

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, AUGUST 21, 1915

PROGRESS ON QUEENS PLAZA STATION

Seventy-five Per Cent Completed—Trains Will Radiate from Here to All Parts of the Borough—Subway Contracts Held Up

THE latest view of the Queensboro Plaza Station, Long Island City, the big central transfer station from which the transportation lines now being constructed will radiate in four directions over the Borough of Queens has been received from the Public Service Commission, and shows the station as it will appear from the offices of the Chamber of Commerce of the Borough of Queens.

It is calculated that the entire structure, exclusive of station finish work, will be completed by October 7th. Nearly 75 per cent. of the work is already done. The Snare & Triest Construction Co., which is in charge of the

to Grand Central station on the present subway will be approximately six minutes, or less than it now takes to go from Borough Hall, Brooklyn, to Park Row, New York.

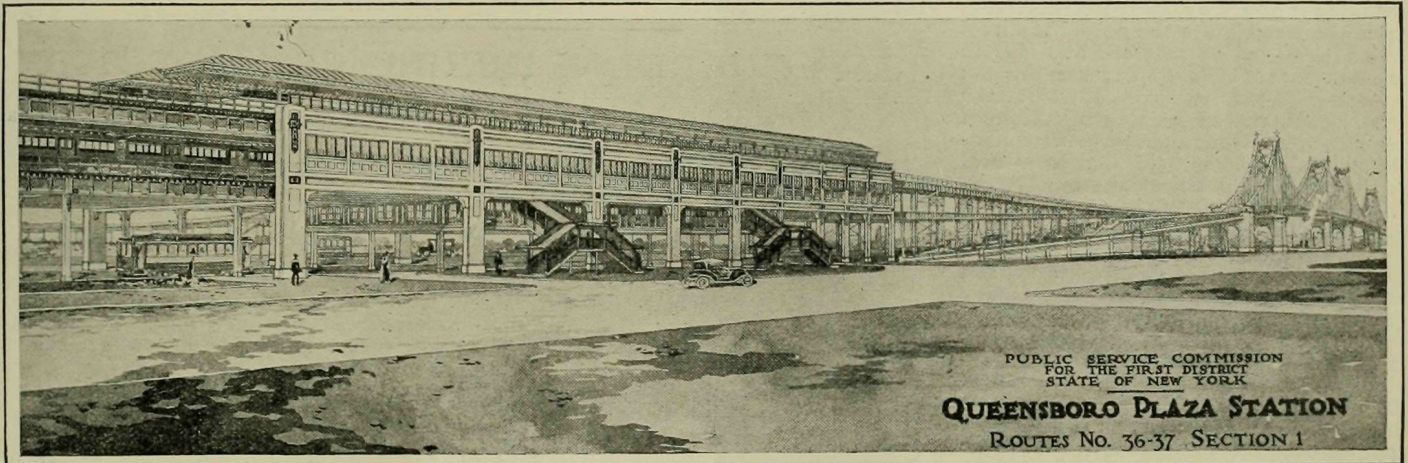
From this point rapid transit lines will radiate in all directions as follows:

(1) To the north, a three-track elevated line through Jackson avenue to Second avenue to Ditmars avenue, Astoria, to be operated jointly by the Interborough and the Brooklyn Rapid Transit Companies. Astoria will be only 13 minutes from Grand Central Station.

(2) To the east, across Diagonal street and over the Sunnyside Yards to Thomson avenue and Greenpoint ave-

the Plaza, between the station and Jackson avenue, the majority of the plans have already been approved, so that the steel can be ordered. For the structure along the Diagonal street viaduct over Sunnyside yard, connecting the Plaza with Section 3 of Routes Nos. 36 and 37, a portion of the shop drawings have been sent in for approval during the past two weeks.

The steel work for the Plaza station is completed, so that the station finish work can be undertaken as soon as the concrete covering the station is poured. This will enable the station finish work and the erection of steel across Sunnyside yard to proceed concurrently. It is



work, has employed on the average of 114 men daily. The cost of the work will be \$884,859.

The picture accompanying above shows the connection from the station to the roadway of the bridge which was proposed for the operation of the Brooklyn Rapid Transit subway trains of the Broadway-59th street line. Since the sketch was made, however, the Public Service Commission and the Board of Estimate have decided on the use of tunnels under the East River just north of the Queensboro Bridge, so that in the final construction of the station this connection with the bridge roadway will be changed to connect with the tunnels.

The station on the Bridge Plaza will be 480 feet long, with two levels, each having four tracks, or eight tracks in all. The lower level of the station will be for trains to Manhattan, while the upper level will be for trains to Astoria, Corona and to Brooklyn. The north platforms on both decks will be for the Brooklyn Rapid Transit trains, while the south platforms on both sides will be for the Queensboro subway and Second avenue trains of the Interborough. The station will have entrances on North and South Jane streets, at Crescent and Prospect streets. The entrances will lead to a mezzanine floor and above will be the two levels of the station, all trains on the same deck going in the same direction.

The express running time from this station through the Queensboro subway

to Woodside, and Roosevelt avenue to Elmhurst and Corona, a three-track line, to be operated jointly by the Interborough and the Brooklyn Rapid Transit Companies. This line will be continued over Roosevelt avenue from Corona into Flushing and Bayside. Corona and Elmhurst will be 15 to 18 minutes from Grand Central station.

(3) To the south will be the extension of the Queensboro subway from its mouth at Van Alst and 4th street, to be operated by the Interborough in connection with the present and proposed subways in Manhattan. Also the proposed extension of the elevated lines of the Brooklyn Rapid Transit Co., known as the Queensboro Bridge-Crosstown line, will run southward from the Bridge Plaza, connecting with all the elevated lines in Brooklyn, and giving a direct north and south route to Coney Island.

(4) To the west, across the East River into Manhattan, will operate the trains of the Brooklyn Rapid Transit, connecting with the 59th street, Seventh avenue and Broadway subways, and also the extension of the Second avenue elevated line of the Interborough.

Progress on the Queens Plaza Station.

Shop drawings for the station on the Queensboro Bridge Plaza have all been checked and filed and the steel erected. On Jackson avenue, from the Plaza to Section 2 of Routes Nos. 36 and 37, at Beebe and Second avenue, shop drawings have all been approved and the steel fabricated. At the easterly end of

not anticipated that there will be any delay in operation either to Astoria or Corona on account of the steel work.

Controversy Over Contracts.

All the rapid transit construction contracts prepared by the Commission since September, 1910, have been unit price contracts. The various items of work are set forth in great detail, and bids are received on from probably 150 to 200 items entering into the work. In a work so complicated as rapid transit railroad construction in city streets it is impossible to forecast every item that may enter into the work.

All the unit price contracts of the commission since the change from lump sum to unit prices have contained a provision, known as Article XII, providing that if any work was not susceptible of classification that it should be done and paid for at cost plus 10 per cent. In view of the great number of unit prices and the fact that the great bulk of the work is comprised in the units of excavation, steel and concrete, Article XII is practically restricted to a very small amount of incidental work.

With two years' experience under the unit price contracts it was found that the practical working of Article XII could be greatly improved if an alternative method was allowed, whereby the chief engineer, with the approval of the commission, could fix unit or lump sum prices for incidental work as it arose in lieu of the percentage plan. One of

(Continued on Page 311.)

TAXATION IN THE NEW CONSTITUTION

The Burden on Real Estate Will Be Lightened If This Amendment Is Adopted — Will Reach Personal Property

THE first important Constitutional amendment affecting real estate interests is now occupying the attention of the members of the Constitutional Convention. This amendment relates to taxation. The Advisory Council of Real Estate Interests approves of this amendment and has summarized the same as follows:

"Section I primarily provides that the principles of taxation shall never be surrendered, suspended or contracted away except as to securities of the state or a civil division thereof. Thus no law granting an exemption from taxation can be made irrevocable. This provision further stipulates that no exemption from taxation shall be granted except by the affirmative vote of two-thirds of the members of each Legislative house. Thus a distinct pause in the unseemly tax exemptions which have been a significant result of the absence of any general principles governing legislation of this character, is definitely promised.

"Section II prescribes that taxes shall be imposed by general laws and for public purposes only, likewise conferring upon the Legislature the power to direct how taxes shall be assessed and also to provide for officers to execute the tax laws and further to have control of the supervision, review and equalization of assessments. Under our present constitution it has been held that the local assessor is a constitutional officer and has the inalienable right to assess all property for taxation. This constitutional right is now destroyed, except as to the assessment of real property, and as to that the county system is made possible, which will make for better assessments in the rural districts. Enlarged central control over local assessments is also provided for which will ultimately tend to make the assessment of property more uniform throughout the state and thus lighten the burdens on those communities where the law as to the assessment at full value is obeyed.

"A distinct rule of universality in tax laws throughout the entire state which will operate most beneficially as the laws to be drawn are developed and as the machinery is thus standardized. It cannot fail to be of the very greatest advantage to the people of each locality to know and feel that within reasonable limits, every other locality is to receive similar treatment in the laying of the burdens of taxation; that no unfair advantage can be taken, through local laws and local administrative practices; that in fine, the progress toward greater equality and greater efficiency is to go on all over the state. Undoubtedly this general pronouncement will gradually lead to and inspire standardization of the mere methods and habits of thought on fiscal subjects and we shall have a more definite feeling that we all belong to one state and have an interest in its welfare, as well as that of our own little community. There is in some quarters now a tendency to lose sight of this most important consideration. This amendment very carefully and without the possibility of disturbance to establish customs and practices provides for legislative action of an administrative character so that proper and appropriate methods and agencies may be established to carry out in a uniform and effective manner the principles which have been thus announced. In doing this, due importance is to be assigned to local administration of tax laws where such administration is appropriate.

"The third section directs that the Legislature shall adopt tax districts, none of which, unless it be a city, shall embrace more than one county. The assessors, under this provision, are to be elected by their respective districts, or to be appointed by lawful authorities. The Legislature may provide that the assessment roll of each larger district shall serve for all the lesser tax districts within its boundaries. No such tax district larger than a town shall be established until the law providing therefor shall have been adopted by a vote of a majority of the people voting thereon in such proposed districts at an election for which provision shall be made by law. The Legislature may, however, provide for the assessment by state authorities of all of the property of designated classes of public service corporations.

"By destroying the constitutional prerogative of the local assessor with respect to the assessment of personal property, the article makes possible the development of an adequate system for reaching personal property without encountering the restrictive provisions of the present constitution. It is possible

under the proposed article for state authorities to reach personal property directly and if this class of property is reached it clearly follows that the burden on real estate will be considerably lightened, because the mass of personal property in this state is far greater than that of any other state in the Union, and it is a fact that a number of other states reach a much larger amount of personal property, proportionately, than the State of New York. In the main the proposed article makes it possible for this state to improve its system of tax administration by following the methods of other states where marked advances in tax administration have been made. The supporters of the article have taken great care to permit nothing to creep in which would make for the slightest backward step in taxation and on the whole the article makes for great improvement in the administration of taxation, now impossible under the present constitution. Real estate owners and associations should communicate immediately with members of the Constitutional Convention, endorsing this tax amendment."

SAFEGUARDING DURING CONSTRUCTION

A New Article For the Building Code Issued in Preliminary Form—Regulations For Sidewalk Sheds

ONE of the articles of the Building Code revision now being made by Rudolph P. Miller, expert to the Building Committee of the Board of Aldermen, namely Article 10, deals with Safeguards During Construction or Demolition. It has just been issued in preliminary form.

The principal one of these safeguards is what is known as the sidewalk shed, which will be required in the case of any building operation contemplating a new building over 40 feet in height or the raising of an existing building to a greater height than 40 feet. The provisions, however, will not apply when such a building sets back more than 10 feet from the building line.

The details of the construction of such sheds, which are for the protection of pedestrians, are not given, but are left to the Superintendent of Buildings. Such sheds must be maintained during the entire building operation, until the building is enclosed, and must extend from the building line out to the curb. They must be lighted at night. A similar shed is required in the case of any building over 40 feet in height which is being demolished. In this case the shed, however, need not be maintained after the building has been removed to within 20 feet of the curb.

When a Fence Is Required.

When a sidewalk shed is not required and the building operation consists of new construction or material alteration to a building, the space in front of the building must be enclosed by a fence of wood or other suitable material at least 8 feet high. Such a fence may extend into the highway a distance of not exceeding 3 feet. It must be solid for its full length, except for such openings as are necessary to properly carry on the building operation. The openings, however, must be provided with either sliding doors or doors swinging inwards. An exemption may be granted with respect to the fence by the Superintendent of Buildings when good reasons for such exemption exist, which must be stated in

the permit given by him or must be covered by a rule of general application.

A section is also included requiring the protection of skylights and roofs of adjoining buildings in the case of any building operation going more than 15 feet above any such roof. In this case the owner of the building whose roof or skylights are to be protected must give the owner of the new building permission to enter upon his premises to install the safeguards or else must assume the responsibility for those safeguards himself.

The safeguards provided for in the present law with respect to scaffolding are continued.

Various Precautions.

A new provision is made for the enclosing of buildings that are being underpinned or shored up during the excavation on an adjoining lot. This duty is imposed on the parties making the excavation and is merely for securing to the building supported proper protection against the weather.

Provision is also made to prevent water accumulating in excavations or cellars by requiring the excavation to be properly drained, and when there is a sewer in the street to make a connection with the sewer.

A requirement is also inserted to prevent the overloading of any temporary construction or any part of a building during construction or demolition.

When a building is being demolished, it must be taken down story by story until it is completely removed. No material must be stored on any floor in the course of demolition, but all material must be removed as rapidly as conditions will permit. The material must be properly wet so as to prevent dust.

All these safeguards must be installed in accordance with such rules as may be promulgated by the Superintendent of Buildings, and in the case of failure to provide the prescribed safeguards, the Superintendent has power to enter the premises and to provide them himself, the cost of such work becoming a lien on the property.

COENTIES SLIP A RELIC OF OLD NEW YORK

Historic Section Still Maintains Its Place in Shipping Circles,
Though Adjacent Districts Have Changed Their Characters

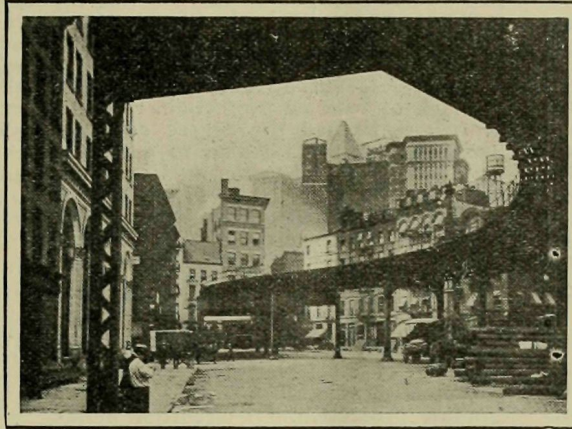
WHERE the big barges of the Canal Fleet swing lazily at their cumbersome anchors; where the Second Avenue Elevated winds almost like a scenic railway and Pearl street twists in its tortuous course to cross Broadway for the second time; where the lighthouse tower dedicated to the heroes of the Titanic flashes its light over the harbor from the roof of the splendid new Seamen's Church Institute, and where the sailors from all parts of the world sit around, smoke and exchange yarns, there is Coenties slip. It is not a pretty street nor can it be expected to be a beautiful thoroughfare, on account of its proximity to the docks and wharves.

There are three ways of looking at the old slip, and for that matter of studying any New York street—from the real estate, sentimental and the historical standpoints. Coenties slip may be described from any one of these viewpoints and each would yield an interesting story.

The slip, today, is essentially a water front community; its businesses cater principally to the demands of the seafaring trade. There are established in the street, ship chandlers, importers and exporters, dealers in ship supplies and vessel outfitters. Near Pearl street a "submarine diver" maintains an office and his display window presents to the gaze of the sightseer his picturesque equipment.

Values and rentals have remained firm for many years, chiefly because of the fixed character of the neighborhood. Its future seems clear because obviously it will remain a water front community as long as there are docks and piers off the slip, which will probably be until the end of time. It is one of those sections which has remained unaffected by the now famous business shifts typical of the city's northward growth. There are few, if any, removals from Coenties slip. The tenancy as well as the ownership of the old buildings has undergone very little change for years.

"There has been no rise in property values in Coenties slip for twenty years," said Charles F. Noyes, "but neither has there been a decline. The fact that holdings are as valuable today as they were



COENTIES SLIP, LOOKING TOWARD PEARL STREET,
SHOWING PROXIMITY OF SKYSCRAPERS.

five, ten or fifteen years ago speaks well for their inherent strength. Property owners have little cause to feel that values will decline and every reason to believe in the future of the section."

Coenties slip is simply one of the old, conservative and substantial sections of the city where property is held purely for investment and has been so held for many years. There are few sales to be found within recent years involving holdings there.

The structures with but two exceptions are more or less old fashioned. At the corner of Water street there is the new eight-story ship chandlers' building erected several years ago by Baker, Carver & Morrell. At South street is the new twelve-story Seamen's Church Institute on plot 113 x 91, just where the island of Manhattan turns. The building is in view of every ship that enters the harbor. The ground, building and equipment represents an outlay of \$1,150,000. The Institute was started about seventy years ago by a purely missionary society to "study the needs of the sailor in the light of prevailing conditions and to organize work to meet them." The work was begun on a floating church moored at the foot of Pike street.

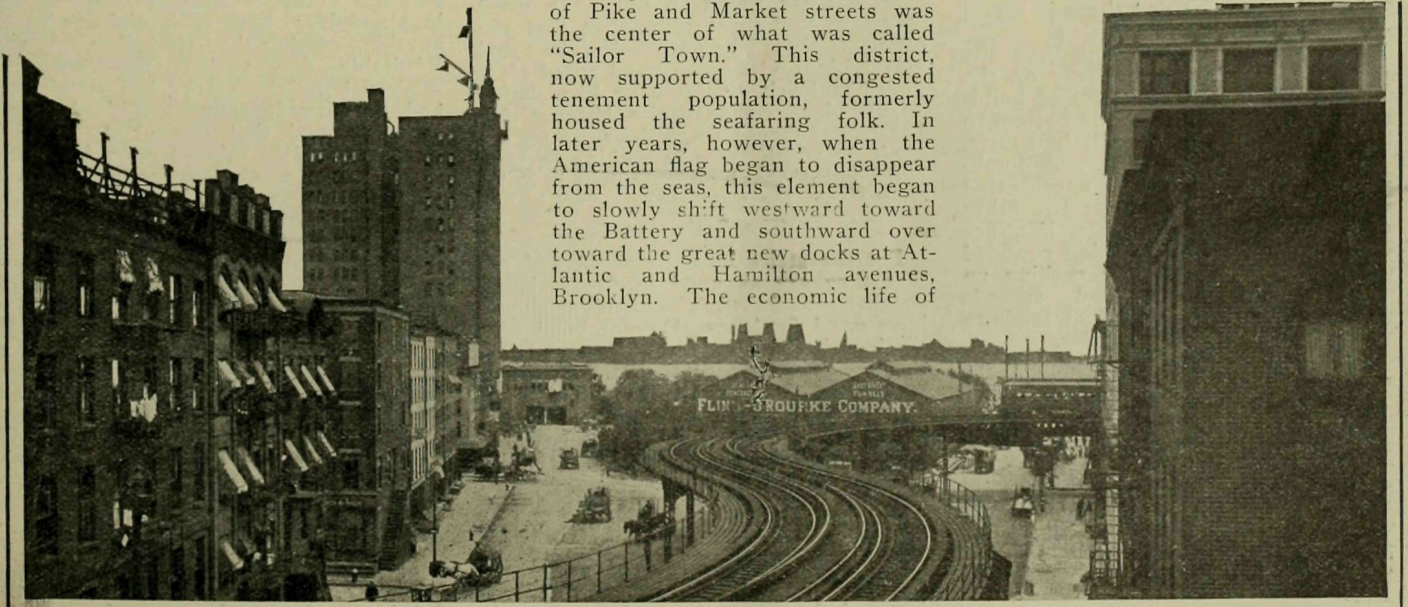
In former years, the water front along South street even north of the Brooklyn Bridge was a "forest of masts" and the territory in the immediate vicinity of Pike and Market streets was the center of what was called "Sailor Town." This district, now supported by a congested tenement population, formerly housed the seafaring folk. In later years, however, when the American flag began to disappear from the seas, this element began to slowly shift westward toward the Battery and southward over toward the great new docks at Atlantic and Hamilton avenues, Brooklyn. The economic life of

the sailor, nevertheless, continues to center as it has for years at points between Coenties slip and Battery. In this area are located the Consular offices, the Custom House, the United States Shipping Commissioner, numerous shipping agents and lastly, the big hotel and meeting house dedicated for their exclusive use, the Seamen's Church Institute, mentioned above.

Coenties slip, like other old neighborhoods at the southerly end of the island, takes its place among the historical streets of the city. Coenties is a corruption of the old name of Coentje or Conraet Ten Eyck, an old Dutch settler who owned land in the neighborhood. The site of 71 and 73 Pearl street was occupied in early Colonial days by the Stadt Huys or City Hall of old New Amsterdam. The present Coenties alley, a dark, narrow lane is the original thoroughfare from the shore to old Hoogh, now Stone street. Several hundred feet away at the corner of Pearl and Broad streets is the famous Fraunces Tavern.

Summarizing, Coenties slip, to all appearances an antiquated business thoroughfare, yet presents a most interesting study not only along real estate but also along sentimental and historical lines. Today its general appearance is rendered the more unprepossessing because its little patch of green, Jeanette Park, is almost completely covered with a big structure of the Flinn-O'Rourke Company, general contractors of the new East River tunnels.

The street is strewn with heavy beams and girders and in the roadway there are great piles of sand and gravel. The hum and throb of the heavy machinery mingles with the old familiar sounds of the waterfront, the grinding of the boats and the shrill whistles of the ferries. In spite of its apparent mediocrity, the old slip impresses one still as one of the real old-time streets of New York, retaining its original character in spite of the flight of time. For the landsmen, it holds an especial interest because it reflects the fascinating life of the sea, for the sailor it holds a refuge and a meeting place.



COENTIES SLIP, LOOKING FROM PEARL STREET, SHOWING DOCKS AND WATER FRONTAGE.

WHEN BUILDINGS ARE REALLY FIREPROOF

The Weak Points in Some Buildings—Why Fireproof Buildings Have Failed in Most Conflagrations—Necessary Requirements

By H. W. FOSTER, Member N. F. P. A.*

WHAT do we expect of a fireproof building? I believe we expect three things. First, that it shall preserve its contents against fire originating within or outside the building. Second, that the building itself shall withstand fire successfully. Third, that every fireproof building shall be a barrier to conflagration. I think that you, as engineers, are convinced that conflagration is something which always menaces us, and I am prepared to certify that there is not an American city in which a conflagration is not possible.

What has been the showing made by fireproof buildings? This can be summarized under two heads. First, fireproof buildings have failed in practically every conflagration to protect contents or to escape without much structural damage except in the few cases where the window openings were protected with wired glass windows or shutters. Second, fireproof buildings can resist, in varying degrees, fire breaking out within them.

Fires have been confined entirely to small sections, as in that memorable case in the twenty-sixth story of the Singer Building about a year ago. Much advertising use was made of that incident. Two rooms burned out completely and metal doors kept the fire in those rooms. The fire department, which required about twenty-five minutes to get that level, had nothing to do but put out the embers.

Buildings have suffered considerable damage, as for example, the State Capitol Building at Albany, N. Y. You will remember that fire in which five or six million dollars of damage was done, principally to the finish of the building and to the contents.

Finally, there are fires such as that in the Equitable Building in New York, in which the structure was razed because it was so badly damaged. It was a very poor and old type of fireproof building.

Why Fires Spread.

What are the reasons why fires damage buildings? In our fireproof construction we very frequently have large unbroken areas. This was true in the Equitable Building. Our large department stores, which are nearly all fireproof, have in the majority of cases excessively large areas and there is a real menace in that.

Next, and more important than the factor of areas, is the tendency on the part of builders and designers of buildings to connect them from the bottom to the top by means of open light courts, elevators, stairs, ventilating and dumbwaiter shafts, and other unprotected openings through floors. In other words, there is small chance, if a fire is well under way, of its being confined to any one floor. It goes rushing up these draught holes, and spreads throughout the building. Heat tends to rise and it travels very rapidly.

Then there is another cause for our buildings failing so frequently, and that is the lack of protection of window openings. We build fireproof buildings and build them well, then fill them up with combustible material and leave hundreds of openings in the walls protected only by wooden window frames and plate glass. Wood begins to char at 500° Fahr. It burns at 700° to 800°. Any respectable fire will develop a tem-

perature of from 1,800° to 2,000°, and a moderate amount of heat will cause such windows to fail. The fire annals are full of cases of fireproof buildings being more or less burned out by reason of the lack of window protection. I have sometimes likened the degree of intelligence which leads a man to put up a building of the valuable modern type, without protecting the windows, to the intelligence of a man who would build a safety deposit vault and put a wooden door on the opening. What is the use of fireproof construction if it is left vulnerable at so many points?

The serious fireproof building losses are primarily due, not to faulty fireproofing of steel, but to large areas, unprotected vertical openings, lack of window protection. A fireproof building ordinarily is nothing but a stove full of material that can burn, and waiting for someone to touch the match. If we have a good stove it is not damaged appreciably by what burns in it, but a poor stove fails. That is about the simplest and homeliest comparison that we can use for bad fireproof buildings.

Cutting Off the Floors.

The next question I should like to discuss is the one of cutting off the floors from each other. If you civil engineers were called upon to design an office building, twenty-five stories, like the one in which we are this evening, you would figure on the wind bracing as well as on the columns and beams to carry the dead load. You would not judge it good policy to figure wind bracing for thirty miles an hour simply because you thought the wind would never exceed that rate, or because in the last ten years the Weather Bureau did not show any winds beyond that velocity.

Similarly, if you were putting up a fireproof building you could not assume that a fire is going to be confined in the office where it breaks out and not seek elevators and stairs and spread upwards. The fire annals are full of instances where fire in fireproof buildings of good type has rapidly traveled up elevator shafts and stairways and even private stairways connecting two or three stories of a New York apartment house, or up from window to window in outside walls, especially in angles in walls and in deep courts where chimney-like action may be produced.

If you are going to put up a good structure you must remember that the elevators should be enclosed. The usual method is to place metal and wired glass doors in brick, concrete or like shafts, which gives good results because fire has to get through one door, go up the shaft, in which there is nothing to burn and break through another door in order to get into the next story.

The Stairways.

Put the stairs into the shaft, and see that they are as good in fire resisting power as the floors. The openings should have good firedoors. Do not build ventilating shafts and dumbwaiters and line them with wood, for these make excellent flues. The Equitable fire, for instance, was caused by an employee of the Savaran Cafe striking a match, which was thrown into a waste basket. Fire broke out in the office. It traveled up the wooden-lined dumbwaiters, which led to the Lawyer's Club and one or two other points, and very quickly the fire struck the roof, mushroomed, and worked downward against concentrated efforts of the greatest fire department in the world.

The next question is the one of ex-

posure. I have called your attention to the fact that buildings are continually burning out through fire entering the windows. The conflagration annals show that in almost every case, fireproof buildings have been burned out completely. The individual fire annals show that wherever there is a real exposure adjoining or close to a fireproof building, which does not have wired glass to protect it, the building suffers.

Window Protection.

Every man who knows anything of proper building construction realizes that almost his entire safety against sweeping fire is dependent upon his window protection. Wired glass windows in metal frames can be installed at very moderate expense, about 1.5 or 2.00 per cent extra on the cost of the building. They will look fairly well, and will keep out fire. Shutters are almost entirely out of the question on office buildings and usually so on the street sides of industrial buildings. They are frequently put on to reduce the rate, seldom if ever closed, but are allowed to rust and decay, and when the crisis comes the shutters often fail woefully.

There was a large fire in Cincinnati about two years ago in which seven buildings in the mercantile district were destroyed, in broad daylight, with favorable weather conditions. Almost every building had shutters on the sides and back, but nobody closed the shutters, because they were forgotten until the temperature was too high to operate them. So the fire spread across the alleys and the streets and two or three million dollars' worth of property was destroyed. If the windows had been wireglassed the fire department could undoubtedly have confined the fire to one structure.

The fire department in the ordinary American city, working from the street, is helpless above six stories. Ex-Chief Croker of New York, at the Asch building disaster investigation, testified that his department was helpless over 85 feet above ground except when it could reach the fire by means of stairways or elevators which were safely protected against fire. Outside fire-escapes are no panacea.

Standpipes.

Standpipes we all believe should be provided in big buildings. If any of you has influence with persons putting in standpipes, look with disfavor upon anything smaller than six inches. At the Equitable fire, various fireproof and modern buildings nearby had standpipes and the fire department utilized them. It was found that one or two good streams could be taken from a four-inch standpipe, but when more were taken off the pressure dropped very decidedly.

The best thing of which I know is a combination of a 2.5 inch connection for the fire department and a 1.5 inch connection, with fire hose, for the use of the watchman, janitors, or others who are not trained to handle large hose. If a tank is on the 28th floor it exerts a very considerable pressure on the hose which may be attached to the standpipe on the 10th floor, and it would take experienced men to hold it. The foothold on a marble floor is not good, and serious accidents may be occasioned by hose lines getting away from men.

In conclusion: Fireproof all steel in an adequate manner, protect all vertical openings; provide wired glass windows for all exposed buildings; install fire-fighting equipment in proportion to the hazard, and provide means for notifying occupants of a building in case of fire.

*Paper presented before the Structural Section, Engineers' Society of Western Pennsylvania.

REALTY OUTLOOK IN VARIOUS STATES

Talks With Brokers at the First Convention of Their National Association—Hudson River Farms in Demand

FROM as far west as Missouri, as far north as New Hampshire and as far south as Delaware, real estate brokers came to the Hotel McAlpin, on Monday, to attend the founders' meeting of the newly organized National Association of Realty Brokers. They brought with them the cordiality of the West, the good cheer of New England and few tales of hard times. They talked hopefully and optimistically about their respective sections, and although it was the first time that the member from Bergen County, New Jersey, met the member from Middlesex County, Massachusetts, it was not very long before everybody knew everybody else.

The same aptitude that the New York real estate man has shown for making friends was to be noted in these men, and the atmosphere of good fellowship that characterizes every gathering of the profession was not lacking at this meeting.

A rare opportunity was afforded for obtaining the sentiment of people from so many widely scattered territories, regarding real estate and general conditions in their respective localities. The expression of opinion was most favorable and a good fall season was generally predicted.

So They Said.

"Conditions are improving," said G. L. Collester, of Springfield, Mass. "Of course, this season of the year is quiet, even in normal times, but, nevertheless, we are receiving more inquiries this month for various kinds of properties than in any other month during the year."

Benjamin C. Fox, Chester, Pa.: "Chester is experiencing considerable prosperity. At least six new industries will shortly be located in this city, including the huge new plant of the Remington Arms Company, which will employ nearly 20,000 men, within the next two years. The result will be a large influx of new population, which will be reflected in an unusual demand for moderate priced houses. There are plenty of building opportunities in this section of the country."

Orange County Farms in Demand.

L. W. Pellett, Newburgh, N. Y.: "The principal activity at this time concerns

farm lands, although recently there has been considerable suburban development. Farm values have held firm and such a condition must be regarded as most encouraging. The great strength of the country is represented in its farmer, and his prosperity will be reflected in practically all lines of business endeavor."

Edward D. Kelly, Kansas City, Mo.: "Although the real estate market has been quiet for the last two years, we are anticipating an improvement this fall because money is becoming easier. Such a condition is bound to result in a revival of real estate activity."

G. Bail Pierce, Wilmington, Del.: "The wonderful business of the DuPont Powder Company has stimulated the real estate market in Wilmington. There has been created within recent times a demand for residential properties."

Western Buyers for Eastern Farms.

Herbert Eggleston, Poughkeepsie, N. Y.: "There is an excellent demand for farm properties with many inquiries from the West. I sold this season fourteen farms to buyers west of Chicago. There will probably be an excellent fall season."

George W. Roberts, Norristown, Pa.: "Two large new plants are being built in this town, a laundry and a knitting mill, and these operations reflect the improved business conditions, which are daily becoming more apparent. We are very hopeful of the future."

W. Edward Benson, Greenfield, Mass.: "In this hustling manufacturing town we are entering on a new era of prosperity. Business has been unusually good and I see no reason why it should not continue to be so. We are selling all kinds of properties to meet one of the most general demands I have ever known."

M. A. Reinsmith, Allentown, Pa.: "We are doing an excellent business in country houses ranging in price from \$2,500 to \$8,000. There seems to be a tendency for people to buy home sites."

For Business Reasons.

The National Association of Realty Brokers was recently organized to meet a need for the formation of business connections among real estate brokers. An attempt is being made to obtain one representative from each county in the United States and Canada in order to

make interstate trading less difficult. The purposes of the association as outlined by its general counsel, Irvin G. Herman, are: To protect and promote the mutual interest of members and better facilitate negotiations in real estate; to promote better facilities for handling farm mortgages; to encourage the enactment of beneficial real estate laws and to oppose obnoxious legislation; to urge desirable improvements; to uphold a higher standard of efficiency among real estate brokers and to publish for the benefit of the members a catalogue of active "live wires."

At the afternoon session of the convention on Monday, the organization of the association was perfected and the field of future activities outlined. It was decided that the next convention would be held in this city on January 18 and 19, 1916.

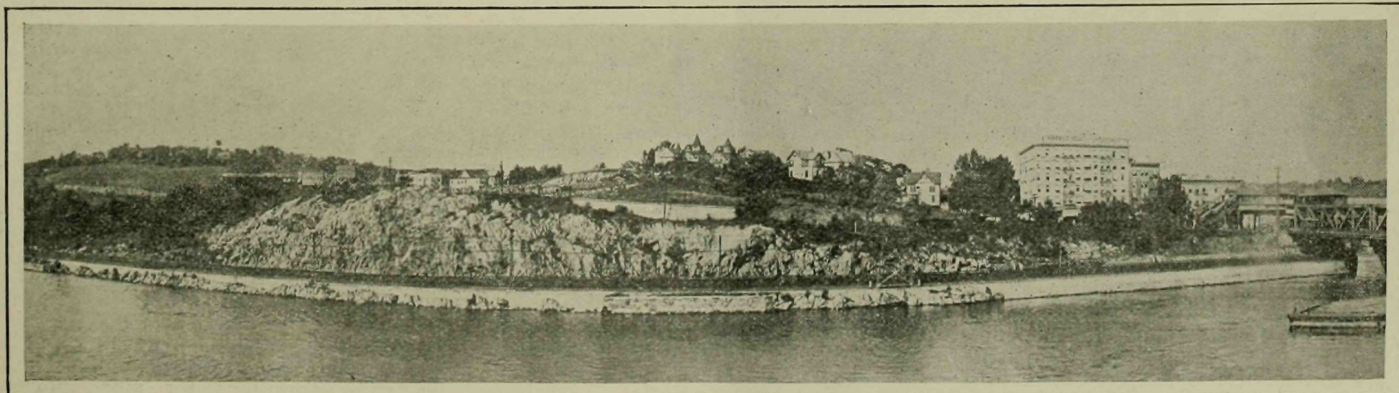
The Banquet.

At the banquet in the evening in the beautiful Green Room of the Hotel McAlpin the same feeling of good fellowship prevailed that had manifested itself at the afternoon session. Additional interest and color were added by the presence of three real estate women, the Misses Lena Ross and Anna Rosenkranz, of Elmira, and Mrs. Steven Delanoy. Miss Ross is a member of the association.

Irving G. Herman acted as toastmaster. The speakers were Ralph Folks, Acting Borough President of the Borough of Manhattan; J. Bail Pierce, president of the Real Estate Brokers' Association of Wilmington, Del.; Benjamin C. Fox, at one time secretary of the Board of Trade of Chester, Pa.; Oliver Bunce Ferris, of the National Properties Company of New York; Albert L. Wyman, of Richfield Park, N. J.; Frederick H. Young, of Wolfsboro, N. H.; Walter Scott, of Hackensack, N. J., and Edw. D. Kelly, of Kansas City, Mo.

The officers of the National Association of Realty Brokers are: William H. Brown, of Jersey City, N. J., president; William E. Morrell, of White Plains, N. Y., first vice-president; David V. Proskoy, of Paterson, N. J., second vice-president; Walter Scott, third vice-president; Oliver B. Ferris, of New York, secretary and treasurer, and Irvin G. Herman, of New York, general counsel.

A NEW DEVELOPMENT ON MARBLE HILL



The acquisition of a large Marble Hill tract of thirty-one lots by the Famous Players Film Company this week marks one of the most important of the recent developments in that section of the city. According to the brokers, who negotiated the transaction, the A. N. Gitterman Corporation, it may be the initial step in the conversion of Marble Hill

into a moving picture producing colony similar to the famous ones now established in Los Angeles. The picture gives a general view of Marble Hill.

The spot was selected on account of its proximity to the upper West Side residential section and its excellent transit facilities, which, combined with natural scenic advantages adaptable for

moving picture purposes, make it a highly desirable location. It is felt that the proposed project will greatly benefit not only properties in the immediate neighborhood of Marble Hill but even the section further north. Additional information regarding the deal will be found in the Real Estate News columns of the current issue.

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Building Construction and Building Management
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An amendment passed this week by the State Constitutional Convention provides for a scientific State budget prepared by the Governor and not by the Legislature. That is one good tally to the credit of the convention.

Forty-eight per cent. of the foreign trade of the United States passes through the Port of New York. A part of such importance ought to have the best facilities for handling freight and without much hauling for shippers. But this is far from being the case, and it is largely owing to the fact that the New York Central Railroad is able to balk the efforts of the city to get improvements.

The Waldorf-Astoria was one of a number of hotels of the first quality built almost simultaneously after the discovery of the wonderful possibilities of skeleton steel construction and fast hydraulic passenger elevators in combination. The Savoy of eleven stories, the New Netherland (seventeen), the Waldorf (twelve), the Astoria (still higher), the Imperial, Holland and Manhattan—all sprang up after 1890. Even the first Plaza, finished in that year, was only eight stories high, with solid masonry walls.

President McGuire, of the Real Estate Board, stated a very real fact when he said that taxpayers are tiring of "studies" and "investigations" which apparently produce nothing. Nothing for the public, to be sure, but a considerable number of remunerative positions—secretaries and clerks. Sometimes there is a distinguished exception as, when the Committee on Building Districts and Restrictions, after six months of devoted service, turned in a report containing recommendations of the highest value to the city and a bill of expenses amounting to only \$600. In contrast to this was the bill of the Committee on Standardization, \$40,000; expenses of the survey of high schools, \$31,000, and the expenses of the Committee on City Plan, \$15,000.

The Waldorf-Astoria Lease.

When the Hotel Waldorf and the Astoria Hotel had both been fully completed, which was about the year 1899, the Department of Taxes and Assessments estimated the value of the combined properties for taxation purposes at \$4,950,000 for both land and buildings. It was not then the practice of the tax commissioners to separate the value of a building from the value of the site it occupied. The most recent valuation placed upon the properties by the department is \$8,250,000 for the land, and \$12,125,000 for the whole, including both land and buildings, which is an increase of \$7,075,000 in sixteen years, or an average increase of \$454,000 a year, assuming that the assessed valuation in 1899 was as close to full value as it is in 1915.

This of itself is a tidy tentative profit to add to the annual return from the rental of the premises, and presumably it was fully realized by the owners when the new lease was made to Mr. Boldt for another ten years on the new basis of value, at an annual rental publicly announced as aggregating about \$800,000, but which may prove to be somewhat under that figure. Interest on the present full market value at 5 per cent. per annum, plus the taxes and repairs, would come close to that sum. The case is a splendid illustration of the peculiar safety and exceptional profit in real estate investments. Not for a moment during the whole period of years since the buildings were erected was the investment in any danger.

On looking a little farther into the case one will perceive that the appreciation of the land value was not the only economic force at work. All the while the value of the land was going up the value of the buildings was depreciating. First, because of physical deterioration and second on account of their lessened economic adaptability to current requirements. The two forces being interrelated are usually considered as one and designated "economic depreciation." The actual deterioration of structure is so slight that it is usually disregarded as a separate force, and the question resolved into how long will a particular building be able to earn a fair rate of interest on the land it stands upon?

When we had normal times in Manhattan about a thousand buildings were being demolished annually not because of physical deterioration but because they had outlived their economic usefulness. About three times in the course of a century a wave of reconstruction sweeps over New York, and carries away buildings not earning a justifiable interest. The effective income producing service of ordinary business buildings is reckoned by R. P. Bolton at 27 to 33 years; of lofts and factories, 33 to 37 years, and of dwellings, 37 to 44 years. It was the expressed opinion some years ago of one of the most prominent and successful hotel proprietors in the metropolis that the efficient profit-earning period of a hotel dependent on fashion for its support does not greatly exceed fifteen to eighteen years. His opinion has doubtless been confirmed by the terms of the new Waldorf-Astoria lease, which provides for structural alterations that will greatly extend its economic effectiveness by making it more attractive and useful. In other words, the foremost hotel in the world, the plans for the first section of which were filed twenty-one years ago, has come to the end of an economic period, when a new appraisal of the value of the land when compared with the earning ability of the building discloses that the earning ability needs to be increased. About \$800,000 will be spent for these physical betterments, according to the printed reports.

The effect of the renewal of the lease and of the changes in the premises will be decidedly beneficial for other properties. Values thereabouts have not generally held their own during the years of business depression. It would be extraordinary if they had. The Waldorf renewal will re-establish and stabilize them. The seal of fashion will be

stamped deeper into the neighborhood. It will keep the carriage trade going through the new retail shopping district. It will preserve and continue the route through 34th street from the Pennsylvania Station up Fifth avenue to the "Grand Central Section," and it means that the Waldorf will continue to be the most elegant hotel in the world and at the very center of the new world.

The Field of Social Welfare Service.

One of the largest and most satisfying fields of personal activity that has been opened up in this generation is that of social service. This is a service performed for the welfare and uplift of the community, and is rendered through the medium of organizations, which are now in great number and variety. Some of them, having been adopted into the official families of States and cities, are sustained by public funds, and the others are liberally supported by private endowments and contributions.

One of the first forms of social service in this country was simple charity. This was an offspring of the Church, and was carried forward and maintained by good women of wealth and position. They rendered a true-hearted, self-sacrificing service. Then came societies which had for their object the prosecution of public reforms of various kinds and gave employment to paid secretaries, legal counsel and office assistants, such as societies for the prevention of cruelty and the suppression of vice.

When it came to be understood that the secretaryship of a well-supported reform organization was worth five thousand a year, welfare organizations began to multiply. There are now in this city and State thousands of paid workers in the numerous organizations and public departments of health, safety, charity, education, industrial inspection, building inspection, conservation and good housing. Good positions for secretaries, attorneys and statisticians are also to be found with the numerous commissions and committees of investigations which are officially authorized or privately directed from time to time, and which sometimes develop into regular departments of government.

The number of public departments and the consequent increased cost of government have become so large of late years that a very considerable curtailment of the public service is imminent. The State Constitutional Convention now in session at Albany was surprised to discover no less than 169 different departments or bureaus in the State government. An amendment now before the convention for adoption reduces this number to thirteen, but in view of the power and influence of the social welfare and other forces whose interests have required an expansion of the public service to its present dimensions, the amendment has a very uncertain chance of getting through. So far as the welfare forces are alone concerned, as they are constituted of highly respectable elements of society, the business public would view their rise to power with approval if they were more conservative of public funds and had more consideration for the rights of property.

The history of the lately reorganized State Department of Labor furnishes a very good example of the extremes to which welfare departments sometimes go and the rebuff which they finally meet with as a consequence of excessive zeal. This same department is also a good type of some of those which, after a beginning as wholesome movements under private auspices, are then taken up by the States and made official bodies and for awhile continue to do a really good work for the public. Then, becoming ambitious for more power, they procure the passage of laws bestowing unprecedented authority over certain forms of real estate, and also over its owners, tenants and operatives.

The record of the Labor Department during the last fiscal year was an increase of expenditures of 56 per cent. as compared with the year before, or in round

numbers from \$395,000 to \$614,000. The bulk of the increase was of course in the item of salaries, which grew from \$283,000 to \$452,000. The growth of the salary account is explained by the increase of the personnel from 196 on September 30, 1913, to 329 on September 30, 1914. This was an increase of 68 per cent. in the number of persons that Commissioner Lynch was able to find room for.

