep thinking and careful action on this vital subject, but the wheels must go round just the same, the selection of candidates for our legislature and Executive will soon have to be made and on these depend our salvation and our lines of defense must be strengthened and our "mobilization" continue until peace is actually secured by wise and thoughtful legislation in regard to this law. ALFRED R. KIRKUS.

Over-Inspection.

Editor of the RECORD AND GUIDE:

While much has been written about over-inspection of buildings and the conflict of authority still this is such an important subject that too much stress cannot be laid upon it. At the present time "orders" are issued by several different departments, all of which means delay and expense to the property owner. There should be one department which will have the supervision of buildings.

The Bureau of Buildings at the present time has all the plans and records of old buildings. The department has the experience and is therefore more qualified to take care of the fire prevention subject as it affects buildings, than any new department which would require at least four or five years to get the proper men and accumulate the necessary experience to do what the present Bureau of Buildings could accomplish more efficiently and without additional expense. Besides, if other departments continue to have parallel jurisdiction such as they have now, with the Bureau of Buildings in the matter of plans and construction, there is bound to be conflict of authority.

On the other hand, with the heads of departments working in harmony this conflict might be reduced to a minimum,

as at present. The past teaches us, however, that heads of departments having co-ordinate jurisdiction do not work in harmony. Each desires to increase rather than circumscribe his authority, and it is only by limiting that authority that harmony can be obtained. It has been found that when anything goes wrong or there is a catastrophe each department is inclined to shift its responsibility.

The lesson taught by the lamentable Triangle Waist fire was not that the danger to the worker was from the construction of the building or its design, but rather from what I will designate as "Housekeeping" or, in other words, the management and arrangement within the building itself. As will be remembered, this fire caused tremendous agitation and prejudice against buildings used for manufacturing, though it was discovered later that the particular building itself was not at fault. The danger in all legislation of this kind is that we go off "half-cocked." We give undue prominence to that which is based on some particular seed impression instead of pure reason and analysis.

Too many people have the opinion that if a building is fire resistive, of the best type, that their lives and property are safe. This feeling of safety has been reflected by the various laws on the subject of buildings which laws seek to reduce the fire loss to lives and property in buildings namely by prescribing a construction which will not burn, and fire exits without much or any regard to the management in the building.

No laws have been enacted of any consequence up to the time the new labor law under discussion, which tried to protect the occupants by rules and regulations in regard to the internal management. This first attempt is a step in the right direction and should be given more prominence by our legislators than heretofore.

Fire Commissioner Adamson is to be commended and congratulated for the attempt he is now making to place the blame of fires due to carelessness on the individual responsible. Many ignorant people blame our building construction for the \$200,000,000 annual fire loss in the United States. I think some of the blame could rest there, but when it comes to fire resistive buildings no structures in the world are as well built as those in the United States, New York in particular. In Europe frame buildings are practically unknown, due to the scarcity of timber, which would naturally reduce the hazard.

I naturally advocate that all buildings should be built fire resistive and that there always be adequate means of exit; also, that in most cases where a large number of workers are employed upon inflammable goods or where such materials are stored and the occupancy is large, that the premises should be sprinkled. If lives are to depend primarily upon the proper construction of buildings and upon the means of exit, I think the result will be disappointing; we will still have loss of life in fire resistive buildings due to the occupancy rather than to the building itself. Everything possible should be done to preserve life and property and the biggest step can be taken at the present time, in my opinion, is to have regulation and inspection under one head so that authority may not be divided.

COMMON SENSE.

Stability of Realty.

Editor of the RECORD AND GUIDE:

That the war conditions may not of necessity cause a paucity of mortgage money, may be a fair postulation—if indications in this true instance prove the rule.

On Friday last, July 31st, the day on which the Stock Exchange closed its doors, a Wall street man called hastily at the downtown office of a Bronx Real Estate broker and excitedly wanted immediate communication with the mortgage department. While waiting the telephone call to the Bronx branch, he explained that an investment had been offered to him in a mortgage which he

desired to accept and was urgent to convert the funds, lying in his bank, into this mortgage investment without a moment's delay.

"My bank may not remain solvent, who can tell, in these times. I have no fear that the real estate security can escape from my control so readily. I prefer the latter at times like this."

"FACT."

Important Decision.

The case of Durand and Equitable Trust Co. vs. Howard & Co., just decided by a divided bench of the United States Circuit Court of Appeals is bound to prove of more than passing interest to landlords and real estate operators.

In January last, when the United States District Court in order to conserve the rights of creditors generally appointed receivers for the solvent though financially embarrassed firm of Howard & Co., jewelers, located at Fifth avenue and 50th street, there was due and owing the landlord several months' rent in arrears. The receivers, represented by Wing & Russell, 14 Wall street, exercising their option to affirm or disaffirm the lease, elected to affirm it. It was contended that by so doing they became liable for all rent in arrears, or in the alternative subject to dispossess proceedings for the non-payment of such rent.

The court in holding that the receiver was not liable for the rent in arrears stated that the landlords in such cases had no greater right than creditors generally notwithstanding the provisions of the lease, and that to grant him such rights would in effect amount to preferring his claim to that of other creditors. It was argued that the failure to allow a landlord the right to evict would tend to seriously impair the market value of high class business property. The court did not comment on this point.

New York House Made Over.

One walks along the streets of New York and receives the fantastic impression that some giant architect has made for the city thousands of houses in replica. These dismal brownstone buildings are so like without, and alas! so like within, that one wonders how their owners know their home one from another. I have had the pleasure of making over many of these gloomy barracks into homes for other people, and last year I made one over for myself, says a writer in Harper's Bazar.

The house is narrow in the extreme, and the secret of its successful renaissance is plenty of windows and light color and mirrors—mirrors—mirrors. It has been called the "Little House of Many Mirrors," for so much of its spaciousness and charm is the effect of skillfully managed reflections.

The remarking of the house was very interesting. I tore away the ugly street stairs and centered the entrance door in a little stone-paved courtyard, framed with a high iron railing, bordered with box trees. Through the great green front door you enter the entrance hall, a cool apartment, of ivory-paneled walls and black and white marble floor. Opposite you, as you enter, there is a wall fountain with a background of mirrors. The only gay color in this hall is in the blue and gold Chinese rug. Everything else is white, cream, dark green and black.

A glass door leads to the inner hall and stairway, which I consider the best thing in the house. Instead of the usual steep and gloomy stairway here is a graceful spiral stair which runs straight up through the center—not the side of the little hall. On the second floor there is the drawing-room, a great softly colored room full of sunshine and light. The dominant color is rose. Back of the drawing-room is the dining-room, with walls and woodwork of flat gray. The pictures are set into the wall with gray moldings. The furniture is painted gray. The rug is a glorious Chinese weaving of rose and blue and dull yellow.

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APPEALS TO OWNERS.

The New York Hardware Association Warns Against Fire Danger.

BORELL EVANS, chairman of the Fire Prevention Committee, of the National Hardware Association of the United States, has issued from his Philadelphia office, 505 Arch street, an appeal to all property owners to guard themselves against the fire danger. He points out some menaces to property which are frequently overlooked by managers. He classifies the dangers into six different heads and a summary, and announces that the National Fire Protection Association, of 87 Milk street, Boston, will advise upon request how to organize a local chapter of the great Fire Prevention Association. Referring to exposure hazard, he said this danger from surrounding property is a heavy charge in every average city insurance survey and rate amounting often to one-third of the whole charge. Study your location and your exposure hazard thereon and the reasonable means of bettering your own property (such as fireproofing doors and windows and outside walls, extending fire walls above the roof, non-combustible roofs, etc.) so as to minimize this physical exposure hazard and consequent insurance rate.

"As to construction—A large part of your insurance survey and rate is always based on deficiency in physical construction of your property. Study this (such as unprotected vertical and horizontal openings, too large areas undivided by fire walls, concealed spaces, etc.) and ascertain how they may be reasonably remedied, and how such improvements will reduce your insurance rate.

"Protection—The best located and constructed property in the world without adequate fire alarm and extinguishing facilities on the average ultimately suffers undue fire waste, either in buildings or contents or both. A cast iron stove won't burn and it is burning up contents constantly. Study the deficiencies of your property in this respect as items in your insurance survey and rate, and better them (by installing metal waste and ash cans, fire buckets, chemical extinguishers, automatic sprinkler or standpipe, etc.) and you may find the investment highly profitable in the reduced hazard and rate.

"Occupancy—Every business has inherent in it certain dangerous fire hazard characteristics. Study the nature of your business and properly care for and isolate materials or process which may unduly occasion or accelerate fires. Such action properly taken should certainly reflect itself in a reduced insurance rate.

"Virtually all property must be heated, lighted and ventilated these days, and all this equipment, in addition to special apparatus required by almost every business, has fire hazard. Study the character of your equipment thoroughly before purchasing, and better that which you now have—all of which should reflect reduction in your insurance rate.

"Management—Keep your property clean. Half of all American fire waste comes from careless accumulation of dirt and rubbish and disorder. Teach your people cleanliness and order and organize them to detect and extinguish fire and how to call the public fire department quickly when necessity requires.

"Each one of you can apply in your factory, warehouse, apartment, or home

the above correctives, which constitute the essentials of fire prevention. You can also join any other good movements in community action to carry out the above program and to study and get prepared and enforced reasonable legal regulations whereby such correctives may be demanded in the law, and finally can back up your public officials in seeing that they are applied. Insurance will be reduced and your community cost in time will become lower in life, health and property loss.

SUBURBAN ACREAGE.

Steady Influx of Population to the Outlying Districts Which Are Rapidly Being Built Up.

The fact that much of the acreage in the suburban New Jersey counties, in Westchester County and in the Bronx has been developed and improved is the preponderating cause of the strong demand for home sites in Nassau County, Long Island. For many years before this county had good transit facilities the other suburban territories had them with the result that they were in demand by the investing public although they were no nearer Manhattan in distance, in fact further in some instances; but, the fact they were nearer in time was the magnet that drew homeseekers to them. Real estate men point out that while these various suburban districts are still attracting homeseekers to them the southern half of Nassau County, from Hempstead to Long Beach, is a powerful and youthful rival. Investors in Long Island real estate now have better opportunities than those of a decade ago did because the territory has been brought closer to Manhattan in point of time and because the overflow of population from Manhattan to the suburbs is greater than it ever was in the past, with the result that suburban real estate has a better market.

According to the Census Bureau, New York City is now the largest municipality in the world in size of population. London has been a thousand years or more attaining its population while New York has reached a greater population in less than a century. Its geographical position is so commanding that real estate values in and around it are impelled to grow with the growth of population and demand for residential space. The greater city embraces 287 square miles, while London comprises only 117 square miles. All of London is densely populated while New York yet has ample room to expand.

There are three remarkable circumstances just now in connection with the movement of population into Nassau County. The first is the most modern means of transportation; the second is that the county is more readily accessible than some parts of the greater city; and, the third is that the tendency to remove from city apartments to individual suburban homes is greater among the middle class of population than it has been in the past. Building operations in Manhattan indicate that the wealthy class of population are going into apartments to reside in greater percentage than heretofore. In the Park avenue neighborhood, in Riverside drive and in the vicinity of the west side of Central Park costly apartments of from nine to fourteen rooms are being built and readily rented to the wealthy. Fine private house construction is practically nil.

The south shore of Nassau County, in the last ten years, has changed from

a territory of farms to one of suburban homes completely. The latest parts of the county to figure in the housing of metropolitan population are Oceanside and East Rockaway and the influx in those places represents an overflow from Rockville Centre and Lynbrook respectively.

SEEKING MODEL TENEMENTS. National Civic Federation Scouring the Country for Historical Data on Housing.

Every real estate dealer in New York City probably will be interested in the quest that the Industrial Economics Department of the National Civic Federation is making in connection with its survey of social and industrial conditions. It is being done for the welfare of all wage earners. To this end the department through President W. G. Matha, of the Cleveland-Cliffs Iron Company, of Cleveland, O., has addressed itself to a large number of concerns asking for information about their specific establishments with particular reference to an outline which has been prepared as follows:

"The Industrial Economics Department of the National Civic Federation is conducting a survey of social and industrial conditions in the United States at the present time, as contrasted with those of about thirty years ago.

"In connection with it a special committee is making a study of employers' welfare work. This committee desires to learn what is being done for the welfare of employees in the broadest sense. In order to assist in preparing a reply which should overlook no essential point, we are sending out an outline of activities which are found in various industries and in public employments.

"It is desired also to learn the corresponding conditions in these respects about thirty years ago or as far back as your records or information may go within that period.

"Photographs (unmounted) are much desired for incorporation in the proposed permanent exhibit of the Welfare Department, which has for its purpose to provide standards applicable to different industries for those beginning such endeavors or desiring to extend lines already established. We should be glad to have such photographs available for reproduction as occasion may arise."

Buying in New Jersey.

Significant with the fact that June and July are usually dull months in suburban real estate buying, reports for operators and dealers in the New Jersey commuting zone around about Elizabeth, have been encouraging. While the sales have not been great in numbers as compared to transactions of other years, the buying has been of a variety that shows discrimination on the part of home seeker. The speculative element has been almost entirely eliminated and in consequence the total figure of each purchase has been correspondingly higher, so that the grand total in dollars in this section has very nearly equalled sales of past years.

The opening of the several new trolley lines from Elizabeth as a starting point has had its effect in bringing some remote districts in close touch with the city center. The recent additional appropriation by the City Council to plant trees and repave some of the important thoroughfares in outlying districts has added force to the growth. Three new streets are now being brick paved in El Mora, one of which is a county highway leading to Plainfield.

Purchases on Long Island.

The central and southern parts of Nassau County, Long Island, were active contributors during the last week to the total of suburban real estate dealing adjacent to New York City. Most of the dealing in this country, which is immediately east of the city line, was in old established communities along the lines of electric transit, such as Hempstead, Floral Park, Oceanside and East Rockaway. Lynbrook, Rockville Centre and Freeport also displayed a satisfactory movement of real estate,

The dealing was about evenly divided between vacant and improved property. Home sites, especially in towns along the electrified branches of the Long Island Railroad and within twenty-five miles of New York, are in good demand, and many plots are being improved for occupancy.

PRIVATE REALTY SALES.

The real estate market showed strength this week not only on account of the volume of business transacted but on account of a demand for nearly all kinds of properties. Dwellings, business properties and building sites figured in the news. A row of nine lots near Claremont Park, in the Bronx, passed into the hands of builders for improvement with flat houses. Important, also, as affecting the building market was the announcement that the contract had been let for cutting up the former New York American League Baseball Park, comprising four blocks from Broadway to Fort Washington avenue, 165th and 168th streets, owned by the New York Institute for the Blind. At an estimated cost of about \$400,000 the streets will be cut through, sewers laid, and the grading and curbing, etc., that is necessary will be undertaken in order to place the property in the market for building plots. The lower part faces the subway station and there has been considerable apartment house development in the immediate vicinity which may indicate that the ultimate improvement of this property will be along the same lines.

Country properties figured prominently in the business, the more important transactions concerning valuable acreage at Garrison, N. Y., and the old Mill Neck Club property at Oyster Bay.

While business in the main in New York City concerned small properties a number of the deals lacked the element of trade which has been the characteristic of the market for some time. This situation indicating, as it does, an outlay of cash by buyers may be generally viewed with optimism. Taken all in all, the week's trading is most encouraging and indicates that real estate remains the most stable and conservative of investments and is the last to become affected, if at all, by adverse conditions.

The total number of sales reported and not recorded in Manhattan this week was 13, as against 18 last week and 18 a year ago.

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

The sales north of 59th street aggregated 12, as compared with 14 last week and 14 a year ago.

The total number of conveyances in Manhattan was 149, as against 129 last week, 16 having stated considerations totaling \$368,620. Mortgages recorded this week number 77, involving \$1,431,798 as against 85 last week, aggregating \$1,960,258.

From the Bronx 5 sales at private contract were recorded, as against 14 last week and 9 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$1,803,441, compared with \$736,056 last week making a total since January 1 of \$27,151,550. The figures for the corresponding week last year were \$264,488, and the total from January 1, 1913, to Aug. 9, 1913, was \$37,220,299.

City Options School Site.

The property at the northwest corner of Lexington avenue and 22d street, has been obtained under option of purchase by the city from the owners, the Wheeler estate, Magistrate P. T. Barlow, Henry H. Jackson, and the James McCullough Farr estate, as a site for a ten-story structure for the Manhattan Trade School for Girls, now at 209-213 East 23d street. The properties form a plot 75x100. The proposition was submitted to the Board of Estimate on July 30, and was laid over until its next meeting on August 27, when action must be taken if the city wants the properties, as existing leases expire on September 1,

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WE ARE entirely out of NEW YORK Edition of Record and Guide of November 28, 1908, October 18, 1913, and January 31, 1914. We will pay 20 cents for any of these numbers if both sections are delivered to us in good condition. We also need BROOKLYN Edition of July 5, 1913. We will pay 15 cents for this number if both sections are delivered to us in good condition. This offer will expire on Aug. 12, 1914. Record and Guide Company, 119 W. 40th St.

New Hospital Building.

The Williamsburg Hospital at 342 Bedford avenue, Brooklyn, for sixty years, has contracted to purchase a site for a new hospital building. The trustees have decided to buy the corner of South Ninth street and Driggs avenue, a plot 100x123.6, now occupied by the J. Henry Dick mansion. Louis C. Wills, as attorney, represented the Dick estate. No architect has been selected for the drawing of plans for the new building, as the project will not be undertaken until January 1, 1915.

Builders Buy in Bronx.

The Carey Construction Co. bought through Arnold, Byrne & Baumann, nine lots, at the southeast corner of College avenue and 170th street, extending through to Findlay avenue, with a frontage of 50 feet in 170th street, 209 feet on College avenue and 75 feet on Findlay avenue. It has been held at \$30,000 and will be improved with five-story flats.

Loft Building in Re-sale.

John J. Tully has re-sold through Alexander Selkin and David Mintz, 213 Greene street, a six-story loft building, on plot 27.6x100. The seller acquired the property a few months ago from Dr. Julius Martensen in exchange for the apartment houses at 1517 to 1525 Charlotte street. The buyer is the Tillman Realty Co. of Newark, N. J.

Maiden Lane Purchase.

Harry C. Hallenbeck, of the Wynkoop - Hallenbeck - Crawford Co., has taken title from the Cronella Realty Co. to the six-story building, with store, at 130-134 Maiden lane, on plot 62x21.6, at the southwest corner of Water street. The store, basement and first loft were recently leased to Cayey Caguas Tobacco Co.

Manhattan—South of 59th Street.

LEWIS ST.—Lowenfeld & Prager have resold to the Janow Lubelski K. U. V., a benefit society, the two 3-story buildings at 82-84 Lewis st, on plot 40x100.

ST. MARKS PL.—E. H. Ludlow & Co. sold for M. Waldenberg 18 St. Marks pl, a 5-story tenement, on lot 26x120, to Anna A. Bade, who gave in part payment the 3-story dwelling, on lot 20x100, at 340 Hart st, Brooklyn.

Manhattan—North of 59th Street.

69TH ST.—Oviedo M. Bostwick is reported to have sold 21 West 69th st, a 4-story dwelling, on lot 20x100.5.

87TH ST.—Simon Nachtigall is reported to have sold his residence at 59 East 87th st, on lot 17.2x100.8.

93D ST.—Lowenfeld & Prager have bought the 5-story flat at 54 West 93d st, on plot 26.8x100.8, from Anna Wetzel.

98TH ST.—Maurice Brill has sold the vacant lot 25x100.11 in the north side of 98th st, 45 ft. west of Madison av, to Louis B. and H. E. Gawry. It was given in part payment for a 70-acre farm at Mount Kisco, N. Y.

101ST ST.—Daniel H. Jackson has sold the 5-story flat, 50 East 101st st, on lot 25x100.11. He bought the property in May from Conrad Stein, who paid \$20,000 for the house in a foreclosure sale the latter part of April.

102D ST.—Elmer D. Coulter sold, through Ames & Co., the 3-story dwelling 303 West 102d st, on lot 20x80.

118TH ST.—Ennis & Sinnott bought, through D. H. Scully & Co., from Edward S. Moore, the 5-story flat, 17 West 118th st, on lot 25x100.

125TH ST.—Patrick H. McNulty has re-sold, through Joseph F. A. O'Donnell, the 5-story building at 31 West 125th st, on lot 20x99.11.

128TH ST.—Negotiations are reported to be in progress for the sale by Clara Israel of the three 5-story flats at 71, 73 and 75 West 128th st, each on lot 18.9x99.11.

131ST ST.—Isabel Machin sold, through J. B. Wood, the 3-story dwelling, 246 West 131st st, on lot 16.8x99.11.

PARK AV.—Louis P. Schein sold for O. C. Meyer, the 4-story flat, 1503 Park av, to Henry Fuller, who gave in part payment a dwelling and 9 lots at Corona, L. I.

Bronx.

CITY ISLAND.—Franz Marquard purchased from Charles Swan two small islands in the "Chimney Sweeps," containing about 5½ acres, a short distance northeast of City Island. The islands will be connected by bridge and the new owner will erect bungalows.

ELTON AV.—Samuel Carucci bought 810 Elton av, a 5-story building, on plot 50x100, from P. J. Connolly, who gave in part payment a farm at Cold Spring, N. Y.

HOE AV.—Galveston Building Co., Philip Herschowski, president, has bought from the heirs of Jeremiah Sullivan, two lots 50x100 on the east side of Hoe av, 179 ft north of Freeman st,

WESTCHESTER AV.—The Charwyn Realty Co., Charles Wynne, president, has purchased from Peter H. Ryan the southeast corner of Westchester and Taylor avs, a vacant plot 25x116.

Brooklyn.

HINSDALE ST.—Joseph P. Day has sold the northeast corner of Hinsdale st and Liberty av, a 4-story tenement, with stores, on lot 20x75.

SCHAFFER ST.—James M. Hawley sold for R. A. Schlesinger to Anna M. Meffert, the dwelling at 18 Schaffer st; also for John Durmann to John Weimann 1716 Himrod st, for about \$9,300.

SCHERMERHORN ST.—Godfrey H. Bachman bought from Louis I. Grimes, through Studwell & Burkhard, the 4-story dwelling, 164 Schermerhorn st.

4TH ST.—Jerome Property Corporation has sold 363 4th st, a 4-story apartment house on lot 22x100, for E. Snook. The buyer gave in part payment a plot 120x100 on Washington av, Rockville Centre, L. I.

36TH ST.—Meister & Bache Realty Co. has re-sold 267 36th st, a 4-story apartment house, on lot 25x100.

63D ST.—The Alco Building Co. has sold the dwelling, 2101 63d st to Fred A. Thompson, and 2162 62d st to Olins Andreason.

WOODRUFF AV.—Henry Meyer bought from the Roslyn Court Co. the 4-story apartment house, 33 Woodruff av, on plot 50x100, held at \$100,000.

15TH AV.—I. Salzberg has sold for the Connolly Building Co. to I. Epstein and S. Cartin the 2-family cottage, on plot 40x100, at 4618 15th av.

Queens.

JAMAICA.—John McGloin and John M. Wilson have bought from the Kaiser family the old Crawford Hotel property at the corner of Fulton and North Washington sts, Jamaica, on plot 40x81.

JAMAICA.—Amelia Gondeck has sold to Louise M. Andrews the 3-story store property at 247 South st, Jamaica, and two free and clear plots—one at Park and Redmond avs, Bellemore, L. I., and the other at Albany av and Merrick road, Freeport, L. I. In exchange was given a 113-acre farm at Gay Head, Greene Co., N. Y.

LONG ISLAND CITY.—The 20th Av Co., a syndicate of up-state investors, is negotiating for the sale, through S. Albert and D. S. Crawford, of a tract of 72 lots lying on 20th and 21st avs, between Grand and Jamaica avs, and on the south side of Grand av, between 19th and 20th sts. The lots have been held at \$92,000. Other property is also reported to be figuring in the deal.

ROSEDALE.—New York Suburban Land Co. has sold 80x100 on President av to Robert O. Huffman and 40x100 on Union av to George W. Clapp.

Rural and Suburban.

CHAPPAQUA, N. Y.—Fritz J. Frank has purchased the Ora Howard property on the Hard-scrabble rd, consisting of about 105 acres, with a residence and outbuildings. It has been held at \$40,000.

EASTHAMPTON, L. I.—The estate of Schuyler Quackenbush at Easthampton, L. I., has been sold to L. Harkness.

GARRISON, N. Y.—Stuyvesant Fish has bought 440 acres adjoining his country estate at Garrison, N. Y., from Franklin Couch, of Peekskill, and William and Charles Briggs, of Garrison.

GARRISON, N. Y.—William Church Osborn has bought 500 acres adjoining Forest Farm his country place at Garrison, N. Y. His purchases include the farms owned by Catherine Dimond, Dr. Ritchie, Jennie Dimond and Arthur Smith.

GARWOOD, N. J.—New York Suburban Land Co. has sold at Garwood, 40x100, on South av, to Miss E. Hergert; 40x100, on Locust av, to Henry Randolph; 40x125, on Spruce av, to A. F. Elliott; 60x150, on 3d av, to Joseph F. Finley, and 40x150, on 3d av, to Thomas E. Daly; also sold at Westfield, N. J., 40x100, on Aldene av, to F. A. Nagel, and 40x100, on Plainfield av, to J. F. Dougherty.

HARTSDALE, N. Y.—The Scarsdale Estates sold to P. Compton Miller, the 1-acre plot at Greenacres, Hartsdale.

HAWORTH, N. J.—Herman Arns Co. have resold for William P. Rooney the 3-story cottage at northwest corner of Haworth av and Owatonna st, Haworth, N. J., on plot 50x125, which he recently took in trade for 104 West 95th st.

HEMPSTEAD, L. I.—Charles F. Noyes Co. has resold for Henry S. White, president, to Joseph Chapman the 4 lots in Leverich st, Ingham Estates, Hempstead, recently taken in exchange for 228 Pearl st. Flatbush property also figured in the transaction.

HEMPSTEAD, L. I.—Samuel Weil has sold the plot about 200x160 at Fulton and Front sts, at Hempstead, L. I., to Frank E. Wettstein, who will erect a hotel.

HEMPSTEAD, L. I., etc.—Windsor Land & Improvement Co. sold at Hempstead, to D. M. Parker, Milton Clifford and Jared Barclay, each 40x100, respectively on Willow av, Kane av, and Hoffman Boulevard; and to Frederick Simon 80x100 on Kane av; at Floral Park, to E. M. Joyce and M. E. Broder each a plot respectively on Geranium av and Violet av; at Oceanside, to Hobart Taylor, 40x100, corner of Bayside and Hoke av; and at Valley Stream, to R. W. Sherman, 40x100, corner of Merrick Road and Grove st.

LAKEWOOD, N. J.—Martin Taendler has sold a 14-acre farm near Lakewood, N. J., for J. J. Smith to William Schwartz, who gave in part payment a residence on the corner of Grant and Grafton avs, Richmond Hill, L. I.

LYNDHURST, L. I.—L. N. Nicholson & Co. sold to Philip Weber, a 9-room house in 5th st. and 9 lots for about \$8,500; also to Peter Hansen, a 6-room bungalow, on plot 35x100, on Fern av. for about \$2,900; and to Mrs. A. Sues, a 7-room house and 1/2 acre of land on Riverside av for about \$2,700.

NEW CITY, N. Y.—The Fox Realty Co. sold for Joseph L. Hance his farm near New City, in Rockland county, to W. L. Loveland.

OYSTER BAY, L. I.—Irving Brokaw has purchased through E. S. Willard & Co. the Mill Neck Club property, near Oyster Bay, including a residence, about 100 acres of land and a chain of lakes which have been used by the club members for fishing for many years. The property has been held at \$250,000.

PEEKSKILL, N. Y.—E. E. Ballard has purchased the property of Mrs. James B. Brown, at Division and Park sts.

RIDGEWOOD, N. J.—Frank L. Bailey has sold his residence at 52 Brookside av to Martin B. Fowler through S. S. Walstrum-Gordon & Forman.

SCARSDALE, N. Y.—Fish & Marvin have sold for the Pinkney estate a portion of their property on the corner of Cushman and Fenimore rds, Scarsdale, to William H. Sage. This property adjoins the residence of Mr. Sage and will be developed in connection with his place.

SCARSDALE.—Angell & Co. sold a plot 100x150, on the Grand boulevard, for Robert Brown to Joseph Hagenauer.

WHITE PLAINS, N. Y.—William E. Morrell, Inc., sold lots 113, 114, 115, 116, Lester Hill, to Jardin Co., Inc., of New York, which will erect 4 houses.

YONKERS, N. Y.—The Westchester Land Exchange sold at Nepperhan Heights, Yonkers, to Edward Missin, 4 lots; to Helen J. Kaptanock, 2 lots; to Martin Racioppi, 2 lots; to F. E. Newcombe, 2 lots; to Miss Grace M. Bitter, 2 lots, and to Matthew Payne, 2 lots.

Nearby Cities.

JERSEY CITY, N. J.—New Jersey Title Guarantee and Trust Co., as trustee, sold for the Oliver estate to Joseph A. Sprock and Charles H. Blohm a plot 100x100 at the southwest corner of Jackson av. and Wade st.

NEWARK, N. J.—Feist & Feist resold for Louis E. Goldfarb, the 2-sty dwelling, on plot 34x100, on the west side of Peck av, 68 ft south of 2d av, to Harrison B. Sargent.

NEWARK, N. J.—John H. Lidgerwood has purchased 491-493 Clinton av, plot 53x100, from David Brawley, who took in part payment four 2-family houses at 273, 277, 278 and 280 Hillside av, each on plot 30x100. The brokers were Louis Schlesinger, Inc., and E. E. Bond & Co.

LEASES.

Apartment Block Leased.

William Sperling has leased from the Oaklawn Corporation the five six story apartments, 3301-3331 Broadway, comprising the entire block front between 133d and 134th streets. The brokers were Schindler & Liebler.

Columbia Leasehold for Trade.

Frank L. Patterson leased to Delia A. Holston, dressmaker, through the Payson McL. Merrill Co., the 4-story dwelling at 51 West 50th street. This is the first Columbia College leasehold to be taken over for business purposes since the trustees removed the restriction.

Brooklyn Theatre Leased.

The Kingston Amusement Co. has leased through Ames & Co. from the Brooklyn Terminal Realty Co. the new Kingston Theatre in St. Johns place, near Kingston avenue, occupying a plot of eight lots. It is a 600-seat house, with an open-air annex seating 1,000.

Manhattan.

LEON S. ALTMAYER leased a loft in 28 East 85th st to Nicholas Kapp of 157 East 85th st.

LEON S. ALTMAYER leased the 4-sty house at 60 East 86th st to P. Ehrenreich.

J. ARTHUR FISCHER leased to the Silver Lunch the store in 755 7th av; to Fischer Bros. the store in 105 West 38th st; a loft at the northwest corner of 7th av and 29th st to the B. & L. Embroidery Co.

ALBERT B. ASHFORTH, INC., closed the following commercial leases with Louisa Appel in 510 and 512 6th av: 3d floor to Gustav Baer; 4th floor to Bud Cloak & Suit Co. in conjunction with Benjamin Englander; 5th floor to Vonder Linden & Pacht; 6th floor to Philip Terry with Henry Trenkman; 7th floor to Brown, Ruff & Co., with M. & L. Hess; 8th floor to Weinberg & Levine, with Henry Trenkman; 9th floor to Frechtel Bros., with Spear & Co.; 10th floor to Roth Embroidery Co., with Fifth Ave. Bond & Mortgage Co.; 11th floor to Max Beckerman, with Spear & Co.; also leased in 9 and 11 East 40th st, the front half of the 10th floor to J. A. Richards and staff, Inc.; in conjunction with Ewing, Bacon & Henry, 7th floor to William L. Stoddard; at 142 and 144 West 29th st, the 2d floor to George Wicha, with M. & L. Hess; 3d floor to Philip Baruch; 4th floor to Greenberg & Co.; 5th floor to J. Stegman, with Heil & Stern; 6th floor to Leifer & Rosenblatt, with Joseph Levy; two-thirds of the 8th floor in 362 and 364 5th av to H. I. Gross Co., Inc., of Boston, Mass.; offices on the 10th floor at the southeast corner of 5th av and 53d st to Mlle. Lucie Cote.

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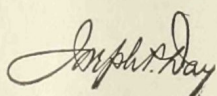
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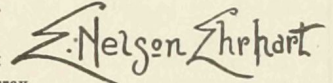


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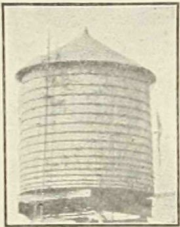
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TELEPHONES
Murray Hill 1962 Spring 878
Henry Jansen Mrs. A. Voshage

EWING, BACON & HENRY leased an apartment at 320 Central Park West to John L. Lyon.

EDWARD W. BROWNING leased space in 110 and 112 West 40th st to the Pure-o-Phone Co.

JOHN J. CLANCY & CO. leased the dwelling at 359 West 57th st to Mrs. B. L. Beecher, and the dwelling at 326 West 56th st to Bessie A. Hawkins.

THE CROSS & BROWN CO. leased for the Phelps Motor Car Corporation to Whitefield Motor Car Co., Inc., the store in 236 West 59th st, and for the B. F. Goodrich Co. to the Phelps Motor Car Corporation, of Broadway and 59th st, the 5th floor in 225 and 227 West 57th st.

THE CRUKSHANK CO. leased to Gutman Bros., hosiery and underwear, now at 452 Broadway, a store and basement containing 20,000 sq. ft. in 892 Broadway, at a total rental of about \$75,000.

JAMES A. DONDERO leased the vacant plot at 190 Wooster st for James F. Smith to the Blecker Lumber Co., of 132 Blecker st.

DOUGLAS L. ELLIMAN & CO. leased for Miss Mary Sharswood, 149 East 72d st, a 5-sty dwelling, to George C. Clark, Jr.

DOUGLAS L. ELLIMAN & CO. leased offices in 28 East 49th st to S. Edson Gage, architect, of 340 Madison av; an apartment of 12 rooms and 4 baths at 11 East 45th st, for Orvis & Howe, managers, to Henry Evans.

DOUGLAS L. ELLIMAN & CO. leased a large corner store in the new building of the Advocate Realty Co., at the southwest corner of Madison av and 49th st, to the Fifth Avenue Linen Store, Wm. S. Kinsey & Co., of 346 Madison av; and offices in the same building to R. H. E. Elliott, contractor, of 340 Madison av.

DOUGLAS L. ELLIMAN & CO. leased a large apartment at 11 East 45th st to George E. Kline; apartments in 840 Park av to Augustus D Ledoux; in 9 East 49th st to Mrs. E. D. McGrath; in 980 Madison av to Mrs' L. B. Crocker; in 122 East 82d st to Mrs. Bradford Ellsworth, and 45 West 49th st, a 4-sty house for Theodore DeWitt Moore to Miss M. M. McGuire.

THE HOUGHTON CO. leased the 4-sty house at 121 West 64th st for Mary E. Pinchot to Florida Delgado.

THE DUFF & BROWN CO. leased for Robert Gray to Dr. H. D. Potter the 3-sty dwelling at 413 West 146th st; for W. H. Olmstead to E. Morton, 612 West 146th st, a 3-sty dwelling, and for H. W. Gaines to Mary Dempsey, 460 West 153d st, a 3-sty dwelling. For the McDermott Dairy Co. to A. Kurtzman, the store in 4602 Broadway, and for John D. Wilkins to Louis Girdansky the store in 1784 Amsterdam av.

THE DUROSS CO. leased the 3-sty dwelling at 410 West 18th st for the Prudential Real Estate Corporation to Mrs. Mary McShane for 3 years, and the 3-sty house at 314 Mosholu pkway for Frank L. Goldman to John H. Duffy for 1 year with an option to purchase.

B. FLANAGAN & SON rented the 4-sty dwelling at 36 West 97th st for Miss Catherine Leary and the 3-sty residence at 45 West 97th st to Nelson Burnap.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., and Stephen H. Tyng, Jr., Co. leased the top floor in 470 4th av to the Reciprocal Jobbers, Inc.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., rented space in 103 5th av to Jos. Balesh & Bros.; and in 99 and 101 5th av to Borgenicht & Davis, of 101 5th av, and the Hand Embroidery Co., of 101 5th av.

HARRIS & VAUGHAN rented the upper part of the building, 2307 Broadway, to the Metropolitan School of Dancing at an aggregate rental of about \$15,000.

M. & L. HESS, INC., leased for the 45th St. Realty Co., the westerly store at 7-9-11 West 45th st, to Edwin S. Gorham, publisher and importer of books, of 37 East 28th st, for 10 years, at an aggregate rental of about \$75,000; also the building at 238 4th av to A. L. Lus-thaus at an aggregate rental of about \$50,000.

THE HOUGHTON CO. has leased for Cella I. Block, the 5-sty dwelling at 525 West 113th st.

THE HOUGHTON CO. leased the 4-sty dwelling at 62 West 95th st to Rozella Kennedy for the Romney Realty Co.

JAMES KYLE & SONS rented the 3-sty private house, 682 Lexington av, for Dr. John A. McCreery; the 3-sty house, 357 East 49th st, to the New York Association of the Blind, of 111 East 59th st.

SOL. LOWENFELD rented the ground floor in 24 East 116th st to a Mr. Bressman for a dress-making establishment.

SAMUEL H. MARTIN leased for the estate of Charles Garneau the two 4-sty dwellings at 161 West 64th st to Margaret Kearney and 167 West 64th st to Frank N. Edwards.

PEASE & ELLIMAN rented for the Estate of Russell Sage the 4-sty house at 37 East 65th st to George A. Legg; for the Misses Griffith to Leonard & O'Neill, dressmakers, of 65 West 52d st, the 4-sty house at 19 West 56th st; for the Marbrick Realty Co. to Gabriel & Co., a store at 2815 Broadway; apartments in 116 East 58th st to Mrs. Robert Stafford, of the Hotel Imperial, and in the same house, through Payson McLean Merrill, to William Rand, Jr.; in 804 West 180th st to A. F. Grunen, F. Montgomery and R. Hohenstein; in 123 Riverside drive to J. P. O'Donnell, and in 465 Central Park West to W. Kunster; in 105 East 15th st to L. B. Wade and F. L. Blanchard; in 11 West 37th st to Paul Mottelay; in 146 East 49th st to Schuyler M. Meyer, and to A. M. Walker; in 24 West 59th st to Stoddard Hancock, and in 144 East 40th st to F. E. Wallis; in Park av and 77th st to Francis J. Danforth and to R. M. McMullen; in 146 East 49th st to Newell Martin; in 27 East 62d st to Mrs. Belle W. Carstairs; in 157 West 79th st for the Sperry & Hutchinson Co., to A. M. Augustein; in 26 to 236 West 70th st for the 230 West 70th St. Co. to

L. R. Stark; in the "Dorilton," at Broadway and 71st st, for the F. R. Wood, W. H. Dolson Co., to Alexander K. Hone, in 422 West End av for the "Remco," for F. Case; in 24 West 59th st for Charles M. Butler to Charles J. Fisk; in 112 Waverly pl for Mrs. Florence Scovel to J. A. Jaeger; in 20 East 60th st for I. C. Alcott to M. J. Gramont; in 25 Fort Washington av to Arthur W. Middleton; in 411 West 114th st to the Misses Walker & Edgely; in 56 West 11th st to Margaret A. Hogan; in 146 East 49th st to Arthur Barnwell; in 200 West 58th st to Samuel Blumenthal; in 116 East 58th st to John C. Powers; in 829 Park av to Walter W. Stokes; in 110 Riverside drive to George W. Elliott, and in 29 East 62d st to James P. Knight.

PEASE & ELLIMAN leased at 55 Liberty st, offices to the Lehigh Valley R. R. Co. and to Thomas E. O'Shea; Blair & Nathan; George J. Kobusch; W. T. Van Brunt; John P. Hallihan; and additional space to the White Investment Co.; also leased apartments: In 110 Riverside Drive to Alpheus P. Riker; in 73 East 92d st to Henry Ruhlander; in 105 East 15th st, to Mrs. E. Bassett; in 56 West 11th st, to Elva O. McLennan, in 138 East 40th st, for Dr. George V. Foster, to Mrs. Elizabeth Crosby; and in 230 West 79th st., for Paterno Brothers, to C. J. Oppenheim, Jr., in "Marquand House," at 68th st and Madison ave, to H. B. Baldwin; and a store in 140 Amsterdam ave for Benjamin M. Menke to Joseph Slutsky.

WILLIAM B. MAY & CO. leased for Louis B. Rolston of the law firm of Turner, Rolston & Horan, his residence, a 4-sty house at 19 West 51st st, for 5 years to Mme. Blantain, dress-maker.

A. W. MILLER & CO. leased for the Karsch Estate 260 West 54th st, a 4-sty dwelling; for Felix A. Donnelly 269 West 52d st, a 3-sty dwelling.

THE S. H. RAPHAEL CO. leased for Mary F. Dodge to The Paramount Contracting Co., Ltd., of 53 West 125th st, 231 Lenox av, a 4-sty building, for 10 years. The lessee will alter the building for business purposes.

SHAW & CO. leased for Elizabeth Irwin the 3-sty dwelling at 131 West 127th st to Edward T. Bruen.

SHAW & CO. leased for Wm. S. Young the 3-sty dwelling at 220 West 131st st, to Wilfred J. Smith.

SHAW & CO. leased for Henry Presser the 3-sty dwelling at 302 West 138th st to Julia Spillane; for Silverhorn Estate the 5-sty building at 152 and 154 West 127th st for a storage warehouse.

SHAW & CO. leased for Salina H. Block the store in 2366 8th av to Mary Klein.

LEON S. ALTMAYER leased for Edgar A. Levy the 11th floor at 150 West 79th st.

SLAWSON & HOBBS leased for W. E. D. Stokes to R. J. Moore the 4-sty dwelling at 337 West 86th st and for the Estate of Seaman Lichtenstein the dwelling at 14 West 74th st to J. C. Sands.

WILLIAM R. WARE leased for Louis T. and Gerard Romaine, the dwelling 142 West 94th st to Christopher Lucken; for Benjamin F. Romaine, 148 West 94th st to Charles Griffin; for Jennie G. Baird, 63 West 83d st, to Jennie G. Scott; for Alexander C. Postley, 266 West 93d st, to Louis Smyth, and for Joseph H. Myers, 176 West 76th st, to Nellie Hamill.

