

NEW YORK, JULY 31, 1915

THE COMMITTEE ON TENEMENT PLANS

Principles of Good Designing Laid Down by Specialists—Approved Examples From Drawings in Tenement Department

THE report of the Committee on Tenement Plans in New York, issued by its secretary, Cecil C. Evers, presents the conclusions of a notably thorough and systematic study. The object of the report is to supply information that will tend to improve the average quality of apartments in the more common grades and types of tenement houses—to point out how safe, wholesome and convenient living quarters may be built that will cost no more, and that will bring steadier investment returns, than the general run of existing accommodations. It discusses the principles of good planning, and gives examples of what the committee considers to be the most approved plans evolved for different plot units.

The members of the committee are Lawrence Veiller, chairman; Cecil C. Evers, secretary; William H. Abbott, C. Grant La Farge, and Rudolph P. Miller.

The committee was organized on November 13, 1913, at the Engineers' Club. Its work has been facilitated by Tenement House Commissioner John J. Murphy, who placed at its disposal every convenience for inspecting material of public record in his department. More than three hundred plans were examined and twenty conferences were held, the secretary's report being adopted on July 2, 1915.

The members of the committee came together in response to invitations issued by the Record and Guide, which took the initiative at the request of public spirited men who had observed the success of the method adopted by the New York Chapter of the American Institute of Architects for promoting good taste in the matter of tenement house design. The Chapter awards medals each year for excellence of exterior design in tenement houses (including what are popularly known as apartment buildings) erected during the preceding twelve-month. The metropolitan newspapers, as well as technical journals, have been glad to publish illustrations of the houses thus singled out as noteworthy by a professional body of architects.

The publicity given to current examples of well designed buildings has proved to be of educational value, and it is recognized that the awards of the Chapter of the American Institute

IN response to invitations issued by the Record and Guide, several prominent men, interested in promoting better tenement house construction, formed the Committee on Tenement Plans in New York. In the accompanying report are given the findings of the committee, which met many times and examined a great number of plans in order to arrive at a satisfactory conclusion. Typical plans of units of various sizes and a short digest of each are printed in this issue. The houses considered are those renting for moderate sums and which are adapted to the more congested sections of the city.

form one of several influences which are bringing about a marked advance in apartment and tenement house architecture in New York City.

Excellence of design is chiefly a matter of artistic expression, while excellence of plan is dependent mainly upon practical considerations. Having set for itself the definite aim of encouraging a popular demand for good architecture in relation to the prevailing type of domestic housing, the New York Chapter of the American Institute logically and properly makes its awards exclusively with reference to exterior design. Its aim is distinctly public spirited, a special phase of the general effort in the direction of a more beautiful, convenient and sanitary city; and is being effectively carried out.

However, it is the interior plan which directly affects the health and comfort of the occupants of a house; and because of the success of the method employed by the New York Chapter, it was felt that a similar method should be adopted with respect to interior plans. Tenement House Commissioner John J. Murphy on various occasions had given public expression to this thought, but no association of professional men had taken it up; and the reason was fairly apparent. The principles of design are fixed and well known to competent artists, but there was no consensus of opinion as to what constitutes a good plan.

Before any such agreement of opinion could be reached a cooperative study would have to be undertaken for the purpose of reconciling several

distinct points of view often supposed to be antagonistic; namely, that of sanitary science, that of social and economic conditions, that of the practical requirements of construction, and that of the capitalist. The Committee on Tenement Plans in New York is composed of men each of whom might be expected to view the tenement problem from a different angle, but all of whom had a common interest in it and were qualified by professional experience to contribute towards its solution.

The work consisted: (1) in establishing the relative importance of the factors necessary to ensure safe, wholesome and convenient accommodations to tenants, while securing for the owner a successful investment of capital; and (2) in selecting from among the plans filed with the Tenement House Department typical examples to illustrate the principles laid down by the committee.

Mr. Evers' report is so brief and compact that nothing would be gained by attempting to summarize here the findings of the committee. It may be noted, however, that Mr. Evers makes a point of the fact that, under normal conditions of supply of housing, badly lighted and badly ventilated rooms do not bring a satisfactory return on the money invested in their construction. Many builders act in the belief that the biggest profit is to be obtained only when the site is occupied up to the limits permitted by law; whereas, on the contrary, many properties are unsuccessful investments merely because of the presence of inferior rooms, say one or two repeated on each floor, which do not bring in enough to pay their relative share of the taxes, interest, and operating cost.

It seems worth while recording that this special argument in favor of sanitary housing was confirmed by the abundant practical observations of Mr. Evers, who is vice-president of the Lawyers' Mortgage Company.

Before proceeding to its examination of plans the committee ascertained from statistics compiled for it by the Tenement House Department that the common house frontages in New York were approximately 25 feet, 50 feet and 100 feet. In the 25-foot class, plans of houses with a frontage of not less than 23 feet nor more than 27 feet were eligible for consideration; and corresponding variations were adopted for the other classes.

Only plans approved between May 1, 1912, and May 1, 1913, were examined. While the purpose was not to pre-empt the "best plans" of a given year, but to obtain examples of houses actually built with which to illustrate the principles worked out, nevertheless it was thought expedient to confine the examination of plans to a one-year period.

The following list contains the houses whose plans were selected as those of highest merit appraised according to the committee principle:

25-foot Class.

Four-story house in the north side of Herkimer street, 175 feet east of Utica avenue, Brooklyn; inner court.

Four-story house at the northeast cor-

ner of Humboldt street and Maujer street, Brooklyn; outer rear court.

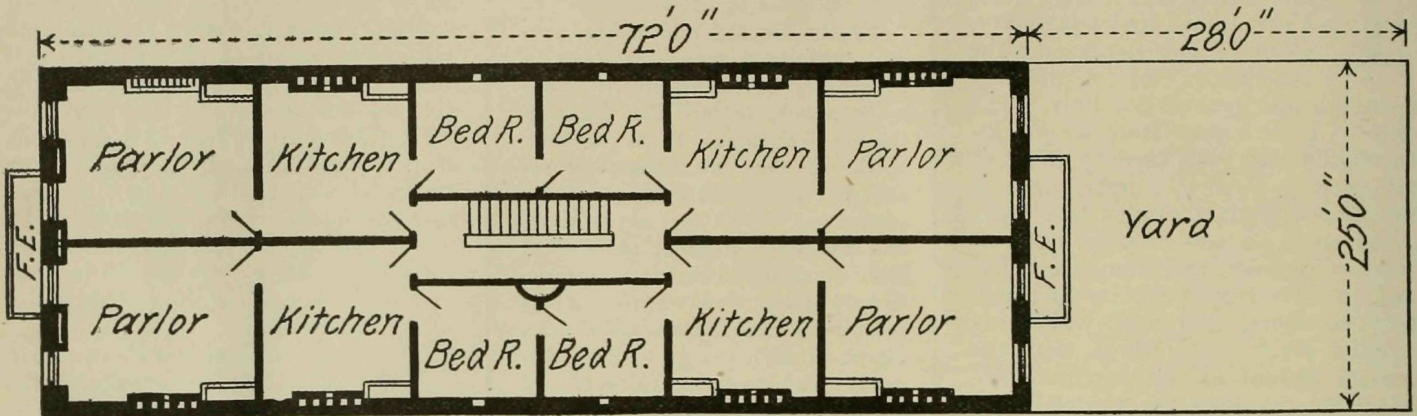
floor plans were not considered by the committee. Indeed, the photographs were not taken until the committee's report had been written. They are reproduced merely to give a general idea of the type and appearance of the buildings whose plans were selected.

The committee's study was limited to the lower and middle grades of tenements, popularly known as "tenements" and "flats." High-grade tenements (the costlier sort of "elevator apartments") are generally less imitative, being for the most part carefully thought out to fit the individual requirements of the site and the demands of well-to-do tenants.

In some respects it is quite as interesting to note what the committee did not find as it is to note what the

committee did find. Only two houses are shown in the 25-foot class, and neither is of the extreme height permitted by law. The scarcity of good plans in this class tends to confirm the conclusion previously drawn by students of the housing problem that the standard New York lot depth of 100 feet is not an economical one for tenement buildings. No house of either five or six stories occupying the extreme legal building area on a lot 25x100 feet examined by the committee had a satisfactory floor plan. Indeed, both of the 25-foot examples shown are on lots of less than normal depth, and are but four stories high.

The depth of the standard lots in New York (25x100 feet in Manhattan, the Bronx and Richmond, and 20x100 feet in Brooklyn and Queens) makes it necessary to employ large construction units in order to obtain well planned houses, a necessity which involves a heavy investment of capital in each building operation.



PLAN A OF TENEMENT ERECTED PRIOR TO 1879.

ner of Humboldt street and Maujer street, Brooklyn; outer rear court.

50-foot Class.

Five-story house in the south side of 174th street, 125 feet east of Nelson avenue, Bronx; two interior courts.

Four-story house on the north side of Jamaica avenue, 76 feet east of Sherman street, Long Island City; two interior courts.

Four-story house in the north side of 41st street, 50 feet east of Sixth avenue, Brooklyn; one inner court and one outer rear court.

Four-story house on the south side of Newkirk avenue, 50 feet east of 26th street, Brooklyn; two interior courts.

Four-story house in the west side of 19th street, 100 feet north of Avenue B, Brooklyn; two interior courts.

Four-story house at the northeast corner of Van Buren street and Sherman avenue, Brooklyn; interior court.

Four-story house in the north side of Prospect place, 200 feet east of Nostrand avenue, Brooklyn; two courts from street to yard.

Five-story house at 425 East 44th street, Manhattan; interior court.

Five-story house on the west side of Jackson avenue, 125 feet north of 156th street, Bronx; inner and outer court (never completed).

100-foot Class.

Six-story house in the south side of 123d street, 100 feet west of Amsterdam avenue, Manhattan; inner court and three yard courts.

The plans of these houses are published in the following pages, along with Mr. Evers' comment, which bring out the merits and defects of each. The exterior views published with the

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In conclusion, it may be noted that the average quality of the plans examined was highly disappointing; and the educational value of the committee's work is therefore all the more impressive.

REPORT OF TENEMENT PLAN COMMITTEE

By CECIL C. EVERS, Secretary.

MORE than two-thirds of the inhabitants of New York City live in buildings popularly known as tenements, flats, or apartment houses, all of which come under the legal definition of tenements. Of these by far the greater proportion are from three to six stories in height, of the cheaper grades, and for occupancy at rentals from \$3 to \$10 per room. Such buildings are no longer being erected in Manhattan only, but are rapidly spreading over a great part of the other boroughs of the city.

The supply of this class of buildings, constituting the homes of the majority of New Yorkers, is largely in the hands of speculative builders, and they are planned mostly by architects who, even if they have the ability to work out to the best advantage the problems presented to them, are compelled by the inadequate remuneration which they receive to adopt the custom of using over and over again a few typical plans of the standard units of size, with slight modifications to fit special conditions.

There must of necessity be a great amount of duplication, even of their least desirable features, in buildings erected under these conditions, which, moreover, lead to a decided lack of individuality, and but slight tendency towards any improvement of accepted types.

To a great extent the improvements in planning and construction of structures of this class which have taken place during the past few years have been due to the efforts of the New York Tenement House Commission, and are the result of the tenement house law enacted in 1901, to the example shown in the plans submitted by a number of well-known architects in the competitions for model tenement houses held

at various times, and to the gradual increase of the units of size of building plots used.

The beneficial results of the last Tenement House Law can be best shown by comparing the buildings under letters A to C herewith:

Plan A shows a tenement erected prior to 1879.

Plans B and C were made for building at 6-10 Barrow street; the former under the law as it existed prior to 1901, and the latter after the enactment of that law.

There is no doubt, moreover, that the lowering of the death rate in New York from 18.74 per thousand in 1901 to 14.11 in 1911 is partly due to the operation of this law and to the better and more sanitary living conditions it has been instrumental in bringing about.

At the same time the tenement house laws, framed as they are to cover all possible contingencies, lack simplicity, and are somewhat inelastic; their strict observance will sometimes enforce the adoption of a poorer rather than a better scheme of planning or construction.

Although the requirements of the Tenement House Law are such that buildings of the old vicious types can no longer be erected, there is still much room for improvement, especially in apartments erected for moderate rentals. These, considering the higher rents paid for them and the demands of their occupants, are frequently inferior in accommodation to the cheaper grade of buildings of the purely tenement house class.

The uniform size of most New York lots, together with the conditions mentioned above, has resulted in the adoption for the majority of buildings under consideration of a few typical plans which can be adapted to the standard

building units. The gradual increase in the size of building units, which can be observed in all the boroughs, has permitted a more concentrated planning, and is doing away with the old so-called railroad flats running from the front to the rear of the building. These are inconvenient and wasteful of space, and the objection formerly held that rear apartments could not be rented has been found non-existent. The freedom from the noise of the streets has more than offset the lack of outlook from them.

The principal objections to the gradually increasing size of the units of construction are:

1st: The builders, from motives of economy, generally provide in buildings of 50 feet, 75 feet, and even 100 feet units, with more than four apartments on each floor, only one stairway; this cheapens the character of the occupancy, offsetting to a great extent the benefits obtained by the increased unit, in eliminating wasteful halls and passageways, and this is especially the case in the better grade of buildings. Boston and Chicago building ordinances, unless they have been changed in late years, call for each apartment to be reached by two flights of stairs, the rear stairs to be external.

2nd: The increased unit of construction tends to reduce the market for such buildings. The small investor cannot purchase a large building, where a small-

them has resulted in the selection of three units of size, those most in use in the different boroughs of the Greater City, viz., 25 foot, 50 foot, and 100 foot units. The plans filed approximating these units have been carefully examined, and those which seem to come nearest to meeting the requirements noted below are published in this issue, together with comments on their respective merits or demerits.

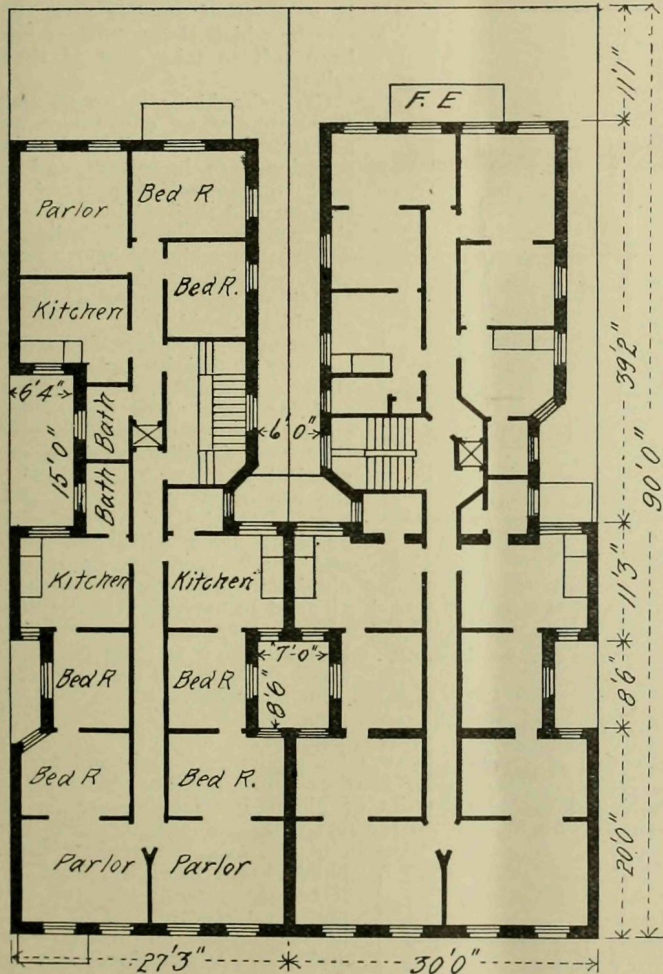
The factors greatest in importance, not only in ensuring the best possible accommodation to its occupants, but thereby also the success of the building as an investment, are as follows:

1. Light.
2. Ventilation.
3. Convenience of interior arrangement.
4. Convenience of interior access.
5. Economy of planning.
6. Privacy.
7. Equipment.

The following conclusions, based on the study of the plans examined and on further inquiries into the subject under consideration were reached:

The necessity of a sufficient supply of light and air to all rooms, in build-

The most suitable unit of size for the buildings under consideration is one approaching in shape a square; hence, for narrow buildings, lots of less than normal depth are particularly desirable. The higher the building, the larger the unit required, and excellent results can be obtained with a three-story building on a lot unit which would be entirely inadequate for one of ten stories. Large units permit of compact planning, and furnish better light and air on account of the larger areas which can be reserved for light; they also allow of some saving in service, lighting and heating, and are somewhat more economical in cost of construction. The once prevalent 25 by 100 foot lot unit is only suitable for tenements and flats of the cheapest character, or for buildings of small depth and of two or three stories in height.



PLAN B. FOR INTERIOR LOT, DESIGNED PRIOR TO 1901.

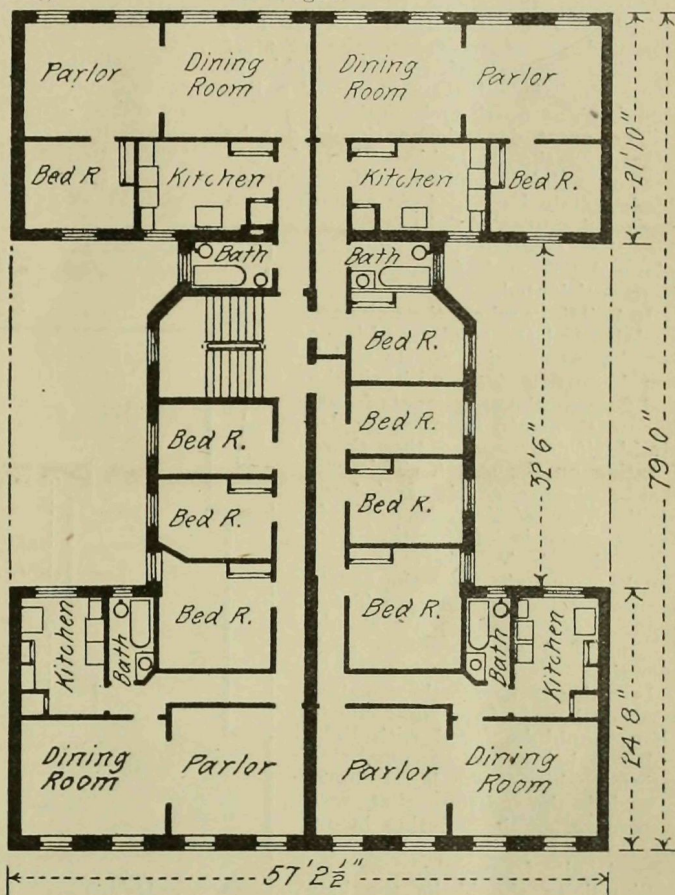
ler one would be within his reach, or if he does buy, the property is over-encumbered. A second mortgage, frequently due in installments, reduces his equity, increases the carrying charges, and renders the investment more speculative and less desirable.

The work of this committee, based on the examination of plans filed with the tenement house department during the year May, 1912, to May, 1913, has for its object to point out the relative merits of the different types of buildings, to call attention to the most glaring defects still met with, and also to those features of each which are worthy of notice, and the adoption of which may lead to a higher standard of planning for this class of buildings.

The large number of plans filed and the time required to properly examine

*Plan C has two inner courts of greater efficiency than the six courts on Plan B.

supply buildings in which the rooms are insufficiently lighted and where the ventilation is poor, may rent, because they are the best that can be obtained; but when conditions are reversed and the supply exceeds the demand they are the first to be emptied. The reason why so many landlords complain of the poor return from their investments in apartment houses is because of this tendency to build over more of the land than good judgment should permit. The best lighted rooms are unable to carry the load imposed on them by those where the light is inferior; these may rent for less than will return a proper rate of interest on the cost of construction of that part of the building. In "Building for Profit" Mr. Reginald P. Bolton says: "It is an open question whether the majority of city buildings would not gain by a substantial reduction of the ratio of the building to the area of the lot."



PLAN C. FOR SAME LOT COMPLYING WITH NEW LAW.*

ings occupied by numerous families, not only from the standpoint of the tenants' welfare, but also on account of the superior rental value of well lighted and ventilated apartments, is frequently neglected in the desire to secure from the land the greatest possible amount of room accommodation. When the demand for apartments

Except sometimes on shallow lots, or with low buildings, inner courts are more desirable than outer courts, unless the latter are considerably wider than the law requires. Their greater width also renders the building less dependant on the favorable action of adjoining property owners. The compulsory provision of an air intake at the foot of all inner courts offsets to a great extent the objections formerly held against their use. Better light is furnished to large rooms at interior angles of inner courts if the angles are cut off, allowing the windows to throw the light directly into the interior of the rooms.

In laying out the individual apartments, the necessity of cross ventilation from one room to another should not be lost sight of. This is most important in buildings whose tenants will occupy them all the year round, on account of the heat and discomfort of the summer months.

When it is desired to build more than the normal depth on lots deeper than 100 feet, large units are particularly beneficial, permitting the use of spacious inner courts, which are preferable to outer courts of legal size, these being frequently constructed between 80 feet and 90 feet deep and of a width of about 6 feet 6 inches to 8 feet (or twice that width if two buildings are erected on the same plan). This width is insufficient, and is especially objectionable for apartments having their only outlook on these courts.

* Street courts are desirable for high buildings, where the use of large units allows them to be made of sufficient

width. As mostly designed they are far too narrow and do not provide sufficient light to the rooms opening on them, especially those furthest from the street.

Unbuilt on areas should be combined as much as possible, one large court giving more light than three or four small ones of equal area.

When the source of light is limited, as is especially the case on interior lots, it is more economical to have the long axis of rooms at right angles to the street or light court; in other words, the windows to be at the narrow end of the rooms. The available light will in this case be distributed over a larger area.

The question of orientation is seldom considered by speculative builders, but should be taken into account when deciding on the shape of light courts, which should have their longest axis directed so as to secure the greatest possible amount of sunlight. This in New York is a little easterly of a line running due north and south.

Too great dependence should not be placed on the favorable action of owners of adjoining plots still vacant or inadequately improved, as sometimes an expected source of light is cut off by the erection of buildings planned differently from what has been anticipated.

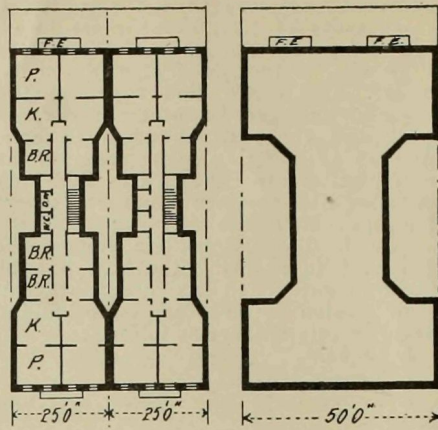
In buildings where the units are sufficiently large to allow of large interior or exterior courts which can be ornamented with shrubs and flowers, the apartments fronting on them can be made as desirable, if not more so, than those fronting on the street. This can also be advantageously carried out at the rear of deep lots if sufficient space is left for that purpose, though in this case they can be seen only from the apartments overlooking the rear. Tenement house requirements should be modified to encourage such planning.

In order to derive the greatest possible benefit from light courts they should be faced with light colored brick, or at any rate painted white. The latter, however, is in the end somewhat more expensive, as the painting in order to be effective has to be renewed quite frequently.

Simplicity should be the keynote of apartment house planning; straggly planning lacks compactness and is uneconomical.

It is important in laying out apartment houses or tenements to arrange that the most valuable space be utilized to the best advantage; thus, in a building on a corner lot, the corner apartment is the most desirable on account of the better light which can be obtained, and this should be recognized and taken into consideration. Also when light is derived principally from the street frontage, it is a mistake to utilize most of this frontage for one or two inferior apartments, leaving the rest of the suites dependent principally for light on courts and yards.

The mode of life of the class of tenants catered to in any building should be studied in order to meet as far as possible their particular requirements. It should be remembered that the accommodation offered in tenements and apartment houses should approximate as nearly as possible that prevailing in a private house; thus, while it is perfectly proper to make the living-room the sole access to the bed-rooms in a tenement, or in apartments for very small families, in buildings for tenants of a higher class this should be avoided, and all rooms should be accessible from a private hall. Also, it is desirable in the better grade apartments that rooms for the more public life of the family reception rooms, etc., should be as near as possible to the entrance from the



Comparison of two 25 foot units under the old law and 50 foot unit built under law of 1901. Note greater efficiency of two courts in latter plan to three in former.

public hall, separated from the sleeping rooms and bathrooms, and these again separated from the servants' quarters, which, however, should be convenient of access to the other rooms of the suite.

The plan prevailing in buildings on 50 foot or even larger units, for occu-

The lack of individuality and the great similarity of accommodation which is to be found in nearly all suites for moderate rentals is probably one reason why their tenants have acquired the reputation of shifting constantly and at the slightest provocation. The higher the class of building, the greater the need for some variety in the planning and scheme of decoration in order to give some character to individual apartments.

The most suitable shape for individual apartments of small size is that approaching a square. These are more compact and the housekeeper's task is reduced to a minimum. In large apartments where there are a great number of rooms the necessary separation of rooms for public use and sleeping and bathrooms and servants' quarters may modify this arrangement. In small apartments where only two bedrooms are provided it is preferable to have one larger than the other; also where one living-room only is provided it should be of good size, and where both a sitting-room and a dining-room are to be found the sitting-room should generally be the larger room of the two.

When economy of space is needed, a proper consideration of the furniture required in a room, and of its position in relation to doors and windows, will permit of greater efficiency being obtained in a room of smaller area than one in which these matters have been left to take care of themselves.

Care should be taken to make the entrance as convenient and as attractive as possible; first impressions are important and appeal to the self-respect of the tenants and their visitors in even the cheapest class of buildings. The entrance should bear a proper proportion to the size of the building and numerous steps should be avoided.

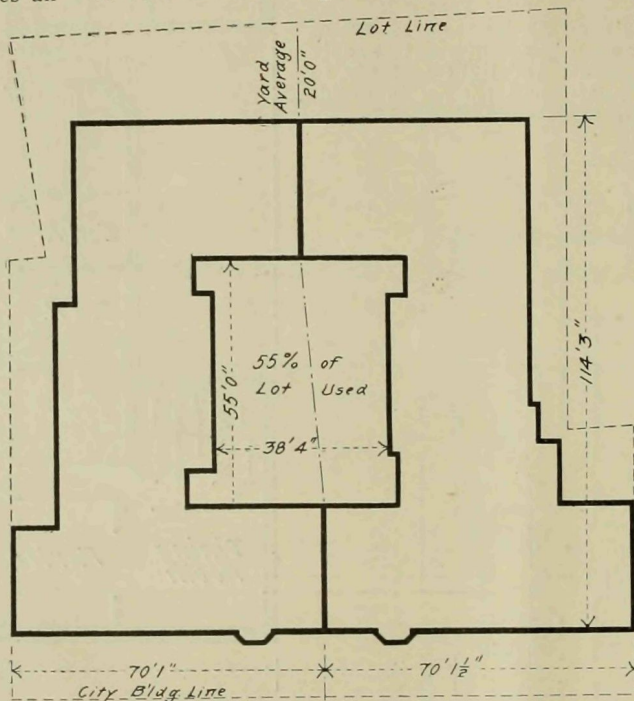
For units of 50 feet, five stories or over in height and for more than two families on each floor, and for units of 60 feet of four stories or over, occupied by more than two families, a more economical plan can be obtained by the use of more than one stairway. Lengthy private halls can be done away with, and better and more compact apartments obtained. The model tenements planned to meet the requirements of the tenement house law of 1901 all show at least two stairways for a 50-foot unit, and some of them four stairways.

The poor planning that prevails in most six-story elevator apartment houses for moderate rentals and for use by four or more families, built on lot units of about 100 feet square, is due to the fact that, although they are theoretically of the most convenient shape,

builders are unwilling from motives of economy to use more than one elevator. This results in long halls, and inconvenient and straggly planning. It would frequently be possible by putting in two elevators to obtain a large enough rental to more than offset the cost of installing and running the extra elevator. Moreover, the class of tenancy is cheapened when so many families are obliged to use one stairway or other means of access to their apartments.

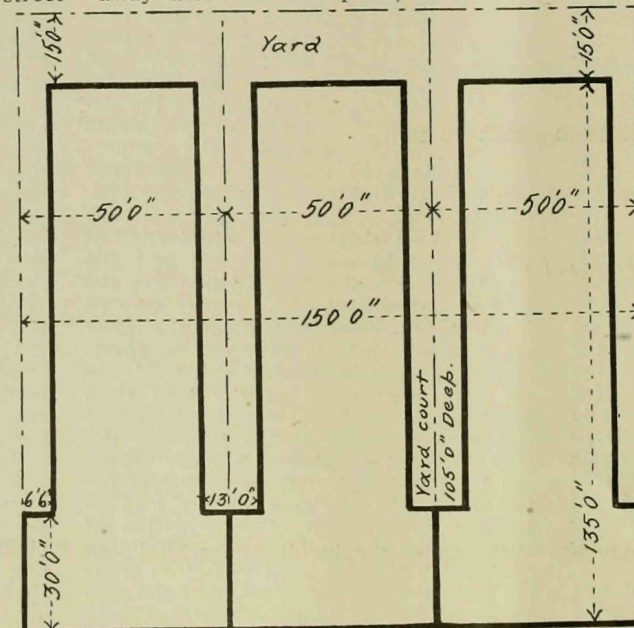
Tenement house requirements are such as to ensure a proper provision for safety in case of fire in all buildings for occupancy by more than two families. It would, however, add greatly to their appearance, especially where they are above the tenement class, if some effort were made to supply buildings with fire-escapes of a more attractive design than are generally to be found.

It is seldom that any use is made of the roofs of buildings, except sometimes for drying the tenants' washing. With



Example of use of large interior court on lot of more than normal depth; open areas are larger than required by law. Compare the two 70 foot units above with three courts and the 50 foot units with four courts, both lots being considerably more than normal depth.

pancy by more than two families on a floor, where bedrooms, bathrooms and sometimes kitchens have to be passed by guests on their way to the reception rooms located on the street fronts or rear courts, is undesirable and destructive of privacy, and should be done away with wherever possible.



Poor lay-out for lots having extra depth; open areas are provided, which only meet the requirements of the law.

buildings, on large lot units especially, it seems as if the expense of providing roof playgrounds for the children of the tenants and a resting spot for their mothers would be warranted.

On narrow courts it is advisable to arrange the windows so that they do not come opposite each other; especially is this the case with windows of bedrooms and where one apartment is overlooked by the windows of another.

Ground floor apartments are rendered less desirable and their rental is reduced by the practice frequently found of placing their windows so low that they can be overlooked from the street. This is especially the case where the building is erected on the lot line without any set-back. The detriment in this case increases in proportion as the buildings are of higher class. It is quite possible to place the window-sills of the ground floor windows at such a height that this interference with the privacy of the tenants can be avoided.

Especially in buildings of the better class care should be used to deafen the floors and walls between the different apartments in order to ensure the greatest possible amount of privacy and for the protection of the tenants of one apartment from possible noisy neighbors.

In tenements and cheap flats the custom of drying the tenants' washing on lines hung in yards and courts is objectionable, and detracts from the desirability and rental value of rooms hav-

ing windows overlooking these spaces. The extra expense of making provision for drying clothes elsewhere should be more than offset by the added rental value obtained for the property.

Some apparent economies, such as the disposal of the rooms in such a manner as to avoid the expense of an extra line of plumbing, are frequently made at the sacrifice of more desirable planning. A saving in the cost of one line of piping is small, while the rental value of the apartments may be seriously affected.

The practice of having dumbwaiters open to the kitchens is objectionable, as they carry the odor of cooking from each apartment throughout the house. Kitchens should have plenty of light and air, and should not be overlooked by other apartments. The proper location of ranges, tubs, etc., should be carefully studied, as great discomfort may be caused tenants or their servants if these fixtures are not in positions where plenty of light reaches them.

The main conclusion arrived at can be summarized as follows:

The general supply of apartment houses for moderate rentals and of tenements in New York follow certain accepted types, and owing to the uniform size of lots, which is unfavorable, the units of construction become standardized. The principal types are the inner court type, the outer court type and the combination of inner and outer

courts, the inner court type being the most satisfactory. The principal units of construction are multiples of the 25-foot lot, viz., 50 feet, 75 feet and 100 feet, with variations when the lots are 20 feet wide, thus 40 feet, 60 feet, in Brooklyn, as well as the other units.

The units of construction tend to become larger on account of the economies resulting from saving space and reduced cost of construction.

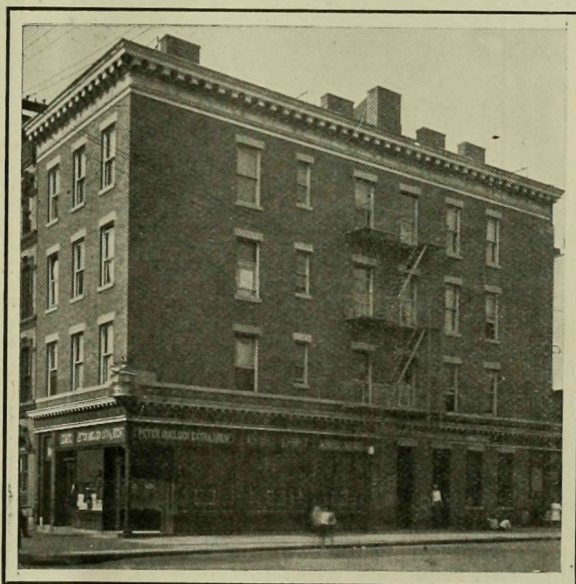
The better features of the modern tenement or apartment house are due largely to the Tenement House law of 1901, which has been very successful in removing the most objectionable feature found in buildings erected prior to its adoption. It is still, however, open to some improvement.

In order that a proper supply of buildings may be erected, they must also be profitable; the requirements for their success as an investment are practically those of sound and sanitary planning and construction the principal requirements being light, ventilation, convenience of interior arrangements and access, economy of planning, privacy and equipment.

The best result in successful building operations are not always obtained by following the minimum requirements of the law. A larger allowance of unbuild area, for light and air, would frequently improve the investment. The general tendency in New York City is to over-build land.

FLOOR PLANS OF SOME TYPICAL TENEMENTS

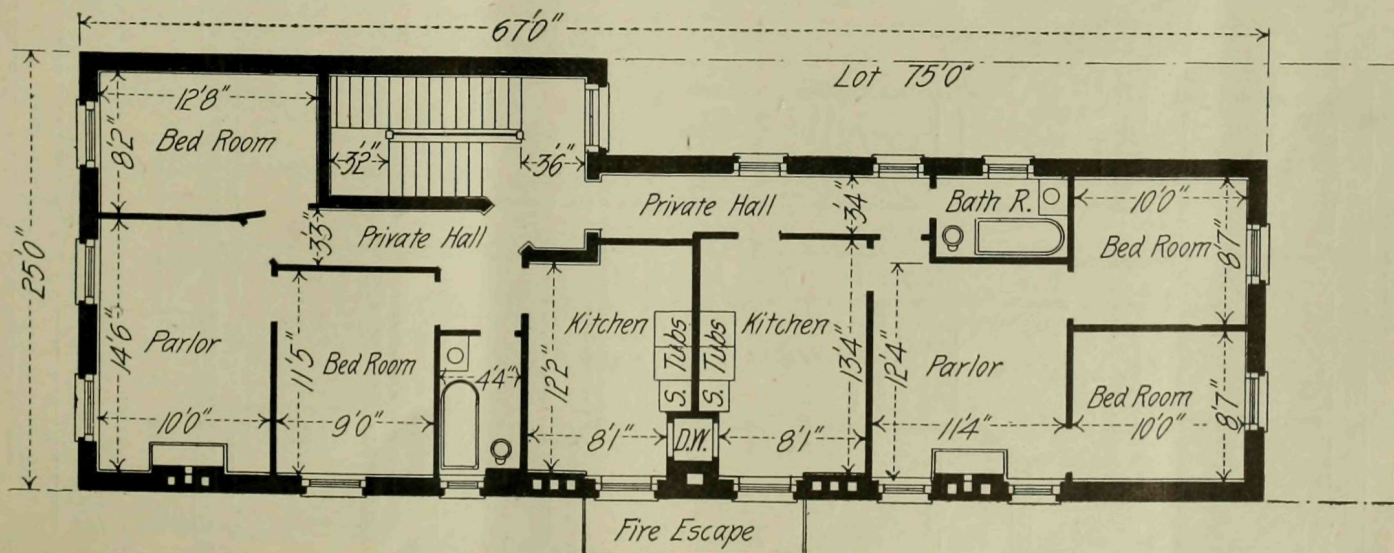
Examples of Multi-Family Structures Designed for those Desiring Moderate Rentals



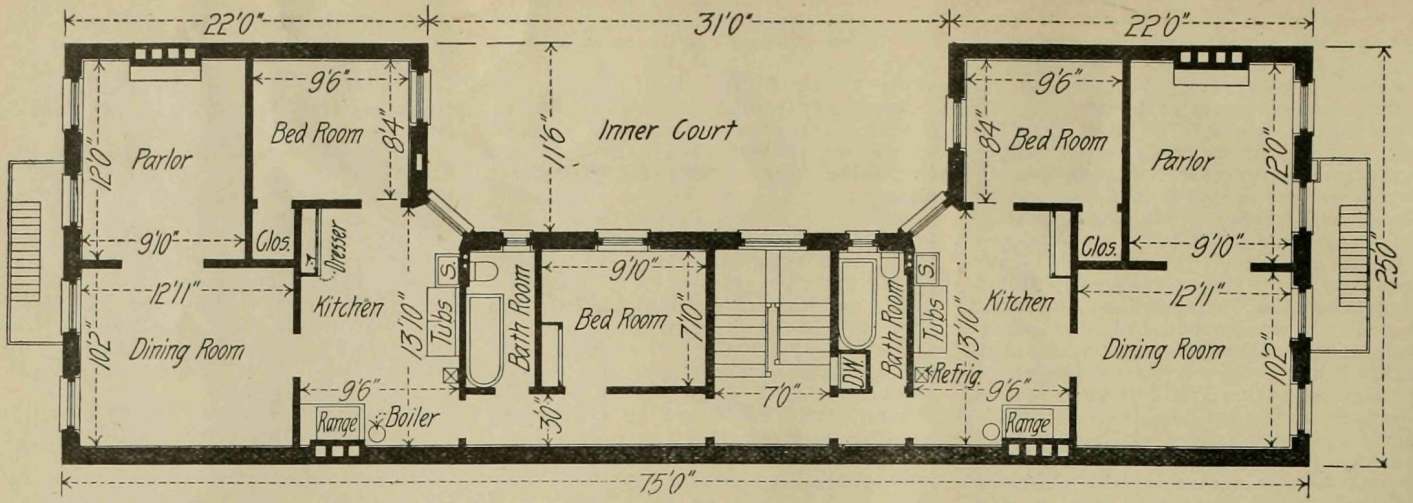
PLAN NO. 1. NORTHEAST CORNER HUMBOLDT AND MAUJER STS., BROOKLYN.

PLAN NO. 1.
The accompanying plan is for a twenty-five-foot corner flat house, four stories high, on shallow lot, of the outer court type. All the rooms are well lighted. The window in the bedroom off the parlor, which has a street frontage, should have faced the street instead of the yard. The ventilation is good. In this building the outer court is not objectionable, as it serves only to light

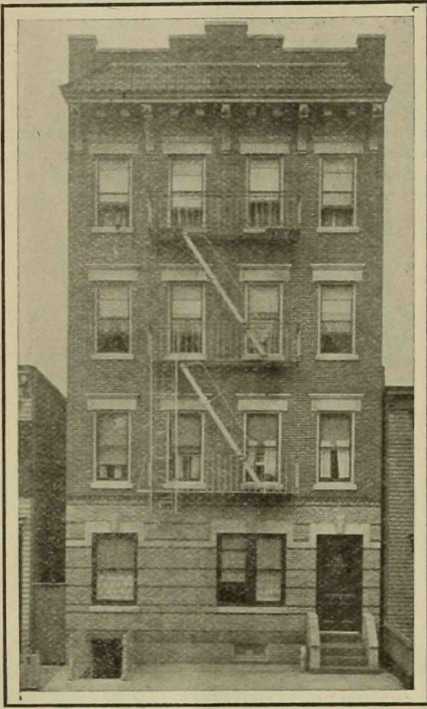
the halls and one bathroom. A building erected on the adjoining lot would not interfere. The plan is compact and economical. The dumbwaiter is badly placed, as it interferes with the privacy of the two apartments. The smell of cooking is carried from any apartment to all the others. The arrangement is dangerous in case of fire, especially as it is in the room giving access to the fire escape and close to the windows opening on it.



FLOOR PLAN NO. 1. NORTHEAST CORNER HUMBOLDT AND MAUJER STS., BROOKLYN.



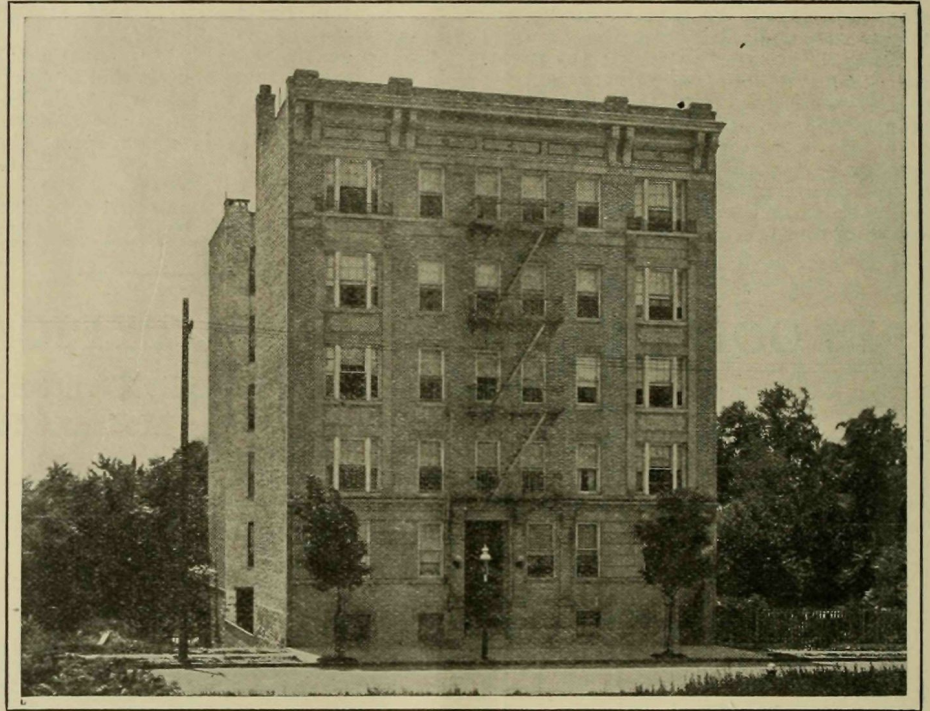
FLOOR PLAN NO. 2. HERKIMER STREET, NEAR UTICA AVENUE, BROOKLYN.



PLAN NO. 2. HERKIMER STREET.

PLAN NO. 2.