When we look through the annual report to see what service engaged the activities of this larger number, we find it stated that "new duties of large import" had just been laid upon the department, and that foremost among these were "legislative functions to be exercised by the new Industrial Board, constructive investigation work by the new Division of Industrial Hygiene in the field of health and safety, and larger educational work in general." In addition to this "a great increase of duties in the field of inspection work" was a conspicuous feature of the year. These larger duties evidently were the consequence of the new labor bills prepared by a Legislative Investigating Committee of which Lieut.-Gov. Wagner was chairman, and were reflected in factory inspectors' orders with reference to health and safety to the number of 245,000 as against 75,000 two years before. Inspections and investigations of mercantile establishments increased from 17,500 in 1913 to 49,600 in 1914.

The resulting annoyance and expense to property owners need not here be referred to, as the Commissioner himself admits that he was not blind to the fact that the new and far-reaching provisions seemed unduly burdensome, and that they came upon industry when it was suffering from business depression. Nor was the Legislature blind, and but for the Mayor's veto of a bill which passed both houses of the Legislature by large majorities, the State Labor Department would have been relieved altogether of its duties in the field of structural inspection work so far as New York City was concerned. The Legislature, however, did abolish the new Industrial Board, together with the office of Commissioner of Labor, and set up a new governing body called the Industrial Commission, from which property interests hope for better things.

With public sentiment in every State and large city strongly urging the abolition of public boards and offices that can be dispensed with, the true friends of social welfare work should earnestly counsel against its use for political ends, against greed for power over property and persons, against securing by legislation un-American privileges and against undue enlargement of the civil lists and the costs of government.

Who Owns the New York Central's Right of Way?

Mr. Stewart Browne, president of the United Real Estate Owners' Association, has sent out a notice to the real estate associations which appeared at the Comptroller's office on the recent hearing concerning the removal of the New York Central Safety tracks from the Hudson River water front, suggesting that those associations unite to test the right of the New York Central to occupy the land on which its tracks are situated north of 59th street, claiming that the whole question of the ultimate disposition of the controversy concerning the West Side nuisance bears upon the question of the title of the railroad to the land which is occupies, and that it is apparent that the city officials are not ready to take the proper action in the matter. It will be remembered that this point was raised over two years ago by J. Bleecker Miller, secretary of the United Real Estate Owners' Association, who is one of the first authorities on titles in the city.

To Inquire Into Telephone Charges.

With a view of determining whether any reduction in the cost of telephone service to New York City, now amounting to \$300,000 annually, can be effected without detriment to the public interest, Mayor Mitchel and Comptroller Pren-

dergast have directed that a comprehensive study of the situation be made. The investigation will be in charge of the following committee: Putnam A. Bates, Electrical Engineer of the Fire Department and Chief Engineer of the Bureau of Fire Alarm Telegraph, chairman; Michael R. Brennan, Superintendent of Telegraph of the Police Department; Robert B. McIntyre, Supervising Statistician and Examiner, and Chester M. Gould, Assistant Engineer of the Department of Finance.

It is intended to analyze the nature and different classes of service rendered by the New York Telephone Company, and to probe not only such technical points as routing of leased wires, the duct space allowed in the subways, the mechanical devices applied, etc., but also practical questions bearing on the departmental use of the City's phones.

Mr. Blum's Idea.

Let the heavy girder construction on the Fulton street elevated railroad stop where it is, and let the new contracts be awarded for the rest of the work on the lattice style of structure. This is a compromise suggested by the attitude of Edward C. Blum, representing Abraham & Straus, in the third-track controversy. The idea possesses the merit of practicability, and if properly presented to the B. R. T. and the city may be used as a common ground for all concerned to get together.

The Brooklyn Times believes with Mr. Blum and all the other interests concerned in the issue that the Livingston street subway would be the ideal solution of the whole problem, but it is quite plain that to hope for the construction of that route will be futile.—Brooklyn Times.

Population Figures.

The Bronx and Queens have had the highest rate of growth of all the city boroughs in the last five years, according to the State census just completed. Manhattan has had the smallest. The highest rate was more than was expected and the lowest was lower than it was ever thought Manhattan would have.

Brooklyn has had a large growth, but as it is a great city by itself the percentage of increase is naturally lower than in the smaller boroughs. Yet Brooklyn added ten per cent. to its population. Before another census is taken Brooklyn may have passed Manhattan.

The following table shows the growth in the different boroughs during the last five years:

	1915	1910	Per Ct. of Increase
Queens.....	394,351	284,041	39.58
Manhattan.....	2,351,757	2,331,542	.86
The Bronx.....	590,955	430,880	37.
Brooklyn.....	1,808,191	1,634,351	10.8
Richmond.....	100,058	85,969	14.
Total.....	5,245,812	4,766,883	10.4

Lands For Interstate Park.

George W. Perkins, as president of the Board of Commissioners of the Palisades Interstate Park, and J. Du Pratt White, secretary of the same, have given notice that on Saturday, Nov. 27, at the village of Nyack, they will apply to Justice Arthur S. Tompkins of the Supreme Court for an order appointing three commissioners to assess the value of a number of parcels of land desired to be used for Interstate Park purposes, on the Hudson River, in the counties of Rockland and Orange. There are 22 parcels in all, of which number 11 are located in Orange County, two partially in Orange and partially in Rockland Counties, the rest entirely in Rockland County in the vicinity of Stony Point. Several of the properties are in Fort Montgomery and the town of Highlands. The Commission has already taken possession of the lands.

The contractors for the boulevard between West Point and Cornwall, around the face of Storm King Mountain, are getting their working plant on the scene.

RESTRICTIONS VOID.

Erection of Apartment Houses Has Changed Character of Neighborhood.

That the restrictions on property which for a long time had kept a portion of Newkirk avenue, Flatbush, an exclusive residential neighborhood are now void, is the effect of a decision by Justice Callaghan, in the Supreme Court, in the confirmation of a report by Referee Henry J. Davenport.

Because some lots were sold years ago by John E. Searles, the sugar magnate, who owned most of the property, without restrictions of any kind, to Benjamin F. Stephens, apartment houses have mingled with the one-family houses that set 20 feet back from the street line.

In 1893 Searles divided his large tract, running to below East 23d street, into building lots, and sold most of them with restrictions looking towards a uniform and architecturally beautiful street. He sold his lots like "hot cakes," as one neighbor described it; but, for some mysterious reason, he sold a number of lots on Newkirk avenue, at the corner of Ocean avenue, East 21st, East 22d and East 23d streets to Stephens without incorporating in the deeds the restrictions that applied to the other lots. The sequel is related by the Brooklyn Eagle in the following words:

When the deeds to Stephens were filed, the residents who had purchased lots with the idea that their section would be exclusively composed of one-family houses, made vigorous protests to Searles. After voicing their opinions they took no further action and the courts were not asked at that time to force Searles to live up to his agreement with them.

Stephens himself sold some of the lots he bought and others who got possession of them realized their value as apartment house sites. Builders who bought lots erected apartment houses on the two Ocean avenue corners, on the 21st street and 22d street corners, and on the south side of Newkirk avenue. The neighbors were highly indignant when they first realized that apartments were to break the uniformity of their street. Learning that they had no redress many of the neighbors decided to mutually release the restrictions placed on their properties. Some of the owners refused to join in the release. William F. Moore, who has a fine home on Newkirk avenue, between East 21st and East 22d streets, brought suit against two of the owners of vacant lots who refused to join in the release. The two men sued set up the claim that inasmuch as they had bought their land free from any restrictions, they were entitled to construct apartment houses, while the remaining property could be kept under restrictions, the benefit of which would be for the apartment house property.

Referee Davenport's report, confirmed by Justice Callaghan, and thus made a decision of the Supreme Court, holds that the Newkirk avenue restrictions are now void; that the failure of Searles to uniformly restrict all of the property prevented the owners of the unrestricted lots from claiming any right against owners of the restricted lots and that the change which had come into the neighborhood by the erection of apartments would make ineffectual the enforcement of the restrictions and would defeat the object contemplated by the parties when the restrictions were placed on the lot.

—The boom which was predicted for the immediate neighborhood in the early stages of the construction of the Pennsylvania Station has been slow in coming, and probably would never have been started but for the construction of the Seventh avenue subway. The announcement of the plans of the Printing Crafts Building indicates that it has started at last. A very big movement resulted from the long-continued Pennsylvania's enterprise, but it was general for the middle portion of the borough and not very noticeable around the station. The case proved the age old real estate axiom that terminals throw their favors over the heads of their immediate neighbors.

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REAL ESTATE NEWS OF THE WEEK

Brokerage Sales, Auctions, Foreclosure Suits
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THE NEXT BUILDING FIELD.

Attractiveness and Advantages of Grand Boulevard and Concourse.

WITH the Jerome avenue branch of the Broadway-Lexington avenue subway now well on the way to completion, the beautiful thoroughfare known as the Grand Boulevard and Concourse is rapidly coming into its own as a high-grade apartment house parkway, rivaling Riverside Drive in the quality of buildings now under construction.

Since the early spring, the tidy sum of over \$2,500,000 has been spent in the erection of apartment houses in the section of which the Concourse is the main artery and center; and, according to officials of the Bronx Board of Trade, who are in a position to know, the end is not yet, nor for that matter is not even in sight.

While, quite naturally, apartment buildings will be the predominant type of structures that are and will be erected, hospitals and churches are not neglecting the splendid opportunity which presents itself for their re-location in a healthy growing section of the city. One recent instance of this is evidenced by the purchase of the northwest corner of 196th street and the Concourse for the erection of the House of the Holy Comforter (a maternity hospital), which is now located on West 139th street.

The Operators.

Among the operators who are building apartment houses in this section are the Gaines-Roberts Company, P. J. Kearns, P. J. Dwyer and Alexander Wilson. The Gaines-Roberts Company is now erecting apartments on the Concourse at Fordham Road, at a cost of approximately \$250,000, of which Harry T. Howell is the architect.

The recent trade between Vincent Astor and the American Real Estate Company by which the latter came into possession of an undeveloped tract extending from the northwest corner of 170th street and Jerome avenue to the Concourse is at a point where the entire length of Washington Heights is in full view. Following its traditional policy, this company will improve this splendid property at an early date.

Fulfilling Predictions.

This and other activities are bearing out the predictions of those who originally planned this parkway, which extends from the plaza at East 161st street north to Mosholu Parkway, the connecting link between beautiful Bronx and Van Cortlandt Parks. The Concourse, which is situated on the highest ridge in the borough, is the last street of boulevard width in Manhattan and the Bronx that is as yet undeveloped. This beautiful and healthful located street was formally opened by Borough President Louis F. Haffen, in 1902, costing the city over \$1,000,000, and was designed to provide connection between Manhattan and the park systems in the northern and eastern parts of the Bronx. At its southerly entrance, including Franz Seigel Park, is a magnificent stretch of 3,300 feet long to from 400 to 500 feet wide, extending north to East 164th street.

One of the most attractive features of this parkway is in its shade trees—over 2,000 having been planted shortly after its opening, and which are now really arriving at the best period of life, as far as their ornamental and utilitarian uses are concerned. Transversing the Concourse are six crosstown surface car lines, which render excellent service to those who use either the elevated in the Bronx or the Washington Heights subway to reach their places of business.

When the Jerome avenue subway is completed, passengers will be able to travel from Fordham Road and the Concourse to the City Hall in the short running time of forty minutes and from more southerly stations in correspondingly shorter time.

H. U. Singhi, who is erecting a number of apartment houses on the Concourse, is very enthusiastic over the prospects of this section, and said: "I consider it the most promising district in the greater city. The high class of apartments now being built promises to bring a very good class of tenants to this section. This is as it should be, as this section is really a continuation of the upper West Side of Manhattan and will undoubtedly be the recipient of the overflow from that section. The section around Fordham Road is at present the heart of the Concourse, as far as intensive building is concerned. Within two years I fully expect to see this section as well built up as is Riverside Drive in the Nineties, as this section will be as close to the City Hall on completion of the Jerome avenue subway as Harlem was ten years ago. In this I am basing my forecast on the wonderful growth of the various sections of the greater city prior and subsequent to the opening of the present lines of rapid transit and the wonderful growth of the city in general. In short, I believe that this section, endowed as it is with such wonderful natural advantages, will shortly attain all the popularity and benefits it so eminently deserves."

Industrial Growth of New York.

A statement compiled by the Industrial Bureau of the Merchants' Association of New York shows the remarkable progress made by this city in the industrial world in recent years, as well as in its better-known financial, commercial and shipping position. The bureau points out that official statistics show that in 1909, for instance, practically 10 per cent. of all the goods produced in the United States were made in New York city. These products, is the statement, reach the enormous total of \$2,000,000,000, which is greater than the value of any manufactured products of any other State of the Union with the exception of Pennsylvania. The sum is larger than the combined outputs of Boston, St. Louis, Cleveland, Detroit, Cincinnati, Pittsburgh, Milwaukee and Buffalo.

Other official figures, says the bureau, show that there has been a 5 per cent. increase in the number of factories in the city, and 14.6 per cent. in the number of employes.

All Year Round Colony.

"Suffolk County is just coming into its own," said E. H. McWhorter, president of the Brentwood Realty Co., in a recent interview. "Its natural summer advantages have lain unexploited, and hence dormant, for many years. Throughout the county there is now a rejuvenation taking place. Realty men consider it a good thing for the general welfare of Suffolk County."

Perhaps the accessibility of the Suffolk towns is one of the chief causes for this growth. The large summer places and great estates are perhaps more desirable if not directly on traffic lines. For the smaller home of medium price, a more convenient location is essential, however. These centers are grouped in the nearer towns of Suffolk County, such as Babylon, Bayshore and Brentwood. Here the distance from New York is not so great as to prevent commutation, and many residents remain all winter.

INVESTMENT HOUSES.

A New Field for Real Estate Brokers— A Lesson from Bond Houses.

INVESTMENT houses, modeled after the typical investment banking house, were recommended strongly to real estate men for a new branch of their business at the late national convention at Los Angeles. It appealed to the men gathered from the middle and far West as something entirely original. The suggestion was made in a paper by Edwin Selvin, financial editor of the Seattle Post-Intelligencer, which said, in part:

"High finance can no longer successfully juggle with our railroad and industrial corporations.

"These forces have long been at work shaping up a new situation, in which the real estate investment specialist and mortgage broker can, if he will, occupy a position he has never yet attained in handling investments for the mass of people of this country.

"Then along came the disruption, following the war, of the established investment markets, and even the biggest of investors, individual and institutional, have been placed in a receptive mind.

"Already we see the insurance companies, for instance, reaching out for choice mortgages on city and farm real estate, as they never did before; and they are now ready to go into any section of any State where security and second income are attractive.

To Build Up an Investment Business.

"Gentlemen, take a lesson from the bond houses. Study the principles of investment and of finance. Qualify yourselves to become authorities on investment—I am using the word investment in its strictest sense—in real estate and mortgages in your own community. And having so qualified yourselves, stand before the world as authorities. Organize the investment department of your business as the bond houses have done. Know values, and learn how to accurately estimate the effects of certain causes on future values as the bond men do. Discuss frankly the unfavorable as well as the favorable influences. Build up a mailing list of names of people who have money to invest, people from everywhere. Money for investment is migratory. If you understand your business and have the right kind of organization and the right kind of salesmanship, you can attract capital to your city from remote places.

"There is no business in the world so pleasant, so satisfactory, so profitable, none which gives so broad a field for real ability, as a firmly established investment business.

"Bear always in mind that the essentials of a true investment are, first of all, safety of principal. Rate of income is subordinate. The income should be steady and sure and yet as generous as is consistent with safety. One rule always holds good, the greater the returns expected, the more risk the investor must be prepared to take.

"Convertibility—that is, the ease with which a fixed investment may be turned into cash—is important. One of the great arguments used against buying real estate for investment purposes is that it cannot be readily sold if occasion arises.

Standardizing Methods.

"If the members of the National Association of Real Estate Exchanges rise to their opportunity to standardize real estate investment, as such, as the bond dealers have standardized their branch of the investment business, then build up an investing clientele, develop their market, and do more to popularize this form of investment; in short, educate the public by means of publicity, this argument, threadbare though it may be, will lose much of its force.

"In recommending an investment, take account for whom it is intended. An investment suitable in every way for a business man might be wholly undesirable for a woman dependent upon it, or for a trust fund created for the maintenance and education of children.

"Location of property is all-important. Two short blocks is oftentimes the dis-

tance between a good and a bad investment.

"In the whole realm of the real estate man's activity, there is nothing that calls for a finer discrimination and cleaner-cut judgment than in correctly gauging the ever-changing lanes of travel, the shifting of centers of population, and the development of new business centers, as the city grows and expands.

"Real estate as a business is, and has been for many years conducted along fairly well-defined lines. I would recommend to you, however, that you give free discussion and much thought to the possibilities of a higher evolution now before you, out of which may come the real estate investment house, modeled to some extent upon the investment banking house, which today exists in its highest form of perfection."

MINEOLA'S NEW ERA.

A Center for the Legal Fraternity— Marked Enlargement of the Business Area.

An extensive contract has been let for the building, curbing, macadamizing and parking of ten new residential streets in the Boulevard section of Mineola, which is fast changing from a Quaker farming area to a concrete part of the county seat of Nassau County.

The real estate movement here is an investment anomaly. Out-of-town investors in home sites are finding rivals for choice parcels among local residents who knew the property long before it became marketable, when it was held as a valuable asset by some of the oldest families on Long Island. During the week a local merchant offered an unusual price for a villa plot on the Boulevard which was being considered as a home site by an apartment house resident in Manhattan.

There has been a marked enlargement of the business area of Mineola in recent years and the influx of lawyers and title companies to this, the county seat of Nassau County, has necessitated the erection of several office buildings near the Court House. These evidences of progress have caused local residents to heed the real estate movement as much as outside buyers.

The trend of residential demand now is toward the Boulevard and its vicinity where restrictions against nuisances are rigid because of the good character of structural improvements. There is no mid-island municipality at this time that is experiencing a stronger demand for villa plots than Mineola, and its transit situation has much to do with the activity of its fee values.

Every trolley road in Queens and Nassau Counties either connects with or runs directly to Mineola, while the place is a junction of two divisions of the Long Island Railroad.

Controversy Over Subway Contracts.

(Continued from page 303.)

the advantages resulted from eliminating the considerable expense of supervision and cost accounting under the percentage provision.

Accordingly, early in 1913 the commission submitted to the Corporation Counsel such an alternative provision. This was approved by the Corporation Counsel, and has been in every construction contract since that time. The contracts incorporating this alternative provision amount in value to over \$73,000,000, and during the past two years have been consented to by the Board of Estimate without question. On the work to date under those contracts the orders under Article XII, including orders under both the percentage and unit price provisions, amount in gross to about 8/10 of 1 per cent. of the work done to date.

Many of those orders, however, are in substitution for work which would otherwise have to be done so that the net increased cost due to orders under Article XII would be probably less than half of 8/10 of 1 per cent. When several large contracts came before the Board of Estimate after being advertised and awarded by the commission, that board suddenly insisted on the elimination of Article XII. This raised

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the question, first of the legality of the action of the Board of Estimate in giving a consent upon condition, which, the Corporation Counsel holds, is equivalent to a refusal; and, secondly, whether the commission itself could change a form of contract after its being advertised and bids being received upon it. These questions are now brought before the courts in mandamus proceedings, instituted by Holbrook, Cabot & Rollins Corporation, one of the contractors concerned, and action will have to be withheld pending the determination of the legal questions.

Why Not Use Business Sense?

Here is the point of greatest protest from realty interests. They claim that they should not be forced to fight for emergency economies which common sense and good business judgment would dictate. They say that it ought to be enough for them to demand retrenchment, and that competent heads of departments should plan out the details as to where the saving could best be effected. This is done by the heads of all successful big corporations.—N. Y. World.

Torrens Land-Title System.

At the request of the Halifax Board of Trade the Provincial Government of Nova Scotia has appointed a commission to investigate the Torrens system of registration of titles to land. The commission, which is composed of representatives of the provincial and municipal governments, will proceed with its hearings and the investigation without delay.

PRIVATE REALTY SALES.

THE most interesting phase of the week's trading represented continued activity on Park avenue, where another high class multi-family house operation was projected as the result of the sale of a desirable corner. The strength of the renting situation in this section of the city evidenced itself in a transaction whereby the last apartment in a house under construction was rented from the plans. It has always been considered an unusual occurrence for a tenant to lease space which he has never seen. The renting of an entire building, where prices range as high as \$7,500 a year for 15 room suites, not only reflects the excellent demand for home locations on this thoroughfare, but also shows that the Park avenue movement is retaining its force. Another interesting transaction which may indicate a possible new development on Marble Hill, concerned a large plot acquired by a moving picture producing company.

Other branches of the market bore up fairly well, all things considered. The amount of sales reported compares more than favorably with the number reported during the corresponding period last year. Brooklyn for the last few weeks has furnished considerable activity in small properties, reflecting encouraging conditions in that borough.

The total number of sales reported and not recorded in Manhattan this week was 22, as against 16 last week and 12 a year ago.

The number of sales south of 59th street was 3, as compared with 6 last week and 6 a year ago.

The sales north of 59th street aggregated 19 as compared with 10 last week and 6 a year ago.

The total number of conveyances in Manhattan was 89, as against 101 last week, 17 having stated considerations totaling \$388,625. Mortgages recorded this week number 55, involving \$1,470,945, as against 43 last week, totaling \$740,521.

From the Bronx 9 sales at private contract were reported, as against 8 last week and 5 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$5,511,048 compared with \$574,114 last week, making a total for the year of \$45,049,164. The figures for the corre-

sponding week last year were \$573,190, and the total from January 1, 1914, to August 22, 1914, was \$28,470,003.

Film Company on Marble Hill.

The Famous Players Film Company, Adolph Zukor, president, Daniel Frohman, managing director, and Edwin S. Porter, treasurer and general manager, has acquired a plot of thirty-one lots on Marble Hill, bounded by West 225th street, Adrian avenue, Jacobus and Van Corlear places, at a reported price of \$115,000. The property is assessed at more than \$160,000. The land is to be improved with studios, open air stages, laboratories and factories. The negotiations were conducted by E. J. Ludwig and Ralph Kohn, representing the buyers and the A. N. Gitterman Corporation, representing the sellers. Other details will be found elsewhere in the Record & Guide.

"Spite House" in Deal.

Bing & Bing have purchased, through John J. Cody, from Charles Stein, the famous "Spite House" on plot 5x102.2 at the northwest corner of Lexington avenue and 82d street, built many years ago by the late Joseph Richardson; also from John S. Murphy the two adjoining four-story flats at 129-131 East 82d street. The total plot measures 102.2 on the avenue by 55 in the street. The buyers intend to erect an eleven-story apartment house on the site. The so-called "Spite House" was built by Mr. Richardson, a wealthy contractor, on a five-foot lot to "spite" his neighbors, who at one time wanted to buy the corner for an improvement and only offered \$1,000 for what he considered was worth \$5,000.

South Church Deal Abrogated.

It was reported this week that the contracts made two years ago for the sale of the old South Church property, at Madison avenue and 38th street, have been abrogated and the property turned back to the church trustees. The property figured recently in an important test case affecting the private house restriction in the Murray Hill district. The Appellate Division of the Supreme Court handed down the decision that the construction of an apartment house would not be contrary to a restriction which permitted the erection of "residential" properties.

Park Avenue Corner Deal.

A syndicate headed by Samuel A. Herzog has bought, through Slawson & Hobbs, from the estate of H. H. Rogers, the private garage at the southwest corner of Park avenue and 58th street, also from Dr. Jackson M. Mills and Celine R. diButera the two adjoining dwellings in the street. The total plot measures 100 feet on the avenue by 62.6 in the street. The new owners plan to erect a high class thirteen-story apartment house, with one apartment to the floor. Mr. Herzog has just completed a similar structure at the southeast corner of Park avenue and 54th street, sold recently to William Ziegler, Jr.

Audubon Avenue Deal.

Maude C. Vollman has sold to the Southside Construction Company the large plot adjoining the southeast corner of Audubon avenue and 181st street, with a frontage of 75 feet in the street and a depth of 119.6, extending through to Audubon avenue. It is reported that the buyers contemplate the erection of a nine-story apartment house. In part payment for the plot was given the five-story apartment house, 506 West 181st street.

Buys \$100,000 Residence.

George McKesson Brown has sold through Pease & Elliman his five-story residence, 42 West 86th street, on plot 25x102.2, which has been held at \$100,000. The house is one of the row erected by Sonn Brothers. The tapestries and mantels were purchased for Mr. Brown by the late Stanford White. The buyer is a well-known New York merchant, who will occupy.

Rumored 72d Street Sale.

According to a current report this week the Lawyers Title & Trust Company has sold to a builder the two dwellings at 124-126 West 72d street, forming a plot 50 x 102.2. No confirmation of the report could be obtained.

Manhattan—South of 59th St.

FRONT ST.—The Ruland & Whiting Co. sold 284 and 286 Front st, a 4-sty loft building, on plot 46.8x73.5. The property was sold for the Willetts family, for all cash.

NEW CHAMBERS ST.—Paul A. McGolrick bought from the Carucci Holding Co., 81 New Chambers st, through to 93 James st, 6-sty tenements, on plot 33.7x86.1x irreg.

14TH ST.—Charles Rubinger has sold 210 West 14th st, a 4-sty dwelling on lot 25x131.6.

Manhattan—North of 59th St.

91ST ST.—Henrietta R. Rosenblatt has sold 109-111 East 91st st, two 3-sty dwellings, on plot 30x100.8.

108TH ST.—S. B. Building Co. sold 323 East 108th st, a 6-sty tenement, on plot 50x100. The buyer gave in exchange a plot 44x112, on the east side of Honeywell av, between 177th and 178th sts.

111TH ST.—The 111th St Construction Co. sold 52-56 West 111th st, a 5-sty apartment house, on plot 87x100. The houses sold are the last of a row of seven built by the selling company in the block.

112TH ST.—Lawyers Mortgage Co. has sold 11 East 112th st, a 5-sty flat, on lot 25x100.11.

128TH ST.—Wm. A. White & Sons sold for Walter A. Stevens, the 3-sty dwelling, 211 West 128th st, on lot 16.8x99.11.

136TH ST.—Wm. A. White & Sons sold for the Broadway Savings Institution, the 3-sty dwelling, 203 West 136th st, on lot 17x99.11.

178TH ST.—Robert Levers sold for Oscar Haase, the 3-sty building, 603 West 178th st, on lot 20x75, at present occupied by the Temple of the Covenant.

MADISON AV.—Josephine Guild sold, through the F. R. Wood-W. H. Dolson Co. the 5-sty flat at the southeast corner of Madison av and 129th st, on plot 35x100, to George R. Walker, who gave in part payment property in New Jersey.

RIVERSIDE DR.—Slawson & Hobbs sold for Charles B. Barkley 337 Riverside dr, a 5-sty dwelling, on lot 20x100, which has been held at \$100,000.

WEST END AV.—Rose Jacobs is reported to have sold 690 West End av, a 5-sty dwelling, on lot 21x100.

7TH AV.—Pasquale Angarola is reported to have resold 2422-2426 7th av, a 6-sty apartment house, 75x75.

Bronx.

FREEMAN ST.—Paul A. McGolrick bought from the Carucci Holding Co., 992 Freeman st, a 5-sty new-law flat, on plot 47x90.5.

SIMPSON ST.—Martin W. Hill, of East Orange, N. J., bought 1076 Simpson st, a 24-fam. apartment house, which was given in part payment for 30 lots at Verona, near Montclair, N. J., fronting 300 ft. on Lakeside av and 500 ft. on Hillside av. The broker was Louis Kamm.

BAINBRIDGE AV.—The Charwyn Realty Co., Charles Wynne president, has sold to H. Hadden the dwelling at 2923 Bainbridge av, on lot 25x105.

BATHGATE AV.—The Benenson Realty Co. has sold the plot, 50x115xirreg., at the northeast corner of Bathgate av and 183d st.

DECATUR AV.—Richard H. Scobie sold for Miltner Bros., Inc., the 5-sty apartment house, at the southeast corner of Decatur av and 197th st, on plot 40.4x100, to Mrs. Elizabeth Klein. The property has been held at \$60,000.

PROSPECT AV.—M. L. Simon has sold for W. H. Smith the southeast corner of Prospect av and 182d st, a 5-sty flat with stores, on plot 33x95.

PROSPECT AV.—Benenson Realty Co. sold the plot 42x22x irreg. on the west side of Prospect av, 22 ft. north of Lafayette st, to the Podgur Realty Co.

SPUYTEN DUYVIL.—Gaines & Drennan Co. have sold for David M. Morrison 3½ acres of waterfront property, together with riparian rights, at 231st st and Palisade av, to Patrick A. Powers, who intends to improve with a private residence. The property was held at \$52,000.

VYSE AV.—Philip Weinstein & Son have purchased a plot 50x100.8 at the southeast corner of Vyse av and 181st st.

Brooklyn.

DEAN ST.—Bulkley & Horton Co. sold for S. A. DuCret the 3-sty dwelling 1320 Dean st.

PARK PL.—Charles F. Werner sold for the estate of Elmer R. Brown the 4-sty apartment house 457 Park pl.

RUGBY RD, ETC.—Edward Bull has sold 412 Rugby rd for John R. S. White to Joseph Phelan; also 5 Canarsie av for John Parkin; 389 East 18th st, near Cortelyou rd, for the estate of A. E. Rowe; 377 East 25th st for Gustav Girard to John Douglass; 1089, 1091 and 1093 Flatbush av plot 95x147 ft. for Long Island Improvement and Investment Co. to Herz Construction Co.; 3204 Clarendon rd for Caroline Young to Patrick J. Reilly.

ST. JAMES PL, ETC.—H. W. Rozell & Son have sold 71 St. James pl for the Eagle Savings & Loan Assn. to Alice B. Pons; 103 Waverly av for M. Ryan to A. Oginiskyl; 84 Adelphi st for Howard Johnson to Frederick Salvatore, and resold same to Mr. Fallen; 102 Adelphi st for the estate of Raphael Moses to Rollo Realty Co.; 104 Adelphi st for C. A. Riley to Rollo Realty Co.; 484 Lafayette av for Mrs. C. Freil to C. Evers, and 129 Vanderbilt av for M. Dellahunt to H. Meyer.

SMITH ST, ETC.—Wm. J. Rehbein sold 487 Smith st for the L. Conzen estate; 432 13th st for D. Brietzer; 15 Sherman st for Mrs. M. Viehman to William Van Syckle; the southeast corner of 6th av and 10th st for Mrs. Hartigan to F. Biscotti; and 1374 East 15th st for Mrs. R. Jarashow.

STERLING PL.—E. P. Delmasse of Elwood M. Townsend & Co. sold 1153 Sterling pl, a 2-fam. house.

5TH ST.—John Pullman sold for Controllor William A. Prendergast, his one-time residence, 500 5th st, a 3-sty house, on lot 20x100, to George Indelli.

46TH ST.—I. Salzberg sold for Fokras & Gross to Albert Olgart 472 46th st, a 2-fam. cottage, on plot 30x100.

MYRTLE AV.—Louis Gold sold to Morris Reizenstein the 2-sty building 1676 Myrtle av.

Queens.

BAYSIDE.—George A. Sheffield sold to Florence J. Storm, Flushing, three plots at Lawrence Manor.

BAYSIDE.—The Hessels-Dashiell Co. has sold to Frank Place of Manhattan the residence with plot 40x100, in the west side of 1st st, north of Ashburton av.

GLENDALE.—Leonard Davidson & Co. have sold for M. S. Mayes to Adolph Freedman the 2-fam. house at 12 Lotus av.

COLLEGE POINT.—Jonas A. Jensen purchased from John A. Johnson the plot, 50x115, at the southeast corner of Van Wyck av and 16th st.

CORONA.—Nicholas Lopard has sold for the Napoli Building Co. the 2-fam. house at 6 Burnside av, Corona, to D. Gullo & Bro.

MASPETH.—John F. Kaiser has sold to the Hague Construction Co. 40 lots, fronting on Bieby and Van Cott avs, High, Grand and Church sts. The property is to be improved.

ROSEDALE.—New York Suburban Land Co. sold 60x100 on Kinsey av and 40x100 on the Boulevard to Mary Moran.

Nearby Cities.

NEWARK, N. J.—Louis Schlesinger has sold for Duncan MacKinnon the 2-fam. dwelling at 165 Woodside av, on a plot 28x125, to John M. Lambert. Mr. MacKinnon took in part payment the 2½-sty frame dwelling at 349 Woodside av, on a plot 31x115.

NEWARK, N. J.—Feist & Feist sold for the Liberty Trust Co. to the Loose-Wiles Biscuit Co. the ground and new 1-sty building to be erected at 10-12 North 3d st; also for the American National Bank the factory building 297-317 Jelliff av to Louis Brinkman.

Rural and Suburban.

DEAL LAKE, N. J.—W. P. Ahnolt, publisher of the Pictorial Review, who leased the home and estate of the late Daniel O'Day at Deal

Lake, N. J., has purchased the property from the Equitable Trust Co., acting as trustee for the O'Day estate. The property is one of the most extensive on the New Jersey coast, containing about forty acres, with a large residence, garage and outbuildings. It has been held at \$240,000. The brokers were David Stewart and Edward Bendheim.

EAST WINDSOR, N. Y.—Davis & Robinson sold for J. Blackburn Miller his farm containing about 100 acres, with large Colonial residence, to Mrs. Peter Cooper Hewitt. The property was held at about \$100,000.

GARWOOD, N. J.—New York Suburban Land Co. sold 40x100 on Myrtle av to H. Knott and 40x100 in Centre st to C. Anderson.

GREAT NECK, L. I.—Elizabeth Moll of Manhattan has purchased through Frank Crowell a house and plot near the entrance of the Estates of Great Neck, at a reported price of \$22,500.

KENILWORTH, N. J.—The American Can Co. is reported to have purchased from the estate of J. R. Kennedy, of Philadelphia, the factory property at Kenilworth, N. J., valued at \$35,000. The old Pearlline works at Edgewater, N. J., have been leased by the same company.

LOCUST VALLEY, L. I.—E. S. Willard & Co. have sold for Thomas D. Hooper his property, held at \$75,000, to S. L. Schoonmaker.

MONTCLAIR, N. J.—George W. Huver has sold to Mrs. H. L. Davis, of New York, his house on Midland av, held at \$18,000.

MT. VERNON, N. Y.—Porter & Co. have sold for Ella S. West to Ferdinando Russo a plot of 4 lots located on the east side of South 7th av, 300 ft. south of 5th st.

PALISADE, N. J.—M. L. Simon has sold for Dr. L. F. Gieberich 5 lots at Palisades, N. J., to a builder for improvement.

UPPER SADDLE RIVER, N. J.—Mrs. M. G. Scott has sold her farm of 90 acres to Walter Carl Elze of Manhattan.

VERONA, N. J.—The Frank Hughes-Taylor Co. has sold 8 acres on the Heights of Verona for Clifford W. Gould to Abel I. Culver for improvement. The property is on an elevation of about 550 ft. commanding a view of the Caldwell Valley. It was held at \$2,500 an acre.

YONKERS.—Burke Stone sold for George Geichert his residence on Gard av, Armour Villa Park, to Eralsey V. Thompson; also for Oliver T. Oakes his residence on Janvrin av, Cedar Knolls, Bronxville, to Thomas M. Ambler, manager of the Brooklyn Union Gas Co.

YONKERS, N. Y.—The Robert E. Farley organization sold at Nepperhan Heights, houses to George T. Whitney on Fairview av, and E. F. Caldwell on Morningside rd. Plots have been sold on Morningside rd to Watson & Bremner, contractors of Yonkers and Edward Houghtaling, and a plot in Midwood Court to Winifred Harper Cooley.

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LEASES.

Takes Over Lease.

The Metropolitan Trust Company, George C. Van Tuyl, president, has taken over the lease of D'Orsay, perfumers, on the two-story building at 716 Fifth avenue, which has still fifteen years to run. An uptown branch is to be established at that location. The D'Orsay firm rented the building last fall from Schumann & Sons who had originally leased the property from the Zabriskie Estate for twenty-one years.

Ribbon Firm to Move.

Johnson, Cowdin & Co., manufacturers of silk ribbons, for many years at the southwest corner of 18th street and Fifth avenue, have leased the store and basement of the building which is now being completed at 38-44 East 30th street. This building covers a plot 72x100, and is being erected by the 40 East 30th Street Co. The brokers in the transaction were L. Tanenbaum, Strauss & Company.

Belgian Artists Lease Store.

J. Romaine Brown Company and Louis Kempner & Son have leased the store at 2170 Broadway to the Rembrandt Galleries for five years. Jules Martin Minne and other Belgian artists will be associated. Many pictures formerly at the main store in Ghent will be placed on exhibition.

New 23d Street Removal.

Heil & Stern have leased for Louis Stern, Benjamin Stern and estate of Isaac Stern in 28-30 West 23d street, through to 9-19 West 22d street, the third floor, comprising about 20,000 feet of space. The lessees, Berliner, Strauss & Meyer, are manufacturers of men's neckwear, who have been located on lower Broadway for more than twenty years.

Building Filled from Plans.

Douglas L. Elliman & Company have leased the last remaining apartment in the new building under construction at 400 Park avenue, to Mrs. William Wallace.

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Manhattan.

AMES & Co. have leased for Bertha K. Bartlett and Helen M. Post the building 115 West 28th st to the Kervan Co. of 119 West 28th st; also the dwelling 224 West 37th st for N. Weiss to R. Marchisi, and floor in 516 6th av for H. Stern to M. Maser.

LEON S. ALTMAYER has leased for the estate of Charles Rosenbaum the dwelling 119 East 78th st.

WM. D. BLOODGOOD & CO. leased for Millius Meyer the 2d loft at 13 West 38th st to M. Shilberg; also store at 68 West 45th st for Brickman Bros. to Joseph Manna; and for Cross & Brown, agents, 3d loft at 22 East 41st st to Finger & Brotman, of 10 West 29th st.

CROSS & BROWN CO. leased the 5th floor in 31-33 East 32d st to Gillies & Co.; and in conjunction with Pease & Elliman rear half of the 5th floor at 1764 Broadway for the Colt-Stratton Co. to Gadabout Motor Corporation.

CROSS & BROWN CO. has rented the 9th floor of 149 and 151 West 36th st to Sales Promotion Co., of 47 West 42d st, for Finney Building Co.; also 3d floor at 14 and 16 East 33d st to J. Durst, of 31 East 31st st.

CROSS & BROWN CO. has leased the 4th loft of 14-18 West 24th st for Harris D. Colt to Ellis & Lovett; offices in 1416 Broadway to Edward Hirschfeld for the Broadway & 39th St Co.; in 396 Broadway to M. Seliger for Charles A. Gould; at 80 5th av to G. Baum, and at 1765 Broadway to G. H. Joy and Wm. V. Lawrence for Klein & Jackson.

JOSEPH P. DAY has leased for Max Ans, Inc., to T. M. Duche & Sons, dealers in confectioners' supplies, the 6-sty building on the southwest corner of Greenwich and Moore st, on a plot 50x100.

DUFF & CONGER have leased for Gilbert C. Brown to Edward C. Helmerdinger a large apartment in 1261 Madison av.

DOUGLAS L. ELLIMAN & CO. have leased for Mrs. Prescott Hall Butler 125 East 38th st, a 5-sty residence, to Chester H. Aldrich of Delano & Aldrich.

DOUGLAS L. ELLIMAN & CO. leased apartments in 399 Park av for Samuel A. Herzog and William Ziegler, Jr., to James J. Caldwell; in 383 Park av to Charles R. Sherlock; in 20 East 48th st to Mrs. G. Cunningham Snyder; and 45 East 62d st for the Potter-Mordecai Syndicate to Montaigu La Montagne.

DOUGLAS L. ELLIMAN & CO. leased apartments in 375 Park av for Harry Content and the Montana Realty Co. to Mrs. John A. Logan, Jr., of Newport, R. I.; also in 222 West 59th st for Barron G. Collier to Arthur J. Moulton; in 287 Lexington av to Miss Isabelle Coles; renewed leases in 26 East 49th st to Edgar B. Von Glatz, and in 157 East 81st st to Harold Neuhof and A. C. Bade.

EWING, BACON & HENRY have leased the store, part of the basement and the entire first floor of the Anderson Art Galleries, at 15 and 17 East 40th st, to Grange & Walter, Inc.

EDWARD S. FOLEY & CO. leased store at 208 West 14th st to J. A. Thomas and at 95 8th av to Fritz Guggenbuhl.

EDWARD S. FOLEY & CO. rented dwellings at 169 West 12th st for Mrs. M. Grindell to William Thompson; at 129 West 13th st for Salvation Army to Elsie Vassilokus; at 239 West 13th st for the estate of Mary Rlardon to Mrs. Emilie Smith; at 248 West 15th st for Joseph L. Bittenwieser to Mrs. T. Zwiner; at 241 West 16th st for G. S. Westervelt to Mrs. Amelia Dansand; at 245 West 16th st for Joseph L. Bittenwieser to Mrs. M. Jones; at 239 West 34th st for Mrs. J. Ford to Miss Frances Cross Gaither.

GOODWIN & GOODWIN rented for Melbie E. Williams to Maria Milanasi the 3-sty dwelling at 7 West 119th st.

M. & L. HESS, INC., leased the 4th and 5th lofts at 5-9 West 37th st, to the International Hat Works of 30 West 21st st, at an aggregate rental of about \$50,000.

M. & L. HESS, INC., have leased for the estate of Edward P. Slevin the store and basement at 9 West 20th st to the National Sales Co., dealers in hospital furniture and supplies, of 212 5th av; space in 49-53 East 21st st to the Alvin Knitting Mills, of 1270 Broadway; and in 17-21 East 22d st to Bauer & Finklestein.

JOHN J. KAVANAGH has leased for Georgine Campbell the store at 922 Madison av to Schwarz & Forger.

WILLIAM B. MAY & CO. leased in the Albany, Broadway and 52d sts, store to the Western Union Telegraph Co.; in the Sherwood Studio Building, 57th st and 6th av, a studio to Leo Elshemius, and the 4-sty residence 110 East 61st st to G. M. P. Murphy; and 28 East 39th st, the 4-sty residence, furnished, to Winthrop Burr.

MOORE & WYCOFF leased apartments at 118 East 54th st to J. S. Ferguson; in 123 East 53d st to Alfred Hopkins and John Neilson; and in conjunction with Worthington Whitehouse to Robert C. St. George; also in conjunction with VanVranken & Co. to Mrs. Anna P. Glover.

MOORE & WYCOFF and M. & L. Hess (Inc.) leased the entire 10th floor of the Passavant Building at 440 4th av to the Vogue Co., publishers of 443 4th av.

MORRIS PLAN CO. has leased large offices in the Equitable Building, comprising 9,000 sq. ft. at the Broadway and Cedar st corner of the third floor.

PEASE & ELLIMAN have leased 70 Riverside dr, a 4-sty house, for Dr. Nathan Klein to Mrs. M. J. Rich.

PEASE & ELLIMAN have leased for Mrs. John H. Flagler to William Clark the 5-sty house 17 Park av; also made renewals of apartment leases; in 165 West 72d st to George T. Dreyfuss; in 116 West 59th st to Walter M. Barringer; in 56 West 58th st to Owen Brainard; and in 601 Madison av to Miss Elizabeth Coulter.

PEASE & ELLIMAN leased apartments in 310 West 96th st for Loton H. Slawson & Co., as agents, to Dr. W. P. St. Lawrence; in 500 West End av, for Mark Rafalsky & Co., as agents, to Mrs. A. C. Riely, in "Harperly Hall," at 64th st and Central Park West, for the Harperly Hall Company, to Mrs. F. Shedd; and in 13 East 49th st, for Charles Brown, to Mrs. E. L. de Chatelaine.

PEASE & ELLIMAN have leased for Mrs. John Van Pelt to Madame J. Stelle the 3-sty house at 151 East 62d st; made the following apartment rentals: In 43 East 27th st, to Mrs. Bert Lee; in 39 East 27th st, to Miss Rose Sanderson; in 111 East 62d st, to Robert A. Gray; in 202 West 51st st, to Martin L. McInerney; in 104 East 40th st, to Benjamin Pierce Cheney, and in 146 East 49th st, to Mrs. Grace Dodge.

PEPE & BRO. leased for Clarence S. Nathan to Mrs. T. Forbell 36 Commerce st, a 3-sty private house.

PEPE & BRO. and Douglas L. Elliman & Co. rented for A. Hammerslough 128 Washington pl, a 3-sty dwelling with studio, to H. Greene.

PORTER & CO. have leased for Leo Fried to Johanna Aylward the 3-sty dwelling 153 West 126th st.

REAL ESTATE MANAGEMENT CO. leased for M. E. Loew the store 2628 Broadway to Mme. Meyer.

DOUGLAS ROBINSON, CHARLES S. BROWN CO. and Harris & Vaughan leased for the Golet Realty Co. the store and basement 10 East 47th st to Agatha Moffatt, milliner, for many years located at 537 5th av.