THE J. P. WHITON-STUART CO. rented for Mrs. Edward Leverich her residence at 30 East 60th st to James R. Ely.

Bronx.

RICHARD DICKSON leased for the Morris Graham Construction Co. to the Northern Leasing & Realty Corporation 1461 and 1463 Webster av, for 5 years.

JOSEPH KAPLAN leased for H. Bernstein the four 5-sty flats at 1656 to 1662 Washington av, southeast corner of 173d st, to Isidor Marchkowitz for 3 years at an aggregate rental of about \$40,000.

Brooklyn.

AT THE BUSH TERMINAL several new leases have been executed recently. Some of these were for additional space to existing tenants, but the greater number covered new tenancies. Among those increasing their space were Deering, Milliken & Co., 21,000 ft.; Bloom & Keller, 10,500 ft.; the French Kreme Co., 6,000 ft., and Reuckheim Brothers & Eckstein. New leases are the Freedman Skirt Co., building 20; the American Green Co., building 19; the Terminal Match Co., building 1; Tablux Limited, Inc., building 1; the Donnelly Motor Equipment Co., building 17, and Christo Georgiades & Co., building 19.

THE CROSS & BROWN CO. leased for Benjamin H. Roth to the Pelp Motor Car Corporation the building at 1501 Bedford av.

Suburban.

CHARLES FIELD GRIFFEN & CO. rented for Frank R. Lawrence his country seat at Milton Point, Rye, N. Y., to S. Morton.

PAYSON McL. MERRILL CO. leased for Frank E. Sweetser his property in the Great Neck Estates, L. I., to F. N. Kollock, Jr.

FISH & MARVIN and Worthington Whitehouse leased the property of Edmund S. Sinclair at Premium Point, New Rochelle, known as Oak Island.

PEASE & ELLIMAN leased for John K. Berry his farm of 45 acres, with a modernized colonial house, in the Clapboard Ridge section of Greenwich, Conn., to Mrs. A. Sablein.

THE SCARSDALE ESTATES leased a house in Colvin place, Greenacres, to F. Bramhill Geddes.

S. S. WALSTRUM-GORDON & FORMAN leased for Mrs. Marion A. Williamson her dwelling at 126 Monroe st, Ridgewood, N. J., to Thomas Hassett.

THE WESTCHESTER LAND EXCHANGE rented the residence of F. C. Jerome on Circle rd, Scarsdale, to C. T. Briggs.

WORTHINGTON WHITEHOUSE and Cross & Brown leased to Mrs. Edward S. Smith Ralph H. Ellis's property in Meadowbrook Park, Westbury, L. I., consisting of about 25 acres, with large frame house, stables, garage and outbuildings.

REAL ESTATE STATISTICS

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

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

MANHATTAN.

Conveyances.

	1914 July 31 to Aug. 6	1913 Aug. 1 to 7
Total No.....	149	119
Assessed value.....	\$6,774,500	\$6,006,100
No. with consideration..	16	19
Consideration.....	\$368,626	\$617,540
Assessed value.....	\$422,000	\$1,402,000
Jan. 1 to Aug. 6 Jan. 1 to Aug. 7		
Total No.....	4,618	5,136
Assessed value.....	\$305,492,908	\$307,744,072
No. with consideration..	502	750
Consideration.....	\$20,603,440	\$30,635,635
Assessed value.....	\$21,371,421	\$33,436,162

Mortgages.

	1914 July 31 to Aug. 6	1913 Aug. 1 to 7
Total No.....	77	77
Amount.....	\$1,431,798	\$2,889,219
To Banks & Ins. Cos....	21	9
Amount.....	\$683,500	\$1,447,600
No. at 6%.....	29	41
Amount.....	\$521,071	\$1,030,419
No. at 5½%.....	.....	4
Amount.....	.....	\$1,331,000
No. at 5%.....	24	15
Amount.....	\$601,000	\$275,000
No. at 4½%.....	5	.....
Amount.....	\$37,250	.....
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	1	.....
Amount.....	\$1,352	.....
Interest not given.....	18	17
Amount.....	\$271,125	\$252,800
Jan. 1 to Aug. 6 Jan. 1 to Aug. 7		
Total No.....	2,740	3,305
Amount.....	\$83,907,510	\$134,358,259
To Banks & Ins. Cos....	612	887
Amount.....	\$36,607,730	\$79,708,250

Mortgage Extensions.

	1914 July 31 to Aug. 6	1913 Aug. 1 to 7
Total No.....	38	25
Amount.....	\$3,232,350	\$622,000
To Banks & Ins. Cos....	15	1
Amount.....	\$1,917,000	\$15,000
Jan. 1 to Aug. 6 Jan. 1 to Aug. 7		
Total No.....	1,350	1,236
Amount.....	\$72,360,210	\$48,272,052
To Banks & Ins. Cos....	467	410
Amount.....	\$45,077,060	\$27,329,700

Building Permits.

	1914 Aug. 1 to 7	1913 Aug. 1 to 8
New buildings.....	12	15
Cost.....	\$2,001,750	\$2,132,650
Alterations.....	\$199,067	\$236,110
Jan. 1 to Aug. 7 Jan. 1 to Aug. 8		
New buildings.....	303	417
Cost.....	\$31,052,940	\$41,369,465
Alterations.....	\$8,088,961	\$8,877,250

BRONX.

Conveyances.

	1914 July 31 to Aug. 6	1913 Aug. 1 to 7
Total No.....	128	502
No. with consideration..	13	14
Consideration.....	\$53,882	\$223,738
Jan. 1 to Aug. 6 Jan. 1 to Aug. 7		
Total No.....	4,115	4,893
No. with consideration..	321	502
Consideration.....	\$4,324,125	\$4,227,230

Mortgages.

	1914 July 31 to Aug. 6	1913 Aug. 1 to 7
Total No.....	78	387
Amount.....	\$601,422	\$803,459
To Banks & Ins. Cos....	8	7
Amount.....	\$99,500	\$89,000
No. at 6%.....	37	31
Amount.....	\$293,348	\$157,602
No. at 5½%.....	8	4
Amount.....	\$23,000	\$16,500
No. at 5%.....	12	337
Amount.....	\$133,000	\$526,700
Unusual rates.....	2	1
Amount.....	\$874	\$957
Interest not given.....	19	14
Amount.....	\$151,200	\$101,700
Jan. 1 to Aug. 6 Jan. 1 to Aug. 7		
Total No.....	2,642	3,657
Amount.....	\$22,951,283	\$28,235,253
To Banks & Ins. Cos....	263	261
Amount.....	\$5,096,351	\$4,673,641

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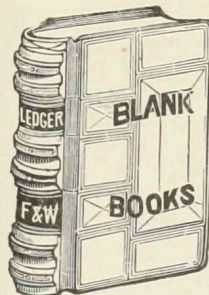
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Mortgage Extensions.

	July 31 to Aug. 6	Aug. 1 to 7
Total No.	9	17
Amount	\$146,000	\$191,750
To Banks & Ins. Co.	1	3
Amount	\$15,000	\$39,350
Jan. 1 to Aug. 6		
Total No.	474	371
Amount	\$9,493,450	\$6,868,830
To Banks & Ins. Cos.	85	71
Amount	\$2,613,400	\$2,169,850

Building Permits.

	1914	1913
	July 31 to Aug. 6	Aug. 1 to 7
New buildings	16	8
Cost	\$468,325	\$232,600
Alterations	\$10,950	\$8,173
Jan. 1 to Aug. 6		
New buildings	514	620
Cost	\$12,505,532	\$16,748,906
Alterations	\$807,590	\$727,518

BROOKLYN.

Conveyances.

	1914	1913
	July 30 to Aug. 5	July 31 to Aug. 6
Total No.	521	462
No. with consideration	46	62
Consideration	\$279,796	\$229,605
Jan. 1 to Aug. 5		
Total No.	14,601	14,799
No. with consideration	1,493	1,335
Consideration	\$9,647,944	\$7,699,487

Mortgages.

	1914	1913
	July 30 to Aug. 5	July 31 to Aug. 6
Total No.	424	340
Amount	\$1,897,548	\$1,098,021
To Banks & Ins. Cos.	67	54
Amount	\$716,750	\$254,358
No. at 6%	208	208
Amount	\$578,655	\$492,906
No. at 5½%	93	68
Amount	\$714,000	\$396,287
No. at 5%	87	41
Amount	\$505,950	\$141,958
Unusual rates	11	.....
Amount	\$22,341	.....
Interest not given	25	23
Amount	\$76,602	\$66,870
Jan. 1 to Aug. 5		
Total No.	10,738	10,668
Amount	\$45,825,446	\$42,397,435
To Banks & Ins. Cos.	2,196	2,456
Amount	\$17,443,379	\$16,121,515

Building Permits.

	1914	1913
	July 30 to Aug. 6	Aug. 1 to 7
New buildings	64	49
Cost	\$539,485	\$1,057,550
Alterations	\$64,225	\$60,480
Jan. 1 to Aug. 5		
New buildings	3,014	2,228
Cost	\$27,667,480	\$19,772,165
Alterations	\$1,856,687	\$2,429,206

QUEENS.

Building Permits.

	1914	1913
	July 30 to Aug. 5	Aug. 1 to 7
New buildings	100	48
Cost	\$317,725	\$202,625
Alterations	\$8,070	\$27,925
Jan. 1 to Aug. 5		
New buildings	3,058	2,690
Cost	\$13,942,353	\$9,640,741
Alterations	\$730,112	\$817,623

RICHMOND.

Building Permits.

	1914	1913
	July 30 to Aug. 5	Aug. 1 to 6
New buildings	22	18
Cost	\$43,365	\$23,913
Alterations	\$2,070	\$11,160
Jan. 1 to Aug. 5		
New buildings	777	635
Cost	\$1,333,420	\$1,329,062
Alterations	\$150,841	\$171,350

REAL ESTATE NOTES.

DUROSS CO. has been appointed agent for 783 Washington st and 252 West 14th st.

HERMAN ARNS CO. has negotiated a first mortgage loan of \$24,000 for L. J. Creegan on 202-204 West 28th st.

LEON S. ALTMAYER has placed a \$15,000 first mortgage loan at 5 per cent. on 206-208 East 56th st.

N. BRIGHAM HALL & WILLIAM D. BLOOD-GOOD, Inc., have been appointed agents for 150-156 Lafayette st.

M. M. HAYWARD & CO. have been appointed agents for 8 West 91st st, 942 Columbus av, 156 West 100th st, and 556 9th av.

ALBERT B. ASHFORTH, INC., has been appointed agent for 142-144 West 29th st, 32 West 32d st and 41 West 35th st.

SAMUEL H. MARTIN has been appointed agent of the two 5-sty apartment houses 145-147 West 60th st.

FOXHALL P. KEENE has taken title from Sara J. Keene, widow of James R. Keene, to the 7-sty apartment house at the southwest corner of 9th av and 57th st.

BRYAN L. KENNELLY sold at auction last Saturday for W. W. Farley, State Excise Commissioner, 125 lots at Binghamton, N. Y., which brought prices ranging from \$250 to \$350 each.

WILLIAM J. ROOME & CO., INC., have been appointed agents by the Gotham Mortgage Co. of the "Cherokee Court," Washington av and 179th st; also of 769 2d av and 328 East 74th st.

J. ROMAINE BROWN CO. has been appointed agent by the Hudson Mortgage Co. for the two 6-sty apartment houses, "Northdale" and "Southdale," occupying the block on the east side of Northern av, from 178th to 179th st.

JOHN R. SLATTERY has acquired title from Grace N. Prentice to the 4-sty dwelling, 313 West 83d st. He is the owner of 309 and 315 and his holdings are now separated by a 16.8 ft. dwelling at 311, owned by William Vail.

SECURED HOLDINGS CO., Louis S. Cohn, Thomas J. Lewis and E. Wickham, directors, is the buyer of the "Eldorado" apartment house on Central Park West, between 90th and 91st sts, sold last week through the F. R. Wood-W. H. Dolson Co.

CHARLES A. THOMPSON, as special master, will conduct a sale by auction of 2.215 acres of land in the Kearney meadows, Hudson and Bergen counties, New Jersey, on Thursday, August 27, in a suit by the Guaranty Trust Co. against the Newark Meadows Co. to foreclose a mortgage made to secure an issue of bonds amounting to \$2,000,000.

SMITH & PHELPS have placed a first mortgage loan for Robert J. Moorehead of \$30,000 at 5 per cent on the 5-sty apartment house, 429 East 160th st; also for J. Lawrence Davis, \$1,800 on the vacant plot 50x100 at the southwest corner of Hobart and Buhr av and \$1,700 on the plot 50x100 at southeast corner of Hobart and Buhr av.

48TH ST. CO., Henry Claman, president, took title on Thursday to the St. James Presbyterian Church property in West 51st st, which it recently purchased through the Herman Arns Co. The church building is now being removed, and the construction of a 6-sty elevator apartment house, from plans prepared by Gronenberg & Leuchtag, will immediately be started.

M. MORGENTHAU, JR., CO., obtained for Henry Ruhnstruck from the estate of Emille R. Rogers a first mortgage loan of \$80,000 at 5 per cent. for 5 years on the southeast corner of Maiden lane and Nassau st. The same firm sold at auction last Saturday the plot 90x140 in the north side of South st, between Neilson av and Rue de St. Felix, Ostend, Far Rockaway, L. I., to Gustave Heidelberg for \$5,400.

REAL ESTATE APPRAISALS.

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

MARCELLUS W. DYER—639 West 142d st, \$12,500; 610 West 142d st, \$10,000.

JULIA H. WORTHINGTON—73-75 Dey and 178 Washington st, one-half interest valued at \$40,000.

JACOB HOROWITZ—81 Catherine st, \$25,000; 8 Ludlow st, \$30,000; 56 East 106th st, \$24,000; 1321 5th av, \$42,000.

OBITUARY

THOMAS J. CREAMER, State Tax Commissioner, died on Tuesday at the Post Graduate Hospital, of an abscess in the throat. For half a century he had been prominent in local politics and identified with many important public improvements. He was associated with Mr. Andrew H. Green in forming Greater New York and introduced the bills creating Riverside and Morningside parks, the widening of Broadway from 32d to 59th st, and for a new charter for New York. Mr. Creamer was head of the Young Democracy that fought Willam H. Tweed and was active in various reform moves. He was Tax Commissioner under Governors Flower, Sulzer and Glynn.

MAX BERNSTEIN, a real estate operator of 781 Lafayette av, Brooklyn, with offices at 55 Liberty st, Manhattan, died on Saturday in a room at Grey's Hotel, Surf av and West 22d st, Coney Island.

JOHN H. KATHMEYER, 62 years old, a real estate operator of Brooklyn, died at his home, 167 Dean st, of Bright's disease.

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.

This week's auction market furnished several interesting transactions involving valuable properties sold under foreclosure. The Mutual Life Insurance Company, as plaintiff, became the owner of the Hudson Building, at 32 and 34 Broadway, through to 69 and 71 New street, a twelve-story office structure on a plot 53.3x200, which was sold for \$825,000, more than \$28,000 below the judgment. It is one of the oldest office buildings in the downtown section and was acquired by the Hudson Building Company in 1895. It is just south of the plot which is to be improved with an arcade by the Standard Oil Company. The Middletown Savings Bank, as plaintiff, bought the Barney Court Apartment at the northwest corner of Audubon avenue and 177th street for \$135,000, as a result of an action brought against the New York Real Estate Security Company to cover a judgment of \$145,627 and back taxes amounting to \$4,017. An unusual transaction concerned the dwelling at 73 East 124th street which went to David Jacobson for \$6,450. The judgment under which the sale was conducted amounted to over \$12,000.

An important corner in the Pennsylvania Terminal district on a plot 82.6 x100 at the southwest corner of Sixth avenue and 31st street, formerly occupied by Mahler's Department store, is to be sold at foreclosure proceedings in the latter part of the month as the result of two actions. One is scheduled for Aug. 27, and the other for the following day. The judgment sought to be recovered is \$23,223 together with taxes, etc., amounting to \$5,081.

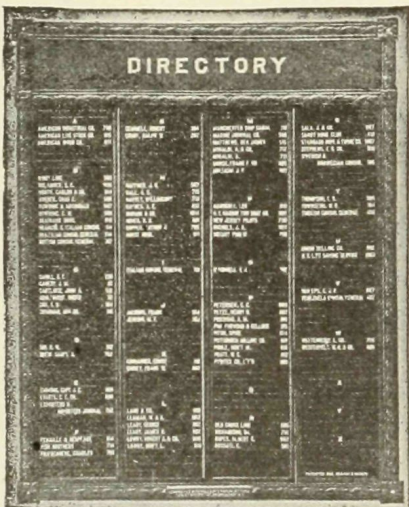
Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Aug. 7, 1914, at New York Real Estate Salesroom, 14 and 16 Vesey st.

JOSEPH P. DAY.

Columbia st, 75½ (*), ws, 60 n Rivington, 20x49.8, 5-sty bk tnt & str; due, \$13,-028.99; T&C, \$700.81; Abel King et al.

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Front st, 359 (*), ss, 200 w Jackson, 25x140 to South (No 382), 2-6-sty bk tnnts & str; due, \$25,130.83; T&c, \$1,585.14; Josephine E Carpenter. 25,000

East Broadway, 311 (*), ss, 240.3 e Scammel, 25.1x78.10x24.10x79.3, 4 & 5-sty bk club house; due, \$26,165.32; T&c, \$604.38; Ella S Hopkins. 21,000

10TH st, 31-3 E, ns, 204.3 e University pl, 44.5x94.9, 8-sty bk loft & str bldg; due, \$136,562.47; T&c, \$2,588.84; Susanna S Min-turn, deft. 110,000

24TH st, 43-7 W (*), ns, 200.6 e 6 av, 62.6 x98.9, 12-sty bk loft & str bldg; due, \$30,124.27; T&c, \$3,895; sub to 1st mtg of \$305,000 Max Kobre. 307,000

70TH st, 228 E, ss, 155 w 2 av, 25x100.4, 4-sty stn tnt; action 1 adj Sept10.

70TH st, 230 E, ss, 130 w 2 av, 25x100.4, 4-sty stn tnt; action 2; adj Sept10.

70TH st, 232 E, ss, 105 w 2 av, 25x100.4, 4-sty stn tnt; action 3; due, \$16,921.01; T&c, \$396; adj Sept10.

76TH st, 116 W (*), ss, 185.1 w Col av, 20x102.2, 4-sty & b stn dwg; due, \$9,904.62; T&c, \$1,365.22; sub to a 1st mtg of \$20,000; Julia W Little (corrects error in issue of June27, when amount was missing). 31,400

102D st, 108 E, ss, 105 e Park av, 25x100.11, 5-sty bk tnt; due, \$11,865.05; T&c, \$320.10; American Mtg Co. 10,000

112TH st, 26-30 W (*), ss, 389 w 5 av, 90x100.11, 3 5-sty bk tnnts; due, \$15,634.38; T&c, \$1,112.70; sub to pr mtgs aggregating \$75,000; Bernard Galewski. 78,682

Claremont av, 140 (*), es, 300 n 122d, 75 x115.3x75.3x121.2, 6-sty bk tnt; due, \$2,258.83; T&c, \$1,500; sub to mtgs aggregating \$145,000 & a judgment for \$15,217.21; Jos Joffe. 147,000

Madison av, 220 (*), ws, 37.6 n 36th, 28.4x95, 5-sty & b bk dwg, 3-sty ext; due, \$149,846.16; T&c, \$2,872; Metropolitan Life Ins Co. 120,000

HENRY BRADY.

93D st, 167 W (*), ns, 151 e Ams av, 17x88.6x17x89.3, 3-sty & b stn dwg; due, \$17,027.14; T&c, \$670; Alfred W Kiddle, exr. 17,400

127TH st, 58 E (*), ss, 93 e Madison av, 17x76, 3-sty & b stn dwg; due, \$11,260.68; T&c, \$288.20; Emma L Chadwick. 7,500

Audubon av, 240-6 (*), nwc 177th (No 551), 94.11x100, 6-sty bk tnt; due, \$145,627.28; T&c, \$4,017.78; Middletown Savgs Bank. 135,000

SAMUEL MARX.

124TH st, 73 E, ns, 107.6 w Park av, 17.6 x100.11, 3-sty & b stn dwg; due, \$12,028.15; T&c, \$319.50; David Jacobson. 6,450

M. MORGENTHAU JR. CO.

101ST st, 50 E (*), ss, 75 e Mad av, 25x100.11, 5-sty bk tnt & str; due, \$21,279.22; T&c, \$453.18; Conrad Stein et al, exrs (corrects error in issue of May2, when amount appeared as \$20,000). 20,000

Broadway, 32-4 (*), es, 322.7 s Exch pl, 53.3x206 to New (Nos 69-71), x40.4x197, 16 & 17-sty bk office bldg; due, \$853,590.27; T&c, \$—; Mutual Life Ins Co of N Y. 825,000

DANIEL GREENWALD.

82D st, 18 E, ss, 119 w Madison av, 26x202.2, 4 & 5-sty & b stn dwgs; Sheriff's sale of all right, title, &c; Edw Keale. 125

158TH st, 522-8 W, on map 522-6 W, ss, 350 w Ams av, 100x99.11, 2-6-sty bk tnnts; adj Sept6.

Total\$1,731,375
Corresponding week 1913..... 164,538
Jan 1, 1914 to date.....23,018,043
Corresponding period 1913....28,270,040

Bronx.

The following are the sales that have taken place during the week ending Aug. 7, 1914, at the Bronx Salesroom, 3208-10 3d av.

JOSEPH P. DAY.

145TH st E (*), ss, 150 w St Anns av, 24.6x99.11, vacant; due, \$2,826.67; T&c, \$223.11; Caroline M Behnken. 2,500

215TH st, 708 E (*), ss, 175 w Holland av, 25x125; due, \$4,883.69; T&c, \$363.34; T&c, \$2,721.57; David Stevenson Brewing Co. 3,500

HENRY BRADY.

Beck st, 841 (*), ws, 310 n Longwood av, 40x100, 5-sty bk tnt; due, \$29,599.45; T&c, \$994.30; Workman's Sick & Death Benefit Fund of the U S of A. 25,000

237TH st (*), ns, 100 w Martha av, 100x100, vacant; due, \$3,904.08; T&c, \$187.58; Jno McGonegal. 7,266

Park av, 4121-5 (*), ws, 108 n 175th, 72 x307.6 to Webster av (Nos 1818-24), x83.6 x—, 1-sty bk factory & garage; due, \$31,158.87; T&c, \$2,730.54; Edgar S Appleby et al. 30,000

JACOB H. MAYERS.

Hunt av (*), es, \$23.2 s Bronxdale av, 24.10x100; due, \$4,034.27; T&c, \$204.57; Karoline Behrens. 3,800

GEORGE PRICE.

Briggs av, 2751 (*), ws, 100 n 196th, 20x90, 3-sty bk dwg; due, \$1,431.69; T&c, \$225; Marian H Erbacher et al (corrects error in last issue, when No was 275). 6,750

CHAS. A. BERRIAN.

Jerome av, es, whole front between 164th and 165th sts, runs n466.5xe189.1xs 167.1xse195.2xs202.11xw125.10 to beg; also JEROME AV, sec 164th, runs s201.7xe25xn e138xn174.7xw133.6 to beg, vacant; adj sine die.

Total\$72,066
Corresponding week 1913..... 99,950
Jan 1, 1914 to date.....4,133,507
Corresponding period 1913.....8,812,658

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Brooklyn.

The following are the sales that have taken place during the week ending Aug. 5, 1914, at the Brooklyn Salesrooms, 189 Montague Street:

JAMES L. BRUMLEY.	
61ST ST, ns, 380 w 11 av, 20x100; withdrawn	
66TH ST, 1957 (*), nes, 204 nw 20 av, 17x100; T Henry Dewey	3,000.00
66TH ST, 1959, nes, 187 nw 20 av, 17x100; Lawyers Mtg Co.	3,000.00
Action 5; Lawyers Mtg Co.	3,500.00
76TH ST, ns, 122.8 w 14 av, 22.8x100; Action 6; Lawyers Mtg Co.	3,600.00
76TH ST, ns, 145.4 w 14 av, 22.8x100; Action 7; Lawyers Mtg Co.	3,500.00
76TH ST, ns, 168 w 14 av, 22.8x100; Action 8; Lawyers Mtg Co.	3,500.00
76TH ST, ns, 190.8 w 14 av, 22.8x100; Action 9; Lawyers Mtg Co.	3,500.00
76TH ST, ns, 113.4 w 14 av, 22.8x100; Action 10; Lawyers Mtg Co.	3,500.00
76TH ST, ns, 236 w 14 av, 22.8x100; Action 11; Lawyers Mtg Co.	3,500.00
76TH ST, ns, 258.8 w 14 av, 22.8x100; Action 12; Lawyers Mtg Co.	3,500.00
76TH ST, ns, 281.4 w 14 av, 22.8x100; Action 13; Lawyers Mtg Co.	3,500.00
76TH ST, ns, 304 w 14 av, 22.8x100; Action 14; Lawyers Mtg Co.	3,500.00
76TH ST, ns, 326.8 w 14 av, 22.8x100; Action 15; Lawyers Mtg Co.	3,500.00
76TH ST, ns, 349.4 w 14 av, 22.8x100; Action 16; Lawyers Mtg Co.	3,500.00
76TH ST, ns, 371.10 w 14 av, 22.8x100; Action 17; Lawyers Mtg Co.	3,500.00
76TH ST, ns, 394.8 w 14 av, 22.8x100; Action 18; Lawyers Mtg Co.	3,500.00
76TH ST, ns, 417.1 w 14 av, 22.11x100; Action 19; Lawyers Mtg Co.	3,500.00
77TH ST (*), ns, 155.4 w 14 av, 22.8x100; Geo B Covington	3,600.00
77TH ST (*), ns, 190.8 w 14 av, 22.6x100; Edgar J Phillips et al; Action 10	3,500.00
77TH ST (*), ns, 213.2 w 14 av, 22.1x100; same; Action 2	3,500.00
77TH ST (*), ns, 236 w 14 av, 22.8x100; same; Action 3	3,600.00
77TH ST (*), ns, 258.8 w 14 av, 22.8x100; same; Action 4	3,600.00
77TH ST (*), ns, 303.10 w 14 av, 22.10x100; Rebecca R Schmidt	3,600.00
77TH ST (*), ns, 349.4 w 14 av, 22.8x100; Sarah Salmon	3,500.00
77TH ST (*), ns, 394.8 w 14 av, 22.8x100; Margt E De Winter	3,500.00
77TH ST (*), ns, 417.4 w 14 av, 22.8x100; Jas Arthur	3,700.00
77TH ST (*), ns, 122.8 w 14 av, 22.8x100; Edw S Keller	3,500.00
77TH ST (*), ns, 372 w 14 av, 22.8x100; Gertrude Keller	3,500.00
77TH ST (*), ns, 100 w 14 av, 22.8x100; Lawyers' Mtg Co.	3,500.00
77TH ST (*), ns, 326.8 w 14 av, 22.8x100; Kings County Trust Co.	3,500.00
77TH ST (*), ns, 281.4 w 14 av, 22.6x100; Lillie F Weilbacher et al.	3,500.00
77TH ST (*), ns, 168 w 14 av, 22.8x100; Bklyn Soc for the Prevention of Cruelty to Children	3,500.00

WILLIAM J. McPHILLIAMY.	
AINSLIE ST (*), ns, 200 w Manhattan av, 25.4x111.5; Jos Farber	5,800.00
CAMBRIDGE PL (*), ws, 172 n Fulton, 49.3x44xirreg; Josephine F Brown	34,000.00
CHESTNUT ST (*), ws, 190 n 4th, 20.6x100; Thos F McGee	4,450.00
47TH ST (*), ss, 100 e 6 av, 20x100; Harriet K Pringle	4,025.00
76TH ST (*), ns, 380 e 20 av, 60x100; Eagle Savings & Loan Co.	4,000.00
E 99TH ST (*), ws, 320 n Av E, 20.10x78; also E 99TH ST, ws, 340 n Av E, 20.10x72; also E 99TH ST, ws, 360 n Av E, 20x66; also ROCKAWAY av, es, 100.11 n E 98th, 22.11x67.5; also ROCKAWAY AV, es, 123.10 n E 98th, 22.11x62.2; ROCKAWAY AV, es, 146.10 n E 98th, 22.11x56.11; Brooklyn & Philadelphia Realty Co.	1,800.00
LOTS 636 to 675, and 1787 to 1811 (*) map of property of Bensonhurst Land Co; Barbara Silkworth	25,000.00

WILLIAM P. RAE.	
BOND ST, es, 80 s 2d, 20x40; Anthony Moran	600.00
LINCOLN PL, ss, 258 w Utica av, 18 x90; Henry D. Krulka	4,250.00
ST JOHN'S PL (*), ss, 180 e Classon av, 103.8x109.10; Thos F Martin Realty Co.	56,500.00
STERLING PL, ns, 332.6 w Troy av, 17.6x127.9; Mary Mathitz	4,025.00
2D ST, ss, 180 w Bond, 20x100; Anthony Moran	1,820.00
2D ST, sec Bond, 20x80; E F McCarty	2,225.00
10TH ST, ns, 195.4 e 8 av, 19.6x92.6; adj Aug 19	
W 27TH ST, ws, 100 n Mermald av, 410x118.10; withdrawn	
93D ST, sws, 149.10 se 3 av, 25x130.10; Belle Johnson	3,000.00
ATLANTIC AV, ns, 32 e Ralph av, 15x80; adj sine die	
MYRTLE AV (*), ss, 25 w Emerson pl, 25x100; Edw A Freis, exr, &c.	10,000.00

NATHANIEL SHUTER.	
DIAMOND ST, ss, 1298.4 e main rd in village of Flatbush, 25x168.4; withdrawn	
LINWOOD ST (*), es, 125 s Glenmore av, 25x100; Henry Neugass	100.00
MADISON ST (*), ns, 160 e Patchen av, 20x100; Gertrude Horowitz	1,225.00
MARTENSE ST, swc Rogers av, 95.6x22.3; also CHURCH AV, ns, 100 w Rogers av, 22.1x122.1; also Church av, ns, 122.1 w Rogers av, 25x122.10; withdrawn	
SUMPTER ST (*), swc Rockaway av, 50x20; Williamsburgh Savings Bank	700.00
CHAS. SHONGOOD.	
73D ST, sws, 220 se 5 av, 30x100; withdrawn	
SAMUEL GOLDSTICKER.	
DRESDEN ST (*), es, 200 n Atlantic av, 25x100; Hattie Harburger	850.00

L. J. PHILLIPS & CO.

47TH ST, nes, 380 se 16 av, 40x100.2; also 50TH ST, sws, intersec ses 16 av, 20x100.2; Gertrude H Long	1,650.00
CHAS. W. CHURCH.	
E 5TH ST (*), es, 480 n Av L, 40x100; Edw M Bassett	700.00
Total	\$278,429.00

ADVERTISED LEGAL SALES.

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

Manhattan.

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

AUG. 8.	No Legal Sales advertised for this day.
AUG. 10.	65TH ST, 25 E, nwc Madison av, 22x100.5, 4-sty & b bk dwg; Greenwich Savings Bank—Helene R G Bosch et al; B Aymar Sands (A), 46 Cedar; Henry H Davis (R); due, \$88,953.43; T&c, \$2,989; Henry Brady. MADISON AV, nwc 65, see 65th, 25 E.
AUG. 11.	96TH ST, 34 W, ss, 325 w Central Park W, 17x100.8, 5-sty & b bk dwg; Henry G Timmermann et al—Pearl Silvrson et al; Chas J McDermott (A), 2 Rector; Meyer Auerbach (R); due, \$19,427.71; T&c, \$1,485.64; M. Morgenthau Jr Co.
	124TH ST, 129 E, ns, 340 e Park av, 25x100.11, 3-sty bk factory; Chas B Squier—Astoria Metal Working Co et al; Benjamin, Shepard, Houghton & Taylor (A), 111 Bway; Walter S Logan (R); due, \$21,229.48; T&c, \$1,633.47; Joseph P Day.
	150TH ST, 408-14, on map 408-10 W, ss, 116.6 e Convent av, \$3.6x99.11, 7-sty bk tnt; John G Moore et al—N. Y. Real Estate Security Co et al; Geo S Kebabian (A), 60 Wall; Frederick L C Keating (R); due \$105,507.19; T&c, \$4,170.10; mort recorded May 21, 1912; Henry Brady.
	LEXINGTON AV, 805-7, es, 19.6 n 62d, 34x70, 5-sty stn tnt & str; Jessie Gillender—Albert Klenk et al; Chas A Runk (A), 31 Nassau; John H Rogan (R); due, \$44,631.46; T&c, \$1,577.49; mort recorded July 3, 1912; Samuel Marx.
AUG. 12.	13TH ST, 526 E, ss, 295 w Av B, 25x103.3, 5-sty bk tnt & str; Florence Kafka—Geo Bendfeldt et al; Richard E Walsh (A), 164 Montague, Bklyn; Warren Leslie (R); partition; Joseph P Day.
	15TH ST, 315 E, ns, 460 w 1 av, 20x92, 3-sty & b bk dwg; Wilhelmina K Gronholz—Harrie A James et al; Adolph Waxenbaum (A), 124 Stanton; Harry Crone (R); due, \$2,779.83; T&c, \$102.03; M Morgenthau Jr Co.
	108TH ST, 128-30 E, see Lexington av, 1726-30, 115TH ST, 605-7 W, ns, 125 w Broadway, 50x100.11, 6-sty bk tnt; Abraham Davis et al—Gertrude R Smith et al; Julius H Zieser (A), 61 Park Row; Harry N French (R); due, \$12,405.08; T&c, \$1,000; Joseph P Day.
	131ST ST, 55 E, ns, 125 W Park av, 25x99.11, 5-sty bk tnt; Henry T Molter—Fortunato D'Onofrio et al; Lewis S Goebel (A), 41 Park Row; Francis S McAvoy (R); due, \$21,556.41; T&c, \$716.95; Henry Brady.
	LEXINGTON AV, 1726-30, swc, 108th (Nos 128-30), 60x75, 3 3-sty bk tnts & str and 2-1-sty bk str; Chas M Cohen et al—Rose Lukather et al; Samuel C Steinhardt (A), 50 Broad; Theodore K McCarthy (R); due, \$9,175.53; T&c, \$267.90; sub to a prior mort of \$36,000; Saml Marx.
AUG. 13.	No Legal Sales Advertised for this day.
AUG. 14.	115TH ST, 338 E, ss, 175 w 1 av, 25x100.11, 4-sty & b tnt & str; N Y Trust Co et al—Carmela Palermo et al; Middleton S Bolland (A), 46 Cedar; Edw A McShane (R); due, \$13,935.33; T&c, \$302.80; Henry Brady.
AUG. 15.	No Legal Sales advertised for this day.
AUG. 17.	137TH ST, 323 W, ns, 84 e Edgcombe av, 16x92, 4-sty & b bk dwg; Guaranty Trust Co of N Y—John J Egan et al; Stetson, Jennings & Russell (A), 15 Broad; Robert F Wagner (R); due, \$11,308.51; T&c, \$—; Henry Brady.

Bronx.

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

AUG. 8 & 10.	No Legal Sales advertised for these days.
AUG. 11.	BRISTOW ST, 1339, on map 1337-41, ws, 95 s Jennings, 70x100, 5-sty bk tnt; Abraham Ufland—Lester B Wood et al; Chas L Denks (A), 119 Nassau; Phoenix Ingraham (R); due, \$14,100.86; T&c, \$—; D Phoenix Ingraham.
	VAN BUREN ST, 1614, es, 308.4 s Van Nest av, 41.8x100; Frederick A Southworth Committee—Benedetto Cairo et al; Wm R Brinckerhoff (A), 68 William; Emanuel H Cohen (R); due, \$2,806.82; T&c, \$68.08; J B Mayers.
	174TH ST, 513 E, ns, 80 w 3 av, 40x100, 5-sty bk tnt; Sarah Sanberg—Louis Drescher et al; Morrison & Schiff (A), 320 Bway; Phoenix Ingraham (R); due, \$6,695.91; T&c, \$—; sub to a first mort of \$27,250; D Phoenix Ingraham.
	BARKLEY AV, 3276, ss, 25 e Dean, 50x100; also VALENTINE AV, es, 150 s Barkley av, 50x100; Wm S Flynn—Mary Eustace Michael B McHugh (A), 115 Bway; Jos R Truesdale (R); due, \$1,055.50; T&c, \$584.75; sub to a first mort of \$3,500; Joseph P Day.

BAYCHESTER AV, ws, 75 s Mace av, see De Reimer av, ws, 25 s Stilwell av.
 BENSON AV, 1526, es, 264 s Raymond av, 64x11x63.11x98.10; Eliz H Jaques—Levinson Improvement Co et al; Wm C Arnold (A), 165 Bway; Wm E Smith (R); due, \$7,564.87; T&C, \$1,321.93; Joseph P Day.
 BRONX BOULEVARD, es, 100 n 213th, 100x100; Eva K Muller—Pasqualina Belotta et al; John Davis (A), 68 William; John J O'Brien (R); due, \$3,803.01; T&C, \$1,836.21; George Price.
 DE REIMER AV, ws, 25 s Stilwell av, 150x100; DE REIMER AV, es, 25 s Stilwell av, 200x100; BAYCHESTER AV, ws, 75 s Mace av, 50x80; DE REIMER AV, es, 275 s Waring av, 25x100; DE REIMER AV, sec, Waring av, 50x100; STILWELL AV, ss, whole front between Edson & Baychester avs, 200x25; Franklin Soc for Home Building and Savings—John P Wenninger et al; Ferriss & Storck (A), 165 Eway, Hyman Pouker (R); due, \$19,653.31; T&C, \$2,204.59; Herbert A Sherman.
 DE REIMER AV, es, 275 s Waring av, see De Reimer av, ws, 25 s Stilwell av.
 DE REIMER AV, sec Waring av, see De Reimer av, ws, 25 s Stilwell av.
 DE REIMER AV, es, 25 s Stilwell av, see De Reimer av, ws, 25 s Stilwell av.
 F SPECT AV, 777, ws, 225 n 156th, 20x100, 3-sty fr int; Daily Realty Co, Inc—Rebecca Goldberg et al; Elfers & Abberley (A), 277 Bway; John P Dunn (R); due, \$6,544.15; T&C, \$266.18; sub to prior mtg \$4,500; Chas A Berrian.
 STILWELL AV, ss, whole front bet Edson & Baychester avs, see De Reimer av, ws, 25 Stilwell av.
 VALENTINE AV, es, 150 s Barkley av, see Barkley av, 3276.
 WARING AV, sec De Reimer av, see De Reimer av, ws, 25 s Stilwell av.

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

AUG. 13.
 HANCOCK ST, sec Van Nest av, see Van Nest av, sec Hancock.

PARK AV, 4595 to 4607, ws, 287.8 s 187th, 150 x98.3x150.2x105.9, 4-5-sty bk tnnts & str; Hamilton Securities Co—Tremont Park Realty Co et al; Fletcher, Sillocks & Leahy (A), 165 Bway; Max Bendit (R); due, \$41,591.64; T&C, \$—; sub to four first mortg aggregating \$96,000; George Price.

VAN NEST AV, sec, Hancock, 25x100; Willie L Brown—John McNulty et al; Clark B Augustine (A), 261 Bway; Neilson Olcott (R); due, \$3,437.58; T&C, \$176.93; Joseph P Day.

WALTON AV, 2407, ws, 308.8 n 184th, 19.10x96.6, 3-sty bk dwg; Eliz K Upham—Anna C Jones et al; Merrill & Rogers (A), 100 Bway; Phoenix Ingraham (R); due, \$7,006.15; T&C, \$379.14; D Phoenix Ingraham.

AUG. 14 & 15.
 No Legal Sales advertised for these days.

AUG. 17.
 213TH ST, 848 E, ss, 175 w Bronxwood av, 25x158.2x27.3x147.3; Marie Voss—Michele Agugliaro et al; Neier & Van Derveer (A), 141 Bway; Joseph P Hennessy (R); due, \$1,732.94; T&C, \$212.32; sub to a prior mort of \$4,200; Henry Brady.

AMUNDSON AV, ws, 125 n Strang av, see Seton av, 4016.
 SETON AV, 4016, es, 125 n Strang av, 87x100x—100 to Amundson av, 150x200; Joanna Tenney—Bengt Nelson et al; Fred Ingraham (A), 192 Bway; Thomas W Burke (R); due, \$4,955.86; T&C, \$711.31; sub to a first mort of \$5,760; D Phoenix Ingraham.

Brooklyn.

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

AUG. 8 & 10.
 No Legal Sales advertised for these days.

AUG. 11.
 DOUGLASS ST, ss, 100.8 e Court, 15x96; sheriff's sale of all right title &c which Fred R Moore had on Aug. 11, 1914, or since. Lewis J Swasey, sheriff; Lewis J Swasey.

STERLING PL, ns, 100 w Saratoga av, 175x110.1; Isidore Silberberg et al—Commonwealth Improvement Corp et al; Simon Berg (A), 714 Eway; Joseph J Reiber (R); Wm J McPhilliary & Co.

58TH ST, ns, 126.8 w 4 av, 26.8x100; Henrietta Lemken—Jno E Sullivan Co et al; Hector McG Curran (A), 375 Fulton; Wm H Griffin (R); Frederick B Snow.

CARLTON AV, es, 274.2 n DeKalb av, 21x100; Michael F McGoldrick—Jessie F B Shaffer et al; Geo H Harman (A), 189 Montague; Wm J Pape (R); Wm J McPhilliary & Co.

LENOX ROAD, nws, intersec ss Clarkson, runs w 92.3 to E 93d, xw—xw154.6xsw68.6 to E 92d, xsw—xsw54.6xw75.1xnw118.6xw170.4 to E 91st, x w43.10x317.2 to Remsen av, xse 144.2xns57.5 to beg; also LENOX ROAD, sse, intersec ws Hunterfly road, 901.7x220xirreg; also LENOX ROAD, swc, Remsen av, 75.1x120.10xirreg; Barbara Silkworth—Pequa Realty Co et al; Van Alen & Dyckman (A), 215 Montague; Louis Karasik (R); Wm J McPhilliary & Co.