This is a twenty-five-foot tenement, four stories high, on interior lot, of the inner court type. An excellent plan for a building of less than normal depth. If the lot were 100 feet deep, an extra room could be added, making ten instead of nine rooms to each floor and providing a larger court. All the rooms are well lighted, though the cross ventilation could be somewhat improved. The planning is compact and economical. The inner court insures privacy in

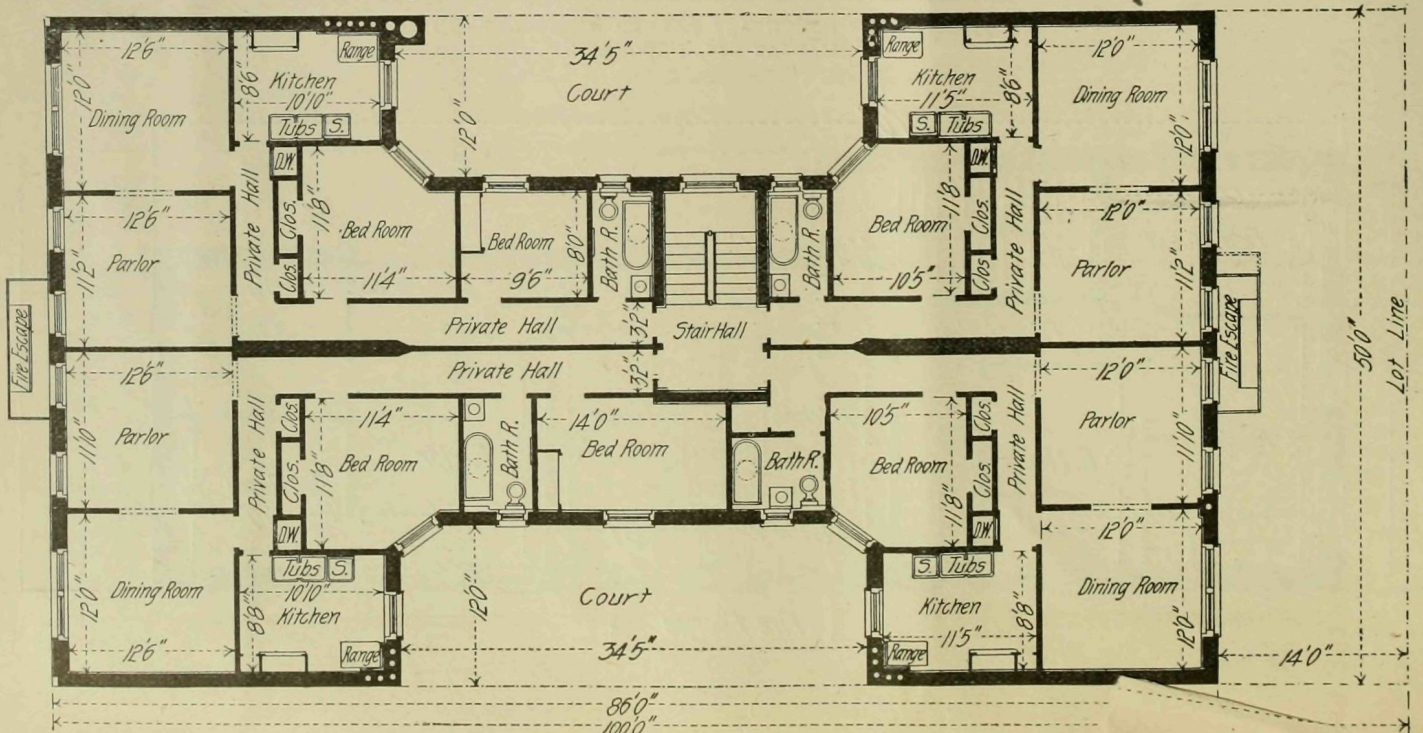


PLAN NO. 3. 174TH STREET, NEAR NELSON AVENUE.

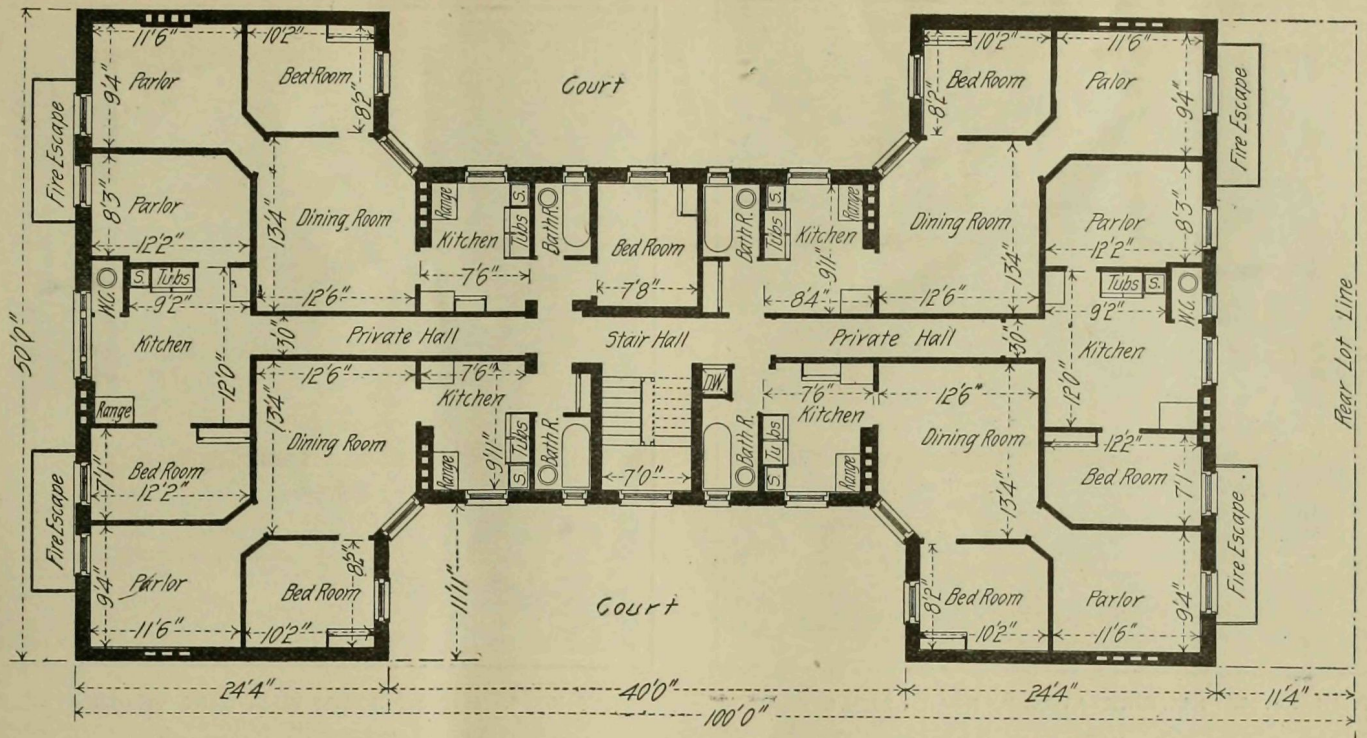
PLAN NO. 3.

A fifty-foot flat building, five stories high, on interior lot, with inner court. A good plan for flat of moderate rentals. All rooms are well lighted. Each apart-

ment is compact and economical. The bathrooms are convenient to bedrooms, and the private halls give access to living-rooms and kitchen. Cutting off of interior angles of courts throws light to center of rooms. The courts are of good size and the rear yard is wider than required by law. The rooms fronting on the street are somewhat small, and a foot in depth added to them and to the building, leaving the rear rooms their present size, would have been an improvement.



FLOOR PLAN NO. 3. 174TH STREET, NEAR NELSON AVENUE, BRONX.



FLOOR PLAN NO. 4. JAMAICA AVENUE, NEAR SHERMAN STREET, LONG ISLAND CITY.

PLAN NO. 4.

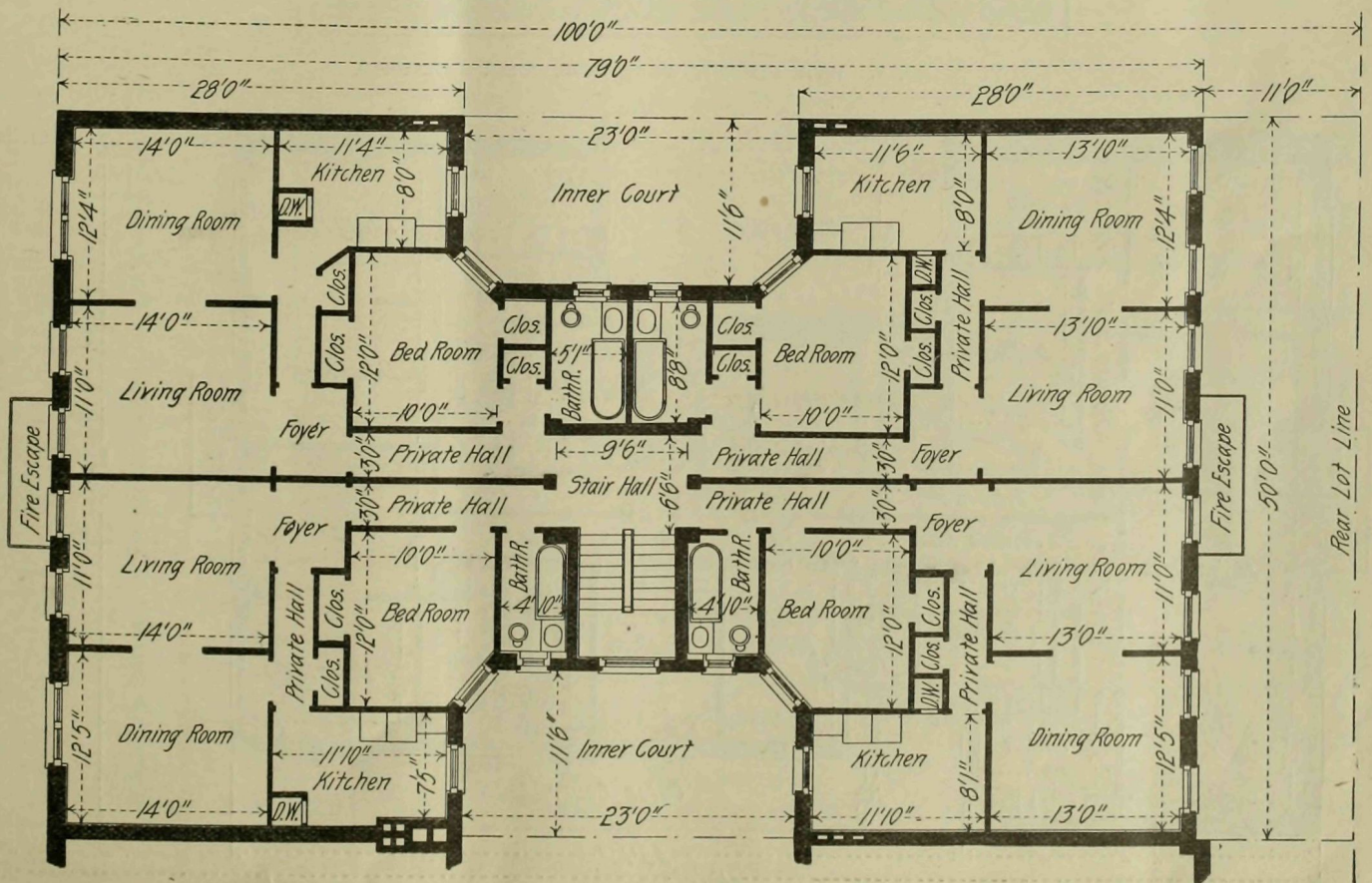
A fifty-foot tenement, four stories high, on interior lot, inner court type. An economical plan for flat where maximum number of rooms at cheap rent are desired. All the rooms are fair sized and well lighted. The three-room front and rear apartments are somewhat objectionable, as they take up three-fifths of the best light. Good-sized courts. Light projected well into rooms at interior angles. Four and five-room suites are too straggling and lack compactness. Entrance to apartments, through kitchen, is objectionable, but is so planned to save room.



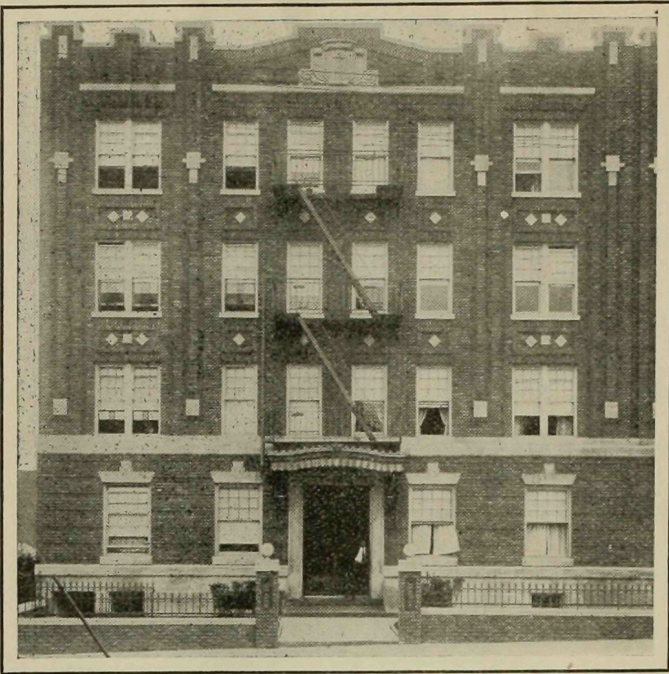
PLAN NO. 5.

Another fifty-foot, four-story flat, on interior lot, of the inner court type. The arrangement is compact and economical for a house where moderate rentals are desired. The rooms are of fair size, though the courts are somewhat small. The rooms at interior angles are well lighted. All rooms are reached through short private hall. The plumbing is well concentrated and bathrooms well placed with respect to the bedrooms. Ample closet room has been provided for the bedrooms. This building could well be erected on a lot ninety feet deep.

PLAN NO. 4. JAMAICA AVENUE,



FLOOR PLAN NO. 5. NEWYORK AVENUE NEAR 26TH STREET, BROOKLYN.

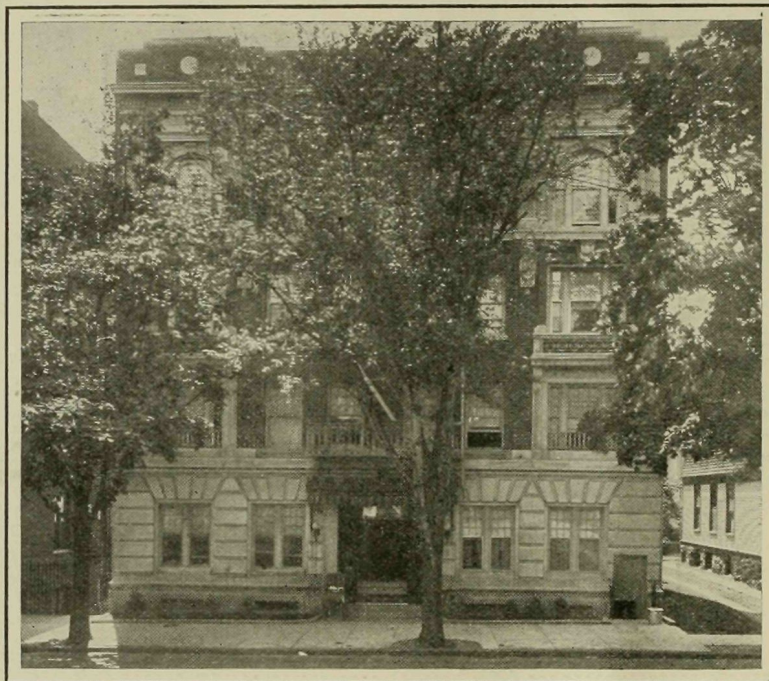


PLAN NO. 5. NEWKIRK AVENUE, NEAR 26TH STREET.



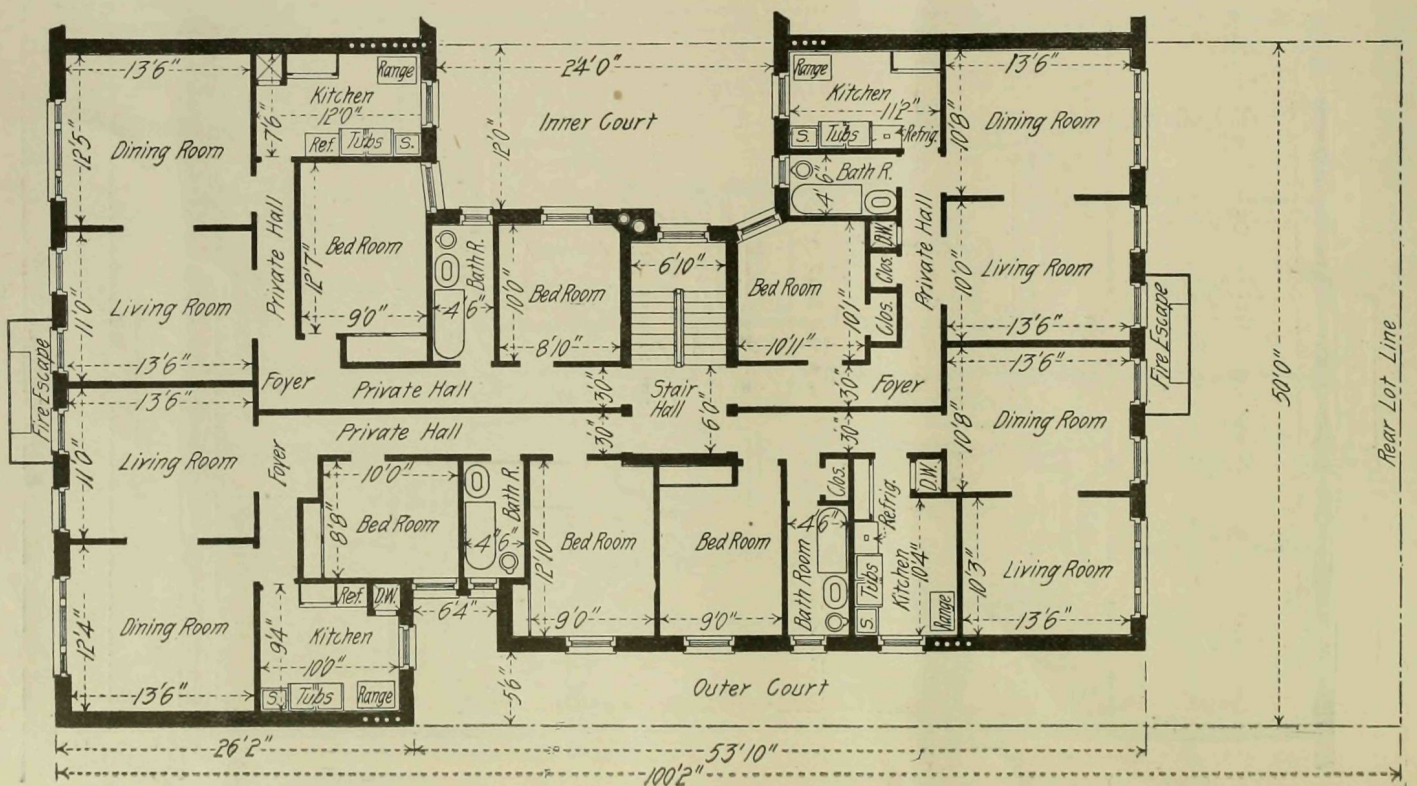
PLAN NO. 6. 41ST ST, NORTH SIDE, EAST OF 6TH AVENUE.

PLAN NO. 6.
This is an interesting plan of a combined inner and outer court type of structure. The plan gives eighteen rooms on a floor, and in a building which occupies less than the normal depth of lot. The erection of a structure on the lot line adjoining the outer court might cut off some of the light and reduce the rentals of the rooms facing on it. With this exception the plan is compact, the rooms being of fair size. The plan compares with No. 3 plan, having the same number of rooms, averaging about the same size, but with larger inner court on one side and inner court instead of outer court on the other side.



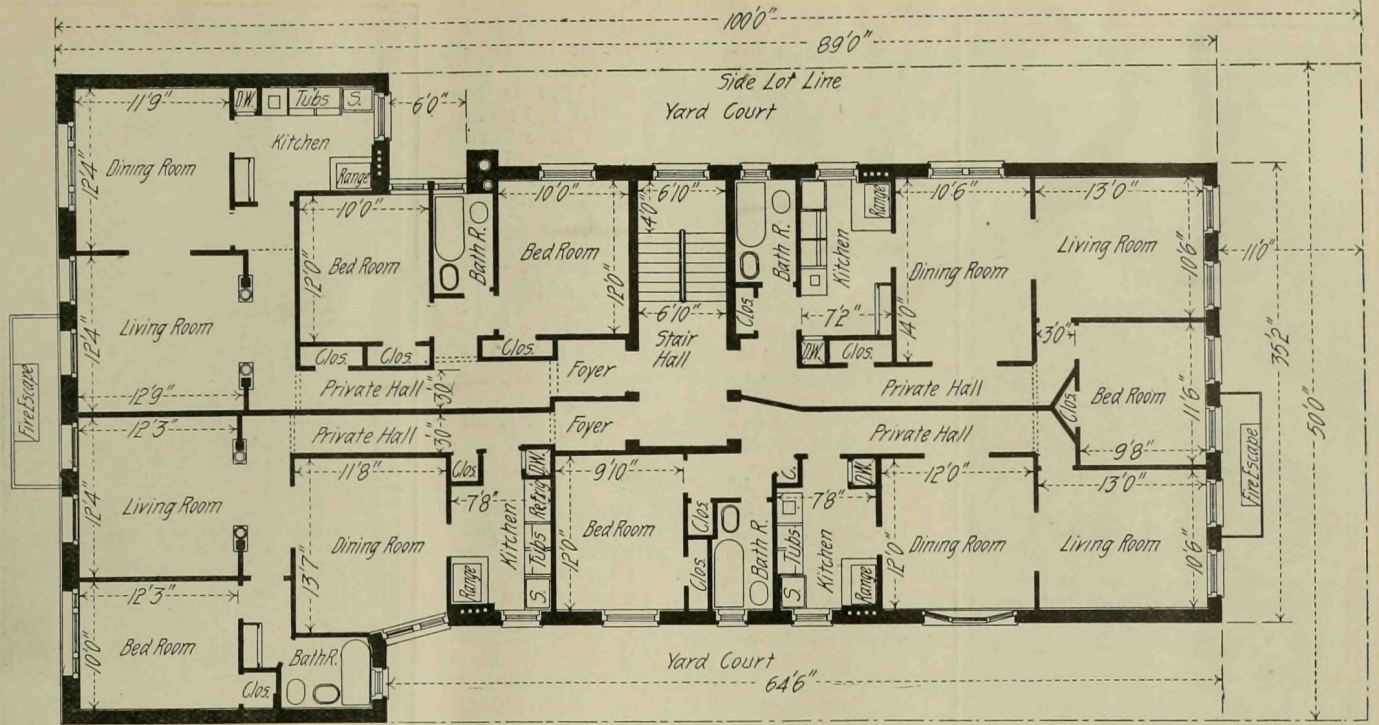
PLAN NO. 7. 19TH STREET, WEST SIDE, NEAR AVENUE B.

PLAN NO. 7.
The accompanying unit is an example of the outer court type of building, four stories high, on a plot with a frontage of fifty feet. The building is designed for moderate rentals and is erected in a section now principally improved with detached dwellings. The plan offers the objection that adjoining property owners may seriously injure rentals by cutting off light from the rooms facing the outer courts. Otherwise the plan is compact, providing rooms of fair size, for this class of building, except that the front rooms should be deeper. They are well lighted as long as the adjoining detached houses remain.



FLOOR PLAN NO. 6. 41ST STREET, NORTH SIDE, EAST OF 6TH AVENUE, BROOKLYN.

...ET, NEAR NELSON AVENUE, BRONX.



FLOOR PLAN NO. 7. 19TH STREET, WEST SIDE, NEAR AVENUE B, BROOKLYN.

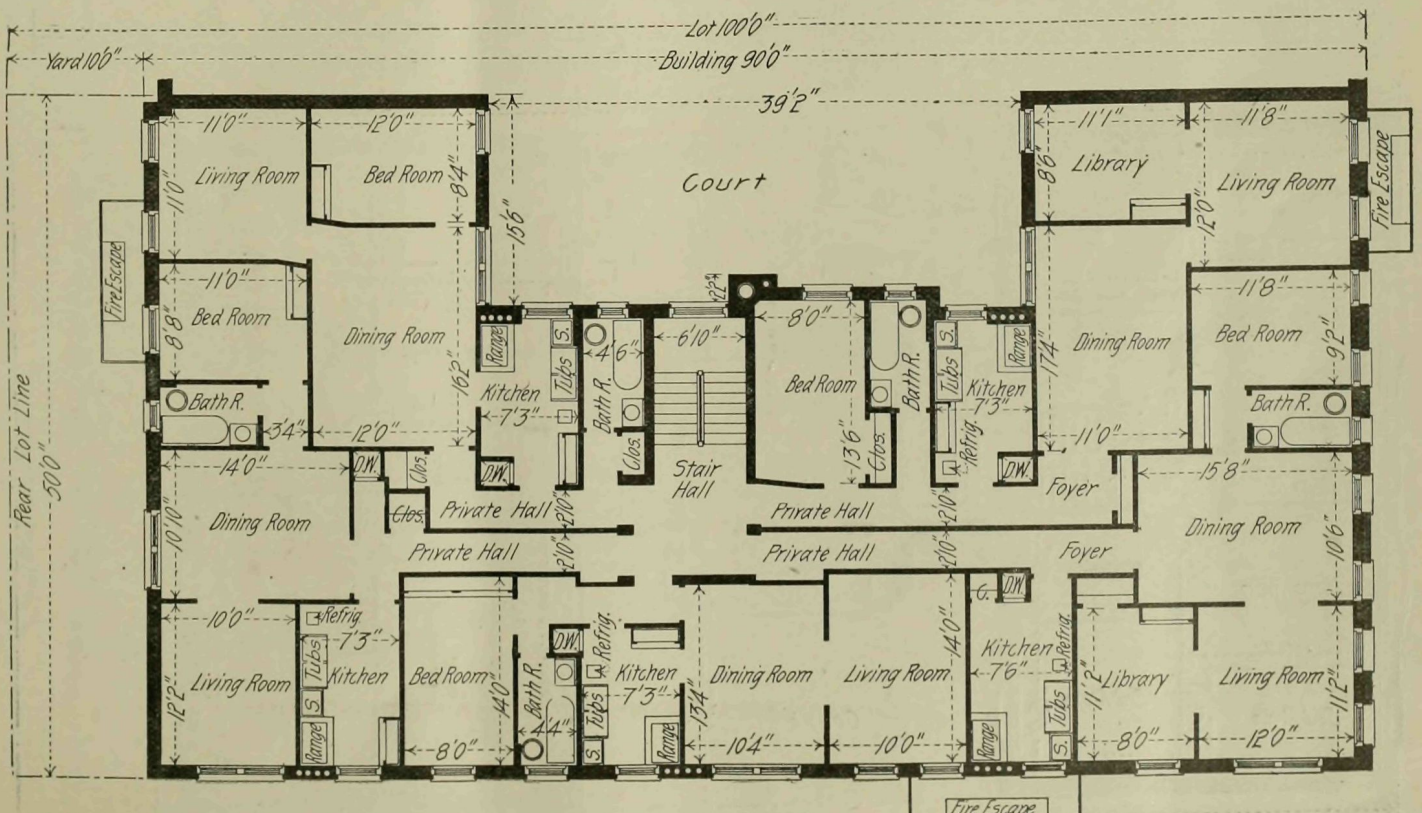
PLAN NO. 8.

This is a four-story building, erected on a fifty-foot plot, located on a corner. It is a good plan for cheap flats over stores. All the rooms are well lighted, and the inner court provided is of ample size. The space has been well economized, but the planning is rather straggling. The living-rooms which are marked dining-rooms on the plan,



are larger than is customary in structures of this type. There is no objection to the bedrooms leading off the living-rooms, though in buildings of more expensive type this would be objectionable. Undoubtedly the rooms marked "library" and "living-room" on the plan will be utilized as bedrooms. An objection noted is that these rooms are some distance from the bath-rooms.

PLAN NO. 8. VAN BUREN STREET, NORTH EAST CORNER SUMNER AVENUE.



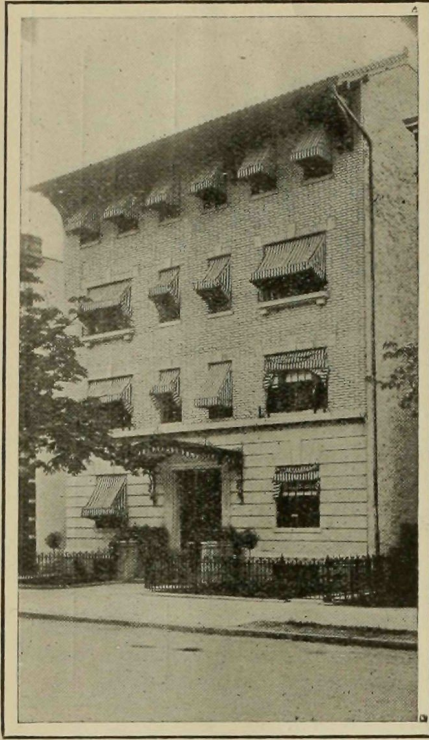
FLOOR PLAN NO. 8, VAN BUREN STREET, NORTHEAST CORNER SUMNER AVENUE, BROOKLYN.

PLAN NO. 9.

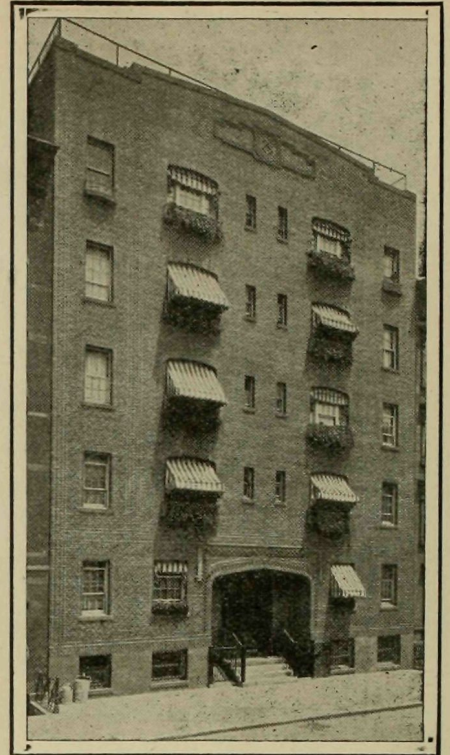
Example of a four-story detached building, on interior fifty-foot lot unit. The type gives fair-sized rooms, for moderate-priced apartments, but is in danger of having much of its light cut off on either side. It should have been built on a larger site to safeguard its rentals. The 5.6 feet allowed for light on either side is insufficient. Three-story residences are now erected on either side, of less depth than this building. Bathrooms are conveniently placed with reference to the bedrooms, which are kept away from the rooms for more public use. Larger dining-rooms are obtained at the expense of their being the sole passageway between front and rear of the house. Adjoining property now restricted to private dwellings. It is all rented at about \$9.50 a room.

PLAN NO. 10.

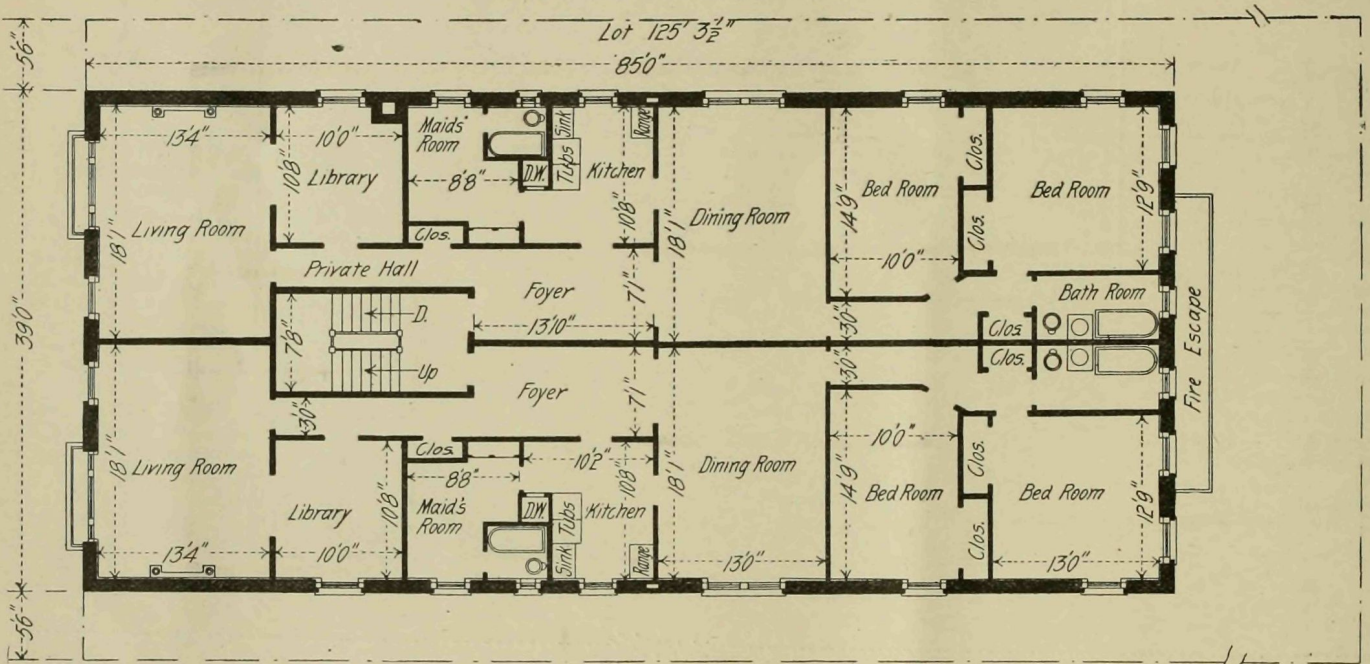
Fifty-foot, five-story tenement, with large independent court above second story. Compact and well arranged plan. The part occupied by the common-room extends only two stories, leaving an inner court 50x30.4 feet above. This plan might not be commercially successful on high-priced land, as it provides only sixteen rooms to the floor. Where land is not too expensive and investment return not first consideration, the plan gives abundance of light and air. Note the use of two stairways and lack of waste hall space. The building is independent of the action of adjoining owners.



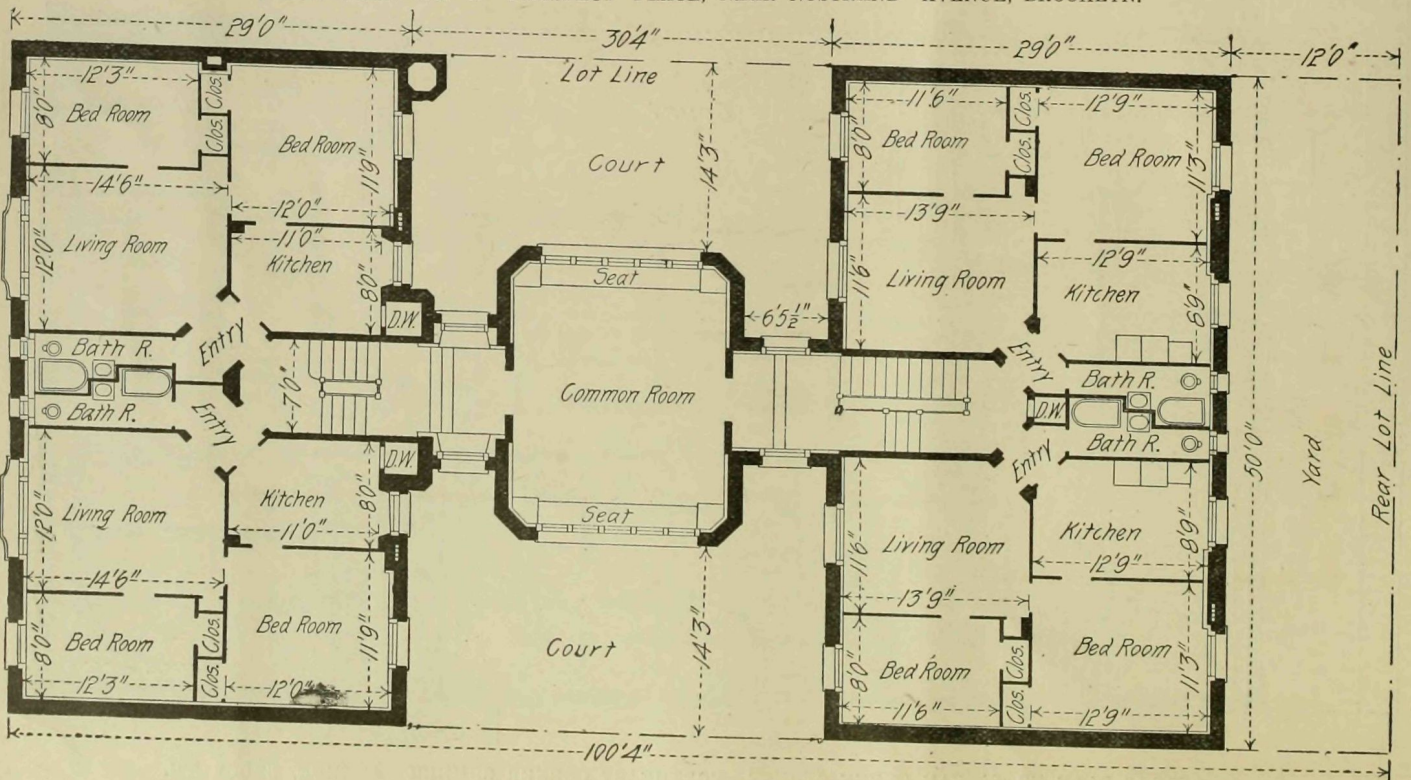
PLAN NO. 9. PROSPECT PLACE.



PLAN NO. 10. NO. 425 WEST 44TH STREET.



FLOOR PLAN NO. 9. PROSPECT PLACE, NEAR NOSTRAND AVENUE, BROOKLYN.

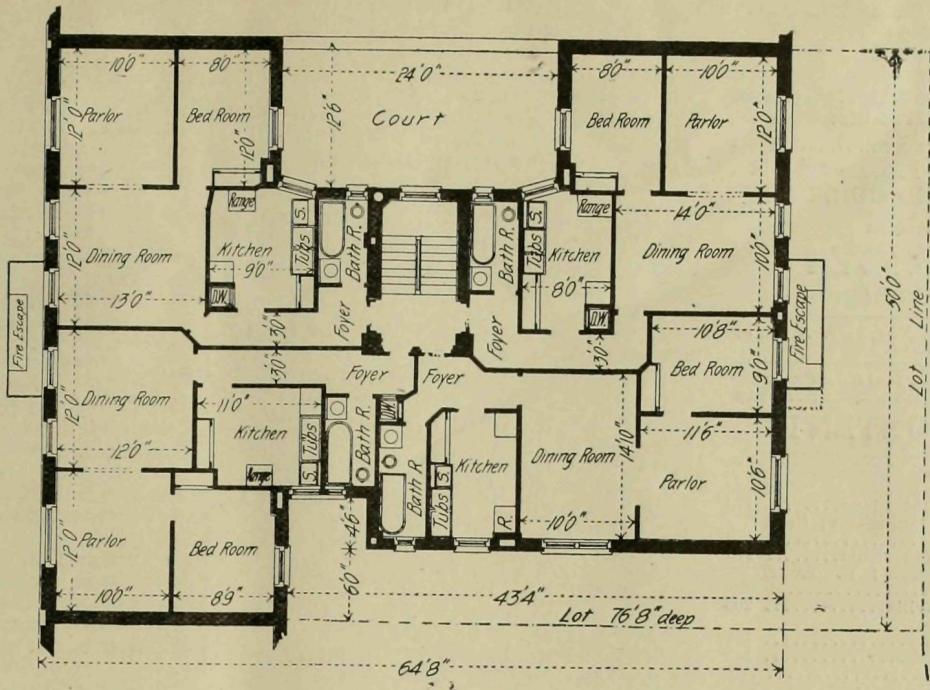


FLOOR PLAN NO. 10. NO. 425 WEST 44TH STREET, MANHATTAN.

NEAR NELSON AVENUE, BRONX.

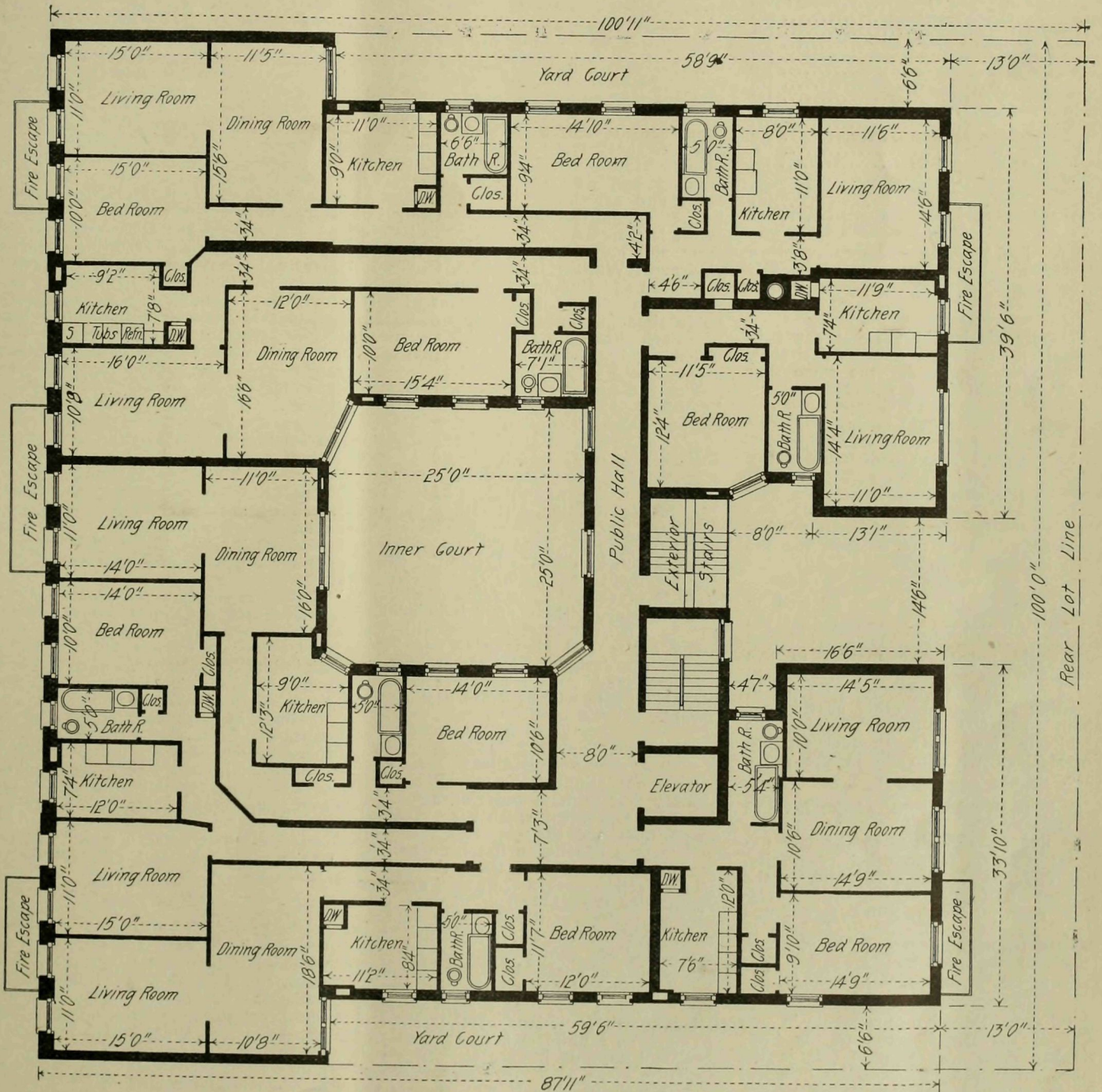
PLAN NO. 11.

This is an interesting example of a combined inner and outer court building, on a fifty-foot lot unit, of less than normal depth. In this case the outer court, on account of



its depth of 43.4 feet, is less objectionable than in buildings of normal depth where it would be about twenty-five feet deeper. It is a compact plan for flats designed for moderate rentals.