SAXON REALTY CO. has leased for the Chesbrough Estates the southwest corner of 4th av and 13th st to the Federal Government for a Post Office. The owners will erect a building, to be ready for occupancy by May 1, 1916, to have about 10,000 square feet of floor space. The deal involves a rental of \$200,000.

SHAW & CO. have leased for the estate of Bernard Levy the 3-sty dwelling 17 East 127th st to J. and E. A. Thompson.

SHAW & CO. have leased for Pauline M. E. Bauer the 3-sty dwelling 117 West 123d st to Kathern M. Mills.

SPEAR & CO. have rented for L. Pierre Valliguy the parlor floor in 14 East 44th st to Lefkowitz & Nagel; for Julia Fitzgerald the 8th and 10th floors in 20 East 12th st to B. Marcus and Leibowitz & Co.; and with Chas. F. Noyes Co. the 2d loft in 131-133 Prince st to Rogall & Lief.

SIDNEY L. WARSOWER has leased the building at 305 West st for E. A. Baer to H. Strahl for a cafe.

WM. A. WHITE & SONS rented apartments in 412-420 West 148th st to Dr. Albert V. Franklin; also in 173 Madison av to Mrs. Minnie Wallace Ketcham, and in 9-11 East 97th st to James H. Stagg.

F. R. WOOD-W. H. DOESON CO. leased the store and basement in 10 West 32d st to Henry Trom for restaurant purposes.

Brooklyn.

CHARLES E. RICKERSON rented dwellings at 571 5th st to Jacob Camenez and in 33 St. Johns pl to Dr. Marian B. McMillan.

Queens.

CROSS & BROWN CO. leased the building at Betts and Thompson avs, Woodside, for the Consumers' Brewing Co. to Billecky Bros.

Suburban.

FISH & MARVIN rented for the Eastchester Mortgage & Realty Co. apartments in Pondville Court, Bronxville, to W. H. Lough and John W. Goff, Jr.; also for Mrs. A. L. Bisland her house in Meadowdale, Bronxville, to C. T. B. Rowe.

ALFRED E. SCHERMERHORN has rented at Southampton, L. I., for Dr. P. F. Chambers, his "Bonaere in First Neck la to George Rose, and for George R. Peabody the "Gables" in Main st to John S. Phipps; also "North Cottage" in Main st to Parker Corning.

S. S. WALSTRUM, GORDON & FORMAN leased at Ridgewood, N. J., for L. De Gumoens, Jr., his residence on Wastena Terrace to A. A. MacCubbin, of Hohokus, N. J.; for Mrs. Olive N. Tibbs, 144 South Irving st, to Ralph C. Mason; for Mrs. Isabelle Schulte, 75 East Franklin av, to A. G. Troup, and for Mrs. Mary A. Wheatley, 56 Beverly rd, to C. C. Walden.

REAL ESTATE NOTES.

WM. D. BLOODGOOD & CO. have been appointed agents for 45 East 34th st.

CROSS & BROWN CO. has been appointed agent for 127 West 28th st.

SEPLow & PASINSKY have opened an office at 583-587 West 207th st for the management of their real estate property.

F. E. KENNY is now connected with the renting department of Stephen H. Tyng, Jr., & Co.

GAINES & DRENNAN CO. placed a loan of \$6,500 on 1868 Jerome av for George D. Ebermeyer.

SPEAR & CO. have been appointed agents of 135-139 West 17th st and 127-131 West 25th st.

HOUGHTON COMPANY has enlarged its offices at 200 West 72d st, by leasing additional space. The firm is specializing in West Side dwellings.

RICHARD DICKSON negotiated the recently recorded sale of 1066 Tiffany st for Mabel M. Gordon to Charles E. Lee, who gave in exchange 271 East 169th st.

DR. CHARLES H. WALKER is the purchaser of the dwelling at 327 West 86th st, the sale of which by Carrie A. Brinckerhoff through Slawson & Hobbs was reported last week.

PEASE & ELLIMAN have been appointed agents for the 9-sty apartment house 178 East 70th st by K. E. Bunnell.

DOUGLAS L. ELLIMAN & CO. announce that J. M. Eriksen, for many years assistant manager in the Phipps estate office, has become associated with them and will assume entire charge of their business department.

WOLFSOHN & AUGUST have been appointed agents by the J. B. C. Building Co., Joseph B. Cotier, president, of the two 5-sty apartment houses with stores being erected at the southwest corner of Sherman av and Dyckman st. The agents report that two of the stores have been leased.

HENRY EVANS announces the appointment of James J. Hoey, formerly deputy state superintendent of insurance, as executive special agent for the Continental Insurance Co., Fidelity-Phenix Fire Insurance Co. and American Eagle Fire Insurance Co., with headquarters at 80 Maiden la.

HENRY L. DINKELSPIEL has severed his connection with Mark Rafalsky & Co., and formed a copartnership with Alfred J. Rowantree under the name of Dinkelspiel-Rowantree Co. They will transact a general real estate business, specializing in business property, at 200 5th av.

EUGENE J. BUSHER has placed first mortgage loans of \$10,000 at 5 1/2 per cent. for 5 years on the 4-sty flat, 369 East 155th st, for August C. Hecht; also \$18,000 at 5 per cent., for 5 years, on the taxpayer at the northwest corner of Teller av and 162d st, for A. L. Wallace, and \$3,750 at 5 1/2 per cent. for 3 years on the 1-fam. house, 380 East 135th st, for L. M. Lurie, in conjunction with Richard H. Scobie.

AMERICAN REAL ESTATE COMPANY acquired title on Tuesday to the four 4-sty flats, at 226-232 East 70th st. The property was transferred from the Mutual Life Insurance Co. to Irene A. Levenelm of Hoboken, N. J., subject to a mortgage of \$72,000, and the latter retransferred it to the realty company. Wm. A. White & Sons were the brokers in the transaction.

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, date of death, 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.

- Eva M. Bell.—Nov. 15, 1914—83D ST, 16 W—1196-41, 3-sty dw, 18x102.2, \$22,000.
- Charles Deitsch.—Feb. 28, 1914—17TH ST, 10 E—844-36, 4-sty dw, 25x92, \$55,000.
- 17TH ST, 12 E—844-35, 4-sty dw, 25x92, \$52,500.
- 17TH ST, 14 E—844-34, 8-sty bldg, 25x92, \$85,000.
- Sara Gonsenheim.—Jan. 15, 1914—87TH ST, 128 W—1217-44, 3-sty dw, 18x100.8, \$22,000.
- MANHATTAN ST, 3—1966-62, 5-sty tnt, 25x100, \$23,000.
- Edward Leissner.—Aug. 20, 1913—71ST ST, 430 E—1465-31, 5-sty tnt, 25x145, \$16,500.
- Helen McGaw Smith.—Oct. 4, 1914—FRONT ST, 128—38-37, 5-sty loft, 23.4x 70.2x irreg, \$25,000.
- DUANE ST, 168—141-30, 5-sty loft, 30x 125.2x irreg, \$55,000.
- LAFAYETTE ST, 405-407—544-6-7, 4-sty bldg, "Lafayette Baths," 54.2x150, \$85,000.
- WASHINGTON ST, 451-453—224-24, 6-sty loft, 50x99.11, \$72,000.

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PRINCE ST, 109-11—514-35, 5-sty bldg, 50 x95, \$67,500.

76TH ST, 11 W—1129-23, 4-sty dw, 25x 102.2, \$40,000.

John A. Megargee.—Oct. 8, 1913—124TH ST, 1 E—1749-4½, 4-sty dw, 20x100.11, \$15,000.

124TH ST, 41 W—1722-19, 4-sty bldg, 25 x100.11, \$30,000.

129TH ST, 165 W—1914-6, 5-sty flat, 27x 99.11, \$25,000.

Julius Morgenroth.—Aug. 17, 1914—112TH ST, 128 W—1821-52, 5-sty flat, 30x100.11, \$32,000.

126TH ST, 27 W—1724-24, 3-sty dw, 18.9x 99.11, \$10,000.

MADISON AV, 1577-1579—1612-22-21, 5-sty tnt, 50x100, \$52,000.

MADISON AV, 1548-1550—1610-57-58, 5-sty flats, 50.11x70, \$51,250.

114TH ST, 121 W—1824-16, 5-sty flat, 35x 100.11, \$38,000.

112TH ST, 127 W—1822-13, 5-sty flat, 30x 100.11, \$32,000.

Caroline Peters.—Dec. 13, 1907—83D ST, 508 E—1579-46, 5-sty flat, 25x102.2, \$17,000.

James Quinlan.—Apr. 10, 1915—96TH ST, 126 W—1226-44, 5-sty tnt, 25x100.8, \$30,000.

96TH ST, 164 W—1226-57, 5-sty tnt, 29x 101.5, \$35,000.

96TH ST, 166 W—1226-58, 5-sty tnt, 19x 101.5, \$25,000.

103D ST, 7 W—1839-26, 5-sty tnt, 27x 100.11, \$31,000.

Harry L. Rosen.—Nov. 3, 1913—109TH ST, 102 W—1863-37, 5-sty tnt, 25x100, \$27,000.

109TH ST, 243 W—1881-11, 5-sty tnt, 25x 100, \$28,000.

Julius Stone.—May 23, 1911—56TH ST, 218 E, 5-sty flat, 20x100.5, \$23,000.

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 resumé from January 1 to date.)

MANHATTAN.		
Conveyances.		
	1915 Aug. 13 to 19	1914 Aug. 14 to 20
Total No.....	89	117
Assessed value.....	\$3,518,300	\$9,070,900
No. with consideration..	17	6
Consideration.....	\$388,625	\$201,466
Assessed value.....	\$488,000	\$230,500
Jan. 1 to Aug. 19		
Total No.....	4,453	4,895
Assessed value.....	\$272,744,368	\$328,255,208
No. with consideration..	672	582
Consideration.....	\$35,008,714	\$22,185,556
Assessed value.....	\$37,544,833	\$23,001,021
Mortgages.		
	1915 Aug. 13 to 19	1914 Aug. 14 to 20
Total No.....	55	59
Amount.....	\$1,470,945	\$2,324,897
To Banks & Ins. Cos....	15	21
Amount.....	\$525,500	\$1,856,500
No. at 6%.....	17	22
Amount.....	\$578,955	\$573,665
No. at 5½%.....	4	3
Amount.....	\$387,000	\$315,500
No. at 5%.....	16	13
Amount.....	\$279,050	\$1,191,500
No. at 4½%.....	.....	1
Amount.....	.....	\$5,000
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	1	1
Amount.....	\$20,000	\$1,867
Interest not given.....	17	19
Amount.....	\$205,940	\$230,365
Jan. 1 to Aug. 19		
Total No.....	2,527	2,860
Amount.....	\$65,701,091	\$87,572,214
To Banks & Ins. Cos....	502	649
Amount.....	\$28,215,313	\$39,191,584
Mortgage Extensions.		
	1915 Aug. 13 to 19	1914 Aug. 14 to 20
Total No.....	16	28
Amount.....	\$1,446,000	\$1,088,071
To Banks & Ins. Cos....	9	11
Amount.....	\$1,238,000	\$485,000
Jan. 1 to Aug. 19		
Total No.....	1,270	1,404
Amount.....	\$74,131,293	\$74,623,631
To Banks & Ins. Cos....	509	477
Amount.....	\$52,892,650	\$46,318,060
Building Permits.		
	1915 July Aug. 14 to 20	1914 Aug. 15 to 21
New buildings.....	10	7
Cost.....	\$721,500	\$1,320,000
Alterations.....	\$78,925	\$403,157
Jan. 1 to Aug. 20		
New buildings.....	320	310
Cost.....	\$46,297,570	\$33,281,940
Alterations.....	\$10,583,481	\$8,634,903

BRONX.		
Conveyances.		
	1915 Aug. 13 to 19	1914 Aug. 14 to 20
Total No.....	145	82
No. with consideration..	22	9
Consideration.....	\$107,064	\$122,490
Jan. 1 to Aug. 19		
Total No.....	3,796	4,284
No. with consideration..	728	525
Consideration.....	\$4,964,544	\$4,688,235
Mortgages.		
	1915 Aug. 13 to 19	1914 Aug. 14 to 20
Total No.....	97	49
Amount.....	\$686,008	\$857,216
To Banks & Ins. Cos....	4	8
Amount.....	\$211,900	\$160,500
No. at 6%.....	27	26
Amount.....	\$264,675	\$145,516
No. at 5½%.....	8	4
Amount.....	\$27,950	\$25,500
No. at 5%.....	5	6
Amount.....	\$30,250	\$89,000
Unusual rates.....	3	3
Amount.....	\$771	\$464,500
Interest not given.....	54	10
Amount.....	\$362,362	\$132,700
Jan. 1 to Aug. 19		
Total No.....	2,347	2,743
Amount.....	\$20,750,103	\$24,586,297
To Banks & Ins. Cos....	164	282
Amount.....	\$3,669,878	\$5,330,051
Mortgage Extensions.		
	1915 Aug. 13 to 19	1914 Aug. 14 to 20
Total No.....	16	15
Amount.....	\$278,200	\$369,500
To Banks & Ins. Cos....	11	5
Amount.....	\$203,000	\$130,500
Jan. 1 to Aug. 19		
Total No.....	597	494
Amount.....	\$9,645,605	\$9,886,300
To Banks & Ins. Cos....	147	90
Amount.....	\$3,422,125	\$2,743,900
Building Permits.		
	1915 Aug. 13 to 19	1914 Aug. 14 to 20
New buildings.....	7	10
Cost.....	\$191,450	\$166,300
Alterations.....	\$ 6,700	\$9,950
Jan. 1 to Aug. 19		
New buildings.....	628	533
Cost.....	\$18,491,950	\$12,009,057
Alterations.....	\$529,105	\$824,140

BROOKLYN.		
Conveyances.		
	1915 Aug. 12 to 18	1914 Aug. 13 to 19
Total No.....	394	348
No. with consideration..	26	40
Consideration.....	\$248,940	\$384,408
Jan. 1 to Aug. 18		
Total No.....	14,166	15,353
No. with consideration..	1,597	1,577
Consideration.....	\$12,154,612	\$10,266,476
Mortgages.		
	1915 Aug. 12 to 18	1914 Aug. 13 to 19
Total No.....	267	252
Amount.....	\$964,525	\$1,335,575
To Banks & Ins. Cos....	45	49
Amount.....	\$374,650	\$311,600
No. at 6%.....	162	140
Amount.....	\$472,087	\$813,140
No. at 5½%.....	71	57
Amount.....	\$332,750	\$281,550
No. at 5%.....	17	37
Amount.....	\$127,750	\$201,480
Unusual rates.....	.....	1
Amount.....	.....	\$2,200
Interest not given.....	17	17
Amount.....	\$31,938	\$37,205
Jan. 1 to Aug. 18		
Total No.....	10,482	11,248
Amount.....	\$45,812,602	\$48,008,406
To Banks & Ins. Cos....	2,049	2,288
Amount.....	\$14,803,955	\$17,990,779
Building Permits.		
	1915 Aug. 13 to 19	1914 Aug. 14 to 20
New buildings.....	84	85
Cost.....	\$641,150	\$740,850
Alterations.....	\$195,770	\$77,400
Jan. 1 to Aug. 19		
New buildings.....	3,271	3,163
Cost.....	\$28,073,595	\$29,817,580
Alterations.....	\$2,757,961	\$1,998,897

QUEENS.		
Building Permits.		
	1915 Aug. 13 to 19	1914 Aug. 14 to 20
New buildings.....	153	75
Cost.....	\$673,955	\$291,900
Alterations.....	\$14,575	\$22,740
Jan. 1 to Aug. 19		
New buildings.....	3,595	3,212
Cost.....	\$13,310,286	\$14,494,941
Alterations.....	\$582,198	\$763,895

RICHMOND.		
Building Permits.		
	1915 Aug. 13 to 19	1914 Aug. 14 to 20
New buildings.....	28	24
Cost.....	\$40,400	\$34,024
Alterations.....	\$420	\$3,335
Jan. 1 to Aug. 19		
New Buildings.....	759	804
Cost.....	\$1,475,832	\$1,388,274
Alterations.....	\$131,470	\$156,308

OBITUARY

WILLIAM H. BIRCHALL, a pioneer in the development of the Bronx, died suddenly at his summer home, on Lake Umbagog, in Maine. He was seventy-two years old and had long been active in the affairs of the borough. Mr. Birchall was president of the Bronx Co., president of the Quaker Realty Co. and was the first president and one of the organizers of the Bank of Westchester, now the Bronx Borough Bank. He was a veteran of the civil war, having been a member of the 22d regiment of New York volunteers.

ADAM SCOTT CAMERON, retired real estate operator, died at his home, 827 Lincoln pl, aged forty-five.

JOHN HILDENBRAND, fifty-three years old, a retired real estate dealer, was shot and fatally wounded in his home on the top floor of a 5-sty house at 1445 5th av, near 117th st. The fact that \$75 in cash and a watch and chain were missing from his clothes led the police to believe that he was killed by burglars, who gained entrance to the building by way of an apartment on the same floor.

FRANK L. VICTORY, of the real estate firm of Harkins & Victory, New Brunswick, N. J., died on Thursday, Aug. 12, aged fifty-four.

CHRISTOPHER J. WYNN, a pioneer in the development of the Rockaways, died on Monday at the home of his sister, Mrs. Mary E. Hines, in Far Rockaway.

AUCTION SALES OF WEEK.

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

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

The Auction Market.

All the real estate, merchandise and other assets of the J. B. Greenhut Company were sold by Joseph P. Day on Tuesday. The real estate, comprising eighteen parcels in Manhattan, Brooklyn, the Bronx, Queens and New Jersey, brought a total of \$1,684,000, being bid in by Joseph M. Hartfield, of the law firm of White & Case, representing the bondholders' committee of the bankrupt firm. Full details of the sale will be found below.

In the salesroom, considerable interest was manifested in offerings, and as a result more than the usual number of holdings went to outside buyers, in most cases at prices in excess of existing encumbrances. Among the buyers were Mary E. Tiemann, who bid \$13,600 for 70 Perry street, nearly \$2,200 above the liens; Henry B. Vallien, who paid \$10,510, about \$400 above encumbrances, for 235 East 116th street, and B. Oglesby Young, who paid \$22,000 for 30 West 83d street, the liens amounting to about \$21,635.

This afternoon, Charles B. Bard, auctioneer, will sell at Camp Hill, Staten Island, 146 home sites.

Manhattan.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Aug. 20, 1915, at the New York Real Estate Sales-room, 14 and 16 Vesey st.

JOSEPH P. DAY.

Perry st, 70, ss, 160 w 4th, 20x94.10x20x 94.9, 4-sty & b stn dwg; due, \$10,942.05; T&c, \$525.40; Mary E Tiemann, 13,600

17TH st, 249-55 W, ns, 475 w 7 av, runs w97.11xn92xel.6xw— to 18th (Nos 236-42), xe97.7xsl84 to beg, 6-sty bk warehouse & shop; sub to mtg \$250,000 (bankruptcy sale); Jos M Hartfield, 229,000

19TH st, 122-36 W, ss, 303.8 w 6 av, runs s100xw178.9xn24.2xw3xn73.8xel181.9 to beg, several bk bldgs; leasehold; sub to mtgs (bankruptcy sale); Jos M Hartfield, 121,000

75TH st, 313 E (*), ns, 200 e 2 av, 25x 99.5x24.1x98.4, 4-sty stn tnt; due, \$11,633.92; T&c, \$677.45; Rector, Wardens & Vestrymen of the Church of Zion & Saint Timothy in the City of N Y., 10,000

80TH st, 313 W (*), ns, 149 w West End av, 16x102.2, 3 & 4-sty & b bk dwg; due, \$1,820; T&c, \$508.47; Mary M Cruikshank et al., 17,391

125TH st, 45-7 W (*), ns, 345 e Lenox av, 40x99.11, 2-4-sty bk tnts & str; due, \$67,926.40; T&c, \$750.80; Margt O Sage, 55,000

6TH av, nec 18th (Nos 25-65), runs e 510xn92xw50xn92 to 19th (Nos 34-70) xw 460 to 6 av xs184 to beg, 7-sty bk str; leasehold; sub to mtgs \$— (bankruptcy sale); Jos M Hartfield, 25,000

6TH av, 289-303, swc 19th (Nos 100-20), runs w303.8xsl00xw175.2xs84 to 18th (Nos 101-43) xe475 to 6 av xn184 to beg, 4 & 6-sty bk & stn str; leasehold; sub to mtgs; (bankruptcy sale); Jos M Hartfield for W H Jeffers, 1,200,100

HENRY BRADY.

Elizabeth st, 13 (*), ws, 175 n Bayard, 25x94, 6-sty bk loft & str bldg; due, \$23,829.35; T&c, \$762.80; Wm F Morgan Jr., 24,950

Rivington st, 329 (*), ss, 74.1 w Mangin, 25x75, 3-sty bk stable; due, \$8,817.54; T&c, \$136.38; Charlotte M Howard, 5,000

171ST st, 563 W (*), ns, 150 e St Nicholas av, 25x95, 2-sty fr tnt & str; due, \$8,227.04; T&c, \$276; Edw F Cole, 5,000

171ST st, 565 W (*), ns, 125 e St Nicholas av, 25x95, 3-sty fr tnt; due, \$9,597.50; T&c, \$300; Edw F Cole, 8,000

5TH av, 2147, es, 25 n 131st, 25x99, 5-sty bk tnt & str; due, \$20,844.25; T&c, \$280.84; Francis B Robert, 19,500

BRYAN L. KENNELLY.

116TH st, 235 E, ns, 193.4 w 2 av, 16.8x 100.10, 3-sty & b stn dwg; due, \$9,688.55; T&c, \$535.45; Henry Vallien, 10,510

SAMUEL GOLDSTICKER.

1ST av, 1106½, old No 1108 (*), es, 75.5 n 60th, 25x100, 3-sty bk storage; due, \$21,577.13; T&c, \$602.86; Julius Levy, 20,000

HERBERT A. SHERMAN.

7TH av, 307-9 (*), es, 78.1 s 28th, runs e76.4xn6.11xe27xs55.2xw26.7xn8xw 76.11 x n41.5 to beg, 2-5-sty stn tnts & str & 2-4-sty bk rear tnts; due, \$63,670.28; T&c, \$852.56; Chas N Lee, exr., 60,000

L. J. PHILLIPS & CO.

83D st, 30 W, ss, 331 w Central Park W, 19x102.2, 4-sty & b bk dwg; due, \$21,175.56; T&c, \$461; B Oglesby Young, 22,000

M. MORGENTHAU JR CO.

Prince st, 150 (*), ns, 75 w West Bway, 25x95, 5-sty bk tnt & str; due, \$26,045.92; T&c, \$12.93; Marx Ottinger et al., 25,500

HENRY B. KETCHAM.

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; stayed by order of court.

65TH st, 170 W, see Canal, 67-71.

Total \$1,941,601
Corresponding week 1914.... 413,550
Jan 1, 1915 to date..... 43,107,563
Corresponding period 1914.... 23,925,662

Bronx.

The following are the sales that have taken place during the week ending August 20, 1915, at the Bronx Salesrooms, 3208-10 3d av.

JOSEPH P. DAY.

Schofield st (*), ns, 390 w Long Island Sound, 50x119; due, \$2,032.37; T&c, \$173.81; Trumann A Jewell, 450

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Auction Sales—Bronx—Continued.

Park av, es, 203 s 176th, runs n1.4x150 (bankruptcy sale); Jos M Hartfield. 15,000
Park av, es, 208 s 176th, 58x150, 2-sty bk stable (bankruptcy sale); Jos M Hartfield. 15,000
Prospect av, 2444 (*), es, abt 330 s 189th, —x—, 2-sty bk dwg; due, \$7,086.03; T&c, \$141.20; Farmers Loan & Trust Co. 6,500
3D av, 4439 (*), ws, 331.6 n 181st, 50x 127.11, 5-sty bk tnt & str; due, \$6,556.25; T&c, \$626.50; Cath Finnen. 43,700

JAMES J. DONOVAN.

Crotona Park N, 735 (*), ns, 50.2 e Clinton av, 23x100, 2-sty fr dwg; due, \$4,668.74; T&c, \$325; Martha L Tree. 5,000
Roselle st, 1520 (*), sec Poplar, 29.1x 100.1x24x100.5; due, \$3,496.94; T&c, \$400; Kittie E Paul. 4,000

HENRY BRADY.

Harriet pl (*), es, 264.8 n Eastern Blvd, 50x91.6x47.8x98.3; also TURNBULL AV, n s, 105 w Zerega av, 100x108; due, \$2,527.51; T&c, \$843.78; Edw O'Hara et al. 1,400
Hawkstone st (*), ss, 70.11 w Grand Blvd & Concourse, 61.7x64.10x50x28.9, vacant; due, \$2,732; T&c, \$788.83; Anna R Crossin. 1,200

LEOPOLD FULD.

Brook av, 1508 (*), es, 25 n 171st, 25x 100.10, 4-sty bk tnt; due, \$4,660.37; T&c, \$—; Ignatz Mantler. 6,600

Total \$98,910
 Corresponding week 1914..... 159,640
 Jan 1, 1915 to date..... 5,412,138
 Corresponding period 1914.... 4,544,341

Brooklyn.

The following are the sales that have taken place during the week ending Aug. 18, 1915, at the Brooklyn Salesrooms, 189 Montague Street:

WILLIAM P. RAE CO.
CONCORD ST (*), nws, 150 sw Lafayette av, 50x125, & CONCORD ST, nws, 100 sw Lafayette av, 50x125; Herman Richter 2,000.00
PULASKI ST (*), ss, 133.4 w Stuyvesant av, 16.8x100; Simon Miller..... 2,550.00
E 14TH ST (*), es, 320 n Av, 20x 100; The Thrift 4,500.00
BEVERLY RD, sec E 12th, 50x100; adj Sept 1
7TH AV, swc 74th, —x125.11; Peter S Bogart 5,000.00

WILLIAM J. McPHILLIAMY & CO.
ELTON ST (*), es, 150 s Liberty av, 25x90; Ida Van Wert..... 6,400.00
HASTINGS ST (*), es, 220 s Hampton av, 80x100; Leavitt J Hunt..... 11,000.00
MAPLE ST (*), ss, 195 e Rogers av, 30x100; Sarah J Collins 7,200.00
PARK PL (*), ns, 200 e New York av, 30x127.9; Michl Schaffner 21,000.00
WARREN ST, ss, 70.3 e Columbia, 27.9 x74.10; withdrawn
2D ST (*), ns, 122.10 n Prospect Park W, 25x100; Jas A McCafferty 16,700.00
71ST ST (*), ns, 502.10 w 18 av, 83.10 x100; South Jersey Land Co..... 2,400.00
ALBEMARLE RD (*), nec E 15th, 66.8x130; N Y Mtg & Sec Co 15,000.00
NOSTRAND AV (*), es, 110 n Av D 20x100; Brevoort Savgs Bank of Bklyn 6,500.00

NATHANIEL SHUTER.
HOPE ST, nes, 175 se Keap, 25x80.9x irreg; D Kass 10,700.00
W 15TH ST (*), es, 460 n Neptune av, 40x118.10; Frances H McCormick ... 3,200.00
W 17TH ST (*), es, 140 n Neptune av, 40x100; same 2,500.00
E 19TH ST, ws, 400 n Voorhies av, 40x 110; E T Wessells 5,000.00
50TH ST, nes, 180 se 19 av, 20x100.2; adj Aug 24
AV J (*), ss, 100 e Delamare pl, 50x 100; Greater N Y Development Co... 7,500.00
BROADWAY (*), nes, intersec ses Hewes, 25x100; Margt S Manson ... 20,000.00
BUSHWICK AV, sws, intersec nws Granite, 25x90; L Rosen 10,300.00
FLATBUSH AV, es, 55.1 s Fenimore, 32.1x112; adj Sept 10
14TH AV (*), nws, 40 sw 71st, 40x100; Philip Hengst 1,000.00

JAMES L. BRUMLEY.
FRANKLIN AV, es, 525 s Montgomery, 25x100; Louis J Jurgens 700.00
 MICHAEL A. D'AGROSSA.
DOUGLAS ST (*), ss, 125 w Bond, 25x 100; Lillian R Smith 100.00

JOSEPH P. DAY.
ST MARKS AV, 269-71, ns, 200 w Underhill av; runs n131xw25xsl6.2xw25 xsl14.10xw50 to beg; Jos M Hartfield 9,000.00

Total \$169,250.00
 Corresponding week 1914..... 108,900.00

ADVERTISED LEGAL SALES.

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

Manhattan.

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

AUG. 21.
 No Legal Sales advertised for this day.

AUG. 23.
EDGEcombe AV, 191; ws, 425.4 s 145th, 17x 100, 3-sty & b bk dwg; Daniel Seymour—Wilgro Realty Co et al; Daniel Seymour (A), 80 Bway; Philip J McCook (R); due, \$10,018.90; T&c, \$192.11; Joseph P Day.

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:

AUG. 21 & 23.
 No Legal Sales advertised for these days.

AUG. 24.

ST GEORGE'S CRESCENT, 195, es, 105.6 n 206th, 52.11x117.6x50x101, 2-sty fr dwg; Si-meon C Bradley—Thos B Murtha et al; Berg-man & Davis (A), 3219 3 av; C Arthur Arnstein (R); due, \$1,438.70; T&c, \$2,650; James J Donovan.

AUG. 24.

3D ST, 140-4 W; sec 6 av (No 16), 60x50, 1-2 & 2-3-sty bk tnts & str; Greenwich Savgs Bank—Jno McAleer et al; B Aymar Sands (A), 46 Cedar; Geoffrey Konta (R); due, \$26,692.45; T&c, \$751.92; Joseph P Day.
120TH ST, 152 W, ss, 225 e 7 av, 16.8x100.11, 3-sty & b stn dwg; Corporation for the Relief of Widows and Children of Clergymen of the Protestant Episcopal Church in State N Y—Florence M Arnold et al; Henry M Bellinger, Jr (A), 135 Bway; Mathias L Connes (R); due, \$10,999.78; T&c, \$222.32; Joseph P Day.
131ST ST, 14 E, ss, 219.1 w Mad av, 18.2x99.11, 3-sty & b fr dwg; Emigrant Industrial Savgs Bank—Annie M Ivory et al; R & E J O'Gorman (A), 51 Chambers; Wm F Clare (R); due, \$7,942.14; T&c, \$182.40; Joseph P Day.
131ST ST, 51 E, ns, 175 w Park av, 25x99.11, 5-sty bk tnt; Jno N Molter—Jno A Picken et al; Wallace A Kroyer (A), 156 Bway; Fredk C Hunter (R); due, \$19,927.22; T&c, \$282.15; Henry Brady.
131ST ST, 142 W; ss, 267.11 e 7 av, 32x99.11, 7-sty bk tnt; Excelsior Savgs Bank of City N Y—Lillie F Phillips et al; Jno C Gulick (A), 132 Nassau; Jno G Dyer (R); due, \$46,661.48; T&c, \$550.75; mtg recorded June18'09; Henry Brady.
PLEASANT AV, 399, swc 121st (No 452), 20.10 x76.9x20.10x76.9, 4-sty stn tnt & str; Emigrant Industrial Savgs Bank—Chas E Lansing et al; R & E J O'Gorman (A), 51 Chambers; Horace E Deming (R); due, \$8,737.25; T&c, \$149.61; mtg recorded July5'81; Joseph P Day.
WEST END AV, 48, es, 75.5 s 62d, 25x100, 5-sty bk tnt & str; Trustees of the Leake & Watts Orphan House in City N Y—Wildhart Realty Co et al; Nash & Jones (A), 63 Wall; Harry N French (R); due, \$12,514.97; T&c, \$861.78; Joseph P Day.

AUG. 25.

LUDLOW ST, 17; ws, 175.1 n Canal, 25x88.5, 5-sty bk tnt & str & 5-sty bk rear tnt; Luis DeErrazu—Isaac E Silkevitz et al; Baylis & Sanborn (A), 141 Bway; Phoenix Ingraham (R); due, \$25,966.26; T&c, \$296.75; Henry Brady.
97TH ST, 29 W, ns, 325 w Central Park W, 25x 100.11, 5-sty bk tnt; German Savgs Bank in City N Y—Adeline Widmayer et al; Meyer Auerbach (A), 42 Bway; Michael J Driscoll (R); due, \$24,714.33; T&c, \$871. Henry Brady.

BEAUMONT AV, 2286, es, 52 s 183d, 20x92.11, 2-sty fr dwg; BEAUMONT AV, 2284, es, 72.6 s 183d, 20.11x92.11, 2-sty fr dwg; 179TH ST, 782-4 E, swc Mapes av, 100x35, 5-sty bk tnt; Robt G Perry, trste—Chas Schaefer, Jr, et al; Francis X Hennessy (A), 52 Bway; Thos D McCarthy, U S Marshal; due, \$15,496.95; T&c, \$—; sub to pr mtgs aggregating \$40,000; Henry Brady.

AUG. 26.

CANNON ST, 133, ws, 80 s Houston, 20x100, 6-sty bk loft bldg; Esperanto Mtg Co—Marcus Rosenthal et al; Walter S Newhouse (A); Bernard Naumburg (R); due, \$21,735.18; T&c, \$247.82; M Morgenthau, Jr, Co.
11TH ST, 63 E, ns, 248.9 w Bway, 27x103.3, 5-sty bk loft & str bldg; Eugene A Philbin et al, trstes—Reuben Isaacs, individ & trste; S Stanwood Menken (A), 52 William; Gordon Auchincloss (R); due, \$39,481.13; T&c, \$1,249.52; Joseph P Day.

98TH ST, 51-3 E, ns, 100 e Mad av, 50x100, 6-sty bk tnt & str; Mollie Hirschfeld—Owners' Standard Realty Corp et al; Chas L Hoffman & Henry A Friedman (A), 31 Nassau; Maxwell Davidson (R); due, \$8,753.63; T&c, \$162.29; Samuel Marx.
114TH ST, 246 E, ss, 100.1 w 2 av, 20.11x100.11, 4-sty stn tnt; Knickerbocker Hospital—Jos Scher et al; Cary & Carroll (A), 59 Wall; Francis W Pollock (R); due, \$8,423.56; T&c, \$483.28; Joseph P Day.

133D ST, 66 W, ss, 135 e Lenox av, 25x99.11, 5-sty bk tnt; Jno M Bowers—Mary D Smith et al; Middleton S Borland (A), 46 Cedar; Wilbur Larremore (R); due, \$14,999.42; T&c, \$294.35; Henry Brady.
5TH AV, 505, es, 27.5 n 42d, 37x108, 18-sty bk office & str bldg; Schuyler L Parsons et al, trstes—Jos J O'Donoghue, Jr, receiver; Bowers & Sands (A), 46 Cedar; Wilbur Larremore (R); due, \$257,576.35; T&c, \$20,998.94; Henry Brady.

AUG. 27.

GREENE ST, 163, ws, 130.4 n Houston, 25x 100, 7-sty bk loft & str bldg; Julia A Groh—Max Goldstein et al; Elkus, Gleason & Proskauer (A), 111 Bway; Jas Dunne (R); due, \$60,183.29; T&c, \$166.60; Joseph P Day.

AUG. 28.

No Legal Sales advertised for this day.

AUG. 30.

STANTON ST, 67, sws; 65.6 nw Allen, 23x55, 3-sty bk & fr tnt & str; Sheriff's sale of all right, title, &c, which Max Gross had on June 8, 1915, or since; Jacob I Wiener (A), 1476 Bway; Max S Grifenhagen, sheriff; Daniel Greenwald.
28TH ST, 150-2 W, ss, 150.6 e 7 av, runs73.5xe 1.9x25.3xe51xn98.9xw51.2 to beg; 2-5-sty bk tnts & str; Tillie Wacht—28TH ST & 7 Av Realty Co et al; Action 1; Arnstein & Levy (A), 128 Bway; Phoenix Ingraham (R); due, \$13,844.26; T&c, \$894.86; Joseph P Day.
28TH ST, 154-60 W, ss, 56.11 e 7 av, runs s78.2 xe18.6xn6.10xe27xs27.5xe50.2xn25.3xw1.10xn73.6 xw93.5 to beg, 4 & 5-sty bk tnts & str; same—same; Action 2; same (A); same (R); due, \$19,430.82; T&c, \$1,099.96; Joseph P Day.

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FRANKLIN AV, 1064-6, es, 400.11 s 166th, 54.5x201.5x54.4x201.7, 5-sty bk tnt; Chas Colgate—Young Realty & Constn Co et al; Joline, Larkin & Rathbone (A), 54 Wall; Edw J Flynn (R); due, \$52,215.18; T&C, \$2,021.45; James J Donovan.

HOE AV, 1163, ws, 247.3 s Home, 25x100, 5-sty bk tnt & str; Mary K Yates—Louis B Samuels et al; Leonard J Obermeier (A), 31 Nassau; Clarence Y Palitz (R); due, \$3,367.82; T&C, \$600; George Price.

AUG. 25. 188TH ST, 506 E, ss, 132 w Bathgate av, 20x95, 3-sty bk tnt; Frank B Wood et al—Louis Freed et al; J Albert Lane (A), 320 Bway; Matthew P Breen, Jr (R); due, \$8,294.31; T&C, \$150; Chas J Dunn.

STEBBINS AV, 1270-2, es, 100 n 169th, 50x125.8x50.1x122.11, 5-sty bk tnt; Rhineland Real Estate Co—Stebbins Holding Co et al; Miller & Hartcorn (A), 20 Nassau; Edw F Moran (R); due, \$46,722.96; T&C, \$1,063.85; Henry Brady.

STEBBINS AV, 1278-80, es, 200 n 169th, 50x131.5x50.1x128.7, 5-sty bk tnt; Philip Rhineland, exr & trste—Stebbins Holding Co et al; Miller & Hartcorn (A), 20 Nassau; Edw F Moran (R); due, \$46,722.96; T&C, \$1,063.85; Henry Brady.

AUG. 26. No Legal Sales advertised for this day.

AUG. 27. WEBSTER AV, 2508, es, 240.11 s Fordham rd, 50.2x119.8x50.3x121, 2-sty fr bldg & vacant; Church of Our Lady of Mercy—Matthew J Smith et al; Amend & Amend (A), 119 Nassau; Jos R Truesdale (R); due, \$12,920.31; T&C, \$337.45; James J Donovan.

AUG. 28. No Legal Sales advertised for this day.

AUG. 30. CROTONA AV, ws, 150.1 n Fordham rd, 68.6x15.7x68.2x18.6, vacant; Annie W Baker—Sarah G Fuller et al; Litchfield F Moynahan (A), 233 Bway; Geo B Hayes (R); due, \$2,264.97; T&C, \$159.49; Henry Brady.

Brooklyn.

The following advertised Legal Sales will be held at the Brooklyn Salesrooms, 190 Montague Street, unless otherwise stated:

AUG. 21. No Legal Sales advertised for this day.

AUG. 23. FULTON ST, nes, intersec ws S Oxford, 48.4x74.1xirreg; East River Savgs Inst—Geo L Warren et al; Omri F Hibbard (A), 74 Eway, Manhattan; Harris G Eames (R); Wm J McPhilliemy & Co.

72D ST, sws, 117.1 se 6 av, 20x80; Ivon Rowe—Peter Egan et al; Chas T Terry (A), 100 Bway, Manhattan; Stephen Van Wyck (R); James L Brumley.

81ST ST, ns, 100 w 3 av, 80x109.4; Germania Savgs Bank, Kings County—Adaline S Connolly et al; Wingate & Cullen (A), 20 Nassau, Manhattan; James L Brumley.

AUG. 24. DEAN ST, ns, 220 w Ralph av, 20x107; Rose Gilbert—Helen Gardner et al; Geo W Pearsall (A), 49 Court; Abr Feinstein (R); Wm J McPhilliemy & Co.

DEGRAW ST, sws, 175 nw Court, 30x100; Lawyers' Mtg Co—Fredk Van Wyck et al; Cary & Carroll (A), 59 Wall, Manhattan; Robt B Honeyman (R); James L Brumley.

ELLERY ST, ns, 300 w Tompkins av, 37.6x100; Newburgh Savgs Bank—Lillie Bachrach et al; Harry L Thompson (A), 175 Remsen; Harry Rosenson (R); Wm J McPhilliemy & Co.

PROSPECT PL, ss, 300 e Saratoga av, 20x127.9; Thos B Saddington—Nathan Saltzman et al; Fredk Cobb (A), 166 Montague; Edw G Nelson (R); Wm J McPhilliemy & Co.

N 5TH ST, sws, 75 se 3d, 25x100; Jas A Gribbin—Francis J Gribbin et al; Luke O'Reilly (A), 46 Court; Edwin L Garvin (R); partition; Wm J McPhilliemy & Co.

E 15TH ST, es, 300 n Av I, 20x75; Saml M Meeker—Patrick J Walsh et al; Jno C Loud (A), 217 Havemeyer; David Hirshfeld (R); Nathaniel Shuter.

W 36TH ST, es, 140 n Canal av, 40x118.10; Charlotte J King—Robt O'Grady et al; Somerville & Somerville (A), 192 Montague; Augustus J Koehler (R); Jere Johnson, Jr, Co.

58TH ST, sws, 120 se 3 av, 20x100.2; Kitty Carpenter—Bertha Geisman et al; Cary & Carroll (A), 59 Wall, Manhattan; Robt B Honeyman (R); James L Brumley.

71ST ST, ne 7 av, 429.10x 198 to Ovington av; 70TH ST, se 7 av, 208x130.10xirreg to 71st; 71ST ST, we 8 av, 107.9x160.8; 71ST ST, we 7 av, 73.1xirreg to Stewart av; STEWART AV, sws, 30.5 sw 72d, 30.5x153.6xirreg; August Klipstein—Hannah Berkowitz et al; Saml E Klein (A), 371 Fulton; Edw J Fanning (R); Wm J McPhilliemy & Co.

86TH ST, ss, 276.8 e land of N Y & Sea Beach R R Co, 100x195.7; Louis J Somerville et al—Gesson Frank et al; Somerville & Somerville (A), 192 Montague; Fred M Mathews (R); Jere Johnson, Jr, Co.

BROADWAY, sws, 20.6 nw Whipple, 20.6x85.1; Elizabeth W Rang—Harry Selawy et al; Clarke & Frost (A), 215 Montague; Michl J Joyce (R); Wm J McPhilliemy & Co.

MONTAUK AV, es, 130 s Belmont av, 20x100; Mary A Forbush et al—Sarah Maloney et al; Harry L Thompson (A), 175 Remsen; Edw J Dowling (R); Wm J McPhilliemy & Co.

AUG. 25. BAY RIDGE AV, ns, 212.3 w 2 av, 180x145; Mechanics' Bank Bklyn—Daniel J Ryan et al; Owens, Gray & Tomlin (A), 189 Montague; Francis J Sullivan (R); Wm J McPhilliemy & Co.

HOPKINSON AV, es, 19.10 n Atlantic av, 17.2x 80.5; Pauline Eger—Sarah Maloney et al; Harry L Thompson (A), 175 Remsen; Thos Thornton (R); James L Brumley.

AUG. 26. ELLERY ST, ns, 337.6 w Tompkins av, 37.6x100; N Y Orthopaedic Dispensary & Hospital—Lillie Bachrach et al; Harry L Thompson (A), 175 Remsen; Marx S Feiler (R); Nathaniel Shuter.

WEST ST, ws, 105.10 n 53d, 20x100; N Y Mtg & Security Co—Geo W Oliver et al; Chas A Clayton (A), 44 Court; Henry S Rasquin (R); Wm J McPhilliemy & Co.

DEKALB AV, ns, 149.6 w Tompkins av, 50.6x100; Mary A Gordon Jennings et al—Mary A Dossosway et al; Albert W Vening (A), 59 Wall, Manhattan; Edw J Connolly (R); Wm J McPhilliemy & Co.

AUG. 27. DEKALB AV, ss, 275 w Throop av, 25x100; Herman A Varrelmann et al—Fredk J Muller et al; Maerkle & Maerkle (A), 233 Bway; Horatio C King (R); Wm P Rae.

LOT 11, Block 1102, Sec 4; Nathan Kurtzka—Nicholas Murphy et al; Schwartzman & Schwartzman (A), 44 Court; Jas Taylor (R); Nathaniel Shuter.

LOT 58, Block 651, Sec 3; Esther Lifschitz—Michael Spinelli et al; Chas H Schwartzman (A) 44 Court; Jas Taylor (R); Nathaniel Shuter.

PALMETTO ST, ses, 225 ne Bushwick av, 25x100; Jno B Vogelbach et al—Geo Wamsanz et al; Jno A Holzappel (A), 260 Bway; Max Rosenblum (R); Nathaniel Shuter.