MERMAID AV, ns, 66.4 w W 32d, 84x100; Isaac P Lewin—McFerran Building & Realty Co et al; Weed, Henry & Meyers (A), 62 William; Louis R Nick (R); Nathaniel Shuter.

AUG. 12.
 65TH ST, ns, 350 e 6 av, 50x118.5; Peter Williamson et al—Ernst G Hinck et al; Henry J Davenport (A), 375 Pearl; Marshall Snyder (R); Wm J McPhilliary & Co.

FLATBUSH AV, es, 55.1 s Fenimore, 32.1x112; Clementine S Wing—Wm A A Brown et al; Edwin Kempton (A), 175 Remsen; Daniel Silbiger (R); Wm P Rae.

KINGSTON AV, es, 45.7 n Atlantic av, 26x90; Eldred A Carley—Edw J Byrne et al; E A Carley (A), 51 Liberty; Jacob Brenner (R); Wm P Rae.

AUG. 13.
 TEN EYCK ST, ns, 100 e Lorimer, 25x100; Kings County Savings Inst—Henry Hirshfeld et al; Wm W Taylor (A), 63 Wall; Jos J Speth (R); Wm P Rae.

2D ST, ns, 109.9 e 5 av, 18x100; John K Vanderveer—Cath Burns et al; Aron & Vanderveer (A), 50 Pine, Manhattan; John F Coffin (R); Wm J McPhilliary & Co.
 CONEY ISLAND AV, es, 401.5 n Av U, 20.1x100.7; Germania Savings Bank, Kings County—Henry Heres et al; Wingate & Cullen (A), 20 Nassau, Manhattan; A Berton Reed (R); James L Brumley.
 PARK AV, ns, 40 e Franklin av, 20x80; Jos Eitt et al—Guiseppeina Torchal et al; Bacher & Klein (A), 955 Bway; Max N Koven (R); Nathaniel Shuter.
 SUTTER AV, nwc, Rockaway av, 100x29.8; Maria Goetz—Doris Brown et al; Jos J Metzger (A), 44 Court; Leroy W Ross (R); Wm J McPhilliary & Co.

AUG. 14.
 PACIFIC ST, nwc, Hopkinson av, 202x100; Stephen D Pyle et al—Ocean Hill Contracting Co et al; Harvey O Dobson (A), 189 Montague; Wm A Mathis (R); Wm J McPhilliary & Co.

RODNEY ST, ss, 297 w Lee av, 22.6x100; Ellen Shewan—Ralph Lipschytz et al; Foley & Martin (A), 64 Wall; James S Regan (R); Wm P Rae.

KINGSTON AV, es, 45.7 n Atlantic av, 26x90; Eldred A Carley—Edw J Byrne et al; E A Carley (A), 51 Liberty, Manhattan; Jacob Brenner (R); Wm P Rae.

AUG. 15 & 17.
 No Legal Sales advertised for these days.

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

Manhattan.

AUG. 1.
 108TH ST, 67 W; Minnie Bussell—Jno Reis et al; H I & L Cohen (A).

154TH ST, 248-60 W; four actions; Albany Savgs Bank—Fleischmann Realty Co, Inc, et al; Tracey, Cooper & Townsend (A).

157TH ST, ss, 200 w Bway, 75x99.11; Wm N Carpenter—Inc Plutus Realty Co et al; N G Palliser (A).

7TH AV, ws, 74.1 s 37th, 24.8x100; 36TH ST, ns, 80 w 7 av, 20x98.9; PARCEL of land, beg at a pt 100 w 7 av & 75 n 36th, 16.8x125x irreg; 36TH ST, ns, 100 w 7 av, 16.11x74; 36TH ST, ns, 116.11 w 7 av, 50.9x75, and 36TH ST, ns, 167.8 w 7 av, 46.4x75; Whitney Lyon—7th Av Associates et al; Breed, Abbott & Morgan (A).

AUG. 2.
 ATTORNEY ST, ws, 160 s Rivington, 20x100; Morris Rosenfield—Lena Reich et al; H Gottlieb (A).

ST NICHOLAS TER, nwc 129th st, 99.11x143; Fernando Wood—Nellie E Peck et al; F Trapnell (A).

162D ST, nec Ft Washington av, 98.11x164.10x irreg; N Y Life Ins Co—N Y Real Estate Security Co et al; H M Bellinger, Jr (A).

AUG. 4.
 MOTT ST, 278; Bronx Investment Co—Rosa Marasco et al; Merrill & Rogers (A).

WEST BWAY, es, 99 n Spring, 51x100; N Y Life Ins Co—Benj I Freer et al; amended; G W Hubbell (A).

AUG. 5.
 CHERRY ST, 229; also WATER ST, 486-8; Farmers Loan & Trust Co—Stonington Realty Co et al; amended; M A Raymond (A).

GRAND ST, ss, 50 e Crosby, 35.11x80; N Y Trust Co—American Neckwear Co et al; M S & I S Isaacs (A).

3D ST, swc Goerck, 110x90; Otto Gerdau—Osias Karp et al; Hoadly, Lauterbach & Johnson (A).

109TH ST, 169-71 E; Saml I Posen et al—Aaron Marcus et al; M & B Jaffe (A).

190TH ST, ns, 120 w St Nicholas av, 80x100; Josephine E Carpenter—Weber-Turek Bldg Co Inc et al; W B Chamberlin (A).

7TH AV, 307-15; Lillian R Sire—28th St & 7th Av Realty Co et al; L A Spalding (A).

AUG. 6.
 120TH ST, ss, 220 e Madison av, 19x100.11; U S Trust Co of N Y—Mary J Crotty et al; Stewart & Shearer (A).

124TH ST, 411 E; Giovanni Guglielmetti et al—Michl Gagliardi et al; L Schafran (A).

125TH ST, 532 W; Jno H Lambert—Edwin F Walton et al; amended; F Hoar (A).

127TH ST, 26 W; Sarah Dahlman—Jacob Weinert et al; M Parnes (A).

137TH ST, ss, 119.6 e 8 av, 15.6x99.11; Robt H Oakley, trste—Bernard W Fischer et al; P E Connell (A).

138TH ST, ns, 150 w Amsterdam av, 37.6x99.11; Benj Mordecai et al—Henry N Braude et al; H M Bellinger, Jr (A).

BWAY, 475; Jno I Downey et al; trstes—Jas H Naughtin; Montgomery & Peabody (A).

AUG. 7.
 GREENWICH ST, 141 & 143 and CEDAR ST, 127; Mary E Cotrell—Edw F Robinson et al; Patterson & Brinckerhoff (A).

24TH ST, 13 & 15 W; Ewald Mommer—Sol Realty Co Inc et al; Blumensteil & Blumensteil (A).

50TH ST, ns, 100 w 10 av, 100x100.4; Bowery Savings Bank—Julius G Hocke et al; Cadwalader, Wickersham & Taft (A).

95TH ST, 19 W, & 137 W; Esther Schnitzer—Margaret McKeon et al (amended); S Friedlander (A).

114TH ST, 35 E; Ella Hirsch—Carrie Marx et al (amended); Bandler & Haas (A).

122D ST, 111 W; Farmers' Loan & Trust Co—Carrie R Davis; Geller, Rolston & Horan (A).

128TH ST, 272 to 276 W; Geo M Miller et al—Helen D White Haight et al; Miller, King, Lane & Trafford (A).

130TH ST, ns, 306 e 8 av, 18.6x99.11; General Synod of the Reformed Church of America—Geo W Tower et al; Reed & Pallister (A).

132D ST, ns, 66 w Pleasant av, 34x80.11; German Savings Bank in the City of N Y—Carrie E Kline et al; A H Mosle (A).

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Foreclosure Suits, Manhattan, Continued.

PARK AV, nec 121st, 20.11x75; U S Trust Co of N Y—Anna C Larney et al; Stewart & Shearer (A).
1ST AV, es, 50.5 n 62d, 25x81; Nerina Leclere—Hannah Wallach et al; G B Winthrop (A).

Bronx.

JULY 31.
LOT 568, map of Gleason prop; Dayton Realty Co—Christina Rinsinger; L Manheim (A).

AUG. 3.
137TH ST, 374 E; Christian Dippold—Dora Dohrmann et al; Hirlleman & Vaughan (A).
140TH ST, 623-25 E; Model Bldg & Loan Assn of Mott Haven—Annie C Volois; H Reeves (A).

CONCORD AV, 347; Florence G Bryant—Frank J Neuberger et al; Smith & Tomlinson (A).
PERRY AV, es, 400 s Gun Hill rd, 25x100; Anna B Dyer—Fairmount Realty Co et al; Niles & Johnson (A).

WILLIS AV, es, 25 s 134th, 40x75; WILLIS AV, sec 134th, 25x75; Atlantic Dock Co—Geo H Pigueron et al; Snedeker & Snedeker (A).

AUG. 4.
COSTER ST, 642; Kate L Bower—Hunts Point Estate et al; L B Hasbrouck (A).

COSTER ST, 644; Kate L Bower—Hunts Point Estate et al; L B Hasbrouck (A).

MORRIS AV, es, 281.3 n 179th, 18.9x100; Anna C Stephens—Maria Balschun et al; T F Keough (A).

VALENTINE AV, es, 169.3 n 180th, 18.6x89.2; Lawyers' Mtg Co—Bertha Steinschneider et al; Cary & Carroll (A).

LOT 73, Map of prop of Wm Ogden Giles, Kingsbridge Heights; Railroad Co-Operative Bldg & Loan Assn—Ellsworth L Mills et al; E J Crandall (A).

AUG. 6.
STARLING AV, ns, 25 w Olmstead av, 25x100; Geo Hause—Westchester Woodworking Co et al; Neier & Van Derveer (A).

LOT 21, map new village of Jerome; Robt C Schlegel—Pietro Serrilli et al; M B McHugh (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

JULY 30, 31, AUG. 1 & 3.
No judgments in Foreclosure Suits filed these days.

AUG. 4.
MANHATTAN ST, 111; Albany Savings Bk—Edgar Constan Co; Tracy, Cooper & Townsend (A); Edw L Parris (R); due.....101,412.50

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

LIS PENDENS.

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

Manhattan.

AUG. 1.
128TH ST, 411-21 W; CONVENT AV, 21-33; 129TH ST, 410-22 W and ST NICHOLAS AV, 23-39; Minnie A Cohen—Louis Golde et al; accounting, &c; Wescher & Kohn (A).

169TH ST, ns, bet Ft Washington av & Bway, Lot 187; Rudolph Wallach Co—McClure Publications, Inc, et al; foreclosure of transfer of tax lien; A Weymann (A).

205TH ST, ss, bet 9 av & Harlem River, Lot 33; Rudolph Wallach Co—Jas N Buttery et al; foreclosure of transfer of tax lien; A Weymann (A).

206TH ST, ss, bet 9 av & Harlem River, lot 11; Rudolph Wallach Co—Jas N Buttery et al; foreclosure of transfer of tax lien; A Weymann (A).

BWAY, es, bet 225th & 226th, Lot 113; Rudolph Wallach Co—Park Mtg Co et al; foreclosure of transfer of tax lien; A Weymann (A).

BWAY, es, bet 225th & 226th, Lot 116; Rudolph Wallach Co—Park Mtg Co et al; foreclosure of transfer of tax lien; A Weymann (A).

BWAY, ns, 204th-207th, Lot 34; Rudolph Wallach Co—Edw Livingston et al; foreclosure of transfer of tax lien; A Weymann (A).

BWAY, es, bet 225th & 226th, Lot 115; Rudolph Wallach Co—Park Mtg Co et al; foreclosure of transfer of tax lien; A Weymann (A).

BWAY, ws, — n 181st, Lot 490; Rudolph Wallach Co—Jas N Buttery et al; foreclosure of transfer of tax lien; A Weymann (A).

HAVE, AV, es, bet 170th & 171st Lot 166; Rudolph Wallach Co—Henry Holding Co et al; foreclosure of transfer of tax lien; A Weymann (A).

9TH AV, es, bet 203d & 204th, Lot 5; Rudolph Wallach Co—Jas N Buttery et al; foreclosure of transfer of tax lien; A Weymann (A).

AUG. 3.
LOT 4, Sec 1 Block 197; Michl Eisenbach—Jno B Cornell et al; foreclosure of transfer of tax lien; C H Schwartzman (A).

AUG. 4.
128TH ST, ns, 199.4 e 5 av, 19.4x99.11; Frank E Tuthil et al—Margt E Forbes; action to test validity of will; Kilroe & Swarts (A).

139TH ST, 511 W; Louis Flatau—Mary A Dempsey et al; action to foreclose mechanic's lien; S Brinn (A).

163D ST, 465 W; Louis Flatau—Mary A Dempsey et al; action to foreclose mechanic's lien; S Brinn (A).

AMSTERDAM AV, ws, 74.11 s 141st, 25x100; Patrick J McSherry—Lena Clark; specific performance; H Swain (A).

AUG. 6.
CANAL ST, 79; David Stern—Jacob Rubin et al; counterclaim; S B Pollak (A).

50TH ST, 305 W; 52D ST, 327-29 W; 9TH AV, 771-75; 52D ST, 408 W, & 53D ST, 405-11 W; Jos M L Striker—Marie Farrington et al; partition; G R Hawes (A).

58TH ST, ss, 120 w 2 av, 20x100.5; Doris Schwartz—Isaac J Danziger et al; action to declare conveyance void, &c; L M Wallstein (A).

201ST ST, Academy st & Harlem River, —x—; U T Hungerford Brass & Copper Co—United Electric Light & Power Co; action to foreclose mechanic's lien; C R Frazer (A).

AUG. 7.
75TH ST, 240 W; also BOWERY, 207; also SHERMAN AV, swc Hawthorne, 100x100; Patk H Sullivan et al—Lawrence Mulligan et al; partition; Ellison & Ellison (A).

Bronx.

JULY 31.
212TH ST, ns, 196.3 e White Plains rd, 25x100; Rose Hyman—Denis R Sheil et al; action to foreclose lien; G A Moses (A).

UNION AV, ws, 145 s 151st, 20x100; Mutual Trust Co of Westchester—Anna C Schmidt et al; action to restore mtg; Dexter, Osborn & Fleming (A).

LOT 839, map of Laconia Park; American Tax Lien Co—Andrea Gandolfe et al; action to foreclose transfer of tax lien; J J Schwiabel (A).

AUG. 1.
BRONX BLVD, sec Fulton, 160.6x21.4; David Wood—David Wood et al; partition suit; G A Moses (A).

AUG. 3.
BARTHOLDI AV, ns, Lot No 81, on Map of Associated Lace Makers Asso, 25x100; Lillian W White—Francesco Mascolo et al; action to foreclose transfer of tax lien; Williamson & Bell (A).

CROTONA PKWAY, es, 274.5 s 177th, 206.2x109.8; Geo Colon & Co—Crotona Pkway Amusement Corp et al; action to foreclose mechanics' liens; Wescher & Kohn (A).

LOT 38, Block 4977, Sec 17; Henry Isaacs—Margt T Sullivan; action to foreclose transfer of tax lien; Eppstein & Rosenberg (A).

LOT 40, Block 4979, Sec 17; Henry Isaacs—Dave Broder et al; action to foreclose transfer tax lien; Eppstein & Rosenberg (A).

LOT 18, Block 5135, Sec 17; Henry Isaacs—Mary F Lutz et al; action to foreclose transfer of tax lien; Eppstein & Rosenberg (A).

LOT 79, Block 4987, Sec 17; Henry Isaacs—Geo Mosher; action to foreclose transfer of tax lien; Eppstein & Rosenberg (A).

AUG. 4.
No Lis Pendens filed this day.

AUG. 5.
No Lis Pendens filed this day.
DALY AV (**), ws, 404.10 s Crotona pkway, 126.4x219.7; A C Horn Co—Church of St Thomas Aquinas et al; action to foreclose mechanics lien; E D Newman (A).

Brooklyn.

JULY 30.
BAINBRIDGE ST, ns, 575.3 w Ralph av, 18.1x100; German Savgs Bank—Louis Klepper; H Curren (A).

BERGEN PL, nec 67th, 18.9x100x47.10x104.3; Title Guar & Trust Co—K G Johnson et al; T F Redmond (A).

E 13TH ST, ws, 440 n Av R, runs w115.2xn40x e109.6xs40 to beg; Isaac Lipnitzky—Mary J McClain & ano; J Myser (A).

E 21ST ST, nec Av F, 50x100; Title Guar & Trust Co—Berthia Jacobs et al; T F Redmond (A).

E 29TH ST, es, 210 n Foster av, 40x100; Title Guar & Trust Co—Emma M Kip et al; T F Redmond (A).

ALBEMARLE RD, nwe E 2d, 55.7x108.2x96.10 x—; Jno Barnes—Eva E Slocum et al; Sparks, Fuller & S (A).

BEDFORD AV, 1454; Philip Butz—Richd J Dwyer et al; J H Fleury (A).

FLUSHING AV, ss, 411.2 e Delmonico pl, 25x100; Title Guar & Trust Co—Louis Luberman et al; T F Redmond (A).

GREENPOINT AV, ss, 170 e Franklin, 25x95; also GREENPOINT AV, ss, 145 e Franklin, 25x95; also LEONARD ST, es, 56.3 n Calyer, 18.9x75; Henry E Sturms Jr—Peter Burden & ano; to cancel mtg; Myers, Kutner & S (A).

PUNAM AV, 735; Lillian C Rippe—Hattie M PUTNAM AV, 735; Lillian A Rippe—Hattie M Goldsmith & ano; partition; J M Mouk (A).

JULY 31.
DEAN ST, ns, 300 e Grand av, 16.8x110; N Y Mtg & Sec Co—Mary Nicholson et al; H M Bellingr (A).

HILL ST, ns, 74 w Crescent, 26x50; Teresa Fitzpatrick—Rich J Fitzpatrick et al; partition; J H Lack (A).

MAUJER ST, ns, 175 e Waterbury, 26.1x100; Abr Lachmann—Geo Michell et al; N D Shapiro (A).

SCHOLES ST, nwe Waterbury, 50x100; Sarah E Janes—Bertha Arnold et al; H L Thompson (A).

SUYDAM ST, ss, 225 w Evergreen av, 25x95; Henry Stunpf—N & J Bechtold et al; L C Wills (A).

2D PL, ns, 106.3 w Court, 18.9x135; Kath B Collins—Jas Hitherston et al; J P Collins (A).

E 13TH ST, ws, 520 s Av U, 40x100; Dime Savgs Bank—Peter F Haigney & wife; Clarke & Frost (A).

E 17TH ST, es, 160 n Av I, 40x100; Title Guar & Trust Co—Julius Closkey et al; T F Redmond (A).

37TH ST, nes, 100 nw 15 av, 100x100.2; Andw F Wilson—White-House Lunch Wagon Mfg Co et al; Clarke & Frost (A).

39TH ST, ns, 320 w 13 av, 40x100; Junis Douth—M-Z Constn Co & ano; to create a title; J J Schwartz (A).

58TH ST, ns, 220 w 12 av, 80x100.2; Alice D Stone—Louis Sass et al; T F Redmond (A).

59TH ST, nes, 340 se 4 av, 20x100.2; Jno G Peterson—Charlotte M Ostergren et al; Gross & Surpass (A).

BATH AV, wc Bay 28th, 46.2x95x—x94; Alva E Belmont—Robt Ward Jr et al; H Reeves (A).

CARLTON AV, 420; also FLATBUSH AV, 291; also REID AV, 247; Louisa J Collins—Wm M Dorsey et al; partition; O'Neil & O'Neil (A).

CHRISTOPHER AV, es, 58.5 n Sutter av, 16.7x100; Martin H Latner—Harry Berman et al; N Miller (A).

FLATBUSH AV, nwc Av J, runs w237.3xn—xne 23.7xe422.3 to beg; Solomon Oppenheimer—Jos Stern et al; partition; E Kaufman (A).

FLUSHING AV, ns, 550 e Bedford av, 25x100; Philip J Fry—Ida Friedman et al; Coombs & Wilson (A).

LIVONIA AV, ns, 75 w Chester, 25x100.3; Sam Berger—Ziescha Rifkin et al; to set aside deed; H Luris (A).

SCHNECTADY AV, es, 99.8 s St Johns pl, runs e75xs.04xe75.10xs40.7xw150.10xn40.11 to beg; Betty Norck—Silman Investors et al; H S & G Bachrach (A).

LOTS 15 & 23, map of Marlboro; N Y Mtg & Sec Co—Howard H Chapman et al; H M Bellingr Jr (A).

AUG. 1.
COLUMBIA ST, nws, 58 sw Sackett, 21x80; Leonora Shaffer—Vincenza Presutto et al; M H Latner (A).

FLUSHING AV, ns, 125 e Humboldt, runs n—xe 25xs—xn25 to beg; Tillie Kratzel—Constantin Wallmann et al; W B F Rogers (A).

GRAVESEND AV, ws, 130.3 n 86th, 61.9x105; The Thrift—Antonio Gatto et al; F Jordan (A).

AUG. 3.
CLARKSON ST, ss, 115 e Flatbush av, runs s115xe13.2xn114.9xw20 to beg; Ehjah W Sells—Wm A Brown et al; H L Thompson (A).

WARWICK ST, ws, 160 s Blake av, 60x100; also BARBEY ST, es, 60 s Dumont av, 80x100; Isidor Jacobs—Arnutz Bldg Corp et al; to satisfy judgment; M Storch (A).

44TH ST, nes, 600 nw 12 av, 20x100; Title G & T Co—Bartolomeo Moschera et al; T F Redmond (A).

57TH ST, ss, 100 w 16 av, 28x100.2; Title G & T Co—Michl J Johnstone et al; T F Redmond (A).

59TH ST, nws, 160 nw 23 av, 40x100.2; Cera Danna—Nicola Danna et al; P A Katske (A).

GRAND AV, es, 96.6 n Prospect pl, 16x55; N Y Title Ins Co—Sufied Realty Co et al; H M Bellingr, Jr (A).

HOWARD AV, ws, 111 s Bergen, 27.4x100; Katie S Gladstone—Benj Weinberg et al; T F Redmond (A).

NORMAN AV, ss, 80 e Humboldt, 40x95; Cornelia R Sargeant—Patk O'Connor et al; C & T Perry (A).

AUG. 4.
BATTERY PL, nws, 100 sw 88th, 50x125; Ida Ostergren—Anna M Isselhart et al; W F Haemer (A).

ELTON ST, es, 237.6 s Blake av, 23.6x90; Meyer Epstein—Annie Muas et al; I Solomon (A).

GEORGE ST, ns, 129 e Evergreen av, 28x67x 25.6x80; Philip Ascher—Chas Eiger et al; M M Kahn (A).

OLIVE PL, ws, 115.10 n Atlantic av, 17.3x95; Olaf Beder—Wm Lyons et al; G H Boyce (A).

E 4TH ST, ws, 130.8 n Greenwood av, 25x100; Jno L Prince—Maddalena Risolio et al; C L Livingston (A).

CONEY ISLAND AV, ws, 180 n Av O, 40x100; Saml Straus—Margaretha Henchel et al; H M Bellingr Jr (A).

FRANKLIN AV, 117; Leon Birner—Marianna Albisani et al; J L Danzilo (A).

HAMILTON AV, es, 98.10 n Carroll, 20x45; Alfd N Nelson—Rachel Friedman et al; H J Flanagan (A).

HEGEMAN AV, ss, 80 e Milford, 80x90; Patk H Dougherty—Danl Dougherty et al; partition; V L Haines (A).

LAWRENCE AV, ns, 200 e 3d, 100x100; Edw F Gundrum—Emma L Robinson et al; H C Gloré (A).

LENOX RD, ss, 60 e E 51st st, 20x75; Arthur Lyman—Andw Baxter et al; W T Lindsay (A).

ROCKAWAY AV, ws, 185.6 n Hegeman av, 20x100; Syndicate Devel Co—Max Raphaelowitz et al; C H Levy (A).

RUTLAND RD, ns, 660 w Bedford av, 20x100; Chas A O'Connor—Francis F A Thompson Sr et al; partition; P E Reville (A).

AUG. 5.
BRIDGE ST, ws, 109.11 s Chapel, 20.6x101.10x 20.6x100.7; Ella S Gourley—Gaetano Antonello et al; H J Davenport (A).

KOSCIUSKO ST, ss, 280 w Sumner av, 20x100; Louis C Wills—Isabella P Hedeman et al; Cary & Carroll (A).

N ELLIOTT PL, es, 89.3 n Park av, runs e 68.10xs25.5xw85.8xn25 to beg; Jno Corse—Willard P Bowser Jr; S E Miner (A).

KENT AV, es, 194.9 n Willoughby av, 30.2x 153.10; Eagle Savgs & Loan Co—Harry Aronson et al; J C McLeer (A).
 RYDER AV, nwc Coney Island av, runs n107.2x 100x100x100x100x70.9xne206.5 to beg; Ernst Kreisler Jr—Alfd A Smith et al; J M Kelly (A).
 PLOT 3 map of land of Jacobus Vorhees, dec; also PLOT begins cl block bet E 23d & E 24th, 400 s Av U, runs e28.11xw81.5x76 to beg; also LOT 222, map of S Greenfield, prop of United Freemans Assn No 3; Mary A Considine—Christine Brennan et al; partition; Howell, McChesney & C (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.

AUG. 1.
 67TH ST, 251-5 W; N Y Safety Fire Door Co—Francis L Leland; Geo W Lithgow & Son (1)..... 375.00
 EDGEcombe AV, 48; Jacob Meyers—Chas Schenck; Jas A Kelly (2) 41.80

AUG. 3.
 3D AV, 2080; Louis De Giulio—Mary E Jones, Film Amusement Co & John Carlucci (3) 180.00

AUG. 4.
 THOMPSON ST, nec 3d, 50x75; Albt G Richter—Elena Realty Corp (5)..... 495.96
 36TH ST, 141-43 W; Robt F Ludwig—Edw W Browning (7) 30.00
 66TH ST, 42 E; Emery Roth—Jackson Realty Co (6) 250.00
 183D ST, 553 W; Alfonso Cummaro—Jno N Springer; J W Springer (4)..... 35.00
 AUDUBON AV, nwc 175th, 106.3x100; Tony F Carfagno—175th St Holding Co, Inc; Valentine Contracting Co (10) 4,400.00
 BWAY, 1482; Geo W Lithgow & Son—Mary Fitzgerald; 1482 Bway Corp (8) 3,268.66
 ST NICHOLAS AV, nwc 175th, 134x100x irreg; Tony F Carfagno—175th St Holding Co, Inc (9)..... 1,560.00

AUG. 5.
 76TH ST, 502 E; Frank E Wise & Son Inc—Thos Nugent, Chas J Murray & Chas Dandegnac (13) 84.15
 187TH ST, 517-23 W; Tischler Roofing & Sheet Metal Works—Theo Friedberg & Goodwin & Goodwin (11)..... 260.00
 162D ST, 566 W; Tischler Roofing & Sheet Metal Works—Melvin Boas & Goodwin & Goodwin (12) 279.00
 BROADWAY, 1482; Pittsburgh Plate Glass Co—Mary Fitzgerald & Geo W Lithgow & Son (16) 225.05
 SAME PROP; Pittsburgh Plate Glass Co—Mary Fitzgerald, 1482 Broadway Corp & Geo W Lithgow & Son (17)..... 225.05
 1ST AV, 1359; Henry Mach—Francis Gluck, Bohemian Amusement Co, Edw Judson, Henry J Masson & Jno Nemecek (14) 160.00
 2D AV, 318; Oscar Svenson—Alex J Leimburg & Alex L Anderson (18)..... 99.00
 SAME PROP; Alex L Anderson—Alex J Leimburg (19) 1,521.00
 6TH AV, 626-28; Saml Ascher—Geo Cantrell & Nathan Pickett (15)..... 280.00

AUG. 6.
 132D ST, ss, 366.6 e Lenox av, 70.10x 100; Sam Robb—Jno Doe; Nathan Harrison Realty Co (20) 160.00
 CHARLES ST, 28-32; Kings County Plumbing Co—Margt M Fritz; Dazie Constn Co, Inc (21) 500.00
 AMSTERDAM AV, 1340; Saml J Corker—Morris Weinstein (22) 20.79
 16TH ST, 150 W; same—same (23)..... 59.00

AUG. 7.
 CHERRY ST, 310-12; Harry Rubenstein et al—Anger Baking Co Inc & Jos Neuman (31) 242.50
 E BROADWAY, 254; Paul Bernstein Co Inc—Harry Lessem (33) 154.84
 KING ST, ss, 91 w Varick, 41.8x100; Guiseppa Posateve—Abr Lasser & Stephen Lloyd (29) 70.05
 W HOUSTON ST, 169; Alfonso Creziano—Jno Doe, Giovanni Bartorelli & Agosto Epifanio (32) 24.00
 WALL ST, 1; Leopold Weiss—No 1 Wall St Corp, United Cigar Stores Co, Gustave W Cohen & Elite Buffett Lunch Corp (30) 228.00
 WILLIAM ST, 257-9; Percy Bloom Co—Jeanie A Stewart & Washington H Taylor Estate (34) 732.19
 121ST ST, 72 E; Harry Klein—Harry & Julia Bachrach, exrs (24) 500.00
 57TH ST, 503 W; Harry Klein—same (25) 1,400.00
 133D ST, 502 W; Harry Klein—same (26) 477.15
 100TH ST, 154 E; Harry Klein—same (27) 450.00
 82D ST, 430 E; Harry Klein—same (28) 150.00

Bronx.

JULY 31.
 No Mechanics Liens filed this day.

AUG. 1.
 172D ST, sec Bathgate av, 50x100; Mott Haven Cut Stone Co—Sam Cohen, Louis Wiener (4) 50.00
 233D ST, ns, 130.1 w White Plains av, 50x114.3; Anthony Muccio—Arthur A Austin; Pietro Serrillo (5) 60.00
 TINTON AV, ws, 287 s 163d, 50x100; Mott Haven Cut Stone Co—Sam Cohen; Louis Wiener (3) 100.00
 WALKER AV, 1152-1127; Ray Strassberg—Michl D Howard (1)..... 125.22
 WALKER AV, es, 134 nw Bronx Park av, 26.1x102.8; Empire Door & Trim Co—Michl D Howard; Michl D Howard Co (2) 110.00

AUG. 3.
 ELSMERE PL, sec Crotona pkwy, 171.8x206.3; Geo Colon & Co—Crotona Pkwy Amusement Corp (7) 5,772.35
 PROSPECT AV, 1390; Schwartz & Klein—Louis Schaefer (9) 105.00
 WALKER AV, 1125-27; A Mark—Michl D Howard (6) 205.00
 3D AV, 2936; Bronx Co Iron Wks, Inc—Otto Wuertz; Jno T Langley (8)..... 15.00

AUG. 4.
 ARTHUR AV, ws, 25 n 187th, 50x106; Antonio Carella—Pasqualine Sessa; Michl Defeo (10) 275.00

AUG. 5.
 No Mechanics Liens filed this day.

AUG. 6.
 WALKER AV, 1125-7; H A Bergers' Metal Ceiling & Fireproofing Co Inc—Michl D Howard (11)..... 64.00

Brooklyn.

JULY 30.
 BEAVER ST, sec Flushing av, 108x66.1; W Jung—Rafael Tufenbrun 165.00
 ELLERY ST, 166; H Sachs—Fannie Levy & Elias Kranz 35.00
 RODNEY ST, ws, 180 n Ainslie, —x—; H November—Getta Dressler 700.00
 E 16TH ST, 1043; C Toms—Blanch Prubinback 57.00
 66TH ST, ns, 140 w 11 av, 50x59; J D'Amato—Vincenzo Nicolletti, Giuseppe & Angelina Dangell 500.00
 32D ST, es, 420 s Mermaid av, 40x 118.10; J Sommer—Wm Biber & Co, Wm Biber, Max Althuler, Julius E Schick, Fanny Biber, Rosa Altschul, Mrs Julius E Schick & Hanna Totten, 1,150.00
 DRIGGS AV, sec Manhattan av, 81x80; W J Jung—Rafael Tufenbrun 67.06
 12TH AV, ws, 24 n 59th, 36x100; J D'Amato—Paul Krackow 300.00

JULY 31.
 ATLANTIC AV, 1866; D Glasser—FJas Clery, Michal G Sullivan 162.50
 DE KALB AV, 930-2; J Applebaum—W B Corp & Weisfeld Bros 271.00
 FLATBUSH AV, 1475; M Posner—Max Huncke & Walter B Wills 2,490.00
 FLUSHING AV, 824; N Rosenberg—Morris Sulzman & Robt Tiefenbaum 137.00
 WILLIAMS AV, ws, 100 s Dumont av, 100x100; B Lein—Revlis Realty Co 400.00

AUG. 1.
 E 22D ST, ws, 124.11 n Foster av, 80x 100; R L Williams—M Tatarsky 25.00
 61ST ST, ss, 80 w 16 av, —x—; R L Williams—A Sond 25.00
 AV N, nec E 14th, 40x100; R L Williams—P Ginta 25.00
 ST MARK'S AV, bet Rochester & Buffalo avs; F M Hausling—St Mary's Hospital & Harrison & Meyer 125.00

AUG. 3.
 FT GREENE PL, ses, 277.10 n Fulton, 47x100; Saml Weinberg—Hartman Constn Co 165.00
 79TH ST, sec 6 av, 160x100; H Bernstein—Henry Roth Bldg Co 493.30
 FOUNTAIN AV, 550; Sterling Woodworking Co—Vladimer Keanich & Salvatore Passeriello 55.02
 PITKIN AV, nwc Powell, 50x125; A Glickman—Brein Amusement Co 75.00

AUG. 4.
 AMBOY ST, es, 100 s Sutter av, 100x 100; Klein Material Co—Eisenberg & Brimberg 944.83
 FRANKLIN ST, 214; Hydraulic Press Brick Co—Morris Salzman & Wm P McGarry 167.70

AUG. 5.
 E 39TH ST, es, 172 n Church av, 40x 100; C T Willard Co—Jos & Frank Grisler 104.00
 PENNSYLVANIA AV, 363-71; Coco Bros—Glory of Israel Hebrew Institute & Feldman Heating Co & H Feldman 220.00
 SCHENCK AV, ws, 165 n Livonia av, 20x100; K Meltzer—Sarah Schwartz 86.50
 STONE AV, nwc Riverdale av, 100x 100; M Horowitz—Cris River Co & Barnett Baltofsky 425.00
 STONE AV, nwc Riverdale av, 100x 100; Volitsky & Jarcho—Cris River Inc, Max Kobre & Barnet Beltowsky, 4,725.00
 SAME PROP; Klein Material Co—Cris River Inc 3,067.00

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.

AUG. 1.
 BWAY, sec 43d; Wenkler Iron Co—1482 Bway Co et al; July31'14 80.00
 3D AV, 2076-80; Felice Trochia—Mary E Jones et al; July16'14 225.00
 *SAME PROP; Jarcho & Ebert—same; July16'14 275.00
 *SAME PROP; Empire Architectural Iron Wks—Annie Jones et al; July 15'14 487.00

AUG. 2.
 BWAY, sec 81st, 102x220.4; National Fireproof Sash & Door Co—Est of Adolph Bernheimer et al; July8'14... 1,400.00

AUG. 4.
 29TH ST, 39-41 W; Barnet Schacht—Rockbridge Realty Co et al; Apr 27'14 1,290.00
 42D ST, 403 W; Stanley & Patterson, Inc—Wm Daniel et al; May5'14 131.87
 48TH ST, 317 E; Aaron Udow—Philip Fiumefreddo et al; Aug20'13 25.80
 171ST ST, 505 W; Lewis Smith—Louis Weiss et al; July23'13 143.00
 ST NICHOLAS AV, nwc 190th; Consolidated Chandelier Co—190th St Holding Co et al; Feb26'14 650.00

AUG. 5.
 173D ST, 555 W; Benj Feldman—Fletcher Court Co et al; Feb24'14... 361.00

AUG. 6.
 3D AV, 2076-80; Hudson Wood Working Co—Mary E Jones et al; July24'14 19.00
 *SHERMAN AV, nwc 204th; Progressive Painting & Decorating Co—Vermilyea Realty Co et al; June15'14..... 2,499.20
 *SHERMAN AV, 152; Jos Torregrossa—Vermilyea Realty Co et al; June 15'14 320.00

AUG. 7.
 175TH ST, ns, 100 w Audubon av; Michl J. Fitzgerald—Moses Goodman Corp et al; Apr28'14..... 190.00

Bronx.

JULY 31.
 No Satisfied Mechanics Liens filed this day.

AUG. 1.
 SUMMIT AV, 914; Salvatore Casolaro—Alema Realty Exch Co et al; June 22'14 30.00

AUG. 4.
 149TH ST (**), ss, 216 w Brook av; Ideal Gas & Electric Fixture Co—149th St Co et al; Dec3'13..... 404.00

AUG. 5.
 WHITE PLAINS RD, ws, 50 s 221st, 50x100; J Marcus Woodworking Co—Bolte Bros et al; July6'14..... 122.00

AUG. 6.
 *PROSPECT AV, nec Tremont av, 100x 100; Peter Fusco—Matteo Capobianco et al; July24'14 359.00
 UNIONPORT RD, 1673; Del Baso Contracting Co—B McCullough; July 29'14 42.00
 *Recorded in N. Y. County.

Brooklyn.

JULY 30.
 3D AV, nec 72d, 250x100; Carmine Carraturo—Iba Bros, Inc, & Caspar Iba; July3'14 565.00

DUMONT AV, swc Douglass, 250x100x 240x100; Audley Clarke Co—Douglass Bldg Co & Saml Bernstein; Dec 12'13 3,010.71

DUMONT AV, nec Hinsdale, 100x100; Moses Annenberg—Almound Holding Co, Inc, & Harry Friedland; Apr 27'14 322.00

JULY 31.
 COURT ST, wc Joralemon, 75x125; M Glasser—Weinbro Realty Co & Jno H Parker Co; May7'14 1,083.38
 S 2D ST, 261; J Victer—Joe & Becky Bernstein, Louis Zimmerman & Abram Zindler; July17'14 105.00

CATON AV, nwc Ocean av, 150x110x180 x105; Curry & Co—Ethel G Newton, D & Glenwood H Hawkins; Jan24'14... 311.50

CATON AV, ns, 45 w Ocean av, —x—; Jos Haag—Newton D Hawkins; Aug 6'13 175.00

*LAFAYETTE AV, ss, 250 e Reid av, 50x100; Sam Chodosh—Stoller Realty Co; July10'14 950.00

AUG. 1.
 No Satisfied Mechanics' Liens filed this day.

AUG. 3.
 STRATFORD RD, sec Caton av, 98x 105x132.9x100; Aron Schonberger—Comet Constn Co, Inc; July27'14... 2,725.00

*SURF AV, ss, 56.6 e W 35th, 204.4x 398; Benedette Cerrito—Vincent Cerrito & Jno Shapiro & Jno Lowenthal; May28'14 59.25

*SAME PROP; Salvatore Romeo—same; May28'14 79.75

*SAME PROP; Frank Lance—same; May28'14 59.25

*SAME PROP; Sebastiano Parise—same; May26'14 86.25

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

AUG. 5.
 ADELPHI ST, 156-162; Gowans & Arnott—Hartman Constn Co; May22'14. 1,000.00
 ADELPHI ST, 156-162; M R Dowdeswell Co, Inc—Hartman Constn Co; July 24'14 1,000.00

*SAME PROP; Gowans & Arnott—same; July17'14 1,350.00

*GRAND ST, nec 32d, —x—; Turner Contracting & Impt Co—Mass Realty Co; June9'14 286.00

PRESIDENT ST, 1307; Popkin Gas Fix Co—Peter Aronson & Mechanics' Bank; Oct31'13 115.00

9TH ST, ns, 247.10 e 6 av, 60x80; Baron B Johnson—Congregation Bnai Scho-laum of So Bklyn & Thos Drysdale & L Greenblat & Son; July16'14..... 47.30

W 20TH ST, es, 170 n Mermaid av, 40x 120 Vincenzo Nasta—Rose A & Jas Cavanagh; Apr14'14 624.00

W 20TH ST, es, 190 n Mermaid av, 40x 120; same—Jas Cavanagh; Apr7'14... 624.00

BEDFORD AV, 2461, Hans P Hohn—Elias P Hicks & Frank E Foster, agent; July20'14 53.00

*LIBERTY AV, swc Forbell av, 81.1x 100; Warren Chemical & Mfg Co—Rockmore Realty Co & Sloan & Friedman & Wm Zaslav; July28'14..... 77.80

*MEEKER AV, ss, 196.2 w Morgan av, 27.8x85; Bell Fire Proofing Co—Schwartz & Co, Inc; Feb24'14..... 91.30

VERNON AV, 242; Solomon Blum—Bes-sie Rosier, Saml Silver & Chas Bokshinsky; Mar5'14 75.00

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

ATTACHMENTS.

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

Manhattan.

- JULY 31. FRANKEL, Berthold W; Albt T Scharps; \$83.50; A T Scharps. JACOB E DECKER & SONS; N Y Independent Meat Co; \$860.22; T Smith. AUG. 1. BELFORD, Wm J; Berel Chazensky; \$5,000; L P Goldberg. AUG. 3. INTRA VAJA Pietro; Dominici Bros & Co; \$3,015.26; I Finkler. AUG. 4. BEHRENS, Oscar; Gramma Service Corp; \$3,750; E S Booth. AUG. 5. FEDERAL TRUST CO; Jos M Conklin, assignee, &c; \$8,767.97; Olcott, Gruber, Bonyne & McManus. VICTORIA WHITE GRANITE CO; Jos P Casey; \$3,400; G F Harriman.

CHATEL MORTGAGES. AFFECTING REAL ESTATE.

Manhattan.

- JULY 31, AUG. 1, 3, 4, 5, 6. Apex Electric Co. Centre st, 209.. 235.36 Fairbanks Co. Machine Collier, P F & Son, Inc. 13th st, 416-30 W. Staley Electric Elevator & M Co. Elevator 2,300.00 Orza, Alfonso. Columbus av, 654.. E Esposito. Fixtures 125.00 Waclark Realty Co. 77th st, 1 E.. Staley Electric Elevator & M Co. Elevator 3,775.00

Bronx.

- JULY 31, AUG. 1, 3, 4, 5, 6. D'Alessandro, Giovanni. 2392 Arthur av. Erminio Esposito. Barber Fixtures 448.50 Nista Constn Co. Crotona av, nec 187th, x.. Metropolitan Chandelier Co. Gas fixtures 475.00

Brooklyn.