FLOOR PLAN NO. 11. JACKSON AVENUE, NEAR 156TH STREET, BRONX.



FLOOR PLAN NO. 12. 123D STREET, NEAR AMSTERDAM AVENUE, MANHATTAN.

PLAN NO. 12.

This is an example of six-story elevator apartments, for cheap rentals, on a plot fronting 100 feet, located in the middle of the block. It is impossible in a building of this type, on a one-hun-

dred-foot lot unit, with only one elevator serving eight families on a floor, to avoid straggling planning, with long and wasteful halls. Where narrow outer courts are used, the possibility of having the light cut off by adjoining

owners is serious. Too large a proportion of the lot area has been utilized in this case and there is a lack of concentration of areas left for light. This plan is the least objectionable of the few filed for 100 foot units.

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Building Construction and Building Management
in the Metropolitan District

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A total of \$83,746,000 was collected on account of the income tax in 1914. The corresponding amount last year was \$76,800,000.

Friendly rivalry in a great cause is natural and for some reasons desirable, but organizations under the same flag should not fight at cross purposes.

Rumors were current during the week that another large steel company was to be formed. Those prominent in the existing companies professed no knowledge of the new enterprise. If a new company is organized it certainly emphasizes the fact that confidence is being restored and that the outlook for the steel industry is bright.

The Comptroller has been advised by his chief real estate appraiser that the property constituting the court house site could not find a market in five years and even then would bring forty per cent. less than the city paid for it, counting interest and other charges, or about \$4,800,000, but not counting the architects' fees. Mr. Prendergast has not decided what to do in the grave case.

Only twelve per cent. of the families in Greater New York own the houses they live in, according to the last national census. In no other great city, and certainly in no small one, is the percentage of ownership so low. Forty-eight per cent. of the families in Grand Rapids, forty-five per cent. of those in Seattle, twenty-six per cent. in Philadelphia and Chicago, and seventeen per cent. in Boston pay rent to nobody.

To some, the wide movements in several of the non-dividend paying "war stocks" have a fascination. It is the man, however, who invests his principal in well located realty, or in mortgages, who will have the least regrets in years to come. Violent fluctuations are not normal. Steady growth is healthy. Baron Rothschild was once credited with saying that there are two kinds of investments, one which promotes sleep and peace, the other quick returns and uneasiness. Real estate is the former.

The Tenement House Problem.

In this issue the Record and Guide presents an exhaustive report of the Committee of Tenement Plans in New York, which was formed in response to invitations sent out by this publication to prominent men identified with tenement house conditions and construction. The work of the committee required a vast amount of research and more than three hundred plans were examined in detail, in order to arrive at what was considered the best solution of the tenement problem as it exists today in New York City.

The plans considered were confined to that class of structure which rents for moderate sums and is particularly adapted to the congested districts, though instances are pointed out as to desirable treatment of plots where land values have not reached such a point as to make extra court space impractical.

Following the report is printed twelve floor plans, with the façades of most of the structures and a short digest bringing out some of the salient points of the arrangement of the suites. The article has special significance, at the present time, owing to the compiling of the new Building Code, and because many individuals and organizations are interested in the betterment of the tenement house conditions.

The plans have been divided into three classes, as being typical; namely, the twenty-five foot, the fifty foot and the one hundred foot units. Manhattan, the Bronx, Brooklyn and Long Island City are represented in the examples offered, and houses of various types are explained. The advantages of the inner and outer courts are dwelt upon; also the arrangement of the fixtures, notably the kitchen, so that the work of preparing meals and keeping house can be done efficiently and with the least amount of labor and exertion.

The committee, of which Cecil C. Evers is secretary, was untiring in its efforts and comprised Lawrence Veiller, chairman; William H. Abbott, C. Grant La Farge and Rudolph P. Miller. These gentlemen spent a large amount of valuable time not only in going over the plans submitted, but also making suggestions as to how betterments and improvements could be accomplished.

The findings of the committee should be of help to architects, speculative builders and others in designing the cheaper grades of tenements and indicate to them desirable features which should be incorporated in the plans. It was not the intention of the committee to add to the cost of construction, but rather to conserve what resources were available and apply them in the most efficient manner.

Much can be done to better the existing tenement house life. Much can be done to prevent the spreading of disease and suffering, without materially adding to the cost. In fact owners will find loans easier and cheaper to obtain if houses are designed along more generous lines, and, once a structure is completed, tenants will be more easily procurable.

Sidewalk Gratings.

The ventilation of the new Broadway subway system, now under construction, has been a problem which has consumed much time and thought, and while no satisfactory conclusion has been arrived at, up to the present time, there is a strong feeling against the use of gratings opening on the sidewalks. The new subway must be ventilated. That is acknowledged by all, but why injure real estate and real estate values by allowing the placing of unsightly, dangerous gratings, upon which pedestrians of necessity must walk. The grating system has been tried in other sections of the city and has proven a uniform failure. Blasts of hot, and possibly impure air, are blown into the faces of the pedestrians whenever a train passes. In wet weather the gratings are slippery and dangerous under foot, consequently they are avoided by the wise, the result being that the usable sidewalk space is materially reduced.

For several months there has been registered a strong protest from property owners and others interested in realty

along the route. A committee was formed, composed of representatives of the Public Service Commission, the Interborough Company and the Brooklyn Rapid Transit Company. This week a meeting was held and William R. Wilcox, one-time chairman of the Public Service Commission, presented the views of the property owners. The attention of the committee was drawn to the injury which would accrue to the store and hotel keepers along the route were the grating system adopted, and, while no other system was advocated, several methods were discussed, including the possibility of obtaining fresh air to the subway, by means of inverted syphons attached to tall buildings.

Long since it has been realized that the sidewalks of the principal thoroughfares of the city must be kept free from encumbrances. With the ever increasing traffic, they are all too narrow. Kiosks are being removed as fast as possible and encroachments from buildings are being taken away, so as to afford as much room under foot as possible. Much of this improvement will be destroyed were subway or other gratings permitted, especially on Broadway, where there is every indication of a revival of business activity.

Broadway merchants have been passing through a long, hard period of reverses. They welcomed the proposed subway and saw an era of prosperity coming. Now, and very properly so, they do not wish anything to arise which will tend to adversely affect any of the benefits which should come with the new line of transit. In this they have taken the right stand.

The Smoke Nuisance.

It should be of the utmost interest to those interested in the welfare of real estate that the Sanitary Bureau has been active in the prevention of the smoke nuisance. July has been a sorry month for the offenders, a record number of arrests having been made. Some of the large hotels were among those called to account, though it must not be supposed that they were the only ones at fault. Janitors of several large apartment houses and business buildings came under the ban, but in many instances warnings were issued and inspectors have gone to the premises and have shown the janitors and engineers how, by intelligent stoking and by the proper use of steam and other means, the smoke nuisance could be kept under control. There have been glaring instances on some of the river crafts and factories along the river front, all of which have been warned and will be dealt with according to the strict interpretation of the law.

There seems but little excuse for excessive smoke issuing from chimneys. There are a number of smoke-preventing devices on the market which effectually minimize the nuisance. The health and comfort of the community, as an entirety, must be considered, even if individuals have to bear some additional expense. Laws are designed to benefit the greatest number, and certainly the one prohibiting unnecessary smoke is of advantage to all. This month there were twenty-one cases before the Special Sessions, with only one discharge. It is time that those breaking the ordinance take heed and remedy the evil.

City Budget.

The preparation of the 1916 budget by the Board of Estimate and Apportionment will undoubtedly be most carefully followed by most of the taxpayers' associations of the city. In the light of the direct state tax, which approximates about fourteen and a half million dollars for the city, as well as of the new fiscal policy of the city, which provides that one-fourth of the cost of improvements for the current year will be included in the budget of 1916, it is well nigh certain that the tax rate this year will be higher than in previous years.

Probably 95 per cent. of the city budget is derived from taxation upon real estate. Although there has been a reduction of assessment in certain sections of the

city, nevertheless it is generally recognized that the assessed valuation of real estate is higher than the actual selling value. With an increased tax levy imposed upon assessed valuations that are higher than actual market conditions would justify, the property owners are confronted with municipal financial obligations which, in many instances, will mean serious distress. The Advisory Council of Real Estate Interests is therefore proposing to closely follow each item of the city budget in an endeavor to recommend economies which may safely be effected by the city without impairing the efficiency of the several departments.

With this purpose in mind representatives from the Council have accepted the invitation of the city officials to sit with the sub-committee of the Board of Estimate which will consider the estimates now being submitted by the heads of the various city departments. As these estimates are presented to the sub-committee of the Board of Estimate, representatives of the Council will have an opportunity to analyze them and present their recommendations at that time.

Under Section 226 of the Greater New York Charter the board is required to make a budget between October 1, and November 1. In order to enable the board to make such a budget, the heads of the various boroughs and departments are required, not later than September 10, to file an estimate of the amount of expenditure of their respective departments of boroughs, for the coming year. In the preparation of these statements, which are known as departmental estimates, every possible object of expenditure is defined and is to be found in a manual known as Budgetary Classifications.

The meetings of the sub-committee to which the Advisory Council has been invited to send a representative, are attended by Deputy Comptroller Hervey; Robert W. McIntyre, of the Bureau of Municipal Investigations and Statistics; Chamberlain Bruere, representing the Mayor; Leo Arnstein, representing the President of the Board of Aldermen; George Tirrell, of the Bureau of Standards, and Tilden Adamson, of the Bureau of Contract Supervision. After the departmental estimates are forwarded to this sub-committee, those items dealing with personal service are assigned to examiners in the Bureau of Examiners for examination as to the necessity for the sum requested, while those estimates dealing with other than personal service are assigned to examiners in the Bureau of Contract Supervision for like examination. These estimates are likewise compared with appropriations for the previous year by the Bureau of Municipal Investigation and Statistics.

Budget Bulletins are issued to the public, giving major comparisons between the two so that the public interested may be informed as to the sums requested for the ensuing year. After the examiners have completed their work, each department is given a hearing before the sub-committee at which it may present further reasons as to the necessity for the allowances requested, while the respective examiners explain the reasons for such reductions in the requests as they have recommended. A tentative budget is then prepared and issued to the public and hearings are held. At these hearings taxpayers can present their objections to the budget.

Last year at these hearings many suggestions were offered for economies by the real estate associations; but few, if any, of the suggestions made could have legally been put into force without violating legislative statutes. As a matter of fact, the Board of Estimate is responsible for about 40 per cent. of the total budget. The debt service representing about 28 per cent., and mandatory legislation, covering 32 per cent. of the budget, permits of no control by the Board of Estimate. Taxpayers' associations should therefore bear in mind that any recommendations or criticisms must be directed at those portions of the budget over which the Board of Estimate has direct control.

Although the Board of Education is

entitled to twenty-two dollars out of each one hundred dollars of the taxes, the city cannot state how this money shall be expended. The authority for such expenditures resides within the Board of Education. Fifteen dollars out of every one hundred dollars goes for the Police and Fire Departments, and yet the Board of Estimate is restricted in its economies within these departments by mandatory legislation. For the most part economies can alone be accomplished with regard to salaries and disbursements under departments controlled by the Mayor. It is to the estimates of these departments that taxpayers should devote careful and intelligent study. The Comptroller has recently announced that he has formulated a policy of retrenchment for the city, which, if put into operation, would mean a considerable saving. It is understood that the Comptroller will shortly give to the public the details of this policy. In as much as the Comptroller has endeavored, within the past year, to conserve the resources of the city by recommending to the Legislature reforms in the local municipal finances, it would be wise for all property owners to carefully consider the principles embodied in the proposed policy of retrenchment of the Comptroller. After this policy has been deliberated upon by colleagues of the Comptroller he has assured representatives of the Advisory Council that taxpayers will have the benefit of the various recommendations contained within his report on this matter.

Tunnels the Wiser Plan.

Editor of the RECORD AND GUIDE:

"There seems to be no question in the mind of any member of the Public Service Commission, the Board of Estimate or any other city official but that it will be only a question of comparatively a few years before it will be necessary to build tunnels to Queens for subway traffic at 59th street if it is not built now.

"The only question is as to whether it is advisable to temporarily provide for such service on the Queensboro Bridge. The two principal elements involved in the problem are the time required to reconstruct the bridge or to build a tunnel and the cost.

"The Bridge Department has estimated two and one-half years as the time required for the reconstruction of the bridge. The Public Service Commission has accepted this estimate. The Degnon Contracting Company stands ready to make an agreement to complete the tunnel and have it ready for operation in two and one-half years. The estimate of Alfred Craven, chief engineer of the Public Service Commission of the time required for planning, contracting for and constructing a tunnel is three to four years.

"The way time has been allowed to slip by, since the construction of a tunnel was first advocated, would seem to indicate that the element of time was not important. It is however, of the utmost importance. Nevertheless, the report of Chief Engineer Craven against the building of a tunnel, dated March 4, 1915, was not transmitted to the Board of Estimate by Chairman McCall until more than three months after it was made.

"Queens Borough is the section of the city that is most particularly and directly concerned in this matter. The citizens of that borough seem to be unanimously in favor of the construction of a tunnel. The Citizens' Union believes that when the cost and time required for construction of a tunnel on one hand and of the cost and time for construction of the bridge on the other are compared with the results to be produced, respectively, in the amount of service to be furnished, that the additional time, if any, required to construct the tunnel is not of vital importance.

"In this connection it must be borne in mind that the contract for a part of the Broadway subway, which will require two and one-half years to finish, has just been let. Neither the bridge nor the

tunnel can be used for subway traffic until that line is completed.

"The Citizens' Union still believes that the recommendations it made to the transit committee of the Board of Estimate last November were sound.

"It then urged that the question was whether the city will authorize an ultimate expenditure of \$5,000,000 for a temporary expedient or whether at substantially the same cost it shall immediately proceed with the work of placing tracks on the bridge for the elevated service and the construction of a tunnel for subway service, thereby providing maximum traffic facilities between Manhattan and Queens and in the case of the tunnel obtain a service capacity in train length and headway equal to that in the main trunk lines.

"The facts and figures before the Board of Estimate in February last, when it tentatively decided that a tunnel should be built, amply justified the wisdom of that decision. The Citizens' Union believes that there has been no change in conditions or new facts brought out that would warrant any other determination at this time."

WILLIAM E. YOUKERS,
Sec'y Citizens' Union.

Important Decision.

In a letter recently sent out to all of their clients, the office of William T. Ritch, Inc., insurance specialists, located in the Builders' Exchange, 30 West 33d St., have called attention to an important decision of the Appellate Division of the New York Supreme Court, which has rendered an opinion in the case of Shinnock v. Clover Farms Company, and which is reported in Volume 152 N. Y. S., page 649. The facts in the case are briefly stated in the opinion, which is as follows:

Shinnock was an employe of the Clover Farms Co. and while in the performance of his duties lost a part of an ear, due to a bite of a horse. He subsequently brought suit for damages under the Common Law. It appears that there was negligence on the part of the employer, but the theory of that negligence does not appear. The employer demurred, claiming that the Workmen's Compensation Act was the employe's only remedy. The Court, however, ruled that the Workmen's Compensation Act made no provision for such injury, and this being the case, the right of action for damages under the Common or Liability Laws still existed in favor of the employe.

The following is the substance of the opinion: "Section 15 contains a schedule of compensation for various disabilities, including loss of finger, hand, arm, foot, leg and eye; that is, the loss or impairment of the use of a member of the body which is of valuable assistance in the performance of labor. But the statute does not provide any rate of compensation for injuries which may not disable the employe, but which may constitute injury to him through disfigurement or otherwise, as by the loss of an ear, or the nose."

It is easy to realize that there may be many forms of injury involving disfigurement without absolute disability, and William T. Ritch, Inc., have called their client's attention to the fact that the New York State Insurance Fund cannot protect its subscribers against losses of this character, and inasmuch as this is a Common Law Liability, can best be protected by a policy of a stock insurance company.

This opinion will doubtless be of great interest to contractors engaged in construction work in this state, as it is the first case of this character where a ruling has been made by the Supreme Court, and it is to be expected that even a greater percentage of employers of labor will avail themselves of the protection afforded by stock insurance companies.

In this connection, it is interesting to note the remarks made by John Mitchell, a member of the Workmen's Compensation Commission, in an article written by him and published in the "Annalist" under date of May 31, 1915, wherein he states that "by far the largest amount of insurance is carried in the stock companies."

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REAL ESTATE NEWS OF THE WEEK

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

HON. WILLIAM M. IVINS.

Noted Lawyer Dies After Short Illness Active to the End.

HON. WILLIAM MILLS IVINS, who was a member of the Board of Counsel of the Advisory Council very shortly after its formation, died last week at his home, 145 West 48th street, from acute Bright's disease and uremic poisoning. Mr. Ivins was sixty-four years old and was active until a short time before his demise.

Mr. Ivins was born in Freehold, N. J. While he was a young child his family moved to Brooklyn, and it was there he received his education. He was one of the first graduates of Adelphi Academy, Seth Low being one of his classmates. He was employed for a time in the publishing house of D. Appleton & Co., and then attended Columbia Law School. He was admitted to the bar in 1873, and six years later was admitted to practice before the United States Supreme Court. He began the practice of law in Brooklyn, and soon became active in politics.

For five years prior to 1880 Mr. Ivins was Judge Advocate, first of the Fifth Brigade, and later of the Second Division of the National Guard, and wrote some interesting articles on military law for the Albany Law Journal.

Shortly after the election of William R. Grace as mayor in 1880 the latter made Mr. Ivins his secretary. He was the author of the bill providing a separate Department of Street Cleaning.

In 1905 he was chosen by the Republicans to head their city ticket as candidate for Mayor against McClellan and Hearst, but was defeated.

Some of Mr. Ivins's published works are "Money in Politics," "Municipal Finance," "Codification," and "Comparative Jurisprudence." In his later years he devoted what time he could spare to writing his memories of New York, its growth and changes, social, political, geographical, and financial.

Mrs. Ivins was Emma L. Yard, of Freehold. He had two daughters, Margaret and Katherine, and two sons, William M., Jr., and James S. Y.

The following resolution was adopted by the Advisory Council of Real Estate Interests, upon the death of Mr. Ivins:

RESOLVED. That the death of William M. Ivins has removed from us one who has served the Advisory Council with conspicuous ability and devotion ever since his election to its Board of Counsel. We wish to record our appreciation of his character and of his valuable and disinterested services to the Council. For his sound judgment, his fair mind, his kind heart and his modest bearing, we have acquired great respect and admiration. We have lost one of the most loyal and useful friends of the Council and with regret and sorrow have parted from a valued personal friend.

RESOLVED: That this minute be transmitted to his family with the assurance of the sincere sympathy of each member of the Advisory Council.

"TAX REDUCERS."

Reply of Jerome Tanenbaum to Statements Attributed to Tax Department.

Following is printed a reply, by Jerome Tanenbaum, treasurer of L. Tanenbaum, Strauss & Co., to the recent statements made by the Department of Taxes and Assessments relative to the alleged practice of "tax reducers" to obtain compensation from property owners for efforts made in reducing assessments on realty:

"The Tax Department's publicity campaign against so-called 'professional tax reducers' has developed," said Mr. Tanenbaum, "into an attack upon the

particular corporation of L. Tanenbaum, Strauss & Co., Inc., of which I am an officer. The reputation of that corporation and the confidence placed in it by its patrons are sufficient to withstand any such attack without reply. Public discussion is required at this time, however, by interests which transcend those of any single persons, firm or corporation.

"The Department is undoubtedly conscientious in its attitude, but that does not prevent it from entirely misconceiving and therefore unjustly misrepresenting the attitude of the tax expert, his *raison d'etre*, his motive and his usefulness to the taxpayer. The tax expert has been called into being by the fact that a large percentage of the real estate in New York City is overassessed, and much of it is unfairly assessed in comparison with similar properties.

"The fact of overassessment now appears to be conceded by the department itself in its recent publications. On repeated occasions, even in its recent warnings, the Commissioners have announced that 'the Department is as greatly averse to overassessment as the taxpayers can be,' and have requested the aid and co-operation of taxpayers for the purpose of imposing fair assessments. These assurances would be needless if the dissatisfaction among the taxpayers of New York City were not as well-grounded as it is widespread.

"One cause of the present unsatisfactory conditions is the inadequate manning of the Tax Department. According to the annual report of the Commissioners for 1914 the city contained in that year 541,588 separately assessed parcels of real property, making an average of 7,221 for each Deputy assigned to an assessment district. No private institution would dare to claim infallibility for its appraisals of New York City real estate under such conditions; and there is of course no magic virtue in the badge of public office.

"Taxpayers are unquestionably entitled to relief from such conditions. The Commissioners' promise of adequate relief to all who apply to them directly, without expert representation or assistance, are doubtless unconsciously but nevertheless actually in the nature of the situation incapable of fulfillment.

"To illustrate the way in which one tax expert came into being I may cite our own case. In 1910 and 1911 certain owners whose property our firm had in charge as brokers and managers, having failed to obtain relief from unfair assessments by unaided personal application, consulted the firm about this situation. Members of the firm carefully examined the facts at the request of these owners, discovered errors which demanded correction and sought to correct these errors by placing the facts before the Department of Taxes and Assessments in an open, systematic and thorough fashion.

"After entering upon this field, we discovered that such methods were a radical departure from the prevailing practice. The usual procedure for a generation past had been to employ some ex-tax commissioner or other ex-official who relied mainly upon his knowledge of the inner workings of the department. The Tax Commissioners know that our procedure has always been honest, open and above-board; and in no instance (whatever may have been the practice of others) have we ever intimated to anyone by insinuation or otherwise that we had any special or peculiar influence with any of the tax

authorities. On the contrary, we have persistently disclaimed such influence. That we have an intimate knowledge of real estate facts and figures, the result of long experience and the most diligent investigation, can be denied by no one. In so far as the department is honestly opposing those who seek or pretend to secure the reduction of assessments by special influence or political chicanery, it deserves the approval of all right-minded citizens. Good citizenship is discredited not only by the fact that there are men willing to propose and employ such pernicious methods, but also by the fact that there are taxpayers ready to reward the results of such methods.

"There is a body of tax experts, including our corporation, whose objects are as legitimate as their methods. For illustrations, they do not, as claimed by the Department in its letter addressed to us under date of June 29th, 1915 (now published but never delivered to nor received by us), 'make a business of procuring taxpayers to apply for reduction of assessments.' On the contrary, we annually decline to present hundreds of applications which are submitted to us by owners who in our opinion mistakenly consider themselves aggrieved. We have never presented a request for reduction unless after careful comparison with other assessments and the best information as to market values available to us we considered the request justifiable and meritorious.

"This campaign against tax experts is a campaign against the taxpayers who employ them. The Department of Taxes and Assessments invites taxpayers to submit suggestions to it by July 1 in each year. Before attempting to return the memoranda submitted by us on June 26, what steps did it take to determine whether these memoranda included personal suggestions of the owners concerned?

"This is an age of specialization, and the owner of real estate is as unquestionably justified in employing a specialist in his tax matters as he is in consulting a doctor, a lawyer, a custom-house broker, or any other specialist. Those who possess the proper qualifications have a corresponding and equally unquestionable right to offer their legitimate services in return for compensation, whether contingent or otherwise, and to receive fair and impartial treatment from public servants, high and low. If owners enter into agreements with such agents for their mutual benefit, in what way is the Department of Taxes and Assessments concerned with the disposition of refunded taxes, and what right has that or any other department to interfere with such arrangements?

"The present attitude of the department," concluded Mr. Tanenbaum, "involves injustice not only to legitimate tax experts and those who employ them, but also to the general body of taxpayers whom the department is presumed to serve. The denial of meritorious requests for reduced assessments, even though presented through agents, can but clog the courts with litigation to review such denials. The expense of this litigation falls in part directly upon the aggrieved taxpayer and in part tends to increase the already overloaded budget of the city, which in turn creates the need of higher assessments and thus continually widens the circle commenced by the department's refusal to receive for consideration data prepared by competent experts."

West Side Freight Railroad.

In accordance with the resolution filed at the meeting at the Comptroller's office on Friday last, the engineers of this city and of the New York Central & Hudson River Railroad Company met Reginald P. Bolton at the Dock Department on Wednesday morning and discussed the latter's plan for a tunnel freight railroad along the West Side of the city. Considerable progress was made and the plan of a section of the tunnel met with general approval. The engineers agreed to collect further data on the cost and adjourned until that information could be obtained and to

make them they agreed to have borings made to ascertain the exact cost.

In answer to an inquiry Dock Commissioner Smith said that he had no report ready on the whole subject of the proposed treatment of the street railroad on the West Side. The report which, made public by the Secretary of the Port and Terminal Committee a few weeks ago, was issued without his authority and appeared on the date when that secretary resigned. The difficulty of arriving at an estimate of the cost, without knowing what the railroad and city respectively now own along the West Side river front, is becoming more and more apparent and extenuates the point made at the meeting in the Comptroller's office by J. Bleeker Miller, of the United Real Estate Owners' Association, that the examination of the title is the first step necessary in the whole proceeding.

Information for Taxpayers.

The Tax Budget Committee of the Board of Estimate and Apportionment, composed of Comptroller William A. Prendergast, chairman, and George McAneny, president of the Board of Aldermen, and Borough Presidents Pounds and Mathewson, have decided to continue the policy of publishing extracts from the departmental estimates showing needs of the various departments for the year 1916. These estimates are used as the basis for the preparation of the tax levy budget for 1916 and comparisons will be shown with the budget allowances for like purposes for the year 1915.

This publicity campaign, which will be conducted by the Bureau of Municipal Investigation and Statistics of the Department of Finance, will consist largely of the issue from time to time for the next few months of "Budget News Bulletins" in the same form as for the past four years. These bulletins will contain information necessary to present a brief summary of proposed allowances for the departments for the ensuing year with past allowances—the purpose being to acquaint the reader with all proposed increases or decreases so that constructive criticism or objections may be presented to the Board of Estimate and Apportionment prior to its adoption of the 1916 budget.

The bulletins will be issued to the various civic organizations and taxpayers' associations throughout the city. Those individuals or organizations not on the mailing list may obtain the bulletins by requesting them from William A. Prendergast, chairman, Tax Budget Committee, Board of Estimate and Apportionment, Municipal building, New York City.

In addition to the issue of the bulletins information in reference to the 1916 departmental requests will be furnished the press as such requests are presented to the budget committee.

Gain in Commuters.

The latest evidence of Nassau County's steady growth has just been furnished by the Long Island Railroad Company. In a compilation just completed the railroad company shows that in 1907 only 523 commuters were carried on the Long Beach Division, one of its electrified branches, while in 1914 the number of commuters was 4,020—an increase of more than 700 per cent. in eight years.

This is taken as an indication that southern Nassau County is finding favor as an all-year residence center. The four adjoining communities of Rockville Center, Lynbrook, East Rockaway and Oceanside contribute largely to this growth of traffic. The influx of population to these towns has come steadily and in the opinions of realty experts is a criterion by which taxable values may be fixed. Structural improvement has been marked, especially along the line of all-year homes of distinction.

—Within a radius of thirty miles of New York City, there is a population of about 7,000,000 people, or about one-fourteenth of the population of the United States. This is a greater population than that of the United States when Washington was inaugurated.

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HOWARD H. FORD FREDERIC C. FORD
WALTER H. FORD, C. E. HAROLD S. FORD**PRIVATE REALTY SALES.**

RESIDENTIAL properties, present and contemplated, held the center of interest in the real estate market this week, and figured prominently in a number of interesting transactions. In spite of the season of the year which usually brings with it a period of general apathy the buying was well sustained and compares favorably with that of previous weeks. While it cannot be said that there was a remarkable improvement in the condition of the market the outlook is not as discouraging as some people would have us think. There still continues to be a demand for investment properties, small and large, and the fact that builders continue to acquire property in various sections of the city for improvement indicates that there is still money to be obtained for such purposes if the section and demand warrant the outlay.

A costly Fifth avenue corner, in the heart of the millionaire private house colony was acquired in a cash transaction by an investor who has been forced to leave his location further south on the avenue, by the steady encroachment of trade. The removal of this plot from the market practically insures the private house character of a large Fifth avenue area for some time to come.

An out-of-town element in the buying presented further evidence of the desirability of well-located Manhattan properties for investment purposes. The average out-of-town buyer is usually more of an investor than a speculator; purchasing by such a class of buyers within recent years sustains this viewpoint. He retains his property; in other words, he buys in order to acquire a reliable and assured income producing medium and not for a quick re-sale. The fact that such a purchase this week resulted in the placing of more Massachusetts capital in a West Side apartment house reflects the stability of such property in the present market.

Other interesting deals of the week concerned vacant Bronx land on Jerome avenue near St. James Park to be used as a site for multi-family house construction; additional frontages in East 63rd street to enlarge plottage for a new Park avenue operation; vacant land in the Dyckman section that is also to figure in a building project; and 86th street apartment houses that were involved in a trade for a valuable Westchester County country place.

In Queens, a block front was acquired by a well known Bronx builder, for improvement with flats in anticipation of an increase of population as a result of the opening of the new Queensboro subway to Long Island City.

The total number of sales reported and not recorded in Manhattan this week was 19, as against 20 last week and 18 a year ago.

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

The sales north of 59th street aggregated 15 as compared with 14 last week and 14 a year ago.

The total number of conveyances in Manhattan was 135, as against 179 last week, 24 having stated considerations totaling \$717,125. Mortgages recorded this week number 65, involving \$927,120, as against 68 last week, totaling \$2,423,975.

From the Bronx 13 sales at private contract were reported, as against 13 last week and 14 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$708,755 compared with \$1,110,245 last week, making a total for the year of \$43,910,584. The figures for the corresponding week last year were \$736,056, and the total from January 1, 1914, to August 1, 1914, was \$25,348,109.

Big Fifth Avenue Cash Sale.

Commodore Morton F. Plant has purchased from Bernard M. Baruch, through Clifford van Schurman, the va-

cant plot 50x100 at the northeast corner of 86th street and Fifth avenue acquired by him in 1909 for \$600,000. Mr. Plant paid all cash for the property which has been held at \$700,000. There are no existing mortgages and there will be none under the present sale. The purchaser will build a mansion on the plot which it is said will surpass even his present beautiful house at the southeast corner of Fifth avenue and 52nd street. The acquisition of this corner for private house purposes insures the privacy of Fifth avenue from 85th street to 90th street as a high class residential section and eliminates the possibility of the erection of any new apartment houses in this stretch of territory. On the corner of 85th street is the mansion of J. B. Clews; at the south corner of 86th street, the home of William Starr Miller. Other neighboring owners are James Speyer at the south corner of 87th street; Henry Phipps at the north corner of 87th street; B. N. Duke at the south corner of 89th street and Andrew Carnegie on the block from 90th to 91st streets. This sale by Mr. Van Schurman makes a record of 45,000 square feet of Fifth avenue property sold through him in the last eight months.

Big West Bronx Deal.

The Jerome Barnard Associates sold to Brown & Lapin, builders, eleven and a half lots at the northwest corner of Jerome avenue and 192d street, fronting 286 feet on the avenue and 100 feet in the street. Four five-story apartment houses will be erected. The building loan has been arranged. The entire operation will involve about \$400,000. The brokers were Henry J. Kantrowitz; the selling interests being represented by William H. Chesebrough and Clarke G. Dailey. Others interested in the selling syndicate are the United States Realty and Improvement Company, the estate of Charles T. Barney and Oakleigh Thorne. The plot sold in the present transaction is part of a large tract of twenty-seven lots acquired by the Jerome Barnard Associates some years ago. It faces St. James Park.

\$1,500,000 Two-County Trade.

Lee & Fleischman have sold, through the F. R. Wood-W. H. Dolson Company, the St. Germaine, a seven-story apartment house, at the southwest corner of Amsterdam avenue and 86th street, on plot 102.2x100 and the three six-story apartment houses, adjoining in the street, known as 200-206 West 86th street, on plot 150x100. The buyer is the Percy Pyne Lewis estate which gave in part payment, its 265 acre estate at Bedford, N. Y. The Manhattan property is said to have figured in the exchange at \$1,000,000 and the country place at \$500,000. The apartment houses are near the 86th street subway station and were built about fifteen years ago by John Casey. As part of the deal, Lee & Fleischman take back a lease on the 86th street property. They acquired them some time ago from Arthur Curtiss James, in part payment for the apartment house at the northeast corner of Fifth avenue and 81st street.

Round Out Apartment Site.

Bing & Bing have purchased, through Pease & Elliman, from the estate of Robert P. Lee, 52 East 63rd street, and from Hattie A. Lyons, 50 East 63rd street, two four-story dwellings, on plot 28.9x100.5. L. J. Phillips & Co. were associated as brokers in the sale of No. 50. The purchasers recently bought, through Pease & Elliman, the adjoining property on Park avenue from the estate of R. T. Wilson and now control a frontage of 75 feet on Park avenue and 78.3 feet in 63rd street, with a southerly line of 128.9. Plans are being prepared by Emery Roth for a twelve story apartment house on the combined site. The plot forms an "L" around the southwest corner of Park avenue and 63rd street.

Springfield Capital in New York.

William A. Lincoln, of Springfield, Mass., bought, through Max N. Natanson, the eleven-story apartment house,

Greyton Court, at the south corner of Riverside Drive and 141st street, on plot 100x125, built about three years ago by the West Side Construction Company. The seller, The 160 Broadway Holding Corporation, Duncan N. Stewart, president, took in part payment the Swananoa, a ten story apartment house at 105 East 15th street, on plot 50x100, adjoining the Union Square Bank. The Riverside Drive property figured in the deal at \$675,000 and the downtown parcel at \$350,000.

Big Heights Sale.

The Surety Realty Company, representing Samuel H. Stone, Benjamin Mordecai, Daniel B. Freedman and Heilner & Wolf, has sold to a builder the plot of six lots, 150x99.11, in the north side of 150th street, 96.10 ft. east of Riverside drive. It is reported that a nine-story apartment house is contemplated, which will, if erected, be the first of its kind in that section. The site is part of the one-time holdings of the Hebrew Sheltering Guardian Society. It was sold in 1911 to the syndicate which subsequently re-sold various plottages for apartment house improvement. The present operation will complete the up-building of the block.

Wilson Corner in New Deal.

According to rumors this week negotiations are again pending for the sale of the Wilson Estate property, measuring 63x123 feet, at the southeast corner of Fifth avenue and 43rd street. The property was recently under contract to Harry Fischel, who planned to erect a sixteen story building. That deal, however, was not consummated and the property again placed on the market. The identity of the prospective purchasers could not be learned, nor was any information available regarding any other details of the deal.

Dyckman Plot in Resale.

Nathan Wilson has resold the plot of about seven lots in 212th to 213th streets, 100 feet east of Tenth avenue, with a frontage of 85 feet in each street by a depth of 200 feet, to Harry Turek who will build four five-story apartment houses under the name of the Enwick Holding Company. Mr. Wilson acquired the plot about a month ago from the City Investing Company, through John N. Golding.

Ford Company in Brooklyn.

The Ford Motor Company is reported to be negotiating for the purchase of an entire block in the neighborhood of the Long Island Railroad Atlantic avenue station, Brooklyn, to be utilized as a site for a large show building and plant. Henry Ford, president of the company, was in Brooklyn recently, and, it is said, inspected several possible sites.

Queens Block Front Deal.

The block front 200x100 on the south side of Vandeventer avenue between 13th and 14th avenues, Long Island City, has been sold through the Cross & Brown Company to Daniel J. Lahey who will improve with four story apartment houses. Mr. Lahey has been for a number of years interested in Bronx building operations.

Manhattan—South of 59th St.

BROOME ST.—Charles Buerman & Co. sold for the City Real Estate Co. to Matilda Jackson the 5-sty tenement 22 Broome st, on lot 25x100.

5TH ST.—Benjamin Libman sold to M. Stizer 651 East 5th st, a 6-sty new-law house, with two stores, on lot 24.9x96.

12TH ST.—Pepe & Bro. resold for Alice Loughran 50 West 12th st, a 4-sty dwelling, 21x103.3, to the Levya Realty Co., Irving Simon, president. The house will be remodeled into studios, as originally planned.

26TH ST.—Charles B. Van Valen sold for the Gramant Construction Co., to the Larrett Realty & Security Co., F. C. Dininny, president, the 3-sty dwelling, 136 East 26th st, on lot 19x49.4.

Manhattan—North of 59th St.

DYCKMAN ST.—Cruikshank Co. sold for Ida B. McTurck, the plot 103.7x183.9xirreg, in the north side of Dyckman st, just east of the New York Central Railroad tracks, to Henry L. Joyce, head of the new ferry company which operates the line from the foot of Dyckman st

to Englewood, N. J. The plot was recently acquired at foreclosure by the seller for \$14,500.

117TH ST.—Rachel Woolf is reported to have sold 145 West 117th st, a 5-sty flat, on lot 25x100.11.

131ST ST.—J. B. Wood has sold for Mrs. Collins 255 West 131st st, a 3-sty dwelling, on lot 17x99.11, to H. S. Brown, Jr., who gave in part payment 18 South 8th av, Mt. Vernon, a 3-sty dwelling and garage, on plot 50x105.

215TH ST.—Kovacs Construction Co., Julian Kovacs, president, bought from Max Marx three lots in the south side of 215th st, 275 ft. east of 10th av, on plot 75x100, which is to be improved with a 5-sty apartment house.

WEST END AV.—New York Life Insurance & Trust Co., as trustee for the estate of James E. Childs, has sold, through Arthur W. Corse, the dwelling at the southwest corner of West End av and 93d st.

1ST AV.—The property at 1957-1959 1st av, a 6-sty tenement, on plot 37.6x100.11, has been reported sold. The owner of record is George C. Kobbe, who acquired it in May, 1914, at foreclosure for \$35,000.

Bronx.

CLARENCE ST.—Thomas Ford has sold a plot in the property formerly known as St. Joseph's Orphan Asylum, in the Sisters of Charity tract at Throggs Neck, with a frontage of 200 ft. in Clarence st and 100 ft. on Barkley av.

FOX ST.—Max Hoffman has sold the plot 110x103x irreg, in the west side of Fox st, 145.1 ft. south of Westchester av. It is reported that the buyer contemplates the erection of a 2-sty garage.

GARDEN ST.—John Massimino and Charles M. Villone have sold for Richard Goodwin a vacant plot, 100x100, in the south side of Garden st, between Crotona and Prospect avs, to the Cosenzo Building Co., Saverio Scalzo, president. In part payment the buyer gave a dwelling, 60x120, at 70th st and 10th av, Brooklyn. The Bronx site will be improved with apartment houses.

175TH ST.—Richard H. Scobie sold for Mrs. Hattie A. De Clyne 865 East 175th st, a 3-sty dwelling, on plot 28x105, at the northeast corner of Mohegan av.

BARNES AV.—Schano & Co. sold the dwelling 1731 Barnes av to Mrs. William Becker.

BASSFORD AV.—King & Uren sold for the Heptha Realty Co. to the Kane Construction Co. the 5-sty apartment house at the northeast corner of Bassford av and 184th st, on plot 55x94.

BOSCOBEL AV.—Kurz & Uren and Josiah Jones have sold for the Kane Construction Co. the plot on the east side of Boscobel av, between West 169th and 170th sts, with a frontage of 100 ft. and a depth of 170.6 ft. through to Cromwell Creek.

CEDAR AV.—B. H. Weisker sold for Henry D. Patton 1961-1965 Cedar av, three 3-sty dwellings, on plot 50x100.

JEROME AV.—B. H. Weisker has sold the plot, 50x100, on the east side of Jerome av, 200 ft. south of Tremont av.

NELSON AV.—The Ezra Construction Co., I. Rosenfeld, president, purchased from the Realty Operating Co. a plot 75x100 on the west side of Nelson av, 230 ft. south of Macombs rd. The buyers will erect a 5-sty apartment house.

SEDGWICK AV.—Kurz & Uren, Inc., have sold for Kane Construction Co., the vacant plot, 50x100, on the easterly side of Sedgwick av, 348 ft. south of Washington Bridge.

UNIVERSITY AV.—Avoca Realty Co., Stephen Ball, president, has sold the 5-sty apartment house, nearing completion, on plot 58x115, on the west side of University av, 225 ft. south of Boscobel pl. It is one of three similar structures being erected by the seller at that point.

Brooklyn.

ARGYLE RD.—Louis Gold purchased a plot 80x100 on the east side of Argyle rd, 80 ft. south of Cortelyou rd, and 9 lots on the south side of Lincoln rd, between New York and Nosstrand avs.

LINWOOD ST.—Charles Mandelbaum has purchased from Mrs. Eva Bennett, of Jacksonville, Fla., the 2-sty dwelling 603 Linwood st, on lot 25x100.

PARK PL.—A. W. Pease has sold the 3-sty house 393 Park pl to B. F. Underhill.

PARK PL.—Charles E. Rickerson sold for Mrs. Catherine A. Caldwell 424 Park pl, a 2-sty, 2-fam. dwelling.

REMSEN ST.—The home of the late Alexander E. Orr at the southeast corner of Remsen and Henry sts has been reported sold, through Paul G. Gravenhorst, attorney for the estate.

EAST 15TH ST, ETC.—W. G. Rehbein sold 1374 East 15th st; also for Mrs. Harigan the southeast corner of 6th av and 10th st, and for Mrs. M. Viehman 15 Sherman st.

77TH ST.—Samuel Galitzka Co. sold for the 77th St Corporation, to James Harrison, the 2-sty house 525 77th st.

BEDFORD AV.—McInerney-Klinck Realty Co. sold for Sarah Billings the 2-fam. house 2523 Bedford av, on lot 20x100.

BUSHWICK AV.—Richard Goodwin has sold the plot, 100x275, at the corner of Bushwick av and Hancock st, part of the old Gascoigne estate, to Chauncey G. Cozine.

CLINTON AV.—John F. James & Sons have sold the Jay F. Carlisle residence at 373 Clinton av, on plot 43x180 ft., through to Vanderbilt av, to A. B. See, head of the A. B. See Elevator Co., for occupancy.

4TH AV.—Tutino & Cerny sold for William L. Condy the three 4-sty flats, 4715, 4717 and 4719 4th av, on plot 75x100.

15TH AV.—I. Salzberg sold for the Connelly Building Co. to Maurice Rappaport 4518 15th st, a 2-fam. cottage on plot 30x100.

Queens.

EAYSIDE.—Arthur J. Penn, a composer, purchased through Leonard Onderdonk the residence in 9th st from George Harnden.

COLLEGE POINT.—Charles A. Fuchs sold for William H. Moffitt Realty Co. a lot in 18th st, near Av F, to George Grosberger; also for Elizabeth Wurtz, two houses on plot 50x100, in 15th st, near 4th av to John Farrington; to George J. Fuchs et al a lot in 13th st and to Charles Ruchdashel a lot in 13th st, near Av C.

CORONA.—The North Side Hebrew Association has purchased the Eldorado Theatre in 45th st, near Jackson av, Corona, which will be used as a synagogue. The building, which is 1-sty, has been used as a moving picture theatre since its construction.

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FLUSHING.—The Master Agency sold 275 Jamaica av for D. H. Lindner to S. Zachs; also on Cypress av and 23d st a dwelling, 25x100, for E. W. Denton to John Molke; also 2 dwellings and 3 lots in Larch st for A. Hammer to J. Tichy; 3 lots in Queensboro Hill for V. Beaver to John Schmidt; 5 lots in Douglas Manor for W. Langridge to John Ridneau; 78 South 16th st for William C. Hamilton to Mary Master; 4 lots in 4th st, Whitestone, for J. Hamm to August Lederhaus; No. 41 Bedford st, a dwelling, for Lulu Brown to James C. Thomas, and 2 lots in South Park av, Corona, for M. Pospisil to A. de Lesugr.

FLUSHING.—J. Albert Johntra purchased the 1-sty building at 81 Broadway. The building was the original Town Hall of Flushing, and will be renovated by Mr. Johntra for occupancy as an office.

FLUSHING.—James F. Murray sold the dwelling at 72 Smart av, for Oscar Heegar to Paul W. Hommert, of Corona.