PENN ST, ses, 140 ne Harrison av, 60x100; Williamsburgh Savgs Bank—Grace E Tompkins et al; S M & D E Meeker (A), 217 Havemeyer; B J Becker (R); Nathaniel Shuter.

E 7TH ST, es, 320 s Av O, 40x120.6; So Bklyn Savgs Inst—Hamilton Anderson et al; Coombs & Whitney (A), 44 Court; Wm A Mathis (R); Wm J McPhilliemy & Co.

E 10TH ST, ws, 200 n Av P, 40x100; Chas M Allen—Domenico Stella et al; Harry L Thompson (A), 175 Remsen; Clarence Barigh (R); Wm P Rae.

W 35TH ST, ws, 100 n Canal av, 40x118.10 1/2; Stephen J Barrera—Morris Spitzer et al; Somerville & Somerville (A), 192 Montague; Wm T Simpson (R); Jere Johnson, Jr, Co.

ATLANTIC AV, ss, 200 w Atlantic av, 50x100; State Bank—Gustav Markendorf et al; Jerome A Kohn (A), 1400 5 av; David P Goldstein (R); Nathaniel Shuter.

GRANT AV, ws, 60 n Glenmore av, 20x80; Otto Blust et al—Bert A Griffin et al; Jas A Sheehan (A), 44 Court; Wm D Niper (R); Wm J McPhilliemy & Co.

JEFFERSON AV, ss, 294 e Bedford av, 16.4x100; Geo Shaw—Grace C Shaw et al; Henry S Renaud (A), 299 Bway, Manhattan; Hunter L Delatour (R); Nathaniel Shuter.

AUG. 28. No Legal Sales advertised for this day.

AUG. 30. McDOUGAL ST, ss, 150 e Saratoga av, 20x100; Jacob Brenner, trste, &c—Emma McGuire et al; Henry Herding (A), 26 Court; Alvah W Burlingame (R); Wm P Rae.

60TH ST, sws, 190 se 16 av, 60x100; Mary J Johnson—Ellen G Davis et al; King & Booth (A), 32 Liberty; Jos F Maguire (R); Wm J McPhilliemy & Co.

FORECLOSURE SUITS.

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

Manhattan.

AUG. 14. 22D ST, 419-21 E, 2 actions; N Y Life Ins & Trust Co, trste—Barnet Michaelover et al; Emmet & Parish (A).

36TH ST, 506-8 W; Annie T Healy—Jas Kierman et al; J L Clare (A).

39TH ST, 324 E; Pauline Myers et al—Mary Devery et al; W C Orr (A).

102D ST, ns, 100 e Col av, 19x100.11; Belle Robins—Francis J McElkenney et al; M Monfried (A).

AUG. 16. HOUSTON ST, ss, 50 w Wooster, 25x95; Equitable Life Assurance Soc of the U S—Ristori Leerberger et al; Alexander & Green (A).

12TH ST, 415 E; Arnold Thayer—Gaspere Caleca et al; amended; J W McElhinney (A).

146TH ST, ss, 125 w Lenox av, 50x99.11; Wm N Bavier, trste—Isaac H Radford et al; C H & J A Young (A).

146TH ST, ss, 175 w Lenox av, 100x99.11; same—same; C H & J A Young (A).

BOWERY, 358; Saml Wacht—Chas Schlang et al; J Hershfeld (A).

AUG. 17. FRANKLIN ST, 96-98; Irving H Brown et al, exrs—Chas K Billings; A H Atterbury (A).

RIVINGTON ST, 156; Esther Koppelman—Yuda L Muhlstein et al H L Kunster (A).

132D ST, 554 W; Margt L V Shepard, trste—Cath Kelly et al; J V Irvin (A).

AV av, ws, 51.9 s 13th, 25.9x100; Julia A Loew et al, exrs—Abr Salkin et al; Man & Man (A).

CENTRAL PARK W, nwc 90th, 100.8x100; Abr Kipp—Secured Holdings Corp et al; G B Holbert (A).

AUG. 18. RIVINGTON ST, swc Lewis, 20x60; Union Trust Co of N Y—Nathan Burzinsky et al; Miller, King, Lane & Trafford (A).

122D ST, 247 to 251 E; U S Trust Co of N Y—Kremruff Realty Co et al; Stewart & Shearer (A).

AUG. 19. ST NICHOLAS PL, ws, 224.4 n 153d, 50x112; German Savgs Bank in the City of N Y—Geo Schuck et al; Amend & Amend (A).

102D ST, 9 W; Jno Bopp—Thos Blake et al; E M Burghard (A).

123D ST, 112 W; Bedell H Harned—J Oakley Hobby et al; Taylor, Knowles & Hack (A).

MANHATTAN AV, nec 118th, 25x95; N Y Savgs Bank—Cath M Burke et al; J A Dutton (A).

7TH AV, swc 59th, 25.5x100; Theo W Myers—A B Barr & Co et al; Engelhard & Pollak (A).

AUG. 20. 1ST ST, 68 E; Lawyers Mtg Co—Maud B Barclay et al; Cary & Carroll (A).

10TH ST, 261 E; Rosa Gentzlinger extrx—Mabel T Port et al; H P Botty (A).

12TH ST, ss, 100 e 1 av, 413x206.6, except pts released; Mutual Life Ins Co of N Y—Trustees of St Patrick's Cathedral et al; amended; F L Allen (A).

49TH ST, 235 E; K Geo Falk—Geo Kilian et al; K R Wallach (A).

87TH ST, ss, 370 w Columbus av, 20x100.8; Marcus Daly—Francis E Laimbeer et al; Bowers & Sands (A).

104TH ST, 8 W; Geo A Muller et al—Margt E Hughes et al; H Swain (A).

108TH ST, 63 W; Aug F Schaefer—Rosa Kahl; A H Schwarz (A).

114TH ST, 330 E; D Comyn Moran—Victor Quarelli et al; Bowers & Sands (A).

6TH AV, 782-6; Lewis & Conger—784 6th Av, Inc, et al; W C Relyea (A).

Bronx.

AUG. 13. STEBBINS AV, nec 167th, 25x62.5; Chas Oakes, as trste—Rosa Nathan et al; G B De Luca (A).

WALES AV, 518; Jno Zahn et al—Maria Anna Buellesbach et al; J H Hildreth (A).

AUG. 14. MAPES AV, swc 179, 35x100; Saml Blummer—Chas Schaefer, Jr, Co et al; A W Levy (A).

LOT 410, Map of prop known as Lohbauer Park; Julius Seibold et al—Tillie M Stadler; G A Steinmuller (A).

AUG. 16. 5TH ST, ss, 205 e Av D, 200x216; A Woodruff Halsey et al—Julia McLaughlin; A Knox (A).

5TH ST, ss, 205 e Av D, 216x200 to ns 4th; A Woodruff Halsey et al—Julia McLaughlin; A Knox (A).

PROSPECT AV, 2078; Robt A Powers as trste—Giosue Galiani et al; Cary & Carroll (A).

AUG. 17. PAINE ST, 2956; Amelia De Martini—Filomena Pensante et al; L Schafran (A).

VALENTINE AV, ws, 100 n Central av, 50x98.2; Mary Katz—Paul Noe et al; N P S Schloss (A).

WASHINGTON AV, ws, 284.1 n 166th, 27.2x141.4; also 166TH ST, ns, 93 w Washington av, 48.8x66; Rachel L Bartley et al, as trste—Barnet Schapiro et al; Knox, Sender & Deignan (A).

AUG. 18. 135TH ST, ns, 250 e Lincoln av, 25x100; Jds Costa—Timothy Toohig et al; T H Nekton (A).

146TH ST, ns, 19 e Morris av, 43x80; Helen Barbara Schreiber—Fredk W Fielding et al; H Swain (A).

AUG. 19. 167TH ST, 481 E; Henry H Jackson—Benj P Moore et al; S H Jackson (A).

239TH ST, 250 E; Lena Besserer—Anna A Spaulding et al; Mann, Buxbaum & Schoenbern (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

AUG. 12. 123D ST, ns, 121.11 w 7 av, 31.2x100; Lawyers Mtg Co—Sadie H Jacobs et al; Cary & Carroll (A); Phoenix Ingraham (R); due18,966.00

123D ST, ns, 75 w 7 av, 15.9x100; same—same; same (A); same (R); due. 9,480.75

AUG. 13. 61ST ST, 233 W; Anna A Ould—Saml Rosenthal et al; Harold Swain (A); Geo F Roesch (R); due.....10,926.40

AUG. 14. No Judgments in Foreclosure Suits filed this day.

AUG. 16. 16TH ST, 5-7 E; Emigrant Industrial Savgs Bank—Carrie M Butler; R & E J O'Gorman (A); Arthur D Truax (R); due135,000.00

AUG. 17. 123D ST, ss, 153.1 w 7 av, 46.11x100; Lloyd Phoenix—Sadie H Jacobs et al; Cary & Carroll (A); Francis W Pollock (R); due18,966.00

AUG. 18. OLIVER ST, es, 75 n Oak, 25x101; City of N Y—Michael A Rofrano et al; Frank L Polk (A); Henry A Deimel (R); due32,945.38

25TH ST, 313 W; Ethel V Sullivan—Jas C Walsh et al; Johnston & Johnston (A); Loyal Leale (R); due..... 3,799.14

SAME PROP; same—Robt J Walsh et al; same (A); same (R); due..... 3,799.14

Bronx.

AUG. 13. FOREST AV, ws, 112 n 161st, 21x90; Henry Wundrack—Bertha Wundrack et al; A Hutter (A); E D Bolton (R); due 1,563.79

AUG. 14. LOTS 15 & 16, map of 131 building lots belonging to estate of Thos A Woolf, 24th Ward; Eugene T Woolf—Mary Jane Price et al; Deering & Deering (A); A N Giegerich (R); due.. 3,469.01

LOTS 1, 2, 3, 4, 5 and 6, map of 131 building lots belonging to estate of Thos A Woolf, 24th Ward; same—same; Deering & Deering (A); A N Giegerich (R); due.....13,358.05

AUG. 16. No Judgments in Foreclosure Suits filed this day.

Judgments in Foreclosure Suits—Continued.

AUG. 17. JULIANNA ST, ns. 65 e Duncomb av, 30x100; Wm G Appleton as exr—Wm Scholerman et al; Frees & McEveety (A); C A Oberwager (R); due 2,612.50
LOT 24, blk 2625, sec 10, on tax map; Chas C Dietsch—Mary E Connellon et al; Ferriss & Storck (A); H N French (R); due 1,444.45
AUG. 18. 194TH ST, nec Valentine av, 100x113.6; Wm H Valentine—Jno J Tully Co et al; Salter & Steinkamp (A); L E Sisson (R); due 21,911.12
WASHINGTON AV, sws, 151.9 se Halsey pl, 25.3x94.9; Sophie Kolloff—Mary E Gardes et al; O J Kalt (A); E Hirschberg (R); due 3,703.83

LIS PENDENS.

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

Manhattan.

AUG. 14. No Lis Pendens filed this day.
AUG. 16. No Lis Pendens filed this day.
AUG. 17. LEWIS ST, 213-17; also 7TH ST, 300; Saml Frankfurter—Jacob Klinger; specific performance; L Freiman (A).
150TH ST, ns, 250 w St Nicholas pl, 25x99.11; Geo D Sherman—Richard F Carman et al; action to confirm title; G R Hawes (A).
AUG. 18. 36TH ST, 506-8 W; Jas Kiernan—Jos A Kiernan et al; partition; J A O'Leary (A).
WADSWORTH AV, 124 to 128; Grassi Cont Co—Aldorf Constn Co, Inc, et al; action to foreclose mechanic's lien; M J Dix (A).

Bronx.

AUG. 13. JACKSON AV, 884; Lillie Roberts—Jeanne Guest et al; action to compel specific performance of contract; A L Gellich (A).
AUG. 14. BATHGATE AV, ss, bet 3 av & E 183d (known as Lot 5, Block 3052, Sec 11); Clement S Parsons—Richard Pierce et al; action to foreclose transfer of tax lien; R A B Dayton (A).
AUG. 16. COMMENCING at the sec of J Sands Secor lot, on ws of rd leading from Westchester Village to Pelham Bridge, southerly 175 ft to lot of Jas Jarvis, 175x500; Louis Huebner—Regina Keller et al; action to recover money due; F A Saporito (A).
LOT 36, blk 4961, sec 17, on tax map; L Josephine Moses—Jno H Eden et al; action to foreclose transfer of tax lien; G A Moses (A).
LOT 40, blk 4961, sec 17, on tax map; L Josephine Moses—Jno H Eden et al; action to foreclose transfer of tax lien; G A Moses (A).
LOT 42, blk 4961, sec 17, on tax map; L Josephine Moses—Jno H Eden et al; action to foreclose transfer of tax lien; G A Moses (A).
AUG. 17. LOT 41, Block 4961, Sec 17, on Tax Map; L Josephine Moses—Jno H Eden et al; action to foreclose transfer of tax lien; G A Moses (A).
AUG. 18. 184TH ST, 465 E; Ferncliff Cemetery Assn—Anna Bade et al; action to declare conveyance void; Appell & Taylor (A).
187TH ST, nec Park av, 34x100; Christina Schuessler—Wm H Ellis et al; action to set aside deed; B A Benton (A).
AUG. 19. LOT 22, blk 2846, sec 11, on tax map; Simeon M Barber—Emil Schwab et al; action to foreclose transfer of tax lien; H Swain (A).

Brooklyn.

AUG. 12. DEGRAW ST, ns, 254 w Rogers av, 26x127.9; Williamsburgh Savgs Bank—Carver Co et al; H L Thompson (A).
GLEN ST, swc Euclid av, 25x100; Eagle Savgs & Loan Co—Wm H Ray et al; Latson & Tambllyn (A).
42D ST, ns, 100 w 15 av, 60x100.2; 42D ST, ns, 120 w 15 av, 40x100.2; Agnes R Fisher—Alfred Lack et al; J J Bakerman (A).
49TH ST, sws, 140 se 6 av, 20x100.2; Eagle Savgs & Loan Co—Albert E Smith et al; Latson & Tambllyn (A).
51ST ST, sec 6 av, 20x80; Anton Scharf—Clementine Carle et al; Weismann & Hertz (A).
MESEROLE AV, swc Jewel, 25x100; Green Point Savgs Bank—Santi J Pulise et al; C & T Perry (A).
STEWART AV, swc Denyse's la, —x—; Isabella J Johann—Simon Duryea et al; partition; A C Good (A).
AUG. 13. BEACH LA, ws, int land Jacques Van Brunt, runs w605.6xne197.3xne170xne41x390.10xse190xs44.6 to beg; Ellen A Borgstrum—Mabel Jones et al; J C Danzilo (A).
BERGEN ST, ns, 180 w N Y av, 120x114.5; Robt M G Dodge, Jr—Bergen St Co et al; foreclose mechanic's lien; Strouse & Strauss (A).
KENNILWORTH PL, nes, 140 nw Av G; 20x100; John F Nelson—Jas B Thomas et al; A F Tuozzo (A).
PROSPECT PL, ns, 200 w Underhill av, 16.8x83.11x19.1x93.2; Henry B King—Mary E Hill et al; Cary & Carroll (A).

S 3D ST, sws, 40 nw Keap, 20x75; Sam Brown—Rose Solomon et al; S Engel (A).
4TH ST, we 5 av, 97.10x79; Saml Levy—Wm Garbart et al; J N Helfat (A).
S 5TH ST, 321; Sarah Kaplan—Annie Deitchman et al; I S Rosensen (A).
E 42D ST, ws, 220 n Grant, 40x100; Eagle Savgs & Loan Co—Quintina W Currey & ano; Latson & Tambllyn (A).
84TH ST, ns, 408.3 e Ft Hamilton av, 20x100; Gus W Hirsch—Mia A Nelson et al; B M Manne (A).
AV H, sec Bklyn av, 157.6x200; Electa L Wilbeck—Benj G Hitchings, Inc, & ano; Merchand, Olena & M (A).
GRAVESEND AV, es, 180 n Abermarle rd, 160x125; Burnett C Collins—Wilbur E Arnold et al; G B Davenport (A).
LEXINGTON AV, ss, 78 e Nostrand av, 22x100; Adelheit Haase—Geo P Doerr et al; O F Struse (A).
MARCY AV, 434-440; Max Kalter—Albert A Isaacs et al; B Braun (A).
14TH AV, sc 78th, 20x50.6; S Bklyn Savgs Inst—Watpit Realty Corp et al; Coombs & Whitney (A).
14TH AV, ses, 40 sw 79th, 20x60.7x20x61.3; same—same; same (A).
14TH AV, sc 79th, 20x60x20x59.3; same—same; same (A).
AUG. 14. VERONA ST, ss, 90 e Van Brunt, 25x100; Bklyn City Savgs & Loan Assn—Annie Egan et al; Delany & Niper (A).
55TH ST, ss, 320 w 16 av, 40x100.2; also 55TH ST, 400 nw 16 av, 30x100; also 55TH ST, sws, 430 nw 16 av, 30x100; Gustaf A Widen—Victor E Baffrey et al; Andrew F Van Thun, Jr (A).
STEWART AV, ss, 50 e Denyse, 50x86.6; Mary S Nicholl, individ as extrx of last will & Elizabeth Nicholl (decd)—Jno Hunt et al; Chas S Taber (A).
THATFORD AV, swc Lott av, 137x100; S & S Woodworking Co—Isaac Goncharick & ano; foreclosure of mechanic's lien; Isidore Solomon (A).
LOTS 45 & 81, Block 2, Map 350 lots belonging of Wm Ziegler LOTS 282-3, Block 6, Map 397 lots belonging to Wm Ziegler; Jennie Blew—Wm L Brown & ano; F P Nohowel (A).
LOTS 76A-77A, Map 1st addition to Homecrest, —x—; Dora Chapin—Clara M Field et al; Arthur Watson Ladd (A).
AUG. 16. DOWNING ST, es, 176.7 n Putnam av, 16.7x101; Edw S White—Sara J Moop et al; H L Thompson (A).
ELTON ST, es, 197.2 s Glenmore av, 19.5x90; Lena Rabinowitz—Wolf Z Baum & ano; to set aside deed; M Feiler (A).
MADISON ST, ns, 57 w Stuyvesant av, 18x80; Lucy Harksen—Agnes L Lozier & ano; G W Pearsall (A).
SACKMAN ST, swc Eastern pkwy, runs s96.7xw69x20xw19.6x8.4xne112 to beg; Kings Co Savgs Inst—Fredk Clarke et al; H L Thompson (A).
WEIRFIELD ST, ns, 310 e Knickerbocker av, 20x100; Williamsburgh Savgs Bank—Jos Malone et al; S M & D E Meeker (A).
38TH ST, sws, 600 se 10 av, 20x95.2; Williamsburgh Savgs Bank—Patk F Downes et al; S M & D E Meeker (A).
83D ST, ns, 240 e 21 av, 40x100; Chas T B Rome—Crownwell Realty Co et al; Blandy, Mooney & S (A).
PITKIN AV, ss, 20 w Grafton, 20x75; State Bank—Lutina Holding Co et al; J A Kohn (A).
AUG. 17. BAY RIDGE PL, ws, 120 s Bay Ridge av, 80x80; Jno A Driscoll—Montrose Bldg Co et al; J E Doherty (A).
BRIDGE ST, es, 75 n Tillary st, 25x28x27.3x39.9; Title G & T Co—Isabella Block et al; T F Redmond (A).
FRANKLIN ST, es, 20 n Oak, 20x75; Title G & T Co—Cath Dougherty et al; T F Redmond (A).
MOULTRIE ST, nec Meserole av, 175x194.7x182.4x143.4; Edwin R Remington—Olga E Petersen et al; C & T Perry (A).
STERLING PL, ss, 100 w Rochester av, runs w 120.10xs94xe63.11xs125xe27.6x1125 to beg; Title G & T Co—Theresa A Gibbons et al; T F Redmond (A).
WILLOUGHBY ST, ns, 61 e Hudson av, 20.4x75; Pierrepont Davenport—Aniello Cirillo et al; Davenport-Corner (A).
49TH ST, ss, 320 e 5 av, 20x100.2; Bklyn City Savgs & Loan Assn—Jno J Reilly et al; Delaney & Niper (A).
50TH ST, 216; Sigmund Ashner—Abr Berry et al; S Bernstein (A).
50TH ST, 218; Sigmund Ashner—Abr Berry et al; S Bernstein (A).
LIVONIA AV, swc Watkins, 30x100; Sam Cahn—Munroe Holding Co et al; S Schack (A).
NEW JERSEY AV, ws, 112.6 n Glenmore av, 43.9x100; Chas Burstein—Schnell Realty Co et al; M Monfried (A).
AUG. 18. KENMORE PL, ws, 400 s Farragut rd, 50x100; Mary Walsemann—Margt Messiter et al; H L Thompson (A).
STEBUSEN ST, ws, 250 n Myrtle av, runs w200xn75xe100xs25xe100xs50 to beg; Wesleyan University—Philip J Langler et al; T F Redmond (A).
WYONA ST, ws, 160 n Blake av, 20x100; Abr H Lipschitz—Hyman Kinzansky et al; M Brownstein (A).
18TH ST, ss, 118 e 4 av, 17.11x100.2; Eagle Savgs & Loan Co—Jno Finn et al; J C McLeer (A).
FLATBUSH AV, nes, 103.11 s Malbone, runs ne 234.6xe52.2xs31.6xsw270.3xnw50 to beg; Louisa Bantle—Jas Fogarty et al; G C Case (A).
FOSTER AV, ses, 25 sw E 93d, 25x100; Delia C Baker—Carolyn E Olvany et al; Smith, Doughty & W (A).
KENT AV, es, 89.6 s Park av, 25x204.6; Philip Ritzheimer—Maria Santoli et al; Reynolds & Geis (A).
OCEAN AV, nwc Av Z, 300x350; Benj G Hitch-

ings, Inc—Wm H Wellman & ano; Hovell, McChesney & C (A).
PARK AV, sec Navy, runs e20.4xs74.10xw8.4xn75.9 to beg; Title G & T Co—Maggie Melillo et al; T F Redmond (A).
WILLOUGHBY AV, ns, 225 w Sumner av, 100x105; Bowery Savgs Bank—Freda Cohen et al; T F Redmond (A).

MECHANICS' LIENS.

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

Manhattan.

AUG. 14. 15TH ST, 330 E; David Lentz—A Roth; B Rubin (48) 55.00
19TH ST, 205-9 W; R H Jeffray Co—Wyanoke Realty Co; renewal (47) 3,000.00
116TH ST, 160 E; Isidor Horowitz—Estates Income Realty Corp (49).. 108.25
AUG. 16. LEWIS ST, 88-90; Morris Seibel—Asher Haber. 17.15
AUG. 17. BROOME ST, 368; Borgia Levenson Co—S & H Realities Co, Inc; Nevin & Perelman (51) 84.00
AUG. 18. 62D ST, 131 E; Gelband Cont Co, Inc—Henry R Stern; Geo Gotthelf & H Greenblatt & Zimmerman & Gotthelf (52) 65.00
CONVENT AV, 8; Haime Baumgarten—Emanuel Bach (53) 32.00
AUG. 19. ACADEMY ST, sws, 225 n Bway, 100x145; Lewis Smith—Hudson Investing Co (56) 215.00
34TH ST, 56 E; H B Smith Co—Henry C Sturgis & Jas Curran Mfg Co (62) 125.00
79TH ST, 168-70 W; H B Smith Co—Sisters of Charity of St Vincent de Paul & Jas Curran Mfg Co (61)... 61.07
103D ST, 79 W; Harry Fedenbusch—Briner Realty & Constn Co & Reinhold M F Buge (58) 30.00
123D ST, 439 W; Harry Fedenbusch—Briner Realty & Constn Co, Inc & Reinhold M F Buge (57) 40.00
204TH ST, ns, 125 w Bway, 50x100; Mastrochio & Andreozzi—204th St Corp (59) 450.00
LEXINGTON AV, 132· H B Smith Co—Jules Glacieux & Jas Curran Mfg Co (60) 125.00
VERMILYEA AV, 25; Lewis Smith—25 Vermilyea Av, Inc & Peter Aglion (55) 170.53
AUG. 20. CATHERINE ST, 83; Elting Bros—Ellen Cochrane (64) 10.00
14TH ST, 223 E; Louis Wasilkowsky et al—Albert E Smith (63) 2,401.00
95TH ST, ss, 100 e Columbus av, 20x100; Abr Gordon—Patk Kennedy & Jos Gondel (66) 49.18
110TH ST, 86 E; Shapiro & Stollman—David I Shapiro & Wm Nachamkis (65) 290.00

Bronx.

AUG. 13. No Mechanics' Liens filed this day.
AUG. 14. No Mechanics' Liens filed this day.
AUG. 16. No Mechanics' Liens filed this day.
AUG. 17. WALES AV, nwc 142d, 101x145; Lanigan Bros, Inc—Ward Baking Co; S S Palmer & Wm Henderson, Inc (16) 55.00
WALES AV, nwc 142d, 101x145; Lanigan Bros, Inc—Ward Baking Co; Howden Tile Co & Wm Henderson, Inc (15) 50.00
WALES AV, nwc 142d, 101x145; Lanigan Bros, Inc—Ward Baking Co; Wm Henderson, Inc (14) 105.00
AUG. 18. JACKSON AV, ws, 25 s 147th, 50x100; United Marble Works, Inc—Flar Bldg Corp (18) 185.00
WALES AV, nwc 142d, 101x145; Nonan Bldg Material Co, Inc—Ward Baking Co; Wm Henderson, Inc (20) 730.15
AUG. 19. LORILLARD PL, es, 121.6 n 3 av, 50x100; Jos Andreozzi—Russo-Iodice Realty Co (21) 825.00
179TH ST, ns, 30.3 e Bathgate av, 49.5x108.4; Thompson Bros—Burnett-Weil Constn Co (22) 2,142.65

Brooklyn.

AUG. 12. BLEECKER ST, 328; M Marceia—Giuseppe Mirabile & Frank Vitale & Peter Medaro 110.00
HENRY ST, 471; E Scally—Mrs C De Fontis 75.00
RAYMOND ST, cor DeKalb av, —x—; Rexlite Co—Bklyn Hospital, L A Storch & Co & Seaboard Realty Co.. 190.20
REMSEN ST, ns, 99 e Clinton, 49x100; Chas Strobel—Jno E Sullivan Co & Wm Welge 615.00

E 21ST ST, ws, 620 n Av P, 40x100; J Blum—Lillian E Forcier 3,800.00
 EAST N Y AV, ns, 320 e Albany av, 20x100; Jas W Smith Cont Co—Manangella Russo, Saverio, Maria R F & Grazzia Mugno 185.00
AUG. 13.
 81ST ST, 1933-5-9-1941; B Sternbach—Brill & Warner, Inc. 60.00
 ALABAMA AV, es, 200 s Dumont av, 100x100; Natl Sash & Door Co—Admore Bldg Co, Hy Friedland & Isidor Strongin 160.00
 CROPSEY AV, 1709; B Sternbach—Brill & Warner, Inc. 105.00
 LIVONIA AV, nec Williams av, 100x100; Natl Sash & Door Co—Fremont Holding Co & Hy Friedland 162.50
 NEWPORT AV, sec Powell, 100x100; Natl Sash & Door Co—Forest Holding Co; Hy Friedland & Isidor Strongin 100.00
 VERNON AV, 240A; S Keislansky—Mollie Goldberg & Max Larson 81.50
 SAME PROP; D Davidson—same 25.00
AUG. 14.
 BALTIC ST, 461-3; J Sachs—Vincenzo & Gaetana Fucrazzo, Giovanni Savello, Leon Birner & Christina Danzillo & Robt R Danzillo 500.00
 HERKIMER ST, sec Schenectady av, 25x98.9; H Goldenberg—Josephine De Rosa & E DeRose 90.00
 PRESIDENT ST, ns, 100 e Rogers av, —x; V Bernacchio—Kings West Co 1,000.00
 PRESIDENT ST, ns, 100 e Rogers av, 100x127.9; Audley Clarke Co—Kings West, Inc, & Peter Aronson 6,587.71
 PROSPECT PL, ns, 25 e Bedford av, 20x85; M Weincheblatt—Jno Clark & Harry Silberman 115.00
AUG. 16.
 HALSEY ST, 95; W J Reilly—Jno Benedetto & Chas S Weinstein 131.50
 PRESIDENT ST, ns, 100 w Rogers av, 100x127.9; P Connor—Kings West Co & Peter Aronson 2,100.00
 PRESIDENT ST, ns, 100 e Rogers av, 100x127.9; Bell Fireproofing Co—Kings West Co 174.26
 WATKINS ST, sec Liberty av, 80x100; J Siegel—Mendel Realty Co 700.00
 E 11TH ST, 471; Peavey Bros—Francis V Norris & Loretta V Norris 91.55
 DE KALB AV, 743; L Brook—Abram H Daely & Greenpoint Constn Co.... 38.00
 8TH AV, 517; R D Lott—Mrs Roth & Michl O'Sullivan 80.00
AUG. 17.
 PRESIDENT ST, ns, 100 e Rogers av, 100x127.9; Johnson Bros—Kings West Co 2,112.68
 PROSPECT PL, 699; H Wolowitz—Jno Clark & Harry Silverman 75.38
 REMSEN ST, 147-9; G J Kay—Jno E Sullivan Bldg Co 1,964.00
 STERLING PL, 26; M J Degnan—Mary A McKeon 52.55
 W 16TH ST, 2773-5; O Pachi—Giovanni Marasco 400.00
 82D ST, 2258; F Stiemann—Emil & Rose Berger 339.25
 ALBERMARLE RD, 2608; I Kazdan—Clematis Realty Co & Frank Thorn 54.00
 EMMONS AV, 2007; M Andersen—H Schwarzwald & I C Bloom 46.00
 MYRTLE AV, 749; S Harris—Rebecca C Devick 37.00
 BAY 35TH ST, 154; W T Paal—Jessie H & Frank B Lozier 175.00
 IRVING AV, es, 100 s Woodbine, 50 x100; Canadian Bldg Material Corp—Foster Impt Corp, Jos. Weinstein & Simon Bernstein 121.31
AUG. 18.
 CROWN ST, ns, 120 w Rogers av, 200 x100; M Gellar—Realty Associates & Abr Sachs 95.00
 PRESIDENT ST, ns, 100 e Rogers av, 100x127.9; Strubel's Ridgewood Iron Works—Kings West Co 1,740.00
 PRESIDENT ST, ns, 100 e Rogers av, 100x127.10; C T Wellard Co—Kings West Co 440.00
 SAME PROP; L Brook—same & P Aronson 127.90
 WOLCOTT ST, 160; S Kaplan—Chas Cooper 67.50
 E 14TH ST, es, 300 n Av X, 100x100; A Russokoff—Ceegold Co & Henry Sommerfeld 250.00
 56TH ST, nwc 2 av, 700x100.2; Martense Cont Co—American Machine & Pounding Co; H D Best & Jas P Hudson 282.00
 68TH ST, ns, 150 e 4 av, 150x100; Carpenter, Boxley & Herrick—Boyd Realty Co & Creste Volpe 238.00
 HAMILTON AV, 155; M Konefsky—Morris Block 215.00
 HOWARD AV, ws, 375 n Sutter av, 25x100; I Berman—Esace L Schwartz & A Carr 238.00
 ST MARKS AV, 333; Mechanics' Fire Proof Sash & Door Co—Jno Mondafusco & Luigi Penna 25.00

37TH ST, 437-47 W; Anthony Laura—Elsie T Underhill et al; Marl'15.... 490.00
 2D AV, 1397-99; Euell & Dutt—Fred Hermann et al; Apr21'15..... 173.19
AUG. 17.
 125TH ST, 66-70 E; Ludwig Levitt & Son—Morris B Baer; May21'15 467.75
AUG. 18.
 MADISON ST, 28; Isidor Goldman—Mary J McShane et al; Aug5'15.... 296.25
 WADSWORTH AV, 124 to 128; Grassi Cont Co, Inc—Wm Hobson et al; Jan26'15 500.00
AUG. 19.
 TRINITY PL, 70-6; Isidor Schwartz—Alliance Realty Co et al; July19'15. 325.00
 45TH ST, 307-17 W; Keasbey & Mattison Co—Wm Astor et al; Apr3'15..... 625.00
AUG. 20.
 TRINITY PL, 70-6; L Dornbush & Co—Vaneline Lynch et al; Aug3'15.... 227.29
 14TH ST, 223 E; Wasilowsky & Levy—Albert E Smith et al; Aug19'15.... 2,401.00
 146TH ST, 470 W; Saml Glaser—Abr N Leventhal et al; Apr28'15..... 919.85

Bronx.

AUG. 13.
 RYER AV, 2094; Sol Tubin—Alice Muller et al; June16'15 94.50
AUG. 14.
 No Satisfied Mechanics' Liens filed this day.
AUG. 16.
 No Satisfied Mechanics' Liens filed this day.
AUG. 17.
 No Satisfied Mechanics' Liens filed this day.
AUG. 18.
 TIFFANY ST, nwc Whitlock av, 100 x100; Asa W Crookston—Ensign Impt Co et al; Aug17'15 31.99
 INTERVALE AV, es, 250 n Westchester av, 50x100; Fred Schneider, Inc—Daveck Bldg Co, Inc et al; Aug18'15 244.15
 LAFONTAINE AV, swc 179th, 100x100; Bernard Greenwood Co et al—Walter Aronstein et al; Feb13'15 2,210.52
 LEGGETT AV, sec Beck, 100x100; Maurice F Ahearn—Macy Constn Co et al; Aug17'15 146.00
AUG. 19.
 No Satisfied Mechanics' Liens filed this day.

Brooklyn.

AUG. 12.
 PROP begins 4 av, bet 64th & 66th, being a strip of land 5 miles in length of Sea Beach R R Co; Wm Baker, Inc—N Y Consolidated R R Co, Sea Beach R R Co, Geo W McNulty, Inc, & N Y Municipal R R Corp; July 26'15 50,213.21
AUG. 13.
 AMBOY ST, es, 100 s Sutter av, —x —; Schwartz & Son—Eisenberg & Brinberg Impt Co.; Dec14'14..... 125.00
 TOMPKINS PL, 61; Gus A Anderson—Jas Harrison; July24'15 80.00
 W 2D ST, es, 147 n Neptune av, —x—; P Alutri—Hattie King & Julius Bloom; July14'15 320.00
 E 22D ST, ws, 100 n Av M, 40x100; C Wrinkel—Geo T & Lizzie M Moore; July28'15 122.00
 W 30TH ST, es, 320 s Mermaid av, 40 x100; Jno J Guinan Cont Co—Siegel Cont Co & Max Wehler; July15'15... 150.00
AUG. 14.
 No Satisfied Mechanics' Liens filed this day.
AUG. 16.
 47TH ST, ss, 75 e 14 av, 150x100; Chome Schkolnick—R Epstein & Nelvel Fishkin; July27'15..... 31.00
 VERNON AV, 365; Victor Hartman—Saml Lansman; Nov5'14 100.00
AUG. 17.
 W 27TH ST, ws, 221.9 n Surf av, 30x100; Otto Drehn—Jno Williams & Jno D Claire Co, Jno Williams, Aaron & Essie Wolf & C M Jorgenson; July 15'15 52.89
 GRAHAM AV, 112-14; S Schlesinger—Julius, Isaac & Israel Mendelson & Max Vesolie; July20'15 240.00
AUG. 18.
 PILLING ST, 17; D Rosenbaum—Julia Fisher & Jno Dorf; Jan12'15.. —
 W 24TH ST, es, 100 n Mermaid av, 30x118.9; Sylvester Ross, Inc—Vincenzo Nasta & Son & Gennaro Fasanio; July7'15 290.47
 SAME PROP; F D Creamer Co—same; July6'15 761.48
 SAME PROP; I Rosenberg—same; July21'15 125.00
 E 29TH ST, ws, 215.6 n Beverly rd, —x—; Parselsky Bros—Libwein Realty Co, Morris Luberman & Jos Sigel; Aug10'15 458.21
 THATFORD AV, swc Lott av, —x—; S & S Woodworking Co—Isaac Goncharik & Title G & T Co; Aug14'15.. 200.00

AUG. 13.
 No Attachments filed this day.
AUG. 14.
 DANIELSON, COTTON CO; Freeman Sumner Co; \$4,191.08; McLaughlin & Stern.
AUG. 16, 17 & 18.
 No Attachments filed these days.

CHATTEL MORTGAGES.
 AFFECTING REAL ESTATE.

Manhattan.

AUG. 13, 14, 16, 17, 18 & 19.
 Irvine Realty Co. Burnside av & 187th st, Bronx..A B See Electric Elevator Co. Elevator 2,450.00
 Levin Bros Co, Inc. Mott st, 33-7.. Raisler Heating Co. Heating Apparatus (R) 1,750.00
 Vaccaro, Frank. 12th st, 537 E..E Esposito. Barber Fix 120.00
 Zirpolo, Vincenzo. Orchard st, 79..E Esposito. Barber Fix 170.00

Bronx.

AUG. 13, 14, 16, 17, 18 & 19.
 De Santis, Raffaele. 565 East 187th st ..E Esposito. Barber Fix 73.00
 Irvine Realty Co. Nec Burnside av & 178th st..A B See Electric Elevator Co. Elevator (R) 612.50
 Marine, Vincenzo & Munzia. 300 St Anns av..E Esposito. Barber Fix.. 740.00

Brooklyn.

AUG. 12, 13, 14, 16, 17 & 18.
 Atlantic Homes Co, Inc. Elmore pl, ws, 124 n Voorhies av..Jno A Driscoll. Plumbing Fix 200.00
 Cunningham, Jas V. Rochester av & Sterling pl..Peoples Gas Fixture Co Fixtures 625.00..
 Cunningham, J V, Inc. sec Rochester av & Sterling pl..Oliver B Taylor, Inc. Ranges 580.00

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

Manhattan.

AUG. 17.
 42D ST, nwc 7 av, 131x100.4; leasehold Rialto Theatre Corp loans Hammerstein Amusement Co to remodel building, etc; 20 payments200,000.00
 WEST END AV, nwc 83d, 59x79; Metropolitan Life Ins Co loans West End-83d Corp to erect 12-sty apartment; 11 payments225,000.00

Bronx.

AUG. 13.
 HAVILAND AV, ns, 241.4 e Pugsley av, 50x108.6; Central Mortgage Co loans Mink Constn Co to erect 2-sty apartments; 3 payments 6,000.00
AUG. 14.
 NELSON AV, ws, 229.3 s Macomb's rd, 75x100; City Mtg Co loans Ezra Constn Co to erect 5-sty apartment; 12 payments47,000.00

AUG. 16.
 HOME ST, nwc Bryant av, 25.2x91.7; Freehold Constn Co loans Kiesler Realty Co, Inc, to erect 1-sty fr dwg; 3 payments 4,500.00
 LOT 138, map 214 choice lots known as the Koch Homestead; Magdalena Eid loans Margt Berrian to erect 1-sty fr dwg; 2 payments 1,500.00
AUG. 18.
 235TH ST, ns, 135 e Katonah av, 25x100; Margt O'Kennedy loans Harmony Constn Co, Inc, to erect 1-sty frame dwelling; — payments 3,500.00
 235TH ST, ns, 160 e Katonah av, 25x100; Margt O'Kennedy loans Harmony Constn Co, Inc, to erect 1-sty frame dwelling; — payments 3,500.00
 MAYFLOWER AV, ws, 184.9 n Middletown rd, 25x100; Richard W Horner, as attorney, loans Jos Gross & Louis Weinberger to erect 2½-sty frame dwelling; — payments 3,500.00

ORDERS

Brooklyn.

AUG. 13.
 DEAN ST, 1056; Louis Tager on Hertzfeld & Sweedler to pay S B Miller, Inc 117.00
 PROSPECT PL, 699; Harry Silverman on Jno Clark to pay Mary E Roarty 500.00
 NEWTON CREEK & Metropolitan av; Chas Hohl on Geo F Driscoll Co to pay Thos Walsh 309.00
 SAME PROP; same on same to pay Louis Bossert 375.00
 SAME PROP; same on same to pay Harris & Wilenkamp 280.00
 SAME PROP; same on same to pay Cross Austin & Ireland 140.00
 UNION ST, 66; same on Jno J Moran to pay Phil F Nestel 105.00
 SAME PROP; same on same to pay Pittsburg Plate Glass Co 38.00
 SAME PROP; same on same to pay Albro J Newton 197.00

AUG. 17.
 E 40TH ST, es, 160 s Overbaugh pl, 40x100; Getahome Bldg Co on Home Title Ins Co to pay Geo J Kay.... 280.00
 SAME PROP; same on same to pay same 905.00

SATISFIED MECHANICS' LIENS.
 First names that of the Lienor, the second that of the Owner or Lessee, and the third that of Contractor or Sub-Contractor.

Manhattan.

AUG. 14.
 No Satisfied Mechanics' Liens filed this day.
AUG. 16.
 MORTON ST, 9-11; City Kalamein Co, Inc—Estate of Miriam L Trigg; May 13'15 30.00

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

Manhattan.

AUG. 12.
 MARKS, Louis M; A Weil; \$2,644; Weil La Guardia & Espen.
 GRAHAM, Henry L; M H Seixas; \$1,738.90; Yankhauer & Davidson.

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, EI.....Electrical Equipment, Ex.....Exits, FA.....Fire Appliances, Miscellaneous, FD.....Fire Drills, FE.....Fire Escapes, FP.....Fireproofing, Rec.....Fireproof Receptacles, GE.....Gas Equipment and Appliances, DC.....Heating or Power Plants (Dangerous conditions of), O.....Obstructions, Rub.....Rubbish, ExS.....Exit Signs, NoS.....No Smoking Signs, Spr.....Sprinkler System, St.....Stairways, Stp.....Standpipes, 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 System.

*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 Aug. 21.

MANHATTAN ORDERS SERVED.

Named Streets.

- Baxter st, 145-7—Metropolitan Plaiting Co., NoS-FA-GE-Rec, Canal st, 54-8—Louis Jarmulowsky, NoS-FA-Rec-FP, Canal st, 460—O H Wenderoth, 450 Canal, NoS-FA-Rec-Rub, Bleeker st, 132—Maxrose Realty Co, 63 Park Row, FP, Bond st, 37-9—Columbia Dye Works, Rec, Broome st, 50—E Dollinger, NoS-FA, Broome st, 466-8—Sigmund Ullman, 210 E 146, Rec, Broome st, 505—J G Rutherford & Co., FA-Rec, Canal st, 79-87—Ullick Bros, 36 Eldridge, FP, Cedar st, 12—Ward & Co., NoS-Rec-GE-D&R, Chambers st, 118—Leopold Ascher Co., Rec, City Hall pl, 25—L L Poates Electrotype Co., FA-Rec, Cliff st, 97—G Taylor Brass & Bronze Co., NoS-FA, Clinton st, 225—Max Bergman, FP, Columbia st, 17-9—R Hoe & Co, 504 Grand, Rec, Columbia st, 62-4—Charles Peregrin, NoS-FA-Rec, Delancey st, 170—United Belting & Oil Mfg Co, 192 Delancey, NoS-FA, East st, 39-40—Greater N Y Bedding Co., Rec-FP-RQ, East Broadway, 185—Joseph E Eron, FA, East Houston st, 228—B Mallinan, FA-D&R, Elm st, 25—Union Photo Engraving Co, 55 Duane, FA-Rec, Franklin st, 185—A G Marshuetz & Co., RQ-O-NoS-FA, Front st, 250—Chard & Howe, Rec, Fulton st, 178—Nanz Clock Co., NoS-FA, Fulton st, 205—Felix Fezandi, FA-D&R-Nos-El, Fulton st, 205—Star Extract Works, D&R-FA-FP-NoS-Rec-ExS, Gold st, 33-43—Willis McDonald Co., Rec-FP, Gold st, 33-43—Goldsmith, Stern & Co., CF, Grand st, 176—National Metal Spinning Co., Rec-FA, Grand st, 182—Hudson Brass Works, 184 Grand, FA-Rec(R), Grand st, 504-20—R Hoe & Co., FA-NoS-Rec, Greene st, 57-63—Leo Schlesinger, Hotel Savoy, NoS-Rec, Greenwich st, 490-506—Edwin A Ely, 103 Gold Spr, James st, 9—Goodman Telzer, NoS-FA-Rec-GE, Lispenard st, 8—The Whitney Co, 1 Liberty NoS-FA, Maiden la, 143—James J Clark, FA-Rec, Murray st, 43—Waterbury & Riley, FA-Rec, North Moore st, 94—General Drug Co., FA, Park pl, 102—Emil Delecker, FA-NoS-Rec, Pearl st, 38—Henry A Kessel Co., NoS-Rec, Pearl st, 257—Magnus, Mabee & Reynard, FP-D&R-Rec-FA, Pearl st, 409-15—Charles B Johnson, FP, Pearl st, 550—Aaron S Oberly, WSS-FP, Rivington st, 8-10—Maurice Notowich, D&R, South st, 77—W S Pendleton, Jr., NoS-Rec, Spruce st, 7-11—N Y Press Co., FA-Rec, Stanton st, 57—Herman & Katz, FP, Thomas st, 58—Frank Feldman, Rec, Thomas st, 88—Tony Battl, FA-NoS, Tompkins st, 31—R A Rutherford Co., FA-Rec, Vandam & Varick sts—Pittsburgh Plate Glass Co, 522 Hudson, Rec-FP, Vandewater st, 24-6—Hine Bros., NoS-FA-Rec

- Vandewater st, 24-6—Raisbeck Electrotype Co., NoS, Vesey st, 32-4—Appeal Printing Co., FA-Rec, Warren st, 53—Francis Hustace, care E V Z Lane, 24 W 49, WSS(R)-FP, Warren st, 60—W Zimmer, NoS-FA-Rec, Washington ct, 62—Cleric & Bombi, 19 E 12, FA-El, Washington ct, 64—T Suffern Tailer, 14 Wall Rec, Water st, 26—Boston Prov & Ship Sup Co., NoS-FA-Rec, Water st, 235—Androvette & Townsend, Rec, Water st, 666—O C Brunner, Rec, William st, 214-6—M R Wood, 218 William, NoS-FA

Numbered Streets.