- JULY 30, 31, AUG. 1, 3, 4, 5. H M B Bldg Co. Livonia av, c Douglas. Colonial Mantel & Refrigerator Co. (R) 365.00 Kotimsky, B. Blake av, c Cleveland.. Isaac A Sheppard & Co. Ranges.. 566.00 Parkside Court Realty Co. Parkside ct, c Parkside av.. Popkin Gas Fix Co. Pease & Sons. 62d st & 24th av.. Columbia Gas Fix Co. Gas Fix. 300.00 Siegfried, Morris. 292 Bedford av.. Philip Schonfeld. Gas pipes, &c.. 500.00

BUILDING LOAN CONTRACTS.

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

Manhattan.

- AUG. 4. 62D ST, ns, 125 w Park av, 75x100.5; Lawyers' Title Ins & Trust Co loans 62D St Co, Inc, to erect a 9-sty apartment; 7 payments. 300,000.00 AUG. 5. 80TH ST, ns, 100 e 2 av, 75x102.2; Germania Life Ins Co loans Sterling Stable Co to erect - sty bldg; - payments 50,000.00

Bronx.

- JULY 31. 215TH ST, ss, bet Paulding & Laconia avs, Lot 564, map of Laconia Park; Eliz K Dooling loans Antonia & Nicolina Snozzi, Michelangelo & Lucia Errico to erect 2-sty brick bldg; 4 payments 2,700.00 HERMAN AV, ns, 139.6 e Olmstead av, 75x103.6; Central Mtg Co loans Edw J Moberg & Alfd E Kendal to erect -sty bldg; - payments. 8,000.00 239TH ST, ss, 325 e Katonah av, 75x100; Central Mtg Co loans Ehrich Petersen to erect 3 1-family houses; 3 payments 9,600.00 AUG. 1. 231ST ST, ns, 445.4 e Paulding av; 50x114; City Mtg Co loans May H Collins to erect 2-sty fr dwg; 4 payments 3,000.00 FULTON AV, es, 256.9 n 169th, 50.1x 206.7; same loans Jno W Cornish Constn Co to erect 5-sty apartment; 13 payments 40,000.00 FULTON AV, es, 206.9 n 169th, 50.1x 206.4; same loans same to erect 5-sty apartment; 13 payments 40,000.00 LOT 159. Map of land of Jos Husson Est.; North N Y Savgs & Loan Assn loans Jas J Deasy to erect 2-sty & attic dwg; 3 payments 2,500.00 AUG. 3. HOE AV, es, 100 s 172d, 50x100; Manhattan Mtg Co loans Coryell Bldg Co, Inc, to erect 5-sty apartment; 14 payments 36,000.00 AUG. 4. CARLISLE PL, ws, 100 s 213th, 25x100; Eliz K Dooling loans Victoria Demucci to erect 2-sty & b bk dwg; - payments 2,000.00 AUG. 5. FOX ST, sec Av St John, 75x100; Rockland Realty Co loans Normal Constn Co to erect 5-sty tenement; 13 payments 60,000.00

ORDERS.

Brooklyn.

- JULY 31. DE KALB AV, 930-2; I Applebaum on Williamsburgh Savgs Bank to pay J S Sulsky 470.00 AUG. 3. CLEVELAND ST, ws, 85 s Hegeman av, 50x100; Sam Perres on Fredk J Heidenreich to pay Jake Pesetzky 250.00 AUG. 4. 59TH ST, ns, 320 e 11 av, 40x100; Pisarra Constn Co on J Lehrenkrauss & Sons to pay Fisher & Voorhies 525.00 TROY AV, es, bet St Marks av & Prospect pl, 50x80; Nass & Berg Inc on Home Title Ins Co to pay Terminal Lumber & Trim Co 505.77 AUG. 5. 59TH ST, ns, 320 e 11 av, 40x100; Pisarra Constn Co on Julius Lehrenkrauss & Son to pay Jacob Drosnen 275.00 SAME PROP; same on same to pay Nathan Tilin 139.00

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION. 157 East 67th Street.

ORDERS SERVED.

(First name is location of property; and name following dash is party against whom order has been served. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.)

Key to Classifications Used in Divisions of Auxiliary Fire Appliances, Combustibles and Places of Public Assembly

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

Week ending August 1.

MANHATTAN ORDERS SERVED.

Named Streets.

- Ann st, 53--Consolidated Gas Co. C-G Baxter st, 9-11--Simon Roth. C-G Baxter st, 9-11--Holgen Bros. C-G Beaver st, 43--G S Nicholas & Co. A-H Bond st, 42-44--Albert Brooks. D Bond st, 42-44--Samuel Geisman. D Bond st, 42-44--John C Martin. D Broad st, 86--Samuel Lakow. G Burling slip, 3--H E V Frankel, Inc. C City Hall pl, 25--Peates Electrotype Co. H-G Canal st, 417-21--J T Robinson & Son. C-G-I Duane st, 197--Helen Emburg Wardwell. E East Broadway, 123--Morris Breitgard & Barnett Leight. C-G East Houston st, 47--H Fishman, Inc. C East Houston st, 303--Morris Cohen. G East Houston st, 303--Jacob N Gores. G East Houston st, 303--Morris Last. G Eldridge st, 164--Israel Finkelstien. G Eldridge st, 164--Kantor & Rosen. G Eldridge st, 164--Harris Josephson. G Franklin st, 48--Jos Muniz. C-G Franklin st, 50-52--Julius Pollak. C-G Franklin st, 71-73--Edward Horemam. C-G Franklin st, 71-73--Oswald Hirsch. C Franklin st, 71-73--Moses Aronson. C Franklin st, 71-73--Victor Steinman. C Franklin st, 74--Joseph Lazarus. C-G Franklin st, 77--Solomon Michaelis. C Franklin st, 77--Simon Zeman. C Franklin st, 77--Estate Joseph Tuckerman. C Franklin st, 106--Estate Thos F Clarkson. C Franklin st, 112--Mrs. Blanche Boardman. C Front st, 203--N Y Asbestos Co. C Front st, 203--Herbert B Turner. C Front st, 212--Kate Weiner. C-G Front st, 212--Eugene R Rogers. C Fulton st, 20--Lazarus Isselbacher. C Fulton st, 20--Samuel W Eridgham, et al. C Fulton st, 40--Michael Greenberg. G Fulton st, 40--Michael Harvey. G Fulton st, 40--Joseph Russmow. G Fulton st, 40--Frank June. G Fulton st, 44--Millard E Hoose. C Fulton st, 45--Julius Klorfein. C Fulton st, 55--Emil Vonhof. C Fulton st, 58-60--John Weber. G Goerck st, 144--Therese Weil. C Goerck st, 144--"Max" Shakhat. C-I Goerck st, 144--"George" Goldkline. C Goerck st, 144--Zucker & Cohn. C-I Goerck st, 144--Sher & Hockheiser. C Goerck st, 144--Popeke & Heischuber. C-I Goerck st, 144--Wolk & Kiss. C Goerck st, 144--Max Osterer. C Grand st, 133--N Y Edison Co. D Grand st, 133--Nicholas Schlernitzauer. D Henry st, 110--The Joffe Press. G Henry st, 153--Morris Tomashoff & Sons. G Hester st, 194-6--Anthony Favilla. G Hester st, 194-6--Morris Hertz & Henry Levine. G Howard st, 2-4--Otto Partenheimer. G Howard st, 2-4--Cloister Press. G Howard st, 2-4--Empire Feather Duster Co. G Howard st, 2-4--Geo E Fritz. G

- Hudson st, 211--Beadleston & Woerz. C Hudson st, 675--Arthur J Brown. G Mercer st, 39--Samuel Rabinowitz. C-G Mercer st, 54--Jos L Bottenwiser. C Mercer st, 54--Morris Katz. C Mercer st, 165-7--H Danzine & Co. G Mercer st, 169--Arnold Rabinowitz. G Mercer st, 169--Joseph Wallner. G Mercer st, 169--Meyer Finkelstein. G Mercer st, 187-89--Estate Chas A Chesebrough. C Mercer st, 187-89--Samuel Bermorn. C-G Mercer st, 237--Walter D Goldsmith. G Mercer st, 237--Jacob Michalowitz. C Mercer st, 237--Abraham Austrow. C Mercer st, 237--Abraham Harrison. C-G Mercer st, 237--Abraham Porits. G Monroe st, 85--Samuel Kleinberg. C Mott st, 99--Helms Paper Box Co. C Mott st, 163--Michael Tedisco. E Murray st, 34--Manhattan R R Co. C Murray st, 34--Thomas Brander. C Murray st, 38--Trustees Columbia Univ. C Murray st, 38--Marcus B Tidy. C Murray st, 43--Edith E Tinker. C Pearl st, 441-7--Patteson Press. C Pearl st, 441-7--Thos Russel & Son. C-D Pearl st, 441-7--Chas Craske Co. C-D Thomas st, 58--Dunham Specialty Co. C Thompson st, 5--Pietro Bianchetti. C Tompkins st, 2-4-6--Jeremiah Hull. C Tompkins st, 2-4-6--Harris Tiger. C Tompkins st, 2-4-6--Edward A Dougherty. C Vesey st, 73--Isaac Frankel. A Vesey st, 73-75--Consolidated Gas Co. C-G Walker st, 43-45--Edward Meixler. C-G Walker st, 55--Hyman Kuprdig. C-G Walker st, 55--Rudolph Fleischer. G Walker st, 55--Jacob Altmark. C-G Walker st, 57--Estate Laura H Conkling. C-G Walker st, 57--Max Stower. C-G Walker st, 118-26--Ideal Gas & Electric Fixture Co. G Walker st, 118-26--Michael Shatt. G Walker st, 118-26--Joseph Polak. G Walker st, 118-26--Moe Levy. G Washington st, 193-199--Thos R McNeil. D-C Washington st, 193-199--Geo Gatses & Co. D-E-F-A Washington st, 193-199--Consolidated Gas Co. C Water st, 35--N Y Lubricating Oil Co. C West Houston st, 26--Novelty Feather Co. G West Houston st, 26--Annie Marx. C West Houston st, 28-30--Jacob Einshelmer. C West Houston st, 28-30--Joseph Camisl. C West Houston st, 28-30--Emil Mayer Baby Cap Co. C West Houston st, 76--Smith Bros. C West Houston st, 102--John Mackay & Co. G-C West Houston st, 182-4--Tony Epifania. G-C West Houston st, 182-4--Gartano Corderello. G-C West Houston st, 182-4--Edith Kane. C West Houston st, 182-4--Chas Bernardo. G-C West Houston st, 182-4--Gregory Dulgarian. G-C West Houston st, 123--Philip Manzello. C West Houston st, 123--John Pelliceno. C West Houston st, 123--Peter Eagnoli. C West Houston st, 123--Dominick Ferranta. C West Houston st, 123--Saverina Buffolo. C West Houston, 197--Frank Kenny. C White st, 35-37--Fanny C Calley. C White st, 62--Columbia Kid Hair Mfg Co. C White st, 62--Lewis, Kruger & Dubins. G Willett st, 48--David Baum. C Willett st, 52--David Schloss. C William st, 216-18--Wm E Rudse. G Wooster st, 43-45--Estate Wm H Gray. C Wooster st, 80-82--Harry Mirth. C Wooster st, 80-82--Banner Knee Pants Co. C Wooster st, 80-82--Novelty Paper Box Co. G Wooster st, 80-82--Podbresky & Goldin. G Wooster st, 80-82--S Crystal & Co. G Wooster st, 80-82--Gottfried & Schwartz. G Wooster st, 80-82--Modiste Garment Co. C-G Wooster st, 80-82--Victor Koch & Co. C-G Worth st, 39--Jno H Watson Est. C Worth st, 114-16--Samuel Weinberg. C-G

Numbered Streets.

- 4th st, 5 W--Innovations, Ltd. A-G-K 4th st, 308 E--Hamilton Fish Corp. C 5th st, 304--Sam Siegel. C 5th st, 805--N Y Couch Frame Co. C 5th st, 805--Samuel Ushornko. C 8th st, 63 E--Abraham Bloom. G 8th st, 63 E--Charles Stern. G 8th st, 63 E--Abraham Cahn. G 8th st, 63 E--Harry Bandernerg. G 11th st, 54 E--Kavnor Press Co. G 11th st, 54 E--Isidor Rudes & Samuel Fledell. G 11th st, 54 E--Isidor Hammauch & Hyman Konig. G 11th st, 54 E--Oscar Margolius & Son. G 11th st, 54 E--Morris Bossin. G 11th st, 54 E--Louis Heishkowitz. G-C 11th st, 54 E--Peter Gallo & Carl Helouberk. G-C 15th st, 30-32 W--Simon Gutner. G 17th st, 10 E--Deitsch Bros. G-I 17th st, 18 W--Harry Payton. G 17th st, 28 W--Chelsea Button Co. G 17th st, 40-42 W--Sachs Bros & Jalkut. G 17th st, 40-42 W--Benjamin Levy. G-C 17th st, 105 E--Germania Life Ins Co. C 17th st, 111 W--David & Rachel Osterweis. C 17th st, 205 E--Imperia Briganti. C 17th st, 205 E--Bernard Jacobson. C 17th st, 332 W--Louis Sandberg. C 18th st, 6-8 W--The Cohen Marks Co. G 18th st, 6-8 W--Schneidman Bros. G 18th st, 6-8 W--Fine & Cohen. G 18th st, 6-8 W--Frank & Bernstein. G 18th st, 6-8 W--Schachner, Hueller & Co. G 18th st, 6-8 W--National Dress Co. G 18th st, 6-8 W--Louis Horwitz. G 18th st, 6-8 W--Hiller Bros & Hiller. G 18th st, 6-8 W--J L Klein. G 18th st, 6-8 W--Mertel Realty Co, Inc. C 18th st, 6-8 W--The American Artistic Ornament Co. G 19th st, 37 W--Morris Shalita. G 19th st, 40-42 E--Realty Mortgage Co. C 19th st, 47 E--Edward V Z Lane. C 19th st, 205-7 W--Isidor Friend. H-A-G 20th st, 11 W--Mrs Lillie J Earle. A-C 20th st, 11 W--Mrs. Lillie J Earle. SS-C 20th st, 13-15 W--Courtland H Young. SS 20th st, 40-46 W--Eliza Guggenheimer. C

21st st, 24-26 E—Onyx Button Works, Inc., L-G-A
 21st st, 48-50 W—Elizabeth MahoneyG
 21st st, 64 W—Joel MillerG
 22d st, 40-42 W—Samuel JacobsG
 22d st, 129-31 W—Paterno BrosC
 22d st, 129-31 W—Paterno BrosSS-A
 22d st, 150 W—Shannon Mfg CoG
 22d st, 150 W—Groos & HindosG
 22d st, 150 W—Feldman & DorterG
 22d st, 323—Carved Wood Novelty CoC
 22d st, 323—Rocco MangoC
 22d st, 323—Standard Hardware CoC
 23d st, 168 W—Louis FerstG
 23d st, 168 W—Alex RosenbergC
 24th st, 141-43 W—Max B FishmanG
 24th st, 148-50 W—Goldstein & CooperG
 24th st, 148-50 W—Windsor Mfg CoG
 24th st, 148-50 W—National Costume CoG
 24th st, 157 W—Samuel JacobsG
 24th st, 159-61 W—S Herzog Embroidery WorksC-G
 24th st, 159-61 W—Ernest BrunoG
 25th st, 137-39 W—David NathowitzI
 25th st, 137-39 W—Lyric Waist CoI
 25th st, 516-24 W—Henry A CousinsC-G
 25th st, 516-24 W—Apex Color WorksG
 26th st, 26 W—New Hungarian Restaurant CoA
 26th st, 26 W—Negrin BrosG
 26th st, 26 W—Rosenzweig & RosenbergC-G
 26th st, 26 W—Soldinger BrosG
 26th st, 26 W—Modern Button CoG
 26th st, 26 W—Mrs. Rosanna BatchelorC-G
 26th st, 37-43 W—Sostman Mercantile CoG
 26th st, 37-43 W—Rapp Jelenko CoG
 26th st, 52 W—Michael CharlesC-G
 26th st, 109-15 W—Erlanger & ReisC
 26th st, 109-15 W—Clover Waist CoC
 26th st, 122-6 W—Jacobs & JacobsC
 26th st, 147 W—Hebbard & BroC
 26th st, 147 W—O J Muller & CoC
 26th st, 343-47 W—Louis Bauer CoC
 27th st, 418 W—George KlumpC-G
 28th st, 51 W—August GustafsonC
 28th st, 51 W—Henry J Schwartz et alC
 28th st, 51 W—Louis LevineC-G
 29th st, 301-3 E—Paul SheirrC-G
 29th st, 301-3 E—John WernerG
 29th st, 301-3 E—Chas E DelagoC
 30th st, 110-12 W—Pogostin & DermanC
 30th st, 110-12 W—Joseph ProvenzanoC
 30th st, 110-12 W—Heyward H McAllisterC
 30th st, 357 W—Collins & ThompsonC
 31st st, 351-3 E—Frank PaczigsC
 31st st, 351-3 E—Wand Mfg CoC-G
 31st st, 364 W—Ernest F KleeC
 33d st, 12 E—Hurowitz & SamuelsG
 35th st, 155 E—Chas KennedyL-C
 36th st, 28-30 W—Charles Sturman IncG
 36th st, 28-30 W—Woller & WonkelG
 36th st, 28-30 W—Vogue Hat CoG
 36th st, 28-30 W—Wittnauer CoG
 36th st, 28-30 W—Herman S BescoG
 36th st, 28-30 W—Atkinson Mentzer & CoG
 36th st, 28-30 W—Simon & CoG
 37th st, 12 W—Max H Birge & CoG
 37th st, 12 W—Morsoff & ReichG
 37th st, 12 W—Bert UnderwoodG
 37th st, 12 W—Max CohnG
 37th st, 12 W—Alexander TaylorG
 37th st, 61 W—Mary ColemanG
 37th st, 61 W—Max SmallG
 37th st, 258 W—Ceosepa CardilloC
 39th st, 343-45 W—John MorganC
 40th st, 102 W—Simon SanterC
 40th st, 345 W—Perfection Film Co, Inc, A-C-K
 40th st, 401 W—Oran F Le RoyC
 40th st, 461-7 W—Patrick F QuinnC
 40th st, 461-7 W—Chas E StrongC
 41st st, 235 E—Emery ThompsonC
 41st st, 235 E—Erainard T Norris et alC
 41st st, 330 W—John ScholserC
 42d st, 511 W—Albert L ThompsonC
 42d st, 551 W—Berino Mfg CoC
 44th st, 75-77 W—William Rafael et alA
 44th st, 636 W—The Utility CoH-A-G-K
 45th st, 510-14 W—Thos ConnorsD
 45th st, 510-14 W—N Y Edison CoD
 49th st, 244 W—Frederick W SchaffnerH-G-A-D-C
 50th st, 529-31 W—Empire Auto Top CoC-D-G-A
 53d st, 162 E—Louis DeutschC-D
 54th st, 245 W—William SommerC
 54th st, 245 W—N Y Edison CoD
 61st st, 3-7 W—Public Service ExpressG
 61st st, 3-7 W—Jandorf Auto CoG
 62d st, 19-21 W—David StoeffC-H-A-G-D
 62d st, 19-21 W—Lawrence Jennings & Morris RosenblumG-D-H-A-K
 63d st, 51 W—Findeisen & Krop Mfg CoA-K
 64th st, 241 W—Eng Bournonville Welding CoA-G-O
 67th st, 42-50 W—Reliable Electric Plating WksH-G
 67th st, 50 W—Commercial Auto Maintaining CoH-A-G-C-K
 72d st, 175 W—Monewood Realty CoH-A-G
 72d st, 511-23 E—N Jacobs & SonsA
 77th st, 50-58 W—Montrose Bond & Realty CoG-D
 87th st, 211-13 W—Sydney HolmesA-G-C
 91st st, 422-24 E—Hellygate Garage CoG
 105th st, 138 E—Rutishauser BrosH-A-C-K
 109th st & East River—Murtha & Schmol CoH-A-G-K
 116th st, 113 W—Lenox Auto Tire WksK-A
 129th st, 640 W—London Construction CoC
 140th st, W, ft of & N R—Frederick R Welch, L
 143d st, 274 W—Julius BlumenfeldH-K

Named Avenues.

Amsterdam av, 1423—Harry KrugerK-G-A
 Amsterdam av, 1838—Samuel H BallG
 Eowery, 249—Traiger & LicknerL
 Broadway, 649-51—Greenbaum Mfg CoG
 Broadway, 699—N Y Edison CoD
 Broadway, 721-3 L Henry & CoG
 Broadway, 810—Chas G WilloughbyA-G
 Broadway, 1874—Lyons Atlas CoG-A
 Broadway, 2291-9—Baer BrosG-D
 Broadway, 2291-9—Edward L MixD
 Broadway, 2291-9—Harris Liftin & SonD
 Broadway, 2291-9—Ray MorrisD
 Broadway, 2291-9—Colonial Flower ShopD
 Broadway, 2291-9—John KirwanD
 Broadway, 4192—Harry RaoulG
 Cathedral Parkway, 2-10—Eureka Auto Station, IncG
 Central Pk W, 112-24—Rothschild Realty CoD
 Park av, 840—76th St & Park Av CoSS

West Broadway, 179—Elson & JellingC
 West Broadway, 179—Adam Kramer EstateC
 West Broadway, 179—Joseph WechslerG-C
 West Broadway, 401—David AltmanC
 West Broadway, 408-10—Jacob BonnanG
 West Broadway, 408-10—Jos KalperinG
 West Broadway, 408-10—W H Kemp CoG
 West Broadway, 408-10—Hyman KesslerC-G
 West Broadway, 424—James DeanC
 West Broadway, 432-34—George MinkowitzC
 West Broadway, 452—Milano Pharmacal CoG
 West Broadway, 505—William ForsbergG
 West Broadway, 507-509—Louis SeligmanC
 West Broadway, 520-24—Julio ZuninoG
 West Broadway, 520-24—John CappelloG
 West Broadway, 520-24—John L McKennaG
 West Broadway, 520-24—Fabric Mig CoG
 Zerega Av, 1175—Colorado Realty CoG-J

Numbered Avenues.

1st av, 636-644—Pedersen Lubricator CoC
 1st av, 636-644—Peter Theis' SonsC
 1st av, 636-644—B & J, EschmannC
 1st av, 636-644—Simplex Typewriter CoC
 1st av, 1167—Chesbro Whitman CoC
 1st av, 1895—Crescent Star Realty CoSS
 2d av, 1412—Louis FrankenthalerC
 3d av, 36—Isidore RosenC
 3d av, 36—Hamilton Fish CorporationC
 4th av, 103—Raisner BrosC
 6th av, 40—Israel SagovitzK-G
 6th av, 344—Jos EwensG
 6th av, 344—Herman GarfinkelC
 6th av, 346—Royal Novelty CoG
 6th av, 346—Alfred GriffenG
 6th av, 874—Washington Arch Realty CoC
 7th av, 51-53—Philip CustenL-C-G
 9th av, 274-80—Hugh Getty IncH-A
 9th av, 337—Chas A PearceH-A
 10th av, 767-69—Becker BrosG
 10th av, 888—Gordon BrosH-G
 11th av & 50th st—Kohler & Campbell, Inc., K-G

BRONX ORDERS SERVED.

Named Streets.

Erown pl, 142-44—Louis SpallaA-C-K

Numbered Streets.

134th st, 635 E—Berger & BrethauerA-H-G
 135th st, 259 E—John L WinnH-A-G
 156th st, 911 E—Moris CitrinH-G
 164th st & Brook av—Anheuser-Busch Agency, H-A-L
 165th st, 765 E—Peter G ThoretzA-K
 169th st, 638 E—Max BerlinerH-G
 180th st & Bronx st—Metropolitan Dye Works, H-A-G-C

Named Avenues.

Bathgate av, 1908-10—John J FoxE
 Castle Hill av, 1166-68—Bernard Estling, A-G-L-C

Numbered Avenues.

3d av, 3006—Evans Bros & Byan, Inc.A-G
 3d av, 3006—Public Service Express Co, H-G-C-L-K

BROOKLYN ORDERS SERVED.

Named Streets.

Adams st, 74—Berns Veterinary Hospital, H-A-D-M
 Adams st, 117—Adolph Degehard, H-A-G
 Batchelder st, ft of on Emmons av—Julius Liebmann, H-A-G
 Berriman st, 123-5—Katofsky & Sons, G
 Berry st, 195—J F Blaisdell, H-A-G
 Boerum st, 264—Meyer Hirsch, O
 Catherine st, 18—Emil Heger, H
 Clarkson st, 85—Henry Mangels, A-G
 Clay st, 56-S C Edwards, D
 Cleveland st, 412—Jacob Solovay, H-A
 Clinton st, 102—Oscar Palmer, H-A-G
 College pl, 23—R B Woodward, G-O
 Cook's lane & R R av—F B Henderson, G-A
 Court st, 69—S Ertracher, A
 Delamere pl, 672—John S Healy, A-G
 Diamond st, 219—J M Doppel & Co, G-H-A
 Emerson pl, e s, n DeKalb av—F H Pierce, A-G
 Franklin st, 38—Auto Trucking Co, H
 Franklin st, 97—Wm Spiesel, A
 Franklin st, 200—Benj Silber, A-H
 Freeman st, 158—Mandel & Gelman, A-H
 Frost st, 64-66—Garsat Co, A-H
 Fulton st, 29-33—Lyons Hotel Co, F-C-D-A
 Fulton st, 50-54—Albert Genevise, C-F-A-D-I
 Fulton st, 50-54—Bklyn Union Gas Co, C
 Fulton st, 283-85—Michael Cosgrove, A
 Fulton st, 289-91—E J Byrne, Supt St Dept, C
 Bklyn Union Gas Co, C
 Fulton st, 692—Wm Harkness, K-A-G
 Gold st, 192—H Schifferdecker, A
 Grand st, 738—I S Remsen Mfg Co, H-A-G
 Hart st, 438—St John's Baptist Church Day Nursery, C
 Hawthorne st, 284—Ed S Norton, C
 Hemlock st, 164-66—Isidor Walter, H-A-G
 Hewes st, 407-09—Chas H Meyer & Chas H Hulsen, A-C-G
 Hewes st, 407-09—Phillip Jung, C
 Hewes, 407-9—Bklyn Union Gas Co, C
 High st, 182—T C Takami, H-A-O
 Lawrence st, 191—J E Dusseldorf, A-G
 Livingston st, 140—Hauk Mfg Co, C
 Midwood st, 12—Est J Lefferts, A
 Midwood st, 218—H E Wimpfheimer, D
 Pacific st, 1365—Henry H Wood, H-A-G-D
 Palmetto st, 84—Henry Remmer, H-A-G
 Palmetto st, 199—Jacob Beilman, H-A-G
 Rapalyea st, 29—A Sessa, H-A
 Tillary st, 10—John Clawson Mills Co, A
 Tillary st, 10-12—Geo F Langenbacker, F-D-I-A
 Troutman st, 103—Chas J Henn, H-A
 Union st, 497—John F Schmadeke, H-A
 Washington st, 1070-2—Excelsior Storage Warehouse, G-A

Numbered Streets.

9th st, 2054 E—Ed Cole, H-A
 15th st, 412 E—W D Ebinger, A-G
 15th st, 2450 E—N Van Valkenburgh, G-A
 16th st, 148 Bay—F J Duffy, H-A-G
 16th st, 550 E—Ethel M Perin, A
 17th st, 139 Bay—Earl H Mayne, A-G
 17th st, 1439 E—Sara Sheinart, A
 18th st, 631 E—D Turnbul, A
 18th st, 685 E—C B Williams, A
 18th st, 799 E—C D Wood, A-G
 18th st, 1563 E—A A Baumgartner, H-A-G
 19th st, 183 Bay—E F Hurlbert, G-D
 19th st & Surf av—R Rayenhall, Sr., H-A-G-D
 21st st, 1355 E—E Springstead, H-A-G
 28th st, 417 E—E W Ellsworth, A

32d st, 657 E—Sachse Bros, H-A-G
 32d st, 733 E—H W Eginton, O
 41st st, 36-44—Great Bear Spring Co, D
 82d st, 2224—Chas Guden, H-A-G
 82d st, 2246—G V Grunderman, H-A-G

Named Avenues.

Albemarle rd, 2010—H E Hunt, H-A-G
 Atlantic av, 302—Samuel Segal, H-A-G
 Atlantic av, 932—F L T Wortmann, H-A-G
 Atlantic av, 1581—Joseph Byk, H-A-G
 Atlantic av, 1656—Burns & Astarita, G-A
 Atlantic av & Beach 43d st—C S Hammer-schlag, H-A-G
 Av D, 3420—Fredk W Harre, H-A-G
 Av F, 2604—Bernard Stern, A
 Av F, 3111—James H Hare, O
 Av H, 1415—J H Jube, Jr., G
 Av H, 1715—C F Kingsley, A
 Av I, 1121 (rear)—L T Weiss, G-A
 Av L, 1911—Edna C Foster, A-G
 Bedford av, 250—Sam Zimmel, H-A-G
 Bedford av, 706—Abraham Levin, H-A-G-D
 Bedford av, 1102—C E Schulz, H-A
 Bedford av, 1913—W J Reineking, A-D
 Bowery & Kensington Wk—C R O'Neill, A-G
 Broadway, 1850—W Plapinger, A-G
 Bushwick av, 810—C H Reynolds, C-H-A-G-D
 Carlton av, 156—John W Ortiz, A-D
 Central av, 675—Phillip Hasloch, O-A
 Cortelyou rd, 1418—Thayer, Wilkinson & Co, A
 Ditmas av, 1908—Geo Weidmann, D-A
 Ditmas av, 1402—J D Strahmann, D
 Flatbush av, 626—Henry C Ryon, G-H-A
 Flatland av, 9215—C S Sofield, H-A-G-D
 Flushing av, 367—J R Hodgson, O-M-A
 Glenwood rd, 3220—Marcus Stein, A-G
 Glenwood rd, 3320—McKnight Realty Co, H-A-G
 Ft Hamilton av, 3819—Wm P Rex, H-A-G
 Graham av, 568-70—Sam Rosner, G-A
 Grant av, 30—Wm Goemann, H-A-G
 Jamaica av, 418—Emilie Kolesch, H-A-G
 Johnson av, 321—Camille Lehman, H-A-G-D
 Kingston av, 233—P F Meissner, G-A
 Manhattan av, 271—John A Renn, G-A-O
 Marlborough rd, 461—May M Howley, G-H
 Myrtle av, 86-90—James McEnery, G-D
 Myrtle av, 962—Max Turoff, H-A
 Newkirk av, 2409—Oscar Stolp, H-A-G
 Norman av, 118—Philip Grenloch, H-A-G
 Nostrand av, 1404—Mark Shoetz, A
 Ocean Parkway, 791—Paul Bernd, G-A
 Ocean Parkway & Av T—Wm P Austin, H-A
 Pitkin av, 2356—M & S Tashman, D-H-A
 Rochester av, 80—Hugh Kenny, H-A-G
 Rutland rd, 237—M L Preston, G-A-O
 Stone av, 482—B Kaufman, H-A-G
 Stratford rd, 284—Chauncey Kelton, A-D-H
 Throop av, 182—Charles Schatz, A-G
 Westminster rd, 215—J E Jennings, H-A-G

Numbered Avenues.

4th av, nec 93d st—Albert Wilkins, D-A-H
 5th av, 167—S & I Brodtkin, K-H-A
 5th av, 697—Louis J Smith, A-G
 5th av, 717—Fannie Gett, C

QUEENS ORDERS SERVED.

Named Streets.

Amity st, 238 (Flushing)—G W Webster, A
 Beach st, 109-11 S (Richmond Hill)—H R Bliss, H-A-G
 Cornelia st, 2400 (Glendale)—H Hagenkott, H-A-G
 Cornelia st, 2402 (Glendale)—A Hagenkott, H-A-G
 Grand st, 25 (Maspeth)—H D Dow, M D, H-A-K-G
 Grand st, 57 (Maspeth)—Geo Engelert, H-A-G
 John st, 7—Haupt Paint & Hardware Co, A
 Maspeth st, 122 (Maspeth)—Anthony Kneip, H-A-G
 Orchard & Garfield sts (Richmond Hill)—Louis Sack, A-G
 Ray st, 7 (Jamaica)—H W O'Neill, H-A-G
 Union Hall st, 73 (Jamaica)—Percy G James, H-A-G

Named Avenues.

Boulevard, 421 (R Beach)—Wm Szerlip, K-A-H
 Boulevard, 585 (R Beach)—Weiss & Krauss, A-G
 Braddish av, sec Waldo av (Bayside)—Emma J Smith, H-A-G
 Broadway, 88 (Flushing)—Benjamin Farber, H-A-M-D
 Broadway, 226 (Flushing)—Ernest Sexamer, H-A-G
 Central av, 48—P J O'Connor, H-A-G
 Chichester av, 3111 (Richmond Hill)—Vivian Edwards, H-A-G
 Fresh Pond rd, 860 (Ridgewood)—Walter Batten, A-D
 Greenwood av, nr Broadway (F. Rockaway)—Leon Lezinsky, H-A-G
 Grove av, 11 S (Rockaway Beach)—Alex Wiener, A
 Hopkins av, 386 (L I City)—A B Steinman, A-G
 Jackson av & 12th st (L I City)—St John's Hospital, A-G
 Jamaica av, 3307 (Richmond Hill)—Tuthill & Schellinger, H-A
 Jerome av, 4250 (Ozone Park)—Edwin Smith, A-D
 Johnson av, 32 (Richmond Hill)—H C Court-en, M D, H-A-G
 Lefferts av, 9 S (Richmond Hill)—S Lauritz-er, D
 Lexington av, 20 (Maspeth)—Adolph Bensen, G-A-H
 Metropolitan av & Union turnpike—J Auten-reith, H-A-G
 Myrtle av, 1840 (Ridgewood)—Michael Link, K-A-H-G
 Myrtle av, 2725 (Glendale)—Nathan Keller, A-H-G
 National av, 252 (Corona)—E C Klein, M D, H-A-G
 Newton av, cor N Henry st (Astoria)—Wm Krahl, H-A-G
 Washington av, 480 (Rockaway)—W J Hem-lett, G
 Westminster rd, ns, e of Shore rd (Douglas-ton)—Wm H Shields, H-A-G

Numbered Avenues.

1st av, 550 (Astoria)—M Koenig, H-A-G
 17th av, 563 (L I City)—Hanning, Borheck & Heysler, H-A-G

RICHMOND ORDERS SERVED.

St Mary's av, 19 (Rosebank)—Jas R Halli-day, C

BUILDING MANAGEMENT

BOND ISSUES ON IMPROVED PROPERTIES

By S. W. STRAUS, of S. W. Straus & Company*

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

WELL designed, well located and well operated office buildings are valuable and profitable classes of property, and bonds secured by such properties, under conservative precautions and restrictions, are safe investments. I doubt if there is any class of bonds in the investment market which contribute so much to our national prosperity, to the building up of our cities, to the improvement of our downtown districts and to the enhancement of property values, as office building bonds. We are driven by sheer force of economic necessity to build skyward. Old three and four story buildings, which have been depreciated until they are, practically speaking, liabilities rather than assets, must be torn down to make room for new, modern, fireproof office buildings mounting ten, fifteen and twenty stories into the air. The service which tenants now demand and receive in high class office buildings has made the newer structures increasingly attractive from a renting standpoint.

When Owner Must Improve.

The owner of downtown property frequently finds himself in a position in which he must improve his land with a first class, modern building, or else see the return on his capital whittled down to the vanishing point. In normal times new industries are constantly forming, new fields for capital are constantly developing, and the demand for office space is one that must be constantly met. Owners are driven, therefore, to the erection of steel frame, fireproof office buildings. The question then arises: how may the construction of such a building be most profitably and conveniently financed?

Taking the situation by and large, however, there is no doubt that the issuance of bonds, maturing over a term of ten to fifteen years, is from many standpoints the most convenient and most profitable method of financing an office building. In many cities temporary building loans are common, replaced at a later date with a permanent loan. It may be safely said, however, that the plan of financing office building construction through the issuance of first mortgage bonds, secured by the property, is one which is enjoying a steadily increasing popularity. This is practically the only method of permanent financing which is generally applicable. It is needless to say, of course, that permanent financing has every advantage over temporary financing, and the office building owner who can schedule his obligations for ten or fifteen years in advance with accuracy is in the best position to get the highest efficiency out of his invested funds.

Confidence Necessary.

Without the confidence of the investor, the owner is helpless. Without the cooperation of the investment banker, the owner and the investor alike are helpless, since he is the middle man who alone can arrange the financing of the building under this method by the sale of the bonds.

I have the very strongest belief in office building bonds of the better grade. I have the heartiest contempt for office building bonds which are issued in an attempt to put up a 16-story building on a towering superstructure of mortgages piled high as the building itself, with the bond buyer contributing all the funds



S. W. STRAUS.

but the handful of coppers which the promoter has advanced as his share of the ready cash.

There are cities which are over-supplied with offices. I have in mind one Western city in which the number of rentable offices was increased in one single year from 4,000 to more than 8,000. Several issues of office building bonds in that city went into default during the two years following. It is against such conditions as these that the investment banker must set himself firmly.

The investment banker must see that the bond issue is well made, well secured and amply protected. There is nothing inherent in office building bonds to prevent them from going into default. They must be protected by ample physical assets which safeguard the principal and by ample earning power, which insures the prompt payment of interest. Bond issues which do not conform to this standard of safety should be thrust into the outer darkness.

Safeguarding Clients.

To safeguard the interests of his clients, it is only necessary for the investment banker specializing in office building bonds to adhere to a few simple rules.

First, the building must be erected in response to a real rental demand in a city where real estate values are sound and stable and constantly growing as the result of normal, solid increase in population, and not as the result of booms or speculation, and the bonds must be a direct first mortgage on the property.

Second, the location must be such as to insure its constant rental.

Third, the equity representing the cash investment of the owner of the building must be sufficient to protect absolutely the interests of the bondholders.

Fourth, the margin of assured rental earning power over the annual interest charges must be ample.

Fifth, the mortgagor must be responsible.

Sixth, the bonds must mature serially, so that a portion of the loan is being paid off each year during its life, thus more than compensating for the depreciation or obsolescence of the building.

These are the standards of safety in

office building bonds to which investors have been educated, and which investors today are demanding. Bond issues which conform to these requirements can be assured of prompt purchase by responsible investment banking houses, and prompt distribution to investors. Bonds which do not conform to these requirements were better never issued.

Reason for Losses.

Those instances of loss which have taken place have been, without exception, instances due to violation of the above rules. Violation of conservatism and the principles of sound finance must inevitably bring their own punishment. Where the loan is conservatively made and backed by well built, well managed property of ample value and ample earning power, there is no safer class of investment.

During the last ten or fifteen years many insurance companies have loaned money secured by mortgages on office buildings and the land, thus stamping them as investments of the most conservative character. If such a mortgage is divided up into a series of bonds, of course it loses nothing of its safety. Indeed, if the bonds mature serially, as they should in all cases, the safety of the loan is actually increased, because as the earlier bonds mature and are paid off, the margin of safety over and above the loan is constantly increasing, and the bonds of the final maturity are protected by a much larger equity than the earlier ones. Money market conditions frequently render it impossible for large banks, trust companies, or insurance companies to make long term mortgage loans of large size on office buildings. By dividing up the loan into bonds, it is disposed of without difficulty. It gives the investor with \$10,000, with \$1,000, or even \$100, participation in a large mortgage suitable to the investment of a fund of the largest and most conservative institutions.

Another Aspect.

There is another aspect from the viewpoint of safety to office building bonds. We will suppose that a given piece of land is worth \$800,000, the building occupying the site costs \$1,000,000, and a first mortgage bond issue stands against this property in the sum of \$1,000,000. It would be protected by an equity of \$800,000. The property must depreciate to that extent before the bondholders' interests would be in danger. It is obvious, at least to me, that such an investment is safer and better protected than in a mortgage loan of the most conservative character where the property worth \$15,000 secures a loan of \$5,000. The margin of safety here is three to one, but the equity is only \$10,000, and, of course, the equity of \$10,000 will be much more quickly impaired than the one of \$800,000.

Of recent years the very common practice of making long term leases on downtown property has brought about the issuance of bonds secured by buildings and leaseholds. The lease must run for a long period of years at a fixed and not excessive ground rental and be fair to the lessee in every particular. In a leasehold bond issue the income from the first floor alone should be sufficient to pay ground rent, taxes and insurance, leaving the income from all floors above the first to pay the remaining operating expense, interest and the serial maturities of the bonds. Summing up in regard to leasehold bonds, such a loan may be fully as safe as bonds secured by building and land when the proper conditions are complied with.

*Excerpts from an address delivered at the Seventh Annual Convention of the National Association of Building Owners and Managers, Duluth, Minnesota, July 15.

PREVENTING FIRES.

Tenants May Avoid Conflagrations By Use of Furniture Designed to Reduce Hazard.

HOW long will we continue to build 'fireproof' office, loft, warehouse and factory buildings, and continue to equip them with fixtures and furniture of a decidedly inflammable nature, and then wonder why disastrous fires originate with their consequent loss of property and often life? was recently asked by a well known building manager. "The Potter Building fire is still vivid in the memory of many New Yorkers, and there have been others of a nature equally as serious. In the case of the Potter Building, the structure itself was left practically intact, so much so that reconstruction was easy and safe, but the contents consisting of much valuable merchandise were completely destroyed.

"Recently the Fire Prevention Bureau and other departments have made many provisions and rules with the idea of fire prevention, but the occupants of lofts and offices could do much to lessen the fire hazard by the installation of furniture and fixtures that would reduce this hazard to a greater extent than all Fire Prevention Bureau rules as yet promulgated.

New Ideas Introduced.

"To make buildings of this type fireproof or fire resistive a great amount of time and money has been expended in planning and construction, and it is possible with but little additional expense to provide them with such fire-resistive furnishings that would go a long way toward the protection of the lives of the tenants and employees they house, as well as the protection of valuable merchandise and records. New ideas and improvements in fire-resistive and fireproof fixtures are constantly being introduced and they can be installed at little additional cost when compared with the reduced insurance premium and the feeling of security from fire risk.