LONG ISLAND CITY.—Cornelius Clarke sold to J. F. Ryan, the plot 50x100, on the west side of Steinway av, 202 ft. south of Pierce av.

LONG ISLAND CITY.—Filing of plans this week for the first unit of their plant, revealed the identity of the purchaser of the block bounded by Marsh st, the Long Island Railroad and Dutch Kills Creek, Hunters Point, to be the Texas Oil Co., which has selected this location as distributing plant for that section of the East.

ROSEDALE.—New York Suburban Land Co. sold 20x100 on Boulevard to C. J. McCarthy and 100x100 in Oxford pl to M. E. Olcott.

Richmond.

CLIFTON.—F. Fanderlik has purchased from Cornelius G. Kolf of the Narrows Improvement Co. lot 26, on plot 55x165, facing the Plaza at Harbor View, and directly overlooking the Narrows, for improvement with a residence.

LEASES.

New Coward Store Uptown.

James S. Coward, for more than half a century at 264-274 Greenwich street, has selected a location south of 42nd street, between Fifth and Sixth avenues, and will house his long established shoe business in the new retail district. He is reported to have leased a five-story building, on a twenty-one-year basis. The exact location of the new store and other details of the deal were not available yesterday. The Coward store is one of the oldest in the downtown section. More than fifty years ago, Mr. Coward acquired the business at 270 Greenwich street from Bernard McCluskey and since then it has grown to occupy eight buildings at Greenwich and Warren streets.

Leases His Three Hotels.

Edward W. Browning has leased, to three different interests, his three thirteen story hotels recently erected in 72nd and 73rd streets between Central Park West and Broadway. To Harry Proctor he rented the Royalton, at 42 West 72nd street; the Earlton, at 118 West 72nd street, has been taken by Walter R. Senior for five years. Through Folsom Brothers he has leased to C. Morton Bellak, at present conducting the Hotel Oxford and the Hotel St. Louis, the Nobleton, at 126 West 73rd street.

New 50th Street Restaurant.

J. Arthur Fischer has leased for Theodor Reihl the two four-story dwellings at 154 and 156 West 50th street, 160 feet east of Seventh avenue, for ten years at an aggregate rental of more than \$40,000, to "Semprini" who recently sold the restaurant in West 38th street to Marceline. Mr. Semprini after making extensive alterations and additions to his new acquisition will use the same for restaurant purposes.

Theatre Rumor Denied.

Statements have been in circulation affecting the leasing of the Knickerbocker Theatre, at Broadway and 38th street, to the Triangle Film Corporation. The concern is negotiating for the taking over of the theatre for a period of six weeks, but no papers have been signed.

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Importers to Move Uptown.

A. & H. Veith, importers of millinery and novelties, located for more than thirty-five years at 642 Broadway, have leased, two floors at 411-413 Fifth avenue, at a reported rental of about \$23,000, a year. The brokers were Frederick Southack & Alwyn Ball, Jr.

\$250,000 Brooklyn Lease.

Acker, Merrall & Condit Company leased from I. Blyn & Sons, through George H. Chivvis, 444 Fulton street, Brooklyn, and 12 Hoyt street, at an aggregate rental of about \$250,000.

Manhattan.

LOUIS BECKER CO. leased for the Hudson Trust Co. the 3-sty dwelling at 558 West 161st st to Charles A. Todtman.

VASA K. BRACHER leased the 4-sty dwelling at 26 West 85th st for Adolph Frankfield to Ella McTamney.

CROSS & BROWN CO. leased space in the 5th floor of 66 West 37th st to Earl Horter, of 175 5th av, for Heyman Sussman; store at 225 West 47th st to J. Levin for the Mitchell H. Mark Realty Corp.; also space in 417 5th av to Scully, Bettinson Co., 303 5th av, for Monwit, Teller & Co., also at 396 Broadway to Henry R. Hopkinson for Charles A. Gould and in connection with A. J. Rowantree, the third floor of 473 Broadway to S. Ontra & Bro., of 425 Broadway; space in 18 East 41st st to the National Pictures Association, and the 12th floor in 129 West 22d st to Max Platzman.

DOUGLAS L. ELLIMAN & CO. have leased an apartment of 12 rooms and 4 baths in the building under construction at 400 Park av, to George E. Dadmun.

DOUGLAS L. ELLIMAN & CO. have leased a large duplex apartment at 535 Park av to Mrs. Dwight Arven Jones; also an apartment in 399 Park av, recently sold by S. A. Herzog to William Zeigler, Jr., to Dr. C. G. Curley.

THOMAS FORD leased to David Levy the store and basement on the southeast corner of 3d av and 31st st.

GAINES & DRENNAN CO., INC., have leased apartments in 1 Lexington av to F. Huntington Babcock, and in 24 Gramercy Park to John B. Andrews.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC. leased for Herbert Gulick Co., as agents, the 2d loft at 2 East 46th st to A. Cassioli, ladies' tailor, formerly at 11 East 47th st.

HEIL & STERN leased for Louis Stern the 10th loft, 11-19 West 19th st, through to 10-16 West 20th st, containing 20,000 sq. ft. of space, to Charles Burstein & Bros. of 29 West Houston st.

M. & L. HESS (INC.) leased space in 17-21 East 22d st to Martin Bros., art ribbon novelties, and to the Western Button Co., of 63 5th av; the 6th loft at 476 Broadway to Brandt Bros.; the 2d loft at 28 East 22d st to S. & H. Frank, and in conjunction with A. G. Zittel, a loft at 13-5 West 24th st to Leo Ritter.

HOUGHTON COMPANY leased for Sarah Haas the 4-sty dwelling 461 West 140th st to James W. Haig.

JOHN J. KAVANAGH leased for Mrs. William Daly the dwelling 1037 Madison av to Miss Rose Hagan.

MANTEL LAMP CO. of America, a Chicago concern with a plant at Waterbury, Conn., has leased for its eastern offices and show rooms, an entire floor in 243-247 West 17th st, through to 232-234 West 18th st, approximately 10,000 sq. ft.

HENRY LONDON leased for the Fremont Realty Corporation the 6-sty apartment house 271-273 West 141st st; also for I. Tamor the 6-sty tenement 225 East 99th st.

SAMUEL H. MARTIN has leased for Anna T. McDonnell the 3-sty dwelling 21 West 60th st to Marcelle Douste and Hortense Gendot.

SAMUEL H. MARTIN has leased offices in the Simpson Building, southeast corner of Broadway and 67th st, to the Stony Wold Sanatorium Corporation, of 1974 Broadway; also for the Charles Garneau estate the 4-sty dwelling, 165 West 64th st, to Marie Busch.

WILLIAM B. MAY & CO. leased 220 Madison av for the Metropolitan Life Insurance Co. to Mrs. Esther R. Schultz; 7 East 62d st for Mrs. Blodgett to Charles S. Keep; 490 3d av and 171 East 33d st, entire building, to R. De Vries; 138 West 93d st for the Haas Estate to Mrs. S. Aldwell and 45 East 63d st for S. A. Fatman to Mrs. Louise Bramhall.

JOHN MILES, wholesale milliner, has leased the store in 22 East 33d st for 5 years, from Cassidy's, Limited, of Montreal.

PEASE & ELLIMAN rented an apartment in 144 East 56th st to Mrs. E. F. Underhill.

PEASE & ELLIMAN have leased for E. N. Taiter the 4-sty dwelling at 6 East 86th st to Nicholas Biddle, of the offices of the John Jacob Astor Estate; also rented for Mrs. A. H. Hendricks the 4-sty dwelling 910 West End av to Mrs. Lena Levy.

M. ROSENTHAL CO leased lofts for Thomas & Eckerson at 113 West 31st st to J. Werbsa; also for J. Hollman at 131 West 24th st to Rothstein & Sachs; also for P. N. Ramsey at 129 West 29th st to Saenger & Truehold; also for Isaac W. Goodhue at 40 East 21st st to Josephine Waist Company, and space at 24 East 21st st to the Magee Embroidery Works.

SENIOR & STOUT, INC., leased the dwellings 69 West 49th st to A. Gloria; 139 West 136th st to David Martin; 255 West 55th st to Mrs. Helfer; 243 West 54th st to Dr. McCullough and 156 West 136th st to William F. Jenkins; also the store at the northeast corner of 6th av and 50th st for the Thacher estate.

PEASE & ELLIMAN have renewed for J. Prentice Kellogg the lease of the dwelling 81 East 56th st to O. De Lancey Coster, vice-president of Pease & Elliman; also leased for the Century Holding Co., Lee & Fleischmann, space in 25 West 45th st to the Jose Feature Film Corporation, of Delaware, and made the following renewals of apartment leases: in 535 Park av to Mrs. E. B. Averill; in 43 East 27th st to Howard Stephenson; in 146 East 49th st to Rutherford M. Sheperd; in 60 West 58th st to Lewis R. Morris; in 116 East 58th st to Lewis S. Bigelow; in 510 Park av to Gordon Blanding; in 1190 Madison av to Louis A. Mendelson; in 202 West 81st st to Dr. F. E. Gardner; in 150 West 80th st to Dr. Louis Rene Kaufman; in 25 Fort Washington av to Dr. Fred W. Pratt; in 607 West 136th st to Frank H. Gatherall; in 202 West 81st st to Mrs. C. Mather; and in 1190 Madison av to Mrs. Cronin.

PEASE & ELLIMAN have rented in the new apartment house being built by I. Randolph Jacobs and his associates at 161 East 79th st suites to Mrs. Adolph Levy, Mrs. B. D. Kaplan and Dr. J. C. McGuire; also for R. K. Stafford apartments in 116 East 58th st to Miss M. Louise Le Bel; in 138 East 40th st to Emlen E. Littell; and in 1190 Madison av to Henry E. Holt, and made the following renewals of apartment leases: in 157 East 81st st to L. V. Scudder; in 285 Central Park West to Mrs. E. N. Stephens; in 723 St. Nicholas av to Stephen Roberts; in 285 Central Park West to Mrs. Emma Gutman; in 565 West 181st st to Philip Manz; in 723 St. Nicholas av to M. J. Phalon; in 315 West 115th st to Leon Laski; in 59 West 76th st to Mrs. Lillian Mustur; in 829 Park av to H. Van Buren Magonigle; in 59 West 76th st to E. J. Manning; in 1190 Madison av to Dr. August Milleg; in 59 West 76th st to Mrs. B. L. Feek; in 146 East 49th st to Arthur Barnwell; in 145 East 35th st to George L. Koues; in 39 East 27th st to Dr. H. P. Howell; in 145 East 35th st to H. M. Bradhurst; in 150 West 80th st to Miss Claire Zabelle; in 723 St. Nicholas av to F. W. Sleep; and in 105 East 15th st to Miss Lillian Gibson.

SAXON REALTY CO. has rented a store at 99 Nassau st to S. Schoenfeld.

RICE & HILL leased for George H. Storm & Co. the ground floor 50x204 ft., in 517-19 East 72d st, to A. T. Demarest & Co., who will use the premises as their repair department in connection with their store at Broadway and 57th st.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. has rented two stores in 72 Trinity pl to the Lamb Engine Co. and David Garretson, and offices in 15 and 17 West 38th st to Frank Henius.

SHAW & CO. leased for Falk Younger the 3-sty dwelling 262 West 132d st to Josephine Kelly; also for the estate of William H. Hall the 3-sty dwelling 350 East 120th st to Freda Strobel.

CHRIS. SCHIERLOH leased the large side street store in the Mullen Building at 837 11th av, just erected, to the S. & S. Lunch Co.

HENRY TRENKMANN leased the 9th floor in 30 and 32 West 24th st to Samuel Printz of 4 West 22d st; top floor at West 32d st to M. D. Chalk; 8th floor at 116 and 118 West 29th st to Thomas Rubin; top floor at 247 and 249 Centre st to National Die Co.

BARON ALFRED VON DER ROPP, of Germany, has leased from Mrs. Virginia K. Magee, the 4-sty dwelling, 112 East 61st st.

WM. A. WHITE & SONS have rented the store in 1207 Broadway to Wolff's Shirt Shops, of 110 Chambers st; also a bachelor apartment in 16 West 54th st to William Richard Strobel.

WM. A. WHITE & SONS have rented the 2d loft at 10-12 Reade st to the Tidings Publishing Co., of 198 Broadway, and the 5th loft at 128 Bleecker st to Wronker & Reek; also offices in 100 Hudson st to Elroy Curtis & Co; at 12-16 John st to Stokes & Lacroix, and in 10-12 Old Slip to the Egyptian Princess Cigarette Co. and George W. Ritter, and the 4th loft at 109-11 Leonard st to S. H. Kress & Co, of 350 Broadway, who conduct a chain of 5 and 10 cent stores throughout the country.

ARTHUR E. WOOD leased for the Mecca Enterprise Co., the 4-sty dwelling, 108 West 126th st.

F. R. WOOD, W. H. DOLSON CO. rented apartments: in 60 St. Nicholas av, to S. Austern; in 506 West 135th st, to J. Johnmann; in 560 West 144th st, to J. N. Greenberg; to Mrs. S. Heineman, in 605 West 142d st; to Hugo Hayman, in 600 West 141st st; in the Belnord, to Lewis Bachman, David Haas and Sarah Haas; in 583 Riverside dr, to Charles B. Hayes; in 961 St. Nicholas av, to Eugene W. Pratt; to M. Newman, in 565 West 162d st, and to Sidney J. Diamant, in 228 Audubon av.

Brooklyn.

CHARLES E. RICKERSON leased to Mrs. Catherine Lenz 12 7th av, a 3-sty dwelling.

Queens.

LEWIS H. MAY CO. leased cottages at Far Rockaway, for Janet Stokes, on Healy av, to Louis Frazin; for Mrs. Joseph Cassidy, at Simis Beach to Edgar Kenny and C. H. Heyman.

LEWIS H. MAY CO., Rockaway Park Office, Inc., has leased cottages at Rockaway Park, for William P. Norton, on N. West End av, to L. Rukeyser; for C. G. Dwyer, on North 9th av, to J. O'Leary; at Belle Harbor, for Lena Schwartz, corner Henley and Washington avs, to D. J. McCoy; for V. A. Stoltz, on Winthrop av, to T. F. Cahill, and at Neponsit, for Mrs. F. A. Peteler, in Huron st, to J. W. McMorrow.

ARTHUR F. TOMLINSON leased houses at Far Rockaway to Arthur Burke at 375 Broadway, and to Samuel Meyers at the corner of Mott av and Oak pl; and at Edgemere, to Mary Van Campon on Neptune av.

Suburban.

ROBERT E. FARLEY Organization rented for Charles Wycoff, his residence at Gedney Farm, on the corner of Dupont pl and Ridgway av, to Lee A. Reid, of White Plains.

FEIST & FEIST, INC. leased for Mrs. Adriana A. Edgar, to Max Stammer, the store and basement 637 Broad st, Newark, for the sale of trunks, bags, etc.

FISH & MARVIN rented at Bronxville for the Lawrence Park Realty Co. a cottage to Pierre W. Saxton, of the New York Telephone Co.; the "Greene Apartment" in "Algier Court" to P. S. Cotton; the Quimby property on Sagamore rd for the balance of the season, fully furnished, to Miguel Corrillo, of Havana, Cuba; and for Mrs. Ferris J. Meigs a property at Lawrence Park, at present occupied by Colonel Carson of the United States Army, to Douglas L. McKay, assistant to the president of the J. G. White Engineering Corporation, for occupancy in the early fall.

KENNETH IVES & CO. have rented at Scarsdale for Lewis P. Fish his residence on the Post rd, to M. Joveshorf, and for Mrs. B. D. Washburn her house on the Post rd, to Simon Weinstock.

HOWELL C. AND CHARLES L. PERRIN have rented for James C. Green his Italian villa at Edgwood Park, Greenwich, to Mrs. J. W. Macdonald.

E. S. TRAVERS has leased his 18-acre estate at Manhasset, L. I., through J. J. Jacobus, to Big Sisters' Society, which takes poor children from the city for a stay in the country. Mrs. O. H. P. Belmont, Mrs. W. K. Vanderbilt, Sr., and other wealthy women are patronesses of the society.

S. S. WALSTRUM-GORDON & FORMAN leased at Ridgewood, N. J., the residence 4 Rodney st to Lester A. Beal; the Doremus house on Glen av to Dennis O'Meara; 266 Prospect st to T. A. Kennedy, and 33 Claremont rd to Melvin E. Graham.

L'ECLUSE, WASHBURN & CO. leased the place of Clarkson Cowl at Garden City to George C. Boldt, Jr., who will occupy this fall as a permanent residence.

REAL ESTATE NOTES.

SAMUEL H. MARTIN has been appointed agent for 256-258 West 68th st.

MME. HENRIETTE TISNE, head of the Tisne Institute, is the purchaser of 310 West 88th st, sold recently by Mrs. L. B. Simpson.

AMES & CO. have been appointed agents for 309-311 5th av, which is being altered for business purposes.

MRS. LILLIAN G. JOHNSON negotiated the recent sale to Samuel Mann of 50 free and clear lots at Whitestone, L. I., one block from the Long Island Railroad station.

PEASE & ELLIMAN have been appointed agents for the 12-sty apartment house now being erected at 1067 5th av from plans by C. P. H. Gilbert.

VAN NORDEN & WILSON have been appointed agents for the two 7-sty bachelor apartment houses 7 East 32d st and 36-38 West 35th st.

N. BRIGHAM HALL & WM. D. BLOODGOOD, INC., have been appointed managing agents for the 11-sty Edmund Francis Court, at the north-east corner of Amsterdam av and 120th st.

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BROOKLYN REAL ESTATE BROKERS' Baseball Club will play the team of the New York Mercantile Exchange this afternoon, at R. E. B. Field, Ocean pkway and Av S.

SMITH & PHELPS have placed for Edward J. Byrne Construction Co. a building loan of \$32,000 on each of the two 5-sty apartments in course of construction on the east side of Sherman av, 227 ft. north of 163d st.

GOODWIN & GOODWIN have found it necessary, due to a steady increase in business, to take over the store adjoining their present offices, where with a larger force they will be able to better take care of their clientele.

SCHINDLER & LIEBLER were the brokers in the recently recorded sale of 1441 3d av, a 4-sty building, for Ferdinand Brakman to Lester Feigenblatt, owner of the adjoining Rainbow Theatre, who now controls a plot 51x101.

THE VARIOUS INTERESTS represented in the Robert E. Farley Organization, formerly with offices at 4 Martine av, White Plains, have established new quarters in a new building, facing the new railroad station and plaza, at White Plains. The main offices of the companies are still in the Country Life Permanent Exposition, Grand Central Terminal, Manhattan.

FISH & MARVIN have been appointed agents for the Delafield properties at Riverdale and will actively interest themselves in selling and renting properties in and near Fieldston. The section in which Fieldston lies has for many years been the property of the Delafield family of this city. It covers 180 acres of high land at Riverdale-on-Hudson. Alfred Mackay, who has been with the Delafield Estate for some time, has associated himself with Fish & Marvin and will specialize in properties in the immediate section of Fieldston and along the lower Hudson.

OBITUARY

EBENEZER DRAPER, for many years superintendent of the Mail and Express Building, at 203 Broadway, died in the Flower Hospital, on Monday night, as a result of complications developing after an attack of typhoid. He was fifty-one years old and a member of various Masonic organizations in New York City.

CORNELIUS D. DU BOIS of the firm of Frank & Du Bois, insurance brokers of 80 Maiden la, died on Tuesday, of heart disease, in the Hotel Belmont. He was on his way to Cape Cod with members of his family when taken ill. Mr. Du Bois was fifty-seven years old. He was a resident of Montclair, N. J., for many years and a member of the Montclair Board of Education, an officer of the Outlook Club and a director of the Montclair Art Association. He is survived by his widow.

MORRIS FEINGOLD, an insurance broker, with offices in the Bible House, died on Thursday, at his home, 2 West 112th st, aged fifty-three.

RICHARD E. E. HERBHOLD, insurance broker, died of apoplexy on Friday, July 23, in the Memorial Hospital at New London, Conn. He lived at 1210 Jefferson av, Brooklyn, and leaves his widow.

JOHN MATHEWS, retired real estate dealer, died on Monday, at his home, 795 President st, Brooklyn, aged seventy. He was a Mason and a member of the Veterans' Association of the 23d Regiment.

FLAVEL W. SULLIVAN, one time Street Commissioner of Newark and for years secretary of the Board of Fire Commissioners of that city, died on Saturday, aged seventy-five, at his home, 60 Winter av, Newark. During the Civil War he served in the Thirteenth Infantry Regiment, New Jersey Volunteers. Mr. Sullivan leaves a son, Augustus T. Sullivan, of Norwich, Conn., and a daughter, Mrs. Mary Florence Campbell, with whom he lived.

REAL ESTATE APPRAISALS.

The following values were placed on real estate properties this week by the State appraisers in transfer tax proceedings, affecting Manhattan holdings. The amount specified does not in every case indicate the equity or interest of the decedent. It merely quotes the estimated market value of the realty, regardless of mortgages or other liens. The information comprises the name of decedent, location of property, block and lot on city map, description of building, size of lot and estimated value on the date given. Where decedent owned property in other boroughs, details of Manhattan holdings only are given.

- Malvine L. Baker**—Dec. 12, 1914—38TH ST, 39 E—868-34, 4-sty dw., 25x98.9, \$77,500.
- Elizabeth F. Croker**—Sept. 6, 1914—74TH ST, 5 E—1389-7, 4-sty dwg., 25x102.2, \$111,000.
- Saul Deiches**—Oct. 3, 1911—MERCER ST, 89—485-24, 5-sty loft, 25x100, \$30,000.
- PRINCE ST, 136—501-15, 6-sty loft, 25x100, \$40,000.
- 80TH ST, 172 E—1508-43, 4-sty tnt., 19x102.2, \$16,000.
- 87TH ST, 133 E—1516-15½, 2-sty dw., 16.5x100.8, \$14,000.
- 119TH ST, 139 E—1768-16, 4-sty tnt, 18.9x100.11, \$11,000.
- Bella Fisher**—Sept. 27, 1914—91ST ST, 68 E—1502-44, 3-sty dw., 20x100.8, \$26,250.
- COLUMBUS AV, 827—1836-4, 5-sty tnt., 25.9x100, \$34,500.
- COLUMBUS AV, 866—1857-32, 5-sty tnt., 25x75, \$28,000.
- COLUMBUS AV, 744—1851-31, 5-sty tnt., 25.2x80, \$29,500.

- 1ST AV, 1672—1567-3, 4-sty tnt., 25x80, \$18,000.
- 2D AV, 1564—1544-2, 4-sty tnt., 26.2x75, \$18,250.
- 2D AV, 504—934-3, 5-sty tnt., 25.2x80, \$24,000.
- Charles L. Jaehne**—Dec. 7, 1914—HUDSON ST, 288—579-4, 2-sty bldg., 18.4x100, \$14,000.
- Emanuel Katz**—Mar. 9, 1913—131ST ST, 130 W—1915-47, 3-sty dw., 20x99.11, \$9,000.
- LExINGTON AV, 1498—1624-57, 5-sty tnt., 25x80, \$20,000.
- Margaret Knott**—Oct. 28, 1913—WASHINGTON SQ, 36—552-25, 8-sty hotel, 27.5x116.2x irreg., \$105,000.
- Caroline A. Osborne**—Jan. 6, 1915—82D ST, 12 W—1195-40, 4-sty dwg., 20x102.2, \$29,000.
- Emma J. Proal**—July 6, 1914—52D ST, 30 E—1287-50, 5-sty dw., 25x100.5, \$125,000.
- Juliette W. Raymond**—Oct. 14, 1914—9TH ST, 12 W—572-34, 3-sty dwg., 32x93.11, \$31,000.
- Adam Ruths**—Aug. 24, 1914—6TH AV, 406—826-78, 4-sty bldg., 19.6x60, \$52,000.
- Florence V. Ryder**—Mar. 9, 1914—82D ST, 25 W—1196-18, 4-sty dw., 20x102.2, \$24,000.
- GREENE ST, 80-2—485-12, 5-sty loft, 50x100, \$55,000.
- Belle Schencker**—Jan. 26, 1915—HESTER ST, 104—301-17, 5-sty dw., 25x99.7, \$37,000.
- Eloise A. Sickels**—Feb. 10, 1911—FRANKFORT ST, 15 and WILLIAM ST, 199—102-8, 5-sty loft, 28.8x75.10x irreg., 1-5 interest, \$11,040.
- 117TH ST, 220 E—1666-38, 3-sty dw., 18.9x100.11, leasehold under a corporation assessment lease for 1,000 years from June 13, 1858, \$2,000.
- James Williams**—Dec. 22, 1910—56TH ST, 234-238 E—1329-31-30-29, three 5-sty tnts., 75x100.5, \$63,000.
- 56TH ST, 239-245 E—1330-17, 4-sty stable, 100x100.5, \$59,219.
- 57TH ST, 442 E—1368-32, 2-sty dwg., 18.2x90, \$9,500.
- 74TH ST, 306-310 E—1448-48-47-56, three 4-sty flats, 75x100.2, \$11,000 each.

REAL ESTATE STATISTICS

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

(Arranged with figures for the corresponding week of 1914. Following each weekly table is a resume from January 1 to date.)

MANHATTAN.

Conveyances.

	1915		1914	
	July 23 to 29	July 24 to 30	July 23 to 29	July 24 to 30
Total No.	135	129	135	129
Assessed value.	\$7,277,100	\$8,869,700	\$7,277,100	\$8,869,700
No. with consideration.	24	27	24	27
Consideration.	\$717,125	\$1,111,168	\$717,125	\$1,111,168
Assessed value.	\$823,600	\$1,167,000	\$823,600	\$1,167,000
Jan. 1 to July 29				
Total No.	4,133	4,459	4,133	4,459
Assessed value.	\$257,321,235	\$298,718,408	\$257,321,235	\$298,718,408
No. with consideration.	611	546	611	546
Consideration.	\$32,226,896	\$20,235,014	\$32,226,896	\$20,235,014
Assessed value.	\$34,455,900	\$20,950,021	\$34,455,900	\$20,950,021

Mortgages.

	1915		1914	
	July 23 to 29	July 24 to 30	July 23 to 29	July 24 to 30
Total No.	65	85	65	85
Amount.	\$927,120	\$1,960,258	\$927,120	\$1,960,258
To Banks & Ins. Cos.	13	10	13	10
Amount.	\$284,250	\$305,000	\$284,250	\$305,000
No. at 6%	25	42	25	42
Amount.	\$233,620	\$793,933	\$233,620	\$793,933
No. at 5½%	6	2	6	2
Amount.	\$47,100	\$31,000	\$47,100	\$31,000
No. at 5%	16	18	16	18
Amount.	\$343,000	\$693,500	\$343,000	\$693,500
No. at 4½%	.....	1	.....	1
Amount.	.....	\$30,000	.....	\$30,000
No. at 4%	.....	1	.....	1
Amount.	.....	\$80,000	.....	\$80,000
Unusual rates.	.....	.....	.....	.....
Amount.	.....	21	.....	21
Interest not given.	18	.....	18	.....
Amount.	\$303,400	\$331,825	\$303,400	\$331,825
Jan. 1 to July 29				
Total No.	2,329	2,663	2,329	2,663
Amount.	\$57,778,241	\$82,475,712	\$57,778,241	\$82,475,712
To Banks & Ins. Cos.	456	591	456	591
Amount.	\$23,632,313	\$35,894,230	\$23,632,313	\$35,894,230
Mortgage Extensions.				
	1915		1914	
	July 23 to 29	July 24 to 30	July 23 to 29	July 24 to 30
Total No.	29	29	29	29
Amount.	\$8,099,500	\$1,079,275	\$8,099,500	\$1,079,275
To Banks & Ins. Cos.	16	9	16	9
Amount.	\$7,728,500	\$198,500	\$7,728,500	\$198,500
Jan. 1 to July 29				
Total No.	1,216	1,312	1,216	1,312
Amount.	\$70,877,793	\$69,127,860	\$70,877,793	\$69,127,860
To Banks & Ins. Cos.	485	442	485	442
Amount.	\$50,497,350	\$43,160,060	\$50,497,350	\$43,160,060
Building Permits.				
	1915		1914	
	July 24 to 30	July 25 to 31	July 24 to 30	July 25 to 31
New buildings.	5	11	5	11
Cost.	\$460,000	\$719,000	\$460,000	\$719,000
Alterations.	\$175,708	\$82,960	\$175,708	\$82,960

	Jan. 1 to July 30	Jan. 1 to July 31
New buildings.....	295	280
Cost.....	\$42,355,270	\$29,033,190
Alterations.....	\$10,061,171	\$7,889,894

BRONX.

Conveyances.

	1915 July 23 to 29	1914 July 24 to 30
Total No.....	104	181
No. with consideration..	20	12
Consideration.....	\$154,103	\$143,400

	Jan. 1 to July 29	Jan. 1 to July 30
Total No.....	3,282	3,987
No. with consideration..	493	485
Consideration.....	\$4,295,634	\$4,270,243

Mortgages.

	1915 July 23 to 29	1914 July 24 to 30
Total No.....	65	142
Amount.....	\$449,410	\$895,989
To Banks & Ins. Cos....	6	5
Amount.....	\$115,600	\$48,000
No. at 6%.....	32	30
Amount.....	\$281,905	\$399,350
No. at 5 1/2%.....	7	10
Amount.....	\$31,100	\$42,635
No. at 5%.....	5	81
Amount.....	\$38,175	\$193,125
Unusual rates.....	2	2
Amount.....	\$2,605	\$2,117
Interest not given.....	19	19
Amount.....	\$95,625	\$258,762

	Jan. 1 to July 29	Jan. 1 to July 30
Total No.....	1,986	2,564
Amount.....	\$18,762,848	\$22,349,861
To Banks & Ins. Cos....	145	255
Amount.....	\$3,065,478	\$4,996,851

Mortgage Extensions.

	1915 July 23 to 29	1914 July 24 to 30
Total No.....	12	7
Amount.....	\$108,700	\$86,500
To Banks & Ins. Co....	4	1
Amount.....	\$30,000	\$9,000

	Jan. 1 to July 29	Jan. 1 to July 30
Total No.....	456	465
Amount.....	\$8,683,080	\$9,346,900
To Banks & Ins. Cos....	133	84
Amount.....	\$3,187,250	\$2,598,400

Building Permits.

	1915 July 23 to 29	1914 July 24 to 30
New buildings.....	13	21
Cost.....	\$415,950	\$492,915
Alterations.....	\$12,850	\$19,000

	Jan. 1 to July 29	Jan. 1 to July 30
New buildings.....	583	498
Cost.....	\$17,341,800	\$12,937,207
Alterations.....	\$495,305	\$796,640

BROOKLYN.

Conveyances.

	1915 July 22 to 28	1914 July 23 to 29
Total No.....	457	424
No. with consideration..	46	39
Consideration.....	\$226,968	\$218,527

	Jan. 1 to July 28	Jan. 1 to July 29
Total No.....	12,986	14,080
No. with consideration..	1,497	1,447
Consideration.....	\$11,359,934	\$9,368,148

Mortgages.

	1915 July 22 to 28	1914 July 23 to 29
Total No.....	268	339
Amount.....	\$1,431,135	\$1,405,203
To Banks & Ins. Cos....	32	62
Amount.....	\$271,500	\$334,700
No. at 6%.....	145	193
Amount.....	\$548,386	\$694,445
No. at 5 1/2%.....	89	74
Amount.....	\$697,849	\$388,023
No. at 5%.....	19	56
Amount.....	\$137,100	\$263,537
Unusual rates.....	1	1
Amount.....	\$1,500	\$1,000
Interest not given.....	14	15
Amount.....	\$46,300	\$58,198

	Jan. 1 to July 28	Jan. 1 to July 29
Total No.....	9,592	10,314
Amount.....	\$40,995,682	\$43,927,898
To Banks & Ins. Cos....	1,872	2,129
Amount.....	\$13,230,205	\$16,726,629

Building Permits.

	1915 July 22 to 29	1914 July 23 to 29
New buildings.....	108	129
Cost.....	\$779,250	\$1,141,200
Alterations.....	\$106,055	\$50,550

	Jan. 1 to July 29	Jan. 1 to July 29
New buildings.....	3,037	2,951
Cost.....	\$24,715,920	\$27,077,995
Alterations.....	\$2,321,311	\$1,792,462

QUEENS.

Building Permits.

	1915 July 22 to 29	1914 July 23 to 29
New buildings.....	122	72
Cost.....	\$531,180	\$284,263
Alterations.....	\$15,838	\$36,615

	Jan. 1 to July 29	Jan. 1 to July 29
New buildings.....	3,226	2,960
Cost.....	\$11,719,932	\$13,624,628
Alterations.....	\$525,388	\$722,022

RICHMOND.

Building Permits.

	1915 July 22 to 28	1914 July 23 to 29
New buildings.....	16	31
Cost.....	\$29,330	\$50,737
Alterations.....	\$6,750	\$3,020

	Jan. 1 to July 28	Jan. 1 to July 29
New Buildings.....	690	745
Cost.....	\$1,371,273	\$2,290,055
Alterations.....	\$125,615	\$148,771

AUCTION SALES OF WEEK.

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

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

The Auction Market.

AUCTION SALE interest still centers largely on suburban offerings along the Rockaway coast. Selling at Edgemere Crest, Edgemere, was resumed last night on the premises by the M. Morgenthau, Jr., Company and Fitz-James E. Browne, associate auctioneers, who offered the remaining 166 lots and three houses. The sale will be brought to a close tonight. Of the 400 lots and seven houses comprising the original offering, 234 lots and four houses, were sold at the previous Saturday afternoon, Mon-

day and Tuesday evening sessions, for a total of \$131,011.50, considerably below the assessed valuation and indicative of the comparatively low prices at which the lots are being sold. With regard to the action of the owners in adjourning the sale, Mr. Morgenthau said:

"When Mr. Browne stopped taking bids on Tuesday evening, some of the choicest lots remained to be sold. These are situated in the most exclusive section of Edgemere Crest, in and near Bay and Edgemere avenues. In addition, three of the best houses remain to be offered. These are the properties for which we have had the largest number of inquiries in reply to our advertising since the sale began, and the two days recess has enabled prospective buyers to make an investigation of the property."

Announcement is made by Joseph P. Day, auctioneer, that all the necessary arrangements having been made, the sale of 679 lots, including 234 ocean front sites with riparian rights and a large

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boarding house and stable at Belle Harbor, L. I., will begin at 2 o'clock this afternoon. The sale will continue in the evening, instead of being adjourned at 7 o'clock over Sunday. Selling will be resumed on Monday afternoon on the premises, provided all the lots are not sold on Saturday. In speaking of the outlook of the big sale, Mr. Day said: "This sale is going to make money for the man or woman who has confidence in the future of the City of New York and its limited, rapidly diminishing supply of ocean front building sites, for which there is an ever-increasing demand. This outlook is strengthened by the fact that each and every one of the parcels to be offered must be sold for whatever price they will bring. There is no expectation of high prices being paid. In fact, the outlook is for two days and one evening of hard, heavy selling at bargain prices. Neither the present nor the future of Belle Harbor warrants this presentment; but the condition of the real estate market does. This is a time of bargain selling, a time when property must be sold—it must be sacrificed."

Manhattan.
 The following is the complete list of property sold, withdrawn or adjourned during the week ending July 30, 1915, at the New York Real Estate Salesrooms, 14 and 16 Vesey st.

JOSEPH P. DAL.
Bleecker st, 402-16; also BANK ST, 84-6; also HUDSON ST, 582-8; also W 11TH ST, 289, 191.8x87.8x' irreg, 4-5-sty bk loft bldgs; Thos M Corcoran. 111,000
Church st, 296, ws, 127 n White, 19.7x 50, 3-sty bk loft & str bldg; partition; Chester B Brown. 7,000
Cooper st, ns, 200 w 207th, 100x100, vacant; due, \$2,355.21; T&c, \$343.90; Jos J Sliver. 2,900
Norfolk st, 171, ws, 250 s Houston, 25x 100, 5-sty bk tnt & str; due, \$30,639.06; T&c, \$—; Rachel Pasinsky, deft. 31,125
30TH st, 25 W (*), ns, 390 w 5 av, 20x 98.9, 4-sty stn bldg & str; due, \$56,592.23; T&c, \$682.55; Mutual Life Ins Co of N. Y. 51,000
48TH st, 318-22 E (*), ss, 225 e 2 av, 75x 100.5, & 4-sty bk loft bldg; due, \$25,936.34; T&c, \$1,646.08; N Y Trust Co. 25,000
61ST st, 236 W (*), ss, 275 e West End av, 25x100.5, 5-sty bk tnt; due, \$13,969.55; T&c, \$530; Edith B Halsey. 7,500
61ST st, 238 W (*), ss, 250 e West End av, 25x100.5, 5-sty bk tnt; due, \$13,964.55; T&c, \$530; Edith B Halsey. 7,500
61ST st, 239 W (*), ss, 225 e West End av, 25x100.5, 5-sty stn tnt; due, \$7,665.87; T&c, \$311.85; Jno W Thomson, comm. 7,000
62D st, 216 W (*), ss, 250 w Ams av, 25 x100.5, 5-sty bk tnt & str; due, \$15,972.39; T&c, \$216.26 Trstes of the Leake & Watts Orphan House in the city N Y. 12,000
118TH st, 362 W (*), ss, 154 e Morning-side av, 17x100.11, 3-sty & b bk dwg; due, \$10,402.87; T&c, \$579.24; Mary L Whitefield, gdn. 9,000
Av A or Sutton pl, 34 (*), ws, 60.5 s 59th, 20x86.6, 4-sty bk tnt; due, \$7,588.02; T&c, \$129.85; City Real Estate Co. 7,500
Av A or Sutton pl, 36, ws, 40.5 s 59th, 20x86.6, 4-sty bk tnt; due, \$7,591.52; T&c, \$129.85; City Real Estate Co, party in int. 7,500
Audubon av, ws, 50 s 180th, 50x100, vacant; withdrawn.
St Nicholas av, 1364-74 (*), es, 50 n 178th, 100x100, 6-sty bk tnt & str; due, \$32,625.23; T&c, \$1,880; Allenel Constn Co. 170,000
3D av, 2350 (*), ws, 50 n 127th, 25x100, 5-sty bk loft & str bldg; due, \$26,641.48; T&c, \$375; Helena D K Hulst. 16,000
7TH av, 3533-5 (*), es, 50 s 147th, 40x 100, 6-sty bk tnt & str; due, \$39,158.06; T&c, \$2,490.70; Central Trust Co of N. Y. 38,000
7TH av, 2525-7 (*), es, 50 n 146th, 40x 100, 6-sty bk tnt & str; due, \$39,162.43; T&c, \$2,490.70; Central Trust Co of N. Y. 38,000

BRYAN L. KENNELLY.
25TH st, 272 W, ss, 137 e 8 av, 16.2x98.9, 4-sty bk dwg; adj sine die.
2D av 1402 (*), sec 73d, 27.2x75, 5-sty stn tnt & str; due, \$33,186.99; T&c, \$1,978.27; Farmers Loan & Trust Co et al trstes. 30,500
7TH av, 232, ws, 88.10 n 23d, 19.8x80, 4-sty bk dwg; adj sine die.

HENRY BRADY.
69TH st, 50 E, ss, 81 w Park av, 19x 104.5, 4-sty & b stn dwg; due, \$47,461.42; T&c, \$2,139.90; Edw Gambler. 54,700
129TH st 3 E (*), ns, 73 e 5 av, 37x50, 3-sty & b fr dwg; due, \$13,066.01; T&c, \$245.35; Bway Savgs Inst of City N Y. 12,250
158TH st, 522-4 W (*), ss, 350 w Ams av, 50x99.11, 6-sty bk tnt; due, \$12,219.02; T&c, \$—; Saml Wacht. 58,000
158TH st, 526-8 W (*), ss, 400 w Ams av, 50x99.11, 6-sty bk tnt; due, \$11,998.72; T&c, \$—; Saml Wacht. 58,000

JAMES L. WELLS.
54TH st, 427 W (*), ns, 375 w 9 av, 25x 100.5, 5-sty bk tnt & 4-sty fr rear tnt; due, \$14,177.24; T&c, \$623.55; Franklin Savgs Bank in City N Y. 13,000

L. J. PHILLIPS & CO.
Cathedral Pkwy, 7 (*), ns, 700 e Lenox av, 50x100, 3-sty bk theatre; due, \$6,639.88; T&c, \$308.55; Dila Danzig et al. 21,230
SAMUEL GOLDSTICKER.
109TH st, 84 E (*), ss, 34 w Park av, 17x 80.10, 4-sty stn tnt; due, \$8,222.34; T&c, \$286.12; Lazarus Marshall. 7,000
SAMUEL MARX.
Riverside dr, 524, es, 600.2 s 127th, 75x 86, 6-sty bk tnt; withdrawn.
M. MORGENTHAU, JR., CO.
47TH st, 258 W, ss, 150 e 8 av, 25x100.5, 5-sty bk tnt & str; adj Aug 30.

Total \$649,705
 Corresponding week 1914..... 585,656
 Jan 1, 1915 to date..... 39,666,456
 Corresponding period 1914.... 21,286,668

Bronx.
 The following are the sales that have taken place during the week ending July 30, 1915, at the Bronx Salesrooms, 3208-10 3d av.

JOSEPH P. DAY.
153D st, 328-30 E (*), ss, 250 w Courtlandt av, 50x100, 3-sty fr tnt & vacant; due, \$2,635.90; T&c, \$111.55; Benj Einbigler. 8,550
181ST st, sec Harrison av, 91.4x62.11x90 x79.3, vacant; withdrawn.
181ST st, 73 W, ns, 149.8 e Aqueduct av, 50x100, 2-sty & b stn dwg; Eliz Moran. 10,800

CHARLES A. BERRIAN.
139TH st, 605 E (*), ns, 475 e St Anns av, 25x100, vacant; due, \$3,000; T&c, \$29.10; Robt C Fulton et al, exrs & trstes. 2,500
170TH st, 590 E (*), nec Cottage pl, 50x 171.1, 2-sty fr dwg; due, \$9,695.33; T&c, \$705.50; Wm A Paton et al, trstes. 9,000
Perry av, 3325 on map 3327 (*), ws, 544 n Holt pl, 22x94.1x24.11x85.2, 2-sty fr dwg; due, \$5,763.76; T&c, \$402.48; Edwin M Rock et al. 6,000

JAMES J. DONOVAN.
Gerard av (*), sec 168th, 100x125, vacant; due, \$15,005.48; T&c, \$1,510.21; Jos Lehman. 17,000
Webster av, 2508, es, 240.11 s Fordham rd, 50.2x119.8x50.3x121, 2-sty fr bldg & vacant; adj Aug 10.