- 3 st, 106 W—Samuel Hochstein, FP, 4 st, 15-19 W—N Y Life Ins & Trust, 52 Wall, FP, 6 st, 336 E—Julius Youngner, FA-Rec, 8 st, 48-50 E—Albin Raincoat Co, 8 W 13, Rec, 10 st, 77 E—Benjamin Mitchell, NoS-FA-Rec, 11 st, 543-7 E—City Church Society, ExS-D&R-A-WSS(R)-FP-FE-SA, 15 st, 545 E—American Pastry & Mfg Co, 629 E 15, NoS-FA-Rec-D&R, 17 st, 12 W—Michael Weilandt, Jr, 152 E 23, FD-A, 17 st, 227-9 W—Book Publishers Press, FP-FA, 18 st, 157-9 W—The West 18th St Garage, FA-Rub, 18 st, 349 E—Hent Diehl, Inc., NoS-FA-Rec, 19 st, 44-56 E—American Lithographic Co., FA-Rec, 19 st, 124 E—Joseph B Thomas, 132 E 19, Rec-El-D&R, 23 st, 521-3 W—Stockinger Photo Co., Rec-NoS, 26 st, 525-31 W—Owen Walsh Mfg Co., D&R, 30 st, 151 W—C A Vanderbilt, Rec-FA, 32 st, 6-10 E—Kupfer Bros Import Co., Rec, 32 st, 17-21 W—Louis Markel, Stp(R)-O-Rub-WSS-FE(R)-TD-ExS, 32 st, 110-14 W—Terence J Duffy Estate, 131 W 31, Stp(R)-Stp, 32 st, 410 E—Pyrene Mfg Co., NoS-FA-Rec, 35 st, 248 W—Holzer & Unger, FA-Rec, 35 st, 511 W—James Allega, CF-FP-El, 36 st, 230-32 W—Anton Pfund, care Julius, 940 7 av., Rub, 43 st, 15 W—N Y Academy of Medicine, A, 46 st, 109 W—Hyman Zerman, FA-NoS-Rec, 47 st, 601-3 W—Lozier Motor Co., NoS-FA-Rec-Rub, 49 st, 244 W—Westinghouse Air Spring Co., NoS-FA, 50 st, 151 W—N Y Railways Co, 165 Bway, NoS-D&R, 50 st, 647-9 W—Moore & Co., NoS-Rub, 51 st, 121 W—Cook & Wilkensen Co., FP, 52 st, 112 E—Edward D Adams, 71 Bway, Rec, 52 st, 136-46 W—Larry, Morris & Kenna, 351 W 52, NoS-Rec, 53 st, 238-40 W—Beck Auto Paint Co., D&R-Rec, 53 st, 352 W—George Schneideler, 362 W 53, Rec, 54 st, 134 W—Zumbach Motor Repair Co., FA, 54 st, 250 W—M Greenberg, NoS-FA, 54 st, 250 W—King Motor Car Co, 1670 Bway, FA, 54 st, 250 W—F Vytiska, NoS-FA, 55 st, 245 W—Eisemann Magneto Co, 247 W 55, Rec, 56 st, 527 W—The A Z Co., NoS-El-FA, 57 st, 138-40 E—Abraham Adelberg, Cedarhurst, L I, WSS-FE(R), 58 st, 308-10 W—Bernard Reich, 61 Lexington av, FP-WSS(R)-Stp(R), 61 st, 16-24 W—Stevens Duryea Co, 22 W 61, Rub, 61 st, 203 W—Adolph Weber, FA-FP, 68 st, 220 W—Edward S Clark, 1 W 72, FA-Rec-D&R-WSS, 68 st, 230-2 W—Modern Garage Co, Inc, Rec-NoS, 70 st, 324 W—John B Cobb, 28 W 74, D&R, 74 st, 208 E—Morris Hahn, FA, 74 st, 342 E—H Lesser, D&R-FA-NoS, 75 st, 322 E—Carman Bros & Co., CF, 80 st, 248 W—Lucerne Garage Co, 250 W 80, Rub-Rec-NoS-FA-CF, 80 st, 249 W—Mutual Transportation Corp., D&R, 83 st, 614-6 E—International Auto Repair Co., D&R-CF-FP-Rec, 91 st, 407-13 E—Edgar P Reynolds, 41 E 91, NoS-FA-D&R, 103 st, 310 W—Joseph H Steinhardt, 101 Park pl, D&R, 108 st, 103-7 W—Club Garage, Inc, FA-Rec-WSS-CF-FP, 111 st, 2 E—I Jaffess, FA-NoS-Rec, 119 st, 523 E—Rapid Delivery Express Co, 363 Canal, Rec, 123 st, 41-3 E—Hospital Deformities & Joint Diseases, 1917 Madison av, FA-NoS, 127 st, 410 W—Patrick Parker, NoS-FA, 131 st, 647 W—Harry Johnson, Rec-D&R, W 131, NoS-FA-Rec, 131 st, 624 W—Crystal Hygiene Ice Co, 626, 145 st, 235 W—Ike Stein, FA-Rec, 150 st, 419 W—James J Doyle, FP, Named Avenues.

- Amsterdam av, 967—Nathan Goldin, FA-NoS-FP-D&R, Amsterdam av, 1631—Samuel Ferner, NoS-FA-Rec-Rub, Amsterdam av, 2264—Chaleff Bros., FA-Rec, Bowery, 11—Joseph Frederling, FP, Bowery, 27-9—Philip Seigel, FA, Bowery, 27-9—Way Key, FA-GE, Bowery, 27-9—Jacob Feldman, FA-GE, Bowery, 27-9—Isaac Sandler, FA-GE, Bowery, 27-9—Samuel Sanas, FA-FP, Bowery, 27-9—Richard Lewis, TD-FA-ExS-FA, Bowery, 27-9 W R Addicks, care Con Gas Co, 130 E 15, GE, Bowery, 255—National Novelty Mfg Co., FA-Rec-D&R, Broadway, 335—Nassau Printing Co., NoS-FA, Broadway, 400—Herring-Hall-Marvin Safe Co., Rec-NoS-FP, Broadway, 427-9—Est John N Hayward, care J N, 29 Bway, FP-FE(R)-WSS(R), Broadway, 610-4—A W Rosen, Rec-FA-FP, Broadway, 625—David Silva, FP, Broadway, 1115-7—Harris Raincoat House, Rec-NoS, Broadway, 1926—John Klein, Rec-FA, Broadway, 1926—Hudson Motor Car Co., Rec-FA, Broadway, 1926—Joseph Baruch, FA-Rec-NoS, Broadway, 1930—Central Park Garage Co, 1926 Bway, NoS-El-Rec-FA

- Lexington av, 653—Mrs Emma Moss, 87 Col-lege pl, Long Branch, N J., FP, Lexington av, 1634—Louis Borscher, 1629 Lex-ington av., Rec-FA, Lexington av, 1731—Herman Grossman, Rec-FA, Lexington av, 1794—Hyman Derman, RQ-FA-NoS, Madison av, 304—J W & Geo H Hahn, FA, Madison av, 2165—Toney & Jones, FA-Rec, Madison av, 2189-97—Asphalt Construction Co., 208 Bway, FA-NoS-Rec, Madison av & 47th st—N Y Central R R Co., Grand Central Terminal, NoS-FA, Park av, 1221—Coffee & Coleman, Rec, Park av, 1726—William A Cox, NoS-FA-Rec, St Nicholas av, 1086—Washington Heights Hosp, 554 W 165, D&R, Vermilyea av, 33-5—Conrad Glaser, 612 W 207, FA, West End av, 160-6—The Holbrook Co., NoS

Numbered Avenues.

- 1 av, 314—B Kurz, Inc., D&R, 1 av, 2138—Standard Gas Light Co, 130 E 15, D&R-Rec-NoS, 1 av & 38 st—Klips Bay Brewing Co, 646 1 av, Rub-CF-El-Rec(R), 2 av, 485—Mrs H Ross, NoS-FA, 2 av, 762—Samuel Kaplan, NoS-FA-Rec-D&R, 2 av, 1224—Max Newman, NoS-FA-Rec-D&R, 2 av, 1420—Samuel H Goldstein, FA, 3 av, 1261—Samuel Rosenberg, NoS-FA-Rec-Rub, 3 av, 1379—Columbia Bedding Co., FP, 6 av, 915—Backer Bros., NoS-FA-Rec, 7 av, 149—Geo J Gishart, Rub-FP-O-RQ-FA, 7 av, 347—B Mindermann, FA-Rec-D&R, 7 av, 750—Drenco Garage, Inc, CF-Rub-FA-D&R, 8 av, 2301—Harry Federbusch, Rec-D&R-GE, 9 av, 845—Israel Acklesberg, Rec-FP, 10 av, 589—Amelia C Lamb, 312 W 109, FE, 10 av, 729—Daniel H Nathanson, NoS-FA-Rec, 11 av & 59 st—National Gum & Mica Co., FP-FA

BRONX ORDERS SERVED.

Numbered Streets.

- 132 st, 679-81 E—Paul Quandt, El-Rec-FP, 133 st, 584 E—Frederick Bahr, Rec-El, 134 st, 496-8 E—Janusch Mfg. Co., NoS-Rec-FA, 140 st, 314 E—Dr Joseph J Smith, FA-Rec, 141 st, 343 E—Michael J Sullivan, El, 144 st, 349 E—Henry Young, NoS-FA, 148 st, 307-11 E—Davis Bros, Inc., NoS-FA-Rec, 176 st, 416 E—Thomas Hewson, FP-Rec-NoS-FA, 179 st, 160 E—Carolina C Tiedgens, NoS-FA-Rec, 179 st, 223 E—William F Hoops, 267 Mul-berry, Rec

Named Avenues.

- Anthony av, 1885—Carl Devine, NoS-FA-Rec-El, Briggs av, 2776—Frederick Stuberwall, FA-Rec, City Island av, 240—Eugene Reed, 230 City Island av, NoS-FA-Rec, City Island av, 307—Wm C Rice, NoS-FA-Rec, Commonwealth av, 1528—James Miley, NoS-FA-Rec, East Pilot av (C. I.)—Robert Jacob, FA-D&R, East Tremont av, 321—William H Buckhout, NoS-FA-Rec, Grand av, 2385—Dr William Swan, NoS-FA-Rec-El, Haviland av, 2062—Charles H Meyer, NoS-FA-Rec, Intervale av, 877—Marcus Bader, NoS-FA, Jerome av, 2051—C R Radcliffe Co., El-D&R, Marion av, 2609—William Cairns, NoS-FA-Rec-El, Morris Park av, 847—Alfred Viscout, NoS-Rec, Murdock av, 4111—Solomon Aginsky, NoS-Rec, North Oak & Wallace av—Chas D Steurer, Bronxwood Park, FA-Rec-D&R, Olinville av, 2436—Grover C Rauch, NoS-FA-Rec-D&R, Park av, 4077-85—Architectural Cornice & Skylight Works, NoS-FA-Rec, Pelham pkway & Eastchester rd—Gilbert B Ferris, NoS-FA-D&R-Rec, Plymouth av, 1528—Frederick W Koch, FA-Rec, Powell av, 2030—Michael Zentgraf, NoS-Rec, Prospect av & 181 st—Jacob Luhs, NoS-Rec-FA, Schofield av 31 (C. I.)—George E Ratsey, NoS-FA-Rec, Sedgwick av, 1391—Deforest Telephone Co., 101 Park av, NoS-FA-El, Sheridan av & 158 st—N Y Central R R Co., Grand Central Terminal, NoS-FA, So Blvd & 139 st—Richard Garvel Co., FA-NoS-Rec, Spuyten Duyvil pkway, 200 w Broadway—Interstate Auto Trolley Co, Bway & 242d st, FP-CF-D&R-NoS, Washington av, 1893—David Jacobson, NoS-FA-Rec

Numbered Avenues.

- 3 av, 3885—Singer Sewing Machine Co, 149 Bway, NoS-FA-Rec

BROOKLYN ORDERS SERVED.

Named Streets.

- Adams st, 331-33—Annie Howell Estate, WSS, Boerum pl, 63-71—Alaus Fassum, FP-GE-DC, Covert st, ws, 200 from Wyckoff av—United Cooperage Co, 253 Java, Rec, Dean st, 49—John Brodbick, FE-FP-WSS, Eldert st, 335-57—Leyser & Green Co., FP, Jackson st, 118-124—Maud T Doble, FA-ExS, Siegel st, 93—Terminal Bank, 391 Fulton, FE-WSS, Tillary st, 108—St Michael R C Church, FA, Wallabout st, 237-39—Edelstein & Epstein, FP, Washington st, 41-59—Bklyn Union Gas Co., 176 Remsen st., GE, Washington st, 41-59—Robert Gair Co., WSS-Stp, Watkins st, 45-7—Rubin Bros., WSS, Named Avenues. Bedford av, 2501—Mrs Carrie Merzbach, Rub-FA, Broadway, 266-68—Est J Mueller, FE(R), DeKalb av, 207—Mary J Kelly, DC, Gates av, 1485—George Ereitfeld, Rec, Myrtle av, 988—Isadore Sunshine, Rub, Myrtle av, 988—David Rabinowitz, FA, Pitkin av, 1884—Morris Koppleman, WSS, Sea Breeze av, nec W 5 st (C. I.)—Samuel Richter, DC, Snyder av, 18-20—Bklyn Union Gas Co, 176 Remsen st, G, Thاتفord av, 207-9—Charlestein, Churgen & Moskowitz, FA-FP-FD, Thاتفord av, 207-9—Morris Lazrowitz, FA-FP-GE-FD

Thatford av, 207-9—Samuel Patrick...FA-Rec
 Thatford av, 207-9—Levi Merovitz...FA-DC
 Tompkins av, 167—6th Assembly District
 Socialistic Club, Inc...FE
 Washington av, 379-85—Jean G Venetos,
 FP-WSS-FE(R)-ExS-TD
 Washington av, 52—William Spreen...FE
 Wythe av, 128-34—Samuel I Knight.WSS-A-FD
 Wythe av, 128-34—Russell Fraser Wire Co.FD
 Wythe av, 128-34—Bobs & Baskind...Rec-FP

QUEENS ORDERS SERVED.

Named Streets.

Mill st, 85-89 (L. I. City)—Oscar Hammerstein, 315 W 34, Man...FA-Ex
 South Bond st, 37—Mrs Sarah Beatty...FE-FA

Named Avenues.

Astoria & Jackson avs (Corona)—Dr Combes Sanitarium Co...WSS-FP-TD
 Carton av, 10-12 (Rockaway)—Henry M Levin, Arverne, L. I...FE-FA-ExS
 Columbus av and Fulton (Edgemere)—Daisy Friedman...FA
 Jamaica av, es, near Forest av (Flushing)—McDonald Estate...FP-A-Tel
 S Pleasant av, 43 (Rockaway)—Joseph Olenbeck...ExS-FA
 S Hammels av, 25 (Rockaway Beach)—Chas Seymour...DC
 Van Alst av, 945 (L. I. City)—Italian M E Church...L

RICHMOND ORDERS SERVED.

Named Streets.

Ferry st, ft (Pt Richmond)—William S Van Clief & Sons...NoS-FA-Rec

Named Avenues.

Amboy rd, 3922 (Great Kills)—Enoch D Rogers...NoS-Rub-FA-Rec
 Bement av, 345 (W. N. B.)—George H Waters...Rec-El-NoS-FA
 Brooks av, 486 (W. N. B.)—Adam J Scott, NoS-FA-Rec
 Castleton av, 1116 (W. N. B.)—Joseph Standinger...NoS-FA-Rec
 Central av, 118 (Tompkville)—Fred L Rohde...NoS-FA-Rec
 Emerson Hill, 12 (Concord)—Chas T Brown, NoS-FA-Rec
 Forest av, 1034 (W. N. B.)—George Sheridan...NoS-Rec-El
 Four Corners rd, 19 (D. H.)—Martin C Flor, NoS-Rec-FP-D&R
 Hopping av, 107 (Tottenville)—George C Brown...Rub-NoS-FA-Rec-El
 New York av, 953—Adams Hay & Feed Co, RQ-Rec-NoS-FP
 Richmond Hill rd (Fox Hills)—Arthur B De Roche...FA-NoS-Rub
 Vanderbilt av, ft of—H M Cattermole, NoS-FA-Rec-CF

BOARD OF EXAMINERS.

The following announcement is made by the Board of Examiners for the benefit of those desiring to file appeals:

Regular meeting of the Board of Examiners every Tuesday at 2 o'clock; calendar closes at noon the preceding Saturday.

Appeals blanks may be obtained on application to the clerk or secretary; also information and assistance in relation to the preparation and filing of papers and plans.

Appeals must be filed in triplicate (type-written) on the official blanks, accompanied by a full, complete and exact copy of all plans on file in the Bureau of Buildings under that record number. (See Section 411 Charter, printed herein.) The plans may be paper prints, with or without cloth backing; but the prints must be clear and legible to be accepted for filing.

For the guidance of appellants, the sections of the Charter under which the Board is established and maintained are printed on the backs of appeal blanks.

Note, first, that an appeal must be filed within ten days from the entry of an objection upon the records of the Bureau of Buildings, or the right to take such action lapses by default. Furthermore, the appeal must recite and allege one or more of the three grounds or reasons for an appeal, as stated in the Charter, and quote *verbatim* the wording of the objection made by the Superintendent of Buildings upon which the appeal is based.

The three grounds for an appeal as established by the Charter are herewith quoted:

- (1) "Whenever a Superintendent of Buildings to whom such questions has been submitted shall reject or refuse to approve the mode, manner of construction or materials proposed to be followed or used in the erection or alteration of any such building or structure.
- (2) Or when it is claimed that the rules and regulations of the President of the Borough or the provisions of law or said ordinances do not apply.
- (3) Or that an equally good and more desirable form of construction can be employed in any specific case. The owner of such building or structure, or his duly authorized agent, may appeal from the decision of such Superintendent (to the Board of Examiners) where the amount involved by such decision shall exceed the sum of one thousand dollars."

The following points must be covered on page 1 of the appeal blank: 1. Plan number (record number in Bureau of Buildings). 2. Date of objection by Superintendent of Buildings. 3. Location of premises, (a) street numbers, (b) metes and bounds, (c) lot and block numbers.

Page 2, paragraph 1: Quote *verbatim*, without addition or comment, objection filed by Superintendent of Buildings on which appeal is based. If several objections are made, quote only those on which appeal is taken, identified by number.

Page 2, paragraph 2: Allege specifically one or more of the three grounds for appeal, above quoted, using the language of the Charter.

Page 3, paragraph 1: Describe clearly the question the appellant desires to have passed upon by the Board, and wherein the construction proposed differs from, or is better than, the Code requirements.

Page 3, paragraph 2: Appellant's reasons for desiring favorable consideration by the Board should be stated as concisely as possible. At the same time, "as shown on plans" is not sufficiently descriptive. The written appeal must contain technical description of the construction proposed and make clear the legal as well as architectural points involved. If an alteration, state the change of use and occupancy involved.

Upon the date fixed by the Board for a hearing on an appeal, the appellant may be represented either in person or by his agent or attorney. If unable to be present in person, however, written authorization for appearance must be filed by his representative.

After action has been taken by the Board on an appeal, a certified copy is forwarded to the Bureau of Buildings with the decision endorsed thereon, becoming an integral part of the building permit as issued by that Bureau. A certified copy is also forwarded to the appellant of record; one copy being retained in the files of the Board.

All communications should be addressed to the Board of Examiners, Room 2028 Municipal Building.

Information not given over telephone; apply to clerk or secretary.

Offices open to the public from 9 A. M. to 4 P. M.; Saturdays 9 A. M. to 12 noon.

Extract from *The Greater New York Charter, as Amended by Chapter 466, Laws of 1901.*

APPEALS.

Section 411.—Each superintendent of buildings shall have power and it shall be his duty, subject to the provisions of law and the ordinances of the Board of Aldermen, and the general rules and regulations established according to law to pass upon any questions relative to the mode, manner of construction or materials to be used in the erection or alteration of any building or other structure erected or to be erected within the borough under his jurisdiction which is included within the provisions of this chapter, or of any existing law applicable to such borough relating to the construction, alteration or removal of buildings or other structures, and to require that such mode, manner of construction or materials shall conform to the true intent and meaning of the several provisions of this chapter and of the laws and ordinances aforesaid, and the rules and regulations established by the president of the borough.

Whenever a superintendent of buildings, to whom such questions have been submitted, shall reject or refuse to approve the mode, manner of construction, or materials proposed to be followed or used in the erection or alteration of any such building or structure, or when it is claimed that the rules and regulations of the president of the borough or the provisions of law or of said ordinances do not apply, or that an equally good and more desirable form of construction can be employed in any specific case, the owner of such building or structure, or his duly authorized agent, may appeal from the decision of such superintendent where the amount involved by such decision shall exceed the sum of one thousand dollars.

Such appeal shall be heard by a board of examiners consisting of one member of the New York Chapter of the American Institute of Architects, one member of the New York Board of Fire Underwriters, two members of the Mechanics and Traders' Exchange of said city, one of whom shall be a master mason and one a master carpenter, one member of the Society of Architectural Iron Manufacturers of said city, and one member of the Real Estate Owners' and Builders' Association of said city, who shall be an architect or builder, all of whom shall be appointed by their respective associations, and so certified to annually to the Mayor of the City of New York, and the chief of the Fire Department of the City of New York. The said examiners shall each take the usual oath of office before entering upon the performance of their duties. The Mayor shall annually designate one of said examiners as the presiding officer of said Board. At least five affirmative votes shall be necessary to the granting of any petition by said board. No member of said board shall pass upon any question in which he is personally interested.

The said board shall meet once a week.

The appeal authorized by this section may be taken within ten days from the entry of a decision upon the records of the superintendent of buildings by filing with the officer rendering such decision and with the clerk of the Board of Examiners, and by filing with the clerk of the Board of Examiners copies of all papers required by law or by the rules and regulations of the president of the borough, to be submitted upon an application for a building permit, and the Board of Examiners shall thereafter fix a day within a reasonable time for the hearing of such appeal, and upon such hearing the appellant may be represented either in person or by his agent or attorney.

The decision of the Board of Examiners, upon such appeal, shall be rendered without unnecessary delay, and such decision shall be final.

The organizations named in Section 411 of the Charter, and their representatives on the Board of Examiners, in the order named therein, are as follows: The New York Chapter, American Institute of Architects, represented by D. Everett Waid; the New York Board of Fire Underwriters, represented by Cecil F. Shallcross; the Mechanics and Traders' Exchange (two members), represented by William Crawford, master mason (chairman) and Lewis Harding, master carpenter; the Society of Architectural Iron Manufacturers, represented by George A. Just, C. E.; the Real Estate Owners' and Builders' Association, represented by Charles Buek, and the Chief of the Fire Department, John Kenlon.

The following appeals and decisions have been handed down by the Board of Building Examiners:

APPEAL 320 of 1915, Alteration 4194 of 1914, northwest corner Broadway and 42d street, Manhattan. Thos. W. Lamb, appellant.

3. Side and rear unobstructed courts 14 feet wide should be provided. Fire-escape balconies and stairs should be provided with proper metal hoods. The clear width and swing of doors should be shown in all cases.

5. The stores shown on the plans are unlawful in that the depth of the stores exceeds 25', certain stores are placed under the auditorium and the walls separating the stores from the auditorium are not carried above the roof. The offices shown are unlawful in that the walls separating the same from the auditorium are not carried up solidly through the roof and the offices shown at the northwest corner of the building (present dressing rooms) are improperly located.

9. The lobby back of the last row of seats should be 16 feet wide in the clear in the main or first floor and 12 feet wide in the clear in the balcony.

3. The appellant desires that the Board of Examiners grant a modification of this objection on the ground that this operation constitutes an alteration and that therefore provisions of Sec. 109 do not apply. The appellant proposes to provide a court on the north side of the building 8' 6" clear in width and unobstructed by any fire-escape landings which is more than the required width of 14' asked for by the Superintendent of Buildings with fire-escape obstructions. The attention of the Members of the Board is respectfully called to the fact that the appellant provides an aggregate width of 90' of exits on the orchestra floor leading to the said north court, to the Seventh avenue lobby and to 42d street, which is 45' in excess of the number of exits required by Sec. 109. Similarly the appellant provides 12' of exits in the balcony floor over and above the aggregate width required by Sec. 109. The appellant believes and feels confident that the Members of the Board will coincide in his belief that the proposed arrangement of exits provides for better facilities than required by the present Building Code, and he would remind the Members of the Board that in the alteration of these premises he proposes to remove all the existing non-fireproof construction and to eliminate the present dangerous roof garden with the limited exit facilities hereinbefore used. Attention is respectfully called to the fact that two non-fireproof balconies are being removed and one balcony will be substituted in their place and that the existing roof construction will be entirely removed and a fireproof roof substituted in its place. It is also proposed to eliminate the stage entirely and devote the altered theatre to the purpose of exhibiting moving pictures only with a musical entertainment which in itself eliminates the dangers usually familiar to a dramatic house. Attention is also called to the additional exits which have been provided on the 42d street side, giving separate stairs for each balcony to the street. Appellant would therefore request the Members of the Board to grant a modification of this court in view of the fact that he is substituting concessions of greater value to the proposed omissions.

5. The appellant desires a modification of this objection on the ground that an interpretation of Section 109 would show that the placing of stores on the front of a theatre building is not prohibited, and the attention of the Members of the Board is respectfully called to the fact that while the said stores at one point exceed 25' in depth provided for in Section 109, the average width is 18' 6". There are numerous precedents wherein this form of construction has been approved by the Board of Examiners. The appellant proposes to separate the stores and office portion from the theatre building by unpierced brick walls or concrete arches 12" thick, which he believes the Members of the Board will accept in lieu of running 12" separating wall up to and through the roof.

The so-called "offices" in the northwest corner will be used for locker rooms for the musicians and offices for the house manager, stage director, etc., and they will be shut off from the theatre portion by brick walls with their openings protected by standard double Underwriters' doors.

9. The appellant desires a modification of this objection on the ground that the arrangement provided for is the equivalent of the amount of space called in Section 109, and the members' attention is respectfully called to the fact that a distance of 19' 10" will be provided for from the rear of the last row of seats up to the lobby doors wherein the necessity for unobstructed space is most apparent. There are precedents on this arrangement wherein the Board of Examiners has given its approval. In the rear of the last row of balcony seats the appellant has provided for 14' of space. The appellant wishes to remind the Board that the exit arrangement described in this appeal and illustrated on the drawings filed herewith has been approved by the Bureau of Fire Prevention as witnessed by the set of blue prints now on file in the Bureau of Buildings. The appellant believes that the Members of the Board are ready to accept the interpretation of the Bureau of Fire Prevention for the arrangement of courts and exits as being fair and equitable.

Appearances: Thomas W. Lamb, Arthur Hammerstein and Alfred H. Harding.

On motion, APPROVED on the following CONDITIONS:

1st: That the building shall be of fireproof construction throughout, built in accordance with the regulations of the Bureau of Buildings.

2d. That an approved wet system of automatic sprinklers be provided to protect the entire area of the space under the roof, marked "A" on drawing No. 3 (first mezzanine and second floor plan).

Mr. Harding recorded not voting.

BUILDING MANAGEMENT

INCREASING THE RETURN ON REALTY

By S. ALVIN PIZA

TO increase the net return is the object of every one with a direct financial interest in real estate. And now, while we are slowly emerging from under the shadow of general business depression, while taxes are climbing and excessive departmental supervision is adding to our burdens, the increase of this, as of every other resource, is of especial interest. But if in our own times we are to quicken the desire for this form of security, we must raise the investment in it to the highest security and productiveness.

How can this be done? First, by increasing rentals; second, by eliminating vacancies, and third, by reducing expenses.

Increasing Rentals.

By this is not meant raising the rent of present tenants. For the most part, just now, that is impossible. But there are other ways that a higher rental can be obtained. For example, by subdividing space or remodeling the building to suit changes in the neighborhood. I have in mind two concrete cases—one, where several dead lofts, by being subdivided at practically no outlay, were made to produce a larger return than they could ever have rented for had they remained undivided; and another case where the sum of \$7,000 spent in remodeling an apartment house was returned to the owner in three years by the increase in rent.

Eliminating Vacancies.

The causes of vacancies are twofold—Conditions (condition of the property, conditions of the neighborhood or business conditions) and improper management.

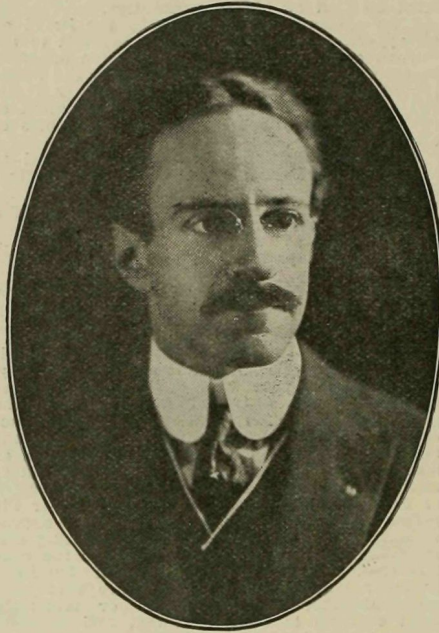
When the cause of vacancies lies in the physical condition of the property (due to radical changes in the section which render existing buildings unsuitable, or to the erection of new structures with greater improvements) often expert advice can correct it, but sometimes the case is hopeless and can only be met by offering space for rent, cheap. In many cases, however, vacancies are merely the result of inefficient management, ignorance, or just sheer indifference to the care of the property. Property cannot manage itself; it must be managed; and the success or failure depends on how it is managed.

Tenants Removed.

Of this a case in point was where, on taking over the management of a building, I found it necessary to empty it of tenants. Undesirable tenants had gotten into the house, causing the better element to move away and making renting difficult, or as it was, well-nigh impossible. Due to these vacancies, foreclosure resulted, and the problem that confronted the new owner was how to attract desirable tenants to a building which was in ill repute. Complete renovation seemed the only solution, and this we did forthwith, calling attention to the fact by a large placard on the building and by handbills distributed throughout the neighborhood. This occurred in midwinter, but nevertheless, as a result, every apartment was filled within six weeks.

Another plan that has worked successfully, but in renting apartments of the higher type, is the following up of social notes and engagement announcements, for a wedding implies a new establishment which, in turn, means business for the real estate owner and agent.

But as important as it is to eliminate vacancies, just so important in the ultimate net return it is to retain existing



S. ALVIN PIZA.

tenants. This can be best accomplished by personal contact—holding each tenant, through pleasant personal relations, complying at once with every just requirement, pursuing a fair policy with tact and judgment, and, in fine, realizing at all times the human equation.

Good Housekeeping Necessary.

But good housekeeping is as important in securing new tenants as in holding old ones, in securing the highest rentals as in maintaining them. It is true for buildings of every type, business as well as apartment, for a trim, well kept building of whatever class will always be attractive to discriminating tenants who are obviously the best rent payers, while a building that looks down at the heel will always get this sort of tenant and bring corresponding rentals.

Selection of Employees.

In this connection may be mentioned employees—janitor, superintendent and hall attendants. Of these it is important to select the best and to demand of them courtesy and neatness, which are elements of their efficiency, as well as attention to their work.

It is the duty of the agent to procure tenants, but he cannot in every instance attend personally to inquiries which originate at the building and must depend on his subordinates for proper cooperation. Many a prospective tenant has been lost through a poor first impression, through lack of receiving courteous attention or sufficient information, or because his name and address was not secured and forwarded to the agent to be followed up.

Important as is the influence of efficient management on renting and on the net return of property, it has, however, an even broader effect. The appearance and upkeep of a building is a factor in its salability, and especially a factor when it is offered in the mortgage market. As a general proposition it pays to keep property in good condition, but this does not imply extravagance or waste. On the contrary, expense must be curtailed to the minimum, commensurate with highest rental efficiency.

Reducing Expenses.

To do this it would be best to analyze the expenses of the average building and consider each separate item, as follows:

Interest.—This is a fixed quantity subject to reduction only by refinancing of

mortgages. In an easy money market this is sometimes possible and profitable, when the expenses of procuring a new loan are less than the difference in interest.

Taxes.—A reduction is possible when the tax valuation is too high. Then revaluation can be applied for and the tax reduced.

Coal.—This is one of the biggest items of expense. Often the coal bill can be reduced by changing the grates and using a smaller size of coal where the draught of chimney will permit. Soft coal also can sometimes be mixed with the anthracite and thus effect a saving. Hot water coils installed in steam boilers produce a further reduction by saving the use of coal in the hot water heater during the winter months. All ashes should be screened and unburned coal removed and attention should be given to the draughts so that all coal gas is consumed instead of going up the chimney. Care should be taken in firing. The more coal burned does not mean the more heat obtained. There is a point beyond which is waste. With proper firing and no loss of coal or coal gas there must be a minimum coal bill.

Help.—It is most important that help be selected carefully. The janitor or superintendent should be a mechanic, thoroughly understand about the elevator, steam boiler, plumbing, etc., and make all except extraordinary repairs. A great saving can be effected by not having constantly to bring in outside labor. But attention to the needs of tenants, being courteous and obliging are almost as important as competence in work. The superintendent or janitor should not be the proverbial czar but a diplomat. The pleasant, capable man is the only one to have around a building, for he alone serves best the interests of owner, tenant and agent. This same courtesy and respectfulness should be required of hall boys. I have known of cases where tenants have actually moved because they could not tolerate the hall boys.

Water.—The expense for this should be placed on the tenant where possible, and water leaks and waste avoided. When on meter this may be a big item—but even when unmetered water should not be allowed to waste.

Insurance.—When the building is specifically rated, the makeup of the rate should be gotten from the New York Fire Insurance Exchange to determine if there are any recommendations whereby the rate can be reduced. It often pays to exclude certain lines of business due to the effect on the rate of insurance.

Electric Light and Power.—Where possible current should be bought wholesale, the owner contracting with the electric company for a minimum amount of current and retailing it to each tenant at the rate for the amount consumed by him. The profit on a large building is considerable—sometimes enough to pay, or more than pay, the power bill.

Household Supplies.—These should be bought in quantity at wholesale prices. Where a large number of buildings are under one management this is possible and the saving to each is considerable.

Repairs.—All except extraordinary repairs should be made by the janitor or superintendent. Time sheets should be kept of other mechanics where the work cannot be let by competitive bidding. All bills should be carefully audited and at strictly cash prices, net. All rebating should be abolished.

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.

More Fireplace Novelties.

FIREPLACES, ranging in elegance from the luxurious marble mantel and deep set, arched hearth to the simple little heater that can be fitted into almost any mantel recess regardless of its depth, are shown herewith. The center picture shows how the gas log has made its way into popular favor even in a magnificent mantel equipment found in one of the newest and finest residences in this city.

The gas log shown in the large center illustration is set in a blind chimney. There is no flue in the original setting whatever. It is merely a built-in mantel, although it appears to be a regular fireplace with proper flue attachment. The gas log setting on the hearth is one of the odorless kind that is being manufactured by a concern in the suburbs. Its peculiarity of construction permits it to be used for unlimited periods in the living-room, den, bedroom, or in any other part of the house, without vitiating the air more than eight parts in each 10,000, a ratio so small as to be much less than that caused by the combustion of coal or wood in a grate of like size and construction. This type of gas log is now on the market at very moderate cost.

The Glow Grate.

HERE is something new, although its outward appearances may be familiar to some who have had to do with fireplace heaters in the past. The heater is made by a widely known house and is equipped with a certain type of mixer and jet that gives much more efficiency and much more natural appearance to the grate than most heaters of the sort have given in the past. This type of heater has been developed from exhaustive tests that have been made during a period

stance composed partly of asbestos. The lower log is a mixing chamber into which the gas is fed and there it is mixed with air and supplied through jets to the non-burning material which becomes incandescent and not only heats the room but gives the same soft rays that are so characteristic of the natural wood log. The sphere of the water chamber is to supply by vaporization the hydrogen taken from the air by the burning gas so that in the use of this type of heater annoying headaches cannot occur.

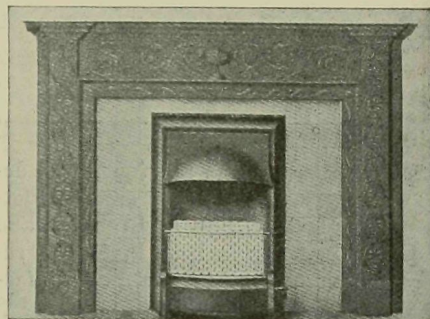
Shallow Set Heater.

ATTEMPTING to supply the requirements of a large number of apartment builders seeking to find something in the way of a heater that can be set into a very shallow place in the blind mantels generally used in apartment houses in large cities, the manufacturer

haust caused by the gas rushing in as the air rushes out.

Deep Set Grate.

CONTRASTING the gas heater shown in the above illustration, this one goes a step farther and gives to the



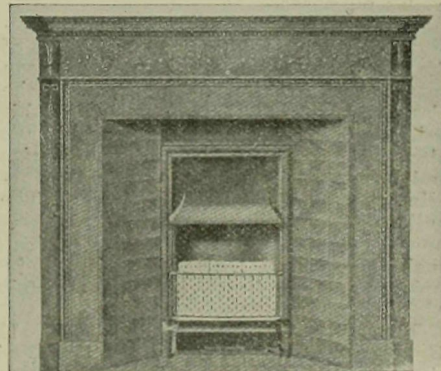
apartment house dweller the same general effect of a bed of live coals in a grate, but it carries out the idea of the hearth, even though the fireplace be extremely shallow. In the case shown the depth of the fireplace recess was only four inches, and yet a perfect appearance of depth was effected by careful designing. In this heater there is also added a suggestion of the flue that does not exist, by reason of the shape of the hood leading up to the supposed chimney. The facing of this mantel may be either in tile, brick or mosaic work. The gas control is conveniently located in the front but is hidden behind one of the supports to the grate so as not in any way to give palpable notice that the heater is fired by gas and not by coal. This heater is made by a local manufacturer and is made especially for speculatively built homes.

Fire Control.

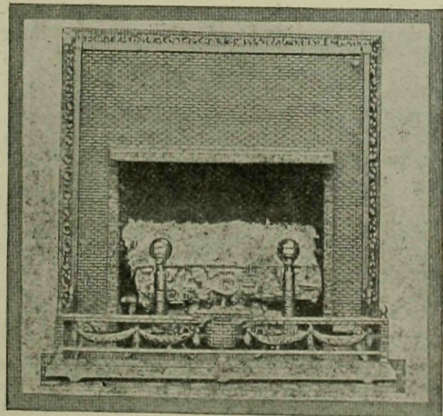
EVERYBODY wants a hearth. Therefore the demand for fireplaces will never cease. The chief trouble with fireplaces is to get a chimney throat that will draw properly. This has been accomplished by various types and styles of dampers. There is a new type of damper on the market that has

of the device shown in the accompanying illustration worked out a plan whereby the comforts of auxiliary gas heating appliances may be obtained by his tenants without needlessly sacrificing valuable room, nor adding materially to the cost of construction. This heater differs from the other heaters shown in that the jet is supplied from the rear to a bed of non-combustible material that may be seen through the wicker work of the overhanging grate. When the gas is ignited, this bed of material becomes like so much live coal and the diverting apron over the top projects the heat into the room.

This is one of the newest applications of the gas heater, not because of its overhang and general external appearance, but because it embodies entirely new properties in gas distribution and consumption that removes every objection formerly held against the gas heater. It cannot give out an unpleasant odor; it cannot flare back; because the mixing chamber is protected from suction ex-



won a great deal of success because it is thoroughly practicable and at the same time is easy to operate. In principle it consists of the old-fashioned shutter system, but it has the advantage of being in more strict accord with the conditions existing in large cities.



of more than a year, and it is one of the newest products on the gas heater market.

In construction there are three logs, but only two of them show. One of them is covered with a non-burning sub-

CURRENT BUILDING OPERATIONS

New Structure for the Sperry Gyroscope Company to be Erected Near Brooklyn End of Manhattan Bridge

IMPORTANT in its relation to the development of the newly created Flatbush avenue extension in Brooklyn and the territory adjacent to it, is the recent announcement that a modern factory and loft building will occupy the block front on the west side of Flatbush avenue, between Concord and Chapel streets. This location is well suited for a manufacturing building as the structure will face the Manhattan Bridge Plaza and consequently will have an assurance of permanent light. The district offers a wide choice of traffic facilities, and gives easy access to all parts of the Boroughs of Brooklyn and Manhattan.

The owner of the projected building is the Sperry Gyroscope Co., Elmer A. Sperry, president, 126 Nassau street, Brooklyn. This firm, under basic patents, manufactures stabilizers used largely in the construction of battleships and aeroplanes. Mr. Sperry is a widely-known authority on gyroscopes and is the inventor of the stabilizer which bears his name. He is a member of the newly formed American Society of Aeronautic Engineers and has been chosen as one of the society's representatives on the Navy Advisory Board.

The erection of this factory building is directly traceable to the European War. It will to all intents and purposes be a war order plant, although the cessation of the conflict abroad will in no wise affect its operation and expected growth; as the rapid development of its products constantly provides a greater sphere of usefulness in many ways. The owners of the building intend to occupy the greater part of this structure, or approximately 100,000 square feet, for the manufacture and storage of their products. The remaining space will be leased to high-class tenants for manufacturing purposes.

Frank J. Helmle, architect, 190 Montague street, Brooklyn, and president of the Brooklyn Chapter of the American Institute of Architects, has prepared the plans and specifications from which this building will be erected. The architect's plans call for a building eleven stories and basement in height, practically covering a plot 177x109x100x135 feet. The building itself will cost in the neighborhood of \$300,000 and the entire project, including the cost of the land, will involve an expenditure of approximately \$1,000,000.

The Turner Construction Co., 11 Broadway, Manhattan, has charge of the erection of this building under a general contract. This firm has had a very wide experience in construction work of this type and is equipped to complete the work in record time. It is expected that the building will be completed and ready for occupancy by February 1, 1916, which will be a record

for a reinforced concrete building of this size.

In the construction of this building reinforced concrete will be used exclusively. The structure will rest on spread footings and will be of the flat slab type of construction, which is an innovation in Brooklyn. All of the other large reinforced concrete buildings in the borough are of what is known as the beam and girder type of construction. The new building has been designed in an artistic yet substantial manner. The floors will have a height of thirteen feet and all floors will have a live load capacity of 150 pounds per square foot.

This factory will be fireproof throughout and will be equipped with the most

completed within a very short distance of the Unqua-Corinthian Yacht Club. The shed is built of wood about 40 feet square and 15 feet high. It has an inclined runway, from which the flying boats may be launched directly onto the waters of the bay.

With the erection of the new building for the Sperry Gyroscope Co. many other important mercantile structures will no doubt be projected and erected on the Flatbush avenue extension. That thoroughfare is destined to become one of the borough's busiest in a few years, and its many advantages will surely not be disregarded by owners and investors who are looking for sites for high-class manufacturing and commercial build-

ings. The time is about ripe for considerable activity along this thoroughfare and in the territory adjacent to it.