"In lofts, warehouses, and stores, shelving could be of metal or other fire-resistive material, and where the contents of these shelves are of an inflammable nature they could be provided with doors of the same material; or if required to be glazed, wired glass fastened with metal could be used. Instead of having dark closets and wooden wardrobes, metal clothes lockers could be used. They are far more sanitary and are vermin proof.

"Tables, chairs, desks and benches, are now made of metal or other fire-resistive material. In fact, furniture for all uses is now being manufactured and on the market at prices only slightly in advance of that built of first quality wood. This furniture may be finished in such a manner that it is hard to distinguish it from wood except by touch.

Fireproof Partitions.

"Partitions, instead of being built of wood, should be constructed of asbestos, plaster blocks, terra cotta blocks or other fireproof or fire resistive material, and may be plastered or not as their location demands, and where required to be glazed, the material should be wired glass set in metal or kalameined sash and frames. All waste and rubbish should be kept in metal receptacles, provided with covers. There are many such appliances on the market for all purposes. Oily waste should be kept in metal receptacles raised at least twelve inches from the floor.

"Where it is necessary to keep on hand excelsior and similar highly inflammable material necessary for packing it should be kept in a separate room provided for the purpose with metal covered doors and frames.

"Screens, curtains and hangings of an inflammable nature have no place in a business building except where shown as samples.

"The storage of paints, oils, varnish or grease, in a separate room or closed, provided for the purpose and equipped with fireproofed partitions and self-closing fire-resistive doors, will eliminate the danger which often arises from the stor-

age of these highly inflammable materials in open spaces where a carelessly thrown match will cause a fire that can do great damage.

"The Bureau of Fire Prevention has made rules regarding smoking or carrying lighted cigars, cigarettes or pipes into buildings where there is material of an inflammable nature exposed and if employers themselves would set the example the employees would surely be more careful to obey this rule and many fires originating from carelessly thrown cigar or cigarette ends or pipe embers would not have occurred.

"Fires will always be a hazard, but by co-operation with existing bureaus in compliance with the existing rules and the installation of such devices, furniture and fixtures known to be fireproof or fire resistive much of the danger and loss arising from a fire in a mercantile building can be eliminated."

FIRE RESISTING MATERIALS.

Members of the Committee Which Formulated the Tentative Regulations.

The tentative regulations for the use of fireproof and fire-resisting materials now under consideration by the Industrial Board, were prepared by a committee of which Richard J. Cullen, member of the Industrial Board is chairman, with the following other members: C. K. Mallory, engineer of construction and maintenance, Solvay Process Co., Syracuse; James H. Haste, manager Kodak Park Works, Eastman Kodak Co., Rochester; John Gill, Bricklayers' Union, New York City; E. A. Tredwell, Real Estate Board, New York City; J. O. Hammitt, Chief, Bureau of Fire Prevention, New York City; P. J. Gillespie, Chief Engineer, State Fire Marshal's Department, Albany; John H. Derby, Fire Prevention Engineer, New York City, representative of the National Fire Protection Association; F. J. T. Stewart, superintendent of Board of Fire Underwriters, New York City; Miss Frances Perkins, Executive Secretary, Committee on Safety (Fire Prevention), New York City; William Guerin, former Chief, Bureau of Fire Prevention, New York City; George W. Olvany, Real Estate Board, New York City. Special Committee on Definitions—Richard J. Cullen, chairman; James P. Whiskeman, Harold Perrine, F. H. Dewey.

Elevator Rules.

The elevator regulations were prepared by the board's committee on dangerous machinery, of which Mr. Flaesch, who lives at Unadilla, is chairman. Other members of the committee are: George C. Lefever, efficiency engineer, Delaware & Hudson Railroad Company, Watervliet; Matthew E. Kennedy, S. & T. Kennedy Valve Company, Elmira; C. L. York, Safety Engineer, General Electric Company, Schenectady; M. H. Christopherson, Production Manager, Otis Elevator Co., 11th avenue and 26th street, New York City; Arthur Williams, New York Edison Company, Elm and Duane streets, New York City (president American Museum of Safety); John P. Coughlin, 135 Adelphi street, Brooklyn (Organizer International Association of Machinists); James Wilson, Secretary District Council of Machinists, 35 Nassau street, New York City; John J. Munholland, business agent, Pattern Makers' Association, New York City; Jesse Walker, Textile Workers' Union, Cohoes, New York; John F. McGraw, manufacturer (McGraw, Benjamin & Hays), Rochester; William H. Hill, the Crosby Co., Buffalo, New York.

General Provisions.

Under the proposed regulations fire-resisting partitions must extend through the wood floors to the underside of the timbers, to which they shall be secured, and shall form with the fire-resisting doors, floors and ceilings an unbroken fire-resisting protection separating the stairway and exit passages from the non-fire-resisting portions of the building.

In general, fire-resisting partitions

shall be self-supporting or safely supported on fireproofed 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.

Wire glass not less than ¼-inch thick will be permitted in fire-resisting partitions and doors when set in stationary fireproof sash and frames, not exceeding, however, 360 square inches for any single pane of glass and not exceeding 720 square inches on any story. Provided that in each case, the approval for the use of wire glass is given by the Commissioner of Labor.

Standard Tests.

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

However, the Industrial Board may recognize tests and methods of testing, other than those specified, when the same are of equal severity, and when duly authenticated records of such tests are submitted. To be acceptable, such other tests shall have been arranged on scientific lines and conducted at laboratories of recognized standing by disinterested scientific men. All reports of such tests must state the facts and occurrences, and shall be accompanied with tables, diagrams, illustrations and a log of the test in sufficient detail to give an accurate description of the test specimen, a complete record of the skilled conduct of the test and the effect of the test upon the construction under observation. A list of the professional men in attendance shall accompany each report.

The appendix also contains lists of approved floor and roof and partition constructions.

Cheap Materials Encouraging Building.

Architects and contractors have more time just now to prepare plans and carry out contracts than in periods of activity. In discussing the subject a prominent architect expressed himself regarding the prices of building materials and the cost of labor, that the person who intends to build a home and has the funds with which to do it can build it now to far better advantage than when a boom comes at a much less cost and with greater care and attention on the part of builders in all their various branches. This is the period when every manufacturing concern which realizes its need for new equipment, or the enlargement of its plant, and has the means available, should perform the work.

There are many concerns and individuals who are intending to erect homes and business buildings, but they are waiting. When they do undertake to build, no doubt materials and labor will cost them considerably more, and they will find greater difficulty in obtaining the same attention in construction work as could be had now. Almost over night a change in business could be brought about if those who are in a position to do this building would undertake it now. There is no doubt but that this is the time when all our municipalities should push their improvements in order to get the benefit of lower rates in materials now prevailing.

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.

Concentrates Light Rays.

ILLUSTRATED herewith is a reflector that has several important innovations that the ordinary reflector does not possess. The idea is to so control light rays as to make them more efficient without giving eye-strain. The principle is very simple. It seeks to follow the diffusion of the light waves and to radiate rather than to project them. This is accomplished by a corrugated mirror which is the only surface which reflects the light rays thrown against it on exactly the same angle as it strikes this surface. The light rays are sprayed back, so to speak. They are made by the National X-Ray Reflector Co., of 12 East 39th street.



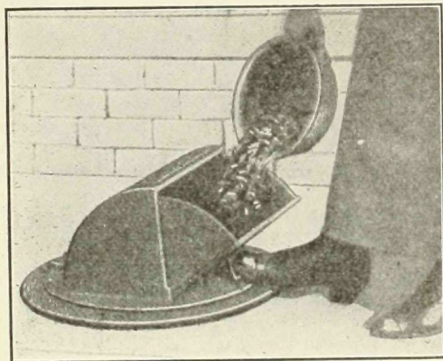
Paint and Galvanized Iron.

AN old painter was discussing, the other day, some old kinks that he knew, and among them were a few secrets about when to and when not to paint galvanized iron. It seems that galvanized iron should never be painted until it has stood to the weather for a year or so. If it is necessary to paint galvanized iron before a reasonable weathering has been possible, the surface to be painted should be treated with a coat of liquid strong enough to cut the grease or galvanizing so as to give the paint a hold. Where the finish demands a coat of paint it may be prepared with this formula:

Take two ounces of copper chloride, copper nitrate and sal ammoniac, all to be dissolved in one gallon of soft water, preferably. Then add two ounces of muriatic acid. Mix in a wooden vessel and apply with a broad bristle brush, one coat. When dry the surface may be painted. No paint or varnish will scale from this surface. A gallon of this wash will coat about 25 to 30 squares of 100 feet each. It is inexpensive and easily applied. At first it is black, but this turns gradually to a grayish color. Copper acetate will do the work just as well as the other mixture, six ounces to the gallon of water. A film of black copper oxide is deposited on the surface and to this any good paint will readily adhere. Copper acetate is merely an acid in which copper has been soaked. The Government specifies for the purpose simply strong vinegar, while some master painters advise and use strong ammonia water, allowing it to dry on, and then painting over it.

Foot Control Garbage Tank.

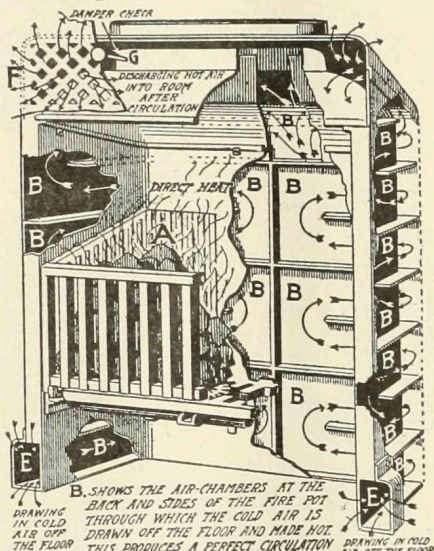
ANYTHING that will permit a person to avoid touching a garbage receptacle while pumping refuse into it should prove popular and for that reason



the device shown in the illustration is worthy of note. This contrivance is an improvement upon the garbage tank set flush with the walk, floor or lawn because it affords a means for opening it without the necessity of the hands coming in contact with the device in any way. It is done entirely by foot power. It is also designed so that waste paper can be burned in it.

Return Draft Fireplace.

HERE is a combined ventilator and fireplace for any room in the house. It is made by the Rathbone Fireplace Manufacturing Company of Grand Rapids, Mich. It will be seen that the fire pot, flues and ash pan are encased in an iron jacket, forming an air chamber. When the firepot A and the flues B become heated before the 30 square feet of radiating surface over which the cold air entering openings at either side of the base E passes, they heat and throw into the room through register F a constant circulation of warm air, thus thoroughly ventilating as well as heating the room

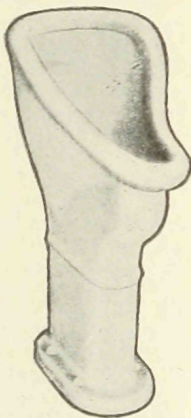


in which the fireplace has been installed.

In starting the fire in this fireplace the damper is opened and the blower put on until the flames come up freely through the fuel. It is then removed and the damper is closed. When the damper is open the products of combustion pass directly up into the smoke pipe, as in the ordinary direct draft grate, but if closed the hot gases impart their heat to the iron surfaces over which they travel. This heat, in turn, creates a draft which draws the cold air from the floor and returns it comfortably heated.

Pedestal Urinals

CONSIDERABLE attention is being given by fixture manufacturers to the subject of improving, if possible, the style and adaptability of lavatory accessories and among the latest is that being introduced to the trade by Thomas Mad-dock's Sons Co., Trenton, N.J. This urinal is shown in the accompanying illustration. Its distinguishing features are perfect syphonage and proof against clogging due to ordinary refuse that finds its way into fixtures of this sort in public places. The latter fact alone would seem to make it appeal



strongly to owners and operators of apartment houses, hotels, clubs and other places where the cost of keeping open the drain pipes in lavatory fixtures, and especially in urinals, is an important item. The manufacturers also aver that the material that is used in making these urinals will not craze. It is the crazing of the ordinary surface material in these fixtures that permits the admittance of acids beneath the surface which soon discolor the fixture and make the lavatory unsightly.

Polishing Brass Fittings.

POLISHING of brass fittings, like screws, knobs, hinges, etc., may be easily accomplished by boiling them for half an hour in an aluminum vessel. The dirt, grime and grease comes to the surface leaving the articles bright and clean. A little rubbing with a dry cloth gives them a brilliant and permanent shine.

Portable Power Buffer.

BUILDING managers can save in the cost of metal polish, labor and polishing cloths if they will look into the merits claimed for an electrical portable buffing machine that is being introduced on the market by the Stow Manufacturing Company of Binghamton, N. Y. The illustration tells the story as far as its application is concerned.

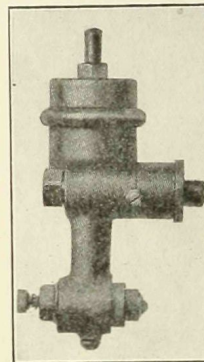
The device consists of a one-eighth horse power motor, a long, flexible shaft,



champ spindle and two buffing wheels. All that is required is to hook the socket into one of an ordinary electrical light bulb and then turn on the power at the business end of the contrivance. The buffing wheels are applied to the sign or surface to be polished and time is saved by the wholesale, according to the manufacturers.

Mercury Control of Gas Lamp.

CONTROL of gas lighting at a distance is made possible, according to the General Gas Light Co., of 44 West Broadway, which is introducing a mercury valve which it claims solves the problem of distance control of gas lighting beyond the simple chain-pull method. The valve shown in the accompanying illustrations is designed especially for use on lamps where the piping used beyond an easily reached point is exclusively supplying Humphrey indoor or outdoor Nos. 30 or 50 lamps, and where a by-pass cock may be inserted in the line. This valve is made in one size, and without adjustment or change will operate on any service with a pressure from 20 tenths to 60 tenths.



A mercury valve for each lamp attached to the fittings and in the same manner as the ordinary removable single pull cock valve on the regular Humphrey Nos. 30 and 50 lamps in addition to a by-pass cock to be inserted in the line supplying one or one hundred lamps comprises the entire equipment for an installation.

The valve and its operation is simple. The gas supply to the lamp is obstructed by a small inverted cup sealed in mercury. All at pressures below 18 tenths this seal is maintained, shutting off the supply at this point. Any pressure above 18 tenths will raise the cup, permitting gas to pass to the burners which are adjusted for operation at the normal pressure available within the wide range from 20 to 60 tenths. When the lamp is shut off the pilot, located in back of the mercury seal, operates under 10 tenths pressure. The manipulation of the gas supply to furnish sufficient gas to maintain the pilots under 10 to 12 tenths pressure or to supply the burners at normal pressure is the function of a simple by-passed stop-cock inserted at some convenient point on the riser or on the line of pipe supplying the lamps.

CURRENT BUILDING OPERATIONS

St. Joseph's Church, Pacific Street, Brooklyn, Embraces Beauty of Architectural Design, Together with Splendid Workmanship.

AMONG the many notable churches of all denominations, in the Borough of Brooklyn, the recently completed St. Joseph's Roman Catholic church stands out as a worthy example. Architecturally, both the exterior and interior strictly adheres to the style and traditions of

Entrance to the church proper is through three sets of large double doorways placed directly opposite to three similar sets of vestibule doors and give openings in excess of the combined capacity of the five aisles of the church. A large vestibule extends the full width of the nave and is wainscoted in panels of solid Sienna marble with a floor of marble mosaic. A doorway from this vestibule leads into the westerly tower, which contains an iron stairway with marble treads and landings, which, in turn, leads down to the basement and up to the gallery floor. The east tower contains the baptistry on the first floor. Between the baptistry and the auditorium is a set of solid ornamental bronze grilled gates of beautiful workmanship.

The nave is 44 feet wide and 69 feet high with side aisles 19 feet wide and 31 feet high. Across the transepts the interior dimension is 122 feet. The nave is 168 feet deep from the interior of the north end wall to the apse wall.

The sanctuary is 40 feet deep with semi-circular apse and side altar niches. Two semi-circular niches are set in the northerly wall forming shrines. In the auditorium are five aisles with floors of Sienna marble mosaic with ornamental borders. The floor of the sanctuary is of similar material.

The walls of the auditorium are wainscoted in panels to a height of 7 feet and the sanctuary to a height of 11 feet.

Marble Columns.

The arcade columns are of polished marble with richly carved capitals and support the arcade arches which have moulded and carved architraves and paneled soffits. A heavy cornice separates the arcade from the clerestory and from this cornice rise the pilasters which carry the ceiling of the nave. This ceiling is elaborately paneled and enriched with carvings in relief. The organ gallery has received a similar treatment and is elaborated with carved ends and divisions.

All lighting fixtures, the sanctuary lamp and candleabra are of solid cast and candleabra are of solid cast bronze of beautiful design and workman-

ship and harmonize perfectly with the architecture and decorations of the interior.

The baldacchino of the main altar is of Roman classic style after "Vignola" and rises to a height of 45 feet from the sanctuary floor. It is built of solid sections of Carrara marble of the finest texture. It has four arcades and is supported by four fluted columns with elaborate capitals, resting on solid pedestals. The entablature and pediment consists of architrave, frieze and cornice with dentils and ornamental brackets.

Four angels with trumpets are placed at the four corners of the dome. The cupola is spherical in form seven feet in diameter and is crowned with supported bases and fluted columns with enriched capitals, architraves, frieze and cornice, the whole surmounted by a bronze cross equipped with electric lights. A full size statue of St. Joseph is erected in the lantern.

The main altar, erected under the baldacchino is carried out in the same style. The mensa is adorned with a central panel of the "Last Supper" after Leonardo da Vinci, in high relief on either side of which are placed ornamental panels. The tabernacle is enriched with high relief carvings and panels surrounded with mosaic and gold plated door.

Altars of Marble.

The two side altars in the sanctuary and the two side altars in the transepts, the pulpit and sanctuary railing are all of the finest marble, elaborately carved and further enriched with panels of marble mosaic in design. These marble altars baldacchino, pulpit, baptismal font railing and in fact all of the marble work was especially carved in Italy. The mural paintings and decorations and the stained glass memorial windows were



Francis J. Berlenbach, Architect.
INTERIOR OF ST. JOSEPH'S CHURCH.

the denomination, and the construction of the edifice evidences splendid workmanship, a careful study of the specifications, and the intent of the architect.

St. Joseph's church fronts in Pacific street, near Vanderbilt avenue, extends through to Dean street, and covers a plot 127 x 207 feet. The building proper is 88 feet wide with a width across the transepts of 127 feet. The structure is built of pink granite and a grey brick manufactured of a specially imported clay and the ornamentation of the facade is of full glazed, polychrome terracotta. The construction is thoroughly fireproof throughout and of approved design.

The church was designed and erected under the personal supervision of Francis J. Berlenbach, architect, of 260 Graham avenue, Brooklyn, who has designed a number of the borough's notable church buildings.

The John H. Parker Co., 315 Fourth avenue, N. Y. C., was the contractor, and it is largely due to the care and thoroughness of this company that Brooklyn's reputation as a borough of fine churches is advanced.

A Roman Facade.

The design of the facade is strictly Roman and is carried out to the most minute detail. The portico in front of the main entrance is reached by a series of granite steps and a terrace. It has a vaulted ceiling of Guastavino tile, supported by massive piers and columns of polished granite. Above this portico the front has been treated as one unit, with bold pilasters and engaged columns and with a heavy cornice and gable which is richly ornamented in relief and inlaid with Paonazzo marble. This central motif forms a natural frame and setting for the large nave window. The front is flanked on both sides by twin towers, with belfries and lanterns, which rise to a height of 176 feet above the curb.



Francis J. Berlenbach, Architect.
ST. JOSEPH'S CHURCH.

designed by Alexander F. Locke and executed and erected under his supervision and direction.

Prizes Awarded for Highway Papers.

The Barber Asphalt Paving Co. has announced the awards for the competition recently held among engineering students on the subject, "Asphaltic Materials for Highway Construction." The company has awarded prizes of \$100 each to the following contestants: Frederick O. X. McLoughlin, of New York City, a student at Columbia University; Harry Schindler, of Brooklyn, N. Y., Cornell University; B. J. Fletcher, of Parrott, Ga., University of Georgia; John W. Hill, of Chicago, Ill., University of Illinois; Robert S. Johnson, of Ireton, Iowa, Iowa State College; M. V. Holmes, of Kansas City, Kans., University of Kansas; F. P. Gilbert, of Beverly, Mass., Massachusetts Institute of Technology; Harold P. Lalonde, of Sault Ste. Marie, Mich., University of Michigan; Benjamin Wilk, of Virginia, Minn., University of Minnesota; Alvin C. Smith, of Lyons, Neb., University of Nebraska; O. H. Gosswein, of St. Louis, Mo., Purdue University; Alfred A. Berkowitz, of New Britain, Conn., Sheffield Scientific School, and W. J. Campbell, of Cohoes, N. Y., Syracuse University. The competition which was for the purpose of turning the attention of engineering students to street and road construction as a promising field for future endeavor, was judged by E. J. Mehren, editor of the Engineering Record, and H. P. Gillette, editor of Engineering and Contracting.

Results of Fire Tests.

The British Fire Prevention Committee has issued a volume recording the results of its earlier fire tests with partitions, the results of the test being presented in tabular form, which facilitates comparison and makes the record particularly useful for reference purposes. These earlier tests, which were conducted between 1898 and 1905, have been forgotten by many, yet they deal with many materials used to-day in respect to which particulars may be valuable. The seventeen partitions dealt with in the report are grouped according to their classification under the British Fire Prevention Committee's Standards of 1903. They vary in thickness from 2 in. to 5 1/2 in., but for modern everyday uses those of from 2 in. to 3 1/2 in. thickness merit primary attention. Among these a 2 1/2 in. porous terra-cotta partition obtained the two and a half hour classification of affording "full protection," and a 3 1/8 in. pumice slab partition the classification of affording "partial protection" on a two-hour test. The fire tests are run up to temperatures of about 2,000° F., and are followed by the application of water under pressure.

Skyscrapers in Old Rome.

There were skyscrapers in old Ostia, a part of ancient Rome—buildings seventy to ninety feet high, in the opinion of Professor Arnaldo Cervesato, who is studying the ruins of the Roman Campagna. He said in a recent interview in the New York American: "It is not too much to say that Ostia bore a striking resemblance, both architecturally and commercially, to the river-front and downtown section of New York. Of course I do not mean to say Ostia boasted a structure comparable in any way to the Woolworth or Singer Buildings, but my excavations prove the amazing fact that Ostia was composed almost entirely of buildings between seventy and ninety feet high."

Not Too Many Signs.

The unauthorized placing of "To Let" or "For Sale" signs upon properties in charge of a fellow broker should never occur, nor the posting of numerous signs, even if permitted to do so, as these practices handicap the efforts of the owner and every broker represented and awaken the ridicule of the public against the entire real estate fraternity.

In addition to its being a dishonorable act a member of a real estate board, it being in part a fraternal organization, cannot consistently seek to secure information concerning a deal of a fel-

low broker or make use of that which may come to his knowledge accidentally, for the purpose of eliminating the man who has begun the deal, in order to close it himself or to endeavor to interest his customer in another property.

If the commission which it is usual to charge in the locality in which the broker is operating is a fair one to the owner and broker alike, each broker owes it to himself, to his other clients as well as to his fellow brokers to maintain the rate.

Newtown Creek Improvement.

Capt. Frederick Russell, Chairman of the Commerce Committee, and Walter I. Willis, Secretary of the Chamber of Commerce of the Borough of Queens, were present at a conference with Colonel S. W. Roessler at the United States Army Engineer's office to take up the matter of the further improvement of Newtown Creek. About fifty representatives of large factories in Queens and Brooklyn were present. At the present time Newtown Creek has a depth of 18 ft. at low water. The Queens Chamber of Commerce is desirous of securing at least 20 or 22 ft. of water at low tide, to enable large boats to bring their cargoes direct to factories situated on this stream. One factory in Queens, which received 150,000 tons of copper ore by boat from South America last year, could have saved over \$125,000 in lighterage, stevedore and other charges, if they could have brought these boats direct to their docks. The Chamber of Commerce also urges that the United States Government take over the jurisdiction of Dutch Kills Creek, a tributary to Newtown Creek; and that this stream be dredged to at least 18 ft. in order that car floats can be conveniently brought to the docks of the Degnon Terminal Company, which is spending millions of dollars in the improvement of the adjacent territory for large factories.

Foundations for Transit Line.

Oscar Daniels has a regiment of excavators and concrete masons at work along White Plains avenue, all the way to the Mount Vernon line, putting in the foundations for the elevated structure which is to give rapid transit to the Williamsbridge section. Reports of real estate activity ought to be coming from that direction soon.

New West Street Building.

Arthur M. Duncan, 320 Fifth avenue, has started preliminary plans for a store and office building to be erected at 350 West street for William E. Aiken, 287 West street. The number of stories is undecided.

Figuring for Richmond Court House.

The city is taking estimates until August 25, for the new court house to be erected at St. George, Staten Island. The building will be four stories in height, fireproof, about 150x150 feet square with a facade of light brick and limestone. Carrere & Hastings, 225 Fifth avenue, are the architects. About twelve contractors are estimating on the work.

Figuring for Colony Clubhouse.

Delano & Aldrich, 4 East 39th street, will take bids on the general contract about September 1, for the new clubhouse at the northwest corner of Park avenue and 62d street, which the Colony Club is to erect at a cost of about \$450,000. The exterior materials will be of brick and marble. The height will be six stories, 100x125 feet. Mrs. Frank Griswold is chairman of the Finance Committee.

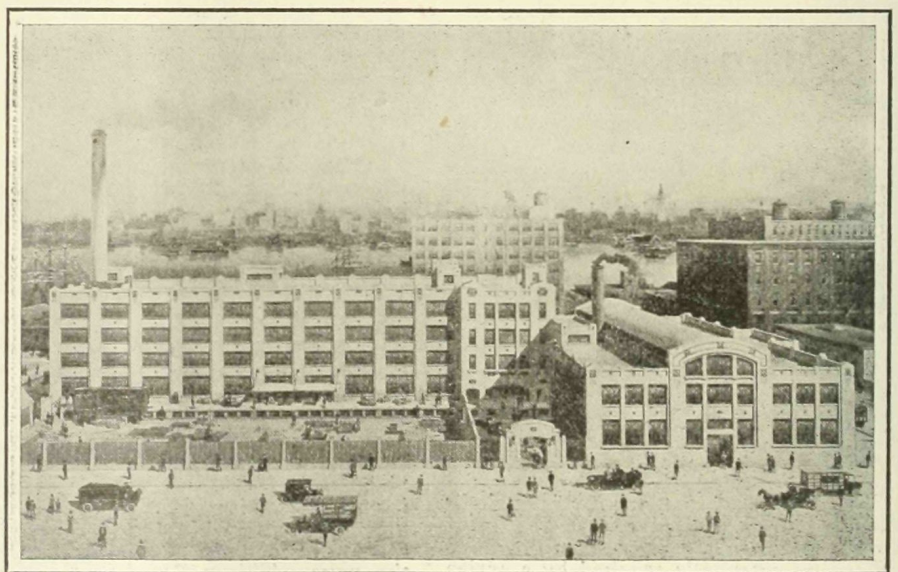
200 Residences at Bergen Beach.

M. Dava Morrell, 1201 Pennsylvania avenue, N. W. Washington, D. C., architect, has completed plans for two hundred residences, costing \$1,750 each, to be erected at Bergen Beach, Brooklyn. The buildings will be of poured concrete, 1 1/2 stories in height. It is expected that work on ten of the residences will be started shortly. The architect represents the company who will do the building.

South Brooklyn Improvement.

Maynicke & Franke, architects, 25 East 26th street, are preparing plans for a group of eight buildings to be erected in South Brooklyn in the Bush Terminal section. They will each be built of reinforced concrete, ten stories in height and occupy plots 280x500 feet. The estimated cost of each building is \$700,000. These buildings are to be built for and will be occupied by Montgomery Ward Company, Chicago, Ill. Active operations will be started very soon and it is proposed to erect the buildings in groups of two at a time.

PLANT FOR ELEVATOR SUPPLY COMPANY



Maynicke & Franke, Architects.
HOBOKEN PLANT FOR ELEVATOR SUPPLY & REPAIR CO.

AMONG the interesting industrial developments now in course of construction is the new plant being erected, from designs by Maynicke & Franke, architects, 25 East 26th street, on Hudson Boulevard, Boulevard East, Willow avenue and 16th street, Hoboken, N. J., for the Elevator Supply and Repair Co., 111 West 40th street, Manhattan. The construction work is being done by E.

P. Decker and the estimated cost is between \$250,000 and \$300,000. The plant is divided into three units, the foundry, office building and machine shop. There is a large shipping yard in front of the premises and direct connection with the railroad will be had by means of a siding which will extend in front of the shipping platform. In front of the office building a plot of considerable size has been laid out as a garden.

New Building for W. R. Hearst.

Plans have been completed by J. C. Green, architect, 103 Park avenue, for the construction of a twenty-five story brick and stone office building in Columbus Circle. The building will be erected by the Veronica Realty Corp. (W. R. Hearst), and will contain the offices and plant of the New York American and other Hearst publications. The building covers the entire plot bounded by Columbus Circle, Central Park West, Broadway and West Sixty-first street. At present a three-story building will be built containing stores on the first floor and basement, with direct access to the subway. The twenty-five story tower will be erected at a later date. The project is estimated to cost well over \$1,000,000.

New Quarters for Pictorial Review.

Renwick, Aspinwall & Tucker, architects, 320 Fifth avenue, are preparing plans and specifications for an office and loft building to be erected at 216-220 West 39th street. The building, which will be built of brick, limestone and terra cotta, is owned by Julius Kayser (glove manufacturer), 45 East 17th street, and has been leased for a term of years to the Pictorial Review Co., 222 West 39th street. The new building will be twelve stories in height and will cover a plot 60x100 feet. It is planned to call for estimates about September 1, 1914.

Large Mid-town Contract Awarded.

Kenn Well Contracting Co., 12 Elm street, N. Y. C., has received the general contract for the construction of a converter station at 117-119 West 39th street for the New York Edison Co., 130 East 15th street. The building will be of brick and limestone, six stories in height covering a plot 50x100 feet. The plans for this project were prepared by W. Weissenberger, Jr., 55 Duane street, architect for the N. Y. Edison Co., and the work will proceed under his supervision. The estimated cost of the building is about \$250,000.

NO ARCHITECTS SELECTED.

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

BROOKLYN.—The Church of Nativity, Rev. Father J. L. Belford, 495 Classon av, contemplates the erection of a church at Classon av and Madison st. No architect selected.

BRONX.—William Buhl, 1940 McGraw av, contemplates the erection of five apartments at Tremont av and Westchester av circle. No architect selected.

WATERFORD, N. Y.—Clinton Lodge F. & A. M. No. 140, C. Edward Catlin, Master, 31 Middle st, contemplates the erection of a 2-sty Masonic temple in Broad st. No architect selected.

NEWBURGH, N. Y.—Gustave Fettweis, 48 Bay View Terrace, contemplates the erection of a residence here, to cost about \$15,000. No architect selected.

HARRISON, N. J.—The Calculagraph Co. of New Jersey, 9 Maiden lane, Manhattan, Henry Abbott, president, contemplates the erection of a factory in the north side of Sussex st, near 3d st. An architect will probably not be selected until the latter part of August or first of September.

VAN ET TEN, N. Y.—The Board of Trustees of Van Etten, Mark Baufield, chairman of building committee, will soon vote on the proposition of raising funds for a new school. No architect selected.

BUFFALO, N. Y.—Hurd Bros., at site and Prudential Building, contemplate the erection of a mill on Bailey av, Dingen st and Lackawanna Railroad, for which no engineer has been retained.

HASBROUCK HEIGHTS, N. J.—The Board of Education, John Martin, clerk, is receiving competitive sketches for a brick school, seating capacity 160, at the northwest corner of Burton av and Passaic st. Cost, about \$18,000.

PLANS FIGURING.

DWELLINGS.

ENGLEWOOD, N. J.—Murphy & Dana, 331 Madison av, Manhattan, architects, are taking bids for a hollow tile residence at Lincoln st and Booth av for Mrs. C. P. Kitchel, owner. Cost, about \$30,000.

GREENWICH, CONN.—C. Emlen Urban, Woolworth Building, Lancaster, Pa., architect, is taking bids for a 2½-sty terra cotta block residence, 32x78 ft., for C. W. Barlow, 104 East 25th st, Manhattan. Cost, about \$25,000.

HARRISON, N. Y.—Arthur C. Jackson, 346 4th av, Manhattan, architect, is taking bids for a 2½-sty brick residence for Graham Ryle, Highland rd, Rye, N. Y.

FACTORIES AND WAREHOUSES.

BROOKLYN.—John E. Nitchie, World Building, Manhattan, architect, is taking bids on general contract to close August 12 for a 4-sty reinforced concrete and brick veneer factory at Otsego and Bay sts for the Keystone Varnish Co., 71 Otsego st, owner.

PUBLIC BUILDINGS.

ST. GEORGE, S. I.—Libman Contracting Co., 126 West 46th st, is figuring the general contract for the 4-sty courthouse, 150x150 ft., at

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Plans Filed, New Buildings, (Continued).

DeKalb and Wall sts, Stuyvesant to Jay sts and Hamilton av, for the City of New York, Charles J. McCormack, president Borough of Richmond, and desires bids on all subs prior to August 20. Carrere & Hastings, 225 5th av, architects. Cost, about \$350,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
53D ST.—William Emerson, 281 5th av, has completed plans for a 6-sty tenement, 50x109 ft., at the southeast corner of 53d st and 11th av for Mrs. William Emerson, 6 East 70th st, to cost about \$75,000. Bids will be taken about August 18 by architect.

146TH ST.—Schwartz & Gross, 347 5th av, have completed plans for a 10-sty apartment, 99x90 ft., at the northwest corner of 146th st and Broadway for the Broadway and 146th St. Corporation, Joseph Newark, president, 501 West 157th st, New York Architectural Terra Cotta Co., 401 Vernon av, L. I. City, has contract for architectural terra cotta. Cost, about \$250,000.

74TH ST.—Blum & Blum, 505 5th av, are preparing plans for an 8-sty apartment, 75x102 ft., at 101-105 East 74th st for the John H. Taylor Construction Co., 30 East 42d st. Cost, about \$200,000. Bids will soon be taken on all subs by the owner.

CROTONA ST.—George Fred Pelham, 30 East 42d st, has completed plans for a 6-sty tenement, 49x80 ft., at the northeast corner of Crotona st and Audubon av, for Isaac Weil, 41 Park Row, owner and builder. Cost, about \$50,000.

AUDUBON AV.—Neville & Bagge, 217 West 125th st, have completed plans for two 5-sty apartments for the Tralow Realty Corporation, 1931 Broadway, at the southwest corner of Audubon av and 191st st, to cost \$80,000.

WEST END AV.—Schwartz & Gross, 347 5th av, have completed plans for the 12-sty apartment house for the Paterno Const. Co., 272 West 84th st, at the northeast corner of West End av and 84th st, to cost \$525,000.

BRADHURST AV.—Frankfort & Kirschner, 830 Westchester av, have completed plans for a 6-sty flat, for the Loyal Building Co., 391 East 149th st, on the east side of Bradhurst av, 79.10 ft. south of 153d st, to cost \$50,000.

BROOME ST.—Adolph Mertin, 34 West 28th st, has completed plans for a 6-sty tenement to be erected at 396 Broome st, for Vincenzo De Luca, 186 Grand st, to cost \$20,000.

92D ST.—Eli Eenedict, 1947 Broadway, has plans for alterations to 1 West 92d st, for Henry P. Litchfield Estate, 44 Wall st.

LEXINGTON AV.—M. W. Del Gaudio, 1910 Webster av, has plans for repairs to the 6-sty apartment 1626 Lexington av, for the Taxpayers' Realty Co., 1119 Franklin av, Bronx. Plans will be ready about Aug. 15. Estimated cost \$18,000. Erick work, plastering, plumbing, stairways, beams, iron and steel work.

CHURCHES.

47TH ST.—Peter Herter, architect, Manhattan, has prepared plans for interior decorations to the old St. Boniface Church at 47th st and 2d av; also for interior decorations to the Church of Refuge in Flatbush.

36TH ST.—M. W. Del Gaudio, 1910 Webster av, has plans for a chapel and rectory for the Franciscan Fathers, 151 Thompson st, in the south side of 36th st, 350 ft east of 10th av, to cost \$20,000. Steam heat and hot water, terra cotta front, structural steel. Plans will be ready about Aug. 15.

DWELLINGS.

ISHAM ST.—Maynicke & Franke, 25 East 26th st, have completed plans and will soon take bids for the 3-sty rectory, 40x34 ft., at the southwest corner of Isham and Cooper sts for the Paulist Fathers Church, 60th st and Columbus av, Rev. Father Daly, in charge. Cost, about \$35,000.

HALLS AND CLUBS.

62D ST.—Delano & Aldrich, 4 East 39th st, are preparing plans for the 6-sty brick and marble clubhouse, 100x125 ft., at the northwest corner of 62d st and Park av for the Colony Club, Madison av and 30th st. No engineer selected. Bids on general contract will be taken by architects about September 1. Cost, about \$450,000.

STORES, OFFICES AND LOFTS.

38TH ST.—E. A. Munger, care of owner, New York Telephone Co., 15 Dey st, Union N. Bethell, president, is preparing preliminary plans for alterations to the telephone building at 111-115 West 38th st.

WEST ST.—Arthur M. Duncan, 320 5th av, is preparing preliminary plans for a brick and steel store and office building, 25x50 ft., at 350 West st for William E. Aitken, 287 West st. The number of stories has not been determined.

VARICK ST.—C. P. H. Gilbert, 1123 Broadway, has completed plans for alterations to the 8-sty building, 30 and 32 Varick st, for Seth M. Mulliken. The contract has been awarded to C. T. Wills, Inc., and work will be begun immediately.

MISCELLANEOUS.

AV A.—Shepley, Rutan & Collidge, Ames Building, Boston, Mass., have been commissioned to prepare plans for a 1-sty brick and stone power house on the east side of Av A, from 64th to 67th sts, for the Rockefeller Institute, on premises.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
UNIVERSITY AV.—Samuel Katz, 1 Madison av, is preparing plans for a 5-sty apartment for the Pew Realty Corporation, 1029 East 163d st, at the southeast corner of University and Merriam avs, to cost \$100,000. The owner will take bids on work and materials about Aug. 12. Steam heat, electric lighting.

COLLEGE AV.—J. P. Boyland, 2526 Webster av, has been commissioned to prepare plans for five 5-sty apartments, 50x100 and 100x100 ft., at the southeast corner of College av and 170th st for the Carey Construction Co., 906 East 176th st.

BRADHURST AV.—Frankfort & Kirschner, 830 Westchester av, have completed plans for a 6-sty apartment, 40x100 ft., on the east side of Bradhurst av, 79 ft. south of 153d st, for the Loyal Building Co., 391 East 149th st, owner and builder. Cost, about \$50,000.

HOSPITALS AND ASYLUMS.

FEATHERBED LANE.—Robert J. Reiley, 477 5th av, has been commissioned to prepare plans for a brick and stone hospital at the northerly intersection of Featherbed lane and McCombs rd for the House of Calvary, 5 and 7 Ferry st, Mrs. McFarland, superintendent.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.
POWELL ST.—E. M. Adelson, 1776 Pitkin av, has completed plans for two tenements, 50x88 ft., in the west side of Powell st, 180 ft. south of Riverdale av, for the Mendel Realty Co., 445 Sackman st, owner and builder. Cost, about \$50,000.

BAY RIDGE AV.—Thomas Bennett, 52d st and 3d av, is preparing plans for a 4-sty apartment, 20x87 ft., at the southeast corner of Bay Ridge and 5th avs for Thomas R. Farrell, 253 Flatbush av, owner and builder. Cost, about \$18,000.

HOPKINSON AV.—Maxwell A. Cantor, 39 West 38th st, Manhattan, is preparing plans for a 3-sty apartment, 23x78 ft. each, on the west side of Hopkinson av, 100 ft. south of Lavonia av, for the J. J. Lock Construction Co., 44 Court st, owner and builder.

WILLOUGHBY AV.—L. Berger & Co., 1652 Myrtle av, Ridgewood, have completed plans for a 4-sty apartment, 50x88 ft., on the south side of Willoughby av, 200 ft. west of Sumner av, for Max Schwoenberg and Rudolph Raab, 316 Throop av, owner and builder. Cost, about \$30,000.

PACIFIC ST.—W. T. McCarthy, 16 Court st, has completed plans for a 4-sty tenement, 46x93 ft., in the south side of Pacific st, 210 ft. east of Bedford av, for the Rapid Building Co., 35 West 39th st, owner and builder. Cost, about \$40,000.

WILLIAMS AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 4-sty tenement, 50x88 ft., on the west side of Williams av, 50 ft. north of Livonia av, for Henry Freidland, 743 Saratoga av, owner and builder. Cost, about \$25,000.

LENOX RD.—F. W. Eisenla, 16 Court st, has completed plans for two 4-sty brick apartments, 50x96 ft., on the north side of Lenox rd, 170 ft. west of Rogers av, for J. E. Ryerson, 542 3d st, owner and builder. Cost, about \$65,000.

ST. JOHNS PL.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty tenement, 50x95 ft., on the south side of St. Johns pl, 100 ft. east of Ralph av, for Max J. Perlman, 1815 Nosstrand av, owner and builder. Cost, about \$25,000.

BARRETT ST.—S. Millman & Son, 1780 Pitkin av, have completed plans for three 4-sty tenements, 53x88 ft., in the west side of Barrett st, 299 ft. north of Sutter av, for I. & J. Inc., 1512 Eastern parkway, owner and builder. Cost, about \$75,000.

40TH ST.—C. Braun, 459 41st st, has completed plans for a 4-sty tenement, 25x86 ft., in the north side of 40th st, 125 ft. east of 7th av, for Fred Salomon, 719 43d st, owner and builder. Cost, about \$14,000.

HOWARD AV.—E. M. Adelson, 1776 Pitkin av, has completed plans for a 4-sty tenement, 27x94 ft., at the southeast corner of Howard av and Sterling pl for Esther Epstein, 175 Watkins st, owner and builder. Cost, about \$20,000.

CHURCH AV.—Benjamin F. Hudson, 319 9th st, is preparing plans for a 4-sty tenement, 50x91x16x97 ft., at the northeast corner of Church av and East 3d st for Louis Obermeyer, 317 East 2d st, owner and builder. Cost, about \$30,000.