HENRY BRADY.
Seton av (*), es, 100 s Strong av, 50x 100; due, \$1,370.36; T&c, \$32; Annie Anderson. 1,200
GEORGE PRICE.
Bear Swamp rd, 1805, ws, 30.5 n Morris Park av, 50x99.4x50x99.3; due, \$2,982.80; T&c, \$773.63; Fredk W Richter. 4,000

Total \$59,050
 Corresponding week, 1914..... 150,400
 Jan. 1, 1915, to date..... 4,244,128
 Corresponding period, 1914.... 4,061,441

Brooklyn.
 The following are the sales that have taken place during the week ending July 28, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.
MAIN ST, 65 & 67, ns, 89 e Front, 40.3 x104.10x39.8x104.11; 2-3-sty bk & stn tnts & 2-3 sty bk rear tnts; Michl F Goldrick 9,600.00
MONTGOMERY ST (*), ss, bet Troy & Albany avs, Lot 34; Tax Lien Co of N Y 1,100.00
WOLCOTT ST, ns, 245 w Conover, 25 x100; Stephen P Halstead 3,400.00

WILLIAM J. McPHILLIAMY & CO.
HULL ST (*), ns, 393.9 e Rockaway av, 18.9x100; Adolph Dunkel 4,000.00
W 32D ST; nwc Sea pl, 135x41.9; Jas Dreyfus 11,450.00
39TH ST (*), bet 7 & 8 avs, Lot 10; Rosa Schleisser (over & above) 940.00
EAST NEW YORK AV (*), swc E 49th; Rudolph Wallach Co. 850.00
JEFFERSON AV, ss, 330 w Marcy av, 20x100; Jas M Bovard 7,000.00
SCHENECTADY AV, ws, 336.3 s Av L, 23.9x100; U S Title Guar Co. 2,500.00
TILDEN AV, sec Bklyn av, 104.8x 108.5; Geo C Case 6,750.00

NATHANIEL SHUTER.
GEORGE ST (*), ns, 129 e Evergreen av, 25.6x80; Philip Ascher 3,350.00
VAN BUREN ST (*), ss, 200 w Patchen av, 40x100; Jerome Jung 8,000.00
SCHENECTADY AV, ws, 157.6n Av O, 40x79.10; Harry Seglin 100.00
SUMNER AV (*), nwc Park av, 25x 75; Sarah Steckler 14,625.00
5TH AV, es, 60 n 63d st, 20x100; Jno E Sullivan Co. 7,859.00

JAMES L. BRUMLEY.
E 12TH ST, ws, 200 s Av O, 33.4x100; Harry I Dillon & Annie Cohen 4,350.00
72D ST (*), sws, 117.1 se 6 av, 20x80; Ivon Howe 5,000.00
13TH AV, nws, intersec sws 75th, 60x 100; withdrawn

THE CHAUNCEY REAL ESTATE CO., LTD.
PALMETTO ST, 24, sws, 230 ne Bway, 20x100; Cath E Hayes 8,400.00

WILLIAM E. KENNEDY.
JEFFERSON AV, ns, 174 w Stuyvesant av, 19x100; Florence C Mathenius.... 2,984.00

Total \$102,258.00
 Corresponding week 1914..... 102,032.00

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:

JULY 31.
No Legal Sales advertised for this day.

AUG. 2.
BROOME ST, 319, ss, 25.6 e Chrystie, 25.6x75.4, 6-sty tnt & str; Bettie Rothfeld—Anna Sachs et al; Kurzman, Frankheimer & Gutman (A), 25 Broad; Geo A Blauvelt (R); due, \$26,270.82; T&c, \$473.85; Joseph P Day.

PRINCE ST, 159, ns, 75 w West Bway, 25x95, 5-sty bk tnt & str; Marx Ottinger et al—Strum-Nadel Co et al; Kurzman, Frankheimer & Gutman (A), 25 Broad; Samson Lachman (R); due, \$26,045.92; T&c, \$12.93; M Morgenthau, Jr, Co.

75TH ST, 55 W, ns, 112 e Col av, 21x102.2, 4-sty & b stn dwg; Windham Realization Co, Inc—Jas A Nichols et al; Alexander & Green (A), 120 Bway; Edmund Hurley (R); due, \$25,708.37; T&c, \$2,576.39; mtg recorded July 22'95; Samuel Marx.

15T AV, 593, swc 34th (Nos 344-8), 21.3x100, 2 & 4-sty bk tnt & str; Peter Doelger et al, exrs—Jno F Murtha, exr, &c, et al; Jno C Hoenninger (A), 5 Beekman; Henry W Pollock (R); due, \$7,306.60; T&c, \$200; Joseph P Day.

DUANE ST, 42, swc Lafayette (No 8), runs w8x s31.3xe19.2xn23.3xnw18.3 to beg, 6-sty bk loft & str bldg; Hermine E Clark et al; Mad Av Real estate Co et al; Harrison Clark, Jr (A), 15 William; Lawrence H Sanders (R); due, \$9,597.08; T&c, \$1,880.01; sub to 1st mtg \$42,000; Joseph P Day.

AUG. 3.
GREENE ST, 225, ws, 112.8 n 3d, 20.3x87.3x20.3x 87.5, 6-sty bk loft & stn bldg; Commonwealth Ins Co of N Y—Annie Brown et al; Bowers & Sands (A), 46 Cedar; Jas A Lynch (R); due, \$27,900.00; T&c, \$1,019.75; Henry Brady.

36TH ST, 410 W, ss, 150 w 9 av, 25x98.9, 5-sty stn tnt; Guaranty Trust Co of N Y—Belle S Taber et al; Harold Swain (A), 176 Bway; Saml H Evans (R); due, \$19,311.80; T&c, \$288.75; mtg recorded Sept2'97; Joseph P Day.

81ST ST, 7 W, ns, 148.9 w Central Park W, 26.3x104.4, 4-sty & b stn dwg; Corn Exch Bank—Maud B Barclay et al; Bowers & Sands (A), 46 Cedar; Macdonald DeWitt (R); due, \$53,164.30; T&c, \$2,117.45; mtg recorded Oct28'12; Joseph P Day.

133D ST, 131 W, ns, 366.6 w Lenox av, 33.3x 99.11, 5-sty stn tnt; J Lawrence Pool, trste—Florence O Houck et al; Lexow, Mackellar & Wells (A), 43 Cedar; Robt C Morris (R); due, \$26,364.62; T&c, \$613.55; Bryan L Kennelly.

BROADWAY, 428-32, sec Howard (No 37-41), runs s51.10xe98.4xs49.11xe24.9xn101.10xw123.5 to beg, 6-sty bk loft & stn bldg; Richard H Swartout et al—Blaize L Harsell et al; Geo H Thomson (A), 141 Bway; Abr Felt (R); due, \$33,059.48; T&c, \$5,792.25; Joseph P Day.

15T AV, 289, ws, 69 s 17th, 23x100, 4-sty bk tnt & str; City Real Estate Co—Jno H Heitz Menken et al; Harold Swain (A), 176 Bway; Marshall B Clarke (R); due, \$13,662.67; T&c, \$700.50; Joseph P Day.

2D AV, 2126, es, 50.10 n 109th st, 25x75, 4-sty bk tnt & str; Pauline Myers—Elka Raskin et al; Wm C Orr (A), 51 Chambers; Wm Arrowsmith (R); due, \$14,017.29; T&c, \$272.13; Henry Brady.

7TH AV, 2529-31, es, 80 n 146th, 39.10x100, 6-sty bk tnt & str; Greenwch Savgs Bank—Fleischmann Realty Co et al; B Aymar Sands (A), 46 Cedar; Horace E Deming (R); due, \$38,075.63; T&c, \$852.36; Joseph P Day.

AUG. 4.
ALLEN ST, 14, see Canal, 67-71.
CANAL ST, 67 to 71, nec Allen (No 14), —x—, 3-5-sty bk tnts & str; also 65TH ST, 170 W, ss, abt 128 e Ams av, —x—, 5-sty bk tnt; right, title, &c; Louis D Livingston—Saml A Krulewitch et al; Louis H Levin (A), 350 Bway; Henry B Ketcham, receiver; receiver's sale; Henry B Ketcham.

65TH ST, 170 W, see Canal, 67-71.
3D AV, 2100, swc 115th, 32.1x100, 6-sty bk hotel; Wm T Koch et al—John H Degelman et al; Myers & Goldsmith (A), 100 Bway; Frank Moss (R); due, \$1,645.21; T&c, \$1,500; Samuel Marx.

AUG. 5.
27TH ST, 312-14 W, ss, 137.6 w 8 av, 37.6x98.9, 5-sty stn tnt; Jos L Buttenweiser—Jaworower Realty Co et al; Unger & Unger (A), 115 Bway; Roy M Robinson (R); due, \$13,499.70; T&c, \$154.10; Henry Brady.

75TH ST, 240 W, ss, 220 e West End av, 20x 102.2, 3-sty & b bk dwg; May G F Sanford—Isidore Hirsch et al; Harold Swain (A), 176 Bway; Jno H Judge (R); due, \$22,376.74; T&c, \$2,169.24; mtg recorded Sept26'05; Wm P Rae.

111TH ST, 106-10 E, ss, 52.6 e Park av, 52.6x 100, 6-sty bk tnt & str; Cooper Union for the Advancement of Science & Art—Elias Senft et al; Cary & Carroll (A), 59 Wall; Melvin G Palliser (R); due, \$58,888.66; T&c, \$1,137.56; Joseph P Day.

123D ST, 431 E, ns, 324.6 e 1 av, 16.8x100.11, 3-sty & b stn dwg; Emigrant Industrial Savgs Bank—Louis S Barnard et al; R & E J O'Gorman (A), 51 Chambers; Irving S Ottenberg (R); due, \$4,156.57; T&c, \$140.91; Joseph P Day.

178TH ST, 600 W, swc St Nicholas av (No 1351-9), 94.11x100, 6-sty bk tnt & str; Jos E Marx—Brendan Trading Co et al; Lese & Connolly (A), 35 Nassau; Edgar H Rosenstock (R); due, \$36,953.17; T&c, \$30; Joseph P Day.

ST NICHOLAS AV, 720, es, 262.4 n 145th, 18.6 x61.6x18.8x62; Edmund P M Von Gehren—Chas A Borst et al; Chas Brandt, Jr (A), 99

Nassau; Robt S eKarney (R); due, \$16,158.96; T&c, \$819.35; mtg recorded Dec24'96; Joseph P Day.

3D AV, 1654, ws, 100.8 n 92d, 25x100, 6-sty bk tnt & str; Benj C Faulkner et al; Michl Sheridan et al; Thompson, Koss & Warren (A), 256 Bway; Jno H Rogan (R); due, \$32,387.88; T&c, \$414.10; Joseph P Day.

AUG. 6.
30TH ST, 7 E, ns, 164.4 e 5 av, 21.5x81.2, 3-sty & b stn dwg; Jno W Sterling—Wm C O'Brien et al; Jno A Garver (A), 55 Wall; N Taylor Phillips (R); due, \$47,829.22; T&c, \$2,372.47; mtg recorded Nov3'11; Henry Brady.

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

AUG. 9.
14TH ST, 243 E, ns, 79.3 w 2 av, 26.2x103.3, 5-sty stn tnt; N Y Savgs Bk—Jno A Anger et al; Jno A Dutton (A), 80 Maiden la; Walter W Irwin (R); due, \$19,449.78; T&c, \$825.77; Joseph P Day.

69TH ST, 243-9 W, ns, 465 w Ams av, 80x100.5, 5-sty bk stables & 2-sty bk garage; Tudor Realty Co—Jane Riley et al; Fredk M Sanders (A), 111 Bway; Jas A Foley (R); due, \$14,336.15; T&c, \$675.73; sub to 2 1st mtgs aggregating \$52,000; Joseph P Day.

104TH ST, 304 W, ss, 100 w West End av, 20x 100.11, 3 & 4-sty & b stn dwg; Manhattan Savgs Inst—Josy Berndt et al; Rapallo & Kennedy (A), 66 Bway; Henry M Goldfogle (R); due, \$20,418.76; due, \$20,418.76; T&c, \$453; Samuel Goldsticker.

Bronx.

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

JULY 30, 31 & AUG. 2.
No Legal Sales advertised for these days.

AUG. 3.
215TH ST, E, ns, 205 e Barnes av, 100x114; L Josephine Moses—Anna A Owen et al; G Arnold Moses (A), 3721 Bronx Blvd; Arthur Bell (R); due, \$1,909.55; T&c, \$316; J H Mayers.

CLINTON AV, es, 132 n 181st, 66x150; Annie Mahoney et al—Giosue Galiani et al; Wesselman & Kraus (A), 55 Liberty; Wm J Keown (R); due, \$4,378.66; T&c, \$2,091.65; Bryan L Kennelly.

PROSPECT AV, 2446, es, 460 n 187th, 20x95, 2-sty bk dwg; Fannie Keeney—Minnie Zumbuehl et al; Abel Crook (A), 93 Nassau; Benj F Gerding (R); due, \$6,635.16; T&c, \$124.30; Chas A Berrian.

AUG. 4.
GRENADA PL, swc St George's Crescent 24.6x 1.7x100x25x92.6, 2-sty fr dwg; Jno C Heintz—Maria Guazzo et al; Gustave Frey (A), 3429 3 av; Louis S Harris (R); due, \$4,975.01; T&c, \$1,169.48; J H Mayers.

187TH ST, 456-60 E, ss, 150 e Park av, 50x100, 3-2-sty fr dwgs; Anna M Fischer—Fredk Steeg et al; Bowers & Sands (A), 46 Cedar; Jno F Frees (R); due, \$11,992.84; T&c, \$691.65; George Price.

CROMWELL AV, ws, 408.1 n 165th, 113.3x120.10 x113.4x116.7, vacant; Susan W F Oudin, trste—Estates of Long Beach et al; Ver Planck, Prince & Flanders (A), 149 Bway; Ernest Hall (R); due, \$3,322.87; T&c, \$452.52; Chas A Berrian.

AUG. 5.
MARMION AV, 1984, es, 33.3 s 178th, 33.1x85.7, 4-sty bk tnt; Sarah E Furnald et al—Katonah Constn Co et al; Richard Kelly (A), 233 Bway; Jno B Harrison (R); due, \$19,017.17; T&c, \$1,071.57; Henry Brady.

MARMION AV, 1980, es, 66.3 s 178th, 33.1x 85.7, 4-sty bk tnt; Sarah E Furnald et al—Katonah Constn Co et al; Richard Kelly (A), 233 Bway; Jno B Harrison (R); due, \$19,068.58; T&c, \$1,071.56; Henry Brady.

AUG. 6.
142D ST, 489 E, ns, 190 w Brook av, 25x100, 4-sty bk tnt; Luder Hanken—Dora Dohrmann et al; Francis B Chedsey (A), 320 Bway; Jno J O'Brien (R); due, \$10,037.75; T&c, \$647.94; Henry Brady.

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

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 180 Montague Street, unless otherwise stated:

JULY 31 & AUG. 2.
No Legal Sales advertised for these days.

AUG. 3.
AINSLIE ST, ns, 150 e Leonard, 25x111.5; Thos E Rogers—Edw T Buckingham et al; Robt M Johnston (A), 375 Fulton; Jno C L Daly (R); Wm J McPhilliamy & Co.

CAMBRIDGE PL, ws, 172 n Fulton, 49.3x100x irreg; Metropolitan Trust Co—Josephine F Brown et al; Henry M Bellinger, Jr (A), 135 Bway, Manhattan; Percival G Bernard (R); Wm J McPhilliamy & Co.

MOORE ST, ns, 329.5 w White, 50x100; Nathan Federgreen—Philip Epstein et al; Saml Bitterman (A), 309 Bway, Manhattan; Jos J Speth (R); Nathaniel Shuter.

PULASKI ST, nec Lewis av, 100x20; August C Scharmann—Kathleen Scharmann et al; Geo Eckstein (A), 44 Court; Chas Burstein (R); Nathaniel Shuter.

SPENCER ST, ws, 160.10 n DeKalb av, 17.7x 100; SPENCER ST, ws, 108 n DeKalb av, 35.3 x100; Mary Wallace—Anna P Dittmar et al; Wood, Cooke & Seitz (A), 63 Wall, Manhattan; Wm A Young (R); Wm J McPhilliamy & Co.

WEST ST, swc 52d, 26x79; WEST ST, nwc 53d, 65.11x90.8; Tudor Realty Co—Bklyn Realty Sellers et al; Fredk M Sanders (A), 111 Bway, Manhattan; Wm F Hagarty (R); Wm J McPhilliamy & Co.

WINTHROP ST, ns, 609.10 e Nostrand av, 20x 106; Anna M Bennett—Frances H Linington et al; Earl J Bennett (A), Rockville Center,

L I; Alfred A Schlickerman (R); Nathaniel Shuter.

E 2D ST, ws, 350 n Av J, 30x125; Farmers' Loan & Trust Co—Park Lawn Building & Realty Co et al; Geller, Rolston & Horan (A), 22 Exchange Pl, Manhattan; Chas L Livingston (R); Wm P Rae.

E 9TH ST, ws, 140 n Av C, 20x100; Stephen C Halstead—Fannie C Farnan et al; Geo W Pearsall (A), 49 Court; Abr Feinstein (R); Wm J McPhilliamy & Co.

11TH ST, ns, 154.3 e 6 av, 14.2x62.11; Alice Warburton—Matthew Nissen et al; Henry J Davenport (A), 375 Pearl; Henry D Lott (R); Wm J McPhilliamy & Co.

57TH ST, ss, 156 w 16 av, 28x100.2; 13TH AV, ws, 106 n 37th, 18.3x100; 13TH AV, ws, 142.6 n 37th, 18.3x100; 57TH ST, ss, 184 w 16th, 28x100.2; Wm J O'Brien—Owen McCormick et al; Overend & Buchner (A), 26 Court; Jno M Zurn (R); Wm J McPhilliamy & Co.

72D ST, sec 5 av, 104.6x20.7; M Bell Hazen—Jno E Sullivan Co et al; Harry L Thompson (A), 175 Remsen; Gilbert H Rhoades (R); Wm J McPhilliamy & Co.

FOSTER AV, ns, 175 e 3d, 225x100; Wm H Seibert, trste—Jas R Gormly et al; Gannon, Seibert & Briggs (A), 2 Rector, Manhattan; James L Brumley.

OCEAN PKWAY, es, 100 n Av O, 80x150; E 7TH ST, es, 320 n Av O, 60x120.6; Av N, ss, 60 e E 9th, 60x100; Anton F Troescher—Geo Herzog et al; Guggenheimer, Untermeyer & Marshall (A), 37 Wall, Manhattan; Jno F Coffin (R); Wm J McPhilliamy & Co.

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Brooklyn Legal Sales Continued.

50 PORTLAND AV, ws, 48.3 s DeKalb av, 24x 112.7; Bond & Mag Guarantee Co—Leonora Oberndorfer et al; Harry L Thompson (A), 175 Remsen st; Wm G Buchell (R); Wm J McPhilliamy & Co.

5TH AV, nec 63d, 40x100; David Adler—Jacob Schaefer, Jr, et al; Howard O Patterson (A), 215 Montague; Chas S Warbasse (R); Wm J McPhilliamy & Co.

AUG. 4.
FULTON ST, swc Elm pl, 20x72.7; FULTON ST, sws, 100 n Elm pl, 25x73.11; Chas V Barker—Frances E Barker et al; Hirsh & Newman (A), 391 Fulton; Fredk S Fisher (R); Wm J McPhilliamy & Co.

43D ST, ns, 80 e 13 av, 20x100.2; Flobert Really Corp—Louis Bernstein et al; Elek J Ludvig (A), 31 Nassau, Manhattan; Jas C McLeer (R); Nathaniel Shuter.

83D ST, ss, 281.10 e 20 av, 18.2x100; Edwin L O'Bryan—Morris L Baird et al; Wm Langdon (A), 2 Rector, Manhattan; Edwin L Garvin (R); James L Brumley.

LOT 8, map of prop of Jno Hartman on Gravesend Bay; & LOT 12, same map; Wm Matthews—Geo F Dobson et al; Wm W Butcher (A), 215 Montague; Isaac W Jacobson (R); Wm J McPhilliamy & Co.

LOT 12, Block 4777, Sec 15; Dora Pines—Mary M Pfaltzgraff et al; Theodore I Schwartzman (A), 44 Court; Calvin McClelland (R); Nathaniel Shuter.

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AUG. 5.
COLUMBIA HEIGHTS, nws, 100 ne Cranberry, 25x150; FURMAN ST, ses, 125 ne Cranberry, 50x100.7; Augusta B MacIntyre—Ella W Mantonya et al; Duncan A MacIntyre (A), 141 Bway; Chas C Suffern (R); Wm J McPhilliamy & Co.
GRANT ST, ss, 200 e Lawrence, 25x113.3; GRANT ST, ss, 19.4 w Nostrand av, 50x113.11x irreg; Michl J Buckley et al—Loretta Buckley et al; Richard A Rendich (A), 375 Fulton; Chas J McDermott (R); Wm J McPhilliamy & Co.

JACKSON ST, ns, 250 e Humboldt, 45x48.6x irreg; Eliza J O'Reilly—Danl J Carroll et al; Jas P Judge (A); Jas P Collins (R); Wm J McPhilliamy & Co.

VAN HOUTEN LA, nws, 131.2 sw E 92d, 66.8x 75; Louisa Lohmann—Wm C Davis et al; Franklin C Haven (A), 189 Montague; Jose E Pidgeon (R); Wm J McPhilliamy & Co.

70TH ST, nes, intersec ses 12 av, 600x200; 73D ST, nes, intersec ses, 12 av, 100x100xirreg; 74TH ST, nes, intersec ses 11 av 240x200x irreg; 74TH ST, sws, intersec nws 11 av, 85.11x97.2; 73D ST, sws, intersec nws 11 av, 67.10x200xirreg; 72D ST, sws, intersec nws 11 av, 49x100xirreg; Margt McCarty—Wm K Dickerson et al; Jas W Prendergast (A), 25 Broad, Manhattan; Philip A Brennan (R); Wm J McPhilliamy & Co.

BLAKE AV, nwc Miller av, 100x60; State Bank—Blake Miller Co, Inc, et al; Albert A Levin (A), 215 Montague; David Hirshfield (R); Nathaniel Shuter.

BERRIMAN ST, es, 136 n Pitkin av, 18x100; BERRIMAN ST, es, 154 n Pitkin av, 18x100; BERRIMAN ST, es, 172 n Pitkin av, 18x100; Isaac Schwartz—Thos McMullen et al; Chas H Eisenberg (A), 26 Court; Wm H White (R); Wm J McPhilliamy & Co.

AUG. 6.
BEVERLY RD, sec E 57th, 200x300; N Y Mtg & Security Co—Wm A A Brown et al; Geo B Davenport (A), 44 Court; Robert Elder (R); Wm P Rae.

MANHATTAN AV, ws, 100 s Nassau av, 25x 100; Mary Hostomsky—Jno J McCarthy et al; Weinberg Bros (A), 302 Bway, Manhattan; Geo Haupt (R); Nathaniel Shuter.

WILLIAMS AV, es, 120 s Newport av, 20x140x irreg; N Y Mtg & Security Co—Capitol Development Co, Inc, et al; Action No 1; Geo B Davenport (A), 44 Court; Geo W Martin (R); Wm J McPhilliamy & Co.

WILLIAMS AV, es, 100 s Newport av, 20x140x irreg; same—same; Action 2; same (A); Chester T Krouse (R); Wm J McPhilliamy & Co.

AUG. 7.
No Legal Sales advertised for these days.

AUG. 9.
PARK PL, ss, 405.4 e New York av, 18.6x127.9; Bowery Savgs Bank—Josephine H Roe et al; Harry L Thompson (A), 175 Remsen; Lewis C Grover (R); James L Brumley.

FORECLOSURE SUITS.

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

Manhattan.

JULY 24.
13TH ST, 337 E; Commonwealth Ins Co of N Y—Sara A Horwitz et al; Bowers & Sands (A).
BROADWAY, sec Hyatt, 20x85; Carl M Owen—Park Mtg Co et al; Frueauff & Robinson (A).
MARBLE HILL AV, es, 236.2 sw 228th, 50x100; Carl M Owen—Jos Rosborg et al; Frueauff & Robinson (A).
9TH AV, swc 215th, 99.11x100; Carl M Owen—Jno H Bodine et al; Frueauff & Robinson (A).

JULY 26.
111TH ST, ss, 287.6 e 7 av, 37.6x100.11; Mary J Kingsland—Irving Arms Real Estate Corp et al; C P & W W Buckley (A).
112TH ST, ss, 142.6 e 2 av, 42.6x100.10; Union Trust Co, trste—Walter J Sheridan et al; Cary & Carroll (A).

JULY 27.
117TH ST, 61 E; Marie L Wight—Murray Estate et al; Nash & Jones (A).
123D ST, 239 W; Wm F Clare—Lucky Star Corp; J F Clare (A).
BOWERY, es, 45.8 s Rivington, 26.11x100.4; Domestic & Foreign Missionary Soc of the Protestant Episcopal Church in the United States of America—Chas L Stickney, Jr et al; H Swain (A).

BROADWAY, ses, 20 sw 226th, 20x85; Mary G Waters—Adelaide E Yeandle et al; Jones, Bleeker & Tuckerman (A).
BROADWAY, ses, 80 sw 226th, 20x85; Fannie F Welch—Adelaide E Yeandle et al; Jones, Bleeker & Tuckerman (A).
BROADWAY, ses, 40 sw 226th, 20x85; Elizabeth A Courter—Adelaide A Yeandle et al; Jones, Bleeker & Tuckerman (A).
FT WASHINGTON RIDGE RD, es, 647.11 nw Bway, 113x423.9xirreg; Herman E Brecher—Orleans Real Estate Co et al; A O Ernst (A).
MADISON AV, sec 60th, 50.5x90; Maxmilian Fleischmann Co—Madison Av Real Estate Co et al; Jackson & Fleischmann (A).
5TH AV, swc 16th, 36.10x80; Bank for Savgs in the City of N Y—Hudson Realty Co et al; Cadwalader, Wickersham & Taft (A).
5TH AV, swc 117th, 100.11x45.6; Fredk F de Rham—Isidor Kraushaar et al; amended; F de P Foster (A).

JULY 28.
EAST BROADWAY, 240; also DIVISION ST, 229; Louis Jarmulowsky et al—Jennis Isaacs et al; amended; A Wielar (A).
15TH ST, 28 W; Jno A Stewart et al—Wm G Pigueron et al; Beekman, Menken & Griscom (A).
23D ST, 69 W; Mutual Life Ins Co of N Y—Marguerite J de Sabla et al; amended; F L Allen (A).
26TH ST, 133 W; also 26TH ST, ns, 287.6 w 6 av, 21.10x98.9; also 26TH ST, ns, 309.4 w 6 av, 43.9x98.9; Isaac Josephson—Louise M Stevens et al; L Lauterstein (A).

33D ST, ss, 206.3 w 3 av, 18.9x25; Guaranty Trust Co of N Y—Jos F Gross et al; Stetson, Jennings & Russell (A).
64TH ST, ss, 225 w Central Park W, 25x100.5; East River Savgs Instn—Alice E Willis et al; O F Hibbard (A).
69TH ST, ss, 200 e Columbus av, 21x100.5; Lucy W Shepard—Jacob Shامberg et al; H Swain (A).
73D ST, ns, 285 e 3 av, 25x102.2; Achille Fellini—Jno Bozzuffi et al; Levy & Frankenthaler (A).
117TH ST, 145 W; Edw D Webb—Mary A Thornton et al; Shaw, Fisk & Shaw (A).
178TH ST, ns, 183.4 w Audubon av, 41.8x100; Lawyers Mtg Co—Herman Cohen et al; Cary & Carroll (A).
18T AV, nws, 49.9 ne 21st, 50x100; also 1ST AV, 367; also 21ST ST, 404 E; David M Kaplan—Anna Lutz et al; D Dreschler (A).

JULY 29.
CHRISTIE ST, es, 100.5 s Broome, 25x100; Union Trust Co of N Y—Louis Tanz et al; Miller, King, Lane & Trafford (A).

JULY 30.
MADISON ST, 174; Sidney Wallach et al—Bessie Frank et al; S J Liebenkind & A R Lesinsky (A).

MONROE ST, ns, 135.7 e Pike, 25x100; Albany City Savgs Instn—Israel Solomon et al; Cary & Carroll (A).

4TH ST, 281 W; City Real Estate Co—Walter S Cassidy et al; H Swain (A).
22D ST, 16-8 W; also 21ST ST, 15-7 W; Metropolitan Life Ins Co—Building & Engineering Co et al; Woodford, Bovee & Butcher (A).
27TH ST, 219 W; Lincoln Trust Co—Max Weber et al; Bowers & Sands (A).
28TH ST, 240 E; Alfred Hahn—Saml Kadin et al; Stroock & Stroock (A).
111TH ST, ss, 147.6 w 8 av, 75x106.2; 2 actions; Edwin Bendheim et al—Faultless Constn Co et al; Stoddard & Mark (A).
118TH ST, ss, 75 w Lenox av, 17x100.11; Anna M Werfelman—Florence C Von Asten et al; Goldstein & Goldstein (A).
143D ST, ns, 175 e 7 av, 37.6x99.11; Harriett E Kingsland et al—Lamont Realty Co et al; Cary & Carroll (A).
179TH ST, 620 W; Geo M Brooks et al—Nellie V Gross et al; H M Bellinger, Jr (A).

Bronx.

JULY 23.
168TH ST, ns, 123.1 e Walton av, 25x102.3; American Swedenborg Printing & Publishing Society—Elmer Realty Co et al; McLoughlin & Martin (A).
168TH ST, ns, 98.1 e Walton av, 25x98.7; American Swedenborg Printing & Publishing Co—Elmer Realty Co et al; McLoughlin & Martin (A).
BROOK AV, 1462; Marion C H Howel—Wm J Diamond et al; Bowers & Sands (A).
WENDOVER AV, ss, 151.5 e Washington av, 25.2x173.2; Harry B Rosen—Edw Balaban; L Jersawitz (A).

JULY 24.
167TH ST, 818 E; also 167TH ST 822 E; Jennie Currie et al, as exrs—Anthony Deutsch et al; Pressinger & Newcombe (A).

NORTH OAK DR, ss, 34.1 w division line bet Lots Nos 51 & 52, 34.1x99.8; Phebe Rauch et al—Margt Jennie Troy Cannon et al; C P Hallock (A).
MORRIS PARK AV, ns, 240 e White Plains rd, 25x100; also MORRIS PARK AV, ns, 195 e White Plains rd, 45x500; Thos J Donlon—Lawrence Kronenberg et al; M J Sullivan (A).

JULY 26.
EDGEWATER RD, ws, 547.5 n Westchester av, 25x100; Frances B Austin—Emma A Mayhew et al; E S Clinch (A).

JULY 27.
PROSPECT AV, 876, 878, 878½ & 845-47 WEST-CHESTER AV; Jos Walder—Walter Wilkens et al; M Monfried (A).
LOTS 307 & 308, map of prop formerly of St Joseph's Orphan Asylum, on Town Dock rd; Margt McGill—Minnie Rawitzer et al; J J K O'Kennedy (A).
LOT 565, block 18, map of Tremont Ter; also LOT 324, block 10, map of Tremont Ter; Claribel Schutte—Wm Steinberg et al; J J K O'Kennedy (A).

JULY 28.
146TH ST, 258 E; Stephen H Jackson—Katie Costa; S H Jackson (A).
LONGWOOD AV, ns, 43 e Dawson, 38x106; Maiden Lane Savings Bank—Jas A Frame et al; Roelker, Bailey & Stiger (A).
PROSPECT AV, 1320; Herman Goldfarb—David Gellis et al; B E Seigelstein (A).
LOTS 90A & 90B, subdivision of portion of Penfield prop lying east of White Plains rd; Mary M Sharkey—Giuseppe Zibelli et al; A S Barnes (A).

JULY 29.
KELLY ST, es, 267.8 s Westchester av, 38x100; New Jersey Title Guar & Trust Co as exrs—Jno B Haskin Estates, Inc, et al; Cary & Carroll (A).
KELLY ST, es, 343.8 s Westchester av, 38x100; New Jersey Title Guar & Trust Co as exrs—Jno B Haskin Estates, Inc, et al; Cary & Carroll (A).

139TH ST, ns, 500 e St Anns av, 25x100; Emily Wilson—Mary E Flynn et al; Carrington & Pierce (A).
139TH ST, ns, 525 e St Anns av, 25x100; Amanda F Bates—Mary E Flynn et al; Carrington & Pierce (A).
139TH ST, ns, 550 e St Anns av, 25x100; Harriett Van Dine—Mary E Flynn et al; Carrington & Pierce (A).
LONGWOOD AV, ns, 43 w Kelly, 38x106; City Real Estate Co—Jas A Frame et al; H Swain (A).
MORRIS PARK AV, ns, 195 e White Plains av, 25x95; also MORRIS PARK AV, ns, 195 e White Plains rd, 45x700; Hans Koderer et al—Elias Lutz et al; J D Merriman (A).
UNION AV, es, 392.2 s 156th, 40x173.7; Bradish Johnson et al as trstes—Poundridge Realty Co, Inc, et al; Cary & Carroll (A).

LOTS 31 & 32, map showing subdivision of prop of Estate of Wm B Ogden; Minnie D Lyon et al—Aug Nelson et al; Thornton & Earle (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

- JULY 22. No Judgments in Foreclosure Suits filed this day.
JULY 23. GREENE ST, 163; Julia A Groh—Jennie Goldstein et al; Elkus, Gleason & Proskauer (A); Jas Dunne (R); due 59,765.16
RIVERSIDE TER, —s; also HAVEN AV, —s, Lot 46; Carrie S Weiss—Montrose Realty Co; Goldsmith, Cohen, Cole & Weiss (A); Richd C Murphy (R); due 17,063.33
JULY 24. No Judgments in Foreclosure Suits filed this day.
JULY 25. ELIZABETH ST, 13; Wm F Morgan, Jr, exr—Convent Park Constn Co; Blackwell Bros (A); Thos T McAvoy (R); due 23,473.56
PLEASANT AV, swc 121st, 20.10x76.5; Emigrant Industrial Savgs Bank—Chas E Lansing et al; R & E J O'Gorman (A); Horace E Deming (R); due 8,397.78
JULY 27. 83D ST, 30 W; Society of St Johnland—Cortland H Young; Cary & Carroll (A); Louis Lande (R); due 20,844.45
JULY 28. No Judgments in Foreclosure Suits filed this day.

Bronx.

- JULY 23. AQUEDUCT AV, es, 135.2 s Kingsbridge rd, 63.5x230.2; Union Trust Co of New York—Thos Watson et al; Miller, King, Lane & Trafford (A); B J Isecke (R); due 20,791.67
JULY 24. No Judgments in Foreclosure Suits filed this day.
JULY 26. STEBBINS AV, ses, 100 ne 169th, 50x 131.3; Rhinelander Real Estate Co—Stebbins Holding Co et al; Miller & Hartcorn (A); E F Moran (R); due 46,362.50
WASHINGTON AV, ws, 103.4 s 175th, 25x100; Thos A Keck—Dora Wiebke et al; Creevey & Rogers (A); A N Giegerich (R); due 17,942.07
JULY 27. STEBBINS AV, ses, 200 ne 169th, 50x 131.3; Philip Rhinelander—Stebbins Holding Co et al; Miller & Hartcorn (A); E F Moran (R); due 46,362.50
JULY 28. No Judgments in Foreclosure Suits filed this day.
JULY 29. 181ST ST, ss, 100 e Park av, 50x100; American Savgs Bank—Ray Weiss et al; J V Irwin (A); A N Giegerich (R); due 15,329.73

LIS PENDENS.

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

Manhattan.

- JULY 24. 34TH ST, 1 W; Albert Hughes—Bankers' Estate Co et al; sequestration proceedings; J M Williams (A).
JULY 26. 23D ST, ns, 250 e 10 av, 22x98.9; Chas T Street—Kath E Moore et al; action to foreclose mechanic's lien; C J Lane (A).
26TH ST, 133 W; 26TH ST, ns, 287.6 w 6 av, 21.10x98.9, & 26TH ST, ns, 308.4 w 6 av, 43.9x 309.4 w 6 av, 43.9x98.9; Schwartz & Gross—Midwest Realty Co et al; action to set aside transfer; Neuman & Newgass (A).
37TH ST, 340 W; Tenement House Department—Philip Lieberman et al; Violation of tenement house law; F L Polk (A).
JULY 27. No Lis Pendens filed this day.
JULY 28. No Lis Pendens filed this day.
JULY 29. 37TH ST, 258 W; Tenement House Dept—Jacob Mannheimer et al; violation of tenement house law; F L Polk (A).
37TH ST, 338 W; same—Fannie Korn et al; violation of tenement house law; F L Polk (A).
JULY 30. No Lis Pendens filed this day.

Bronx.

- JULY 23. ELSMERE PL, ns, 88 e Crotona pkway, 100x 104.5; Louis Greenberg—Robt Marsh et al; action to foreclose mechanics lien; L Rosenberg (A).
CROTONA PKWAY, es, 109.7 s Elsmere pl, 109.7x133.3; Louis Greenberg—Robt Marsh et al; action to foreclose mechanics lien; L Rosenberg (A).
JULY 24. No Lis Pendens filed this day.
JULY 26. No Lis Pendens filed this day.

- JULY 27. TAYLOR ST, es, bet Morris Park av & Columbus av (known as Lot 319, Van Nest Park, 24th Ward); Geo L Carlisle—Mary White et al; action to foreclose transfer of tax lien; W C Foster (A).
JULY 28. LOTS 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 & 28, map of prop known as Bronxdale Manor belonging to estate of Geo Reiss, 24th Ward; also HONEYWELL AV, ses, 245 sw 180th, 56.9x98.9; also 135TH ST, 591 E; Gesine Schenker—Henry Doscher et al; action to declare a lien; G W Minor (A).
JULY 29. LOT 633 (part of), map of Village of Wakefield, 24th Ward; Lena Ritter—Julia Webster et al; action to foreclose transfer of tax lien; J Gans (A).

Brooklyn.

- JULY 22. CARROLL ST, sws, 176 se Bond, runs se60.1x sw15xse101.5 to Gowanus Canal xs—to 1st xnw129.8xne56x115xnw90xne35xnnw20xne109 to beg; also CARROLL ST, sws, 536.9 nw 3 av, runs sw132.10xnnw25.1xsw—xnnw104.6 to Canal xn239.3xse132.5xsw68xse20.7xne68 to st xse 80.4 to beg; Dime Savgs Bank—Watson & Pittinger et al; Cullen & Dykman (A).
POWELL ST, es, 350 s Livonia av, 50x100; Stone Av Realty Co—Plymouth Impt Co et al; A Rockmore (A).
STAGG ST, nwc Bogart, 25.6x94.10x25x100; Geo Weidnee—Otto H Burkhard et al; F F Adel (A).
4TH PL, ec Court, 22x91; Bklyn Hospital—Jos A Trapp et al; T F Redmond (A).
W 5TH ST, es, 122.1 n Sheepshead Bay rd, 40x 100; Title Guar & Trust Co—Rosa Delfino et al; T F Redmond (A).
E 12TH ST, es, 560 s Av I, 40x100; Alfred Yankauer—Sarah Koller et al; H L Thompson (A).
20TH ST, ss, 175 w 6 av, 25x100; Title Guar & Trust Co—Francesca Maiorana et al; T F Redmond (A).
48TH ST, nes, 200 se 11 av, 20x80; Board of Foreign Missions of the M E Church—Richd Heepe et al; H L Thompson (A).
55TH ST, ss, 100 w 3 av, 25x100; also 3D AV, w 55th, 20x100; Wilhelmina Heik—Henry Heik; appointment of committee; J Goodman (A).
66TH ST, ss, 220 e 13 av, 160x100; Walter C McKain as trste—Emanuele Rossetti & ano; attachment; J C Stebbins (A).
73D ST, ws, 256.3 se 10 av, 31.3x100; Jno A Donald & ano as trstes—Willa M Harris et al; F D Arthur (A).
FRANKLIN AV, ws, 308.4 s Myrtle av, 21.4x 154.6; also FRANKLIN AV, ws, 329.10 s Myrtle av, 7x154.6; Eagle Savgs & Loan Co—Harry Aronson et al; J C McLea (A).
GREENE AV, ss, 210 e Nostrand av, 20x100; Jno Schafner—Kate M Bullwinkel et al; R E Moffatt (A).
PLOT bounded on n by Eastern pkway ex cl Clove rd xs land conveyed to Gold Silliman xw land formerly J Vanderbilt; Chas L Burchard & wife—Fred Haggett et al; partition; M E Finnigan (A).
LOTS 33 to 35, map of prop belonging to Peter J Neefus; also EAST N Y AV, ns, 54 w Ford, 54x124.10x50x104.4; Chas W Young—Gottlod F Menzel et al; A H Spigelgass (A).
JULY 23. COOPER ST, 226; Fredk B Dantzscher—Jacob H Schmidt et al; G F Alexander (A).
DEAN ST, ns, 70.4 w Underhill av, 29.8x88.6x 31.4x98.9; Ellen Moran—Eliz F Higgins et al; to obtain title; Logan, Pink & North (A).
MONTEITH ST, ss, 25 w Bremen, 25x100; Trstes of Mecca Temple Ancient Arabic Order of Nobles of the Mystic Shrine—Jacob Lerner et al; T F Redmond (A).
RUSH ST, nws, 120 sw Wythe av, 30x125; Phebe W Nostrand—Isaac H Parker et al; Furst & Furst (A).
2D ST, nes, 170.9 nw 7 av, 18x100; Geo Hewlett as treasurer of Corp of the Rector et al of Grace Church Bklyn Heights & ano—Geo I Ellsworth et al; Cary & Carroll (A).
7TH ST, ss, 267.10 w Prospect Park W, 16.8x 100; Equitable Life Assurance Society of the U S—Alice H deles Derniers et al; Alexander & Green (A).
E 12TH ST, ws, 233.4 s Av O, 33.4x100; Anthony Kipp & ano—Mary A Rolker; M V Dorney (A).
E 19TH ST, ws, 83.7 n Dorchester rd, 60x100; M R Dowdenswell Co, Inc—Dorchester Bldg Co et al; foreclose mechanics lien; Isadore Solomon (A).
20TH ST, nes, 200 nw 5 av, 25x100; Peekskill Savgs Bank—Dominic Adams et al; T F Redmond (A).
21ST ST, sws, 135 nw 4 av, 25x100; Title Guar & Trust Co—Luigi Paulla et al; T F Redmond.
41ST ST, nes, 544.4 nw Ft Hamilton av, 50x 100; Wm Shaw—Ellen R B Rice & ano; L Karasik (A).
46TH ST, se 13 av, 60.2x100; Title Guar & Trust Co—Meyer Edelman et al; T F Redmond (A).
79TH ST, ss, 30 w 20 av, 30x100; Otilie Schramm—Thos E Cisney et al; A Levitt (A).
HOWARD AV, 100; Alfonso Neri—Marino Garguilo et al; B W Slote (A).
MARCY AV, ws, 60 s Hopkins, 20x100; Louis Kaplan—Harris Rubinowitz et al; B W Slote (A).
NEWKIRK AV, sec Ocean av, runs s124.11xe 106.2xn157.5xw45.11 to beg; Modern Holding Co, Inc—Kirknew Realty Corp et al; to satisfy mtg & foreclose mechanics lien; Isadore Solomon (A).
PITKIN AV, ss, 40 e Douglass, 20x92 or 98; Chas Goldbetter—Dora Lieberman; specific performance; H Lurio (A).
ROCHESTER AV, sec Atlantic av, 100x100; also RALPH AV, swc Park pl, 40x100; also BROADWAY, swc Walton, 25.8x114.8x25x 108.9; also THROOP AV, es, 25 s Walton, 25x 58.10; Henry J Mahnken—Jas F Mahnken et al; to obtain possession; E V Farley (A).