Flatbush avenue extension, running as it does from Fulton street to the Manhattan Bridge plaza, has some very distinct advantages over the other streets in the vicinity. It is a particularly wide thoroughfare, wider than the average Brooklyn business street by a considerable margin. Its width will permit higher structures than could be erected on many other avenues. On account of the angle at which it has been cut through, there has been made a number of triangular and rectangular plots which are suitable for building purposes and which

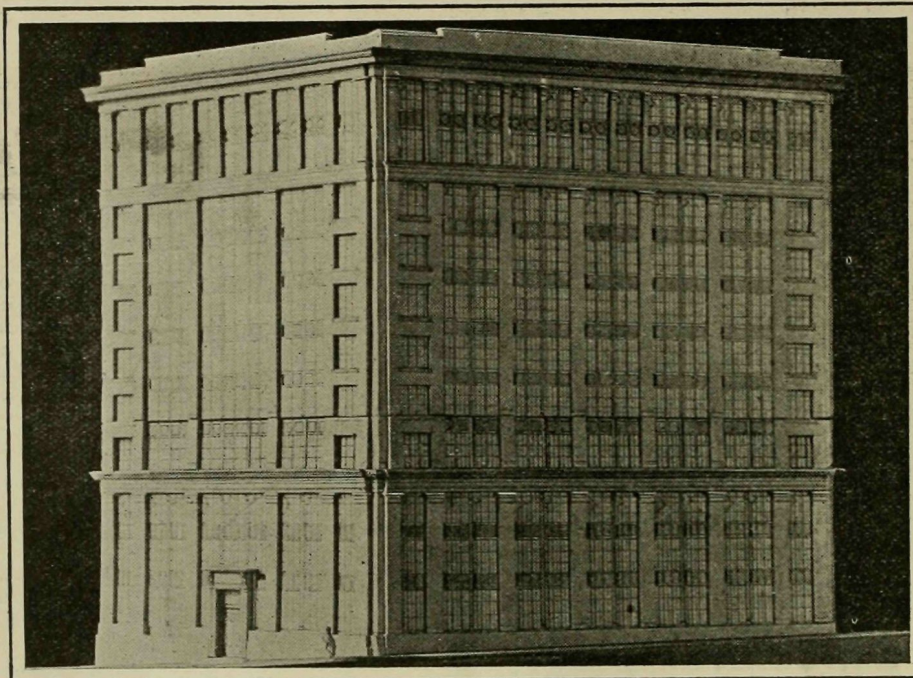
could be improved to advantage by owners who are desirous of having permanent natural light on all sides and where an entrance on more than one street is required.

At the present time the buildings along Flatbush avenue extension are antiquated structures, retained when the avenue was cut through, equipped with new fronts and occupied as dwellings or for business purposes. Many buildings were entirely demolished to make way for the street improvement and the remaining portions of their sites have been boarded up pending the time they are sold and improvements started by new owners, along modern lines.

Practically the only structure on this thoroughfare which is at all modern, with the exception of two or three buildings just off Fulton street, is the headquarters of the Brooklyn Board of Health. This building is of white marble and is one of the borough's notable structures.

Time Clause Waiver.

Where a contract requires a building to be erected by a specified time, the naked promise of the owner to waive the time clause, made without consideration, is held invalid in *Jobst v. Hayden Bros.*, 50 L.R.A. (N.S.) 501, and such owner is not thereby estopped to claim damages for such delay, when it does not appear that the contractor acted upon such promise.



Turner Const. Co., Builder.

PROJECTED BUILDING FOR THE SPERRY GYROSCOPE COMPANY.

F. J. Helmle, Arch't.

modern fire protective appliances obtainable. Approved safety devices will be installed for the protection of the lives of tenants from the fire hazard. The plans call for three fully enclosed interior stairways and two stairways located in angles of the building. The latter are practically fire-towers of the Philadelphia type.

The facades of this building have been designed in a very attractive style with three wide belt courses and ornamental cornice. The maximum amount of these facades has been devoted to window openings. Sash throughout will be of the patented steel type and the glazing will be of both plain and wired glass.

As to mechanical equipment, the building will be complete. Provision has been made in the plans for the installation of a private power plant. It is doubtful if this will be included at the present time, as electric energy required will probably be purchased from the Edison Company. Elevator equipment in this structure will consist of two passenger elevators and one freight elevator.

Of interest in connection with the erection of this factory building is the fact that the Sperry Gyroscope Co. has recently leased a plot of waterfront property on the great South Bay near Blue Point, L. I., as an experimental and demonstration ground for flights of flying boats equipped with its devices.

A hangar of improved type has been

A MCKINLEY MEMORIAL.**J. H. Parker Company, of New York, Obtains Contracts for Important Operations.**

William McKinley's name and memory will be perpetuated at his birthplace, Niles, Ohio, by a beautiful and monumental edifice, for the erection of which a general contract was recently awarded to the John H. Parker Company, 315 Fourth avenue, Manhattan. This structure is to be built under the jurisdiction of the McKinley Birthplace Memorial Association, which is composed of J. G. Butler, Jr., chairman; W. A. Thomas, C. S. Thomas, A. J. Bentley, J. N. Baldwin and W. H. Stevens.

McKim, Mead & White, architects, 101 Park avenue, prepared the plans and specifications for this building, which, when completed, will cost in the neighborhood of \$300,000. The plans call for a structure 238 feet long, 136 feet wide and 38 feet high. The exterior will be of silver gray Georgia marble, quarried by the Blue Ridge Marble Company, of Nelson, Georgia. This material has been used in the construction of some of the most notable buildings in this country, among which are the Art Museum in Cleveland, Corcoran Art Gallery, and Pan-American Building, Washington, D. C.

The Court of Honor in the center of

It has been the ultimate intention of the owners at a future time to erect a building which will be more in keeping with the growth of the locality; but at the offices of the Oceanic Investing Company, last week, it was stated that there was no positive plans yet determined for improving the site. The property is the corner formerly occupied by the Columbia Bank and the American Safe Deposit Company and was acquired by Felix Isman in 1906. In 1911 he sold it to a syndicate headed by Edwin Wolf, of Philadelphia, and the present seven-story building was erected. In December, 1913, the property was purchased by the Oceanic Investing Company, composed of Albert E. Thorne, George I. Nichols and Albert G. Milbank, and they leased the property for fifteen years to a syndicate composed of some of the former owners. The Oceanic Company later acquired part of the property covered by the new Rogers Peet Building, at the northeast corner of Fifth avenue and 41st street. The development of this corner will be watched with exceeding interest.

Architect for Riverside Drive Apartment.

Gaetan Ajello, 1 West 34th street, was retained this week to prepare plans for a thirteen-story apartment house of the highest type of construction, to be erected at the northeast corner of Riv-

MUTUAL LIABILITY INSURANCE.**A Dividend of 20 Per Cent. to Policyholders and 25 Per Cent. Carried Over for Surplus.**

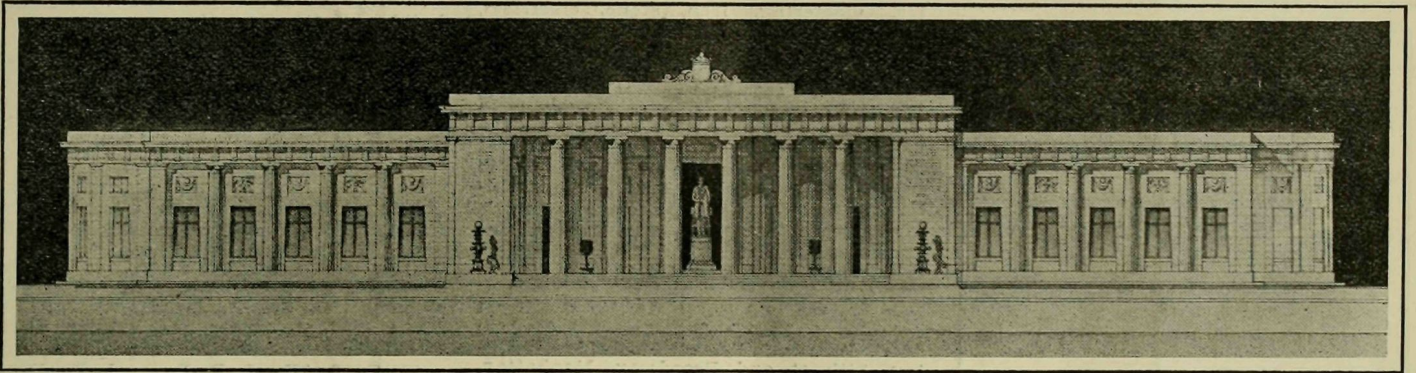
A very creditable record has been made by the Metropolitan Mutual Liability Insurance Company of New York, which was organized to provide employers' liability and workmen's compensation insurance for the building trades at cost price.

Although the company did not receive its charter until June 17, 1914, it included from the beginning some of the largest and most substantial firms in the subcontracting and supply manufacturing lines.

The officers serve entirely without compensation, and, no business being accepted from brokers, the amount which is usually expended for the procuring of business is saved. These facts account for the low ratio of expenses, which were approximately 20 per cent. of the premium income during the past year.

The Losses.

By supplying the best available medical attention to the injured employee, the loss ratio has been reduced to about 28 per cent. of the premium income. The prompt settlement of fair claims and the prevention of avoidable accidents have been instrumental in estab-



J. H. Parker Co., Builder.

PROPOSED MCKINLEY MEMORIAL AT NILES, OHIO.

McKim, Mead & White, Architects.

the building will be supported by twenty-eight monolithic columns, and plans provide for the addition later of busts and tablets to the memory of prominent early residents of the Mahoning valley, and also to the memory of those who contributed to the prosperity of the local industries. The building will contain a public library and an auditorium which will be used by the residents of Niles and vicinity.

The main entrance of the Court of Honor will be graced with a 12-foot statue of McKinley, on which J. Massey Rhind, a well-known sculptor, is now at work.

Active construction on the memorial will start at once, and the building will be completed in 1916. Arrangements have been made for the laying of the cornerstone this autumn, with Governor Frank B. Willis of Ohio as the principal speaker. Invitations will be extended to President Wilson and ex-Presidents Taft and Roosevelt.

Another important contract recently obtained by the John H. Parker Company is for the construction of the \$2,000,000 office building at Washington, D. C., for the Department of the Interior, from plans by J. A. Wetmore, Supervising Architect of the U. S. Treasury Department.

Plans for Fifth Avenue Building Still Undetermined.

The announcement during the week of the improvement of the plot at the southeast corner of Fifth avenue and 42d street with a tall business structure is still in a very preliminary stage. It has been rumored in building circles for some months past that there was likelihood of a twenty-story structure being erected covering the entire plot which measures 73.4 feet on Fifth avenue and 100 feet in 42d street, now occupied by a seven-story store and office structure, which was erected about five years ago.

erside Drive and 108th street, by the Anthony A. Paterno Construction Corporation, of which Anthony A. Paterno is president and Joseph Paterno treasurer. Operations will be undertaken immediately. Plans for a similar improvement of this type are also being prepared by Mr. Ajello to be erected at West End avenue, northwest corner 103d street by Jos. Paterno. The thirteen-story apartment house, which is now receiving finishing touches, located at the southwest corner of West End avenue and 88th street, for Dr. Chas. V. Paterno, is also from plans by the same architect.

New Riverside Drive Project.

Geo. Fred Pelham, 30 East 42d street, has completed plans for a six-story apartment house to be built at the southwest corner of Riverside Drive and 149th street, on a plot 100.7x138.6 feet. The owner of the projected building is the West Side Construction Co., Jacob Axelrod, president. The cost is estimated at \$200,000.

World's Largest Marble Building.

Construction work on the new \$5,000,000 Field Museum of Natural History, which is to be built on Chicago's lake front, has been started. More than three thousand men will be employed in the work. It will be the largest marble building in the world, comprising three stories and basement, over an area of 700 by 350 feet. The late Marshall Field gave \$9,500,000 for the building and endowment fund. Norcross Bros. Co., of New York and Worcester, Mass., has the building contract, and the material employed will be Georgia marble.

—Were the population of Greater New York evenly distributed it has been estimated that there would be sufficient room to accommodate twenty-five million people.

lishing the most cordial relations between employee and employer. All excess hazards have been reinsured, and in this way the absolute safety of the company is guaranteed.

A dividend of 20 per cent. has just been paid in cash to policyholders, and this has been done notwithstanding the fact that the rates have been reduced by more than 20 per cent. on the average by merit ratings. In addition thereto, the company carries over into this year about 25 per cent. of the premiums received during the past year as a general surplus.

Taking into consideration that the number of policyholders has been more than doubled, and the premium income increased by 40 per cent. or over since May 1, 1915, the prospects for the coming year for this company appear to be excellent.

The Directors.

The directors of this company are: Benjamin D. Traitel, of the Traitel Marble Company; Edward B. Brooks, of Bramhall, Deane & Co.; Chas. C. Alexander, of Alexander & Reid; Richard Moller, of Sloane & Moller; Chas. F. Sanford, of Lieberman & Sanford; Richard Foelsch, of Voska, Foelsch & Sidlo; Herman Plaut, of L. Plaut & Co.; William Schlichter, of P. M. & W. Schlichter; Avon C. Burnham, of Black & Boyd Mfg. Co.; Herbert W. Heyer, of William Jackson Company; Herman Petri, of Herman Petri, Inc.; James Gamble Rogers, architect; E. W. Holland, the Horn-Holland Company; Frank Williams, painter and decorator; Ferdinand Alexander, of C. W. Klappert's Sons, Inc.; David G. Morrison, marble cutters and polishers.

The officers are: Benjamin D. Traitel, president; Richard Moller, vice-president; Avon C. Burnham, treasurer; Edward B. Brooks, secretary; Herbert W. Heyer, assistant secretary; Lee J. Wolfe, actuary.

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PLANS FIGURING.

APARTMENTS, FLATS & TENEMENTS.
MANHATTAN.—The Wennemer Construction Co., 103 Park av, is figuring the contract for the 6-sty apartment at 203-205 West 98th st. Rouse & Goldstone, 40 West 32d st, architects. Bids are desired on all sub contracts.

ALBANY, N. Y.—Merrick & Pember, 51 State st, have completed plans for an 8-sty apartment, 45x72 ft, at 70-72 Swan st, southwest corner of Washington av, for the Garthwood Realty Co., Dr. Thos. A. Ryan, 73 South Swan st. Cost, about \$150,000. Bids are being received on structural steel. Bids on general contract will be taken about August 27.

CHURCHES.

SYRACUSE, N. Y.—Edward A. Howard & Son, 503 Bastable Building, architects, are taking bids on general contract to close Aug. 25 for the 1-sty church, 60x100 ft, at Townsend and Catawba sts, for the Italian M. E. Church, Frank E. Young, 209 Harrison av, president. Cost, \$15,000 to \$25,000.

DWELLINGS.

MANHATTAN.—Bids will be received about Sept. 1 for the 5-sty residence, 40x70 ft, at the northwest corner of Park av and 79th st, for John Sherman Hoyt, 1 Broadway. Howells & Stokes, 100 William st, architects.

MANHATTAN.—Wm. J. Yennie & Co., 45 East 42d st, are figuring the contract for alterations to the private residence, 141 West 75th st, to include iron, carpenter, plastering, iron, stone, electrical, plumbing, gas, etc. M. W. Kraus, owner. Taylor & Levi, architects.

FACTORIES AND WAREHOUSES.

MANHATTAN.—McDermott & Hanigan, 103 Park av, are figuring the contract and desire bids on subs at once for the brick manufacturing plant at 201-205 East 129th st, for the N. Y. Composite Brick Works. Hopkins & McEntee, architects.

JERSEY CITY, N. J.—The Turner Construction Co., 11 Broadway, Manhattan, is taking bids on subs for the 4-sty brick and concrete factory and power house at Bay Warren and Furst sts, for the Great Atlantic & Pacific Tea Co., 283 Hudson st. Ballinger & Perrot, Marbridge Building, 34th st and Broadway, Manhattan, architects.

MUNICIPAL WORK.

BINGHAMTON, N. Y.—The City of Binghamton, D. W. Foster, city clerk, City Hall, is taking bids to close Aug. 25 at 4 p. m., for the central fire station at 74 Carroll st, from plans by Walter H. Whitlock, S. M. Building. John A. Giles, City Hall, city engineer. Cost, about \$60,000.

SCHOOLS AND COLLEGES.

ROOSEVELT, L. I.—The Board of Education is taking bids on general contract to close Aug. 28 for a 2-sty brick school, 84x63 ft, from plans by I. B. Baylis, 55 Main st, Hempstead, L. I.

STORES, OFFICES & LOFTS.

MANHATTAN.—McDermott & Hanigan, Inc., 103 Park av, desire estimates by August 26, on all sub contracts for the office building which the Sun Printing & Publishing Co. is to erect at Nassau and Frankfort sts, from plans by Frederick P. Platt.

MANHATTAN.—Louis Sheinart, 194 Bowers, is preparing plans for a 3-sty store, office and tenement building, 25x47 ft, at the northeast corner of Delancey and Norfolk sts, for H. Blinderman, on premises. Cost, about \$8,000. Bids on general contract will be received by owner about Aug. 23.

MISCELLANEOUS.

HARMON, N. Y.—Charles Brady Co., 171 Madison av, Manhattan, is figuring the contract for the shelter house to be erected here for the N. Y. Central R. R., and desires bids on subs by Aug. 25.

THIELLS, N. Y.—The State of New York, Frank A. Vanderlip, president Board of Managers of Letchworth Village, 55 Wall st, Manhattan, is taking bids to close at 12 M, Sept. 7, for the construction of a service building at Letchworth Village, from plans by Lewis F. Pilcher, Capitol, Albany. The work will include heating, plumbing, electric work and refrigeration equipment. Cost, about \$60,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.
82D ST.—Schwartz & Gross, 347 5th av,

are preparing plans for a 9-sty apartment, 71x102 ft, at 110-114 East 82d st, for the 82d St Corporation, Samuel A. Herzog, 299 Madison av, president and builder.

WEST END AV.—Schwartz, Gross & Marcus, 347 5th av, are preparing plans for a 12-sty apartment on the west side of West End av, between 106th and 107th sts, for the Schuyler Realty Co., Inc., Harry Schiff, president, 355 West End av, owner and builder. Cost, about \$300,000. F. A. Burdett & Co., 16 East 33d st, steel engineers.

PARK AV.—Warren & Wetmore, 16 East 47th st, have completed plans for the 12-sty apartment house, 200x79 ft, on the west side of Park av, 50th to 51st sts, for the Park Av Improvement Co., Harry Fischel, World Building, president. The Hudson Wrecking Co., 120 Broadway, wrecking contractor. Cost, about \$700,000.

LEXINGTON AV.—Bing & Bing, 119 West 40th st, propose to erect an 11-sty apartment house with stores at the northeast corner of Lexington av and 82d st, and at 129-131 East 82d st, making a total plot of 102.2x55 ft.

FACTORIES AND WAREHOUSES.

GANSEVOORT ST.—John G. Glover, 222 Navy st, Brooklyn, has completed plans for a 7-sty cold storage building, 61x84 ft, at 84-88 Gansevoort st, for the Manhattan Refrigeration Co., 525 West st, Thos. A. Adams, Montclair, N. J., president. Cost, about \$80,000.

STABLES AND GARAGES.

102D ST.—James & Cordes, 124 West 45th st, have completed plans for a 2-sty garage at 206 West 102d st, for James Bradley, 316 West 105th st, owner and builder. Cost, about \$15,000.

THEATRES.

PARK ROW.—Louis A. Sheinart, 194 Bowers, is preparing plans for alterations to the moving picture theatre and offices at 31-32 Park row, for Weinstock Bros., 11 Park row. Cost, about \$18,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

181ST ST.—Moore & Landsiedel, 148th st & 3d av, have completed plans for a 5-sty apartment in the north side of 181st st, 100 ft west of Vyse av, for the Ronelle Construction Co., A. Arthur Kuttler, 520 West 183d st, owner and builder. Cost, about \$60,000.

SUMMIT AV.—J. P. Boyland, Fordham rd and Webster av, is preparing plans for two 5-sty tenements, 47x88 ft each, on the east side of Summit av, 50 ft north of 164th st, for John Boyland & Co., Fordham rd and Webster av, owners and builders. Cost, about \$35,000 each.

WALTON AV.—J. P. Boyland, Fordham rd and Webster av, is preparing plans for a 5-sty apartment, 50x88 ft, on the east side of Walton av, 243 ft west of 179th st, for John G. Hess, Fordham rd and Webster av. Cost, about \$40,000.

DWELLINGS.

PILGRIM AV.—A. L. Marinelli, Corona, L. I., has completed plans for a 2-sty frame residence, 17x36 ft, on Pilgrim av, 41 ft south of Morningside av, for William O. Leary, 165 Morningside av, Manhattan.

HOSPITALS AND ASYLUMS.

INTERVALE AV.—B. H. & C. N. Whinston, 3d av and 148th st, are preparing plans for a 3-sty hospital and garage, 75 x100 ft, on the east side of Intervale av, 195 ft north of 165th st, for the Bronx Maternity Hospital, Inc., Dr. Julius Weiss, chairman building committee, 1668 Bathgate av. Cost, \$65,000 to \$70,000.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

4TH AV.—Kallich & Lubroth, 215 Montague st, are preparing plans for a 4-sty apartment, 40x90 ft, at the northwest corner of 4th av and 61st st, for Louis Engel, 545 West 111th st, owner and builder. Cost, about \$30,000.

KENMORE PL.—Kallich & Lubroth, 215 Montague st, have completed plans for a 4-sty tenement, 50x87 ft, on the west side of Kenmore pl, 50 ft north of Av F, for the Parker Holding Co., 1839 82d st, owner and builder. Cost, about \$25,000.

BUTLERS PL.—Shampan & Shampan, 772 Broadway, have prepared plans for four 4-sty apartments on the south side of Butlers pl, 150 ft west of Sterling pl, for the Bryna Realty Co. Cost, about \$200,000.

SCHENCK AV.—E. M. Adelson, 1776 Pitkin av, has completed plans for two 3-sty apartments, 25x70 ft, on the west side of Schenck av, 150 ft south of Belmont av, for the Agrees Construction Co., Joseph Agrees, president, 487 Schenck av. Cost, about \$16,000.

BEDFORD AV.—M. A. Cantor, 373 Fulton st, is preparing plans for a 3-sty apartment, 50x90 ft, at the southwest corner of Bedford and Flatbush avs, for the S. & G. Construction Co., Sam Goldstein, president, 1412 46th st, owner and builder. Cost, about \$18,000.

ST. JOHNS PL.—Cohn Bros., 361 Stone av, are preparing plans for three 4-sty apartments, 50x96 ft, on the south side of St. Johns pl, 189 ft east of Troy av, for Abraham Kaplan, 1462 Eastern Parkway, owner and builder. Cost, about \$90,000.

GEORGIA AV.—Chas. Infanger & Son, Atlantic and Pennsylvania avs, are preparing plans for a 4-sty apartment, 35x87 ft, on the east side of Georgia av, 100 ft south of Dumont av, for Nathan Halperin, 138 Barrett st, owner and builder. Cost, about \$20,000.

JORALEMON ST.—Slee & Bryson, 154 Montague st, are preparing plans for alterations to the bachelor apartments, 25x55 ft, at 138 Joralemon st, for W. S. Sinclair, premises. Cost, about \$8,000.

RODNEY ST.—Sass & Springsteen, 32 Union sq, Manhattan, are preparing plans for a 6-sty apartment, 72x87 ft, at 194-198 Rodney st, for Aaron Segal, 169 Hewes st, owner and builder. Cost, about \$50,000.

DWELLINGS.

LIBERTY AV.—Shampan & Shampan, 772 Broadway, are preparing plans for a 3-sty store and residence building, 20x55 ft, on the north side of Liberty av, 20 ft east of Church av, for the F. R. Realty Co., 208 Pulaski st, owner and builder. Cost, about \$28,000.

81ST ST.—Wortmann & Braun, 114 East 28th st, Manhattan, have completed plans for two 2-sty brick residences, 34x45 ft, at the northeast corner of 81st st and 21st av, for the Trent Realty Co., 44 Court st, owner and builder. Total cost, about \$14,000.

12TH ST.—Kallich & Lubroth, 215 Montague st, are preparing plans for a 3-sty brick residence with stores, 20x80 ft, at the corner of East 12th st and Av J, for Jacob Sommer, 2596 Ocean av, owner and builder. Cost, about \$12,000.

9TH ST.—Plans are being prepared by Kallich & Lubroth, 215 Montague st, for five 2½-sty brick residences, 16x43 ft, in the east side of East 9th st, 160 ft south of Foster av, for the Albadeen Construction Co., Wm. M. Lloyd in charge, 26 Court

st. Slag roofing, steam heating, electric wiring, tile baths, parquet floor, hot water heater. Cost, about \$17,500.

14TH AV.—S. Millman & Son, 1780 Pitkin av, are preparing plans for a 3-sty store and residence, 20x80 ft, at the southwest corner of 14th av and 38th st, for the Garden Building Co., Samuel Hymas, 4819 14th av, president and builder. Cost, about \$6,500. Owner builds.

NEW UTRECHT AV.—Sidney Diamant, 15 East 40th st, Manhattan, is preparing plans for ten 3-sty residences in the New Utrecht section, to cost about \$50,000. Owner's name for the present withheld.

53D ST.—H. Martino, 6004 14th st, is preparing plans for a 2½-sty frame and stucco residence, 23x51 ft, in the north side of 53d st, 310 ft east of 16th av, for Mrs. Lucia Madeo, 1456 66th st, owner and builder. Cost, about \$4,000.

FLATBUSH AV.—Volckening & Holler, 32 Wall st, Manhattan, have completed plans for four 3-sty residences and stores on the east side of Flatbush av, 20 ft south of Tilden av, for the Excello Building Co., Inc. Cost, about \$28,000.

FLATBUSH AV.—Volckening & Holler, 32 Wall st, Manhattan, have completed plans for a 3-sty brick residence and store building, 20x100 ft, at the southeast corner of Flatbush av and Tilden st, for the Excello Building Co., Inc., Selig Seligman, president, 60 Liberty st, Manhattan. Cost, about \$10,000.

THATFORD AV.—Plans are being prepared by M. Whinston, 459 Stone av, who will take bids on general contract about August 26, for a 3-sty residence and store on the west side of Thatford av, 200 ft north of Dumont av, for H. Sackstein, 278 Watkins st. Cost, about \$6,000. Metal ceilings, metal bar fronts, parquet floors, tile bath and dumbwaiters will be specified.

FACTORIES AND WAREHOUSES.

WEST ST.—A. Ullrich, 371 Fulton st, has completed plans for a 1-sty brick storage, 52x48 ft, at the northeast corner of West st and Av I, for Alfred K Sage, 4515 16th av, owner and builder. Cost, about \$4,000.

BRIDGE ST.—G. A. Moore, care of owners, has completed plans for a 7-sty storage, 75x100 ft, at Bridge and Plymouth sts, for Kirkman & Son, 215 Water

st. Bids on general contract will be taken about Aug. 23, from a selected list of contractors by engineer. Cost, about \$100,000.

STABLES AND GARAGES.

16TH ST.—W. H. Harrington, 510 57th st, has completed plans for a 1-sty brick garage, 25x100 ft, in the north side of 16th st, 141 ft east of 10th av, for George W. Ballway, 1513 8th av. Cost, about \$5,000.

STORES, OFFICES & LOFTS.

THATFORD AV.—M. Whinston, 459 Stone av, is preparing plans for a taxpayer on the west side of Thatford av, 125 ft north of Dumont av, for H. Sackstein, 278 Watkins st. Metal ceilings will be required. Architect will award general contract.

Queens.

DWELLINGS.

MIDDLE VILLAGE, L. I.—J. W. Weiss, 16 Court st, Brooklyn, is preparing plans for a 3-sty frame residence, with stores, 25x60 ft, at the southeast corner of Pulaski and Hinman sts, for A. Melinski, 44 Lafayette st, owner and builder. Slag and shingle roofing, steam heating, electric wiring, metal ceilings and cornices, metal bar store fronts, dumbwaiters, tile baths. Cost, about \$6,000.

CORONA, L. I.—W. S. Worrall, Bridge Plaza, L. I. City, has completed plans for two 2-sty brick residences, 34x42 ft, in the west side of 44th st, 200 ft south of Hayes av, for Chas. Rehburg & Son, 5 Jackson av, owners and builders. Cost, about \$5,000.

RIDGEWOOD, L. I.—L. Berger & Co., 1652 Myrtle av, have completed plans for ten 3-sty brick residences, 20x58 ft each, at the southwest corner of Palmetto st and Fresh Pond rd, west side of Fresh Pond rd, 20 ft south of Palmetto st, and at the northwest corner of Fresh Pond rd and Woodbine st, for Valentine Lieser, 712 Prospect av, owner and builder. Total cost, about \$68,000.

MASPETH, L. I.—Frank Lurz, 9 Plain st, Elmhurst, has completed plans for two 2-sty frame residences, 20x50 ft, at the northeast corner of Summit pl and Fulton st, for E. Panchard, 69 West 97th st, Manhattan, owner and builder. Cost, about \$6,500.

BROOKLYN HILLS, L. I.—Chas. Infanger & Son, 2634 Atlantic av, have com-

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pleted plans for two 2½-sty frame residences, 16x36 ft, on the east side of Oxford av, 50 ft south of Cleveland st, for W. D. Losee, 726 Hatch av, Woodhaven, L. I., owner and builder. Cost, about \$6,000.

RIDGEWOOD, L. I.—S. Millman & Son, 1780 Pitkin av, Brooklyn, have completed plans for five 2-sty brick residences, 20x52 ft, on the east side of Maple av, 101 ft north of Cooper av, for the Maple Av Construction Co., 963 Prospect av, Bronx. Cost, about \$25,000.

CORONA, L. I.—A. L. Marinelli, this place, has completed plans for a 2-sty residence, 18x52 ft, in the west side of 47th st, 180 ft south of Jackson av, for John Lotardo, 47 West Jackson av, owner and builder.

FLUSHING, L. I.—C. L. Varrone, 166 Corona av, Corona, has completed plans for a 2-sty residence, 20x50 ft, here for C. B. Spicer, Jr., 91 Prospect av, Flushing. Tin roofing, steam heating, electric wiring, tile bath, parquet floors, gas range.

ELMHURST, L. I.—E. Rose & Son, this place, have completed plans for a 2-sty residence, 20x45 ft, in the east side of Homan st, 150 ft south of Seabury av, for Henry Brenner, Queens Boulevard, owner and builder. Tin roofing, steam heating, tile baths.

RICHMOND HILL, L. I.—Chas. Holm, this place, has completed plans for a 2-sty store and residence, 20x55 ft, on the south side of Liberty av, 40 ft west of Austin av, for Salvatore Conti, 623 4th av, Brooklyn, owner and builder. Cost, about \$4,500.

MASPETH, L. I.—E. Rose & Son, Elmhurst, have completed plans for six 2½-sty frame residences, 20x51 ft, at the southwest corner of Pittman and Whitlock sts, for Henry J. Pase, Colmus rd, Elmhurst, owner and builder. Total cost, about \$25,000.

DUNTON, L. I.—H. T. Jeffrey & Son, Butler Building, Jamaica, have completed plans for three 2½-sty frame residences, 18x38 ft, on the east side of Baker av, 138 ft north of Liberty av, for Martin Moran, Manheim st, Elmhurst. Cost, about \$9,000.

WOODHAVEN, L. I.—George E. Crane, 4710 Jamaica av, Richmond Hill, has completed plans for six 2-sty frame residences, 16x40 ft, at the southwest corner of Thrall av and Fulton st, for the Gascoyne Realty Co., 470 Mation av. Cost, about \$15,000.

BEECHURST, L. I.—Plans have been prepared privately for a 2½-sty frame residence, 34x62 ft, in the south side of 33d st, 170 ft west of 16th av, for Louis Green, 292 5th av, Manhattan. Cost, about \$8,000.

WHITESTONE, L. I.—J. P. Hansen, 70 West 16th st, has completed plans for a 2-sty frame store and residence, 26x52 ft, in the south side of 28th st, 325 ft east of 14th av, for Holterdorff & Livingston, West 11th st. Cost, about \$3,000.

OZONE PARK, L. I.—Plans are being prepared by W. C. Winters, 106 Van Siclen av, for seven 2½-sty frame residences, 16x40 ft, for Joseph Gemelli, 1334 Lawn av. Cost, about \$14,000.

Nassau.

BANKS.

HICKSVILLE, L. I.—Holmes & Winslow, 103 Park av, Manhattan, have completed plans for a 1-sty bank, 28x50 ft, for the Bank of Hicksville, G. Edwin Bartow in charge. Cost, about \$15,000. The architects will take bids soon.

DWELLINGS.

MASSAPEQUA, L. I.—The Cooper Co., 1251 Bedford av, Brooklyn, contemplates the erection of fifteen 2½-sty frame residences, 30x34 ft, here from private plans. Jas. C. Tredwell, this place, superintendent. Shingle roofing, steam heating, electric wiring. Cost, about \$75,000.

STABLES AND GARAGES.

SANDS POINT, L. I.—Arnold & Stern, 404 Cutler Building, Rochester, architects, are taking bids on general contract for a 1 and 2-sty stable and garage for N. Bruce Mackelvie, 25 Broad st, Manhattan. Cost, about \$25,000.

Suffolk.

DWELLINGS.

BAYSHORE, L. I.—I. R. Green, Sayville, has been commissioned to prepare plans for a residence on South Shore for Mrs. Joseph Todhunter, 10 East 78th st, Manhattan.

PORT JEFFERSON, L. I.—Slee & Bryson, 154 Montague st, Brooklyn, are preparing sketches for a 2-sty residence, 31x

60 ft, for Capt. Trumbridge, care of architects. Cost, about \$10,000.

FACTORIES AND WAREHOUSES.

COLD SPRING HARBOR, L. I.—Alfred E Hopkins, 101 Park av, Manhattan, is preparing plans for a 1 and 2-sty brick veneer dairy building for Effingham Lawrence, 111 Broadway, Manhattan. Cost, about \$15,000.

Westchester.

DWELLINGS.

MOUNT VERNON, N. Y.—George M. Bartlett, 103 Park av, Manhattan, has completed plans for a 2½-sty residence at Villa & Livingston avs, for E. B. Nordholm, North 2d av and 51 North st, owner, who will take bids at once from a selected list of contractors.

NEW ROCHELLE, N. Y.—Franklin D. Pagan, Main st, has completed plans for a 2-sty hollow tile and stucco residence, 28x46 ft, at Homestead Park, for John N. Thompson, 121 Church st, owner and builder. Tile roofing, hot water heating, electric wiring, city sewage and water. Cost, about \$7,500.

New Jersey.

APARTMENTS, FLATS & TENEMENTS.

WEST ORANGE, N. J.—Dorfmann & Norelli, Orange National Bank Building, Orange, have completed plans for a 3-sty tenement, 53x90 ft, in Cherry st, for T. Ilario, care of architects. Cost, about \$22,000.

DWELLINGS.

BELLEVILLE, N. J.—R. W. Erler, 45 Clinton st, Newark, is preparing plans for a 2½-sty frame and stucco residence, 33x28 ft, on Prospect pl, for Marshall A. Congleton, Essex Building, Newark. Shingle roofing, steam heating, electric wiring, town sewage and water. Cost, about \$5,500.

EAST ORANGE, N. J.—Hyman Rosensohn, 800 Broad st, Newark, is preparing plans for a 2½-sty residence, 44x41 ft, on South Munn av, for Sydney Schwarz, of Schwarz Bros. Co., 1100 Harrison av, Harrison, N. J. Cost, about \$12,000.

ORANGE, N. J.—Work will soon begin on two 2-sty residences in Chapman st, for Thos. Attridge, 18 North Centre st, owner and builder. Cost, \$4,500 each.

POMPTON, N. J.—D. D. Read, 272 Park av, Hackensack, is preparing plans for a 2-sty frame residence, 40x80 ft, on Newark av, for Frank M. Taylor, 160 Main st, Hackensack.

HALLS AND CLUBS.

MONTCLAIR, N. J.—Dudley S. Van Antwerp, 44 Church st, is preparing plans for a 2-sty hollow tile and stucco community house, 52x93 ft, on Watchung av, for the Watchung Av Congregational Church. W. N. Ferrin, 142 Watchung av, rector. Cost, about \$25,000.

STABLES AND GARAGES.

NEWARK, N. J.—Frank Grad, American National Bank Building, is preparing plans for a 2-sty brick garage, 40x100 ft, at 277-279 Prince st, for Max Biddleman, 261 Springfield av. Cost, about \$8,000.

Other Cities.

BANKS.

RANSOMVILLE, N. Y.—Chas. Earle Mott, Prudential Building, Buffalo, is preparing plans for a 1-sty pressed brick and hollow tile bank building for the National Bank of Ransomville, F. E. Gathes president. Cost, about \$7,500.

MIDDLETOWN, N. Y.—D. H. Canfield, Argus Building, is preparing plans for a 5-sty bank and office building at the northwest corner of North and King sts for the Merchants National Bank, G. T. Hanford, North st, cashier. Cost, about \$100,000. Bids will be taken about Sept. 24.

DWELLINGS.

MIDDLETOWN, N. Y.—F. J. Lindsey, 18 Union st, is preparing sketches for a 2½-sty residence on Linden av for Dr. A. B. Chappell, 26 Linden av. Cost, about \$10,000.

MIDDLETOWN, N. Y.—F. J. Lindsey, 18 Union st, has completed plans for a 2½-sty residence, 45x60 ft, on Prospect av, for Russell Wiggins, care of architect. Cost, about \$15,000.

FACTORIES & WAREHOUSES.

SYRACUSE, N. Y.—Robert J. Reidpath, Builders' Exchange, Buffalo, is preparing plans for a 6-sty reinforced concrete factory, 270x108 ft, for the H. H. Franklin Co., 1033 James st. Cost, about \$175,000.

ROCHESTER, N. Y.—The Rochester Rotary Washer Co., Henry Stebbins in charge, 55 Franklin st, contemplates the erection of an office and factory building in Franklin st, between Clinton and North sts. Architect's name for the present withheld.

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ALBANY, N. Y.—Obenaus Nichols Co., 119 State st, is preparing plans for a 1-sty brick and reinforced concrete fire-alarm signal building, 40x70 ft, on Delaware av, near Madison av, for the City of Albany Board of Contract and Supply. Cost, about \$20,000.

STABLES & GARAGES.

PORT JERVIS, N. Y.—Marvin & Davis, 303 5th av, Manhattan, are preparing plans for a 2-sty brick garage, 35x113 ft, at Front st and New Jersey av, for George W. Case & Co., 54 Front st. Cost, about \$18,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.
BROOKLYN.—Chas. I. Mandel, 193 Broadway, has received the general contract to erect a 6-sty apartment, 50x90 ft, at the northeast corner of Union av and Meserole st, for Paul Herring, 215 4th av, Manhattan. Sass & Springsteen, 32 Union sq, Manhattan, architects. Cost, about \$25,000.

MONTCLAIR, N. J.—Peterson & Benson, 33 Oxford st, have received the general contract to erect a 3-sty store and apartment at 555 Bloomfield av, for Caro & Kashmann, 555 Bloomfield av. Cost, about \$10,000.

BANKS.

HUNTINGTON, L. I.—John T. Woodruff & Son, 1 Bridge Plaza, L. I. City, have received the general contract to erect a 2-sty bank building, 51x85 ft, in Main st, from plans by Dennison & Hiron, 475 5th av, Manhattan.

CHURCHES.

DUNELLEN, N. J.—M. D. O'Keefe, 679 West 4th st, Plainfield, has received the general contract to erect a 1-sty brick church, 50x114 ft, at Washington av and 1st st, for St. John's the Evangelist R. C. Church, Rev. Father E. J. Dunphy, pastor. N. P. Enderbrook, American Mechanical Building, Trenton, N. J., architect. Cost, about \$25,000.

DWELLINGS.

UPPER MONTCLAIR, N. J.—John Picken, 750 Valley rd, has received the general contract to erect a 2½-sty residence, 45x40 ft, on Highland av, for R. B. Litchfield, 219 Lorraine av. Nelson & Van Wagenen, 15 West 38th st, Manhattan, architects. Cost, \$10,000 to \$12,000.

SHIPPAN POINT, Conn.—Vuono Construction Co., Bank Building, Stamford, Conn., has received the general contract to erect a 2½-sty frame and brick veneer residence, 100x36 ft, for Capt. M. E. Hanna, care of architect, George Albree Freeman, 15 West 38th st, Manhattan. Paul H. Fabricius, 15 West 38th st, steam engineer.

JERSEY CITY, N. J.—James Bowen, 737 Montgomery st, has received the general contract to erect a 2½-sty residence at the corner of Hudson County Boulevard and Woodlawn av, for George C. Muller, 349 York st. John A. Resch, 170 Lexington av, architect. Cost, about \$7,500.

JERSEY CITY, N. J.—James Bowen, 225 Clinton av, has received the general contract to erect a 2½-sty residence, 34x42 ft, on Harrison av, between West Side av and Boulevard, for Mr. Shepperd, care of architect, E. M. Patterson, 1 Montgomery st. Cost, about \$6,000.

FACTORIES AND WAREHOUSES.

BROOKLYN.—C. Curtis Woodruff, 213 10th st, L. I. City, has received the general contract to erect a 1-sty brick boiler house, 38x62 ft, at the southeast corner of Wright and Front sts, for the Standard Oil Co., Kingsland av. Cost, about \$8,000.

BROOKLYN.—John Auer & Sons, 640-648 Lexington av, have received the contract for the 6-sty and 3-sty buildings in the south side of 18th st, 475 ft west of 3d av, extending through to 19th st, for the R. H. Comey Co., 78 18th st. William Higginson, 13 Park row, Manhattan, architect.

NEWARK, N. J.—General contract has been awarded to A. C. Windsor, Essex Building, for a warehouse at 10-12 North 3d st, for the Liberty Trust Co., 447 Central av. Neil J. Convery and Jas. V. Thetford, Union Building, associate architects. Cost, about \$7,000.

NEWARK, N. J.—Frederick Fatzler Co., 810 Broad st, has received the general contract to erect a 3-sty auto service building, 60x118 ft, at 534-536 Broad st, for the Detroit Cadillac Motor Car Co., 1881 Broadway, Manhattan. William E. Lehman, 738 Broad st, architect. Cost, about \$70,000.

BAYONNE, N. J.—H. D. Best & Co., 52 Vanderbilt av, Manhattan, have received

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Contracts Awarded—Continued.

the general contract to erect a 1-sty reinforced concrete metal storage building for the Standard Oil Co. of N. J., John D. Archbold, president. Cost, about \$40,000.

HALLS AND CLUBS.

ISLIP, L. I.—B. S. Raynor, Locust av, has received the general contract to erect a 3-sty lodge room and store, 35x75 ft, for the F. & A. M., Dr. Jos. Halsey, Main st, chairman building committee. R. C. Velsor, Church st, architect. Cost, about \$8,000.

MUNICIPAL WORK.

JERSEY CITY, N. J.—The Lucius Engineering Co., 38 Park row, Manhattan, has received the general contract to erect two bridges of reinforced concrete and steel construction, between Jersey City and Weehawken, for the N. Y. C. & H. R. R. Co., 70 East 45th st. Cost, about \$20,000.

STABLES AND GARAGES.

RIVERDALE.—J. J. Kennedy, Mosholu av and Broadway, Kingsbridge, has received the general contract to erect a 1-sty stone garage, 30x40 ft, for Mrs. E. M. Stone, Hartsdale, N. Y. Beverly S. King, 103 Park av, Manhattan, architect. Cost, about \$3,500.

STORES, OFFICES AND LOFTS.

MANHATTAN.—Morris Rosenberg, 121 Canal st, has received the general contract to alter the 2-sty store, loft and office building at 20 Allen st, for Kalman Brasner, 110 Delancey st. Sass & Springsteen, 32 Union sq, architects.

MANHATTAN.—David Morrison, 119 West 33d st, has received the general contract and is taking bids on heating contract for alterations to the loft at 21 East 49th st, for stores and studios, for Mary C. Seaton, 21 East 49th st. David Scott, 119 West 33d st, architect. Cost, about \$45,000.

NEWARK, N. J.—A. C. Windsor, Essex Building, has received the general contract to erect four 1-sty stores, 68x60 ft over all, at 439-445 Central av, for the Liberty Trust Co., 447 Central av. Neil J. Convery and Jas. V. Thetford, associate architects, Union Building. Cost, about \$7,500.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
WEST END AV, 881-889, n w cor 103d st, 12-sty fireproof apartment house, 100x100; cost, \$500,000; owner, The 885 West End Av. Corp., 601 West 115th st; architect, Gaetan Ajello, 1 West 34th st. Plan No. 281.