WILLIAMS AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for a 4-sty tenement, 50x89 ft., on the east side of Williams av, 50 ft. north of Livonia av, for M. Wallerstein, 318 Williams av, owner and builder. Cost, about \$30,000.

PACIFIC ST.—W. T. McCarthy, 16 Court st, has completed plans for a 4-sty tenement, 50x91 ft., in the south side of Pacific st, 160 ft. east of Bedford av, for the Rapid Building Co., 35 West 39th st, Manhattan. Cost, about \$40,000.

LINCOLN PL.—Cohn Bros., 361 Stone av, are preparing plans for a 4-sty apartment, 60x92 ft., on the south side of Lincoln pl and East Troy av for the Brooklyn Serota Bros. Realty & Construction Co., 1494 Eastern parkway.

OCEAN PARKWAY.—The Comet Construction Co., Jacob Auerbach, president, 103 Park av, Manhattan, contemplates the erection of two 4-sty apartments, 100x150 ft., on the east side of Ocean parkway, 100 ft. north of Beverly rd, from plans by Shampman & Shampman, 772 Broadway, architects. Cost, about \$75,000.

BERGEN ST.—W. T. McCarthy, 16 Court st, has completed plans for a 4-sty tenement, 28x113 ft., in the south side of Bergen st, 137 ft. east of Troy av, for John T. Roarty, 206 Lexington av, owner and builder. Cost, about \$18,000.

62D ST.—Thomas Bennett, 52d st and 3d av, Brooklyn, has completed plans for fourteen 3-sty tenements, 20x74 ft., in the north side of 62d st, 100 ft east of 2d av, for the Boyd Realty Co., 434 Senator st, owner and builder. Cost, about \$105,000.

LAFAYETTE AV.—Lew Koen, 9 Debevoise st, has completed plans for a 4-sty apartment, 50x88 ft., on the south side of Lafayette av, 250 ft. west of Nostrand av, for Lanor Realty, Inc., 371 Monroe st, owner and builder. Cost, about \$35,000.

PROSPECT PL.—Shampman & Shampman, 772 Broadway, have prepared plans for two apartments on the south side of Prospect pl, 150 ft. east of Underhill av, for Levy Bros. Realty Co. Cost, about \$60,000.

DWELLINGS.

BERGEN BEACH.—M. Dava Morrell, 1201 Pennsylvania av, N. W. Washington, D. C., has completed plans for two hundred 1½-sty poured concrete residences at Bergen Beach for a company, care of architect. Cost, about \$1,750 each.

5TH AV.—Harry Rocker, 367 Fulton st, is preparing plans for a 2-sty brick residence, 22x100 ft., on the west side of 5th av, 60 ft. north of 92d st, for Ernest Widmaier, 8821 5th av. Cost, about \$10,000. The owner will take bids.

37TH ST.—R. T. Schaeffer, 1526 Flatbush av, is preparing plans for two 2-sty frame and stucco residences, 17x40 ft., at 1140-1142 East 37th st for Louis R. Paulson, builder, 1147 Lincoln pl. Cost, about \$7,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—Edward Hahn, Bridge Plaza, is preparing plans for a 4-sty apartment, 200x86 ft., in Barclay st, between McClellan st and Ditmars av, for John Katzman, 790 Riverside drive, Manhattan. Cost, about \$150,000.

LONG ISLAND CITY.—Frank Braun, 585 9th av, is preparing plans for a 5-sty apartment, 54x77 ft., at 580 9th av for Nicholas Nehrbauer, at site. Cost, about \$40,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for two 3-sty tenements, 32x72 ft., in the west side of Stevens st, near Forest av, for Jacob Werbach, 970 Forest av, owner. Total cost, about \$20,000.

RIDGEWOOD, L. I.—L. Berger & Co., Myrtle and Cypress avs, have completed plans for eight 3-sty tenements, 28x70 ft., on the east side of Fresh Pond rd, 68 ft. south of Van Cortland av, for Louis Burkhardt and George Bieweiner, 2340 Myrtle av, owner and builder. Cost, about \$60,000.

WOODHAVEN, L. I.—Ernest Dennis, 241 Schenck av, Brooklyn, has completed plans for a 2-sty tenement, 25x60 ft., at the southwest corner of Huntington st and Boyd av, for Joseph Giaganella, Woodhaven. Ernest Dennis, 241 Schenck av, Brooklyn, architect. Cost, about \$4,000.

FRESH POND RD.—L. Berger & Co., 1652 Myrtle av, have completed plans for six 3-sty brick tenements, 28x68 ft., on the east side of Fresh Pond rd, 96 ft. south of Van Cortland av, for George Bieweiner, 2340 Myrtle av, owner and builder. Cost, about \$60,000.

DWELLINGS.

GLENDALE, L. I.—L. Berger & Co., 1652 Myrtle av, Ridgewood, have completed plans for six 2-sty brick residences in the north side of Deyo st, 140 ft. east of Ford av, and in the south side of Deyo st, 130 ft. east of Ford av, for John A. Fischer, 7 British pl, owner and builder. Total cost, about \$18,000.

OZONE PARK, L. I.—R. T. Schaefer, 1526 Flatbush av, Brooklyn, is preparing plans for a 2½-sty frame residence, 18x45 ft., for A. Kepler, 350 Ocean av, Brooklyn. Cost, about \$4,500.

OZONE PARK, L. I.—R. T. Schaefer, 1526 Flatbush av, is preparing plans for a 2½-sty frame residence, 20x40 ft., on the west side of Brinkerhoff av, 65 ft. south of Alcorn av, for Oleo Ebersson, 257 Brinkmeyer av, to cost about \$4,000.

STABLES AND GARAGES.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for a 1-sty brick garage, 25x100 ft., on the west side of Seneca av, 25 ft. north of Harmon st, for Thomas Erda, 1867 Bleecker st. Cost, about \$8,000.

Nassau.

CHURCHES.

ROCKVILLE CENTRE, L. I.—Otto Reissmann, 30 1st st, Manhattan, has completed plans for a 1-sty frame and stucco synagogue, 36x65 ft., for the Rockville Centre Hebrew Congregation, P. Goldberg, chairman of building committee, 108 8th av. Cost, about \$8,000.

DWELLINGS.

OLD WESTBURY, L. I.—John Russell Pope, 527 5th av, Manhattan, has nearly completed plans for a 2½-sty frame residence, 30x100 ft., for J. R. Robinson, Hudson Terminal Building, 30 Church st, Manhattan. Cost, about \$35,000. Bids will be taken in a few days.

GREAT NECK, L. I.—Bates & How, 542 5th av, Manhattan, are preparing plans for a 2½-sty hollow tile and brick residence on Summit drive for Henry R. Swartley, Manhasset, L. I. Cost, about \$15,000. Bids will be taken by architects about Aug. 11.

Westchester.

APARTMENTS, FLATS AND TENEMENTS.

YONKERS, N. Y.—James B. Watson, Reeves Building, is preparing plans for a 3-sty frame apartment, 49x36 ft., at the corner of Cliff and Spruce avs for Alexander B. Dawson, 73 Van Cortlandt av, owner and builder. Cost, about \$7,000.

DWELLINGS.

BRONXVILLE, N. Y.—Bates & How, 542 5th av, Manhattan, are preparing plans for a 2½-sty tile and stucco residence, 30x52 ft., for Walter D. Despard, 6 Hanover st, Manhattan. Cost, about \$25,000. Bids will be taken by architects about Aug. 8.

HARTSDALE, N. Y.—R. W. Gardner, 84 William st, Manhattan, is preparing preliminary plans for a 2½-sty brick and terra cotta residence, 53x29 ft., for Reginald C. Knickerbocker, 450 4th av, Manhattan. Cost, about \$11,000. Bids will probably be taken about Sept. 15.

STORES, OFFICES AND LOFTS.

MOUNT VERNON, N. Y.—McKenzie, Voorhees & Gmelin, 1123 Broadway, Manhattan, have been commissioned to prepare plans for a telephone building at 35-37 South 6th av for the New York Telephone Co., 15 Dey st, Manhattan, Union N. Bethell, president. Cost, about \$50,000.

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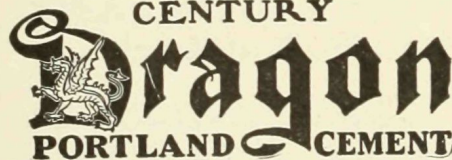
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All items following refer to general contracts, except those marked "sub."

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN.—(Sub.)—The Passaic Structural Steel Co., Straight st, Paterson, has received the structural steel contract for two 9-sty apartments in the north side of 66th st, 170 ft. east of Lexington av, for Bing & Bing, 119 West 40th st. Robert T. Lyons, 119 West 40th st, architect. Gunvald Aus, 11 East 24th st, steel engineer. Owner will handle general contract.

DWELLINGS.

SOUTH ORANGE, N. J.—Henry McElnea, 76 Wheeler st, West Orange, has received the general contract to erect a 2½-sty frame residence, 60x40 ft., at Glenside rd for James A. Mandeville, 184 South Arlington av, East Orange. Frederick R. Hasselman, 192 Harrison st, East Orange, architect. Cost, about \$14,000.

MALBA, L. I.—W. J. McCormick, Whitestone, L. I., has received the general contract to erect a 2½-sty frame residence, 32x42 ft., for R. W. Sampson, care of W. W. Knowles, architect, 1170 Broadway, Manhattan. Cost, about \$10,000.

JERSEY CITY, N. J.—The Standard Development Co., 279 Grove st, has received the general contract to erect a 2-sty brick residence at 232 Baldwin av for Emmon Fowles, care of general contractor. Edward M. Patterson, 1 Montgomery st, architect. Cost, about \$6,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—The Turner Construction Co., 11 Broadway, has received the general contract to erect the 7-sty reinforced concrete factory at South 5th and Berry sts for the Frederick Gretsch Manufacturing Co., 110 South 4th st. William Higginson, 13 Park Row, Manhattan, architect. Cost, about \$185,000.

BAYONNE, N. J.—The Turner Construction Co., 11 Broadway, Manhattan, has received the general contract for the erection of several buildings for the Vacuum Oil Co., at their Eayonne plant, including a wash building, storehouse, office building, paint building and a mechanical building, all of reinforced concrete. Work will go ahead at once. E. B. Van Leuven, engineer.

PUBLIC BUILDINGS.

ORANGE, N. J.—Joseph Di Benedetto, 423 East 115th st, Manhattan, has received the general contract to erect the 1-sty brick and limestone post office, 90x90 ft., for the U. S. Government, Oscar Wenderoth, supervising architect. York & Sawyer, 50 East 41st st, Manhattan, architects. Frank Sutton, 80 Broadway, Manhattan, steam and electrical engineer. Cost, about \$100,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—The Miller-Reed Co., 103 Park av, has received the general contract to erect the brick parochial school in East 104th st, near 2d av, for St. Lucie's R. C. Church, Rev. Father P. J. Lennon, pastor, 344 East 104th st, Thomas J. Duff, 407 West 14th st, architect.

STORES, OFFICES AND LOFTS.

BROOKLYN.—(Sub.) Hoffman & Elias, 549 Columbus av, Manhattan, have received the electrical contract for the banking offices at 83 Grand st, for Max Kobre, 141 Canal st, Manhattan. Benjamin Levitan, 20 West 31st st, Manhattan, architect. Israel E. Kobre, 119 Grove st, Brooklyn, general contractor. Green & Ahmeroff, 355 Amboy st, Brooklyn, plasterers.

MANHATTAN.—Greenwald & Pollak, 505 5th av, have received the general contract for alterations to the store, northwest corner of 128th st and 8th av, for James Butler, 390 Washington st. William H. Gompert, 171 Madison av, architect. Cost, about \$7,000.

THEATRES.

MANHATTAN.—M. Longo, 306 East 62d st, has received the general contract to erect a 1 and 2-sty moving picture theatre, 25x170 ft., in the north side of 110th st, 100 ft. east of 8th av, through to 11th st, for the S. & R. Amusement Co., Horace E. Simon, president, 66 Broadway. S. S. Sugar, 600 West 181st st, architect. Elwood Salsbury, president Ingersoll Construction Co., 1402 Broadway, lessee. Cost, about \$12,000.

FLUSHING, L. I.—(Sub.) Hoffman & Elias, 549 Columbus av, Manhattan, have received the electrical contract for the \$15,000 moving picture theatre in the east side of Union st, 106 ft. south of Washington av, from plans by Thomas W. Lamb, 644 8th av. Jardine Co., 489 5th av, general contractor. Rebecca Agnew, 604 East 135th st, owner of land. Albert Hergenham, 65 Simonsen st, Stapleton, S. I., owner of building.

MISCELLANEOUS.

MANHATTAN.—Marc Eidlitz & Son, 30 East 42d st, have received the general contract to erect the 1-sty brick and stone power house east side of Av A, from 64th to 67th sts, for the Rockefeller Institute, on premises. Shepley, Ruten & Coolidge, Ames Building, Boston, Mass., architects.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

CROTON ST and Audubon av, n e cor, 6-sty brick tenement, 49x80; cost, \$50,000; owner, Isaac Weil, 41 Park Row; architect, G. F. Pelham, 30 East 42d st. Plan No. 277.

WEST END AV, 500-6, 12-sty brick tenement 102x122; cost, \$25,000; owner, Paterno Constn. Co., 272 West 84th st; architects, Schwartz & Gross, 347 5th av. Plan No. 279.

SEAMAN AV & 207TH ST, n w cor, 5-sty brick tenement, 50x90; cost, \$50,000; owner, Seaman Const. Corp., 612 West 207th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 282.

STORES AND TENEMENTS.

51ST ST, 357-359 West, 6-sty brick tenement, 56x86; cost, \$70,000; owner, 48th St. Co., 325 West 43d st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 275.

CHURCHES.

36TH ST, 434 West, 4-sty brick parish house, 25x50; cost, \$20,000; owner, Franciscan Fathers, 151 Thompson st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 280.

DWELLINGS.

95TH ST, 11 East, 4-sty brick residence, 36x90; cost, \$125,000; owner, Mrs. E. S. Fabbri, Bar Harbor, Me.; architect, G. Atterbury, 131 East 70th st. Plan No. 278.

RIVERSIDE DRIVE, 160-63, two 4-sty brick private houses, 47 & 51x38; cost, \$37,500 each; owner, Riverside Drive-88th St. Corp., 149 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 276.

STABLES AND GARAGES.

85TH ST, 30 East, 1-sty brick garage, 16x16; cost, \$250; owner, M. C. Rosenbaum, 30 East 85th st; architect, S. L. Waller, 154 Nassau st. Plan No. 281.

158TH ST, 99 s of, plot bounded by 158th and Riverside Drive, 1-sty brick fireproof garage, 44x20; cost, \$1,500; owner, Emma L. Adams, agent, Chas. Adams, 111 Bway; architect, John F. Deniff, 306 Lafayette av, Bklyn. Plan No. 283.

STORES, OFFICES AND LOFTS.

11TH AV, 837, s w cor 5th st, 5-sty brick fireproof store and loft bldg., 25x100; cost, \$35,000; owner, John Mullen, 301 W. 6th st; architect, Sloan & Kilgour, 1182 Bway. Plan No. 284.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

188TH ST, n s, 50 e Belmont av, 5-sty brick tenement, 50x83, plastic slate roof; cost, \$40,000; owner, Maiche Marino, 2450 Belmont av; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 400.

BRIGGS AV, w s, 144.10 s 196th st, 5-sty brick tenement, 50.2x94.11, slag roof; cost, \$50,000; owners, Mitchell & McDermott, J. J. Mitchell, 1922 East 177th st, president; architects, Kreyenborg Architectural Co., 1029 East 163d st. Plan No. 399.

LONGFELLOW AV, w s, 207.3 n 167th st, two 5-sty brick tenements, 50x88, slag roof; cost, \$104,000; owner, Wm. Sinnott, 967 East 165th st, architect, Harry T. Howell, 149th st and 3d av. Plan No. 401.

AV ST, JOHN, s e cor Fox st, 5-sty brick tenement, plastic slate roof, 75x90; cost, \$80,000; owner, Normal Const. Co., John Brown, 661 Tinton av, Pres.; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 405.

181ST ST, s s, from Daly to Honeywell av, three 5-sty brick tenements, slag roof, 60.7x78, 50x80, 65x80; cost, \$125,000; owner, Trojan Bldg. Co., Jos. Swartz, 3d av and 148th st, Pres.; architect, John P. Boyland, 402 Fordham rd. Plan No. 409.

182D ST, n w cor Valentine av, 5-sty brick tenement, plastic slate roof, 63.7x89.10; cost, \$55,000; owner, Phelan Bros. Const. Co., Wm. L. Phelan, 2046 Ryer av, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 410.

DWELLINGS.

BOLLES AV, e s, 50 n Burke av, 1-sty frame dwelling, 24x24; cost, \$300; owner and architect, Fred. L. Schmidt, Reed's Mill lane. Plan No. 402.

NEWTON AV, 5615-17, w s, 148.2 n 256th st, 1½-sty frame dwelling, 20x36, shingle roof; cost, \$4,200; owner, Andrew S. Corbett, Newton av; architect, Stephen J. Kodak, Warburton Bldg., Yonkers. Plan No. 408.

FACTORIES AND WAREHOUSES.

KELLY ST, n s, 90.5¼ s Intervale av, 2-sty brick stores and factory, 27.9xirreg, slag roof; cost, \$5,000; owner, Jos. Meyer, 1051 Kelly st; architect, Emanuel J. Manheimer, 1260 Clay av. Plan No. 404.

STABLES AND GARAGES.

177TH ST, s s, 275 e West Farms rd, 1-sty frame stable, 30x15; cost, \$125; owner, The Bronx Co., on premises; architect, Elisha H. Janes, 24 West 45th st. Plan No. 406.

THEATRES.

3D AV, 3763, open-air theatre, size irregular; cost, \$2,000; owner, John D. Crimmins, 624 Madison av; architect, Chas. C. Thain, 1181 Broadway. Plan No. 403.

MISCELLANEOUS.

PELHAM BAY PARK, near Pelham rd and City Island av, 1-sty frame waiting room, 12x17; cost, \$700; owners, Pelham Parkway & City Island R. R. Co., 2396 3d av; architect, Cornelius J. Horgan, 5 East 42d st. Plan No. 407.

EXTERIOR ST, w s, 712.3 n 150th st, 1-sty brick shed, concrete roof, 87x92; cost, \$2,000; owner, Noonan Bldg. Material Co., on premises; architect, S. J. Kissler, 1037 Teller av. Plan No. 411.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

PEARL ST, e s, 267.9 s Concord st, 5-sty brick tenement, 52x90.6, gravel roof, 29 families; cost, \$30,000; owner, Saml. Malofsky, 333 Sheffield av; architect, Benj. Cohn, 361 Stone av. Plan No. 5356.

ST. JOHN'S PL, n s, 100 e Ralph av, 4-sty brick tenement, 50x95.1, gravel roof, 20 families; cost, \$30,000; owner, Max Perlman, 1815 Nostrand av; architect, Benj. Cohn, 361 Stone av. Plan No. 5357.

39TH ST, s s, 50 w 6th av, 4-sty brick tenement, 50x89, slag roof, 20 families; cost, \$25,000; owner, Sunrise Realty Co., 1341 46th st; architect, Max A. Cantor, 39 West 38th st, Manhattan. Plan No. 5369.

PROSPECT PL, s s, 76 w Classon av, 4-sty brick tenement, 24x71.4, gravel roof, 4 families; cost, \$9,000; owner, Jas E. Bowers, 626 Park pl; architect, Jas. F. Bly, 422 St. Mark's av. Plan No. 5379.

CLIFTON PL, n s, 550 e Bedford av, 4-sty brick tenement, 50x88, gravel roof, 9 families; cost, \$25,000; owner, DeKalb Const. Co., 1933 Bedford av; architect, H. Dorf, 614 Kosciusko st. Plan No. 5400.

CHURCHES.

DUMONT AV, s w cor Barbey st, 2-sty brick synagogue, 25x89.4, gravel roof; cost, \$6,000; owner, Hebrew Institute of East New York, 842 Dumont av; architect, L. J. Frank, 206 Crescent st. Plan No. 5433.

DWELLINGS.

49TH ST, n s, 100 e 15th av, 2-sty frame dwelling, 24x39, shingle roof, 1 family; cost, \$6,000; owner, John H. Connelly, 5107 New Utrecht av; architect, F. C. Eisenla, 16 Court st. Plan No. 5368.

MONTAUK AV, e s, 328 n Hegeman av, 2-sty brick dwelling, 20x55, slag roof, 2 families; cost, \$5,500; owner, Luigi Scalia, 38 Stuyvesant av; architect, H. Gilvary, 125 Waverly pl, Manhattan. Plan No. 5367.

HINSDALE ST, e s, 170 n Hegeman av, nine 2-sty brick dwellings, 20x44, slag roof, 2 families each; total cost, \$29,250; owner, Isidore Rosenstein, 375 Hegeman av; architect, S. Millman, 1780 Pitkin av. Plan No. 5324.

MADISON ST, s s, 150 w Franklin av, 2-sty brick dwelling, 20x55, slag roof, 2 families; cost, \$3,300; owner, Edith L. Magnesson, 46 New York av; architect, Chas. E. Silkworth, 146 Fenimore st. Plan No. 5329.

42D ST, s s, 180 w 17th av, two 2-sty frame dwellings, 17x42, shingle roof, 1 family each; total cost, \$8,000; owner, Rheinhard Hall Const. Co., 1689 42d st; architect, B. F. Hudson, 319 9th st. Plan No. 5321.

65TH ST, n s, 190 e 13th av, 2-sty brick dwelling, 20x35, gravel roof, 2 families; cost, \$2,900; owner, Salvatore Bova, 6401 13th av; architect, Chas. A. Olsen, 1314 70th st. Plan No. 5348.

HOMECREST AV, e s, 260 s Av V, 2-sty frame dwelling, 24x39, shingle roof, 1 family; cost, \$5,200; owner, Hilda Hansen, 2241 Homecrest av; architect, Geo. E. Johnson, 637 Halsey st. Plan No. 5341.

EMMONS AV, s s, 40 e East 14th st, 2-sty frame dwelling, 20x32, shingle roof, 1 family; cost, \$2,000; owner, Jas. Manley, 24 Neck rd; architect, Benj. Driesler, 153 Remsen st. Plan No. 5394.

HART ST, n s, 18 w St. Nicholas av, four 2-sty brick dwellings, 18x50, slag roof, 2 families each; total cost, \$10,000; owner, Jacob Blank, 1019 Bushwick av; architect, Wm. Debus, 86 Cedar st. Plan No. 5424.

HART ST, n w cor St. Nicholas av, 3-sty brick dwelling, 18x55, slag roof, 2 families; cost, \$6,000; owner, Jacob Blank, 1019 Bushwick av; architect, Wm. Debus, 86 Cedar st. Plan No. 5423.

EAST 3D ST, e s, 175 s Elmwood av, 2-sty frame dwelling, 16x36, shingle roof, 1 family; cost, \$6,000; owner, Economy Home Co., 110 Av L; architect, F. J. Dassau, 1373 Broadway. Plan No. 5407.

EAST 4TH ST, w s, 175 s Elmwood av, two 2-sty frame dwellings, 16x36, shingle roof, 1 family each; total cost, \$6,000; owner, Economy Home Co., 110 Av L; architect, F. J. Dassau, 1373 Broadway. Plan No. 5406.

WEST 31ST ST, e s, 103 n Surf av, 2-sty frame dwelling, 15x47.6, shingle roof, 1 family; cost, \$1,400; owner, Benj. Kaufman, 482 Stone av; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 5429.

E 22D ST, s w cor Av O, ten 2-sty frame dwellings, 20x35, gravel roof, 1 family each; total cost, \$30,000; owner, Mallorne Lucas, 2022 Av M; architect, B. F. Hudson 319 9th st. Plan No. 5443.

BAY 50TH ST, w s, 309 n Harway av, 1-sty frame dwelling, 16x35, — roof, 1 family; cost, \$600; owner, Concitta Trepodi; architect, Maurice P. O'Connor, 5th st, Brendan Terrace. Plan No. 5457.

EAST 40TH ST, e s, 80 s Overbaugh pl, six 2-sty brick dwellings, 16.4x43, tin roof, 1 family each; total cost, \$18,000; owner, Getahome Bldg. Co., 375 Fulton st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5473.

EAST 40TH ST, w s, 207.6 s Ditmas av, 3-sty brick home, 80x32, slag roof; cost, \$15,000; owner, Bethany Deaconess Hospital Society, 1169 Greene av; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 5467.

STABLES AND GARAGES.

ELBERTS LA, s w cor Liberty av, 1-sty brick garage, 60x18, iron roof; cost, \$885; owner, Adam Barth, on premises; architect, Metal Shelter Co., 17 Battery pl, Manhattan. Plan No. 5381.

LIBERTY AV, s s, 25 w Starr st, 1-sty frame stable, 50x38, slag roof; cost, \$2,000; owner, Grace Lomesta, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 5393.

VAN SICLEN AV, e s, 125 n Liberty av, 1-sty brick garage, 40x20, iron roof; cost, \$850; owner, Rudolph Reimer, Jr., 2814 Atlantic av; architect, Metal Shelter Co., 17 Battery pl, Manhattan. Plan No. 5380.

ESSEX ST, w s, 102 s Atlantic av, 1-sty brick stable, 15x30, gravel roof; cost, \$1,400; owner, Ignoizio Catapano, on premises; architect, E. Dennis, 241 Schenck av. Plan No. 5441.

STORES AND DWELLINGS.

13TH AV, s w cor 38th st, 1-sty frame store and dwelling, 40.5x60, gravel roof, 2 families; cost, \$2,000; owner, Max Helman, 1266 40th st; architect, F. C. Eisenla, 16 Court st. Plan No. 5373.

13TH AV, w s, 40.5 s 38th st, two 1-sty frame stores and dwellings, 27.2x57.6, gravel roof, 2 families each; total cost, \$3,600; owner, Max Helman, 1266 40th st; architect, F. C. Eisenla, 16 Court st. Plan No. 5374.

LIVONIA AV, n e cor Snediker av, 3-sty brick store and dwelling, 20x60, gravel roof, 2 families; cost, \$5,000; owner, Simon Halpern, 1414 Lincoln pl; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 5351.

LIVONIA AV, n s, 20 e Snedeker av, four 3-sty brick stores and dwellings, 20x60, gravel roof, 2 families each; total cost, \$20,000; owner, Simon Halpern, 1414 Lincoln pl; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 5352.

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PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

NOTICE TO CONTRACTORS: Sealed proposals for furnishing Fireproof Stairways for Edgewood Building at the Hudson River State Hospital, Poughkeepsie, New York, will be received by the State Hospital Commission, Capitol, Albany, N. Y., until August 10, 1914, at 3 P. M., when they will be opened and read publicly. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of 5% of the amount of bid. The contractor to whom the award is made will be required to furnish surety Company bond in the sum of 50% of the amount of contract within thirty days after official notice of award of contract and in accordance with the terms of Specification No. 2032. The right is reserved to reject any or all bids. Drawing and specifications may be consulted and blank forms of proposal obtained at the office of Dr. Charles W. Pilgrim, Superintendent, Hudson River State Hospital, Poughkeepsie, New York; at the office of the State Hospital Commission, No. 1 Madison Avenue, New York City; and at the Department of Architecture, Capitol, Albany, N. Y. Complete sets of plans and specifications will be furnished prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

J. H. B. HANIFY, Secretary,
State Hospital Commission.

Dated Albany, N. Y., July 28th, 1914.

NOTICE TO CONTRACTORS: Sealed proposals for Water Softening Plant at the St. Lawrence State Hospital, Ogdensburg, New York, will be received by the Hospital Commission, Capitol, Albany, N. Y., until August 17, 1914, at 3 P. M., when they will be opened and read publicly. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of 5% of the amount of bid. Contractor to whom the award is made will be required to furnish surety company bond in the sum of 50% of the amount of contract within thirty days after date of official notice of award of contract and in accordance with the terms of Specification No. 1996. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposal obtained at the St. Lawrence State Hospital, Ogdensburg, New York; at the office of the State Hospital Commission, No. 1 Madison Avenue, New York City, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications will be furnished to prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

J. H. B. HANIFY, Secretary,
State Hospital Commission.

Albany, N. Y., July 28, 1914.

NOTICE TO CONTRACTORS: Sealed proposals for New Sewage Pumping Station and Additional Laundry Equipment at the Rochester State Hospital, Rochester, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 3 P. M., August 17, 1914, when they will be opened and read publicly. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of 5% of the amount of bid. Contractors to whom the awards are made will be required to furnish surety company bond in the sum of 50% of the amount of contract within thirty days after date of official notice of award of contract and in accordance with the terms of Specifications Nos. 1894 and 1960. The right is reserved to reject any or all bids. Drawings and specifications may be consulted and blank forms of proposals obtained at the Rochester State Hospital Commission, No. 1 Madison Avenue, New York City, and at the Department of Architecture, Capitol, Albany, N. Y. In applying for plans and specifications each bidder must state which part of the work (such as Sewage Pumping Station or Additional Laundry Equipment) he intends to bid on. Drawings and specifications will be furnished to prospective bidders upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, New York.

J. H. B. HANIFY, Secretary,
State Hospital Commission.

Albany, N. Y., July 28, 1914.

NOTICE TO CONTRACTORS: Sealed proposals for Power House, including Construction, Boilers, Equipment & Steam Conduit; Plumbing Work; Electric Equipment and Underground Electric Conduit at the Long Island State Hospital, Brooklyn, New York, will be received by the State Hospital Commission, Capitol, Albany, N. Y., until August 17th, 1914, at 3 P. M., when they will be opened and read publicly. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of 5% of the amount of bid. Contractors to whom the awards are made will be required to furnish surety company bond in the sum of 50% of the

Plans Filed, New Buildings, Brooklyn (Cont'd)

13TH AV., e. s., 30 n 39th st., three 3-sty brick stores and dwellings, 19.6x50, slag roof, 2 families each; total cost, \$15,000; owner, N. & S. Realty Co., 1255 40th st.; architect, M. A. Cantor, 39 West 38th st. Plan No. 5411.

SMITH ST., e. s., 20 n Dean st., 3-sty brick store and dwelling, 20x75, slag roof, 2 families; cost, \$6,000; owner, Fannie Yutkowitz, 125 Smith st.; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 5461.

ATLANTIC AV., s. s., 121.11 e Court st., 3-sty brick store and dwelling, 20.2x55, gravel roof, 2 families; cost, \$8,000; owner, Jacob Garber, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5472.

STORES AND TENEMENTS.

POWELL ST., w. s., 180 s Riverdale av., two 4-sty brick tenements, 50x86.6, slag roof, 23 families each; total cost, \$50,000; owner, Mendel Realty Co., 445 Sackman st.; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 5315.

POWELL ST., w. s., 80 s Riverdale av., two 4-sty brick tenements, 50x89, slag roof, 24 families each; total cost, \$56,000; owner, Plymouth Imp. Co., 60 Liberty st., Manhattan; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5335.

STORES, OFFICES AND LOFTS.

SARATOGA AV., e. s., 130 n St. Marks av., 1-sty brick store, 41.11x41, gravel roof; cost, \$1,100; owner, Main Bldg. Co., 1464 Eastern parkway; architect, F. W. Eisenla, 16 Court st. Plan No. 5342.

SURF AV., w. s., 40 e West 30th st., 1-sty frame store, 17x64, gravel roof; cost, \$1,000; owner, Wm. Canning, Surf av and West 30th st.; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 5344.

SURF AV., n. s., 20 e West 30th st., 1-sty frame store, 17x30, gravel roof; cost, \$800; owner, Wm. Canning, Surf av and West 30th st.; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 5343.

MISCELLANEOUS.

64TH ST., s. w. s., 107.6 s e 4th av., 2-sty station, 50x100, concrete roof; cost, \$35,000; owner, N. Y. Municipal R. R. Co., 85 Clinton st.; architect, W. S. Menden, St. George Hotel. Plan No. 5415.

MONTAGUE ST., s. s., 51.6 e Henry st., 1-sty greenhouse, 25x25.6, — roof; cost, \$600; owner, Timothy G. Sellen, 38 Park Row; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5454.

RICHARDS ST., n. w. cor Visitation pl., 2-sty brick library, 32.6x75, slag roof; cost, \$50,000; owner, Library Committee, 26 Brevoort pl.; architect, F. J. Klebold, 350 Fulton st. Plan No. 5453.

9TH ST., n. s., 60 w 2d av., 1-sty brick tool-house, 27x17, slag roof; cost, \$200; owners, Louis Conzen & Son, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 5470.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

RIDGEWOOD.—Fresh Pond rd., e. s., 96 s Van Cortlandt av., eight 3-sty brick tenements, 28x70, slag roof, 6 families; cost, \$80,000; owners, Burkhard & Biewiner, 2340 Myrtle av., Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 2565-66-67.

CHURCHES.

FOREST HILLS.—Greenway south, s. e. cor Ascan av., 1-sty brick church, 33x69, tile roof; cost, \$25,000; owner Sage Foundation Homes Co., Forest Hills; architect, G. Atterbury, 20 West 43d st., Manhattan. Plan No. 2556.

amount of contract within thirty days after date of official notice of award of contract, and in accordance with the terms of Specifications Nos. 1908, 1909, 1910 and 1911. The right is reserved to reject any or all bids. Drawing and specifications may be consulted and blank forms of proposal obtained at the Long Island State Hospital, Brooklyn, N. Y., at the office of the State Hospital Commission, No. 1 Madison Avenue, New York City, and at the Department of Architecture, Capitol, Albany, N. Y. In applying for plans and specifications each bidder must state which part of the work (such as construction, heating, plumbing and electric work) he intends to bid upon. Drawing and specifications may be obtained at the Department of Architecture, Capitol, Albany, N. Y., on deposit of a certified check or cash in the sum of ten dollars (\$10) made payable to the State of New York, for each part of the work, which check will be returned if plans and specifications are sent back in good order to the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

J. H. B. HANIFY, Secretary,
State Hospital Commission.

Albany, N. Y., July 28, 1914.

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DWELLINGS.

BAYSIDE.—4th st., w. s., 33 n Ashburton av., three 2-sty frame dwellings, 18x38, shingle roof, 1 family, steam heat; cost, \$9,000; owner, Hansen Building Co., Bell av, Bayside; architect, Chas. W. Ross, Woodland av, Woodhaven. Plan Nos. 2552-3-4.

BAYSIDE.—Linwood av., w. s., 260 s Palace bldv, 2½-sty frame dwelling, 24x30, shingle roof, 1 family, steam heat; cost, \$5,000; owner and architect, Chas. H. Harnden, Bayside. Plan No. 2558.

CORONA.—Evergreen av., w. s., 233 s Shell rd., 1½-sty frame dwelling, 18x26, tin roof, 1 family, steam heat; cost, \$2,500; owner Emma Carroll, 120 Lincoln st., Corona; architect, A. Marionella, 35 47th st., Corona. Plan No. 2559.

ELMHURST.—Evergreen av., n. s., 175 e Toledo av., 2½-sty frame dwelling, 21x46, shingle roof, 2 families, steam heat; cost, \$3,500; owner and architect, Edward Meyran, 187 Prospect st., Elmhurst. Plan No. 2560.

FLUSHING.—Franklin pl., s. s., 116 w Bowne av., 2-sty frame dwelling, 20x47, tin roof, 2 families, water heat; cost, \$3,700; owner, Mrs. J. Fogarty, 168 Lawrence st., Flushing; architect, I. P. Card, Corona. Plan No. 2557.

GLENDALE.—Deyo st., n. s., 140 e Ford av., three 2-sty brick dwellings, 20x52, tin roof, 2 families; cost, \$9,000; and DEYO ST., s. s., 140 e Ford av., three 2-sty brick dwellings, 20x52, tin roof, 2 families; cost, \$9,000; owner, John A. Fischer, 73 Brush pl., Glendale; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 2563-64.

BAYSIDE.—3d st., e. s., 33 n Ashburton av., three 2-sty frame dwellings, 18x38, shingle roof, 1 family, steam heat; cost, \$9,000; owner, Hansen Building Co., Bell av, Bayside; architect, Chas. W. Ross, Woodland av, Woodhaven. Plan Nos. 2587-88-89.

COLLEGE POINT.—11th st., w. s., 100 n Monument av., 2½-sty frame dwelling, 20x42, tin roof, 2 families; cost, \$3,700; owner, A. Bantz, 100 13th st., College Point; architect, John M. Pfuhler, 14 12th st., Whitestone. Plan No. 2585.

CORONA.—Park av., n. s., 60 e Baylies st., two 2-sty brick dwellings, 20x50, tin roof, 2 families; cost, \$7,000; owner, J. Callan, 107 51st st., Corona; architect, A. Magnoin, 112 50th st., Corona. Plan No. 2581.

CREEDMORE.—Pistol av., w. s., 100 n Railroad av., 1-sty frame dwelling, 16x24, shingle roof, 1 family; cost, \$500; owner, Alfred Eckert, premises. Plan No. 2574.

ELMHURST.—Chicago av., s. e. cor Prospect st., 2½-sty frame dwelling, 22x56, shingle roof, 2 families; cost, \$4,500; owner, J. M. Herlitz, Ivy st., Elmhurst; architect, R. W. Johnson, 60 Grove st., Corona. Plan No. 2575.

FLUSHING.—Jamaica av., n. s., 500 s e Elflin boulevard, 2½-sty brick dwelling, 39x24, slate roof, 1 family, steam heat; cost, \$6,000; owner, Thos. Elflin, Flushing; architect, Robert Kurz, Fulton st., Jamaica. Plan No. 2577.

GLENDALE.—Webster av., e. s., 480 s Myrtle av., 2-sty frame dwelling, 20x47, tin roof, 2 families; cost, \$2,800; owner, Jacob Dillman, Horton st., Elmhurst; architect, C. Gebele, 114 Maurice av., Elmhurst. Plan No. 2573.

HOLLIS.—Chicopee av., s. s., 95 w Carpenter av., 2-sty frame dwelling, 18x33, shingle roof, 1 family; cost, \$2,500; owner and architect, Norman Russell, Willow st., Jamaica. Plan No. 2580.

RICHMOND HILL.—Napier av., e. s., 520 n Fulton st., 2½-sty frame dwelling, 17x40, tin roof, 1 family, air heat; cost, \$2,800; owner, Thos. Saddington, 146 Eldert av., Brooklyn; architect, J. D. Geddes, 4 Lexington st., Richmond Hill. Plan No. 2592.

WOODHAVEN.—Roswell pl., s. s., 100 e Leggett av., 2-sty frame dwelling, 17x42, tin roof, 1 family; cost, \$2,800; owner, Wm. Molitor, 163 3d st., Union Course; architect, J. D. Geddes, 4 Lexington st., Richmond Hill. Plan No. 2593.

WOODHAVEN.—Roswell av., s. s., 120 e Leggett av., 2-sty frame dwelling, tin roof, 1 family, air heat; cost, \$2,800; owner, Wm. Molitor, 163 3d st., Union Course; architect, J. D. Geddes, 4 Lexington st., Richmond Hill. Plan No. 2591.

BAYSIDE.—1st st., w. s., 50 n Ashburton av., 2½-sty frame dwelling, 24x30, shingle roof, 1 family, steam heat; cost, \$3,600; owners, Nelson & Strengren, 153 4th st., Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 2599.

CORONA.—South st., w. s., 103 s Shopoler av., 2-sty brick dwelling, 19x26, tin roof, 1 family; cost, \$2,200; owner, Matteo Cicere, 3 South av., Corona; architect, C. L. Varrone, Corona av, Corona. Plan No. 2597.

ELMHURST.—Acorn st., s. s., 340 e Van Dine st., three 2½-sty frame dwellings, 21x54, shingle roof, 1 family; cost, \$11,000; owner, Thomas Daly, 39th st., Corona; architect, R. W. Johnson, 60 Grove st., Corona. Plan Nos. 2610-11-12.

ELMHURST.—Manilla st., w. s., 302 n L. I. R. R., 1-sty frame dwelling, 21x40, shingle roof, 1 family, water heat; cost, \$2,500; owner, William Zumstine, Junction av., Corona; architect, C. O. Varrone, Corona av, Corona. Plan No. 2598.

JAMAICA.—Blanco pl., s. s., 101 e Remington st., seven 2½-sty frame dwellings, 18x41, shingle roof, 1 family, steam heat; cost, \$21,000; owner, Albert Lips, 15 Washington st., Jamaica; architect, Wm. McIntyre, 27 Grand av., Corona. Plan Nos. 2600 to 2606.

ROCKAWAY PARK.—Columbus av., w. s., 160 s Washington st., 2½-sty brick dwelling, 30x43, tile roof, 1 family, steam heat; cost, \$7,000; owner, J. W. Rothchild, Rockaway Park; architect, W. S. Rothchild, Rockaway Park. Plan No. 2607.

CORONA.—43d st., e. s., 125 n Polk av., 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, \$4,000; owner, New Dio Construction Co., Jackson and Grant avs, Corona; architect, A. De Blasi, Jackson av, Corona. Plan No. 2621.

HOLLIS.—Woodhull av., n. s., 90 w Seminole av., 2½-sty frame dwelling, 20x35, shingle roof, 1 family, steam heat; cost, \$3,000; owner, G. M. Ellender, Hollis, L. I.; architect, H. T. Jeffrey, 923 Lefferts av., Richmond Hill. Plan No. 2623.

HOLLIS.—Seminole av, w s, 90 n Woodhull av, 2½-sty frame dwelling, 20x35, shingle roof, 1 family, steam heat; cost, \$3,000; owner, G. M. Ellender, Jamaica; architect, H. T. Jeffrey, 923 Lefferts av, Richmond Hill. Plan No. 2624.

JAMAICA.—Sylvester av, s s, 50 e West st, 2-sty frame dwelling, 16x36, shingle roof, 1 family, steam heat; cost, \$2,000; owner, Max Gross, Lincoln pl, Richmond Hill; architect, H. T. Jeffrey, 923 Lefferts av, Richmond Hill. Plan No. 2622.

JAMAICA.—Max Weber av w s, 309 n Fulton st, ten 2-sty frame dwellings, 20x32, slag roof, 1 family, steam heat; cost, \$25,000; owner, Frank L. Ferguson, 65 Orange st, Brooklyn; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan Nos. 2616-17.