- 14TH AV, w 45th, 60.2x100; Koppel Dauber—Ludwig Zodikow; sheriff's notice of levy; Bernard I Finkelstein (A).
PLOT bounded on n by land formerly of Jno Phillips xe by cl of Clove rd xs by land formerly of Moses Hill xw by land formerly of Jno Vanderbilt; Chas L Burchard & wife—Aug G Silliman et al; partition; M E Finnigan (A).
JULY 24. MADISON ST, ns, 42 e Sumner av, 18x82; Eliz Schwartz—Rachel Oboler et al; W S Butler (A).
WEST ST, ws, 139.10 nw 15 av, 20x80; Bklyn Hospital—Chester R Carleton et al; H L Thompson (A).
84TH ST, nes, 180 nw 24 av, 60x100; Geo M Mackellar—Robt W Stursberg et al; R Gerbracht, Jr (A).
DORCHESTER RD, nws, 21.10 e Stratford rd, 21.10x97.8x20x106.5; Michl J Kehoe—Mary C Kelly et al; J L Danzilo (A).
JULY 26. HOYT ST, nec 2d, 19.1x80.10x21x80; Gerald F Delamer—Thos E Shields et al; R A Rendich (A).
INDIA ST, ss, 375 e Oakland, 25x100; F Rhodes Stanforth—Gesine Beck et al; partition; C F Corner (A).
KOSSUTH PL, ns, 150 e Bway, 25x97; Maria Meltzer—Willoughby Realty Co et al; H C Gloré (A).
MINNA ST, ss, 542.6 w Chester, 20x100; Richd C Campbell et al, as exrs, &c, Grenville T Strong (decd)—Mary L Behrens et al; P L Housel (A).
VERANDAH PL, ss, 24.2 e Henry, runs s72.10x e24.6xn7.11xw3.4xn64.11xw21.2 to beg; Anna G Ryder, & ano, as exrs, &c; Isaac Ryder—Khatoum Shwiry et al; Suffren, Humphreys & Orr (A).
66TH ST, 1253; Dominica Leuzzi—Fannie Palermo et al; A I Stark (A).
JULY 27. ELDERTS LA, nwc Liberty pl, 100x100; Salvatore Marceca & ano—Cervadoro Constn Corp; R K Jacobs (A).
HALSEY ST, ns, 285 w Marcy av, 20x97.6x20.1 x99.6; I Cornell Remsen, as exrs, &c, Georgianna J Remsen—Louisa Allyn, F N Lang (A).
HART ST, 611; Anna Laub—Sarah Leff; specific performance; Hirsh, Newman & Reass (A).
HENRY ST, es, 80 s Union, 20x94; L I Historical Society—Maria Lagomaisine et al; T F Redmond (A).
NELSON ST, sws, 181.4 se Hamilton av, 25x 64.9x27x54.6; Hannah E Rushmore—May C Anglin et al; T F Redmond (A).
UNION ST, ns, 296.8 e Hoyt, 16.8x75; Title G & T Co—Vito Colantuano et al; T F Redmond (A).
WALLABOUT ST, ss, 100 w Throop av, 25x100; Henry Bregstein et al—Saml Cohen et al; J W Gottlieb (A).
WARREN ST, nc Hoyt, 25x75; L I Historical Society—Jacob S Mehlman et al; T F Redmond (A).
WYCKOFF ST, sws, 290 se Hoyt, 20x100; Title G & T Co—Peter J Moore et al; T F Redmond (A).
1ST PL, sws, 48.6 se Clinton, 21.6x100; Jno D Walsh—Madeline Kiernan Dunne et al; T F Redmond (A).
2D ST, ns, 122.10 w P P West, 25x100; Thos Colson—Thos O'Connor et al; Van Alen & Dyckman (A).
W 9TH ST, ss, 140.9 w Court, 19.7x100; Chas C Schmitt & ano—Whelan Realty Co (Inc) et al; T F Redmond (A).
BAY 16TH ST, es, 325 n Bath av, 50x96.8; House of the Good Shepherd—Town & Country Estates (Inc) et al; Cary & Carroll (A).
67TH ST, ss, 171.11 w 3 av, 20x100; Ellen M Suddam—Cipora I Nevin et al; W H Good (A).
BAY PKWAY, ses, 170.4 sw Cropsey av, 20x 94; Mary C Farina—G Sacca Co (Inc) et al; G P Foulk (A).
OCEAN AV, es, 320 s Av T, 40x125; Emil Mayer—Mirabeau L Towns et al; foreclosure of tax lien; C H Schwartzman (A).
TILDEN AV, ns, 50 w Prospect, 50x97; Jos Wilson—Stephen McMahon & wife; C A Clayton (A).
JULY 28. BALTIC ST, nes, 123 se Henry, 25x99.10; Title G & T Co—Adele Samra et al; T F Redmond (A).
BOND ST, swc 4th, 82.1x127.11x126.4x120; Frank Friedman—Knickerbocker Ice Co et al; foreclose mechanics' liens; H L Herzog (A).
COLES ST, 11; Fredk Marquard—Antonio Cosentino et al; Weismann & Hertz (A).
DEGRAU ST, sec Columbia, 16x90; Title G & T Co—Domenica Allegro et al; T F Redmond (A).
DELAMERE PL, es, 96.4 n Newkirk av, 35x66x 32x80.4; R Annie Armstrong & ano, as exrs, &c, Roland D Armstrong—Le Roy McCready et al; R T Griggs (A).
ELTON ST, es, 325 n Liberty av, 25x90; Ignazio Ammirati & ano—Moses H Feldman & ano; R K Jacobs (A).
HALSEY ST, ss, 520 e Throop av, 20x100; Minnie Kouwenhoven—Rebecca M Leon et al; J Siegelman (A).
HART ST, ss, 100 e Evergreen av, 25x97.6; Andenzio Alesi—Rebecca Baff; to establish a lien; G J Liota (A).
HEWES ST, ns, 20 e Harrison av, 20x50; HEWES ST, ns, 40 e Harrison av, 20x50; HEWES ST, 317; HEWES ST, ns, 80 e Harrison av, runs n70xe17.6xse4.1xse66xw20 to beg; HEWES ST, 244 & 246; MARCY AV, 303 & 305; HEWES ST, 287; PLOT, begins 21.2 nw Hewes & 89.3 sw Bway, 22.10x82.7x 23.7 —; Emma A Hoffman—Lottie E Hoffman et al; partition; Coombs & Wilson (A).
HICKS ST, nws, 45 ne Union, 22x100; Moses B Schmidt & ano, as trstes, &c, Malchen Rice (decd)—Rosina Piccirillo et al; T F Redmond (A).
MONTGOMERY ST, ns, 453.3 e Franklin av, 46.9x131x98.6x140.10; Title G & T Co—Patk J McCormack et al; T F Redmond (A).

Lis Pendens, Brooklyn, Continued.

PACIFIC ST, ss, 25 w Bond, 25x90; Title G & T Co—Margt O'Sullivan et al; T F Redmond (A).
SKILLMAN ST, 87-91; Jos Nobile—Salvatore Rondanina; C Goldstein (A).
STRONG PL, nec Degraw, 13x80; Carlton Hunt, as trustee, &c, Cora L Barton—Albt C Mackenzie et al; T F Redmond (A).
UNION ST, ns, 86 e Hicks, 22x100; Title G & T Co—Sebastiano Raccuglia et al; T F Redmond (A).
BAY 13TH ST, nws, 100 ne Benson av, 25x80; Henry P Ansonge—Meyer Israelowitz et al; A I Stark (A).
E 15TH ST, ws, 292.9 s Ditmas av, 40x100; Jennie Dahl—Virginia L Egbert et al; H L Thompson (A).
E 17TH ST, ws, 105 n Dekoven ct, 50x100; Gertrude G Phair, as admx, &c, Wm Phair (decd)—Idelle M Van Buren et al; C S Fowler (A).
E 18TH ST, swc Cotrelou rd, 67.3x100x26.2x 108.1; Orphan Asylum Society of Bklyn—Virginia L Egbert et al; H L Thompson (A).
39TH ST, sws, 120 nw 13 av, 20x95.2; Title G & T Co—Sarah Devorkowitz et al; T F Redmond (A).
50TH ST, 1627; Saml Harris—Kate E C Severe & ano; Simmons, Harris & Rofano (A).
59TH ST, ns, 340 w 12 av, 20x100.2; Leon Birner—Pisarra Constn Corp et al; J L Danzilo (A).
72D ST, sws, 246.11 nw Utrecht av, 40x 100; Peter Sloan—Franklin J Schulz et al; J P Carroll (A).
AV F, swc E 25th, runs s100xw20xw22xw91xe 40 to beg; Margt E Raferty—Ludwig F Muehle et al; F M Ahern (A).
BEDFORD AV, 1456; Philip Butz—Robt McKenzie et al; J H Fleury (A).
GLENWOOD RD, ns, 50 w E 21st, 50x100; Louis Winterbauer—A & S Constn Co (Inc) et al; T F Redmond (A).
HAMBURG AV, wc Stockholm, 25x100; Caroline E Eisen—Annie Feldman et al; R E Moffett (A).
OCEAN PKWAY, swc West av, 200x185, & 2 other parcels; also personal prop; Frank M Wells, as exr, &c, Mary E Despienis (decd)—Leon P Sangunitto et al; F S Moore (A).
15TH AV, ws Benson av, 100x193.4; David S Hook—Elva H Fallersen et al; De Groot, Kenyon & H (A).
17TH AV, nws, 20 ne 43d, 20x80; Title G & T Co—Jacob Schneider et al; T F Redmond (A).
PLOT begins nwc thereof on es Kouwenhoven pl, adj swc land Peter Kouwenhoven, runs e 561.8 &c, contains 2 7536/10,000 acres; PLOT, begins swc thereof on es Kouwenhoven pl, adj nwc land Maria K Ditmas, runs e 561.8, &c, contains 3 1,222/10,000 acres; PLOT begins swc thereof on es Kouwenhoven pl, adj nwc land Peter Kouwenhoven, runs e 389.8, &c, contains 2 87/1,000 acres; PLOT begins nwc thereof on es Kouwenhoven pl, adj land Maria K Ditmas, runs e 454, &c, contains 3 11/100 acres; Wm W Kouwenhoven—Kouwenhoven-Slatington Realty Co et al; Davison & Underhill (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.

JULY 24. 19TH ST, 205-9 W; Saml Thomason—Wyanoke Realty Co & Hugh E O'Reilly; renewal (85) 3,220.94
2D AV, 1407; Hyman Bros—Nannie J Kaufman; Morris Levin (86) 123.00
JULY 26. No Mechanics' Liens filed this day.
JULY 27. HAMILTON TER, 72; Leslie B McClure—Agnes Goldsmith; Chas P Goldsmith (89) 22.30
19TH ST, 205-9 E; P J Durcan, Inc—Wyanoke Realty Co; renewal (90) 2,930.00
141ST ST, 630 W; Saml Robinson—160 Broadway Holding Corp; Pedro Laswain (87) 756.62
SAME PROP; Leslie B McClure—same (88) 24.97
JULY 28. 92D ST, 125 E; H N Chute Bros Corp—Wm Sheehan (92) 48.00
110TH ST, 158 E; Pincus Flahr—Michl Jaguinto (91) 69.00
BOWERY, 178; Marks Bros—Philip Levinsohn & Nevins Perelman Co (93) 265.00
JULY 29. 19TH ST, 144-6 W; Saul Rendelstein—Chas Weinstein, Inc & Saml Alkoff (95) 269.41
CENTRAL PARK W, 300-2; Wm Lynch's Sons—Secured Holding Corp & Eldorado Holding Corp (94) 491.90
JULY 30. 28TH ST, 230 W; Max Seitelbach—Thos F Kaughran & Wm C Links, agent (98) 80.25
30TH ST, 247 W; Tony Stella—Harry Harburger & Jno W Rothenberg (100) 115.00
146TH ST, 203-5 W; City Wire Works, Inc—Chas M Rosenthal, Bavarian Realty Co, Erbograph Co & Zucker Sheet Metal Works, Inc (101) 75.00
BROADWAY, 1596; Crane & Clark—Jno H Inman & I or E Singer (97) 85.28
1ST AV, 1359; Mark Stromp—Bohemian Amusement Co, Jno Nemesek, Jno Janusek & Judson & Masson (99) 356.04
2D AV, swc 95th, 75.8x80; Crane & Clark—Dora F Rosenberg, Theresa Michael, Julia Feldman & I or E Singer (96) 276.20

Bronx.

JULY 23. CLAY AV, 1064; Warschaw & Lang—Louis Klauber (17) 53.00
JULY 24. STEBBINS AV, 1263-65; S B Miller, Inc—Lysteb Realty & Holding Co (18) 185.44
JULY 26. No Mechanics' Liens filed this day.
JULY 27. No Mechanics' Liens filed this day.
JULY 28. No Mechanics' Liens filed this day.
JULY 29. WIEHER CT, 15; Abr Miller—Michl Alleman & Julius H Siebert (19) 580.00
WASHINGTON AV, ws, 98 n 169th, 48x 140; Lanigan Bros, Inc—Roseff Realty Corp, James Contracting Co & Thos Fox (20) 316.00
WASHINGTON AV, ws, 388 n 169th, 60x140; Lanigan Bros, Inc—Roseff Realty Corp, James Contracting Co & Thos Fox (21) 450.00

Brooklyn.

JULY 22. PACIFIC ST, 2064; Jacob Wolf—Filomena & Jos Pirozzi 121.00
AV U, ss, 200 e 13th, 200x100; Max Blumberg—Homecrest Bldg Co 996.30
AV U, ss, 40 w 9th, 40x100; Max Blumberg—Homecrest Bldg Co, Inc 996.30
ALBANY AV, ws, 25 n Sterling pl, —x —; Mahnken Bldg Material Co—Chas Coppello & Co & Delia Higgins 29.49
NOSTRAND AV, ws, 60 s Clarendon rd, 40x80; Wolf Flam—Henry Blau & Jno T Loew 50.00
PITKIN AV, 1593; Morris Glickman—Isidore & Benj Bloom, Barnet Stern & Harry Glickman 35.00
JULY 23. BOND ST, swc 4th, 120x82.1x127.11x 126.4; Frank Friedman—Knickerbocker Ice Co & American Ice Co & Frank S De Ronde 470.53
ELMORE PL, ws, 100 n Voorhies av, 134x100; Carl H Pearson—Atlantic Homes Co, Inc, & Thorndyke McKennee 1,079.00
HINSDALE ST, ws, 200 s Livonia av, 100x100; Bell Fireproofing Co—Wm Robb 100.00
WATKINS ST, swc Riverdale av, 50x 100; Morris Zimmit & ano—Docket Impt Co 100.00
16TH ST, 145-7; Jos Yeselson—Rosie McKirk 28.00
RIVERDALE AV, ss, 50 w Watkins, 50 x100; Morris Zimmit & ano—Docket Impt Co 100.00
ST MARKS AV, ns, 125 e Kingston av, 100x100; Saml Millman et al—Saratoga Impt Co & Jacob Goell 575.00
JULY 24. COURT SQ, 6; Moses Anenberg—Geo Gildersleeve & Jalson & Hayaway... KEAP ST, 269; David Stillman—Lasarus Harris & Jake Pltzker 50.00
TOMPKINS PL, 61—Gus A Anderson—James Harrison 80.00
HAMILTON AV, 155-157; Jno McCloskey—Morris Bloch & wife 425.00
JULY 26. POWELL ST, 563-69; Robt Griffin Co—Friedlander & Stroning & Sankin & Meltzer 90.00
ALABAMA AV, 439-45; Robt Griffin Co—Louis Gold & Sankin & Meltzer... DIVISION AV, 263; American Wood Carpet Flooring Co—Williamsburgh Plaza Realty Co (Inc) 475.00
FLATBUSH AV, 115-25; Robt Griffin Co—Teplitz & Gold & Sankin & Meltzer 195.00
LIVONIA AV, nec Williams av, 100x 100; Square Lumber Co—Tremont Holding Co (Inc) by Henry Friedland, Pres 188.54
RIGHT of way, railroad & Roadbed of section extending bet 22 av & 86th, of Sea Beach Line, being 5 miles long, &c; Wm Baker (Inc)—N Y Consolidated R R Co & Sea Beach Rwy Co 50,213.21
JULY 27. ELDERTS LA, nwc Liberty pl, 100x100; Salvatore Marceca & ano—Cervadora Constn Corp 1,000.00
ST JOHN'S PL, 1208; Lally Colum Co—Swedish Bethany M E Church & Sunset Iron Works (Inc) 33.00
E 38TH ST, 907-9; M R Dowdeswell Co (Inc)—Martha Wingerath & Wm Wingerath (agent) 394.00
47TH ST, ss, 75 e 4 av, 50x100; Chonie Schkolnik—R Epsten & Velvet Fishkn CONEY ISLAND AV, 1010-18; Chonie Schkolnik—M Sumner Profit Holding Corp & Abe Fishkin 98.00
HAMILTON AV, ns, 189.11 w Hicks, 50 x100; Saml Sandler—Salvation Army & "Rosie" & Morris Bloch 500.00
SAME PROP; Pilade Paladin & ano—same 140.00
SAME PROP; Saml Abramowitz—same 183.00
HAMILTON AV, 155 & 157; S Singer & Co—Salvation Army, Rosa or Rose Bloch, Jacob Tilzer, Bernard Stattmann & Morris Bloch 258.50
HAMILTON AV, 155-57; W R Adams & ano—Morris Bloch & wife 321.24
SAME PROP; F D Creamer & Co Inc—same 194.48
HOWARD AV, 553; Aaron Antopolsky—Sadie & Helen Lefkowitz 54.00
TOMPKINS AV, 74 & 76; Louis Raffman & ano—Henry Deutchman & Max Lancet, Harry Pinson & Barnett Strauss 126.37
13TH AV, 4601; Saml Jankelevich—Meyer Edelman 98.90

Manhattan.

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.

JULY 24. LEXINGTON AV, sec 38th; Sexauer & Lemke—Allerton 38th St Co et al; Jan 30'15 809.95
JULY 26. 96TH ST, 200 W; Jno H Scheier—Abr Goldberg et al; Jan 2'13 3,962.30
JULY 27. BROADWAY, 2182-86; also 77TH ST, 225-31 W; Fireproof Products Co, Inc—Eva J Coe et al; May 7'15 14.19
JULY 28. 9TH AV, 495; Harry Porter—Mildred McGlane et al; July 15'15 185.00
JULY 29. No Satisfied Mechanics Liens filed this day.
JULY 30. 345TH ST, 307-15 W; Tuttle & Bailey Mfg Co—Vincent Astor et al; Apr 5'15 46.35
45TH ST, 307-15 W; Kennedy Valve Mfg Co—Vincent Astor et al; Apr 2'15 333.19
86TH ST, 144-6 E; Henning Minte—Aschenbroedel Verein et al; Dec 3'14 22.00

Bronx.

JULY 23. 219TH ST, 913 E; Michael Birnbaum—Jno Locktevo et al; May 6'15 32.50
JULY 24. No Satisfied Mechanics' Liens filed this day.
JULY 26. No Satisfied Mechanics' Liens filed this day.
JULY 27. PROSPECT AV, 782; Geo & Nathan Poster—Kermit Realty Co, Inc, et al; July 20'15 165.00
JULY 28. HOE AV, 946-50; Disinfecting & Exterminating Corp—Elkay Realty Co et al; Feb 17'15 23.31
JULY 29. No Satisfied Mechanics Liens filed this day.

Brooklyn.

JULY 22. AMBOY ST, es, 100 s Sutter av, 100x 100; Klein Material Co—Eisenberg & Brumberg; Aug 4'14 944.83
AMBOY ST, es, 100 s Sutter av, 100x 100; Square Lumber Co—Eisenberg & Brimberg Impt Co, David Eisenberg & Meyer Brimberg Aug 14'14 52.29
E 16TH ST, es, 344 s Av J, 40x100; Wolf Greenberg—Trubenback Realty & Const Co; Dec 18'14 30.00
RAILROAD AV, 373-87; Nathan Finkel—MacIver Impt Co & Edw Taunay; Dec 8'14 147.75
JULY 23. WARREN ST, ss, 175 w 3 av, —x—; Thos F Clark—Mary A McLoughlin & Thos McLoughlan; Jan 29'15 27.60
JULY 24. E 19TH ST, 360; Philip Stein—Dorchester Bldg Co (Inc); Apr 15'15 575.00
SAME PROP; Gold & Taylor Cut Stone Co—same; Mar 10'15 700.00
SAME PROP; Stanislaus Roman—same & Vincent Bonagur; Feb 10'15 1,100.00
W 24TH ST, es, 100 n Mermaid av, 30x 100; Hydraulic Press Brick Co—Gennaro Tassano & Vincenza Nasta & Son; July 12'15 48.50
JULY 26. No Satisfied Mechanics' Liens filed this day.
JULY 27. 2ENFIELD ST, ws, 100 n Liberty pl, 100x100; Francesco Furino—Cervodoro Constn Co & Vincenzo Isernia; Jun 11'15 55.00
SAME PROP; Jno Mercogliano—same; Jun 11'15 220.00
SAME PROP; Gialano Isernia—same; Jun 11'15 70.00
SAME PROP; Guiseppe Baroncello—same; Jun 11'15 65.00

Table with columns for name, address, and amount. Includes entries like 'SAME PROP; Giusto Minichini;— same; June 11' 15' and 'E 19TH ST, 360; Chas K Barnum & Son (Inc)—Dorchester Bldg Co; (Inc); May 14' 15'.

DEPARTMENTAL RULINGS.

BUREAU OF FIRE PREVENTION. Municipal Building.

First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. 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 in Places of Public Assembly.

- *A.....Interior Alarm System. DL.....Locked Doors. EL.....Electrical Equipment. EX.....Exits. FA.....Fire Appliances, Miscellaneous. FD.....Fire Drills. FE.....Fire Escapes. FP.....Fireproofing. Rec.....Fireproof Receptacles. GE.....Gas Equipment and Appliances. GC.....Heating or Power Plants (Dangerous conditions of). O.....Obstructions. Rub.....Rubbish. ExS.....Exit Signs. NoS.....No Smoking Signs. Spr.....Sprinkler System. St.....Stairways. StP.....Stairpipes. SA.....Structural Alterations. Tel.....Telegraphic Communication with Headquarters. TD.....Time Detector for Watchman. Vac.....Vacate Order (Discontinue use of). WSS.....Windows, Skylights and Shutters. CF.....Certificates of Fitness. D&R.....Discontinuances or Removals. FilSy.....Approved Filtering and Distilling Systems. OS.....Oil Separator. RO.....Reduce Quantities. StSys.....Storage Systems.

*NOTE—The symbols—A—FE—FP—Spr—St—Stp—Tel—WSS—FilSy—OS—StSys—when followed by the letter (R) in brackets shall indicate an extension or repair to an existing installation. When not so specified same shall be to provide an entirely new alarm system, fire escape, sprinkler system, etc., as the case may be.

Week Ending July 24.

MANHATTAN ORDERS SERVED.

Named Streets.

Table listing Manhattan orders served with street names and classification codes. Includes entries like 'Beekman st, 78-80—E R Squibbs & Sons...FD' and 'Beekman st, 78-80—Booth & Co....FD'.

Numbered Streets.

Table listing Manhattan orders served with numbered streets and classification codes. Includes entries like '3 st, 8-10 W—Harris Aronson...FD-Rec-GE' and '12 st, 17 E—Julia C S Grant, care Thos Hooker, 309 Eway....WSS'.

Table listing orders served with street names and classification codes. Includes entries like '18 st, 154-158 W—Pahlow Reed & Willow Mfg Co....D&R' and '21 st, 207 W—Harvey F Mitchell....Rub-O'.

Named Avenues.

Table listing orders served with named avenues and classification codes. Includes entries like 'Bowery, 19—John Cipriano....FP-FA' and 'Bowery, 70-72—John A Carey....WSS(R)'.

Numbered Avenues.

Table listing orders served with numbered avenues and classification codes. Includes entries like '2 av, 1913—Julius M Cohen....FD' and '3 av, 779—Jane H Haggerty, care Mrs Robert L Morrell, 11 E 32....WSS-FA'.

BRONX ORDERS SERVED.

Named Streets.

Table listing Bronx orders served with street names and classification codes. Includes entries like 'Carroll st (City Island)—Aaron Malakoff. NoS-FA-Rec-CF' and 'Harlem River & 176-177 sts—N Y Yacht, Launch & Eng Co....StSys-NoS'.

Numbered Streets.

Table listing Bronx orders served with numbered streets and classification codes. Includes entries like '162 st, 294 E—Henry C Wurm. EI-FA-NoS-Rec' and '183 st, 105 W—C A B Haddock. D&R-Rec-NoS'.

Named Avenues.

Table listing Bronx orders served with named avenues and classification codes. Includes entries like 'Clay av, 1732—Thomas Darby....FA-NoS-Rec' and 'Mulford av, 1867—Arthur L Wagner....FP'.

Numbered Avenues.

Table listing Bronx orders served with numbered avenues and classification codes. Includes entries like '3 av, 2883—L M Blumstein & Co. Tel-FP-WSS-Ex-ExS-O' and '3 av, 2901—John Witzel....Rub-SA(R)'.

BROOKLYN ORDERS SERVED.

Named Streets.

Table listing Brooklyn orders served with street names and classification codes. Includes entries like 'Bergen st, 1106—May Schleich....ExS-FA' and 'Bergen st, 1106—Bklyn Union Gas Co, 176 Remsen st....GE'.

Numbered Streets.

Table listing Brooklyn orders served with numbered streets and classification codes. Includes entries like '15 st, 1582 E—William T Rock, 1290 Ocean av....DC' and 'Kent av, 493-5—Henry B Smith....FE(R)-FP'.

Named Avenues.

Table listing Brooklyn orders served with named avenues and classification codes. Includes entries like 'Rockaway av, 460—Dora Bell....FE-FP' and 'Rogers av, 126—Brooklyn Union Gas Co, 176 Remsen st....GE'.

ATTACHMENTS.

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

Manhattan.

Table listing Manhattan attachments. Includes entries like 'JULY 22 & 23. No Attachments filed these days.' and 'JULY 24. GOLDFARB, Simon; M Firsichbaum & Son; \$5,-986.89; Marks & Marks.'

CHATEL MORTGAGES.

AFFECTING REAL ESTATE.

Manhattan.

Table listing Manhattan chattel mortgages. Includes entries like 'JULY 23, 24, 26, 27, 28 & 29. Apex Electric Co & Finizio, Thos D. 41st st, 212 W, formerly at Centre st, 209. Fairbanks Co. Machine... (R) 235.36'.

Brooklyn.

Table listing Brooklyn chattel mortgages. Includes entries like 'JULY 22, 23, 24, 26, 27 & 28. A S G Corp. 58th st, nr 11 av. Goran Chandelier Co. Gas Fix.... 45.00'.

BUILDING LOAN CONTRACTS.

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

Manhattan.

Table listing Manhattan building loan contracts. Includes entries like 'JULY 26. AV A, nec 2d, 57.5x59.10; Title Guar & Trust Co loans Claws Realty & Constn Co, Inc, to erect 6-sty bldg... 50,000.00'.

Bronx.

Table listing Bronx building loan contracts. Includes entries like 'JULY 23. FREEMAN ST, sec Stebbins av, 35.5x 111.1; Morris E Webber, as trste, loans Juliana Hampp to erect —sty apartment; — payments.... 5,000.00'.

ORDERS

Brooklyn.

Table listing Brooklyn orders. Includes entries like 'JULY 28. PROSPECT PL, 699; Harry Silverman on Jno Clark to pay Parshelsky Bros 400.00'.

BUILDING MANAGEMENT

SERVICE IN APARTMENT HOUSES

By F. T. H. BACON, B. A. Sc.

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

WHY should not the attitude of the agent to the tenant be the same as that of the merchant to the consumer? The modern merchant does more than sell goods. He sells what has come to be known as "service." That is, he follows up his sales so that the customer is satisfied, and when in need of more goods, will come to him again. The case of the agent renting and managing apartments is exactly parallel, so far as the desired results are concerned. In order to make an apartment building a good investment, it must be kept rented, and renewed leases are the best criterion of satisfactory service.

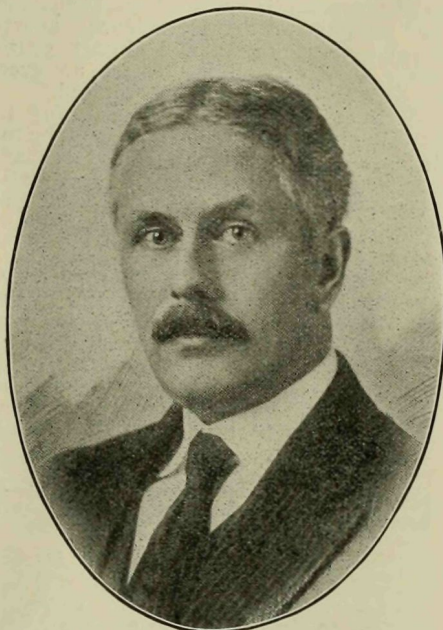
"Service," as applied to apartment house management, should mean that the tenant not only receives the actual fundamentals, which are sold to him and stated in his lease, such as adequate heat, hot and cold water, etc., but also that he be given such individual attention that he will be perfectly comfortable and satisfied with his surroundings in the building as a whole. Experience shows that it is particular and detailed service, including the anticipation of as many of the tenant's wishes as possible, which will renew leases, and therefore make the property a good investment to the owner.

The qualities which make good and reliable employees are a matter of common knowledge, and the duties of employees, from superintendent to scrub women, have been so much discussed, that it is not proposed to elaborate on this phase of apartment house service here. Yet with the above condition of suitable and well-trained building employees fulfilled, there is a large amount of reasonable dissatisfaction among apartment house tenants.

The reason for this is twofold. First, because the agent, after having closed a lease loses touch with the tenant, and leaves his care almost wholly in the hands of the house superintendent. Second, because the criticisms of the tenant are not taken in the proper spirit, the management taking a defensive attitude instead of encouraging comments and suggestions, which many times lead to the betterment of conditions.

It is not intended to belittle the importance of the building superintendent, as he is a vital part of the proper management of the building. The fact remains, however, that the tenant is always better satisfied if his requests and complaints receive attention from someone in authority at the agency office.

Service should have its origin in the management department of the agency office, and will be satisfactory in direct proportion to the amount of time which this department gives to keeping in close touch with the tenants, and the care with which complaints and requests are personally followed up. That is, unless there is constant supervision (going much deeper than mere daily visits) the service will soon become simply the building superintendents' impression of what the tenants



F. T. H. BACON, B. A. Sc.

should receive in the way of attention. With all due respect to the man actually in charge of an apartment house, this means that the service will, in the vast majority of cases, be at best, commonplace.

The day is past when commonplace service will be accepted, and the clever agent must study his tenants individually, so far as possible, and cater to them, so that their different points of view may be co-ordinated, and the details of service arranged, so that it will be satisfactory as a whole, and relatively to each tenant.

Unfortunately there are factors beyond the power of the agent to control, which cause much of the tenants' dissatisfaction, and for which the agent is held responsible. These are faults in the construction of the building itself, or in its mechanical and electrical equipment.

This article is not the place in which to elaborate on the structural shortcomings of apartment houses, but the question is one of great importance, as it may, in certain cases, mean the differ-

ence between profit and loss to the owner. Sometimes the faults in design and choice of equipment are so fundamental that radical changes are absolutely necessary in order to make the whole or parts of the equipment perform its work.

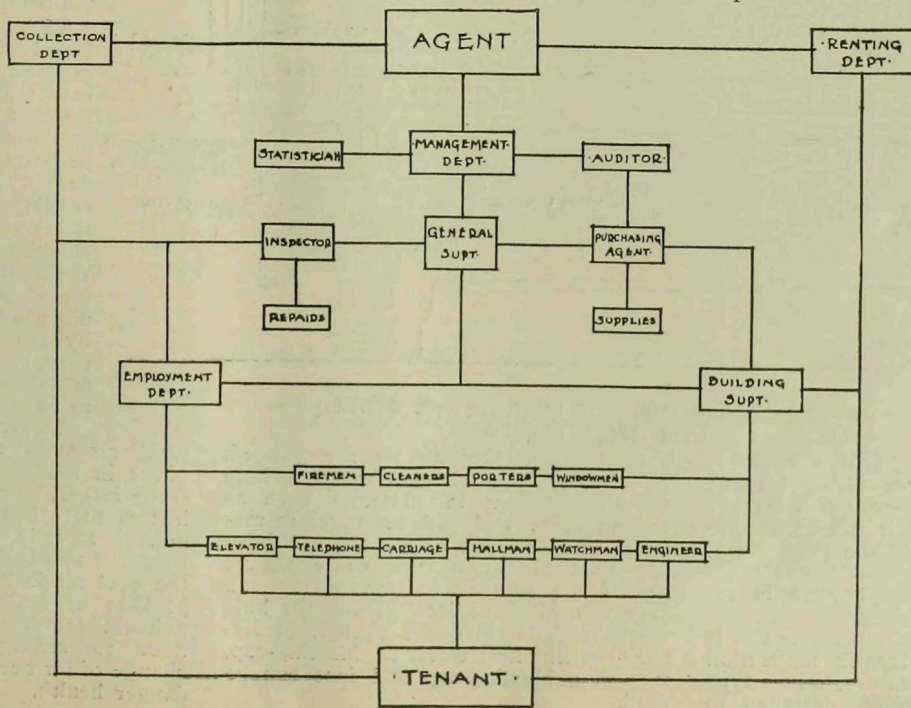
The service chart accompanying this article illustrates the inter-relation of the tenant to the agency office, which will result in the best service, provided the individual employees of the agent have been properly selected and trained. According to this chart, the tenant has direct access to the agency office, through the renting department, which presumably leased him his apartment; through the collection department, to which he would naturally communicate with regard to any matters connected with the payment of his rent, and to the management department, which takes care of requests or complaints, regarding matters dealing either with the individual apartment, or with the management of the house as a whole. Also the tenant may communicate with the building superintendent direct, or even with the building employees with whom he comes in contact in his daily life in the house.

The essential feature of the organization as a whole is that the management department must be informed of all the tenants' wishes and criticisms, no matter how small, or seemingly trivial, and must let the tenant know that they are cognizant of these things. Then, depending on the character of the tenant's request or complaint, the general superintendent, one of the inspectors, or the building superintendent takes care of the matter in such manner that the tenant is satisfied, at the same time conserving the interest of the owner.

All employees should be instructed that when a tenant complains it must be assumed to begin with, that he is always right. Unfortunately the usual attitude of the building superintendent, and therefore of the other employees, has been that the tenant's wishes must be resisted, and great ingenuity is oftentimes displayed in persuading tenants into the belief, either that it is impossible to comply with their wishes, or that the complaint has no existence, except in their own imagination. This attitude, and that of grudging compliance is principally responsible for the state of armed neutral-

ity which exists in so many cases between the tenant and the building superintendent, and through him with the agent.

The building superintendent must be trained to transmit to his superior in the management department, all communications from tenants, so that they may be attended to with promptness, and by the proper person. Then if this line is followed out, the tenant will soon come to understand that the expression of his wishes and his criticisms are looked upon as being helpful to the management, and a confidential relation will be created between agent and tenant, which will be expressed by the tenant's satisfaction with the service rendered.

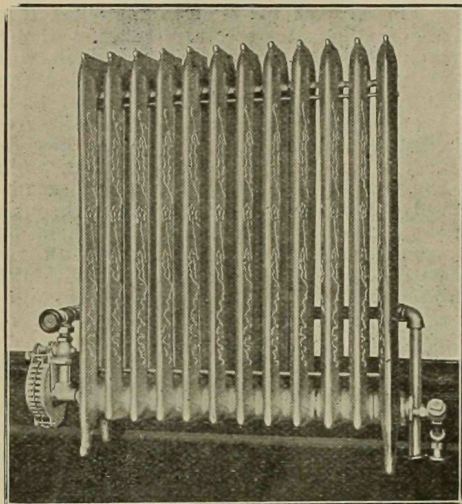


USEFUL APPLIANCES

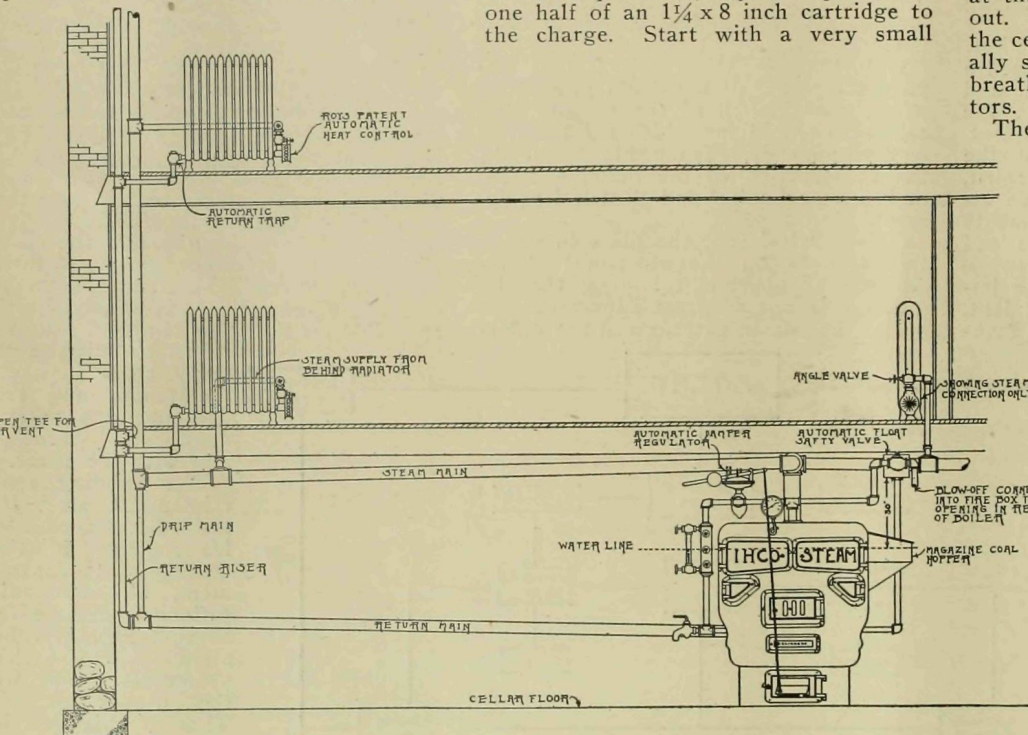
Novelties, New Applications of Familiar Devices and the Trend of Invention, Designed to Aid the Architect, Builder and Building Manager, Described Without Regard to Advertising Consideration.

New Heat Control System.

THIS is a new invention just being placed on the market to automatically control the temperature of a room in which it is placed. The device is connected to the radiator and all steam must pass through the top of the valve before it can enter the radiator. There is a thermostat in the front part of the regulator which expands or contracts with heat or cold, closing or opening



the supply valve to the radiator. If the desired temperature of the room is to be 70 degrees the regulator is adjusted so that when the temperature rises to 71 degrees, the thermostat will close the valve and automatically cut off the steam supply to the radiator. The radiator cools until the temperature of the room drops to 69 degrees when the thermostat opens the valve, supplying enough steam to the radiator to raise the temperature in the room to 71 degrees.



SECTION SHOWING 'AUTOMATIC HEAT CONTROL SYSTEM' WITH PIPING DETAILS

In this way the heat in a room is kept within one degree either way of the required temperature. If a higher temperature is desired it can be accomplished by loosening the thumbscrews at the top—or by tightening the thumbscrews if a lower temperature is required.

This automatic temperature control is installed by the inventors in connection with a system which features a new type of magazine feed boiler, designed to

burn a low priced grade of coal and which, by means of self feeding coal hoppers, will keep up a pressure of steam for twelve consecutive hours without attention. Or, by simply refilling the coal hoppers twice in every 24 hours will keep steam continuously day and night.

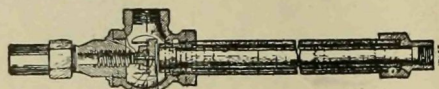
This system also does away with the air valve nuisance on the radiators, the air and water of condensation being ejected from each radiator by means of an automatic air valve. This obviates the usual hissing and objectionable odor which comes from an air valve.

The system is outlined as applicable and recommended for residences, apartment houses, hotels, and almost every other type of building where an even automatic temperature is required.

This entire system costs no more to install than does the ordinary type of hot water heating system, and the advantages obtained from the automatic regulation, and the saving in time and coal bills commends it highly.

An Automatic Steam Trap.

THIS trap acts on the principle of the condensed water causing a lowered temperature which contracts the inner sleeve and automatically opens the trap for the water to escape. When the temperature is again raised by the incoming steam it closes the valve by ex-



panding the sleeve. Another feature emphasized is that the trap provides a continuous flow that can be correctly metered to determine the exact amount of steam used in any plant. It is stated to be the only trap that will operate with both vacuum and gravity systems at all pressures. The size is 3½ x 6 inches (standard).

Blasting Bulk Freight.

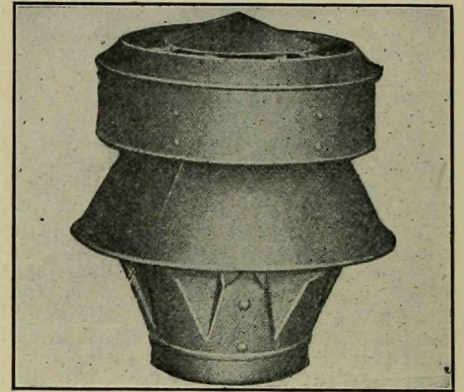
THE following recommendations are made for safely expediting the unloading of frozen bulk freight like broken stone, ore, sand and clay: Use a slow-acting dynamite or farm powder in small quantities, say one quarter or one half of an 1¼ x 8 inch cartridge to the charge. Start with a very small

charge until requirements are gauged. In placing the charge make a hole with a crowbar in material such as broken stone, and with an auger in material like sand or clay. Do not have any part of the charge of explosive nearer the side or bottom of the can than two or three feet. Tamp the hole when loaded. Fire the charge, preferably with an electric blasting-cap, though a blasting-cap and fuse can be used.

Sill Ventilators.

THERE is being introduced a highly developed sill ventilator made in two sizes for use in office buildings and schools. Scientists claim that "cooked" air is of no use for ventilating purposes, that it has lost its health-giving characteristics, and that cold, fresh air must be used without first being heated. It is upon this principle that these ventilators have been designed. Their purpose is to introduce healthful outdoor air into a room without chilling draughts, and to diffuse it without the necessity, no matter how cold the air may be, of passing it over heated surfaces.

The smaller size window-board ventilating set has a height of about ten inches. It consists of a small Westing-



house sirocco motor-blower unit—the larger set has a larger motor blower—together with a combined duct and mixing chamber for bringing outdoor air or indoor air to the blower, or proportionately, as much of either as is required to maintain a comfortable temperature in the room.

When the slide is brought forward and the duct closed to the room the blower draws only cold air; when it is pushed back the cold air is cut off and air from the room is being circulated; when it partly opens the duct to the room it closes the opening to outdoors by the same amount and streams of cold air and room air mix in the blower. By this means any temperature can be had at the nozzle between the indoors and out. The cool mixture, being blown to the ceiling, spreads out against it, gradually sinks through the room air, and is breathed before it passes to the radiators.

The motor base contains a speed controller giving three speeds and having an open-circuit point. Current from the lighting circuit is used so that no wiring need be installed; the amount used by the smaller set is about that used by the ordinary incandescent bulb. The finish of the metal parts is similar to that of the black telephone instruments.

The placing of the window-board in the window-frame causes no damage to the woodwork; four small brass dowel-sockets are sunk in the frame, and dowels in the window-board fit into these and hold the board firmly, but so that it can be easily removed by a simple lifting movement. A metal rain shield protects the board from the weather; it has openings protected by hoods, and filters the air passing through it of dust by gravity, and also, if necessary, by cloth screens. The window-board is so weather-stripped as to prevent leakage of cold air.

Under usual conditions the smaller set will maintain a good atmosphere in a room having five occupants—the larger, about twenty. It is not so important to introduce great volumes of new air as it is to have the new air distributed; this is done automatically when the cool air is blown to the ceiling, no pockets of stale air can form and a uniform temperature will prevail from floor to ceiling. Where a uniform change of air occurs draughts do not endanger health.

CURRENT BUILDING OPERATIONS

New Hospital Project for the Brownsville Section— Expiring Restrictions Permit New Flatbush Apartments

COMMUNITY interest has ever been a prominent feature of the life in the Brownsville section of Brooklyn. The residents there decide upon what they want and then go to work in an extremely business-like manner to obtain their desire. About one year ago some residents in that section came to the conclusion that the community needed a thoroughly modern and completely equipped hospital and dispensary to properly care for the sick of the neighborhood. With the usual ability and dispatch a committee was formed to look into the details of this matter and for-

space devoted in the plans for this hospital, to the various departments, has been well proportioned and located so that efficiency has become the prime thought of the management. The basement, besides providing space for the heating plant and mechanical equipment, with necessary storage rooms for coal and supplies, contains a completely equipped laundry, morgue, disinfecting room and general storage room. The dispensary is also located in this portion of the building.