149TH ST, 608-618, s e cor Riverside dr, 6-sty brick tenement, 100x138; cost, \$200,000; owner, West Side Construction Co., 200 West 72d st; architect, Geo. Fred Pelham, 30 East 42d st. Plan No. 283.

22D ST, 334-336 West, 6-sty brick tenement, 45x80; cost, \$50,000; owner, S. S. Construction Co., 106 West 13th st; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 287.

FACTORIES AND WAREHOUSES.

118TH ST, 528-30 East, 1-sty brick blacksmith shop and boiler room, 25x48x50x27; cost, \$5,000; owner, Washburn Wire Co., 542 East 118th st; architects, Bart & John P. Walther, 147 East 125th st. Plan No. 284.

STABLES AND GARAGES.

157TH ST, Audubon Park and Riverside dr, 1-sty brick garage, 30x40; cost, \$1,500; owners, Emma L. and Charles Adams, 61 Broadway; architect, William H. Temple, 401 West 149th st. Plan No. 282.

102D ST, 206 West, s s, 129.10 w Amsterdam av, 2-sty fireproof garage, 21.4x100; cost, \$15,000; owner, James Bradley, 316 West 105th st; architects, Janes & Cordes, 124 West 45th st. Plan No. 280.

54TH ST, 226-228 East, 5-sty fireproof public garage, storage of automobiles, 50x92; cost, \$75,000; owner, Adolph Anderson, 149 East 54th st; architects, Ballinger & Perrot, Marbridge Bldg. Plan No. 289.

STORES, OFFICES AND LOFTS.

DELANCEY ST, 132, n e cor Norfolk st, 3-sty brick store and offices, 24x46; cost, \$9,000; owner, Flora E. Leonard, care C. E. Lockwood, 35 Nassau st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 285.

29TH ST, 36-40 West, 3-sty brick stores and lofts, 65x98; cost, \$35,000; owner, Mrs. Mary Fareira, 106 6th av; architect, Randolph H. Almiroty, 220 5th av. Plan No. 288.

THEATRES.

9TH AV, 614-616, e s, 40 s 44th st, 1-sty brick motion picture theatre, 40x100; cost, \$10,000; owner, Charlotte H. Appell, 454 West 23d st; architect, Samuel Levingston, 101 West 42d st. Plan No. 286.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.
REVIEW PL, n w cor 238th st, 5-sty brick tenement, plastic slate roof, 50x90; cost, \$50,000; owner, 238th St. Const. Co., Chas. S. Levy, 368 East 149th st, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 456.

CRESTON AV, n e cor 183d st, 6-sty brick tenement, plastic slate roof, 75x87; cost, \$75,-

000; owner, Aronah Co., Inc., Philip J. Kearns, 2311 Grand Concourse, Pres.; architect, Tremont Archtl. Co., 401 Tremont av. Plan No. 454.

ANTHONY AV, e s, 99.5 n 181st st, 5-sty brick tenement, plastic slate roof, 50x87; cost, \$50,000; owner, Wm. Phelan, Inc.; Wm. L. Phelan, 2045 Ryer av, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 459.

STABLES AND GARAGES.

DALY AV, e s, 200 n 176th st, 1-sty brick garage, shingle roof, 24.6x22; cost, \$700; owner, Jas. Kahn, 1892 Daly av; architect, Anton Pirner, 2069 Westchester av. Plan No. 457.

STORES, OFFICES AND LOFTS.

BEDFORD PARK BOULEVARD, n w cor Webster av, 1-sty brick stores, slag roof, 33.9x50; cost, \$2,000; owner, Mrs. Felix Grimley, 33 East 200th st; architect, Robt. S. Kirwan, 4436 Carpenter av. Plan No. 453.

BRYANT AV, n w cor Home st, 1-sty brick stores, plastic slate roof, 25.2x94.7; cost, \$6,500; owner, Keisler Realty Co., Philip Waterberg, 1109 Forest av, Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 458.

198TH ST, s e cor Briggs av, 1-sty brick stores, slag roof, 20x98; cost, \$7,000; owner, John Schmakenberg, 198th st and Webster av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 460.

MISCELLANEOUS.

AUGUSTA PL, w s, 350 n Eastern boulevard, 1-sty frame greenhouse, 18x75; cost, \$250; owner, Frank G. Yohe, 460 East 137th st; architect, Chas. Tyler, 26 Belvedere st, Yonkers. Plan No. 455.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

GRAND ST EXTENSION, s s, 78.6 e Keap st, 6-sty brick tenement, 63.10x75, slag roof, 30 families; cost, \$50,000; owner, Williamsburgh Plaza Realty Co., 73 Allen st, Manhattan; architects, Shampman & Shampman, 772 Broadway. Plan No. 5745.

KEAP ST, s e cor Grand st extension, 6-sty brick store and tenement, 78.1x83.3, slag roof, 26 families; cost, \$50,000; owner, Williamsburgh Plaza Realty Co., 73 Allen st, Manhattan; architects, Shampman & Shampman, 772 Broadway. Plan No. 5746.

40TH ST, n s, 200 e 13th av, 4-sty brick tenement, 40x84.2, slag roof, 16 families; cost, \$20,000; owner, Geo. Schumer, 1336 40th st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5826.

50TH ST, s s, 100 e 3d av, 4-sty brick tenement, 50x89, slag roof, 20 families; cost, \$28,000; owner, Bay Ridge Home Corp., 605 Hendrix st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5824.

SARATOGA AV, w s, 100 s Blake av, two 4-sty brick tenements, 50x88, slag roof, 24 families each; total cost, \$50,000; owner, West Howard Corp., 592 Warwick st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5825.

35TH ST, n s, 23.10 e 14th av, nine 3-sty brick tenements, 24x68.8, slag roof, 6 families each; total cost, \$67,500; owner, Brooklyn Hts. Land & Mtg. Co., 44 Court st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5878.

14TH AV, n e cor 35th st, 3-sty brick store and tenement, 23.10x69, slag roof, 4 families; cost, \$8,000; owner, Brooklyn Hts. Land & Mtg. Co., 44 Court st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5879.

WELDON ST, n w cor R. R. av, 4-sty brick tenement, 35x56.7, slag roof, 16 families; cost, \$23,000; owner, Cordel Co., 147 Dumont av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5909.

R. R. AV, w s, 35 n Weldon st, 4-sty brick tenement, 40x85.11, slag roof, 16 families; cost, \$20,000; owner, Cordel Co., 147 Dumont av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5908.

SCHENCK AV, w s, 150 s Belmont av, two 3-sty brick tenements, 25x70, slag roof, 6 families each; total cost, \$16,000; owner, Agnes Const. Co., 487 Hendrix st; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 5904.

DWELLINGS.

SELKIRK PL, n s, 175 w East 92d st, 1-sty frame dwelling, 18x41, shingle roof, 1 family; cost, \$2,500; owner, Mary J. Morrell, on premises; architect, Louis Danancher, 370 Fulton st, Jamaica, L. I. Plan No. 5777.

SNEDIKER AV, w s, 100 s Riverdale av, seven 2-sty brick dwellings, 19.9x52, slag roof, 2 families each; total cost, \$28,000; owners, Harry Chislowitz and ano, 439 Sutter av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5776.

53D ST, n s, 310 e 16th av, 2-sty frame dwelling, 23x51, slate roof, 1 family; cost, \$4,000; owner, Mrs. Lucia Madeo, 1456 66th st; architect, Angelo F. Natire, 6005 14th av. Plan No. 5804.

EAST 92D ST, n w cor Schenck av, 2-sty frame dwelling, 18x41, shingle roof, 1 family; cost, \$1,000; owner, Mary J. Morrell, East 92d st and Av M; architect, Chas. A. Mele, 37 Liberty av. Plan No. 5807.

SNEDIKER AV, e s, 276 s Newport av, two 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, \$6,400; owner, Abr. Sagalowitz, 582 Hinsdale st; architect, Morris Rothstein, 601 Sutter av. Plan No. 5814.

SNEDIKER AV, e s, 100 s Newport av, two 2-sty brick dwellings, 20x52, gravel roof, 2 families each; total cost, \$6,400; owners, Abraham Sagalowitz & ano, 582 Hinsdale st; architect, Morris Rothstein, 601 Sutter av. Plan No. 5813.

SNYDER AV, s s, 40 e East 53d st, two 2-sty frame dwellings, 17x58, gravel roof, 2 families each; total cost, \$7,000; owner, J. M. Hayes, 282 Rodney st; architect, H. T. Jeffrey, Jr., Butler Bldg., Jamaica, L. I. Plan No. 5795.

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EAST 12TH ST, e s, 160 s Av I, 1-sty frame dwelling, 17x42, shingle roof, 1 family; cost, \$3,500; owner, Glen H. Frist, 966 East 13th st; architect, Chas. G. Wessel, 406 4th st. Plan No. 5850.

EAST 28TH ST, w s, 240 n Farragut rd, 2-sty frame dwelling, 20x40, gravel roof, 1 family; cost, \$2,000; owner, Geo. Scheffer, 2911 Greenwood rd; architect, R. T. Schaeffer, 1526 Flatbush av. Plan No. 5835.

KENMORE PL, e s, 200 s Av M, 2-sty brick dwelling, 22x39.6, shingle roof, 1 family; cost, \$4,000; owner, Mathew A. Pounds, 1440 Kenmore pl; architect, Willard Parker, 24 McDonough st. Plan No. 5859.

POWELL ST, w s, 100 s Newport av, four 2-sty brick dwellings, 20x55, slag roof, 2 families each; total cost, \$16,000; owner, Moon Const. Co., 655 Alabama av; architect, Chas. A. Mele, 37 Liberty av. Plan No. 5865.

AV Z, n s, 20 w West 15th st, 1-sty frame dwelling, 16x12.6, gravel roof, 1 family; cost, \$650; owner, Gaetanina Maistriana, Av Z and West 15th st; architect, Rocco Mega, 2857 West 5th st. Plan No. 5854.

LOUISIANA AV, e s, 275 s Union av, 1-sty frame dwelling, 18x40, gravel roof, 1 family; cost, \$1,000; owner, Sam Tardo, 122 Louisiana av; architect, Morris Rothstein, 601 Sutter av. Plan No. 5875.

MANHATTAN AV, s e cor Lynne av, 2-sty frame dwelling, 23x38, shingle roof, 1 family; cost, \$3,000; owner, Sea Gate Devel. Co., 180 Montague st; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 5869.

PENNSYLVANIA AV, w s, 354 s New Lots av, 2-sty brick dwelling, 19x52, gravel roof, 2 families; cost, \$3,200; owners, Talonsky Bros., 63 Louisiana av; architect, Morris Rothstein, 601 Sutter av. Plan No. 5874.

MONITOR ST, e s, 125.5 s Herbert st, 2-sty brick dwelling, 25x45, slag roof, 2 families; cost, \$4,500; owner, Jos. Mella, on premises; architects, Gluecroft & Gluecroft, 671 Broadway. Plan No. 5895.

86TH ST, n s, 260 w 23d av, 3-sty brick stores and dwelling, 32x50, gravel roof, 2 families; cost, \$8,000; owner, Mrs. Jennie Klein, 150 Bay 35th st; architect, W. H. Harrington, 510 57th st. Plan No. 5893.

OCEAN AV, w s, 384.9 s Foster av, two 2-sty frame dwellings, 22.2x38.8, shingle roof, 1 family each; total cost, \$10,000; owner, Arthur H. Strong, 585 East 18th st; architects, Slee & Bryson, 154 Montague st. Plan No. 5888.

FACTORIES AND WAREHOUSES.

18TH ST, s s, 325 w 3d av, 2-sty brick factory, 100x100.6, pitch roof; cost, \$15,000; owner, R. H. Comey Co., 78 18th st; architect, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 5759.

18TH ST, s s, 325 w 3d av, 3-sty brick factory, 128.11x100.6, pitch roof; cost, \$30,000; owner, R. H. Comey Co., 78 18th st; architect, Wm. Higginson, 21 Park Row, Manhattan. Plan No. 5760.

3D AV, e s, 92.7 s Carroll st, 2-sty brick storage, 20x97.10, gravel roof; cost, \$4,000; owner, Lorenzo Apazzo, 303 3d av; architect, W. J. Conway, 400 Union st. Plan No. 5797.

39TH ST, s s, 200 e 13th av, 2-sty brick storage, 38x95, asphalt roof; cost, \$7,000; owner, Harris Harrison, 1251 37th st; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5857.

86TH ST, n s, 260 w 23d av, 2-sty brick shop, 25x35, gravel roof; cost, \$3,000; owner, Mrs. Jennie Klein, 150 Bay 35th st; architect, W. H. Harrington, 510 57th st. Plan No. 5892.

STABLES AND GARAGES.

16TH ST, n s, 147.10 e 10th av, 1-sty brick garage, 25.4x100; concrete roof; cost, \$5,000; owner, Geo. W. Ballway, 1513 8th av; architect, W. H. Harrington, 510 57th st. Plan No. 5769.

PENNSYLVANIA AV, s w cor Vienna st, 2-sty brick store and stable, 37x80, gravel roof; cost, \$3,500; owner, Isidor Fishman, Valley Stream, L. I.; architect, Morris Perlstein, Middle Village, L. I. Plan No. 5768.

PROSPECT AV, n s, 151.2 w Prospect Park West, 1-sty brick stable, 58x25, asphalt roof; cost, \$2,000; owners, John H. Seeman and ano, 283 11th st; architects, Thode & Harrie, 406 9th st. Plan No. 5757.

QUINCY ST, s s, 80 e Lewis av, 1-sty brick garage, 25x100, gravel roof; cost, \$5,000; owner, Peter J. Hand, 616 Quincy st; architect, Thos. Cradnock, 634 Quincy st. Plan No. 5782.

EAST 13TH ST, w s, 140 s Av J, 1-sty brick garage, 16.4x18, shingle roof; cost, \$400; owner, Herman Berner, on premises; architect, Morris Pasternack, 195 Lexington av, Manhattan. Plan No. 5799.

MONTAUK AV, w s, 110 s Pitkin av, 1-sty brick garage, 20x20, slag roof; cost, \$500; owner, Meta Schroeder, Pitkin and Montauk avs; architect, Chas. Infanger, 2634 Atlantic av. Plan No. 5815.

SNYDER AV, s w cor East 45th st, 1-sty brick garage, 20x18, tin roof; cost, \$450; owner, Mrs. Jennie Spevack, 454 East 46th st; architects, Farber & Markwitz, 189 Montague st. Plan No. 5845.

DRESDEN ST, e s, 150 n Ridgewood av, 1-sty brick garage, 13.4x17.4, gravel roof; cost, \$350; owner, Geo. Schmidt, on premises; architect, Wm. C. Winters, 106 Van Siclen av. Plan No. 5864.

53D ST, n s, 110 w New Utrecht av, 2-sty brick garage, 20x70, slag roof; cost, \$4,500; owner, Asher Dann, 51st st and 12th av; architect, Arthur G. Carlson, 157 Remsen st. Plan No. 5873.

STORES AND DWELLINGS.

FLATBUSH AV, s e cor Tilden av, 3-sty brick store and dwelling, 20x92, gravel roof, 2 families; cost, \$10,000; owner, Excello Bldg. Co., 60 Liberty st, Manhattan; architects, Volckening & Holler, 82 Wall st, Manhattan. Plan No. 5784.

FLATBUSH AV, e s, 20 s Tilden av, four 3-sty brick stores and dwellings, 20x54.8, slag roof, 2 families each; total cost, \$28,000; owner, Excello Bldg Co., 60 Liberty st, Manhattan; architects, Volckening & Holler, 82 Wall st, Manhattan. Plan No. 5793.

13TH AV, e s, 40 n 80th st, three 2-sty brick stores and dwellings, 20x52, gravel roof, 1 family each; total cost, \$12,000; owner, Silman Investors Co., 61 Bay 23d st; architect, F. Eisenla, 147 Remsen st. Plan No. 5790.

ROGERS AV, w s, 27.9 s Union av, 3-sty brick store and dwelling, 20x55, slag roof, 2 families; cost, \$5,000; owner, 250 Pacific St., Inc., 45 West 34th st, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 5831.

ROGERS AV, w s, 47.9 s Union st, four 3-sty brick stores and dwellings, 20x55, slag roof, 2 families each; total cost, \$20,000; owner, 250 Pacific St., Inc., 45 West 34th st, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 5832.

STORES, OFFICES AND LOFTS.

PRESIDENT ST, n s, 225 e Van Brunt st, 1-sty brick store, 20x32, gravel roof; cost, \$800; owner, Louis Rosso, 51 President st; architect, John Burke, 372 Union st. Plan No. 5847.

THEATRES.

EAST NEW YORK AV, s e cor Kingston av, 2-sty theatre and dwelling, 20x65.3, gravel roof, 2 families; cost, \$5,000; owner, Raffaelo Donato, 608 Lincoln rd; architect, Max Hirsch, 391 Fulton st. Plan No. 5819.

TOMPKINS AV, n w cor Pulaski st, 1-sty brick theatre, 50x100, gravel roof; cost, \$12,000; owner, Morris Perlmutter, 134 Ellery st; architect, Walter B. Wells, 141 Myrtle av. Plan No. 5902.

MISCELLANEOUS.

63D ST, s s, 280 w 17th av, 1-sty brick shed, 20.10x68, steel roof; cost, \$1,000; owner, Desbrock Co., 1640 63d st; architect, Albert C. Hopper, 70 Logan st. Plan No. 5823.

PENNSYLVANIA AV, s w cor Vienna av, 1-sty brick milk house, 20x40, gravel roof; cost, \$1,000; owner, Isidore Fishman, Valley Stream, L. I.; architect, Morris Perlstein, 37 Fulton av, Middle Village. Plan No. 5846.

FLATBUSH AV, e s, 100 s Tilden av, and Tilden av, s s, 100 e Flatbush av, 1-sty brick market, 86.9x50, slag roof; cost, \$22,000; owner, Excello Bldg. Co., 60 Liberty st, Manhattan; architects, Volckening & Holler, 82 Wall st, Manhattan. Plan No. 5870.

Queens.

APARTMENTS, FLATS AND TENEMENTS.
L. I. CITY.—3d av, e s, 100 s Jamaica av,

two 5-sty brick tenements, slag roof, 25 families; cost, \$60,000; owner, Frank Zonovack, 70 Wilson av, L. I. City; architect, Edw. Hahn, Edge Plaza, L. I. City. Plan No. 2812.

RIDGEWOOD.—Palmetto st, n s, 20 e Cypress av, ten 3-sty brick tenements, 28x68, slag roof, 6 families; cost, \$85,000; owner, August Bauer, 355 Highland boulevard, Brooklyn; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 2829-30.

RIDGEWOOD.—Woodbine st, s s, 248 e Forest av, 3-sty brick tenement, 20x60, slag roof, 3 families; cost, \$6,000; owner, John Eisenhauer, 701 Woodbine st, Ridgewood; architects, L. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan No. 2826.

DWELLINGS.

BEECHURST.—33d st, s s, 170 w 16th av, 2 1/2-sty frame dwelling, 34x62, shingle roof, 1 family, steam heat; cost, \$8,000; owner, Louis Green, 292 5th av, Manhattan; architect, owner. Plan No. 2760.

DUNTON.—West st, s e cor Liberty av, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, \$3,000; owner, I. Wohl, 102 Unionhall st, Jamaica; architects, H. T. Jeffrey & Son, Butler Building, Jamaica. Plan No. 2791.

DUNTON.—Maure av, e s, 188 s Liberty av, 2-sty frame dwelling, 18x38, shingle roof, 1 family, steam heat; cost, \$2,800; owners, Sim & Greig, Union Course; architects, H. T. Jeffrey & Son, Butler Building, Jamaica. Plan No. 2793.

DUNTON.—Baker av, e s, 138 n Liberty av, three 2 1/2-sty frame dwellings, 18x38, shingle roof, 1 family, steam heat; cost, \$9,000; owner, Martin Moran, Manheim st, Elmhurst; architects, H. T. Jeffrey & Son, Butler Building, Jamaica. Plan Nos. 2784-5-6.

ELMHURST.—Court terrace, w s, 90 s Suydam pl, 2 1/2-sty frame dwelling, 20x56, tin roof, 2 families; cost, \$3,500; owner, Jas. Albrecht, 22 Ralph st, Brooklyn; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 2773.

ELMHURST.—Homan st, e s, 150 s Seabury st, 2-sty brick dwelling, 20x45, tin roof, 1 family; cost, \$3,000; owner, Henry Brenner, Queens boulevard, Elmhurst; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 2771.

ELMHURST.—Gerry av, s s, 261 w Junction av, 2 1/2-sty frame dwelling, 17x38, shingle roof, 1 family, steam heat; cost, \$2,500; owner and architect, John L. Forenhofer, 20 Jennings st, Elmhurst. Plan No. 2768.

FLUSHING.—Robinson av, n s, 175 e Sinclair av, 2-sty frame dwelling, 22x26, shingle roof, 1 family; cost, \$1,500; owner, James Hughes, 295 9th av, L. I. City. Plan No. 2778.

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Plans Filed (New Buildings—Continued.)

JAMAICA.—West st, w s, 651 n Lincoln av, three 2½-sty frame dwellings, 16x36, shingle roof, 1 family, steam heat; cost, \$7,500; owner, Max Gross, Lincoln av, Jamaica; architects, H. T. Jeffrey & Son, Butler Building, Jamaica. Plan Nos. 2781-2-3.

JAMAICA.—West st, w s, 376 n Lincoln av, 2½-sty frame dwelling, 16x34, shingle roof, 1 family, steam heat; cost, \$2,500; owner, Max Gross, Lincoln av, Jamaica; architects, H. T. Jeffrey & Son, Butler Building, Jamaica. Plan No. 2792.

MASPETH.—Bitman st, w s, w cor Whitlock av, six 2-sty brick dwellings, 20x51, tin roof, 2 families; cost, \$18,000; owner, Henry J. Pase, Calmus rd, Elmhurst; architects, E. Rose & Son, Grand st, Elmhurst. Plan No. 2770.

RICHMOND HILL.—Maple st, s s, 80 w Oxford av, 2-sty frame dwelling, 16x37, shingle roof, 1 family, steam heat; cost, \$2,500; owners, Gatehouse Bros., Inc., 37 Chestnut st, Richmond Hill; architect, G. E. Crane, Richmond Hill. Plan No. 2763.

UNION COURSE.—6th st, s s, 100 e Snediker av, four 2-sty frame dwellings, 16x42, tin roof, 2 families; cost, \$10,000; owner, A. A. Phillips, 8 Barbey st, Brooklyn; architect, G. E. Crane, Richmond Hill. Plan Nos. 2764-65.

WHITESTONE.—28th st, s s, 325 e 14th av, 2-sty frame store and dwelling, 26x52, tin roof, 2 families; cost, \$3,000; owners, Holterdorff & Livingston, West 11th st, Whitestone; architect, P. Hansen, West 16th st, Whitestone. Plan No. 2794.

WOODHAVEN.—Vandever av, e s, 23 n Earl court, four 2½-sty frame dwellings, 16x37, shingle roof, 1 family, steam heat; cost, \$10,000; owners, Sim & Greig, Union Course; architects, H. T. Jeffrey & Son, Butler Building, Jamaica. Plan Nos. 2787-88-89-90.

WOODHAVEN.—Fulton st, s w cor Thrall av, six 2-sty frame dwellings, 16x40, shingle roof, 1 family, steam heat; cost, \$15,000; owner, Gascoyne Realty Co., 470 Marion av, Woodhaven; architect, G. E. Crane, Richmond Hill. Plan No. 2779.

WOODHAVEN.—Bigelow av, s w cor Dalrymple av, 2½-sty frame dwelling, 26x43, shingle roof, 1 family, steam heat; cost, \$4,000;

owner, Frank W. Seely, Liberty Heights, Woodhaven; architect, G. H. Walters, 4037 Dalrymple av, Woodhaven. Plan No. 2761.

FAR ROCKAWAY.—Grove st, s s, 100 w Cornaga av, 2-sty frame dwelling, 22x42, shingle roof, 1 family, steam heat; cost, \$4,000; owner, Mary McKenna, Far Rockaway; architect, Thomas O'Kane, Far Rockaway. Plan No. 2796.

JAMAICA.—Richburg st, e s, 165 s Cumberland st, 2½-sty frame dwelling, 18x38, shingle roof, 1 family, steam heat; cost, \$2,500; owner, Martin Wohl, Washington st, Jamaica; architect, owner, Plan No. 2798.

KEW.—Onslow pl, s s, 394 e Austin st, 2½-sty frame dwelling, 35x28, shingle roof, 1 family, steam heat; cost, \$7,500; owner, John F. Kendall, 1023 Beverly rd, Brooklyn; architect, Geo. Hughes, 281 Adelphi st, Brooklyn. Plan No. 2795.

DWELLINGS.

CORONA.—Lent st, e s, 166 s Hayes av, 2-sty brick dwelling, 20x55, tin roof, 2 families; cost, \$5,000; owner, Alice Griffen, 115 44th st, Corona; architect, Al. Marenilla, 11 East Jackson av, Corona. Plan No. 2806.

JAMAICA.—Clinton av, s s, 25 w Park pl, Springfield, 2-sty frame dwelling, 20x30, tin roof, 1 family; cost, \$2,500; owners, E. & J. Barry, Baisley st, Jamaica; architect, J. H. Rarason, 98 Norwich rd, Jamaica. Plan No. 2814.

JAMAICA.—Frost av, e s, 100 n Yukon av, two 2-sty frame dwellings, 18x26, shingle roof, 1 family; cost, \$4,000; owner, E. L. Wood, Rockaway rd, Ozone Park; architect, A. West, Boos av, South Ozone Park. Plan Nos. 2804-5.

JAMAICA.—Rishburg st, e s, 215 s Cumberland st, three 2½-sty frame dwellings, 18x34, shingle roof, 1 family, steam heat; cost, \$7,500; owner and architect, Martin M. Wohl, Washington st, Jamaica. Plan Nos. 2800-1-2.

RICHMOND HILL.—Liberty av, s e cor Church st, four 3-sty brick dwellings, 20x54, slag roof, 2 families; cost, \$32,000; owner, F. R. Realty Co., 208 Pulaski st, Brooklyn; architects, Shampam & Shampam, 772 Broadway, Brooklyn. Plan Nos. 2810-11.

ROCKAWAY PARK.—Beach 116th st, w s, 340 n Triton av, four 3-sty frame dwellings, 16x47, shingle roof, 1 family, steam heat; cost, \$14,000; owner, Richard P. Burke, 725 Grand st, Brooklyn; architect, P. J. Janowitz, Liberty av, Richmond Hill. Plan Nos. 2818-19-20-21.

ST. JAMES PARK.—Fresh Pond rd, e s, 125 n Catalpa av, 3-sty brick dwelling, 20x55, tin roof, 2 families; cost, \$4,000; owner, Marg. E. O'Rourke, 873 Fresh Pond rd, St. James Park; architect, Jas. F. Bly, 422 St. Marks av, Brooklyn. Plan No. 2809.

WHITESTONE.—21st st, n s, 125 w 11th av, 2½-sty frame dwelling, 18x28, shingle roof, 1 family, steam heat; cost, \$2,000; owner, Louisa Grotz, Whitestone; architect, owner. Plan No. 2813.

WHITESTONE.—Howland av, n e cor 7th st, 1-sty brick dwelling, 20x30, slag roof; cost, \$500; owner, B. Beyer, premises. Plan No. 2816.

JAMAICA.—Scutt pl, s s, 242 w Vine st, 2-sty frame dwelling, 18x24, shingle roof, 1 family, steam heat; cost, \$2,500; owner, Caleb Simons, Pacific and Vine sts, Jamaica; architect, owner. Plan No. 2851.

JAMAICA.—Scutt pl, s s, 192 w Vine st, 2-sty frame dwelling, 18x24, shingle roof, 1 family, steam heat; cost, \$2,500; owner, Caleb Simons, Pacific and Vine sts, Jamaica; architect, owner. Plan No. 2822.

JAMAICA.—Scutt pl, s s, 267 w Vine st, 2-sty frame dwelling, 18x24, shingle roof, 1 family, steam heat; cost, \$2,500; owner, Winifred V. Collins, Pacific and Vine sts, Jamaica; architect, Caleb Simons, Jamaica. Plan No. 2824.

L. I. CITY.—Walcott av, n w cor Lawrence st, 2-sty brick dwelling, 15x89, slag roof, 2 families; cost, \$7,000; owner, Lena Zanetta, 920 2d av, L. I. City; architect, F. Chmelik, 796 2d av, L. I. City. Plan No. 2825.

RIDGEWOOD.—Linden st, s s, 40 w Double-day st, twelve 2-sty brick dwellings, 20x68 and 20x55, slag roof, 2 families; cost, \$54,500; owners, Stier & Bauer, 2420 Putnam av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 2831-2-3.

RIDGEWOOD.—Linden st, s s, 140 e Fresh Pond rd, twelve 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$54,000; owners, Stier & Bauer, 2420 Putnam av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 2835-6-7.

RIDGEWOOD.—Linden st, s s, 240 w Double-day st, three 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$13,500; owners, Stier & Bauer, 2420 Putnam av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2838.

RIDGEWOOD.—Linden st, n s, 120 w Traffic st, ten 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$45,500; owners, Stier & Bauer, 2420 Putnam av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 2839-40-41.

RIDGEWOOD.—Linden st, n s, 130 e Fresh Pond rd, twelve 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$54,000; owners, Stier & Bauer, 2420 Putnam av, Ridgewood. Plan Nos. 2842-3-4.

WOODHAVEN.—Hudson st, e s, 200 s Beaufort st, fourteen 2-sty brick dwellings, 20x55, slag roof, 2 families; cost, \$63,000; owner, Herman Schroeder, 791 Carroll st, Brooklyn; architects, L. Berger & Co., Myrtle & Cypress avs, Ridgewood. Plan Nos. 2827-28.

FACTORIES AND WAREHOUSES.

L. I. CITY.—15th av, e s, 250 n Jamaica av, frame storage, 20x20; cost, \$250; owner, J. Jacobs, premises. Plan No. 2807.

SCHOOLS AND CHURCHES.

SPRINGFIELD.—Willow pl, n w cor Broadway, 2½-sty frame school, 50x63, tin roof; cost, \$10,000; owner, St. Mary Magdalena Church, Springfield; architects, P. Tillion & Son, 381 Fulton st, Brooklyn. Plan No. 2766.

STABLES AND GARAGES.

BAYSIDE.—West st, w s, 150 s Palace boulevard, frame garage, 18x20, shingle roof; cost, \$400; owner, C. H. Harnden, Bayside. Plan No. 2777.

L. I. CITY.—Borden av, s w cor Boulevard, steel garage, 38x20; cost, \$600; owners, Horn-Holland Co., Bodine and Hancock sts, L. I. City. Plan No. 2767.

COLLEGE POINT.—High st, 159, frame garage, 10x14; cost, \$75; owner, J. J. Golsoner, premises. Plan No. 2799.

CORONA.—40th st, w s, 160 n Hayes av, steel garage, 10x16; cost, \$130; owner, J. Norbach, premises. Plan No. 2815.

JAMAICA.—Amherst av, s s, 280 e Kaplan av, frame garage, 10x18; cost, \$100; owner, H. R. Storm, premises. Plan No. 2808.

RICHMOND HILL.—Sherman st, e s, 475 s Liberty av, frame garage, 12x16; cost, \$155; owner, H. Miles, premises. Plan No. 2817.

CORONA.—42d st, w s, 140 s Burnside av, frame garage, 8x16, tin roof; cost, \$100; owner, Meyer Jawitz, premises. Plan No. 2845.

STORES AND DWELLINGS.

MIDDLE VILLAGE.—Pulaski st, s e cor Hinman st, 2-sty frame store and dwelling, 23x60, tin roof, 2 families; cost, \$4,500; owner, A. Milansky, 44 Lafayette av, Middle Village; architect, J. W. Weiss, 16 Court st, Brooklyn. Plan No. 2769.

RICHMOND HILL.—Liberty av, s s, 40 w Austin av, 2-sty brick store and dwelling, 20x55, tin roof, 2 families; cost, \$4,500; owner, Salvatore Conti, 623 4th av, Brooklyn; architect, Chas. Holm, Richmond Hill. Plan No. 2762.

RIDGEWOOD.—Palmetto st, n e cor Cypress av, 3-sty brick store and dwelling, 20x62, slag roof, 2 families; cost, \$8,000; owner, August Bauer, 355 Highland boulevard, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 2834.

STORES, OFFICES AND LOFTS.

L. I. CITY.—Steinway av, w s, 330 n Broadway, 1-sty store; cost, \$200; owner, J. Bernstein, premises. Plan No. 2797.

MISCELLANEOUS.

ELMHURST.—Homan st, e s, 150 s Seabury st, 1-sty frame bake shop, 48x43, slag roof; cost, \$1,500; owner, Henry Brenner, Queens boulevard, Elmhurst; architects, E. Rose & Son, Grant st, Elmhurst. Plan No. 2772.

FOREST HILLS.—Burns st, Dartmouth st and Tennis pl, frame grandstand, temporary, 130x8; cost, \$500; owner, West Side Tennis Club, Forest Hills. Plan No. 2780.

WOODSIDE.—Broadway & N. Y. Connecting Railway, three frame sheds, 20x40, paper roof; cost, \$800; owners, Wilson & English Const. Co., 50 Church st, Manhattan. Plan Nos. 2774-75-76.

FOREST HILLS.—L. I. R. R., n s, 1,500 w Union turnpike, five frame billboards; cost, \$500; owner, Alex. D. Shaw, 76 Broad st, Manhattan. Plan Nos. 2846-7-8-9-50.

MIDDLE VILLAGE.—Old Brooklyn R. R. Tracks, e s, 50 s Metropolitan av, three frame temporary sheds, 12x14; cost, \$300; owner, N. Y. Connecting R. R. Co., premises. Plan Nos. 2852-3-4.

ST. ALBANS.—Merrick rd, n w cor Locust av, frame signboard; cost, \$40; owner, Frank Meecham, St. Albans. Plan No. 2823.

Richmond.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY ST. w s, 62 s 1st av, New Brighton, 3-sty brick store and tenement, 37x85; cost, \$11,000; owner, L. R. Meyerson, 118 3d av, New Brighton; architect, John Davies, Tompkinsville. Plan No. 798.

DWELLINGS.

PINE ST. w s, 100 n 3d st, New Dorp Manor, 1-sty frame bungalow, 25x12; cost, \$500; owner, Mrs. E. Goodwin, 3d and Pine sts, New Dorp Manor; architect, Geo. Hoverkemp, 409 Richmond rd, Richmond. Plan No. 806.

PRICE LANE. s w cor Lexington av, Lino-leumville, 2-sty frame dwelling, 18x23; cost, \$1,500; owner, Frank Bodenshotz, premises; architect, Jos. Okstle, 191 Nicholas av, Port Richmond. Plan No. 808.

ROSEWOOD PL. n s, 351 e Cebra av, two 2½-sty frame dwellings, 22x46; cost, \$5,200; owner, M. Rosenholz, Tompkinsville; architect, John Davies, Tompkinsville; builder, John Larsen, Port Richmond. Plan No. 796.

1ST ST. e s, 181 n St. Johns, 2-sty brick dwelling, 17x25; cost, \$2,750; owner, Edward Farrell; architect, James Whitford; builder, M. Tedesco. Plan No. 802.

1ST ST. e s, 201 n St. Johns, 2-sty brick dwelling, 17x25; cost, \$2,750; owner, Edward Farrell; architect, James Whitford; builder, M. Tedesco. Plan No. 801.

4TH ST. n s, 70 w Spruce, New Dorp Manor, 1½-sty frame bungalow, 20x30; cost, \$1,000; owner, H. A. Schmidt, 97 Central av, Richmond. Plan No. 792.

9TH ST. 178, Midland Beach, 1-sty frame bungalow, 14x18; cost, \$200; owner, M. Sullivan, 449 Center st, Trenton, N. J. Plan No. 804.

BUTLER AV. w s, 40 n King st, Welbrook Estate, 1-sty frame bungalow, 12x16; cost, \$150; owner, Josephine Bonomo, 12 Montrose av, Brooklyn; builder, Michl. Calca, 22 Rivington st, Manhattan. Plan No. 789.

CEDAR GROVE AV. e s, 30 s Neptune, New Dorp B., 1-sty frame bungalow, 20x35; cost, \$500; owner, Edw. McGarrey, 100 West 119th st; architect, Hugh M. Rae, Wattorside st. Plan No. 788.

OCEAN AV. e s, 2,500 s e Mill rd, Oakwood Beach, 1-sty frame bungalow, 20x28; cost, \$400; owner, Eva Gruber, 77 Hamburg av, Brooklyn; builder, Robt. Fuchs, Oakwood. Plan No. 791.

RICHMOND AV. w s, 200 s Hatfield, Port Richmond, 2½-sty frame dwelling, 26x24; cost, \$3,800; owner, Robt. C. Jones, Jr., Rich av, Port Richmond; architect, Wm. F. Behler, 84 Clinton av, Port Richmond. Plan No. 787.

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ROMA AV, s s, 100 w Garibaldi, New Dorp, 1-sty frame bungalow, 12x12; cost, \$50; owner, Louis Guarneri, 30 Rivington st. Plan No. 799.

ROMA AV, s s, 225 s e Surf av, New Dorp, 1-sty frame bungalow, 14x14; cost, \$50; owner, Michele Saplaça, 51 Sackett st, Brooklyn. Plan No. 800.

TOMPKINS AV, w s, 50 n St. Johns, Rosebank, 2-sty frame dwelling, 24x26; cost, \$3,000; owner, John P. From, 234 Charles av, Port Richmond. Plan No. 803.

WASHINGTON AV, s s, opp. Van Pelt, Graniteville, 2-sty frame dwelling, 18x28; cost, \$1,735; owner, John Neubauer, premises; architect, Fred D. Drake, Mariners Harbor. Plan No. 807.

FACTORIES AND WAREHOUSES.

WESTERVELT AV, 121, New Brighton, 1-sty frame storage, 10x18; cost, \$230; owner, A. Huebner, premises; builder, B. B. Babbitt, 85 Bayview av, New Brighton. Plan No. 794.

STABLES AND GARAGES.

AMBOY RD, w s, 150 s Weir av, Pleasant Plains, 1-sty frame stable and wagon shed, 16x30; cost, \$150; owner, J. Shulman, 6407 Amboy rd; architect, Jos. Okstle, Pleasant Plains. Plan No. 811.

BARNES AV, n w cor 6th st, Woodland Terrace, 1-sty frame garage, 12x22; cost, \$350; owner, Mrs. Sarah Harrison, 6th st and Barnes av; builder, Jones & Wheeler, 6th st and Barnes av. Plan No. 790.

BROADWAY, 248, Tottenville, 1-sty frame garage, 12x18; cost, \$50; owner, Wm. M. Ford, Tottenville, N. Y. Plan No. 793.

PALMER AV, 84, Port Richmond, 1-sty frame garage, 11x18; cost, \$100; owner, F. D. Decker; architect, Jos. Okstle, both premises. Plan No. 809.

STORES AND DWELLINGS.

ST. MARYS AV, n s, 100 w New York av, Rosebank, 2-sty brick store and dwelling, 25x52; cost, \$4,500; owner, Alfred Gargiulo; architect, John Davies, Tompkinsville; builder, A. Carilli. Plan No. 797.

MISCELLANEOUS.

BROAD ST, 170, Stapleton, 1-sty frame shed, 10x30; cost, \$50; owner, R. Olsen, 170 Broad st, Stapleton; builder, G. Molinoff, 196 Broad st, Stapleton. Plan No. 785.

CEDAR GROVE AV, n e cor Center st, New Dorp B., concrete cesspool; cost, \$50; owner, Mr. Schiesel, Cedar Grove av; builder, E. J. Field, Jew av, W. B. Plan No. 786.

HARBOR RD, 189, Manor Harbor, brick cesspool, 6x6; cost, \$50; owner, John Smith, premises; builder, John P. Johnson, 200 Lafayette av. Plan No. 795.

NEW DORP BEACH, 670 n Cedar Grove av, New Dorp Beach, 1-sty frame bath house, 42x76; cost, \$250; owner, Ella Munger, Munger's Hotel; architect, Jos. Okstle, Maple st, New Dorp, S. I. Plan No. 810.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BROOME ST, 196-198, n w cor Suffolk st, new fireproof stair enclosure, extend stairs to roof to 6-sty brick stores and lofts; cost, \$2,500; owner, Adolph Mandel, 61 Broadway; architect, George M. McCabe, 96 5th av. Plan No. 1949.

CANAL ST, 76, s s, 120 e Eldridge st, new toilets to 5-sty brick store and tenement; cost, \$500; owner, Louis Rubenstein, 215 4th av; architect, David Bleler, 545 East 139th st. Plan No. 1948.

CHURCH ST, 30, new balcony, concrete floor, steel work to 22-sty fireproof railroad terminal, offices and stores; cost, \$1,800; owner, Hudson & Manhattan Railroad Co., 30-50 Church st. Plan No. 1932.

EAST BROADWAY, 162, n w cor Rutgers st, new show windows and partitions to 6-sty brick store and tenement; cost, \$1,000; owner, Goldsoll Realities, Inc., 200 West 96th st; architect, M. Joseph Harrison, World Building. Plan No. 1923.

HOWARD ST, 3, remove walls, rebuild 1st and 2d floor and roof to 4-sty brick store and loft; cost, \$4,500; owner, Mary A. McNamara, 566 7th st, Brooklyn; architect, Clarence True & Son, 405 Lexington av. Plan No. 1938.

JEFFERSON MARKET, n w cor 6th and Greenwich avs, new drainage and water supply system, concrete floor, slag roof, skylight, show windows, entrance doors, electric wiring and fixtures and painting faces of buildings to 3-sty brick public market; cost, \$5,000; owner, City of New York; architect, Bureau of Public Buildings and Offices. Plan No. 1924.

PARK PL, 67-77, n e cor Greenwich st, cut new openings, fireproof doors to 5-sty brick store and lofts; cost, \$200; owner, Chas. Welsh Estate, 256 Broadway; architect, Geo. Mort Pollard, 347 5th av. Plan No. 1943.

PEARL ST, 338, s e cor Dover st, new fire-escapes, fireproof windows, &c., to 7-sty brick lofts; cost, \$1,100; owner, Richard K. Fox, 338 Pearl st; architect, Adolf Rosenbaum, 540-50 West 58th st. Plan No. 1933.

SHERIFF ST, 66-68, e s, 60 s Rivington st, new elevator shaft, fireproof elevator doors, g. i. skylight and partitions to 5-sty brick stores, dance hall and meeting rooms; cost, \$2,000; owner, Max Rosenberg, 712 East 17th st, Brooklyn; architects, Glucroft & Glucroft, 671 Broadway, Brooklyn. Plan No. 1912.

SULLIVAN ST, 150-152, change window to door, rebuild partition to 6-sty brick tenement; cost, \$100; owner, Serafino Tassin, 119 Baxter st; architect, Anthony Ventrascio, 183 Spring st. Plan No. 1936.

WASHINGTON ST, 75, e s, 233 s Rector st, rearrange partitions creating 2 additional rooms, new plumbing to 3-sty brick store and apartments; cost, \$800; owner, Faris Azoon,

75 Washington st; architect, Samuel Levingson, 101 West 42d st. Plan No. 1955.

WEST ST, 270, remove hand hoist, new fireproof elevator enclosure, electric elevator, fireproof stair enclosure, windows and doors, new pent house, skylights, fire-escapes to 5-sty brick storage or lofts; cost, \$4,000; owner, Gesine Engel, 22 East 47th st; architect, Louis E. Eden, 1 Madison av. Plan No. 1934.

3D ST, 34-36 West, erect, 1,000-gallon tank and steel support to 5-sty brick factory; cost, \$150; owner, Cheeseborough Estate, 33 Howard st; architect, James F. Egan, 162 West 20th st. Plan No. 1944.

14TH ST, 233 West, n s, 400 w 7th av, new brick piers, c. i. columns, steel beams and cinder concrete floor to 4-sty brick lofts; cost, \$750; owner, Pauline Chegney, 233 West 14th st; architect, John Boese, Queens Plaza Court, L. I. Plan No. 1922.

16TH ST, 55 West, n s, 65 e 6th av, new stairs, bulkhead and g. i. skylight to 10-sty fireproof lofts; cost, \$250; owner, Max Kurzrok, 11 East 26th st; architects, Schwartz & Gross, 347 5th av. Plan No. 1926.

22D ST, 140-44 West, 300 e 7th av, erect sprinkler tank outfit to 12-sty fireproof lofts; cost, \$1,900; owner, Mrs. Robert M. Owen, Secor pl and Wolf lane, Pelham Manor; architect, L. G. House Engineering Co., Inc., 143 West 40th st. Plan No. 1911.