JAMAICA.—Fulton st, w s, 40 w Max Weber av, seven 2-sty frame dwellings, 20x32, slag roof; 1 family; cost, \$17,500; owner, Frank L. Ferguson, 66 Orange st, Brooklyn; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 2615.

RICHMOND HILL.—Wilow st, w s, 91 s Metropolitan av, 2½-sty frame dwelling, 20x40, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Max Gross, Lincoln pl, Richmond Hill; architect, H. T. Jeffrey, 923 Lefferts av, Richmond Hill. Plan No. 2625.

FACTORIES AND WAREHOUSES.

L. I. CITY.—4th av, w s, 89 s Webster av, 1-sty brick storage, 25x75, slag roof; cost, \$2,000; owner, W. B. Gugal, 328 Webster av, L. I. City; architect, John Boese, Bridge plaza, L. I. City. Plan No. 2551.

STABLES AND GARAGES.

ARVERNE.—Remington av, w s, 260 s Amstel blvd, two 1-sty frame garages, 9x19, shingle roof; cost, \$200; owner, Mrs. E. Weisbrock, Arverne. Plan Nos. 2570-71.

RICHMOND HILL.—Waterbury av, w s, 410 s Orchard av, 1-sty frame garage, 14x20, shingle roof; cost, \$300; owner, S. H. Schmidt, 1810 Weirfield st, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2562.

ELMHURST.—20th st, 18, 1-sty frame barn, 11x16, gravel roof; cost, \$300; owner, J. Kozak, premises; architect, A. Magnoin, 50th st, Corona. Plan No. 2583.

QUEENS.—Jackson av, w s, 120 s Walnut st, 1-sty frame garage, 14x18, tin roof; cost, \$100; owner, Robert Cornell, 884 Quincy st, Brooklyn. Plan No. 2590.

RIDGEWOOD.—Fairview av, e s, 83 n Madison st, 1-sty brick garage, 16x23, tin roof; cost, \$1,000; owner and architect, G. X. Mathews, 1852 Putnam av, Ridgewood. Plan No. 2594.

WOODHAVEN.—Suydam st, w s, 40 n 4th st, 1-sty frame garage, 18x29, shingle roof; cost, \$500; owner, F. Souviero, premises. Plan No. 2579.

DOUGLSTON PARK.—Princeton rd, w s, 100 n Boulevard, 1-sty frame garage, 10x16, tin roof; cost, \$100; owner, Mary C. Chesbro, premises. Plan No. 2609.

JAMAICA.—Harvard av, e s, 180 s Hillside av, 1-sty frame garage, 12x18, tin roof; cost, \$150; owner, H. C. Allbrecht, Saybrook, Conn. Plan No. 2614.

L. I. CITY.—11th av and Newtown rd, 1-sty brick stable, 48x20, slag roof; cost, \$200; owner, G. X. Mathews Co., 468 Grand av, L. I. City; architect, owner. Plan No. 2627.

WOODHAVEN.—Jamaica av, s s, 142 w Suydam st, 1-sty brick garage, 21x120, tar and gravel roof; cost, \$4,000; owner, S. Gechan, 36 Dennington av, Woodhaven; architect, Henry Lunning, 68 Leffert av, Woodhaven. Plan No. 2626.

STORES AND DWELLINGS.

WINFIELD.—Burroughs av, w s, 105 s Garfield st, 3-sty brick store and dwelling, 20x51, tin roof, 2 families; cost, \$5,000; owner, Mary Fasano, 122 Burroughs av, Winfield; architects, Laspia & Salvati, 525 Grand st, Brooklyn. Plan No. 2572.

MISCELLANEOUS.

L. I. CITY.—Review av, n e cor Young st, crane runway, 19x18; cost, \$1,200; owner, National Bridge Co., premises. Plan No. 2569.

MIDDLE VILLAGE.—Juniper Swamp rd, s s, 50 e Sutter av, 1-sty greenhouse, 96x40, glass roof; cost, \$1,000; owner, Jos. Rieder, premises. Plan No. 2555.

BAYSIDE.—Meyer av, 75 n Shore av, 1-sty frame hangar, 40x34, tin roof; cost, \$300; owner, Sperry Gyroscope Co., Manhattan Bridge plaza, Brooklyn, N. Y. Plan No. 2568.

GLENDALE.—Webster av, w s, 419 n Cooper av, 1-sty brick wagon shed, 40x18, gravel roof; cost, \$700; owners, Vitale & Lupia, 23 Webster av, Glendale. Plan No. 2576.

MIDDLE VILLAGE.—Pulis av, e s, 500 n Metropolitan av, 1-sty greenhouse, 16x80, glass roof; cost, \$300; owner, Val Bauer, premises. Plan No. 2586.

MIDDLE VILLAGE.—Juniper Swamp rd, s s, 50 e Sutter av, 1-sty frame shed, 12x12, paper roof; cost, \$100; owner, J. Rieda, premises. Plan No. 2582.

FLUSHING.—South 17th st, 141, 1-sty frame storeroom, 15x20, gravel roof; cost, \$100; owner, J. Walter, premises. Plan No. 2596.

L. I. CITY.—Broadway, n w cor Van Alst av, frame reviewing stand; cost, \$100; owner, H. B. Scharmann, premises. Plan No. 2578.

MIDDLE VILLAGE.—Juniper av, w s, 200 s Metropolitan av, 1-sty greenhouse, 26x150, glass roof; cost, \$1,200; owner, John Fieber, premises. Plan No. 2613.

RAMBLERSVILLE.—Hawtree channel, e s, 250 s Grimm av, 1-sty frame boat house, 14x25, tin roof; cost, \$300; owner, F. C. Schraeder, 24 Shaw av, Union Course. Plan No. 2608.

MIDDLE VILLAGE.—Furnam av, e s, 208 n Metropolitan av, 1-sty frame greenhouse, 40x75, glass roof; cost, \$1,000; owner, Jos. Klingenberg, premises. Plan No. 2618.

RAMBLERSVILLE.—Hawtree Creek rd, e s, 30 s Park Row, 1-sty frame boat house, 17x28, tin roof; cost, \$300; owner, Mrs. G. Graffe, premises. Plan No. 2619.

RICHMOND HILL CIRCLE.—Remington st, w s, 784 s Stover st, 1-sty frame boat house, 14x26, tin roof; cost, \$200; owner, Mrs. K. Meyers, 1473 Bushwick av, Brooklyn. Plan No. 2620.

**Richmond.
DWELLINGS.**

BAY WAY ST, s s, 200 n Belmont av, Tottenville, 1-sty frame dwelling, 24x36; cost, \$1,400; owner, Justine Burke, Tottenville; architect and builder, C. O. Peterson, Tottenville. Plan No. 686.

BELMONT TERRACE, n s, 179 e Daniel Low terrace, New Brighton, 2½-sty frame dwelling, 30x34; cost, \$6,000; owner, Daniel Feldman, New Brighton; architect, W. H. Hoffmann, West New Brighton; builders, Henry Spruck & Son, Stapleton. Plan No. 678.

EGMONT PL, s s, 128 w Hamilton av, New Brighton, 2-sty frame dwelling, 24x54; cost, \$6,100; owner, Mrs. Ellen Collins, 228 West 10th st, Manhattan; architect, D. J. Cahalane, New Brighton; builder, T. Bensen, West Brighton. Plan No. 693.

KING ST, n s, 148 w Nelson av, Great Kills, 1-sty frame bungalow, 14x22; cost, \$200; owner, Beach R. Co., 220 Broadway, Manhattan; builder, Thos. Sanjour, New Dorp Beach. Plan No. 695.

MAPLE ST, n s, 200 e Britton lane, New Dorp, 1-sty frame bungalow, 14x32; cost, \$575; owner, J. H. Young, 398 Pacific st, Brooklyn; builder, Aug. Mathon, Grant City. Plan No. 685.

NEPTUNE ST, n s, 60 w Bayview av, New Dorp Beach, 1-sty frame bungalow, 14x29; cost, \$400; owner, Eliz. Brieoogel, 68 Nassau st, Manhattan; architect and builder, Adam Marks, Jr., Dongan Hills. Plan No. 700.

PINE PL, e s, 400 n Vanderbilt av, Stapleton, 2-sty brick dwelling, 23x38; cost, \$4,000; owners, John E. Durkin, Stapleton; architect, Laspia & Salvati, 525 Grand st, Brooklyn. Plan No. 689.

WATERSIDE ST, s s, 120 e Cedar Grove av, New Dorp Beach, 1-sty frame bungalow, 14x27; cost, \$300; owner, P. Zitzmann, 221 Jewett av, Jersey City; builders, McCourt Bros., Inc., South Beach. Plan No. 690.

CRESCENT AV, w s, 745 s Blvd, Great Kills, 1-sty frame bungalow, 12x16; cost, \$150; owner and builder, Emil Hauser, Jersey City. Plan No. 684.

CURTIS AV, s s, 329 e Manor rd, Port Richmond, 2-sty frame dwelling, 24x28; cost, \$3,500; owner, Sterling Wells, Port Richmond; architect and builder, Louis Larsen, Port Richmond. Plan No. 699.

HOPE AV, s s, 50 e Home av, Fort Wadsworth, 2-sty tile dwelling, 25x38; cost, \$4,800; owner, Peter Coffenburg, Fort Wadsworth; architect, Henry Otto, Tompkinsville. Plan No. 696.

MEADOW AV, e s, 150 s Crescent av, Tompkinsville, 2-sty brick dwelling, 30x27; cost, \$3,000; owner and builder, Carlo Oriole, Rosebank; architect, T. Simoin, New York. Plan No. 681.

OCEAN AV, 1500 Mill rd, Oakwood, Oakwood Beach, two 1-sty frame bungalows, 15x34; total cost, \$400; owner and builder, Emil Fuchs, 205 East 9th st, Manhattan. Plan No. 691.

RAILROAD AV, e s, 100 n Cedar av, Arrochar, 1-sty frame bungalow, 20x27; cost, \$400; owner, Sadie C. Cuppale, Arrochar; architect, W. F. Nastasi, Arrochar; builders, J. W. Nastasi & Son, Arrochar. Plan No. 697.

SEAFOAM AV, e s, 80 s Britton av, New Dorp, 1-sty frame dwelling, 16x35; cost, \$400; owner, Gentlemen's Sons' Social Club, New York; builder, S. F. Mulqueen, Riverdale (Bronx), N. Y. Plan No. 688.

WOODVAIL AV, e s, 1,449 s Lindlay av, Tottenville, 1-sty frame dwelling, 24x34; cost, \$2,500; owner, Hoelerer, Princess Bay; architect and builder, W. S. Holbert, Huguenot Park. Plan No. 679.

STH ST, s s, 100 e Rose av, New Dorp, 1½-sty brick dwelling, 25x30; cost, \$3,500; owner, W. M. Wilcox, 68 Montague st, Brooklyn; architect and builder, John Schroll, Richmond. Plan No. 680.

OAKWOOD BEACH, 1-sty frame bungalow, 12 x18; cost, \$40; owner and builder, F. J. Wilday, 933 East 178th st, Manhattan. Plan No. 692.

FACTORIES AND WAREHOUSES.

ARIETTA, n s, e of railroad, Tompkinsville, 7-sty concrete warehouse, 137x120; cost, —; owner, American Dock Co., Tompkinsville; architect and builder, Concrete Steel Co., 32 Broadway, Manhattan. Plan No. 698.

STABLES AND GARAGES.

PALMER AV, s s, 212 w Heberton av, Port Richmond, 1-sty frame garage, 12x16; cost, \$60; owner, G. O. Granger, Port Richmond; builder, J. C. Elliott, West Brighton. Plan No. 687.

STORES AND DWELLINGS.

AMBOY RD, w s, 88 s Pleasant Plains av, Tottenville, 2-sty brick store and dwelling, 27x55; cost, \$5,065; owner, Antonio Frollo, Princess Bay; architect, A. H. McGeehan, Princess Bay; builder, Salvatore de Felici, Grant City. Plan No. 694.

MISCELLANEOUS.

BAY WAY, w s, 200 n Belmont av, Tottenville, 1-sty frame tool house, 14x18; cost, \$275; owner, Justin Burke, Tottenville; builder, C. O. Peterson, Tottenville. Plan No. 682.

SURF AV, s s, opp Rockaway st, Aontenville, 1-sty frame bath house, 16x24; cost, \$300; owner, Raritan B. P. Assn., Tottenville; builder, C. O. Peterson, Tottenville. Plan No. 683.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BROOME ST, 424, beam to 7-sty brick loft; cost, \$100; owners, Tone & Tone, 245 West 126th st; architect, H. S. Schall, 40 Pine st. Plan No. 2947.

BROOME ST, 201, partitions, plumbing to 3-sty brick shops; cost, \$300; owner, Frank O'Callaghan, 44 West 33d st; architect, Otto L. Spannake, 233 East 78th st. Plan No. 3005.

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Plans Filed, Alterations, Manhattan (Contd.).

CHAMBERS ST, 170-2, new platform and stairs to 5-sty brick loft; cost, \$300; owner, Estate of M. O. Roberts, 2 Wall st; architects, J. B. Snooks Sons, 261 Broadway. Plan No. 2940.

CORTLANDT ST, 74, new stairs to 4-sty brick storage; cost, \$150; owner, H. Griswold, 74 Cortlandt st; architect, C. Bauer, 651 Leonard st, Brooklyn. Plan No. 2936.

DOMINICK ST, 33, new extension to 3-sty brick dwelling; cost, \$1,000; owner, T. McGoldrick, 518 Canal st; architect, A. Baylies, 33-34 Bible House. Plan No. 2972.

ELDRIDGE ST, 67, stairway to 6-sty brick stores and tenement; cost, \$200; owner, Louis Shulsky, 146 Av D; architect, M. Joseph Harrison, 230 Grand st. Plan No. 3015.

HOUSTON ST, 52-58 West, terra cotta block partition to 6-sty brick telephone central office; cost, \$80; owner, N. Y. Telephone Co., 15 Dey st; architect, Edw. A. Munger, 15 Dey st. Plan No. 3009.

MOTT ST, 228, remove partition to 5-sty brick tenement; cost, \$100; owner, Rose Bockar, 126 Broome st; architects, Gross & Kleinberger, Bible House, Astor pl, N. Y. Plan No. 2975.

NORFOLK ST, 162-4, new front (fireproof) to 6-sty brick apartment; cost, \$150; owner, M. Goldberg, 10 West 107th st; architect, W. Makstein, 7 East 14th st. Plan No. 2962.

PINE ST, 54, removal of windows to 5-sty brick office building; cost, \$500; owner, Sun Insurance Office, 54 Pine st; architect, Walter H. Volkening, 116 Decatur st, Brooklyn. Plan No. 2990.

RIDGE ST, 136, new window to 5-sty brick tenement; cost, \$100; owner, S. H. Slinger, 196 Ridge st; architect, A. L. Kehoe, 1 Beekman st. Plan No. 2949.

SHERIFF ST, 75, remove stoop, new arches, wall, beams to 6-sty brick tenement; cost, \$500; owner, Sigmund Muldberg, 325 2d av; architect, M. Schwartz, 194 Bowery. Plan No. 2952.

SPRUCE ST, 2-6, remove walls, piers, new stairs to 23-sty brick office building; cost, \$50,000; owner, N. Y. Life Ins. Co., 346 Broadway; architect, W. S. Timmis, 315 5th av. Plan No. 2954.

THOMAS ST, 39-41, mason work to 6-sty brick stores and offices; cost, \$40; owner, Estate of Jas. F. White, 54-56 Worth st; architects, Field & Lawton, 30 East 42d st. Plan No. 3000.

VARICK ST, 30-2, new wall forming, remove interior construction to 8-sty loft (brick); cost, \$40,000; owner, S. M. Milliken, 900 Madison av; architect, C. P. H. Gilbert, 1123 Broadway. Plan No. 2980.

WEST ST, 359-360, brick extension to 1-sty frame (brick front) stores; cost, \$500; owner, George J. Goldschor, 149 7th av; architect, M. Joseph Harrison, 230 Grand st. Plan No. 3016.

WEST & BETHUNE STS, s e cor, new windows to 10 and 12-sty brick factory; cost, \$400; owner, Western Electric Co., West and Bethune sts; architect, Thos. J. Duff, 407 West 14th st. Plan No. 2934.

WORTH ST, 86-8, bridge to 5-sty brick loft building; cost, \$700; owner, N. Y. Real Estate Assn., 309 Broadway; architect, Chas. J. Graff, 229 West 36th st. Plan No. 2953.

WORTH ST, 35-7, new stories, stairs to 6-sty brick warehouse; cost, \$6,000; owner, N. Y. Real Estate Assn., 309 Broadway; architect, R. Berger, 309 Broadway. Plan No. 2982.

4TH ST, 31-33-35 East, terra cotta block partitions, fire escapes to 4-sty brick theatre and office building; cost, \$1,000; owner, Martin Grossman Estate, 3219 3d av; architect, Francis Averkamp, 522 West 117th st. Plan No. 2996.

10TH ST, 30-32 East, fire escapes to 3-sty brick factory building; cost, \$600; owner, Samuel Woolverton, 34 Wall st; architect, William A. Hynd, 28 East 23d st. Plan No. 3004.

12TH ST, 132-134 East, install tank to 7-sty brick loft; cost, \$200; owner, W. Schlemmer, Larchmont, N. Y.; architect, J. W. Ingle, 527 5th av. Plan No. 2928.

14TH ST, East, s s, 182 e 3d av, columns and girders, new partitions and stairs, raise floor to 5-sty 2-family brick dwelling; cost, \$1,200; owner, Mary Therry, Sagamore Hotel, Oyster Bay, L. I.; architect, I. B. Ellis, 47 West 34th st. Plan No. 2943.

14TH ST, East, s s, 230 e 3d av, columns, girders, raise floor, new partitions, stairs to 4-sty brick 2-family dwelling; cost, \$1,200; owner, Mary Therry, Sagamore Hotel, Oyster Bay, L. I.; architect, I. B. Ellis, 47 West 34th st. Plan No. 2944.

14TH ST, 201 East, new extension to 5-sty brick hotel; cost, \$200; owner, E. Sullivan, 201 East 14th st; architects, Cohen & Felson, 329 4th av. Plan No. 2963.

16TH ST, 128 East, store front to 3-sty brick store and lofts; cost, \$200; owner, Chas. Casver, 128 East 16th st; architects, Cohen & Felson, 329 4th av. Plan No. 2986.

19TH ST, 51 East, moving front to 3-sty brick loft building; cost, \$275; owner, Dr. Albert Pitts, 178 East Front st, Plainfield, N. J.; architect, A. Stretch, 59 Carmine st. Plan No. 2959.

20TH ST, 42-8 East, construct beams to 8-sty brick loft; cost, \$2,500; owner, E. B. Hopkins, 1 Wall st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 2932.

21ST ST, 336 West, partitions, doors to 4-sty brick dwelling; cost, \$250; owner, Albert E. Straker, 313 West 127th st; architect, Paul C. Hunter, 191 9th av. Plan No. 3010.

21ST ST, 338 West, partitions, doors to 4-sty brick dwelling; cost, \$250; owner, Albert E. Straker, 313 West 127th st; architect, Paul C. Hunter, 191 9th av. Plan No. 3011.

23D ST, 113 West, remove pier, partition to 3-sty brick studios; cost, \$250; owner, Elmar Darling, 113 West 23d st; architect, O. L. Spannake, 233 East 78th st. Plan No. 2927.

24TH ST, 100 West, new front, door, partitions, plumbing to 4-sty brick dwelling; cost, \$1,000; owner, Jos. Stein, 100 West 24th st; architect, Geo. Hof, Jr., 371 West 58th st. Plan No. 2957.

24TH ST, 25 West, remove stoop, widen stairs to 4-sty brick restaurant; cost, \$300; owner, Anna Lacord, 1133 Broadway; architect, W. H. Birkmire, 1133 Broadway. Plan No. 2967.

25TH ST, 421 East, plumbing, new windows, roof, to 4-sty brick tenement; cost, \$1,500; owner, N. Y. University, 100 Washington sq; architect, Elwood Williams, 114 East 28th st. Plan No. 2931.

27TH ST, 52 West, remove encroachments and stoop, new step, entrance and floor to 4-sty brick dwelling; cost, \$392; owner, Catherine J. Pryer, 52 West 27th st; architect, W. F. Birmingham, 57 Ann st. Plan No. 2933.

28TH ST, 142-4 West, partitions, stairs, remove steps to 5-sty brick tenement; cost, \$1,000; owner, Caroline Stern, 250 East 60th st; architect, J. H. Knubel, 305 West 43d st. Plan No. 2956.

28TH ST, 139 West, new stairs, fronts to 5-sty brick tenement; cost, \$500; owner, J. Manheimer, 212 East 60th st; architect, J. H. Knubel, 305 West 43d st. Plan No. 2976.

29TH ST & 6TH AV, n e cor, new stairway, columns, beams, remove extension to 5-sty brick furnished room; cost, \$1,000; owner, P. J. Kearney, Humphrey st, New Haven, Conn.; architect, J. A. Ellicott, 45 West 29th st. Plan No. 2973.

31ST ST, 54 West, remove front to 3-sty brick office; cost, \$85; owner, O. L. Jones, 54 West 31st st; architect, P. H. Goldstein, 445 West 45th st. Plan No. 2929.

32D ST, 17-21 West, remove stoop, columns, stairs, etc, to 12-story brick hotel; cost, \$2,000; owner, Louis Markel, 17 West 32d st; architect, M. A. Cantor, 39 West 38th st. Plan No. 2970.

32D ST, 7 East, removal of encroachment to 7-sty brick apartment house; cost, \$500; owner, Mrs. Matilda P. De Dorticco, care Hugo H. Ritterbush, 80 Maiden lane; architect, W. K. Benedict, 527 5th av. Plan No. 2993.

33D ST, 26 East, plate glass, remove stoop to 4-sty brick salesrooms; cost, \$300; owner, E. S. Winthrop, 96 Broadway; architect, J. Putzel, 29 West 34th st. Plan No. 2939.

39TH ST, 443-5 West, rearrangement of partitions, masonry to 4-sty brick apartment; cost, \$3,000; owner, L. L. B. Mott, Belleport, L. I.; architect, Hoppen & Koen, 244 5th av. Plan No. 2971.

39TH ST, 340 West, extension to 4-sty brick tenement; cost, \$3,000; owner, Katherine Schmuck, 323 West 39th st; architect, Rudolf Boehler, 195 Lexington av. Plan No. 2978.

38TH ST, 105 West, new toilets, remove wall to 4-sty brick tenement; cost, \$800; owner, S. May, 65 West 37th st; architect, S. Gardstein, 1168 45th st, Brooklyn. Plan No. 2977.

40TH ST, 119 East, pent house to 4-sty brick dwelling; cost, \$1,000; owner, Mrs. Caroline B. Foote, 119 East 40th st; architect, Vernon Jarbae, 381 4th av. Plan No. 2992.

44TH ST, 126 West, store fronts to 3-sty brick stores and dwelling; cost, \$500; owner, Chas. Greenstein, 359 West 16th st; architect, M. Joseph Harrison, 230 Grand st. Plan No. 2994.

44TH ST, 140 West, extension, fireproof stairways and partitions, floor arches, vent shaft, plumbing, store front to 3-sty brick store and lofts; cost, \$4,500; owner, Alexander Henderson, 305 West 21st st; architect, J. A. Tassi, 8508 17th av, Brooklyn. Plan No. 2991.

44TH ST, 337 East, construct track run to 2-sty brick factory; cost, \$200; owner, Estate of Jacob Fleischauer & Bro., 341 East 44th st; architect, A. B. Schreckinger, 777 1st av. Plan No. 2935.

44TH ST, 243 East, partition to 3-sty frame dwelling; cost, \$20; owner, J. W. Phillips, Canaan, N. Y.; architects, B. W. Berger & Son, 121 Bible House. Plan No. 2960.

47TH ST, 62 West, steel beams, store front to 4-sty brick dressmaking establishment and dwelling; cost, \$500; owner, Chas. E. Delage, 62 West 47th st; architect, Christian Kupatt, 995 6th av. Plan No. 2998.

48TH ST, 12 East, fireproof passage to 7-sty brick stores and apartments; cost, \$500; owner, John M. Tonnele, 45 Broadway; architect, M. Joseph Harrison, 230 Grand st. Plan No. 3014.

50TH ST, 70 West, store front to 4-sty brick dwelling; cost, \$150; owner, Estate of Philip J. Schaffner, 600 West 179th st; architect, Frank Hausle, 81 East 125th st. Plan No. 2985.

50TH ST, 160 West, girder, beams, doorway to 3-sty brick dwelling; cost, \$200; owner, Alfred H. Miller, 160 West 50th st; architect, Adolph Giobbe, 144 West 39th st. Plan No. 2984.

57TH ST, 148 West, remove wall, partitions, construct fronts to 4-sty brick apartment; cost, \$10,000; owner, Alice D. Garth, Huntsville, Ala.; architect, C. E. Birge, 29 West 34th st. Plan No. 2938.

59TH ST, 242-4 West, stud and partition to 2-sty brick office building; cost, \$200; owner, Geo. Ehret, 291 Lenox av; architect, W. L. McElraevy, 243 West 53d st. Plan No. 2948.

67TH ST, 201 West, new store front to 5-sty brick tenement; cost, \$1,000; owner, P. Doelger Brewing Co., 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2695.

67TH ST, 11 East, terra cotta to 4-sty brick dwelling; cost, \$300; owner, E. T. H. Talmage, Mendham, N. J.; architects, Foster & Gade, 15 West 38th st. Plan No. 2966.

116TH ST, 80 East, opening to 5-sty brick apartment; cost, \$50; owner, U. S. Life Ins. Co.; architect, A. W. Mallaby, 277 Broadway. Plan No. 2950.

117TH ST, 544 East, steel beams, mason work, pavement to 3-sty brick dwelling; cost, \$500; owner, Herman Harjes, 416 East 76th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 3006.

142D ST, 231 West, roofing, fireproofing to 1-sty brick garage; cost, \$100; owner, Estate of A. J. Johnson, 3 West 29th st; architects, Hill & Murdock, 3 West 29th st. Plan No. 2995.

145TH ST, 543-5 West, steel girders, fireproof passageway, doors, increase of seating capacity to 2-sty brick theatre and offices; cost, \$3,000; owner, Fredk. L. Martin, 3651 Broadway; architect, Otto Rudolph, 541 West 145th st. Plan No. 3008.

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163D ST, 452 West, new fronts to 5-sty brick tenement; cost, \$250; owner, Germania Life Ins. Co., 50 Union sq.; architect, F. J. Schefcik, 4163 Park av. Plan No. 2979.

AV A, 1755-1759, extension to 1-sty frame coal pocket; cost, \$1,200; owner, A. J. Forman Coal Co., 1755 Av A; architect, S. J. Kessler, 1037 Teller av. Plan No. 2999.

AV C, 151, new stairs, beams to 3-sty brick factory; cost, \$1,000; owner, L. Blau, 151 Av C; architect, L. A. Sheinart, 194 Bowery. Plan No. 2974.

BOWERY, 305, store fronts to 2-sty brick store and loft; cost, \$500; owner, Samuel Goldman, 305 Bowery; architect, Samuel Livingston, 39 West 38th st. Plan No. 3007.

BROADWAY, 1101-1109, removal of encroachment to 7-sty brick hotel; cost, \$1,000; owner, Francis S. Kinney Estate, 22 William st; architect, Wm. F. Hemstreet, 484 Argyle rd, Brooklyn. Plan No. 3002.

BROADWAY, 1111-1113, removal of encroachment to 12-sty brick hotel; cost, \$1,000; owner, Francis S. Kinney Estate, 22 William st; architect, Wm. F. Hemstreet, 484 Argyle rd, Brooklyn. Plan No. 3001.

BROADWAY, 636-38, tanks to 12-sty brick loft building; cost, \$700; owner, Henry E. Coe, 69 Wall st; architects, Jas. McGuire & Co., 50 Church st. Plan No. 2997.

BROADWAY, 62, vent stack to 8-sty brick office building; cost, \$750; owner, Estate of John E. Schermerhorn, John E. Roosevelt, 44 Wall st; architect, Daniel G. Malcolm, 331 Madison av. Plan No. 2987.

COLUMBUS AV, 606, new front to 5-sty brick tenement; cost, \$300; owner, Vestra Realty Co., 2190 Broadway; architect, J. Brandt, 271 West 125th st. Plan No. 2981.

COLUMBUS AV, 700-2, erect 1-sty extension to 4-sty brick apartment; cost, \$3,000; owner, C. B. Pinkney, 233 Broadway; architect, S. Levingson, 39 West 38th st. Plan No. 2983.

EDGEcombe AV, 48, partitions to 3-sty brick dwelling; cost, \$100; owner, Chas. Schenck, 48 Edgecombe av; architects, Cohen & Felson, 329 4th av. Plan No. 2964.

LEXINGTON AV, 1201, new front, partition to 5-sty brick apartment; cost, \$800; owner, M. C. Baldwin, 120 East 85th st; architect, E. Cotter, 31 East 27th st. Plan No. 2942.

LEXINGTON AV, 564, steel girder doorway to 5-sty brick tenement; cost, \$500; owner, Estate of Robt. I. Brown, 20 Nassau st; architects, Berger & Son, 121 Bible House. Plan No. 2989.

MADISON AV & 32D ST, n e cor, new walls to 12-sty brick loft; cost, \$175; owner, Empire Holding Co., 56 West 45th st; architects, Wallis & Goodwillie, 524 West 122d st. Plan No. 2945.

MADISON AV, 619, mason work, partitions, doorways to 3-sty brick office building; cost, \$300; owner, John Crimmins, 624 Madison av; architect, Herbert M. Baer, 665 5th av. Plan No. 3003.

PARK ROW, 177-179, partition, store front to 5-sty brick stores and tenement; cost, \$500; owner, Wm. D. Folke, Richmond, Ind.; architect, M. Joseph Harrison, 230 Grand st. Plan No. 3013.

2D AV, 323, steps, alter window to 3-sty brick furnished room house; cost, \$50; owner, Adolf Johanns, 323 2d av; architect, Horenburger & Bardes, 122 Bowery. Plan No. 2969.

2D AV, 1034, converting store and tenement into 4-sty brick dwelling and entrance to picture theatre; cost, \$3,000; owner, Edw. Freund, 546 West 147th st; architect, Jos. J. Eberle, 489 5th av. Plan No. 3012.

3D ST, 81-3 East, partitions, remove piers to 5-sty brick tenement; cost, \$4,000; owner, L. Frankenthaler, 1215 Madison av; architect, Otto Reissmann, 30 1st st. Plan No. 2958.

3D AV, 59th to 60th st, n s, tanks, support to 6-sty brick department store; cost, \$800; owner, Bloomingdale Bros., 771 Madison av; architect, L. E. Dell, 343 River st, Hackensack, N. J. Plan No. 2937.

5TH AV, 745, opening to 5-sty brick residence; cost, \$500; owner, Wm. B. Iselin, 745 5th av; architect, M. E. Wilke, 30 East 42d st. Plan No. 2961.

5TH AV, 72, new stairway, partitions to 7-sty brick loft building; cost, \$8,500; owner, C. B. Lorillard, 14 Wall st; architects, Nast & Springsteen, 21 West 45th st. Plan No. 2968.

6TH AV, 491, columns and girders, front, partitions to 4-sty brick loft building; cost, \$2,000; owner, Wm. P. Dixon, 491 6th av; architect, J. H. Knubel, 305 West 43d st. Plan No. 2955.

6TH AV, 481, beams, remove piers to 4-sty brick dwelling; cost, \$450; owner, J. Slater, Broadway and 25th st; architect, J. H. Friend, 148 Alexander av, Bronx. Plan No. 2946.

6TH AV, 680, columns, new toilets to 4-sty brick apartment; cost, \$1,000; owner, A. A. Hageman, 67 West 36th st; architect, A. Martin, 34 West 28th st. Plan No. 2930.

6TH AV, 521, removal of encroachments to 2-sty brick store and dwelling; cost, \$800; owners, Mandelbaum & Levine, 135 Broadway; architect, S. Insole Ransom, 151 West 32d st. Plan No. 2988.

8TH AV, 114, remove windows to 5-sty brick dwelling; cost, \$50; owner, Jonas Weil, 5 Beekman st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 2941.

8TH AV, 579, 1-sty extension, beams to 3-sty brick dwelling; cost, \$500; owner, Dr. Geo. E. Doty, 216 West 38th st; architect, Wm. Gray, 355 West 40th st. Plan No. 2951.

Bronx.

138TH ST, n w cor Walton av, new doors, new partitions to two 2 & 5-sty brick cafe, office and factory; cost, \$800; owners, Isabelle Realty Co., 509 West 39th st; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 420.

159TH ST, n e cor Melrose av, 1-sty brick extension, 22x21, to 2-sty frame cafe and dwelling; cost, \$2,000; owner, Wm. Proctor, 385 East 159th st; architect, Fred Hammond, 391 East 149th st. Plan No. 421.

BRYANT AV, 1999, 2-sty frame extension, 36x32, 36x41, to 2-sty frame dwelling and shop; cost, \$3,000; owner, Paul J. Schmitz, 989 Intervale av; architect, Anton Pirner, 2069 Westchester av. Plan No. 419.

MORRIS PARK AV, s w cor Wallace av, move two 3-sty frame stores and dwellings; cost, \$1,500; owner, Frank Helfst, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 416.

TRINITY AV, w s, 96.4 s Dawson st, fire-proof staircases, door, &c., of 4-sty brick school; cost, \$600; owner, Rev. Bernard Kevenhoerster, 673 Tinton av; architect, Gustave E. Steinback, 15 East 40th st. Plan No. 422.

WASHINGTON AV, 2137 to 2143, four 1-sty frame extensions, 18.9x9.10, 18.9x11.1, to four 3-sty frame tenements; cost, \$2,500; owners, Ramo Realty Co., Inc., 217 West 125th st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 417.

WASHINGTON AV, w s, 115.5 s 168th st, remove projections to 1-sty stone and frame church and rectory; cost, \$250; owners, Morisania Presby. Church, Thos. Morris, 396 East 171st st, representative; architect, Harry T. Howell, 3d av and 149th st. Plan No. 418.

WASHINGTON AV, 1467, remove projections to 3-sty frame basement; cost, \$300; owner, Bertha K. Weisenel, on premises; architect, Herman F. Eppele, 2516 Grand av. Plan No. 423.

Brooklyn.

FAINBRIDGE ST, n w cor Hopkinson av, interior alterations to 1-sty church; cost, \$1,000; owner, 2d United Presby. Church, on premises; architect, Wm. H. Wagner, 360 West 121st st, Manhattan. Plan No. 5376.

BUTLER ST, 354, interior alterations to 2-sty storage; cost, \$1,500; owners, Abraham & Strauss, 422 Fulton st; architect, Hans Arnold, 2134 East 17th st. Plan No. 5437.

CLINTON ST, 29, extension to 4-sty dwelling; cost, \$8,000; owner, Morris Walzer, 46 Graham av; architect, J. S. Kennedy, 157 Remsen st. Plan No. 5358.

COLUMBIA ST, 287, exterior alterations to 4-sty tenement; cost, \$2,000; owner, Saml. Gottlieb, on premises; architect, M. A. Cantor, 39 West 38th st. Plan No. 5414.

DOUGLASS ST, 23, interior alterations to 3-sty dwelling; cost, \$200; owner, J. Gottlieb, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5451.

ELLERY ST, 243, interior alterations to 3-sty tenement; cost, \$300; owner, Harry Shapiro, on premises; architect, Chas. Gallo, 60 Graham av. Plan No. 5397.

FULTON ST, 503, interior alterations to 7-sty offices; cost, \$750; owner, Offerman Estate, 503 Fulton st; architect, Lauritz, Lauritzen, 5257 Bedford av. Plan No. 5413.

FULTON ST, n e cor Nostrand av, interior alterations to 5-sty store and tenement; cost, \$200; owner, Emelie Huber, 1 Bushwick pl; architect, W. H. Volcking, 116 Decatur st. Plan No. 5427.

FULTON ST, 1858, exterior alterations to 1-sty store and dwelling; cost, \$900; owner, Salvatore Morrell, 1856 Fulton st; architect, Chas. Gallo, 60 Graham av. Plan No. 5396.

FULTON ST, 365, store front to 4-sty store; cost, \$1,500; owner, Estate of Louis Behman, 333 Lafayette av; architect, Geo. J. Froelich, 690 Whitlock av, Bronx. Plan No. 5336.

FULTON ST, 2970, interior alterations to 1-sty theatre; cost, \$300; owner, Benj. W. Bon-sall, 166 Elton st; architect, same. Plan No. 5468.

HUMBOLDT ST, 470, plumbing to 2-sty store and dwelling; cost, \$3,500; owner, Jas. Fullert Brewing Co., 346 Lorimer st; architect, R. T. Schaefer, 1526 Flatbush av. Plan No. 5386.

LORIMER ST, 400, interior alterations to 6-sty tenement; cost, \$500; owner, Max Rubinson, 692 Kosciusko st; architects, Glucoft & Glucoft, 671 Broadway. Plan No. 5354.

NORFOLK ST, 15, exterior alterations to 3-sty bakery; cost, \$1,000; owner, Shultz Bread Co., 26 Beaver st; architect, Jos. Reyder, Jr., 44 Court st. Plan No. 5422.

PEARL ST, 144, extension to 3-sty dwelling; cost, \$400; owner, H. Garivazzi, 138 Concord st; architect, Pasquale Gaglardi, 239 Navy st. Plan No. 5402.

POWELL ST, 474, store front to 3-sty tenement; cost, \$550; owners, Lurio & Slominsky, 61 Thatford av; architect, Max Hirsch, 391 Fulton st. Plan No. 5388.

PRESIDENT ST, 103, extension to 3-sty tenement; cost, \$2,500; owner, Luigi Bonnocore, 102 President st; architect, John Burke, 22 Tompkins pl. Plan No. 5466.

PRESIDENT ST, 286, interior alterations to 4-sty tenement; cost, \$2,000; owner, Maud C. Garrity, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5389.

STATE ST, 205, interior alterations to 3-sty storage; cost, \$600; owners, Abraham & Strauss, 422 Fulton st; architect, Hans Arnold, 422 Fulton st. Plan No. 5430.

WARREN ST, 427, extension to 2-sty storage; cost, \$700; owner, J. Sachs, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5474.

SOUTH 4TH ST, 207, extension to 3-sty church and school; cost, \$16,000; owner, Rev. C. E. McDonnell, 367 Clermont av; architect, Louis H. Giele, 1123 Broadway, Manhattan. Plan No. 5349.

9TH ST, 376, interior alterations to 4-sty school and dwelling; cost, \$300; owner, Wm. A. Middleton, on premises; architect, H. R. Haure, 848 East 34th st. Plan No. 5331.

27TH ST, 218, extension to 2-sty church; cost, \$3,000; owner, Rt. Rev. Chas. E. McDonnell, on premises; architect, Nicholas Serracino, 1170 Broadway, Manhattan. Plan No. 5320.

ALBANY AV, 68, windows to 3-sty stores; cost, \$300; owner, Geo. H. Purnhagen, 72 Albany av; architect, T. J. McCullough, 419 Lincoln rd. Plan No. 5444.

FARRAGUT RD, 2610, extension to 2-sty dwelling; cost, \$375; owner, Mrs. Maria Schaffer, 61 Kowenhoven pl; architect, Geo. M. Lawton, 30 East 42d st, Manhattan. Plan No. 5346.

GRAHAM AV, 220, exterior alterations to 4-sty tenement; cost, \$350; owner, Abr. Cohen, 328 Madison st; architect, Wm. H. Eiler, 7 East 14th st. Plan No. 5458.

HARRISON AV, 59, interior alterations to 4-sty factory; cost, \$500; owner, Moe Baldinger, on premises; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 5459.

LENOX RD, 640, exterior alterations to 1-sty greenhouse; cost, \$4,000; owner, John Dall-douze, on premises; architect, F. E. Kelly, 390 Douglass st. Plan No. 5404.

MANHATTAN AV, 9, interior alterations to 3-sty dwelling; cost, \$900; owner, Mrs. A. Comer, 770 Willoughby av; architect, John H. Holler, Jr., 82 Wall st, Manhattan. Plan No. 5465.

MANHATTAN AV, 910, interior alterations to 3-sty theatre; cost, \$7,000; owner, Julia C. Dougherty & ano, 919 Manhattan av; architects, Farber & Markowitz, 189 Montague st. Plan No. 5432.

NOSTRAND AV, 544, interior alterations to 1-sty theatre; cost, \$1,500; owner, Bers Con. Inc., Fulton st and Bedford av; architect, J. A. Boyle, 367 Fulton st. Plan No. 5359.

SUTTER AV, 502, extension to 2-sty dwelling; cost, \$1,500; owner, Nathan Arbuck, 512 Sutter av; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 5316.

3D AV, 439, interior alterations to 3-sty tenement; cost, \$300; owner, Mary J. Cushion, Rye, N. Y.; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 5375.

Queens.

EVERGREEN.—Cypress av, n s, 302 e Cooper av, new plumbing to dwelling; cost, \$150; owner, J. V. Pogelsky, premises. Plan Nos. 1731 and 1732. Two houses, cost, \$300.

FLUSHING.—Lawrence st, e s, 100 s Maple pl, 1-sty frame extension, 16x16, rear dwelling, tin roof; cost, \$250; owner Louis Capozzoli, premises. Plan No. 1718.

FLUSHING.—Linden st, w s, 550 s Myrtle av, new plumbing to dwelling; cost, \$150; owner, Miss K. A. Townsend, premises. Plan No. 1725.

FLUSHING.—Beech st, s s, 250 w Central av, plumbing in dwelling; cost, \$40; owner, M. P. Reilly, premises. Plan No. 1750.

JAMAICA.—Carlton av, s e cor Grove st, 2-sty frame extension, 12x8, rear dwelling; shingle roof; cost, \$400; owner, Wm. A. Warwick, Carlton av, Jamaica; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 1717.

JAMAICA.—New York av, w s, 150 s Cumberland st, electric sign; cost, \$100; owner, Jamaica Poster Co., Jamaica. Plan No. 1724.

JAMAICA.—Rockaway rd, w s, 225 n South st, plumbing to dwelling; cost, \$90; owner, S. Maltz, premises. Plan No. 1729.