On the first or main floor entrances from both thoroughfares provide access to a large entrance lobby which opens

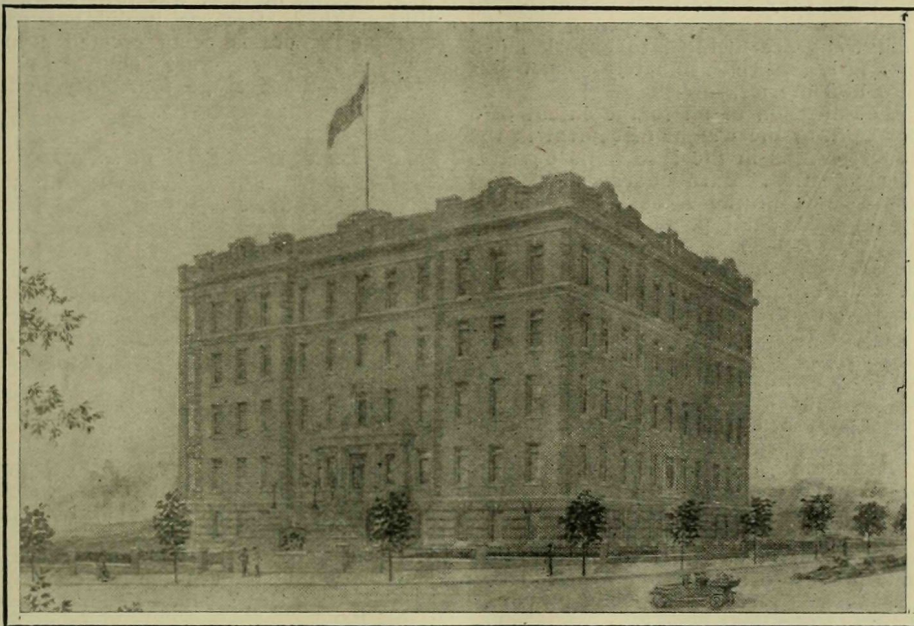
lavatories, etc. The fifth floor contains a large and small operating room, dressing-room, laboratory, sterilizing and instrument room, etherizing room, X-ray room and recovery room. Two rooms for contagious diseases and nurses' sleeping quarters are also located on this floor. Each floor contains a diet kitchen where the meals for patients on the respective floors are prepared.

The roof is flat and in all probability will be utilized as a roof garden and solarium as the structure is equipped with elevators to the roof. On each side of the building are balconies to all floors which will provide egress in the event of fire or panic and which may be also utilized by convalescent patients.

Apartment Demand in Flatbush.

EXPIRING property restrictions in various sections of Brooklyn have been largely responsible for the rapid real estate development in some districts. Flatbush and its environs, particularly during the last few years, has seen many of its highly restricted localities thrown open to general development along commercial lines.

This condition applies directly to those blocks adjacent to the Avenue U Station of the Brighton Beach elevated line. On Avenue U the restrictions which had been in force for many years expired January 1, 1915, and very soon after the Homecrest Building Co., Inc., 1322 Avenue U, began the erection of eleven attached store and apartment buildings, which are now practically completed. These houses are located on the south side of Avenue U, between 13th and 14th streets. They are three stories in height with stores on the ground floor and apartments, one family to each floor, in the upper stories. These apartments contain seven rooms with bath. With the exception of the corner house, each



E. M. Adelson, Arch't.

BROWNSVILLE AND EAST NEW YORK HOSPITAL.

mulate plans for a hospital, which in construction and equipment should represent the community and equal the best buildings of a similar character in the borough.

This project is progressing under the direction of the Brownsville and East New York Hospital Society, Louis Jaffe, 1922 Prospect Place, president. Mr. Jaffe is chairman of the building committee and has had charge of the preliminary arrangements. A plot 300 by 200 feet was purchased some time ago, at the southeast corner of Avenue A and Rockaway Parkway, as a site for this institution. The location is accessible from all parts of the district.

Edward M. Adelson, architect and engineer, 1776 Pitkin avenue, has prepared the plans and specifications from which this building will be erected. In its plan and design he has devoted much careful study and research and as a result has developed a building which will be notable among the borough's hospitals.

The new building will be a five-story structure, with basement, built of brick with trimmings of Indiana limestone. The structure will be irregular in form, with extreme dimensions of 100 by 100 feet. The construction throughout will be absolutely fireproof and, as far as possible, germ proof. In the layout of the rooms, in the design of trim, window frames, etc., acute angles have been eliminated wherever possible in favor of curved corners which are more easily kept clean. All recent innovations in the design and plan of hospitals have been considered, and the best have been included in the plans of this building. The



E. M. Adelson, Arch't.

AVENUE U, 13TH TO 14TH STREET, BROOKLYN.

into separate waiting rooms for men and women. Upon this floor is located the ambulance room, kitchen and dining room for help, private offices for doctors, apothecary shop and its storage rooms. Space on the second floor is divided into children's ward, dining room for doctors and nurses, superintendent's office and living quarters, reception room and sleeping rooms for orderlies and internes. The third floor is devoted entirely to private and semi-private rooms, the latter being equipped with two and in some cases three beds. On the fourth floor are located the male and female surgical, male and female medical and maternity wards, with their closets and

of these buildings has a frontage of 20 feet, with a depth of 55 feet.

Edward M. Adelson, architect, 1776 Pitkin avenue, prepared the plans for these buildings. Construction throughout is of a high order and complete modern improvements have been installed. Their fronts are of pressed brick with trimmings of Indiana limestone.

These buildings are heated by steam and have both gas and electric lighting facilities. Parquet floors have been installed in the principal rooms.

This single operation represents an expenditure of nearly \$100,000. It is the intention of the owner to continue the erection of structures of this character.

OIL-MIXED CONCRETE.

Experiments in the Department of Agriculture Demonstrate Its Value in Many Kinds of Buildings.

AFTER extensive laboratory and service tests the Department of Agriculture has secured results which appear to establish definitely the value of oil-mixed concrete for damp-proof construction. Detailed results of these tests, which were carried out in connection with the work of the Office of Public Roads are contained in the new bulletin, No. 230, of the Department, entitled "Oil-Mixed Portland Cement Concrete." Briefly summarized, the conclusions to be drawn from them are that the admixture of certain mineral oils in small proportions, not to exceed 10 per cent. of cement used, does not lessen the tensile strength of mortar; that the decrease in the compressive strength of mortar and concrete is not serious; that concrete mixed with oil takes much longer to set hard, perhaps twice as long, but that the increase in strength is nearly as rapid in the oil-mixed material as in the plain concrete. The use of oil does not make the concrete impervious to heavy water pressure, but it does make it practically non-absorbent under low heads.

Value of Product.

The value of oil-mixed concrete is said to be particularly great in the construction of basement floors and walls, watering troughs, cisterns, barns, silos, and in all parts of concrete structures that are to be made damp-proof.

The oil should in no case exceed 10 per cent. of the weight of the cement and, for the most part, 5 per cent. is all that is necessary. Since a bag of cement weighs 94 pounds, 4.7 pounds of oil, or about 2½ quarts, should be added for each bag of cement used in the mixture. The sand and cement should be first mixed with the proper amount of water into a stiff mortar, to which is added the correct amount of oil, and the whole mass again thoroughly mixed until all traces of oil have disappeared. Particular care should be taken to insure that the oil is thoroughly incorporated in the mixture and the time of mixing should be practically double that when the oil is not used. For this reason a continuous mixer should not be used in oil-cement concrete work, as it is difficult with this type of machine to increase the time of mixing sufficiently.

Kind of Oil.

The kind of oil is also important, and the following technical specifications are suggested in the bulletin in order to prevent the use of certain oils which might tend to impair the strength of the mortar or the concrete.

- (1) The oil shall be a fluid petroleum product and shall contain no admixture of fatty or vegetable oils.
- (2) It shall have a specific gravity not greater than 0.945 at a temperature of 25° C.
- (3) It shall show a flash point of not less than 150° C. by the closed-up method.
- (4) When 240 cc. of the oil is heated in an Engler viscosimeter to 50° C., and maintained at that temperature for at least three minutes, the first 100 cc. which flows out shall show a specific viscosity of not less than 15 nor more than 30.
- (5) When 1 part of the oil is shaken up with 2 parts of hundredth normal caustic soda, there shall be no emulsification, and upon allowing the mixture to remain quiet the two components shall rapidly separate in distinct layers.

For practical use the addition of oil will be found particularly useful in the construction of basement floors and walls. Many of these now in existence are continually damp, and such a condition may be remedied by the application of an oil-mixed mortar coat to the old surface. A mortar composed of one part of cement and two parts sand and containing 5 per cent. of oil should be sufficiently non-absorbent for this purpose.

Watering troughs and cisterns made of oil-mixed concrete should also prove

REGISTRATION BOARD NAMED.

THE State Board of Regents at Albany has announced its selection of five architects to compose the State Board for Registration of Architects. This board is formed pursuant to a law passed at the last session of the Legislature requiring all architects practicing in this State to qualify and register their names with the State Board of Registration. The new board, as appointed, consists of **Arnold W. Brunner** and **D. Everett Waid**, both of Manhattan; **William P. Bannister**, of Brooklyn; **A. L. Brockway**, of Syracuse, and **E. B. Green**, of Buffalo.

of considerable practical value in the conservation of water. In the construction of barns, where oil-mixed concrete is used, the interior will be noticeably drier than when ordinary concrete is used. Owing to their durability, cleanliness, and resistance to fire, concrete barns are becoming more and more popular, but they suffer from the disadvantage that during a long beating rain the side walls are inclined to absorb much moisture, which ultimately penetrates into the interior.

The addition of oil to the extent of 5 per cent. of the weight of cement in the concrete used in the side walls obviates this objection. Barn floors can also be constructed in the same way with advantage. A damp-proof floor is warmer because of the lack of evaporation from its surface, and it is also more sanitary than an ordinary concrete floor because of its non-absorbent character.

There are, of course, any number of other types of buildings and structures of all sorts in which oil-mixed concrete may be used advantageously, or, if this is not necessary, a coat of oil-mixed mortar may be applied effectively.

Attention is called, however, to the fact that extreme care in proportioning, mixing, and placing the concrete is absolutely necessary if the addition of any water-proofing agent is to be of value. The process of mixing oil with concrete has been covered by a public patent so that any one is at liberty to use it. The methods of using this material are discussed more fully in the bulletin already mentioned.

The Connecting Railroad.

Work on the Connecting Railroad, which will span Hell Gate, connecting the Bronx with Queens, is progressing rapidly. The towers, now being erected on Ward's Island, will buttress a steel arch 31,000 feet long. The Connecting Railroad will be ten miles long, of which three and one-half miles will represent the length of the bridge which is to connect the Pennsylvania and the New York, New Haven and Hartford systems. For the construction of the approaches and the bridges, 90,000 tons of steel and 450 cubic yards of concrete will be used. The great arch over Hell Gate alone will require 18,000 tons of steel.

Trains will approach the bridge from the north over the Bronx viaduct, which is 4,356 feet long. They will cross the Bronx Kills upon a bridge with two lifting sections each 175 feet long through which vessels will pass between the mainland and Randall's Island.

The road will pass over Randall's Island upon a viaduct 1,965 feet long to the great bridge which spans the Hell Gate Channel between Randall's and Ward's Islands. The towers of this bridge are built of concrete, faced with granite, and will be 240 feet high, with foundations carried down more than 150 feet below mean low water. The height of the arch between the towers at its center will be 260 feet and the tracks will be suspended from this arch at a height of 135 feet above mean high water.

From the bridge the tracks will be carried upon a viaduct to the Pennsylvania yards at Sunnyside behind Long Island

City. Under favorable conditions it is expected that the bridge will be completed by the beginning of 1917.

The Skyscraper Problem.

The future uncertainty of land values in New York City will have a tendency to discourage the erection of high buildings, said Prof. Charles Peck Warren, assistant professor of architecture at Columbia University, writing in the New York Times. Hitherto the tendency of values has been almost uniformly upward, but in the last few years there has been in some quarters, notably in the Broadway section above City Hall up and in lower Fifth avenue, a tendency in the opposite direction. Who can foretell with any certainty the effect of the future subways and tunnels upon land values? Suppose the vast outlying area should be developed for manufacturing purposes, of what use would be the loft building?

A skyscraper is not necessarily a money-making investment. The majority returns rents less than many other forms of investment, and some of them actually lose money. It is a sad commentary on the life of a skyscraper that the first, the Tower Building, 52 Broadway, erected in 1888, was torn down in 1913. Why? Because it did not pay, and on its site is being erected a low arcade stone structure equivalent in height to the average four-story building.

Residence for M. F. Plant.

Morton F. Plant, president of the Plant Investing Co., 71 Broadway, has bought the northeast corner of Fifth avenue and 86th street as a site for a new residence. The plot has a frontage of 50 feet and is 100 feet deep. Definite details in regard to the name of the architect who will prepare the plans for this house or details of construction are not available at this time.

Riverside Drive Apartment.

Young & Wagner, Inc., 347 Fifth avenue, have completed plans for a six-story apartment on a plot 212x144x153 feet, to be erected at the southeast corner of Riverside Drive and 160th street. The building will be built by the Hudson View Construction Co., Henry Friedman, president, 189 Broadway. This building will be fireproof, with facades of brick, terra cotta and granite and floor construction of reinforced concrete. Its cost is estimated at \$400,000.

H. D. Best Co., Obtains Large Contract.

A general contract for a factory and power house, to cost about \$500,000, was recently awarded to the H. D. Best Co., 52 Vanderbilt avenue. The structure will be erected in 56th street, Brooklyn, between First and Second avenues, and is for the American Machine & Foundry Co., 346 Carroll street, Brooklyn. The architects and engineers for this project are Francisco & Jacobus, 200 Fifth avenue, Manhattan. The building will be of brick and reinforced concrete, four and one-half stories in height, and will cover a plot 700x100 feet. The new plant will include a kitchen, lunch room and hospital for employees.

Turner Construction Co.'s Contracts.

Two important contracts for the erection of new buildings have been awarded to the Turner Construction Co., 11 Broadway, Manhattan, during the last week. This concern has been selected to erect the building for the Sperry Gyroscope Co., on the west side of Flatbush avenue extension, between Concord and Chapel streets, Brooklyn. This structure has been planned by F. J. Helmle, architect, 190 Montague street, Brooklyn, and will be of reinforced concrete, ten stories in height, on a plot 100x150 feet. Its cost is placed at \$200,000. The other project consists of a group of buildings of various sizes to be erected at the northeast corner of Marsh street and the L. I. R. R. tracks in Long Island City, for the Texas Co., 17 Battery place, Manhattan. This project will cost more than \$100,000.

New Hotel at Baldwin.

Coincident with the extensive structural and physical improvements at Baldwin Harbor, Long Island, a modern brick hotel and store building is being built on a block front opposite Baldwin station of the Long Island Railroad.

The new hotel covers a plot 100x150 feet, is two stories in height, and part of the ground floor is designed with stores. The aim of the building is to meet the demand for an all year hotel that is easily accessible both to the railroad and Baldwin harbor. The Business Men's Association of Baldwin is urging a modern railroad station as part of its campaign for village progress.

The shore front, at Baldwin Harbor, is being rapidly improved with houses for all year occupancy and it is the aim of the association to encourage modern improvements in the business section. The new hotel and business block is only a forerunner of substantial structural improvements in Baldwin.

Projected Hotel at Brighton Beach.

N. Serracino, architect, 1170 Broadway, Manhattan, has been commissioned by Felix Miserocchi, owner of the Hotel Roversi, of Manhattan and Sea Gate, to prepare plans and specifications and to superintend the erection of a new hotel and restaurant to be built at the southeast corner of Ocean Parkway and Neptune avenue, Brighton Beach. This building will be designed in the Italian style, employing all the latest and best improvements. In front of the new hotel there will be gardens with a fountain, all in the Italian style. Mr. Serracino will be in full charge of the construction. Work will be started next spring.

NO ARCHITECTS SELECTED.

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

BROOKLYN.—Competitive sketches are being received for the 2½-sty brick and limestone temple, 50x100 ft, on 18th av, between Benson av and 86th st, for the Kedron Lodge No. 803, F. & A. M., 18th av and Rutherford pl, John R. Pinover, 7320 14th av, chairman building committee. No architect selected. Cost, about \$20,000.

CARTHAGE, N. Y.—The Carthage Free Library Association, Mrs. G. D. Hewitt, president, 25 Bridge st, contemplates the erection of a library here, to cost about \$15,000. No architect selected.

ARLINGTON, N. J.—The Grace Methodist Episcopal Church, Rev. Warren E. Coons, rector, contemplates the erection of a church at the corner of Kearny av and Berlin st. No architect selected.

BAYSIDE, L. I.—Sketches have been submitted but no selection of architect has been made for the 1-sty bank building at the southeast corner of Lawrence blvd and Bell av, for the Bayside National Bank, Frederick Storm, president.

FULTON, N. Y.—The Hunter Arms Co., 67 Hubbard st, Thomas Hunter, in charge, contemplates the erection of two factory buildings here to cost about \$30,000. No architect selected.

POTSDAM, N. Y.—The Racket River Lodge and St. Lawrence Chapter, F. & A. M., C. E. Haywood, chairman of building committee, contemplate the erection of a 3-sty Masonic temple in Elm st, to cost about \$15,000. No architect selected.

ELIZABETH, N. J.—The City of Elizabeth Board of Education, Walter B. Timms, president, contemplates the erection of a public school at South 15th st and Spencer st. An appropriation of \$69,000 has been granted. No architect selected.

PLANS FIGURING.**CHURCHES.**

QUEENS, L. I.—Frank J. Helmle, 190 Montague st, Brooklyn, architect, is taking bids on general contract for a 1-sty brick church, 50x80 ft, at Forest av and Summerfield st, for the Wyckoff Av Baptist Church, Dr. George C. McKiernan, premises. Cost, about \$30,000.

DWELLINGS.

OYSTER BAY, L. I.—Harrie T. Lindberg, 2 West 47th st, Manhattan, architect, is taking bids on general contract to close Aug. 3 for a 2½-sty brick veneer residence, 30x60 ft, for Frederick Lutz, care architect.

MANHATTAN.—Wm. J. Yennie & Co., 45 East 42d st, are figuring for alterations and extensions to the private residence for Mary C. MacCormack, 102 West 52d st. Robert E. Glenn, architect.

MANHATTAN.—Plans are being figured by Wm. J. Yennie & Co., 45 East 42d st, for alterations and extensions to the private residence for Dr. Jesse G. M. Bullowa, 62 West 87th st. Samuel Cohn, architect.

FACTORIES AND WAREHOUSES.

TOTENVILLE, S. I.—Lockwood, Greene & Co., 101 Park av, Manhattan, architects, are taking bids on general contract to close Aug. 2, for a 1½-sty storehouse and brass foundry, 100x200 ft, for the Nassau Smelting & Refining Co., Benj. Lowenstein, 603 West 29th st, Manhattan.

MUNICIPAL WORK.

MATTAWAN, N. J.—Bids will close Sept. 8 for the Strauss Bascule Trunnion bridge over the Mattawan Creek, on the Keyport and South Amboy rds, for the Board of Chosen Freeholders of Monmouth County, Freehold, N. J. George D. Cooper, 60 Broad st, Red Bank, county engineer. Strauss Bascule Bridge Co., 104 South

Michigan av, Chicago, Ill., engineer. Cost, about \$40,000.

SCHOOLS AND COLLEGES.

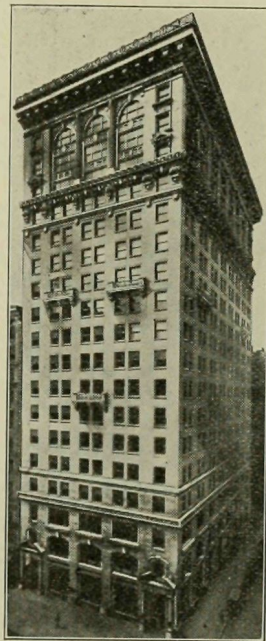
BINGHAMTON, N. Y.—Bids will close Aug. 4 at 4 p. m., for the school in Helen st for the City of Binghamton. Sanford O. Lacy, 415 Phelps Building, architect. L. F. Hamlin, chairman building committee. Cost, about \$100,000.

PORTCHESTER, N. Y.—Bids will close Aug. 4, at 8 p. m., for the high school on Irving av, for the Board of Education. Hewitt & Bottomley, 597 5th av, Manhattan, architects. J. F. Musselman, 101 Park av, Manhattan, electrical, heating and ventilating engineer. Cost, about \$120,000.

BLOOMFIELD, N. J.—Bids close Aug. 2 for alterations and additions to the grammar school, 42x48 ft, at Park st and Bloomfield av, for the Board of Education of Bloomfield. Rasmussen & Wayland, 1133 Broadway, Manhattan, architects. Cost, about \$33,000.

SCARSDALE, N. Y.—Bids will close Aug. 2, at 8.15 p. m., for the 2-sty high school on the west side of New York Post rd, north of Sherbrooke rd, for the Board of Education of Scarsdale. Guy Lowell, 225 5th av, Manhattan, architect. Cost, about \$64,000.

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APARTMENTS, FLATS & TENEMENTS.

ST. NICHOLAS AV.—Chas. B. Meyers, 1 Union sq, has completed plans for a 5-sty apartment, 39x88 ft, on the east side of St. Nicholas av, 75 ft south of 187th st, for the S. B. Building Co., 503 5th av. Cost, about \$32,000.

AUDUBON AV.—Sass & Springsteen, 32 Union sq, have prepared plans for a 6-sty apartment, 25x90 ft, at the southwest corner of Audubon av and 179th st, for the Aldus Construction Co., 600 West 181st st. Cost, about \$30,000.

PARK AV.—Emery Roth, 119 West 40th st, has completed plans for a 12-sty apartment, 107x140 ft, at the northwest corner of Park av and 84th st, for the Fenlo Realty Co., 119 West 40th st. Cost, about \$450,000.

98TH ST.—Rouse & Goldstone, 38 West 32d st, have prepared plans for a 6-sty apartment at 203-5 West 98th st, for Samuel Borchardt, 349 West 86th st. Cost, about \$50,000.

85TH ST.—Plans have been prepared by Otto Reissmann, 147 4th av, for alterations to the 5-sty apartment at 527 East 85th st, for Pauline Hovermann, care of N. Guttman, 247 East 28th st.

CENTRAL PARK WEST.—John Boyd, 284 Columbus av, has completed plans for alterations to the 9-sty apartment at 121-130 Central Park West, for Edward Severin Clark, care of W. B. Day, 149 Broadway.

69TH ST.—Plans have been prepared by Milton Zeisler, 433 East 74th st, for alterations to the 5-sty apartment at 225 East 69th st, for Rudolph Glattli, Mt. Vernon, N. Y.

6TH AV.—Chas. C. Thain, 1181 Broadway, has prepared plans for alterations to the 10-sty apartment at 1034-1044 6th av, for the Estate of William H. Burgess, Boston, Mass.

WEST END AV.—Schwartz & Gross, 347 5th av, have completed plans for alterations to the 12-sty apartment at the northeast corner of West End av and 84th st, for the Paterno Construction Co., 272 West 84th st.

69TH ST.—Plans have been prepared by Howard I. Seney, 237 Lexington av, for alterations to the 5-sty apartment at 206 West 69th st, for Josephine W. Wuppermann, Hastings-on-Hudson, N. Y.

5TH AV.—A syndicate headed by Herbert Lucas, 2 West 45th st, contemplates the erection of a 12-sty apartment at the northeast corner of 5th av and 63d st, from plans by Herbert Lucas, 2 West 45th st. Thompson-Starrett Co., 49 Wall st, general contractor.

19TH ST.—Samuel K. Hasbrouck, 245 West 18th st, has completed plans for a 6-sty apartment, 54x79 ft, at 264-8 West 19th st, for the Rehcausie Realty Co., 245 West 18th st. Cost, about \$55,000.

5TH AV.—James E. R. Carpenter, 66 East 66th st, has prepared plans for a 12-sty apartment, 114.11x114.11 ft, at 907 5th av, corner 72d st, for the 907 5th Ave., Inc., 66 East 66th st. Cost, about \$750,000.

149TH ST.—George F. Pelham, 30 East 42d st, has completed plans for a 6-sty apartment at the southeast corner of 149th st and Riverside dr, for the West Side Construction Co., 200 West 72d st. Cost, about \$200,000.

181ST ST.—Plans have been prepared for alterations to the 6-sty apartment at 605-9 West 181st st, for Frederick Britsch, 800 Riverside dr, by S. N. Kara Stoyanoff, 220 Audubon av. Cost, about \$15,000.

PARK AV.—Schwartz & Gross, 347 5th av, have completed plans for a 12-sty apartment at the southwest corner of Park av and 81st st, for Edgar A. Levy, 505 5th av, owner and builder. Cost, about \$500,000.

149TH ST.—George F. Pelham, 30 East 42d st, is preparing plans for a 6-sty apartment, 100x175 ft, at the southeast corner of 149th st and Riverside dr, for the West Side Construction Co., J. Axelrod, president, 200 West 72d st, owner and builder. Cost, about \$200,000.

HOSPITALS AND ASYLUMS.

BLACKWELLS ISLAND.—Frank Sutton, 80 Broadway, Manhattan, is preparing plans for electric work, including electric wiring, fixtures, panel boards to be installed in all buildings in the City Home District, for the Department of Charities, Municipal Building. Bids to be advertised about Aug. 15. Cost, about \$35,000.

SCHOOLS AND COLLEGES.

MANHATTAN.—The Board of Education opened bids July 26 for alterations and additions to the electric equipment in

the hall of the Board of Education. George D. Beinert, Inc., low bidder, at \$1,089.

STORES, OFFICES & LOFTS.

MADISON AV.—Chris J. Jeppesen, Inc., 56 West 45th st, has been selected as steel engineer for the 16-sty store and loft building at 136-146 Madison av, for the George Backer Construction Co., George Backer, president, 56 West 45th st. Cost, about \$250,000.

FACTORIES & WAREHOUSES.

EDGEcombe AV.—S. S. Sugar, 600 West 181st st, has been commissioned to prepare plans for a 5-sty storage warehouse, altered from stores and apartments at the northeast corner of Edgecombe av and 139th st, for William Hobson, 571 West 181st st.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

CROTONA AV.—Lucian Pisciotta, Areco Building, 3d av and 149th st, has completed plans for two 5-sty apartments, 50 x68 ft each, on the west side of Crotona av, 70 ft east of 187th st, for the Cosenza Building Co., 724 East 187th st. Cost, about \$90,000.

VALENTINE AV.—H. Howell, 149th st and 3d av, has completed plans for a 5-sty apartment on the north side of Valentine av, 180 ft south of 192d st, for the Louis C. Frees Construction Co., Inc., Louis C. Frees president and builder, 3029 3d av. Cost, about \$50,000. Sub bids about Aug. 4.

238TH ST.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for two 5-sty apartments at the northwest corner of 238th st and Review pl, for the 238th St. Construction Co., 368 East 149th st. Cost, about \$100,000.

187TH ST.—M. W. Del Gaudio, Tremont and Webster avs, is preparing plans for a 6-sty apartment, 70x90 ft, at the southwest corner of 187th st and Prospect av, for G. Caretta, 663 Crescent av. Cost, about \$80,000.

FACTORIES & WAREHOUSES.

HARLEM RIVER.—B. H. & C. N. Whinston, 148th st and Willis av, have completed plans for a 1-sty storage warehouse, 30x50 ft, on the North Shore of the Harlem River, west of 133d st, for Jordan L. Mott, 118 5th av. The general contract will be let without competition.

SCHOOLS AND COLLEGES.

BRONX.—Bids were opened July 26 by the Board of Education for alterations, repairs, etc., at the Morris High School. Atlantic Decorating Co., low bidder at \$2,169.

BRONX.—The Board of Education opened bids July 26 for alterations and repairs, etc., at P. S. 3 and P. S. 4. Morris Levin, low bidder for P. S. 3 at \$1,275, and Moreland Operating Co. for P. S. 4, at \$2,195.

STORES, OFFICES & LOFTS.

SPOFFORD AV.—Plans have been prepared by B. H. & C. N. Whinston, 148th st and Willis av, for a taxpayer, containing six stores, at Spofford av and Faile st, for Samuel Cohen, Westchester av and 156th st. Owner will take bids on general and separate contracts in about two weeks.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

21ST ST.—Kallich & Lubroth, 215 Montague st, are preparing plans for a 4-sty apartment in the west side of East 21st st, 50 ft north of Av F, for the Parker Holding Co., I. Wolf, president, 367 Fulton st, owner and builder. Cost, about \$40,000.

40TH ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty apartment, 40x84 ft, in the north side of 40th st, 213 ft east of 13th av, for George Shuman, 1336 40th st, owner and builder. Cost, about \$25,000.

68TH ST.—Thos. Bennett, 5123 3d av, is preparing plans for four 3-sty apartments, 30x66 ft, in the north side of 68th st, 300 ft east of Colonial rd, for R. C. McDonald, 151 68th st, owner and builder. Total cost, about \$32,000.

15TH ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 4-sty apartment, 52x88 ft, in the south side of 15th st, 100 ft east of 3d av, for the Bay Ridge Homes Corp., Hyman Goldberg, 605 Hendrix st, owner and builder. Cost, about \$30,000.

SARATOGA AV.—Cohn Bros., 361 Stone av, have completed plans for a 4-sty apartment, 50x88 ft, on the east side of Saratoga av, 92 ft north of Sutter av, for the Expert Building Co., 1432 Pitkin av, owner and builder. Cost, about \$25,000.

21ST ST.—Shampan & Shampan, 772 Broadway, are preparing plans for a 4-sty apartment, 87x101 ft, at the northeast corner of East 21st st and Dorchester rd, for the Lancastershire Realty Corp., Louis Gold, 44 Court st, owner and builder. Cost, about \$70,000.

LINCOLN PL.—Shampan & Shampan, 772 Broadway, are preparing plans for two 4-sty apartments, 50x96 ft, on the north side of Lincoln pl, 621 ft east of Brooklyn av, for the T. E. Realty Corp., T. Ellender, president and owner. Cost, about \$100,000.

BRISTOL ST.—Morris Whinston, 459 Stone av, has been commissioned to prepare plans for a 4-sty apartment, 60x88 ft, in the west side of Bristol st, 100 ft south of East New York av, for H. Rappaport, 1815 Prospect pl. Cost, about \$30,000.

DWELLINGS.

49TH ST.—S. Millman & Son, 1780 Pitkin av, are preparing plans for two 2½-sty frame and stucco residences, 25x55 ft, at the northwest corner of 49th st and 17th av, for the Barbara Realty Co., 588 Barbara st, owner and builder. Cost, about \$6,000 each.

FLATBUSH AV.—Plans have been prepared for a 3-sty brick store and residence building, 20x55 ft, on the west side of Flatbush av, 65 ft north of 8th av, for the Flatbush Co., Inc., 163 Prospect Park East. Total cost, about \$28,000.

OCEAN AV.—R. T. Schaefer, 1526 Flatbush av, has completed plans for a 2½-sty brick residence, 26x45 ft, on the east side of Ocean av, 260 ft north of Av J, for William Bordfeld, 636 East 34th st, owner and builder. Slag roofing, steam heating, electric wiring, parquet floors, hardwood trim, tile baths. Cost, about \$6,500.

61ST ST.—Laspia & Salvati, 525 Grand st, are preparing plans for fourteen 2½-sty brick residences, 20x55 ft, in the north side of 61st st, west of 18th av, for the Portland Construction Co., A. Leslie, president, 231 Tompkins av, owner and builder. Slag roofing, steam heating, electric wiring, hardwood trim, tile baths, no parquet flooring. Cost, about \$49,000.

AV J.—C. Schubert, 86th st and 13th av, has completed plans for ten 2-sty brick residences, 20x37 ft, on the north side of Av J, from East 38th to East 39th sts, for Arthur Penover, 16 Court st, owner and builder. Total cost about \$37,500.

FACTORIES & WAREHOUSES.

FULTON ST.—Plans have been prepared by Walter E. Hadler, 1432 Lefferts av, Richmond Hill, for alterations to the storehouse and interior of the building in the south side of Fulton st, 100 ft west of Rockaway av, to cost about \$500.

Queens.

APARTMENTS, FLATS & TENEMENTS.
LONG ISLAND CITY.—Frank Chmelik, 796 2d av, has completed plans for a 4-sty tenement, 25x69 ft, in the west side of Hollet st, 205 ft south of North Washington pl, for Simon Bauman, 635 Academy st. Cost, about \$10,000.

LONG ISLAND CITY.—Goldner & Goldberg, 391 East 149th st, Bronx, have been commissioned to prepare plans for four 4-sty apartments on the south side of Van Deventer av, between 13th and 14th avs, for Daniel J. Lahey Building Co., Tremont and Ellis avs, Bronx.

DWELLINGS.

JAMAICA SOUTH, L. I.—Plans have been prepared by Walter E. Hadler, 1432 Lefferts av, Richmond Hill, for a 2-sty frame residence, 20x30 ft, on the west side of Lincoln av, 125 ft south of 1st st, for Joseph Garafoli. Cost, about \$1,200.

GLEN MORRIS, L. I.—Walter E. Hadler, 1432 Lefferts av, Richmond Hill, has completed plans for a 2½-sty frame cottage, 18x42 ft, on the west side of Briggs av, 180 ft south of Sutter av, for Victor E. Forner. Cost, about \$3,000.

FLUSHING, L. I.—Plans have been prepared privately for a 2-sty frame residence, 26x26 ft, at the northeast corner of 16th st and Cypress av, for J. E. Winter, Cypress av, owner and builder. Cost, about \$3,000.

ELMHURST, L. I.—Plans have been prepared privately for two 2-sty frame residences, 17x38 ft, at the southwest corner of Toledo st and Lewis av for John Nicholas, Broadway, Elmhurst, owner and builder. Cost, about \$5,000.

RICHMOND HILL, L. I.—H. Spinken, Fulton st, Jamaica, has completed plans for four 2½-sty frame residences, 18x36 ft, at the southwest corner of Church st and Kimball av, for Henrietta E. Willbrook, 261 Hillcrest av. Cost, about \$9,000.

RICHMOND HILL, L. I.—G. E. Crane, 4710 Jamaica av, has completed plans for six 2-sty frame residences, 16x38 ft, on the south side of Feinhurst pl, 350 ft east of Oxford av, for the Wilson Realty Co., Freeport, L. I., owner and builder. Cost, about \$15,000.

EAST ELMHURST, L. I.—A. DeBlasi, Corona, has completed plans for a 2½-sty brick residence, 40x42 ft, on the east side of Harbor ter, 240 ft south of Manhattan blvd, for Rosa Scarpulla, 21 Burnside av, Corona. Cost, about \$6,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, are preparing plans for four 2-sty brick residences, 18x55 ft, in the north side of Hancock st, 395 ft east of Wyckoff av, for Jacob Gaeger, 704 Grove st, owner and builder. Slag roofing, electric wiring, tile baths, no heating, no parquet flooring. Cost, about \$16,000.

HOLLIS, L. I.—H. E. C. Brummer, this place, has completed plans for a 2½-sty frame parsonage and residence, 30x32 ft, on the east side of Minnetonka av, 252 ft south of Fulton st, for the First M. E. Church of Hollis. Cost, about \$4,500.

JAMAICA, L. I.—A. W. Lewis, 929 Portland av, Woodhaven, has completed plans for six 2½-sty frame residences at the southeast corner of Shelton av and Avalon av, for A. A. Stearns, 55 Myrtle av. Cost, about \$11,000.

STORES, OFFICES & LOFTS.

JAMAICA, L. I.—Plans have been completed by Walter E. Hadler, 1432 Lefferts av, Richmond Hill South, L. I., for six 3-sty brick store buildings, 20x55 ft each, on the east side of New York av, 88 ft south of South st, for M M Wohl. Total cost, about \$18,000.

Richmond.

APARTMENTS, FLATS & TENEMENTS.

TOMPKINSVILLE, S. I.—John Davies, 177 Castleton av, is preparing plans for a 3-sty tenement, 37x72 ft, in the west side of Jersey st, 76 ft south of 1st av, for Louis Meyerson, 3d av, New Brighton, S. I. Cost, about \$16,000.

DWELLINGS.

TOMPKINSVILLE, S. I.—John Davies, Castleton av, is preparing plans for a 2½-sty residence, 24x35 ft, for Louis Melniker, 180 Av A, Bayonne, owner and builder. Cost, about \$6,000.

TOMPKINSVILLE, S. I.—Harry W. Pelcher, Port Richmond, has completed plans for a 3-sty apartment on the west side of St. Pauls av, 425 ft north of Swan st, for Gesuelle Spiotto, 101 Richmond Turnpike. Cost, about \$12,000.

Nassau.

DWELLINGS.

WESTBURY, L. I.—Peabody, Wilson & Brown, 389 5th av, Manhattan, are preparing sketches for a residence for Devreux Milburn, Hitchcock lane.

WESTBURY, L. I.—Delano & Aldrich, 4 East 39th st, Manhattan, are preparing plans for a 2½-sty residence and garage for George R. Whitney, care of architects. Cost, about \$35,000.

MUNICIPAL WORK.

EAST NORWICH, L. I.—Plans have been completed privately for a 2-sty hollow tile and stucco fire house, 36x30 ft, for the East Norwich Fire Department, J. Harry Vernon, chief. Cost, about \$6,000.

Westchester.

DWELLINGS.

MT. VERNON, N. Y.—Plans have been prepared privately for a 2½-sty frame and stucco residence, 28x39 ft, on the Esplanade, for David G. Walter, 821 West

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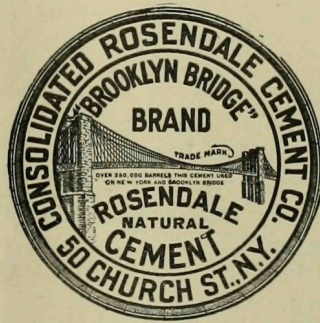
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178th st, Manhattan, owner and builder. E. Bartone, 18 North Bond st, mason, and Wm. Harth, North White Plains, carpenter. Cost, about \$9,000.

LARCHMONT, N. Y.—Caretto & Forster, 30 East 42d st, Manhattan, are preparing plans for a 2½-sty terra cotta block and stucco residence, 25x40 ft, for Dr. A. B. Stark, care of architects. Plans will be completed about September 1. Cost, about \$7,000.

MT. VERNON, N. Y.—The Milligan Co., 154 East 1st st, Mt. Vernon, has completed plans for two 2½-sty frame and stucco residences, 22x60 ft, at 124-126 Gramatan av, for the Gramatan Improvement Co., 39 Prospect av, owner and builder. Cost, about \$9,000 each. Architect is taking bids on materials and subs, to include asbestos shingle roofing, steam heating, electric wiring, Bishopric stucco board, sheet metal work, tile, mantels, city sewage and water.

MT. VERNON, N. Y.—S. A. Guttenberg, architect and owner, Proctor Building, will take bids on separate contracts about August 2, for the 2½-sty frame and stucco residence, 34x40 ft, on Claremont av near Primrose av, to cost about \$8,000. Shingle roofing, steam heating, electric wiring, city sewage and water, interior tile.

RYE, N. Y.—D. H. Ponty, Westchester av, Portchester, N. Y., has completed plans for a 2½-sty frame and stucco residence in Redford st, for Henry Eddy, 8 King st, Portchester. Cost, about \$6,500.

HARTSDALE, N. Y.—Caretto & Forster, 30 East 42d st, Manhattan, are preparing plans for a 2½-sty residence and garage, 33x47 ft, for V. E. Minich, care of architects.

YONKERS, N. Y.—Plans have been prepared privately for a 2½-sty residence, 25x37 ft, on Wellesley av, for the Yonkers Realty & Construction Co., Fred Lichtenberg, 591 Bellevue av, owner and builder. Cost, about \$6,000.

SCARSDALE, N. Y.—Taylor & Levi, 105 West 40th st, Manhattan, are preparing preliminary plans for a 2½-sty residence, 30x100 ft, at Wilmont and Grate rd, for Lewis M. Bloomingdale, 14 East 70th st, Manhattan. Cost, about \$20,000.

SCARSDALE, N. Y.—B. A. Clous, care of D. E. Waid, 1 Madison av, Manhattan, has completed plans for a 2½-sty frame residence on Elmford dr, for George T. Reynolds, 2 Rector st, Manhattan. Cost, about \$12,000.

YONKERS, N. Y.—William Katz, 12 North Broadway, is preparing preliminary sketches for a 2½-sty residence here to cost about \$12,000. Owner's name for the present withheld.

THEATRES.

PORTCHESTER, N. Y.—W. S. Wetmore, Westchester av, has completed plans for a 2-sty store and moving picture theatre on the west side of Westchester av and South Main st, for W. A. Mosher, Harrison st, Mamaroneck, N. Y. Cost, about \$35,000.

New Jersey.

APARTMENTS, FLATS & TENEMENTS. JERSEY CITY, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, is preparing plans for a 3-sty tenement, 37x79 ft, on Rutgers av, for Morris Broitman, 671 9th av, owner and builder. Cost, about \$12,000.

NEWARK, N. J.—D. R. Rizzolo, 238 Washington st, has completed plans for a 4-sty flat, 2x60 ft, at 622 North 5th st, for Jos. Cassese, 592 North 6th st, owner and builder. Cost, about \$12,000.

PATERSON, N. J.—Charles E. Sleight, Romaine Building, is preparing plans for a 4-sty apartment, 34x80 ft, in Hamilton st, for Davis Stein, 175 Graham av, owner and builder. Cost, about \$25,000.

FACTORIES AND WAREHOUSES. NEW BRUNSWICK, N. J.—Westinghouse-Church-Kerr Co., 37 Wall st, Manhattan, are preparing plans for a 2-sty factory, 60x300 ft, for the Wasson Piston Ring Co., 1123 Clinton st, Hoboken, N. J.

DWELLINGS.

SOUTH ORANGE, N. J.—Plans are being prepared for a 2½-sty residence, 60x35 ft, at the corner of Stanley rd and Hamilton rd, for William E. Lehman, architect, 738 Broad st, Newark. Cost, about \$15,000.

NUTLEY, N. J.—Herman Fritz, News Building, Passaic, has completed plans for five 2½-sty frame residences for the Suburban Home & Building Co. Cost, about \$5,000.

WOODCLIFFE, N. J.—James Thompson, 35th st, owner and builder, will soon start work on ten 2½-sty hollow tile and stucco residences on the Boulevard, from private plans.

MAYWOOD, N. J.—Herman Fritz, News Building, Passaic, has completed plans for seven 2½-sty frame residences for Henry Jaeger, this place, to cost about \$4,000 each.

ENGLEWOOD, N. J.—Herman Fritz, News Building, Passaic, has completed plans for a 2½-sty frame residence for Victor Ginsburg, this place. Cost, about \$5,000.

LEONIA, N. J.—Plans have been prepared by Herman Fritz, News Building, Passaic, for a 2½-sty frame residence for Davidson & Fraser, Palisade Park. Cost, about \$5,000.

ALLENDALE, N. J.—Lucian E. Smith, 2 West 47th st, Manhattan, has completed plans for alterations and additions to the 2½-sty residence for Herbert E. Tremaine, on premises, and 215 4th av, Manhattan. A. P. Clark, 460 Bloomfield av, Montclair, general contractor.

FACTORIES AND WAREHOUSES.

ELIZABETH, N. J.—Plans are being prepared privately for an oil plant for the Galena Signal Oil Co., Sam A. Mageath, president, 17 Battery pl, Manhattan. The Borne Scrymser Co., O. G. Waring, president and in charge, lessee, will take bids about Sept. 1. Cost, about \$75,000.

MUNICIPAL WORK.