L. I. CITY.—East av, 64, plumbing to dwelling; cost, \$100; owner, W. A. Holst, premises. Plan No. 1727.

L. I. CITY.—Flushing av, 225, interior alterations to tenement; cost, \$500; owner A. Persico, premises. Plan No. 1719.

L. I. CITY.—4th av, 1125, interior alterations after fire damage; cost, \$700; owner, B. Vesley, premises. Plan No. 1721.

L. I. CITY.—Broadway, n w cor Lockwood st, 1-sty frame extension over present extension on rear dwelling; cost, \$200; owner, Dr. McFarland, premises; architect, T. J. Reidy, 76 Hoyt av, L. I. City. Plan No. 1748.

METROPOLITAN.—Nurse st, 119-121, new foundation to dwelling; cost, \$350; owner, F. Kekener, premises. Plan No. 1735.

OZONE PARK.—Ocean av, n e cor Liberty av, new foundation to dwelling; cost, \$600; owner, John W. Dayton, premises. Plan No. 1730.

OZONE PARK.—Hatch av, e s, 200 s Jerome av, plumbing to dwelling; cost, \$80; owner, W. Kell, premises. Plan No. 1726.

RICHMOND HILL.—Jamaica av, 2923, interior alterations to moving picture show; cost, \$100; owner, H. J. Cullingford, Maplewood, N. J. Plan No. 1751.

RICHMOND HILL.—Lefferts av, w s, 150 s Stewart av, plumbing in dwelling; cost, \$100; owner, F. Grimm, premises. Plan No. 1743.

RIDGEWOOD.—Fresh Pond rd, s w cor Halleck av, general interior alterations to dwelling and store, new plumbing; cost, \$2,500; owner, Wm. Rose Clifton, N. J.; architects, Lewis Lenning, Jr., 160 5th av, Manhattan. Plan No. 1745.

ROCKAWAY BEACH.—Washington av, n s, 400 w Thetis av, 2-sty frame extension, 7x9, on side dwelling, tin roof, interior alterations; cost, \$500; owner, A. Lupp, premises; architect, J. B. Smith, Rockaway Beach. Plan No. 1744.

RIDGEWOOD.—Wyckoff av, n e cor Summerfield st, new foundation to dwelling; cost, \$100; owner, P. Koehler, premises. Plan No. 1740.

RIDGEWOOD.—Forest av, 44, new water closet compartments to dwelling, new plumbing; cost, \$300; owner, H. J. Way, premises. Plan No. 1736.

WOODHAVEN.—Liberty av, s s, 200 e Ferry st, new foundation to dwelling; cost, \$100; owner, Mrs. Bunn, premises. Plan No. 1741.

WOODHAVEN.—Liberty av, s s, 300 e Ferry st, new foundation to dwelling; cost, \$130; owner Rev. Beatz, 1245 Cedar av, Richmond Hill. Plan No. 1742.

Richmond.

BAY ST, 523, Stapleton, remove partitions to brick store and dwelling; cost, \$50; owner, L. Umtschler, Stapleton; architect, E. Funkner, Stapleton; builders, P. Wolff & Son, Stapleton. Plan No. 319.

LIVINGSTON PL, n e cor, and Davis av, New Brighton, addition and partitions to frame garage; cost, \$340; owner, W. Miller Jones, Livingston; architects and builders, U. W. Osborn & Son, Mariners' Harbor. Plan No. 315.

Plans Filed, New Buildings, Richmond (Cont'd)

RICHMOND TER, s s, 50 e Richmond av, Port Richmond, remove partitions and stairs to frame hotel; cost, \$50; owner, Mrs. B. Winant, Port Richmond; builder, Frank B. Sterner Co., Port Richmond. Plan No. 313.

RIKER ST, e s, 200 s McKean st, Stapleton, 7 ft. steeple, shingle, to frame church; cost, \$30; owner, Stapleton V. A. M. E. Church, Stapleton; architect and builder, Geo. Matthias, Stapleton. Plan No. 316.

CAST AV, n s, 36 w Richmond st, West Brighton, masonry and two new store fronts to frame store and dwelling; cost, \$500; owner, J. Terriccia, on premises; builder, J. Destifani, West Brighton. Plan No. 314.

OLD STONE RD, e s, cor Watchague rd, Graniteville, brick partitions to two frame dwellings; total cost, \$150; owner and builder, L. Larocco, Graniteville. Plan No. 317.

WILLOWROCK RD, w s, 400 n Veator av, Graniteville, concrete footings, lath and plaster to concrete dwellings; cost, \$950; owner, Sam Lone, Graniteville; architect and builder, Robt. Barton, Port Richmond. Plan No. 318.

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 Aug. 1. The location is given, but not the owner's address:

WEST NEW YORK.—Theodore Van Bommel, 637-639-643 Hudson av, three 4-sty brick, \$75,000.

NEWARK.—North Jersey Inv. Co., 80 Tillinghast st, 3-sty frame, \$5,000; James A. McKenna, 397 South Orange av, 3-sty brick alteration, \$900; Ferdinand Pinner and Theresa Cooper Smith, 392 South 11th st, 3-sty frame alteration, \$600; Otto Bernz, n w cor 14th av and Ashland st, 3-sty brick, \$9,000; Louis Zapakov, 371 South Orange av, 3-sty brick, \$7,000; Nathan Karasik, 174-176 North 1st st, 3-sty frame alteration, \$500; Julius Cinnamon, 179 Summer av, 3-sty frame alteration, \$800; John Kirchman, 41 Van Buren st, 3-sty brick \$20,000; Carmine Venditti, 87 Jefferson st, 3-sty frame alteration, \$1,200; E. H. Schmitt, 246-248 Van Buren st, 4-sty brick, \$23,000.

GRANTWOOD.—Caydon R. Van Valkenburgh n e cor Washington and Marion avs, 3-sty frame, \$5,000.

GARFIELD.—Max Greenstein, S1-85 Passaic av, 2-sty frame alteration, \$2,100; Anton Tregler, 25 Belmont av, 2-sty brick, \$4,000.

JERSEY CITY.—Isadore Gatoff, n e cor Crescent and Herman sts, 3-sty brick, \$10,000; Chauncey B. McGill, 343 Ocean av, 2-sty frame alteration, \$600; Samuel Helfand, s side of Princeton av, 39 ft. east of Linden av, 3-sty brick, \$8,000; Robert Broadman, 511-513-515-517 Bergen av, four 3-sty brick, \$32,000; Samuel Hass, 288 Grand st, 3-sty frame alteration, \$300; John Memfre, 329 Railroad av, 3-sty frame alteration, \$200.

PASSAIC.—Bara Gemunder, 166-168 3d st, two 3-sty brick alteration, \$2,000.

IRVINGTON.—Israel Blum, 142 South 21st st, 3-sty frame, \$5,000; Frank Oehm, 25 Sheron av, 3-sty frame, \$5,000.

BAYONNE.—Nathan Silberberg, 588 Boulevard, 3-sty frame alteration, \$800.

PATERSON.—Antonio Molteni, 106 Governor st, 3-sty frame alteration, \$100.

APARTMENTS, FLATS AND TENEMENTS. JERSEY CITY, N. J.—Emil Guhl, 19 Charles st, has completed plans for a 4-sty apartment, 28x59 ft., at 182 Congress st for Mrs. Rose Silletti, 43 Thomas st, owner and builder. Cost, about \$15,000.

NEWARK, N. J.—Romolo Bottelli, 207 Market st, has completed plans for a 4-sty tenement, 30x51 ft., at 97 High st for Donato Rizzolo, 10 6th av, owner and builder. Cost, about \$10,000.

APARTMENTS, FLATS AND TENEMENTS. JERSEY CITY, N. J.—Nathan Weltoff, 222 Washington st, has completed plans for a 3-sty flat, 31x68 ft., at 765 Ocean av for the National Corporation of New Jersey, care of Gershanowitz Bros., 112 Arlington av, owner and builder. Cost, about \$9,000.

WEST HOBOKEN, N. J.—Frank Pirrons, 104 Midland av, Garfield, N. J., is preparing plans for a 3-sty apartment, 22x60 ft., at 156 Weehawken st for Maria Arecco, 158 Weehawken st, owner, who will be ready for bids on general contract about August 15. Cost, about \$6,500.

NEWARK, N. J.—Del Guercio & Gonnelli, 222 Washington st, have completed plans for a 4-sty tenement, 50x56 ft., in the west side of Nuttman st, 50 ft. from Warren st, for Joseph Ti Trolio, carpenter, 150 Parker st. Cost, about \$12,000.

DWELLINGS.

MORRIS PLAINS, N. J.—George S. Drew, State House, Trenton, has completed plans for three 1½-sty frame and stucco cottages, 65x35 ft., for the State of New Jersey, Department of Charities and Corrections, P. M. Bower, warden. Cost, about \$20,000.

MONTCLAIR, N. J.—Chris Myers, 460 Bloomfield av, is preparing plans for a 2½-sty frame residence, 32x34 ft., on North Fullerton av, for Russell N. Tatcher, care of general contractor, Thomas Curtis, 47 Forest st, Montclair. Cost, about \$6,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—The New Jersey Toilet Supply Co., 69 New st, contemplates the erection of a factory at 420-424 Plane st, from plans by E. A. Wurth, Union Building. No details have been decided.

SCHOOLS AND COLLEGES.

GRANTWOOD, N. J.—Ernest Sibley, Palisade, N. J., has been commissioned to prepare plans for a high school building for the Board of Education of Cliffside, N. J.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—David M. Ach, 1 Madison av, Manhattan, has completed plans for a 2 or 3-sty brick and terra cotta taxpayer, 64x150 ft., at the northeast corner of Park pl and East Park st, for J. P. Meyer, 224 Washington st, Hoboken. Cost, about \$25,000. The architect will take bids on general contract about Aug. 17.

MISCELLANEOUS.

HOBOKEN, N. J.—R. P. & J. H. Staats, 29 Broadway, Manhattan, have been selected as contracting engineers for an extension to the pier and shed at the foot of 6th st for the Hoboken Land & Improvement Co., 1 Newark st. Cost, about \$190,000.

Other Cities.

DWELLINGS.

ONEONTA, N. Y.—H. Brooks Price, 105 West 40th st, Manhattan, is preparing plans for a 2½-sty frame and concrete summer residence, 72x76 ft., at Old Goodsell pl for Henry H. Buckley, care of Buckley Bros., 112 West 42d st, Manhattan, and will soon take bids on general contract from a selected list of local contractors.

HOSPITALS AND ASYLUMS.

ROCHESTER, N. Y.—Foster & Gade, Sibley Block, Rochester, and 15 West 38th st, Manhattan, are preparing plans for a 2-sty home at East av and Allen Creek for the Home for Friendless, 366 East av, A. M. Lindsey, president. Cost, about \$140,000.

MUNICIPAL WORK.

SUFFERN, N. Y.—Clyde Potts, 30 Church st, Manhattan, has been commissioned to prepare plans for a sewage disposal plant here for the village of Suffern, A. B. Ronk, clerk.

PERSONAL AND TRADE NOTES.

GEORGE S. HARNED has gone into the wholesale lumber commission business at 154 Nassau street.

GEORGE R. FREEMAN, architect, has moved his offices from 60 Market st to 54 Market st, Poughkeepsie, N. Y.

S. EDSON GAGE, architect, will move his offices from 340 Madison av to quarters in the new building at 28 East 49th st.

PURDY & HENDERSON, civil engineers, 45 East 17th st, have opened a branch office at 445 Henry Building, Seattle, Wash.

HERTS BROTHERS COMPANY, interior decorators, formerly at 34 West 38th st, has moved its studio and offices to 30 West 57th st.

EDWARD COMSTOCK, the wholesale Canadian spruce man, has opened an office at 50 Church street, with Charles A. Bartlett in charge.

ABENDROTH & ROOT MANUFACTURING CO., manufacturers of heating boilers, Newburgh, N. Y., has moved its New York City office from 50 Church st to 45 Broadway.

FITZGERALD-SPEER COMPANY, manufacturers of millwork, with yards and mill at Pen Argyl and Easton, Pa., has opened an office at 17 West 42d st, Manhattan, with Mr. L. Weidman in charge.

WRIGHT & KRAMERS, architects, 31 Loan Association Building, Niagara Falls, N. Y., desire information and catalogues on electric call systems and composition flooring to be laid on wood floor.

S. HENRY BALDWIN, head of the O'Neill Lumber Company, of Jersey City, who has been a victim of ill health for some time, is now recovering his health rapidly. He is staying at Lake Sunapee, N. H.

THE CHICAGO LUMBER AND COAL COMPANY, manufacturers of long and short leaf yellow pine timber products, has opened a New York office in the Woolworth Building, with Mr. C. L. Robinson in charge.

THE BARBER ASPHALT PAVING COMPANY is withdrawing from active work on the Pacific Coast, leasing all its plants west of the Rocky mountains to local contractors for a long term of years, with purchase privilege.

E. C. MERSHON, widely known in the lumber trade here as the owner of the hand saw works of Saginaw, Mich., is among the Americans stalled in Europe on account of the hostilities. They were due to arrive here on September first.

WESTON E. FULLER, of the firm of Hazen & Whipple, consulting engineers, 30 East 42d st, has been awarded the Fuertes Medal for 1914, by the faculty of the College of Civil Engineering of Cornell University. This medal is offered annually for the best paper prepared by a graduate of the college of civil engineering on some subject tending to advance the scientific or practical interests of the profession of the civil engineer.

COL. MERRITT H. SMITH, recently appointed chief engineer of the Department of Water Supply, Gas and Electricity, will be the guest of honor at a testimonial dinner arranged by the engineers in the municipal service. The dinner will be held at the Hotel Biltmore, Thursday, August 13. Jacob S. Langthorn is chairman and William J. Buhrendorf is secretary of the committee in charge.

OBITUARY

JOSEPH KELLS, attached to the State Engineering Corps, died of a complication of diseases at his home, 1472 53d st, Brooklyn, Saturday, August 1. He was thirty-five years old and was a member of Long Island Council, Knights of Columbus. He is survived by a sister and four brothers.

WILLIAM JOHN LADD, of 10 Elston rd, Montclair, N. J., a member of the firm of Sargent & Co., hardware merchants, of 96 Centre

st, N. Y. C., for sixty years, and author of "Ladd's Discount Book," died Sunday, August 2. He was born in New York City on February 21, 1843, and had lived in Montclair for eleven years. Mr. Ladd is survived by two daughters, Mrs. Hugh Ailman and Mrs. Herbert Guinn, of Brooklyn, and one sister, Mrs. William Sexton, of New York.

CHARLES H. COOKE, civil and hydraulic engineer, died at his home, 355 West 55th st, Monday, August 3. He was formerly associated with Thomas A. Edison and assisted in the introduction of electricity for lighting purposes in many sections of this country. During recent years Mr. Cooke had been engaged on a project for the damming of the Delaware River. At one time Mr. Cooke was an assistant to General Seymour in the construction of the Union Pacific Railway.

TRADE AND TECHNICAL SOCIETY EVENTS.

THE AMERICAN MUSEUM OF SAFETY will hold its annual dinner at the Waldorf-Astoria Friday evening, December 11.

THE MASTER PLUMBERS' ASSOCIATION OF NEWARK will hold its annual outing at Witzel's Grove, College Point, L. I., Thursday, August 27. The Outing Committee is composed of John J. Turbett, chairman; Elmer Lutz, secretary; F. J. Sturn, treasurer; Robert Berla, M. J. Brady and Louis Maier.

THE AMERICAN ROAD BUILDERS' ASSOCIATION is making plans to hold a joint meeting with the American Highway Association at some time during the Panama-Pacific Exhibition. The meeting will be held either in San Francisco or Oakland. Committees have been formed who are working out the details.

SECOND INTERNATIONAL EXPOSITION OF SAFETY AND SANITATION will be held at the Grand Central Palace, N. Y. C., December 12 to 19, 1914. This exposition is held under the auspices of the American Museum of Safety, and according to present plans will surpass the very successful exhibition held at the same place last year.

AMERICAN BOILER MANUFACTURERS' ASSOCIATION will hold its twenty-sixth annual convention in New York City, September 1-4, with headquarters at the Waldorf-Astoria Hotel. The subject of uniform boiler specifications will be given special attention. The secretary is F. B. Slocum, West and Calver streets, Brooklyn, N. Y.

THE MANHATTAN BRANCH of the New York City Association of Master Plumbers will hold its annual outing at Boehm's Picnic Grounds, New Dorp, S. I., Thursday, September 10. The arrangements and programme are in charge of the following committee: F. B. Lasette, chairman; B. F. Donohoe, secretary; J. R. Hopkin, treasurer; and T. P. McLoughlin, H. Hemlin, J. J. Hannegan, ex-officio.

NEW ROCHELLE MASTER PLUMBERS' ASSOCIATION will hold its annual outing at Rye Beach, N. Y., Wednesday, August 26. A programme of athletic events has been prepared which will include a five-inning baseball game between a team representing the supply and manufacturers' representatives and a nine composed of members of the association. The game will be followed by a shore dinner served at Edward's Beach Hotel.

SOCIETY FOR ELECTRICAL DEVELOPMENT, INCORPORATED, announces, eight prizes for the best stories, articles or reports on any subject pertaining to commercial electricity. The competition is open to employees of members of the Society. There will be one prize of \$250, one of \$150, one of \$50 and five of \$10 each. The competition closes on September 1, 1914. Full particulars may be obtained by writing to the Competition Editor, Society for Electrical Development, Incorporated, 29 West 39th st, New York City.

RECENT INCORPORATIONS.

BLOSSEN CORPORATION has been chartered with \$10,000 capital stock with offices in Manhattan to do a realty and construction business and to deal in builders' supplies. The directors are William K. Maxwell, 515 Park av, Alfred L. Brown, 44 West 77th st, and Louis F. Staar, 133 Midland av, Glen Ridge, N. J. Blair & Rudd, 128 Broadway, attorneys.

U. E. REALTY CO. has been incorporated to do a realty and construction business with \$10,000, with offices in Manhattan. William A. Sheridan, John J. Heffernan and Jos. Fellows, all of 650 1st av, are directors. John L. Walsh, 646 1st av, attorney.

FIRST WARD BUILDING CO. is a \$25,000 corporation chartered to do a general realty and construction business with offices in Queens. John A. Walker, 72 Castle av, Tarrytown, N. Y., H. Bretthauer, 156 East 56th st, Manhattan, C. Van Reuselae, 225 State st, Brooklyn, and one other, are directors. M. A. Barney, Tribune Building, attorney.

JAMES CONFORTI CONTRACTING CO., general contracting, has been chartered to do business with offices in Manhattan with \$10,000 capital stock. The incorporators are William H. Doherty, Michael J. Keane and Thos. G. Price, all of Hall of Records. T. G. Price, 1650 Mt. Hope av, attorney.

ARGUS REALTY AND CONSTRUCTION CO. has filed papers to do a general realty and construction business with \$10,000 capital stock, offices in Manhattan. The incorporators are Rachel Mintz, 230 6th st, Annie Prager and Jacob B. Prager, both of 310 East 4th st. L. J. Schwartz, 320 Broadway, attorney.

THE SOUTHLAND LUMBER CORPORATION is a \$20,000 corporation chartered to manufacture and deal in general wholesale and retail lumber business with offices in Manhattan. The directors are Milton C. Coombs, 1464 Bedford av, Brooklyn, Jos. B. Jones, 432 Tompkins av, Brooklyn, and Jas. T. MacLean, 27 William st, J. Israel, 5 Beekman st, attorney.

GARDEN COURT REALTY CO. is a \$25,000 company chartered to do a realty and construction business with offices in Manhattan. Jacob Eisen, 1908 Bergen st., Brooklyn, Nathan Rosen, 1119 45th st., Brooklyn, and Mark Condell, 10 South Carlton av., Arverne, L. I., are directors. A. S. Weltfisch, 299 Broadway, attorney.

D. CUOZZO CONSTRUCTION CO. is the name of a \$25,000 realty and construction company, chartered with offices in Manhattan. Donato Cuzzo, 21 Park Row, Manhattan, Radir J. Del-papa, 333 Lincoln rd., and Louis Montalbine, 47 East 2d st., both of Brooklyn, directors. F. B. Colton, 52 Wall st., attorney.

AGNEW CONSTRUCTION CORPORATION has been chartered with \$10,000 capital stock to do a realty and construction business with offices in Brooklyn. The directors are Francis J. Agnew, Callicoon, N. Y., James Wright, 8768 Bay 24th st., Brooklyn, and Morris Greenblatt, 823 East 168th st., Bronx. Stegeltuch & Silverman, 233 Broadway, attorneys.

BENEDETTO, CLARK & NUGENT have been incorporated with a capital of \$20,000 to do a general contracting and construction business and to deal in builders' supplies, mine, quarry and deal in lumber, with offices in Manhattan. Jos. Di Benedetto, 62 Franklin av., Astoria, N. Y., Geo. S. Clark, 304 St. Johns pl., Brooklyn, and John P. Nugent, 155 West 142d st., Manhattan, are directors. Hardy, Stanciliffe & Whitaker, 165 Broadway, attorneys.

JAMES KEENAN & SON have filed incorporation papers with offices in Brooklyn to do a \$20,000 general contracting and plumbing business and to manufacture builders' and plumbers' supplies. The directors are Walter M. Keenan and Jas. Keenan, both of 138 St. James pl., Brooklyn, and Jas. T. Keenan, 308 Adelphi st., Brooklyn. William H. Good, 44 Court st., attorney.

ESTATE OF JAMES GRIDLEY has been incorporated with a capitalization of \$250,000 to do a realty and construction business. The directors are Annie A. Gridley and Horace W. Gridley, both of 68 East 86th st., and Annie G. V. Ford, Elizabethtown, N. Y. Harold Swain, 176 Broadway, attorney.

MACKINLEY ENGINEERING CO. has been chartered with a \$10,000 capitalization with offices in Manhattan as general contractors. The directors are William J. Kindgen, William L. Fawcett and Jas. A. Lynch, all of 51 Chambers st., Jas. A. Lynch, 51 Chambers st., attorney.

TALBOT REALTY COMPANY has filed incorporation papers to do a \$10,000 realty and construction business with offices in Manhattan. The directors are William T. Minor, 52 William st.; Arthur S. Saiz, 2 Broadway, and Walter S. Newhouse, 37 Liberty st., who is also attorney for company.

FLOUR-SPAR WATERPROOFING & CONSTRUCTION COMPANY is a \$100,000 corporation, chartered with offices in Manhattan to manufacture and deal in chemicals, acids, paints, etc., and to deal in building materials, realty and construction, architects, civil engineers, etc. The directors are Paul A. Koch, 199 Ridgewood av.; Louis J. Schinsler, 1616 Cortelyou rd., both of Brooklyn, and John J. Corcoran, Jr., 301 West 142d st., Manhattan. E. W. Stratman, 2 Rector st., attorney.

LITOSILO COMPANY OF NEW YORK is a \$50,000 company, chartered with offices in Manhattan to do a realty, construction and dealing in builders' supplies business. Frederick C. Simons, E. J. Hutter, both of Great Neck, N. Y., and M. P. Winne, West 171st st., directors. F. C. Simons, 50 Broad st., attorney.

CONSOLIDATED METAL FIREPROOFING COMPANY has been incorporated with a capitalization of \$30,000 to manufacture and deal in fireproof materials, metals, etc., contracting and building business, with offices in Manhattan. The incorporators are Alfred Baruth, 550 West 157th st.; Alexander Aderer, 225 5th av., and Emanuel A. Jackson, 15 East 16th st. Baruth-Goodman & Kraushaaz, 51 Chambers st., attorneys.

330 PARK AVENUE COMPANY is a \$200,000 company, chartered to do a realty and construction business with offices in Manhattan. The papers were filed by Henry A. Mark, Norman W. Chandler and Frederick E. Anderson, all of 128 Broadway, as directors. Stoddard & Mark, 128 Broadway, attorneys.

KOH REALTY CORPORATION has been chartered for the purpose of doing a realty and construction business with \$10,000 capital stock with offices in Manhattan. The directors are George F. Eschbach, 554 Eastern Parkway, Benj. Schiff, 8124 13th av., and Sophia Jettleson, 560 Kosciusko st., all of Brooklyn. S. H. Kugel, 170 Broadway, attorney.

FOUR HUNDRED PARK AVENUE COMPANY has filed papers with \$300,000 capital stock with offices in Manhattan, for the purpose of doing a realty and construction business. The incorporators are S. Fullerton Weaver, 3 East 85th st., Manhattan; Robert B. Knowles, 124 Beechwood rd., Summit, N. J., and Hannah Bolz, 818 Woodward av., Brooklyn. Taylor, Knowles & Hicks, 165 Broadway, attorneys.

P. J. JOYCE & COMPANY have been incorporated with a \$25,000 capitalization to do a contracting, construction, engineering and manufacturing business, with offices in Manhattan. The directors are P. J. Joyce, Hervey Studdiford, both of 50 Church st., and Chas. W. McCutchen, 95 Broad st. F. T. Cabe, 80 Maiden Lane, attorney.

JOHN I. DOWNEY has filed incorporation papers with \$200,000 capital stock with offices in Manhattan, for the purpose of doing a realty, construction, manufacturing, woodwork and builders' supplies business. John I. Downey, Harold L. Downey and Robert L. Strebeigh, all of 410 West 34th st. directors. Lannon & Bailey, 2 Rector st., attorneys.

SKINNER-PERRY & FREEMAN COMPANY has been chartered with a \$15,000 capitalization to do a realty and construction business with offices in Manhattan. The directors are Robert A. Skinner, Winchester, Mass.; Geo. L. Perry, 30 Church st., Manhattan, and Edward A. Freeman, 24 North 18th st., East Orange, N. J. Chas. J. Ereck, 45 Broadway, attorney.

MENDEL SINGER REAL ESTATE COMPANY is a \$10,000 realty and construction company with offices in Manhattan. Mendel

Singer, Nathan Singer, Samuel Singer, and one other, all of 23 Elizabeth st., directors. I. Lowenbraun, 116 Nassau st., attorney.

HYDRO REALTY IMPROVEMENT CORPORATION is a \$250,000 company chartered with offices at Freeport to do a realty and construction business and to deal in builders' supplies. The directors are Benedict M. Holden, 404 Riverside Drive, Manhattan; Frederick T. Hoyer, and Samuel Raynor, both of Freeport, Nassau County. George R. Simpson, 61-65 Park Row, attorney.

NORTHERN LEASING & REALTY CORPORATION has been incorporated for the purpose of doing a realty and construction business with a \$10,000 capitalization with offices in the Bronx. Jacob Monyak, Harry Musikow and Louis N. Halperin, all of 4066 3d av., are directors. Jos. L. Lefkowitz, 309 Broadway, attorney.

BEMIS REALTY CORPORATION is a \$10,000 general realty and construction company, with offices in Manhattan. The directors are Adelaide R. Kehoe, 287 St. Paul's av., Tompkinsville, S. I.; Sara Perlman, 719 Prospect av., Bronx, and Clara Bernhart, 716 West 180th st., Manhattan. Attorneys are Goldsmith, Cohen, Cole & Weiss, 61 Broadway.

OFFICE SYSTEM.

Best Method of Listing Properties— What the Sales Book Should Show.

In these days of keen competition, do you, as a business man, ever stop to figure what it costs you to do business? Every one of us can sell property and take in a few hundred—or a few thousand—dollars as our commissions, but at the end of the year, then what? Have we any of those thousands left?

We know the manufacturer must have a cost system, whether he manufactures cameras or automobiles, else he would soon be in bankruptcy, but the most of us are like the old-time farmer; we take our earnings, pay some of our bills, and if we have a couple of hundred dollars left at the end of the year, we call that our profit and let it go at that.

One man says he can afford to sell property for one per cent. commission. Another says he must have three per cent., but do either of them actually know just what it costs them to do business?

In the first place, what percentage of the commission on a given piece of property can we afford to spend to get the listing of that property? That, of course, depends somewhat on the class of property, but in our own office, where the number of sales are about equally divided between farms and city homes, we allow our salesmen one-sixth of the commission for securing a listing that is sold within a year, irrespective of who makes the sale, the listing commission to be paid when the sale is made. Inasmuch as he gets no pay for making the listing unless it is sold, he will work harder to keep the listing price and terms down.

In the ten months on which I base my figures we have spent on an average 6½ per cent. of the commission charge on the properties listed to secure these listings, to which cost must be added the proportionate share of overhead expenses which will bring the cost up to approximately ten per cent. of the commission charged as a fair estimate of what it actually costs to get the average listings.

Filing Method.

When the listing is once secured, the question arises as to the best method of filing. I believe you will all agree that either a loose-leaf binder or card listing blank is the best method, each listing to be given a number, and a record kept of the active listings on hand. That is, if on the first of January, the last number is 205, each new place as it is put on the list should be given a consecutive number. Out of the 205, probably about half have been previously sold or cancelled, so that the number of active listings on the first of the month would be, say, one hundred.

To determine the number of listings which you have to work on during the month of January add the number listed, say ten, and deduct the number cancelled, which we will say is three, leaving 107 active listings for the month of January. Suppose we sell five of this number during January. This leaves 102 active listings on the first of February. Follow the same method each month, at the end of the year add up the places you had to work on and

divide the total by twelve, which gives the average number of listings you had for the year, and by dividing the total sales for the year by the average number of listings you get the percentage of properties sold.

A Sales Chart.

A very important part of our office accountings should be a salesbook or a sales chart. This book should show the date of the sale, number of the property, the owner's name and address, number of acres if it is a farm, or the location if it is a piece of city property, the purchaser's name and address, and any other details which are of importance in your particular office. In addition to this we have a sales chart which shows the total commissions from farm and city property for each month of the year, and as this sales chart is carried forward from one year to another, it also shows the comparison for each month of 1913 with the same month in the preceding years.

In addition we show on this chart the total expenses for the month, the number of listings on hand, the number listed, the number cancelled, the number sold, and the number carried forward to the month following. This may sound like a whole lot of work but in reality it is very simple, as it is only a condensed transcript from the books for ready reference and probably doesn't take over half an hour a month for the stenographer to get it off, and it is certainly worth gold dollars to you, for in no other way can you keep in as close touch with your business.—W. J. Russell, president New York State Farm Brokers' Association.

Art of Varnishing.

Varnishing is not an easy task, where one expects the best finish. Many house painters do not know how to apply it, and if they could watch a carriage painter using it they would get some good pointers, no doubt. It should be applied freely, with a full brush, not with a partly filled brush, as though trying to stretch it out, and do not work the varnish more than necessary to produce a level and even surface. The less working with the brush the better. Yet, in making this full application, be careful to avoid runs and sags. Very much will depend upon the varnish, but more on the workman. A free flowing varnish will permit of applying a very full coat, and allow the workman to work or brush off the surplus, using very gentle strokes with the brush, using only the tips of the brush. Some of the best varnishers use an old paint brush that has been cleaned for the purpose, rather than the usual varnish brush.

Here are a few useful hints on varnishing.

Clean pot, clean varnish, clean brush, clean shop, clean overalls, these are among the essentials.

Excessive working of the varnish with the brush destroys the luster more or less.

Apply the varnish while warm; let the object to be done be warm also, if possible; also the room. Likewise keep up the warmth of the room until the varnish is dry.

To produce a brilliant finish, have the surface free from dirt and grease, dust, etc., and let the surface be smooth.

To avoid brush marks, use a size brush fit for the surface, a small brush only for small surface or object, and vice versa. Working varnish too long also produces brush marks.

A very thin coat of varnish will not bear out well, will not give a full effect. But if too heavy, then it will not brush out well nor level up smooth.

Light bodied varnishes are easy to brush out and are not liable to show brush marks. Heavy bodied varnish should be worked very little, if any, but be put on in a full coat, and it will level up itself.

The surface of the varnished work may appear dry, but one must be careful that it is really dry all through before applying the next coat. Applying a coat on a not-dry coat produces sweating, or loss of luster, etc.—Painter's Magazine.

BUILDING MATERIALS AND SUPPLIES

BUILDING PLAN FILINGS \$682,435 MORE THAN THOSE OF LAST WEEK—NO BREAK IN PRICES OF ANY COMMODITY

State Measures Department Postpones Application of Lath Counting Law

TAKING all the lines of business as a whole, there is none that is affected so little by the death grapple of empires now in progress east of the Atlantic, than is building materials and building construction. While other lines are for the moment stagnated, building construction and building materials loom up as a mighty bulwark where progress goes on uninterruptedly.

Structural steel was the only material that showed the least fluctuation in price. Quotations made yesterday went from 1.31c to 1.36c for tees, zeels, angles, beams and steel bars, tidewater, N. Y. This quotation still puts the bottom level at the range quoted last week but provides a top range which for several weeks has been occupied by the quotation 1.31c prior to last week when the latter was low and the high range was left blank. This advance was due to the shutting off of ferro manganese supplies abroad.

Personal contact with building financiers, leaders of activity in building material circles, great contractors and generals among the army of realty holders, not only here, but throughout the great metropolitan district, proves that hard headed American business men are giving as fine a demonstration of what courage is as any foreign soldier can give on a battle plain.

And there are sound reasons for this stability. Practically all building construction is financed far ahead of actual construction work. A large lender of building money, for instance, said that he had engagements ahead for various types of buildings that would not be completed before January 1, 1916. These involve an outlay of several millions of dollars. And it was not the only case of its kind.

Practically no staple building commodity depends for movement to consumption upon the foreign trade, nor upon sea-going bottoms. The only notable exception is that of Canadian spruce, which, of course, has been shut off from this market. But there is Pennsylvania spruce. Paint ingredients, brick, steel, cement, lime, plaster, slate, marble, gypsum, asphalt, sand, gravel; everything that goes into, onto or under a building is produced right here, so that outside of the state of the financial market there is no reason why building construction and materials should not occupy the same position as

commodities they have occupied heretofore.

As far as the financial situation is concerned, it is not so gloomy as it might be had it not been for a very resourceful Uncle Sam with money enough in his pockets to take care of his family at home as well as that part of it which is cooped up abroad. Values of securities are temporarily low, but the shutting off of European trade will hurl back upon American industries the commodities that a reduced tariff enabled American consumers to buy abroad, as witness the fact that the United States Steel Corporation was announced to be already in the market for ferro manganese, the source of supply of which has been cut off by the hostilities abroad.

An important financier in the building loan business said this week: "How much better it is that this should have happened now than in the fall of 1911, when the metropolitan district was overbuilt. Today we are in a state of readjustment with respect to business, pleasure and residential location, just exactly as we were prior to the Civil War. It is not possible that a general shut-down of building construction can occur because there is no slack to be taken up, taking the district as a whole. Prices of materials are not inflated and real estate is cheap, hence we have no great heights of prosperity to fall from and we cannot go lower than we already were.

On the Building Material Exchange there was not the least fluctuation in prices. Buying was moderately active and even became brisk when it became known that the Veronica Realty Corporation had, in the face of the unpleasant news from abroad, filed plans for a million-dollar, 25-story office building in Columbus circle. Plan filings in all the boroughs of this city were \$682,435 more than those of last week, thus indicating beyond peradventure that the building industry is not panic stricken.

Plan filings for the five boroughs for the week ending Friday noon compared with the filings made last week before the current stress came upon the country, follow:

	Week ending			
	July 31		August 7	
	No.	Value.	No.	Value.
Manhattan	21	\$719,000	12	\$2,001,750
Bronx	11	492,915	16	468,325
Brooklyn	129	1,141,200	64	539,485
Queens	72	284,263	100	317,725
Richmond	31	50,737	22	43,365
Total	265	\$2,688,115	214	\$3,370,650

IRON AND STEEL.

Beams, Channels, Angles and Tees Move Up Slightly.

ALTHOUGH prices of structural steel shapes were advanced this week from 1.31c. and to 1.31c. and 1.36c. it was no indication that heavier orders had prompted it. As a matter of fact the movement was made to counteract the higher cost of obtaining certain supplies for which the steel companies had depended to some extent on Europe. It was the only commodity that showed any change in quotations, not even excepting linseed oil, which has been sharply rising in this market for the last few weeks.

It was considered significant in building circles that the railroad companies were still actively in the market with orders for equipment. Building orders in this locality showed no appreciable fluctuation in tone.

LUMBER.

Requisitioning of Bottoms Spurs Dealers to Act.

THROUGHOUT the entire metropolitan district there is a feeling of keen anticipation evident among the building material dealers as to the effect the possible requisitioning of bottoms by the government will have upon the lumber-carrying trade between eastern and southern ports. Certain it is that, unless there is a big buying movement before long, many dealers will find themselves short on ordinary building grades of lumber if the exigencies of

the war in Europe compels the government to take over boats flying the Stars and Stripes to help sustain the fighting armies of wrangling Europe.

Jobbers told the Record and Guide representative this week that they had never before encountered such a problem. The market has for nearly a year been buying from hand to mouth. Dealers were running low in anticipation of reaping the price benefits that were due to accrue with the first slight improvement in the general building movement. Instead, the war clouds broke over the continent, shipping is at least temporarily paralyzed, Canadian shipments are entirely shut off and, as this is being written, Uncle Sam is scurrying around to find almost any kind of a boat that will keep grain dry to make his foreign shipments in. Schooners that can handle lumber can handle grain. Crops will be moving before the month closes and the railroads will be taxed to handle it, so that Pacific Coast woods will be hard to get, according to the jobbers and manufacturers agents here, and the Panama Canal will offer little help.

LATH TAGGING POSTPONED.

State Department Puts Off New Regulation for a While.

ANNOUNCEMENT from the office of the State Sealer of Weights and Measures that it has deferred the application of the new law requiring the tagging of all bundles of lath with a statement as to the total number of lath in

each bundle, has been a source of relief to the lumber interests of this market.

Much of this lath comes down from Canada, but the Canadian product was exempt from this regulation because the law, naturally, cannot affect products coming in from outside of the boundaries. Therefore most of the lath that will come into this market for some time will come from upper New York state. If this lath had to be labeled and counted and bundled it would have added another burden to the building material market and building public which would have been exasperating, to say the least, at this time, according to opinions expressed in the market this week.

Lath in their manufacture are never counted at the mill. This material is a by-product thrown off by saws trimming other grades of lumber. When the rack takes in enough cut strips to make a bundle of lath, it is tied around, taken to a saw and cut off to the required length and shot down the chute to be sent to market. Just where the counting would be done is a question, but it is certain that it would add another ten cents a thousand to the lath anyway. The application of the law has tentatively been deferred until January 1.

COMMON BRICK.

Unloading a Million in Excess of Last Week's Total.

UNLOADING records as compiled by the Greater New York Brick Company showed an actual gain of a little more than a million common brick riding to job this week as against last week's total. The record is next highest to the best made so far this year, which is another sign that building construction interests have kept their heads in the late crisis. Quotations are unchanged and there are only eighteen left over cargoes in the harbor, as against 66 in the same week last year, indicating that the market is in careful hands.

Official transactions for Hudson River brick covering the week ending Thursday, Aug. 6, 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.		1913.	
Left over, July 31—13.		Arrived.	
	Arrived.		Sold.
Friday, July 31	11	Friday, July 31	11
Saturday, Aug. 1	5	Saturday, Aug. 1	4
Monday, Aug. 3	18	Monday, Aug. 3	11
Tuesday, Aug. 4	0	Tuesday, Aug. 4	4
Wednesday, Aug. 5	6	Wednesday, Aug. 5	6
Thursday, Aug. 6	6	Thursday, Aug. 6	5
Total	46	Total	41

Reported en route, Friday, August 6—4. Condition of market, weak. Prices: Hudson, \$5.25 and \$5.75; Raritans, \$5.50 to \$5.75 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$6.75 to \$7.25 (yard). Nominal. Left over Friday a. m., August 7, 18.

HUDSON RIVER BRICK UNLOADED.

(Current and last week compared.)			
July 24	1,495,000	July 31	1,403,500
July 25	361,500	Aug. 1	608,500
July 27	1,648,500	Aug. 3	1,355,000
July 28	796,500	Aug. 4	1,733,000
July 29	1,592,000	Aug. 5	1,705,000
July 30	1,445,000	Aug. 6	1,591,500
Total	7,338,500	Total	8,396,500

1913.		1914.	
Left over, Friday A. M., Aug. 1, 82.		Arrived.	
	Arrived.		Sold.
Friday, Aug. 1	10	Friday, Aug. 1	5
Saturday, Aug. 2	5	Saturday, Aug. 2	4
Monday, Aug. 4	12	Monday, Aug. 4	10
Tuesday, Aug. 5	2	Tuesday, Aug. 5	13
Wednesday, Aug. 6	3	Wednesday, Aug. 6	16
Thursday, Aug. 7	5	Thursday, Aug. 7	5
Total	37	Total	53

Condition of market, dull. Prices: Hudsons, \$6.75 to \$6.90; Raritans, \$6.50 to \$6.75; Newark, yard, \$8.25. Left over Friday a. m., Aug. 8, 1913, 66.

OFFICIAL SUMMARY.

Left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Aug. 6, 1914	945
Total No. bargeloads sold Jan. 1 to Aug. 6, 1914	927
Total No. bargeloads left over Aug. 7, 1914	18
Total No. bargeloads left over Jan. 1, 1913	113
Total No. bargeloads arrived, including left over Jan. 1 to Aug. 7, 1913	1,154
Total No. bargeloads sold Jan. 1 to Aug. 7, 1913	1,088
Total No. bargeloads left over Aug. 8, 1913	66

PAINT INGREDIENTS.

Small Painting Contracts Feature of an Improving Market.

PAINT ingredients show little or no reflection of unusual conditions in the painting department, except that here and there may be found some lines like linseed oil, that is strengthening in price. Prices, on the whole continue to be on a steady basis and any variations from list usually depend upon the seller. Lead and spelter continue to sell at low price and prevent any advance in values for pigments.

White lead stands pat at the 7½-cent level, according to the best authorities in the trade, and the quotations at this level are fairly stiff.

This state of affairs is directly traceable to the firmness in the present prices for pig lead. The demand for white lead is improving, but not in sufficient volume to indicate a heavier demand from building contractors. It is almost entirely traceable to small job contractors.

Red lead and litharge are reported quiet, with prices rather weak. The manufacturing trades which use quantities of litharge are able to buy this commodity at 5½ cents a pound, but on smaller quantities prices are the same as for red lead, which rules at 7½ cents.

Ready mixed paints are finding a stronger call in the suburbs, but the weather conditions of the last fortnight have checked the movement so that there is little activity among jobbers.