PROSPECT PARK, N. J.—The Borough of Prospect Park, Lambertus Touw, Mayor, contemplates the erection of a disposal plant and pumping station here from plans by H. J. Harder, City Hall, Paterson, N. J. Cost, about \$100,000.

STORES, OFFICES & LOFTS.

PATERSON, N. J.—Charles E. Sleight, 136 Washington st, is preparing plans for a 4-sty store, office and lodge building, 60x100 ft, at 131 Ellison st, for the Paterson I. O. O. F. Association, Edward H. Garrabrant, 11 Albion st, president. Cost, about \$50,000.

THEATRES.

PASSAIC, N. J.—B. H. & C. N. Whinston, 148th st and Willis av, are preparing plans for a 1-sty moving picture theatre and two stores, 52x100 ft, to cost about \$20,000. Owner's name for the present withheld. The general contract will be awarded without competition.

Other Cities.

BANKS.

LITTLE FALLS, N. Y.—W. L. Stoddart, 9 East 40th st, Manhattan, has completed plans for a bank and office building at the northeast corner of Main and Ann sts, for the Herkimer County National Bank. Cost, \$60,000 to \$65,000.

DWELLINGS.

HUDSON, N. Y.—Marcus T. Reynolds, 100 State st, Albany, has about completed plans for a 2-sty parish house, 60x34 ft, in Union st, for the Christ Episcopal Church, Rev. Thomas Cole, pastor, Union st. Cost, about \$20,000.

FACTORIES & WAREHOUSES.

ROCHESTER, N. Y.—Hutchinson & Cutler, 312 Cutler Building, have been commissioned to prepare plans for a 3-sty auto sales room and service station in Union st, near East av, for the Overland Rochester Co., E. D. Creed, in charge, 156-158 South av.

HOSPITALS & ASYLUMS.

ROCHESTER, N. Y.—Gordon & Madden and William G. Kaelber, 300 Sibley Block, are preparing sketches for a 3-sty dental dispensary in the north side of Main st, east of Alexander st, for the Rochester Dental Society and City of Rochester. George Eastman, care of Eastman Kodak Co., 343 State st, donor. Cost, \$250,000 to \$300,000.

STORES, OFFICES & LOFTS.

ALBANY, N. Y.—Marcus T. Reynolds, 100 State st, is preparing plans for a 6-sty office building at 124-126 State st, for the Municipal Gas Co., 112 State st. Cost, about \$200,000. Plans will be ready about September 1.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.

MANHATTAN.—John McKeefrey, 1416 Broadway, has received the general contract to erect a 6-sty office and apartment building, 24x100 ft, at 414 Madison av, for David Dows, 45 Wall st. Cross & Cross, 10 East 47th st, architects.

MANHATTAN.—John McKeefrey, 1416 Broadway, has received the general contract to erect a 6-sty tenement, 57x60 ft, at the northeast corner of Av A and 2d st, for the Claws Realty & Construction Co., 32 Liberty st. C. B. Meyers, 1 Union sq, architects. Cost, about \$38,000.

BROOKLYN.—F. E. Kleinert, 316 Flatbush av, has received the general con-

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tract to erect a 4-sty apartment, store and office building, 26x66 ft, in the south side of Livingston st, 98 ft east of Court st, for Philip Ritzheimer, 122 Amity st. Walter H. Volckening and John H. Holler, Jr., 82 Wall st, Manhattan, architects. Cost, about \$25,000.

CLIFTON, N. J.—Louis Ginsburg, at site, has received the general contract to erect a 3-sty tenement, 71x84 ft, at 205-209 Parker st, for Staff Bros., 237 Hope av, owners and builders. A. Preisikel, Hobart Trust Building, Passaic, architect. Cost, about \$30,000.

CHURCHES.

NEW BRUNSWICK, N. J.—George B. Rule, 71 John st, has received the general contract to erect a 1-sty church, 40x70 ft, at the corner of Division and Somerset sts, for the Magyar Hungarian Reformed Church, Rev. Paul F. B. Hamborszky, 22 Schuyler st. Alexander Merchant, 363 George st, architect. Cost, about \$13,500.

BRONX.—John B. Bjorkman, 1712 Pittman av, has received the general contract to erect a 1½-sty brick church at the northwest corner of Nereid av and Mathilda av, from plans by King & Eagles, 50 Church st. Rev. W. H. Pott, 204 5th av, in charge. Cost, about \$5,000.

DWELLINGS.

BROOKLYN.—Meyer & Sweeny, 607 Flatbush av, have received the general contract for alterations to the residence at 7 Montague Terrace, for T. E. Sutton, Brooklyn Savings Bank, Pierrepont st. Slee & Bryson, 154 Montague st, architects. Cost, about \$10,000.

BROOKLYN.—T. Cunningham Fraser, 93 Hanson pl, has received the general contract to erect a 2-sty frame residence, 50x100 ft, at the northwest corner of East 17th st and Irvington pl, for Herman Warbasse, 388 Lafayette av. Alex Mackintosh, 55 Bible House, Manhattan, architect. Cost, about \$8,000.

BROOKLYN.—James MacDonald, 149 Ashland pl, has received the general contract to alter the residence and store, 19 x40 ft, at 515 Atlantic av, for Herman F. Kracke, on premises. Chas. Werner, 316 Flatbush av, architect. Cost, about \$5,000.

BRONX.—Escher & Tucker, 150th st and Melrose av, have received the contract for two private houses on the west side of Boyd av, about 260 ft south of Barnes av, for Leo Oesternai. James Hanson, architect. Cost, about \$7,000.

BRONX.—The contract has been awarded to Escher & Tucker, 150th st and Melrose av, for the private house on Degney av, 75 ft south of Pitman av, for George Rinck, of the Swiss Realty Co. James Hanson, architect. Cost, about \$3,500.

WEST ORANGE, N. J.—(sub.)—Fred W. Shrupp & Sons, Eagle Rock av, have received the mason work, and Wolfe & Jilson, 370 Valley rd, carpentry, for the 2½-sty rubble stone residence for George H. and Kate C. Macy, 142 Pearl st. Lawrence F. Peck, 15 East 40th st, Manhattan, architect. Cost, about \$20,000.

CONTINENTAL VILLAGE, N. Y.—(Near Garrison).—Rogers & Blydenburgh, Babylon, L. I., have received the general contract to erect a group of farm buildings for Stuyvesant Fish, 52 Wall st, Manhattan. A. D. Shepard, Jr., 36 East 23d st, Manhattan, architect. Cost, about \$25,000.

SOUTH ORANGE, N. J.—Carlson Bros., Inc., 25 Swain pl, West Orange, have received the general contract to erect a 2½-sty residence on the south side of Glen-side rd, for Albert B. Baldwin, 32 Chelsea pl, East Orange. Cost, about \$5,000. Shingle roofing, Spencer steam boiler, electric wiring.

SAYREVILLE, N. J.—Ruderman & Miller, 185 Fayette st, Perth Amboy, have received the general contract to erect a 2-sty store and residence, 25x70 ft, here, from plans by Goldberger & Griesen, Angel Building, Perth Amboy. Cost, about \$7,000.

FACTORIES & WAREHOUSES.

MANHATTAN.—The Eastern Construction Co., 110 West 40th st, has received the contract for the 6-sty warehouse at 130th st, near Lenox av, for the Riker Hegeman Co.

BROOKLYN.—Frank Berlenbach, 36 Suydam st, has received the general contract to erect an addition and alter the factory for bakery and garage purposes at 501-503 Steinway av, for R. Hellman, 120 Lawrence st, Manhattan. Dodge & Morrison, 135 Front st, Manhattan, architects. Cost, about \$10,000.

HARRISON, N. J.—David Henry Building Co., 207 Market st, Newark, has received the general contract to erect a 2-sty brick shipping warehouse, 28x40 ft, on Railroad av, for H. J. Heinz Co., 1062 Main st, Pittsburgh, Pa. George Bippus, care of owner, Pittsburgh, Pa., architect. Cost, about \$50,000.

PORTCHESTER, N. Y.—Sullivan & McNally Co., 1st National Bank Building, Paterson, N. J., has received the general contract to erect an addition to the factory of the Wilford Hall Laboratories, Fox Island rd. Cost, about \$60,000.

BLOOMFIELD, N. J.—The American Concrete Steel Co., Essex Building, Newark, has received the general contract, excluding structural steel, electric work and plumbing, and the Hedden Construction Co., 30 Church st, Manhattan, the steel work, for the 1-sty powder warehouse, 185x525 ft, at Bloomfield av and Grove st, for the International Arms & Fuse Co., care of architects, Francisco & Jacobus, 200 5th av, Manhattan. Cost, about \$100,000.

HALLS & CLUBS.

HUNTINGTON, L. I.—Chas. J. Smith, this place, has received the general contract to erect a 2-sty clubhouse, 46x90 ft, on Stewart av, near Main st, for the Knights of Columbus, John Robinson, president. Jas. S. Conkling, this place, architect. Cost, about \$9,000.

HOSPITALS AND ASYLUMS.

STATEN ISLAND.—The John J. Hearn Construction Co., 69 West 46th st, Manhattan, has received the contract and desires sub bids for the City Farm Colony Cottage No. 2, for the Department of Public Charities. C. B. Meyers, 1 Union sq, Manhattan, architect.

MANHATTAN.—(sub.)—P. Levitt, 21 East 110th st, has received the plumbing

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Contracts Awarded—Continued.

contract for the 3-sty sanitarium at 8 St. Nicholas pl. George J. Hardway, 347 5th av, architect. Greenwald & Pollak, 30 East 42d st, general contractors.

MANHATTAN.—Greenwald & Pollak, 30 East 42d st, have received the general contract to alter the hospital and addition for the Harlem Eye & Ear Infirmary at the southeast corner of 127th st and Lexington av. Katz & Feiner, 505 5th av, architects.

STABLES AND GARAGES.

MANHATTAN.—S. Niewenhaus, Inc., 412 8th av, has received the general contract to erect a 1-sty and basement garage, 244 West 53d st, for Jacob Mattern. Henry A. Koelbe, architect.

MANHATTAN.—The general contract has been awarded to Greenwald & Pollak, 30 East 42d st, for a private garage at the southeast corner of 150th st and St. Nicholas av, for Dr. Henry W. Lloyd. George J. Hardway, 347 5th av, architect.

STORES, OFFICES & LOFTS.

MANHATTAN.—(sub.).—The Eastern Steel Co., Pottsville, Pa., has received the steel contract for the 2-sty store and office building at the southeast corner of Madison av and 42d st, for August Heckscher, 576 5th av. Jardine, Hill & Murdock, 3 West 29th st, architects.

MANHATTAN.—Greenwald & Pollak, 30 East 42d st, have been awarded the general contract for a pent house at 119 West 25th st, for Knoche & Weiler, 516 East 72d st. Wm. H. Gompert, 171 Madison av, architect.

MANHATTAN.—The general contract has been awarded to Greenwald & Pollak, 30 East 42d st, for an addition to the Colonial Restaurant, at 155 West 44th st. Katz & Feiner, 505 5th av, architects.

MANHATTAN.—(sub.).—Harris H. Uris, 525 West 26th st, has received the ornamental iron work for the 12-sty store and loft building, 63x98 ft, at 29-33 West 36th st, for the Estate of Frederick Ayer, 141 Milk st, Boston, Mass. Maynicke & Franke, 25 East 26th st, architects. Watson G. Clark, 30 Church st, civil engineer. Cost, about \$100,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
213TH ST, s s, 142 and 100 e 10th av, two 5-sty brick tenements, 42x87; cost, \$70,000; owner, Enwil Holding Co., 505 5th av; architect, Samuel Katz, 405 Lexington av. Plan No. 261.

PARK AV, 568-72 and 50-50 East 62d st, 12-sty fireproof apartment house, 75x108; cost, \$360,000; owner, Akron Building Co., 119 West 40th st; architect, Emery Roth, 119 West 40th st. Plan No. 263.

STORES AND DWELLINGS.

207TH ST, W, e s, 100 s Vermilyea av, 1-sty brick stores, 100x100; cost, \$15,000; owner, Knickerbocker Realty Holding Corp., Inc., 180 Broadway; architects, Sass & Springsteen, 32 Union sq. Plan No. 262.

MISCELLANEOUS.

207TH ST, e s, 100 n Vermilyea av, 1-sty brick stores and bakery, 55x95; cost, \$15,000; owner, Knickerbocker Realty Holding Corporation, Inc., 180 Broadway; architects, Sass & Springsteen, 32 Union sq. Plan No. 260.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
BOSTON RD, s w cor Charlotte st, two 5-sty brick tenements, plastic slate roof, 54.3x 101.9, 70.2x91.3; cost, \$125,000; owner, Ave. St. John & Fox St. Corp., Chas. Lapin, 661 Tinton av, Pres.; architect, Andrew J. Thomas, 2526 Webster av. Plan No. 414.

CLINTON AV, s e cor Jefferson pl, two 5-sty brick tenements, tar and gravel roof, 52x89.9, 59.2x87.11; cost, \$95,000; owner, Camdur Realty Co., Inc., Samuel Hauben, 119 Nassau st, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 416.

JACKSON AV, w s, 100 s 158th st, 6-sty brick tenement, slag roof, 74.11x64.5; cost, \$55,000; owner, Wick Realty Co., P. E. Ittman, 132 Nassau st, Treas.; architect, Lucian Pisciotta, 391 East 149th st. Plan No. 417.

DWELLINGS.

UNDERCLIFFE AV, e s, 486.57 n 170th st, 2½-sty frame dwelling, shingle roof, 21x36; cost, \$4,000; owner, Ittilco Realty Co., Emile Coletti, 95 William st, Pres.; architect, H. H. Avolin, Babylon, L. I. Plan No. 418.

BRONXDAL RD, n s, 53.8 e Barnes av, 2½-sty frame dwelling, slate roof, 21x52; cost, \$5,500; owner, Albert Oberg, 1087 Tremont av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 415.

BRADY AV, n w cor Radcliff av, 2-sty brick dwelling and office, 24x52, slag roof; cost, \$6,000; owner, Sebastiano Rauno, 2491 Hughes av; architect, Jos. Zicardi, 3360 Cruger av. Plan No. 413.

FACTORIES AND WAREHOUSES.

PARK AV, e s, 81.12 s 153d st, 1-sty brick storage, 27.46x133.57, plastic slate roof; cost, \$1,500; owner, Angela Montelcone, 2952 Park av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 411.

HOTELS AND CLUBS.

WICKHAM AV, n s, 150 w Neried av, 3-sty frame store, hotel and dwelling, 25x74, tin roof; cost, \$8,000; owner, Jennie Wolff, 132 Nassau st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 410.

STABLE AND GARAGES.

UNDERCLIFFE AV, e s, 486.5 n 176th st, 1-sty stone garage, concrete roof, 18.6x24; cost, \$950; owner, Ittilco Realty Co., Emile Colitti, 95 William st, Pres.; architect, H. H. Avolin, Babylon, L. I. Plan No. 419.

STORES AND TENEMENTS.

MARMION AV, n e cor 176th st, two 5-sty brick tenements, 50x109.1, plastic slate roof; cost, \$115,000; owners, Kerwin Bldg. Co., Alex. Kircheis, 3114 3d av, Pres.; architects, Tremont Architectural Co., 401 Tremont av. Plan No. 412.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

EAST 14TH ST, e s, 279.3 n Foster av, 4-sty brick tenement, 40.10x88, slag roof, 16 families; cost, \$45,000; owner, Parkvale Realty Co., 216 Utica av; architect, W. T. McCarthy, 16 Court st. Plan No. 5279.

AV C, n w cor East 5th st, 4-sty brick tenement, 50x90, slag roof, 20 families; cost, \$40,000; owner, DeHaven Bldg. Corp., 584 Essex st; architect, W. F. McCarthy, 16 Court st. Plan No. 5257.

AV C, n s, 50 w East 5th st, 4-sty brick tenement, 50x88, slag roof, 16 families; cost, \$35,000; owner, DeHaven Bldg. Corp., 584 Essex st; architect, W. T. McCarthy, 16 Court st. Plan No. 5256.

NEWPORT AV, s e cor Christopher av, 3-sty brick stores and tenement, 20.3x87, slag roof, 5 families; cost, \$8,000; owner, Jos. Stern, 524 Christopher av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 5285.

NEWPORT AV, s s, 20.3 e Christopher av, three 3-sty brick tenements, 20.3x69, slag roof, 6 families; cost, \$24,000; owner, Jos. Stern, 524 Christopher av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 5286.

UNION ST, n e cor Meserole st, 6-sty brick store and tenements, 50x90, slate roof, 33 families; cost, \$55,000; owner, Paul Herring, 208 Wilson st; architects, Sass & Springsteen, 32 Union sq, Manhattan. Plan No. 5300.

CHURCH AV, n e cor East 3d st, 4-sty brick stores and tenements, 24.4x87.10, gravel roof, 10 families; cost, \$25,000; owner, Ludwig Obermeyer, 117 East 2d st; architect, B. F. Hudson, 319 9th st. Plan No. 5315.

SARATOGA AV, e s, 92.11 n Sutter av, 4-sty brick tenement, 50x88, gravel roof, 20 families; cost, \$30,000; owner, Expert Bldg. Co., Pitkin av; architects, Cohn Bros., 361 Stone av. Plan No. 5404.

DWELLINGS.

47TH ST, s s, 220 w 12th av, 2-sty frame dwelling, 24x54, shingle roof, 2 families; cost, \$6,000; owner, Bessie Glick, 1115 50th st; architect, F. W. Eisenla, 147 Remsen st. Plan No. 5260.

WEST END AV, e s, 380 n Hampton av, 2-sty frame dwelling, 14x47, shingle roof, 1 family; cost, \$1,600; owner, J. & S. Realty Co., 2596 Ocean av; architects, Kallich & Lubroth, 215 Montague st. Plan No. 5259.

ELMORE PL or East 22d st, e s, 220 n Av Q, 3-sty frame dwelling, 22.6x44, shingle roof, 1 family; cost, \$4,400; owner, Edna B. Bastow, 2103 Ocean pkwy; architect, Abram Bastow, 101 Park av, Manhattan. Plan No. 5293.

49TH ST, n w cor 17th av, 2-sty frame dwelling, 25x52, shingle roof, 2 families; cost, \$6,000; owner, Belbar Realty Co., 588 Barbery st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5326.

49TH ST, n s, 30 w 17th av, two 2-sty frame dwellings, 25x52, shingle roof, 2 families each; total cost, \$12,000; owner, Belbar Realty Co., 588 Barbery st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5327.

61ST ST, n s, 120 w 18th av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, \$4,000; owner, Portland Constn. Co., 231 Tompkins av; architects, Laspia & Salvati, 525 Grand st. Plan No. 5311.

61ST ST, n s, 150 w 18th av, twelve 2-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$42,400; owner, Portland Constn. Co., 231 Tompkins av; architects, Laspia & Salvati, 525 Grand st. Plan No. 5213.

61ST ST, n s, 390 w 18th av, 2-sty brick dwelling, 20x55, gravel roof, 2 families; cost, \$4,000; owner, Portland Constn. Co., 231 Tompkins av; architects, Laspia & Salvati, 525 Grand st. Plan No. 5312.

AV J, n s, from East 38th to East 39th sts, ten 2-sty brick dwellings, 20x37, gravel roof, 1 family each; total cost, \$37,500; owner, Arthur Pinover, 16 Court st; architect, C. Schubert, 86th st and 13th av. Plan No. 5316.

AV O, n s, 30 e East 18th st, two 2½-sty frame dwellings, 18x39, shingle roof, 1 family each; total cost, \$7,200; owner, Our Own Bldg. Co., 1553 East 15th st; architect, C. B. White, 375 Fulton st. Plan No. 5302.

FACTORIES AND WAREHOUSES.

1ST AV, w s, 145 s 55th st, 1-sty brick storehouse, 32x50, slag roof; cost, \$1,000; owner, Morse Dry Dock Co., foot 56th st; architect, Hy. Kolb, 1083 Fox st, Bronx. Plan No. 5318.

EAST 2D ST, e s, 200 s Albemarle rd, four 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, \$18,000; owner, August Wuest, 324 East 7th st; architect, B. F. Hudson, 319 9th st. Plan No. 5350.

EAST 10TH ST, e s, 370 n Av I, 2-sty frame dwelling, 22x50, shingle roof, 2 families; cost, \$5,000; owner, Geo. Baur, 2746 Bedford av; architect, Benj. Driesler, Jr., 153 Remsen st. Plan No. 5335.

SHEEPSHEAD BAY RD, n s, 50.10 e Cortland st, 1-sty frame dwelling, 18.3x34.6, gravel roof; 1-family; cost, \$550; owner, Sarah Tills, 2939 West 29th st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 5338.

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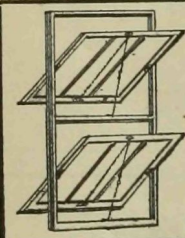


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PLANS FILED IN NEW JERSEY

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 ended July 24. The location is given, but not the owner's address.

JERSEY CITY.—Harry J. Max, 2-10 Broadway, four 3-sty brick, \$52,000; Benjamin Caminsky, 2 and 4 Jones st, 3-sty brick, \$18,000; Rose Lerner, 89-95 Romaine av, three 3-sty brick, \$30,000.

PATERSON.—Sadie Frankel, 343 Market st, 3-sty brick, \$8,000; Frank Stogeski, 117-119 Martin st, 3-sty brick, \$10,000.

NEWARK.—John C. Bechlin, 49 Chelsea av, 3-sty frame, \$6,000; Patrick and Catherine Keeley, 295-305 Oliver st, two 3-sty brick, \$10,000; Peter B. Mattia, 67 Summer av, 4-sty brick, \$20,000; Louis C. Hagny, 409 Central av, 3-sty frame, alteration, \$500.

WEST HOBOKEN.—Anthony Markus, 509-511 Angelleque st, two 3-sty frame, alteration, \$1,500.

ORANGE.—Antonio Monico, 159 Essex av, 4-sty frame, alteration, \$1,000.

WEST NEW YORK.—Angelo Venevre and Clodoveo Persichetty, 558 12th st, 3-sty brick, \$8,000.

PERSONAL AND TRADE NOTES.

CARLUND MFG. Co., INC., has moved its offices from 384 2d av to 28 Cliff st.

AMERICAN WOODWORKING MACHINERY CO. has moved its New York City office from 90 West st to 30 East 42d st.

DAVID MINDEN, plumbing and heating contractor, has recently moved his establishment from 1533 Broadway to 170 Division av, Brooklyn.

WILLIAM MEYER, plumbing and heating contractor, 2416 Catalpa av, Queens, L. I., desires catalogues and price lists from jobbers and manufacturers of plumbing and heating specialties.

WILLIAM E. LEHMAN, a prominent architect of Newark, N. J., has purchased a plot at the corner of Stanley and Hamilton roads, which he will improve in the near future with a residence for his own occupancy.

H. S. BLACK, chairman of the United States Realty & Improvement Company, is optimistic as to the future in building and real estate. He said this week: "For a year or more past conditions in building and real estate have been bad, but recently there has been an improvement and I believe we have turned the corner. Within the last three weeks we booked more business in new building than in the preceding six or seven months. Real estate is also showing signs of recovery. I have not been very optimistic for more than a year past, but it now looks as though the building and real estate branches, which seem to be the first to experience depression and the last to recover, will prosper with other lines of trade."

OBITUARY

WILLIAM STEVENS, a dealer in building materials at 231 Tenth av, died of apoplexy Thursday, July 22. He was sixty years of age and lived at 601 West 127th st.

ROBERT F. CRAIG, a retired building contractor and a veteran of the civil war, died of general debility, at his home, 99 Schenck av, Brooklyn, Friday, July 23. He was born in Scotland, seventy years ago and had been a resident of Brooklyn for about sixty years. He is survived by five sons and three daughters.

PATRICK J. NEVINS, for more than thirty years a well known contractor in the Oranges, in New Jersey, died suddenly Thursday, July 22, in Texas, where he had resided for the last year and a half. He was stricken with appendicitis when fifty miles from his home, in Houston, and at such a distance from a physician that an operation could not be performed. The body was brought to the home of his nephew, Thomas J. Nevins, in East Orange, N. J., where the funeral was held. Mr. Nevins was fifty-seven years old. He is survived by his widow and a son.

JORDAN L. MOTT, president of the Jordan L. Mott Iron Works, 118 Fifth av, died of infirmities due to old age at his home, 2122 Fifth av, Monday, July 26. Mr. Mott was born in New York City eighty-six years ago and was educated at the Irving Institute at Tarrytown and the University of the City of New York. Upon his graduation he entered the iron business and in 1866 became the general manager of the concern. Mr. Mott was a member of the original Rapid Transit Commission and was active in the proceedings under which the present system was chartered and built. Among other business enterprises with which he was connected were the North River Bridge Company, organized to bridge the Hudson at 22d st; the New River Mining Company, the Central Gas Company and the 42d st and Grand st Railroad. Mr. Mott was a member of the New York, New York Yacht, American Yacht Engineers and Fulton clubs, and of the Masonic order.

TRADE AND TECHNICAL SOCIETY EVENTS.

NATIONAL ASSOCIATION OF IRON & STEEL ELECTRICAL ENGINEERS will hold its annual meeting in Detroit, Mich., September 8-11. Headquarters at the Hotel Statler.

AMERICAN SOCIETY OF SANITARY ENGINEERS will hold its annual convention at San Francisco, Cal., August 9-11.

NEW YORK ELECTRICAL SHOW will be held at the Grand Central Palace Oct. 16, 1915. Arthur Williams, president.

INTERNATIONAL ASSOCIATION OF MUNICIPAL ELECTRICIANS will hold its annual convention at Cincinnati, O., August 24 to 27. Headquarters will be at the Gibson Hotel. Secretary, Clarence R. George, Houston, Tex.

NATIONAL HOUSING ASSOCIATION, fourth conference at Minneapolis, October 6 to 8. John Ihlder, of 105 East 22d street, New York, is field secretary.

BRONX CHAMBER OF COMMERCE will hold its regular meetings in the Walworth Building, Bergen avenue and 149th street, on the fourth Saturday of each month.

BRONX BRANCH, New York City Master Plumbers' Association will hold its annual outing at Hoffman's Park, Throgg's Neck, Westchester, Thursday, August 5. J. Muller heads the Committee of Arrangements.

EASTERN TRADE GOLF ASSOCIATION will hold its mid-summer meet on the course of the Arco Country Club, near Paterson, N. J., Thursday, August 5. Luncheon and dinner will be served at the clubhouse.

ILLUMINATING ENGINEERING SOCIETY will hold its ninth annual convention at the new Willard Hotel, Washington, D. C., September 20-23. E. S. Marlow, Potomac Electric Power Co., Washington, D. C., is the chairman of the convention committee.

MANHATTAN MASTER PLUMBERS' ASSOCIATION will hold its annual outing and field day at Hoffman's Park, Westchester, N. Y., Tuesday, August 24. An interesting program of events is being prepared which will be followed by a dinner in the evening.

AMERICAN SOCIETY OF HEATING AND VENTILATING ENGINEERS will hold its mid-summer meeting at San Francisco, September 16-18. Headquarters will be at the Hotel Bellevue. Secretary, J. J. Blackmore, 29 West 39th st, Manhattan.

ASSOCIATION OF IRON AND STEEL ELECTRICAL ENGINEERS will hold its annual convention at Detroit, Mich., September 8-11. Headquarters at the Hotel Statler. Secretary, W. T. Snyder, McKeesport, Pa.

PAN-AMERICAN ROAD CONGRESS, under the joint auspices of the American Road Builders' Association and the American Highway Association, will be held at Oakland, Cal., during the week of September 13. It is expected that this congress will bring together those interested in highway improvement not only from all parts of the United States and Canada, but also from the South American countries, all of which will be officially invited to participate.

MOUNT VERNON BUSINESS MEN'S ASSOCIATION and the Builders' and Contractors' Association will jointly hold their third annual clambake at Spittell's Colonial Inn, City Island, N. Y., Thursday afternoon, August 5. An interesting program of field events has been prepared, which will include a baseball game.

INTERNATIONAL ENGINEERING CONGRESS has issued a program covering in outline the conventions of four of the National engineering societies at San Francisco, the meetings of the congress and the excursions to various points of engineering interest that have been planned, and gives information as to special trains, hotels and services of congress committee on local affairs. The booklet may be obtained from W. A. Cattell, secretary of the International Engineering Congress, Foxcroft Bldg., San Francisco.

AMERICAN INSTITUTE OF ARCHITECTS will hold its next convention on the Pacific Coast—in October—and sessions will be held both in San Francisco and Los Angeles. Entertainment committees have been appointed by both the San Francisco and Southern California chapters.

NATIONAL ASSOCIATION PAVING BRICK MANUFACTURERS' ASSOCIATION at the quarterly meeting of its board of directors held in Cleveland, May 27, affirmed arrangements tentatively made for holding its annual meeting Oct. 11-12, at Dayton, O.

RECENT INCORPORATIONS.

CONNEX ENGINEERING & CONSTRUCTION CO. is a \$300,000 company, chartered with offices in Manhattan, to do a general engineering and contracting business. The directors are Edw. Downing, 112 West 39th st; Thos. G. Davis, 27 Manhattan av, and Geo. Lester, 139 West 104th st. Elkus, Gleason & Proskauer, 111 Broadway, attorneys.

MOVABLE FIRE ESCAPE CO. has been incorporated with offices in Brooklyn to manufacture fire escapes and all kinds of fire escape machinery, with a capitalization of \$15,000. The directors are Alfonso Sferiozza, 2966 30th st, C.I.; Giuseppe Aragona, 2306 Atlantic av, and Giovanni La Rosa, 2095 Atlantic av. G. P. Baroni, 2214 Fulton st, Brooklyn, attorney.

FRAZER & BURCHENAL is a \$25,000 company, chartered with offices in Manhattan to do a general contracting, construction, electrical work, engineers, deal in building and paving materials and general trucking business. The directors are Jas. S. Frazer and Sheldon D. Burchenal, both of 80 Maiken la, and Frederick J. Linden, Atlantic Highlands, N. J. The attorney is Samuel H. Ewins, 80 Maiken la.

195 BROADWAY CORPORATION has filed incorporation papers with \$5,000,000 capital stock, with offices in Manhattan, as a realty and construction company, to conduct any and every kind of business incidental, useful or advantageous to acquisition, maintenance, development, use, management, disposition of real property. Union N. Bethell, 15 Dey st; Ernest Y. Gallaher, 16 Dey st; Howard F. Thurber, 15 Dey st, and four others, are directors. The attorney for the company is R. M. Crater, 15 Dey st.

TRADE LITERATURE

BARBER ASPHALT PAVING CO., Philadelphia, Pa., has issued a booklet on "Asphalt Roadways for Private Estates, Club Grounds and Parks," which contains a number of beautifully reproduced views of the roads of some of the best known estates on Long Island, public parks, and country clubs. The text consists of a discussion of the best types of roadway construction under conditions which demand attractiveness, general availability and freedom from the dust and oil nuisance as well as durability.

TRUSSED CONCRETE STEEL COMPANY, of Youngstown, Ohio, has recently issued a new volume on steel sash. It is a comprehensive publication, consisting of 128 pages in the standard size. The book covers all the various types of sash with their applications in modern building construction. Illustrations and working drawings of steel sash and pictures of structures in which these sash have been installed make the book a complete and useful one to architects, engineers and contractors.

CORRUGATED BAR COMPANY, of Buffalo, N. Y., has published its 1915 Corr-Mesh Catalogue, giving a complete description of the various uses of Corr-Mesh. The catalogue also contains details, specifications, construction, photographs, instructions for using the material and a fund of other data valuable to architects, engineers and contractors. The catalogue is attractively bound and the information well arranged for reference. Copies of the Corr-Mesh Catalogue may be obtained by addressing the Corrugated Bar Company, 499 Mutual Life Building, Buffalo, N. Y.

Subway Bids Opened.

Two important subway contracts were opened last Tuesday, by the Public Service Commission, and the unofficial totals furnished by representatives of the bidders indicate that the lowest proposals were submitted by Holbrook, Cabot & Rollins Corporation and Rodgers & Haggerty, Inc. One of the contracts is for the construction of the Times square section of the Broadway subway, extending from 38th street to 51st street. There were nine bidders, and the unofficial totals of the proposals ranged from \$3,741,000 to \$4,444,000. The first figure was that of the Holbrook, Cabot & Rollins concern, while the second was that of the Rapid Transit Subway Construction Company, a subsidiary of the Interborough Rapid Transit Company. The plans call for a four-track underground road, with an express station at Times square and a local station at 49th street. The Broadway subway is to be operated by the New York Consolidated Railway Company.

The second contract is for the building of that part of the Eastern Parkway subway, Brooklyn, lying between Nostrand and Buffalo avenues. Nine contractors bid for this contract. The lowest bid was apparently that of Rodgers & Haggerty, Inc., at \$2,170,000. The highest was, seemingly, that of John J. Creem, \$3,196,000. The Eastern Parkway subway is to be operated by the Interborough Rapid Transit Company as an extension of the existing tube line. The formal awards of the two contracts will not be made until the Public Service Commission's engineers have checked up the bids.

On August 5 the Commission will have a conference with the Board of Estimate and the officers of the Long Island Railroad, upon the proposal recently made by that company to lease to the city its tracks to Whitestone and Little Neck, L. I., for use in connection with the new rapid transit line to Corona. The company proposes a ten-year lease at an annual rental of \$250,000, the city in addition to pay its proportion of the cost of operation of joint facilities, taxes and power consumed, seven per cent of the cost of additional facilities pro rated on the basis of cars handled, and seven per cent of the amount expended by the company in carrying out grade crossing eliminations, the latter also to be based pro rata on cars handled.

The Commission reports that the total number of accidents decreased from 6,466 in June, 1914, to 6,148 in June, 1915.

BUILDING MATERIALS AND SUPPLIES

FIRST SIGN OF SHORTAGE OF CEMENT AT LEHIGH VALLEY MILLS—QUOTATIONS OF \$1.62 EXPECTED

Interstate Commerce Commission
Decides on Harbor Lighterage

GENERAL interpretation of the findings of the Interstate Commerce Commission, with reference to the lighterage charges in New York Harbor, reveals the fact that many building materials escaped serious handicap in the matter of transportation restrictions. The storage limit has been "reduced" from 10 days to 5 days, whereas heretofore the limit has been two days on New York delivery. Elsewhere in this department will be found a brief summary of just what the Commerce Commission did with the proposal of the railroad companies. The belief is that as far as basic building materials are concerned, the ruling will not interfere with the price situation in any important way in any part of the metropolitan district. It should not result in an increase in prices to the consumer, except possibly in cases where lightering conditions are extremely severe.

Building materials close the first month of the last half of the year considerably stiffer in price and terms than they were one month ago. Steel is exceedingly firm and so is practically all steel products. Linseed oil and common brick continue to be the laggards in the market, both in the city and out in the suburbs. The former has dropped to 55 cents a gallon from 58 and the latter is now quoted at \$5.75 a thousand, wholesale, New York.

Among the active features Portland cement leads all. Advices from the Lehigh district this week showed that three minor companies were in the market to buy Portland cement to meet their own contracts, one company in particular having had two opportunities for disposing of excess cement. It is significant that this company had none to sell. The Lehigh and Alpha companies are selling cement from the spout and, in fact, the larger companies, save two, have been operating at 100 per cent. of capacity. One company in June sold 70 per cent. more cement than it did in June of last year and in the month just closed it will report even a greater sale.

Furthermore, Portland cement prices are being quoted nearer to \$1.62 on 60-day deliveries than \$1.52. This means that the price of \$1.52, now being quoted by the more stable companies, is being tightly held and consumers may expect to pay more for this commodity.

PORTLAND CEMENT.

Heavy Immediate Delivery Orders Feature July's Wane.

PRESSURE of immediate delivery orders for Portland cement during the last few days has been tremendous, according to information from the Lehigh district. This indicates that dealers here are taking pains to protect themselves against a further advance on previous levels. Deliveries running over sixty days have been quoted nearer \$1.62 than at the present price of \$1.52, although there are notable sales in this market to-day that are considerably under the current quotation of manufacturers. Most of these orders, however, are either supplementals on back contracts or business taken under pressure of dealers who had previously bought at extreme low prices and forced manufacturers seeking business at or below profit margins to sell at previous figures on pain of losing their trade.

The Record and Guide is reliably informed that despite reported sales of cement at prices under the present market level of \$1.52, new business running into the third quarter is not being taken by the important companies at prices below that figure. There are two companies who are holding rigidly prices considerably over 95 cents, mill. It may be taken as a foregone conclusion that Portland cement during the last part of the fourth quarter will be above 95 cents, mill, since there are only two large companies that are not making cement at 100 per cent. of capacity and are selling it as fast as it comes from the spout. That means higher prices sooner or later, rumors in the market to the contrary notwithstanding.

Good opinion in the market holds that ninety cents mill will be low by the middle of next month.

The trade was interested in reports of foreign buying of securities of a leading Portland cement company on the stock exchange. The inference was that possibly a movement similar to that which featured the Electric Boat Company, following receipt of inquiries for products from abroad, was headed for the cement industry, especially since many more foreign inquiries for Portland cement shipments came in this week. Everything now tends toward dollar cement at the mill in the very near future. It has been ten years since cement has sold above \$1 a barrel at place of manufacture.

Common brick manufacturers in the Hudson River are heartily sick of conditions ruling here and are talking of shutting down their plants in the latter part of next month. The count of the available brick in the sheds of manufacturers along the Hudson indicates a total of less than 600,000,000. The normal year's output for this district alone is 1,200,000,000.

This means that only about 50 per cent. of a normal supply of common brick will be available, based upon the current movement of that commodity in this district. That being the case, winter common brick will be in the neighborhood of \$6.75 a thousand at least, or one dollar a thousand more than the same quality of brick can be bought for at the present time. Haverstraw has hardly made a brick since the season opened, leaving Kingston and Newburgh to stand the strain of keeping New York and vicinity supplied and at the same time put aside a winter reserve. Consumers should be governed accordingly and push their contemplated operations through while the brick, lime, cement, structural metal and crushed stone markets are low.

Plan filings in the five boroughs follow. In the same week last year 265 new building plans were filed with an estimated value of \$2,688,115.

	July 23.		July 30.	
	No.	Value.	No.	Value.
Manhattan.....	21	\$1,648,200	5	\$460,000
Bronx.....	17	502,900	13	415,950
Brooklyn.....	95	645,450	108	779,250
Queens.....	98	281,550	122	531,180
Richmond.....	12	25,195	16	29,330
Totals.....	243	\$3,103,295	264	\$2,215,710

LIGHTERAGE DECISION.

What the Interstate Commerce Commission Ruled Upon.

SOME time ago the railroads handling building materials and other commodities in New York harbor decided that it was necessary to modify some conditions regarding the handling of freight coming in or going out of the city by lighter. It put up to the Interstate Commerce Commission a proposition to make some increases in rates. The Building Material Dealers' Association have been very much interested in this matter and have followed it closely. This week it received a copy of the decision of the commission. The decision is considered a virtual victory for the building material interests of this city in view of the fact that most commodities were left in statu quo.

The proposed reduction of period of free storage on New Jersey shore from ten to five days is justified as to domestic inbound freight for delivery at New York. The following proposals are also declared to be justified:

The increased charge of 1 cent per 100 pounds for each 10 days or fraction thereof, for storage on New Jersey shore of freight for New York delivery after reduced free storage period. Increased charges for handling and storing heavy iron and steel articles, cooperage stock and sawed stones.

The charge of 3 cents per 100 pounds on less than carload lots of westbound freight lighterage or floated with carload or more lighterage free freight. The increased charges for staking, wiring or cleating shipments of lumber.

The following proposals are declared to be unjustified:

In case of shipment the actual weight of which is less than the carload minimum weight, but on which the carload rate and the minimum weight have been applied in order to secure the benefit of free lighterage, the charge above described will be assessed on basis of the carload minimum.

The reduction of period of free storage on the New Jersey shore from ten to five days, of domestic inbound freight destined for coast-wise trans-shipment.

The reduction of period of free storage of export, less than carload freight at railroad pier stations from ten to two days.

Charge for loading to, or unloading from, lighters at other than station piers or vessels of the carriers.

The discontinuance of allowance to shippers or consignees for loading and unloading cars on floats.

The minimum charge of \$3 for each lot of westbound less than carload freight, lightered or floated with a carload, or more, of lighterage free freight.

The increased charges for lightering heavy articles. The increase of minimum weight from 10,000 to 20,000 pounds for free lighterage of dressed poultry, butter, cheese and eggs.

Increased charges for towing freight to certain points outside of free lighterage limits.

As to proposed increased rates, in support of which no testimony was offered, the respondents have not sustained the burden of proof imposed upon them by law and such increased rates are not justified.

The Commission holds that where a terminal service has heretofore been treated by the carriers as a part of the transportation service covered by the freight rate, and regularly performed by them, they may not now segregate that service and assign to it a separate charge, without taking into consideration, in order to justify such charge, the entire through service of which it forms a part and the compensation heretofore received for through service.

The tariff under suspension, in addition to other defects, is stated, are ambiguous and they are ordered canceled.

It is recommended that opportunity be taken by the roads to review all regulations affecting terminal service at New York, whether involved in this proceeding or not, and that they cooperate in harmonizing and clarifying such regulations.

The Interstate Commerce Commission held as not justified the proposed increased rates from St. Louis and Illinois, applicable via Louisville, Ky., and Cincinnati, O., to points in south-eastern territories, on grain milled in transit at points between St. Louis and Cincinnati.

COMMON BRICK.

Manufacturers May Shut Down for Season Next Month.

MANUFACTURERS of common brick in the Hudson river district are planning to shut down their plants in August or September because of the poor demand for common brick in this market. The quotations to-day are \$5.25 to \$5.75, a remarkably low level for this time of the year, and there are slim prospects of a recovery developing sufficiently strong and permanent to warrant continuation of manufacture.

Reliable information available to the Record and Guide indicates that there are not more than 600,000,000 common brick in that territory available for autumn, winter and early spring requirements in this market. The normal output for this district in a year is about 1,200,000,000. The result is that if there is any kind of an improvement in building construction between now and next spring there is going to be an upward movement in prices. Architects and prospective builders will do well to heed the present market and buy. It is noteworthy that the Raritan plants have also restricted their outputs.

Official transactions for Hudson River brick covering the week ending Thursday, July 29, in the wholesale market, with comparison for the corresponding period last year, follow:

1915.		1914.	
Open barges, left over, Friday A. M., July 23-26.	Arrived.	Open barges, left over, Friday A. M., July 23-26.	Arrived.
Friday, July 23.....	11	9	9
Saturday, July 24.....	5	7	7
Monday, July 26.....	7	8	8
Tuesday, July 27.....	1	9	9
Wednesday, July 28.....	4	6	6
Thursday, July 29.....	9	10	10
Total.....	37	47	47

Reported en route, Friday, July 30-8. Condition of market, firmer. Prices: Hudsons, \$5.25 and \$5.75; Raritan, — and \$5.75 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$6.50 and \$6.75 (yard). Cargoes left over Friday A. M., July 30-16.

1914.		1915.	
Left over Friday, A. M., July 24-21.	Arrived.	Left over Friday, A. M., July 31-13.	Arrived.
Friday, July 24.....	9	9	9
Saturday, July 25.....	5	5	5
Monday, July 27.....	18	19	19
Tuesday, July 28.....	3	5	5
Wednesday, July 29.....	2	3	3
Thursday, July 30.....	6	10	10
Total.....	43	51	51

Condition of market, weak. Prices, Hudson, \$5.25 to \$5.75; Newark, yard, \$6.75 to \$7.25; nominal. Left over Friday a. m., July 31-13.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to July 29, 1915..	990
Total No. of bargeloads sold Jan. 1 to July 29, 1915.....	984
Total No. bargeloads left over July 30.....	16
Total No. bargeloads left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over, Jan. 1 to July 30, 1914.....	1105
Total No. bargeloads sold Jan. 1 to July 30, 1914.....	1192
Total No. bargeloads left over July 31, 1914	13