24TH ST, 464 West, new partitions and sleeping porch to 2-sty brick private dwelling; cost, \$1,000; owner, Arthur Billing, care John A. Gade, 107 East 71st st; architects, Foster & Gade, 15 East 38th st. Plan No. 1915.

31ST ST, 59 West, n e cor 6th av, new iron and steel columns and girders, dumbwaiter, fireproof doors, partitions, change stairs and 2d and 3d sty extensions to 4-sty brick store, office, club room and dwelling; cost, \$5,000; owner, William Martin, 520 6th av; architect, George Hof, Jr., 371 East 158th st. Plan No. 1951.

38TH ST, 350-352 West, new marquise 34.6 ft. wide, raise show window sills to 6-sty fireproof store and lofts; cost, \$500; owner, George Kern, 496 9th av; architect, George H. VanAuken, 1269 Broadway. Plan No. 1927.

47TH ST, 123 West, 200 w 6th av, new show window and remove partitions to 3-sty brick dwelling; cost, \$300; owner, Milton G. Richards, 26 West 46th st; architect, Adolph E. Nast, 546 5th av. Plan No. 1919.

60TH ST, 37 East, addition of 8 bathrooms to 5-sty brick store, studio and bachelor apartments; cost, \$2,000; owner, Julien T. Davies, 49 East 51st st; architects, Atterbury & Phelps, 20 West 43d st. Plan No. 1939.

62D ST, 15 West, and 25 Central Park West, new oak floor, entrance steps, increase size of ladies' lavatory to 11-sty fireproof theatre and restaurant; cost, \$2,000; owner, The New Theatre Co., 52 William st; architect, John J. Petit, 103 Park av. Plan No. 1929.

65TH ST, 22 East, s w cor Madison av, erect marquise to 5-sty brick residence; cost, \$500; owner, Mrs. Martina Downing, 22 East 65th st; architect, Charles F. Peck, 7 East 42d st. Plan No. 1935.

73D ST, 46 West, s s, 50 e Columbus av, 2 new partitions, steel beams, close up doors to 6-sty brick tenement; cost, \$500; owner, Merlau Realty Co., 2211 Broadway; architect, Otto L. Spannhaake, 13 Park Row. Plan No. 1941.

75TH ST, 141 West, change entrances, alter area, 2 new stairs and partitions to 4-sty brick private dwelling; cost, \$2,500; owner, Carrie A. Kraus, Newfield av, Stamford, Conn.; architects, Tavor & Levi, 105 West 40th st. Plan No. 1937.

84TH ST, 200 West, s w cor Amsterdam av, repair store front, remove toilets to 5-sty brick store and tenement; cost, \$1,800; owner, Robert Ballentine Estate, 790 Broad st, Newark, N. J.; architect, Chas. S. Saxe, 535-45 East 79th st. Plan No. 1946.

95TH ST, 211-215, n e cor Broadway, new brick piers, iron beams, cement flooring, etc., to 2-sty fireproof garage; cost, \$1,400; owner, Mark Ash, 92 William st; architect, American Elevator Co., 113-117 Cedar st. Plan No. 1954.

100TH ST, 32-34 West, 1-sty addition, fireproof partitions, windows, concrete floor, toilet rooms, passenger elevator, fireproof shaft, continue stairs to 8th sty to fireproof factory; cost, \$15,000; owners, Schinas Bros., 32-34 West 100th st; architects, Gillespie & Carrel, 1123 Broadway. Plan No. 1947.

112TH ST, 120 East, s s, 171 e Park av, new extension, new toilets, bath rooms, area, remove stairs and partitions to 4-sty brick store and dwelling; cost, \$1,500; owner, Mrs. Barbara Tausis, 523 West 134th st; architects, Young & Wagner, 347 5th av. Plan No. 1952.

119TH ST, 86 West, s w cor Lenox av, construct steel frame to carry tank to 8-sty fireproof apartment house; cost, \$750; owner, Chester Court Corporation, 86 West 119th st; architect, The Rusling Co., 39 Cortlandt st. Plan No. 1917.

AMSTERDAM AV, 610, 3 new 4-in. lally columns to 1-sty brick stores; cost, \$75; owner, Vincent Astor, 23 West 26th st; architects, James McWalter & Son, Inc., 1497 Broadway. Plan No. 1914.

BROADWAY, 2431-39, s w cor 90th st, new front and metal ceiling to 2-sty fireproof stores and theatre; cost, \$300; owner, Robert Goeltz, 9 West 17th st; architect, Vincent S. Todaro, 5 West 31st st. Plan No. 1920.

BROADWAY, 440, e s, 60 n Howard st, frame roof, continue stairs, pent house to 5-sty brick store and lofts; cost, \$200; owner, George C. Boldt, Waldorf-Astoria; architect, John C. Westervelt, 36 West 34th st. Plan No. 1931.

BROADWAY, 2571-3, s w cor 97th st, install new elevator to 2-sty fireproof theatre, stores and offices; cost, \$10,000; owner, Broadway & 97th Street Realty Co., 126 West 46th st; architect, Thos. W. Lamb, 644 8th av. Plan No. 1953.

CENTRAL PARK WEST, 25, between 62d and 63d sts, increase seating capacity, fireproof partitions and doors to 11-sty fireproof theatre; cost, \$500; owner, The New Theatre Co., 52 William st; architect, John J. Petit, 103 Park av. Plan No. 1945.

LEXINGTON AV, 355, n e cor 40th st, new area, iron ladder, hinged gratings, etc., to 5-sty brick private club; cost, \$150; owner, Mary A. Tonetti, 135 East 40th st; architect, William S. Miller, 141 East 40th st. Plan No. 1942.

LEXINGTON AV, 541, n e cor 49th st, new iron stairway, open roof house and mason work to 9-sty fireproof school; cost, \$600; owner, Bible Teachers' Training School, Inc.; architect, Ralph C. Bullard, 510 Audubon av. Plan No. 1913.

LEXINGTON AV, 351, new partitions, window, skylights and door to 3-sty brick office; cost, \$175; owner, Frederick H. Matlage, 363 Lexington av; architect, G. Francis Leonard. Plan No. 1925.

3D AV, 1590, w s, new brick extension, 1-sty, 16x20, to 5-sty brick store and tenement; cost, \$700; owner, Wendolin J. Nauss, 17 East 94th st; architect, Sidney F. Oppenheim, 333 East 80th st. Plan No. 1928.

3D AV, 2212-2224, s w cor 121st st, erect steel tank supports and a 12,000-gal. and 9,000-gal. tank to 5-sty brick store; cost, \$2,000; owner, Edward Callan, 2211 3d av; architect, The Rusling Co., 39 Cortlandt st. Plan No. 1950.

4TH AV, 137, n e cor 13th st, new partitions, bulkhead, stairs, store fronts, soda booths, skylight, c. i. columns and steel beams to 3-sty brick store and dwelling; cost, \$1,200; owner, German Savings Bank, 147 4th av; architect, Otto Reissmann, 147 4th av. Plan No. 1940.

PROPOSALS

The rate for Advertising under this heading is 25 cents per line, nonpareil measurement, with a minimum of four lines. Copy received until 3 P. M. Friday.

NOTICE TO BIDDERS.

Sealed proposals will be received at the Office of the Board of Supervisors, of Nassau County, at the Court House, Mineola, New York, up to noon, on Thursday, August 26th, 1915, for the manufacture, delivery and erecting of Lighting Fixtures for the additions to the Nassau County Court House, in accordance with the specifications prepared by William B. Tubby, Architect, 81 Fulton Street, N. Y. City, N. Y.

The sum of Seven thousand dollars (\$7,000.00) has been appropriated for this work, and bids are to be based upon this amount and the schedule of quantities, which are to be in itemized form showing a total amount of \$7,000 for all of the fixtures furnished and installed complete with glass ware, Tungsten electric lamps and inspection.

Each proposal must be accompanied by a certified check in the sum of One thousand Dollars (\$1,000.00), payable to the Board of Supervisors of Nassau County, which shall be forfeited for damages sustained should the unsuccessful bidder fail to enter into a contract for this work and to give a satisfactory surety bond for fifty per cent (50%) of the amount of the contract for the faithful performance of this contract and also satisfactory bond against mechanics' liens to the full amount of the contract price, within ten days after award is made to the contractor.

It is understood that no bids will be considered that will show a total of more or less than \$7,000.00.

The Board of Supervisors and the Architect reserve the right to reject any or all bids.

By order of the Board of Supervisors,
GEORGE M. GOODALE,
Supervisors' Clerk
Dated at Mineola, L. I., Aug. 2, 1915.

NOTICE TO CONTRACTORS. Sealed proposals for Construction Work of Conduit connecting the New 150 Patient Acute Hospital Building with Kitchen Building at the Manhattan State Hospital, Ward's Island, N. Y., will be received by the State Hospital Commission, Capitol, Albany, N. Y., until 2:30 o'clock P. M. on Wednesday, August 25th, 1915, when they will be publicly opened and read. Proposals shall be enclosed in an envelope furnished by the State Architect, sealed and addressed, and shall be accompanied by a certified check in the sum of One Hundred Fifty Dollars (\$150.00). The contractor to whom the award is made will be required to furnish surety company bond in the sum of fifty per cent. (50%) of the amount of the contract within thirty days after official notice of award of contract and in accordance with the terms of specification No. 2305. The right is reserved to reject any or all bids. Drawings and specifications may be consulted at the Manhattan State Hospital, Ward's Island, at the New York office of the Department of Architecture No. 1224 Woolworth Building, and at the Department of Architecture, Capitol, Albany, N. Y. Drawings and specifications and blank forms of proposal may be obtained at the Department of Architecture, Capitol, Albany, N. Y. upon reasonable notice to and in the discretion of the State Architect, Lewis F. Pilcher, Capitol, Albany, N. Y.

E. S. ELWOOD,
Secretary State Hospital Commission.
Dated: August 6th, 1915.

Plans Filed, Alterations, Continued.

6TH AV, 388-390, and 56 West 24th st, extending stairs, framing, new pent houses, metal covered, to 6-sty brick stores and lofts; cost, \$400; owner, Mrs. Mary A. Gordon, 294 Central Park West; architect, John C. Westervelt, 36 West 34th st. Plan No. 1930.

6TH AV, 865, change location of stairway, new opening, w. e. and g. i. ventilating duct to 3-sty frame store, office and apartment; cost, \$300; owner, William H. Wheeler, 865 6th av; architect, G. W. Foster, Jr., 225 Lexington av. Plan No. 1918.

7TH AV, 2034-40, s w cor 122d st, 2 new bathrooms, tile floors and wainscot, window, mullion, partition to 8-sty brick tenement; cost, \$1,000; owner, Ross C. Browning Estate, West Orange, N. J.; architects, Hill & Stout, 299 Madison av. Plan No. 1921.

Bronx.

PURDY ST, 1318, new partitions to 2-sty frame dwelling; cost, \$100; owner, Chas. Essenwanz, on premises; architect, Philip Bardes, 1838 Wallace av. Plan No. 354.

187TH ST, 527, 1-sty frame extension, 12x 12.6, to 2-sty frame dwelling; cost, \$500; owner, Pasquale Breslia, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 358.

214TH ST, n w cor Holland av, move 3-sty frame store and dwelling; cost, \$500; owner, The Ebling Co., Louis Ebling, 156th st and St. Anns av, Pres.; architect, F. J. McGarry, 762 East 219th st. Plan No. 353.

219TH ST, 913, new toilets, new partitions to 3-sty brick tenement; cost, \$1,000; owner, Frank Lacativa, on premises; architect, Luciana Pisciotta, 391 East 149th st. Plan No. 359.

CROTONA AV, 1821, two 1-sty brick and frame extensions, 22x4, 8x14, to 3-sty frame dwelling; cost, \$800; owner, Harris Gruberman, 1843 Crotoza av; architect, Morris Schwartz, 194 Bowersy. Plan No. 351.

FORDHAM RD, 8-10 West, two 1-sty brick extensions, 24.6x8, to two 2-sty brick stores and dwellings; cost, \$2,500; owners, C. & L. M. Rosenbaum Realty Co., on premises; architect, M. J. Harrison, World Bldg. Plan No. 356.

HOLLAND AV, 3850, new store front, &c., to 3-sty frame and brick store and tenement; cost, \$600; owner, Frank Lisanti, on premises; architect, A. J. De Pace, 854 East 217th st. Plan No. 357.

PROSPECT AV, 631, 1-sty frame extension, 22.6x7.9, to 2-sty frame store and dwelling; cost, \$500; owner, Annie Cohen, on premises; architect, John Hauser, 360 West 125th st. Plan No. 355.

PROSPECT AV, 879, new partitions to 1-sty brick stores; cost, \$200; owner, Henry Atker, 2472 Grand av; architect, Jos. J. Eberle, 489 5th av. Plan No. 352.

Brooklyn.

AMBOY ST, e s, 362.6 s Pitkin av, interior alterations to 4-sty store and tenement; cost, \$350; owner, Max Simon, on premises; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 5758.

BOERUM PL, e s, 80 s Pacific st, interior alterations to 4-sty tenement; cost, \$400; owner, Bertha Brasch, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 5885.

COLUMBIA ST, w s, 50 n Summit st, exterior alterations to 3-sty store and dwelling; cost, \$250; owner, Frank Scott, 75 Carroll st; architect, John Burke, 372 Union st. Plan No. 5855.

COLUMBIA ST, e s, 222.5 n Degraw st, interior alterations to 3-sty store and tenement; cost, \$250; owner, Hyman Dolgoff, 161 Columbia st; architect, David A. Lucas, 98 3d st. Plan No. 5867.

DEAN ST, s s, 175 e Bedford av, extension to 4-sty dwelling; cost, \$500; owner, Dr. E. R. Bedford, 352 Hancock st; architect, F. W. Acock, 35 Wyona st. Plan No. 5750.

DEAN ST, s s, 130 e Boerum pl, elevator shaft to 2-sty garage; cost, \$3,000; owner, Frank L. Johanns, 14 Atlanta av; architect, Albert Ullrich, 371 Fulton st. Plan No. 5898.

DOUGLAS ST, w s, 367.11 n Sutter av, interior alterations to 3-sty tenement; cost, \$1,200; owner Samuel Rosensweig, 304 Watkins st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5881.

HERZE ST, e s, 250 n Blake av, interior alterations to 2-sty dwelling; cost, \$700; owner, Mrs. Pearl Goldstein, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5775.

JEROME ST, e s, 19 s Fulton st, extension to 2-sty dwelling; cost, \$700; owner, John Zapp, on premises; architects, Charles Infanger & Son, 264 Atlantic av. Plan No. 5811.

LOCUST ST, n s, 150 e Broadway, interior alterations to 3-sty tenement; cost, \$300; owner, Anna Reichenstadter, on premises; architects, Glucoft & Glucoft, 671 Broadway. Plan No. 5891.

McKIEBEN ST, s s, 125 e Graham av, interior alterations to two 3-sty tenements; cost, \$400; owner, Moses Klarfeld, 107 Ten Eyck st; architects, Glucoft & Glucoft, 671 Broadway. Plan No. 5896.

MALTA ST, w s, 175 s Hegeman av, extension to 1-sty dwelling; cost, \$250; owner, Tillie Claree, on premises; architect, Morris Rothstein, 601 Sutter av. Plan No. 5816.

MONROE ST, n w cor Lewis av, interior alterations to 4-sty store and tenement; cost, \$2,000; owner, John Hernlock, 1398 Nostrand av; architect, Louis Allmendinger, 926 Broadway. Plan No. 5897.

MORRELL ST, n e cor Cook st, extension to two 3-sty stores and tenements; total cost, \$500; owner, Hannah Zirinsky, 392 Bushwick av; architect, Tobias Goldstone, 49 Graham av. Plan No. 5802.

PRINCE ST, e s, 50 n Johnson st, plumbing to two 2-sty dwellings; total cost, \$200; owner, Charles G. Lockwood, 36 Willoughby st; architect, John C. Sims, 2181 Ryer av, Manhattan. Plan No. 5818.

REMSEN ST, s s, 176 w Hicks st, plumbing to 3-sty dwelling; cost, \$1,000; owner, Mary K. Packer, 42 Remsen st; architect, Harry M. Rendell, 70 Fulton st, Manhattan. Plan No. 5796.

SACKETT ST, n s, 40 w Court st, interior alterations to 3-sty dwelling; cost, \$400; owner, Thos. Quinn, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 5910.

SOUTH ELLIOTT PL, w s, 208 s DeKalb av, extension to 3-sty dwelling; cost, \$700; owner, Mrs. L. McGee, on premises; architect, Harry Olsen, 1633 51st st. Plan No. 5830.

SUMMIT ST, n s, 242 e Columbia st, plumbing to 3-sty tenement; cost, \$200; owner, Lucia D. Albero, 142 Summit st; architect, John Burke, 272 Union st. Plan No. 5872.

UNION ST, s s, 302.6 w 7th av, interior alterations to 2-sty garage; cost, \$4,000; owners, Hanan & Son, Front, Bridge and Water sts; architects, Seymour & Schoenwald, Grand Central Ter., Manhattan. Plan No. 5839.

WEST 32D ST, w s, 280 n Surf av, extension to 1-sty dwelling; cost, \$300; owner, Mrs. Edith Vinton, on premises; architect, Geo. H. Seuss, 2966 West 29th st. Plan No. 5907.

56TH ST, n s, 180 e 11th av, extension to 1-sty barn; cost, \$150; owner, Mrs. Mary Kalin, on premises; architect, Frank O. Kalin, 5618 New Utrecht av. Plan No. 5803.

AV P, s s, 40 w e 18th st, move 1-sty church; cost, \$2,000; owner, Kings Highway Cong. Church, on premises; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 5858.

ATLANTIC AV, n s, 125 w Court st, interior alterations to 3-sty store and dwelling; cost, \$800; owner, Elias T. Kirdaby, on premises; architects, Brook & Rosenberg, 350 Fulton st. Plan No. 5834.

CARLTON AV, w s, 350.3 n Atlantic av, extension to 3-sty dwelling; cost, \$400; owner, Ralph Gollo, on premises; architects, Laspia & Salvati, 525 Grand st. Plan No. 5749.

DUMONT AV, n e cor Amboy st, extension to 3-sty store and tenement; cost, \$1,200; owner, Lucy Feldman & ano, 162 Sutter av; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 5914.

EASTERN PKWAY, s e cor Nostrand av, interior alterations to 4-sty tenement; cost, \$8,000; owner, Herman J. Levy Realty & Construction Co., 542 Eastern pkway; architect, J. C. Cocker, 2017 5th av, Manhattan. Plan No. 5877.

FLATBUSH AV, n w cor Woodruff st, interior alterations to 4-sty store and tenement; cost, \$250; owner, Martin L. Hamilton, on premises; architect, Benj. Dreisler, 153 Remsen st. Plan No. 5780.

FLUSHING AV, s s, 55.8 w Hamburg av, extension to 2-sty store and dwelling; cost, \$1,000; owner, Jos. Bag, 1027 Flushing av; architect, Tobias Goldstone, 49 Graham av. Plan No. 5913.

FLUSHING AV, s s, 83.2 w Hamburg av, extension to 2-sty store and dwelling; cost, \$1,000; owner, Jos. Bog, 1027 Flushing av; architect, Tobias Goldstone, 49 Graham av. Plan No. 5912.

GLENMORE AV, s s, 100 e Montauk av, interior alterations to 2-sty dwelling; cost, \$200; owner, Richard F. Law, on premises; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 5812.

HOWARD AV, w s, 40 n Putnam av, extension to 3-sty store and tenement; cost, \$1,800; owner, Jas. Spalletto, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 5899.

JAMAICA AV, s s, 103.7 w Crescent st, extension to 2-sty store and dwelling; cost, \$2,000; owner, Wm. Beck, 117 Lefferts av; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 5767.

KNICKERBOCKER AV, n w cor Himrod st, interior alterations to 3-sty store and tenement; cost, \$250; owner, P. Pfeiffer, on premises; architect, Lew Koen, 76 Graham av. Plan No. 5805.

NEW JERSEY AV, n w cor Pitkin av, extension to 3-sty store and dwelling; cost, \$1,400; owner, Louis Jakobson, 115 Broadway, Manhattan; architect, Ernest Dennis, 241 Schenck av. Plan No. 5837.

NORMAN AV, n s, 36 e Diamond st, interior alterations to 3-sty tenement; cost, \$600; owner, Julius Baer, on premises; architect, Max Hirsch, 391 Fulton st. Plan No. 5786.

ROGERS AV, e s, 260 n Av F, extension to 1-sty garage; cost, \$750; owner, Carl A. Erickson, 315 50th st; architect, Rudolph Fulling, 1916 78th st. Plan No. 5900.

ROCKAWAY AV, e s, 200 s Dumont av, extension to 3-sty store and tenement; cost, \$500; owner, Israel Levin, on premises; architect, Morris Winston, 459 Stone av. Plan No. 5801.

SNEDIKER AV, e s, 170 n Hegeman av, interior alterations to 2-sty dwelling; cost, \$200; owner, Rose Moran, on premises; architect, Morris Rothstein, 601 Sutter av. Plan No. 5876.

WASHINGTON AV, opp. Crown and Montgomery sts, extension to 2-sty lecture hall; cost, \$110,000; owner, Brooklyn Botanic Garden; architects, McKim, Mead & White, 101 Park av, Manhattan. Plan No. 5849.

WASHINGTON AV, opp. Crown and Montgomery sts, extension to 1-sty greenhouse; cost, \$42,000; owner, Brooklyn Botanic Gardens; architects, McKim, Mead & White, 101 Park av, Manhattan. Plan No. 5848.

WILLOUGHBY AV, n s, 318.9 w Marcy av, plumbing to 3-sty dwelling; cost, \$170; owner, Sam Bengerman, on premises; architect, Geo. Diamond, 8 Tompkins av. Plan No. 5883.

7TH AV, w s, 174.3 n Prospect av, interior alterations to 3-sty store and tenement; cost,

\$850; owner, Lorenzo Ferrara, on premises; architect, David A. Lucas, 98 3d st. Plan No. 5899.

11TH AV, s w cor 66th st, plumbing to 2-sty store and dwelling; cost, \$150; owner, Patrick Riley, on premises; architect, Chas. A. Olsen, 1209 68th st. Plan No. 5916.

BARREN ISLAND, West End, extension to 1-sty store and dwelling; cost, \$500; owner, Thos. F. White, Barren Island; architect, John M. Hallaren, 1494 Bushwick av. Plan No. 5915.

Queens.

BAYSIDE.—Bayside boulevard, s s, 50 e 4th st, erect porch to dwelling; cost, \$100; owner, H. P. Hallenbeck, premises. Plan No. 900.

BEAUFORT AV, 4027, 2-sty frame extension, 9x16, rear dwelling, tin roof, interior alterations; cost, \$1,300; owner, Geo. Hirsch, premises. Plan No. 1897.

BROOKLYN HILLS.—Oxford av, 87, 2-sty frame extension, 18x12, rear dwelling, tin roof; cost, \$300; owner, J. Stuppelli, premises. Plan No. 1882.

COLLEGE POINT.—16th st, w s, 250 s 3d av, new porch to dwelling; cost, \$150; owner, Frank Markey, premises. Plan No. 1892.

COLLEGE POINT.—3d av, s s, 100 w 3d st, 1-sty frame extension, 11x8, rear dwelling, tin roof, interior alterations; cost, \$1,200; owner, Mrs. W. Emmerich, premises; architect, H. T. Morris, 321 13th st, College Point. Plan No. 1873.

CORONA.—45th st, e s, 100 s Jackson av, cut new windows to theatre; cost, \$500; owner, North Side Hebrew Congregation, Corona; architect, A. DeBlasi, Corona. Plan No. 1881.

DOUGLSTON.—Bay av, s s, 117 w Main av, 2-sty frame extension, 12x15, side dwelling, shingle roof, new porch and interior alterations; cost, \$1,300; owner, C. H. Murphy, premises. Plan No. 1875.

FAR ROCKWAY.—Leland av, s s, 200 w Remsen av, plumbing to dwelling; cost, \$50; owner, Mrs. Little, premises. Plan No. 1867.

JAMAICA.—Unionhall st, e s, 476 s Fulton st, interior alterations to railroad station; cost, \$1,000; owner and architect, L. I. R. R., Jamaica. Plan No. 1903.

L. I. CITY.—Jackson av, 63, new store front to store; cost, \$300; owner, John Hammond, premises. Plan No. 1898.

L. I. CITY.—Jackson av, 49, plumbing to dwelling; cost, \$50; owner, J. Lain, premises. Plan No. 1902.

L. I. CITY.—Grove st, w s, 125 s Skillman av, plumbing to dwelling; cost, \$125; owner, M. Der mats, premises. Plan No. 1878.

L. I. CITY.—Marion st, e s, 200 s Washington av, 2-sty frame extension, 20x15, rear dwelling, tin roof, general interior alterations; cost, \$2,000; owner, Genera Napolino, 76 Marion st, L. I. City; architect, Edw. J. Decker, 734 Vernon av, L. I. City. Plan No. 1866.

L. I. CITY.—5th st, 158, plumbing to dwelling; cost, \$50; owner, Comet Storage Co., premises. Plan No. 1868.

L. I. CITY.—Greenpoint av, 285, interior alterations to dwelling; cost, \$90; owner, Eliz. Clancy, premises. Plan No. 1874.

L. I. CITY.—Hancock st, w s, 95 n Washington st, 1-sty frame extension, 5x5, rear dwelling, tin roof; cost, \$50; owner, Wm. Clifford, premises. Plan No. 1865.

L. I. CITY.—Hancock st, e s, 175 n Graham av, plumbing to dwelling; cost, \$100; owner, J. Pugh, premises. Plan No. 1876.

L. I. CITY.—8th av, e s, 300 n Broadway, 1-sty frame extension, 22x15, rear dwelling, tin roof, interior alterations; cost, \$1,200; owner, Phillip Yungbluth, 306 8th av, L. I. City; architect, G. J. Fischer, 406 12th av, L. I. City. Plan No. 1888.

L. I. CITY.—Payntar av, n w cor Sunswick st, 2-sty frame extension, 13x12, rear dwelling, tin roof, interior alterations; cost, \$1,200; owner, Paul Murphy, 27 Payntar av, L. I. City; architect, Frank Chmelik, 796 2d av, L. I. City. Plan No. 1886.

MASPETH.—Willow st, s e cor Clinton av, new store front to dwelling; cost, \$150; owner, B. Bezeski, premises. Plan No. 1879.

MORRIS PARK.—Ward st, w s, 350 s Liberty av, 2-sty brick frame extension, 8x13, rear dwelling, tin roof; cost, \$500; owner, Gottlieb Nubbel, premises. Plan No. 1887.

MORRIS PARK.—Belmont av, s s, 20 n Spruce st, plumbing to dwelling; cost, \$50; owner, H. Diehen, premises. Plan No. 1895.

OZONE PARK.—Lawn av, e s, 150 s Grafton av, repair dwelling after fire damage; cost, \$100; owner, Columbia Bldg. Loan Assn., University pl, Woodhaven. Plan No. 1884.

OZONE PARK.—Portland av, w s, 250 s Beaufort st, plumbing to dwelling; cost, \$50; owner, M. Gleason, premises. Plan No. 1885.

RICHMOND HILL.—Ridgewood av, s w cor Walnut st, plumbing to dwelling; cost, \$100; owner, Wm. Roehring, premises. Plan No. 1893.

RICHMOND HILL.—Brandon av, n e cor Herold av, plumbing to dwelling; cost, \$50; owner, C. Shannon, premises. Plan No. 1869.

RICHMOND HILL.—Church st, e s, 250 n Fulton st, plumbing to dwelling; cost, \$50; owner, A. Graf, premises. Plan No. 1871.

RICHMOND HILL.—Vine st, e s, 150 s Chichester av, plumbing to dwelling; cost, \$50; owner, H. J. Rose, premises. Plan No. 1872.

RICHMOND HILL.—Jamaica av, s w cor Cedar av, plumbing to dwelling; cost, \$50; owner, E. J. Bullard, premises. Plan No. 1899.

RIDGEWOOD.—Myrtle av, 2322, electric sien to store; cost, \$300; owner, W. F. Nehbach, premises. Plan No. 1904.

RIDGEWOOD.—Pringle st, n s, 175 w Prospect av, plumbing to dwelling; cost, \$150; owner, J. Vogel, premises. Plan No. 1896.

WHITESTONE.—22d st, w s, from 5th to 7th avs, plumbing to dwelling; cost, \$600; owner, Mrs. Chas. Seneff, premises. Plan No. 1891.

WOODHAVEN.—Jerome av, s, e cor Canal av, interior alterations to hotel and saloon; cost, \$400; owner, Wm. Hesh, premises. Plan No. 1889.

WOODHAVEN.—Washington st, w s, 40 n Fleit st, new store front to dwelling; cost, \$150; owner, W. Hart, premises. Plan No. 1883.

WOODHAVEN.—Jerome av, s s, 20 e Canal av, interior alterations to provide for 2 families; cost, \$500; owner, Wm. Hesh, 3950 Broadway, Woodhaven. Plan No. 1890.

WOODHAVEN.—Roswell pl, s s, 120 e Legerts av, 2-sty frame extension rear dwelling, tin roof, interior alterations; cost, \$500; owner, Katchen Harten, premises. Plan No. 1901.

Richmond.

JERSEY ST, 344, New Brighton, alterations frame dwelling; cost, \$75; owner, Mr. Goodman, 344 Jersey st, N. B.; builder, C. Candrilli, 234 Jersey st, N. B. Plan No. 357.

ST. MARYS AV, 189, Rosebank, alterations to frame dwelling; cost, \$300; owner, Antonio Garofallo; builder, Petro Canova, 1 School rd, Ft. Wadsworth. Plan No. 355.

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 ending Aug. 14. The location is given, but not the owner's address.

ELIZABETH.—Oliver Story, 110 3d st, 3-sty brick, \$8,000; Mary M. Martin, 1141 East Jersey st, 4-sty brick, \$20,000.

ELIZABETH.—Max Jaffe, 409 Magnolia av, 3-sty frame, \$7,000.

WEEHAWKEN.—Stephen Hovey, 98 Liberty pl, 4-sty brick alteration, \$500.

PASSAIC.—Samuel Kobalkin, 181-183 Parker av, 2-sty frame alteration, \$3,000.

NEWARK.—Sarah Huckman, 280 Bergen st, 3-sty frame alteration, \$1,200; Majestic Corp. of N. J., 189-191-193 N. 12th st, three 3-sty frame, \$17,000; August Wraber, 221 Fabyan pl, 3-sty frame, \$5,000; Louis E. Luddeke, 231 Academy st, 3-sty frame alteration, \$200; Henry Schenck, 702-704 S. 19th st, 3-sty brick, \$12,000.

NEWARK.—John A. McKenna, 391, 393 and 395 South Orange av, three 3-sty brick alteration, \$2,500; Louis Kaplan, 206 Hillside av, 3-sty frame, \$6,000; Katie E. Volhaye, 72 Speedway av, 2-sty frame, \$5,000.

BLOOMFIELD.—Bertha Loekle, e side Prospect st, 100 ft. s of Willow st, 2-sty frame, \$5,000.

PATERSON.—John Barone, s w c Clay av and Martin sts, 3-sty brick, \$4,000; Magdalena Huysson, 353-355 Fair st, 3-sty frame, \$7,000.

JERSEY CITY.—Harry Maresca, 330-332 Palisade av, 3-sty brick alteration, \$1,400; Guiseppe Calabrese, 55 Gregory st, 3-sty frame alteration, \$300.

JERSEY CITY.—John Cebulski, east side Germania av, 79 ft. south Van Winkle av, 4-sty brick, \$10,000; Morris Broitman, 59-61-63 Rutgers av, two 3-sty brick, \$22,000.

WEST HOBOKEN.—Paul Seglie, 461 Spring st, 3-sty brick alteration, \$2,000.

WEST NEW YORK.—Filippo Campanella, northwest corner 15th and Madison sts, 3-sty brick, \$20,000.

ATHENIA.—John Walczyk, south side Pleasant av, 250 ft. east of Van Houten av, 2-sty frame, \$4,000.

IRVINGTON.—Thebold Herrmann, 475-477 South 21st st, two 3-sty frame, \$10,000; Mayk Melnyk, 244 32d st, 3-sty frame, \$5,000.

SUMMIT.—Michael Sargie, 481 Morris av, 3-sty frame, \$4,000.

EAST RUTHERFORD.—Rudolph Baker, northwest corner Paterson avenue and Clinton st, 2-sty frame, \$5,000.

PASSAIC.—Samuel Bosin, 117 Passaic st, 3-sty brick, \$9,000.

PERSONAL AND TRADE NOTES.

BAILEY WILLIAMS, plumbing and heating contractor, has recently opened a shop at 10 Woodbine st, Brooklyn.

LOUIS GENN, plumbing contractor, has moved his office and shop from 42 Montrose av to 130 Meserole st, Eeroklyn.

A. FREDERICH'S SONS CO., general contracting, has moved its offices from 106 Mill st to 710 Lake av, Rochester, N. Y.

JOHN WEIL has opened a shop and office at 852 Amsterdam av, where he will conduct a heating and plumbing contracting business.

N. K. VANDERBECK, architect, has opened an office for the general practice of his profession at 11th av and 24th st, Englewood, N. J.

E. M. HOUGHTALING, of the firm of E. M. Houghtaling & Co., Inc., brick dealers, 101 Park av, has returned to his office after an illness of several weeks' duration.

A. GELP, plumbing and heating contractor, formerly at 300 East 76th st, has entered into a partnership with M. Singer. The firm is now engaged in the business at 430 West 42d st.

ROSENBERG & ARONSON, masons and general contractors, have dissolved partnership by mutual consent. M. Rosenberg is conducting a mason and general contracting business at 121-123 Canal st.

WILLIAM J. ORRIS PLUMBING CO., William J. Orris, president, has recently been organized and is conducting a plumbing and heating contracting business at 319 Second av, West Hoboken, N. J.

J. H. LENDI, formerly assistant to A. G. Carlson, mechanical engineer, Universal Portland Cement Co., has been given the title of electrical engineer in the engineering department of that company.

J. BORGE, formerly Chief Engineer of the National Incinerator Co., of New York City, and of Lewis & Kitchen, Chicago and Kansas City, has organized the Borge Incinerator Corporation, with offices in the Flatiron Building, Broadway and 23d st.

JAMES W. ROUTH, formerly a member of the public works staff of the New York City Bureau of Municipal Research, was recently appointed engineer on the staff of the Rochester Bureau of Municipal Research.

WAR DEPARTMENT has announced an open competition of designs for a Francis Scott Key Memorial at Fort McHenry, near Baltimore. Prizes of \$800, \$500 and \$300 are offered. Models must be submitted to the Department by Dec. 15.

RUDOLPH HERING, hydraulic and sanitary engineer, of the firm of Hering & Gregory, 170 Broadway, has been retained by the city of Johnstown, Pa., to pass upon the plans for the proposed sanitary sewerage system and sewage disposal plant for that city.

THOMAS F. CUSHING has been appointed eastern sales manager for the South Chester Tube Co., Chester, Pa. His headquarters will be at 30 Church st. Previous to his present appointment, he was New York manager for the Kennedy Valve Mfg. Co., of Elmira, N. Y.

GEORGE E. NOETH COMPANY, 44 Clinton av, North, Rochester, N. Y., has disposed of its holdings to Charles L. Gerstner and Cyril J. Statt, who have been with the Noeth Company for many years. The firm of Gerstner & Statt will conduct a tile, marble and slate contracting business with showrooms at 223 South av.

HUDSON BOILER MFG. CO. has moved its offices from 33 West 42d st to 358 West 42d st, where the first floor will be used as a show room for the company's line of Hudson boilers and the Crown Gem and York Gem boilers, made by Abendroth Bros. The company's warehouse is located at the rear of the new quarters.

AMERICAN MAILING DEVICE CORPORATION, 103 Park av, was awarded a gold medal as the first prize at the Panama-Pacific Exposition for its exhibit of a mail chute and mail box manufactured by the concern. The award was made on workmanship, material and design and on the methods and general management of the concern's affairs.

THOMAS J. GANNON, formerly mechanical engineer of the Department of Water Supply, Gas and Electricity of the City of New York, has opened an office at 143 Liberty st for the practice of mechanical and hydraulic engineering, specializing in power plants, water supply and sewage disposal, coal and fuel economy and mechanical equipment and testing.

HERBERT THOMAS, the sculptor, has prepared his preliminary designs for a statue of the late Mayor Gaynor, which it is proposed to erect in City Hall Park. The memorial will consist of a bronze statue standing on a granite pedestal and the total cost is expected to be \$40,000. The memorial committee has practically abandoned the former scheme of erecting an arch at one of the entrances to the Manhattan Bridge.

H. W. JOHNS-MANVILLE COMPANY has opened its new lighting showroom at 294 Madison av, next door to the main building. This room has been arranged for displaying fixtures, particularly residence fixtures, for every room in the home. The several rooms have been fitted with lighting fixtures and equipment of various sorts to give the architect and consumer an opportunity of inspecting the wide range of lighting products and service offered by this company.

W. S. BARSTOW & COMPANY, INC., 50 Pine st, have reorganized their department of construction engineer, with Arthur M. Torrey, formerly of Hildreth & Co., in charge. Prior to 1908 the firm was active in railway, public utility and industrial construction. In that year it branched out into the ownership and management of public utilities, of which it now controls about forty in the eastern and middle western States. During the last seven years less attention has been given the construction engineering department than formerly, although the company never retired from this field. The reorganization of the department betokens greater activity along this line. In connection with the construction engineering departments, the company has instituted an industrial bureau for the purpose of assisting in developing industries in the communities where it controls utility properties. In these places working arrangements have been made with the local chambers of commerce and a co-operative plan of locating industries is being worked out.

OBITUARY

WILLIAM McCUMISKEY, a mason contractor of 1908 Atlantic av, Brooklyn, died Saturday, Aug. 14, from a complication of diseases after a week's illness. He was born in Brooklyn fifty years ago. He leaves his widow, three sons and a daughter.

JAMES A. CAPPER, an inspector in the Building Department for many years, died at his home, 21 Kane av, Rockaway Beach, L. I., Monday, Aug. 16. He was born in Manhattan forty-five years ago and had been a resident of Rockaway Beach for more than ten years. He is survived by his widow and two daughters.

DR. ELGIN R. L. GOULD, City Chamberlain under Mayor Low, a classmate of President Wilson at Johns Hopkins University and president of the City & Suburban Homes Co., 15 West 38th st, died suddenly on a train en route from Winnipeg to New York, Wednesday, August 18. He was returning from a trip to the Panama-Pacific Exposition. Dr. Gould was born at Oshawa, Ont., Aug. 15, 1860. After his graduation from Victoria University in 1881, he went to Johns Hopkins University, where he later received the degree of Doctor of Philosophy. In the spring of 1896 he came to New York to live, and in conjunction with prominent men organized the City & Suburban Homes Co. and became its president. This institution has had a successful career, and is an example in the country today of the union of philanthropy and sound business. Mr. Gould was a director or trustee in other business and philanthropic enterprises, a member of the Century and City clubs and the Metropolitan Museum of Art, ex-vice-president of the American Economic Association and president of the Nineteenth Century Club. He was one of the original committee of organization of the Citizens' Union, was active in the campaign of 1897, and had been treasurer of the organization for the last four years. He is survived by his widow and two sons.

TRADE AND TECHNICAL SOCIETY EVENTS.

AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS will hold its convention in San Francisco September 16-18. F. L. Hutchinson, 33 West 39th st, secretary.

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.

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.

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.

NEW YORK ELECTRICAL SHOW will be held at the Grand Central Palace Oct. 16, 1915. Arthur Williams, president.

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.

NEW ENGLAND WATERWORKS ASSOCIATION will hold its annual convention at the Waldorf-Astoria Hotel, New York City, Sept. 7-9. An interesting exhibit will be held in connection with this convention.

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.

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.

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.

MASTER PLUMBERS' ASSOCIATION OF WHITE PLAINS, N. Y., will hold its annual outing at Edwards Beach Hill Hotel, Rye Beach, Saturday, Aug. 28. Plans are being prepared for a fine program of entertainment, including various athletic events and an excellent dinner.

ILLUMINATING ENGINEERING SOCIETY will hold its ninth annual convention at the New Willard Hotel, Washington, D. C., Sept. 20-23 inclusive. E. S. Marlow, of the Potomac Electric Power Company, Washington, D. C., is chairman of the convention committee. The schedule of sessions, papers, etc., will be announced later.

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.

TRADE LITERATURE

DETROIT STEEL PRODUCTS CO., Detroit, Mich., has recently issued a new catalogue of its "Lumina" Solid Steel Windows, Doors and Partitions. The book is of standard size and consists of forty-eight pages of very interesting details in connection with these products, with numerous illustrations, diagrams and working drawings. Complete tables of sizes are included.

FISKE & COMPANY, 40 West 32d st, have just issued booklet No. 33A on "Fisklock"—"Tapestry" brick. The booklet consists of 32 pages of interesting text and is profusely illustrated with cuts and diagrams. In it is also fully explained the new sales policy which Fiske & Company is inaugurating in connection with the marketing of their product.

BUILDING MATERIALS AND SUPPLIES

GENERAL MARKET FIRMER, WITH STEEL PRODUCTS LEADING—BRICK LOOKING UP

Waldorf-Astoria Hotel Improvements Provide a Market Leader and Arouse Enthusiasm

The two outstanding influences in the business life of the country to-day, the things that are having the greatest effect upon its well being, are the enormous harvests and the enormous business being done in the iron and steel industries.

A gentleman of this city just back from a trip to Oregon gave the writer this week first hand testimony of the great prosperity to be found everywhere among the farming folk of the Western country. The farmers are paying off their mortgages and buying automobiles. They are going to the Panama Exposition by the thousand—and what's more are taking the members of their families with them.

That is interesting here because it shows the great buying power of the Western people, which is certain in time to strengthen the railroad situation through enormous shipments and through the railroads stimulate commerce and manufacturing in the East.

The new activity in the steel trades is acting like leaven for the domestic trade of the East. A steady and improving home demand is noted for all descriptions of fabricated steel, especially for construction purposes. Credit is sound, loanable funds for short terms have long been plentiful, mortgage money is becoming more available, and confidence is growing slowly and surely.

In the city's central borough the visible building operations of importance are increasing. Plans filed this year to date exceed the record of the corresponding period last year by 30 per cent. The announcement of the intended operations to the Waldorf-Astoria Hotel, estimated to cost \$1,000,000, has had a great effect as a market leader. It has aroused a feeling akin to enthusiasm and is further evidence of the belief of the Astors that this is the time to build. Within a few days two more big operations for Fifth avenue have been announced.

Not in five years—not since 1911, when Manhattan had its last boom in heavy construction—has the outlook for the building trades been so encouraging as it is at this moment. Not only on big work for the future but on what is actually to be seen when going about the town is this hope founded. Three big operations between Madison Square and Times Square, two more in the business section of Fifth avenue, two gorgeous apartment houses on upper Fifth

avenue, and more high class apartments on Park avenue, West End avenue and the Audubon park section of Washington Heights. The Bronx is doing nearly fifty per cent. more building than last year, while Queens and Brooklyn have more jobs in hand, but they are worth a little less money.

With the exception of some items in the metal list, the prices of building materials still continue favorable to builders. For brick, cement, lumber, timber and wood trim, paints and oils, and for most things fundamental, there was not much difference in the price levels of August 1 of this year, and August 1 of last year.

Lumber is in better demand in the West, but taking the country over, the industry is still lagging. War has cut into the exports of items under the head of "wood and its manufactures" to the extent of 52 per cent., according to Washington statistics. Linseed oil in five-barrel lots, is still quoted at 51 cents.

With easier spelter supplies, galvanized sheets have dropped from \$100 to \$70 a ton in first hands, according to Pittsburgh advices. The copper market is easy with sellers asking 16½ and no buyers at that price. The situation is owing to the lull in the buying of the war munition factories, whose wants are temporarily supplied.

A number of firms who have not been accustomed to look for subway contracts are nowadays among the bidders. This was especially noticeable this week when the tenders for furnishing track materials were opened by the Public Service Commission. The orders call for 35,000,000 board feet of ties and timber, cast iron spikes of various kinds, lag screws, bolts, nuts, frogs, switches, etc. Another contract covers the construction of a station finish on the Jerome avenue branch of the Lexington avenue subway at 157th street and River avenue. The totals of the bids will not be available until computed by the engineers.

Plan filings in the five boroughs this week follow: In the same week last year 174 new building plans were filed, with an estimated value of \$3,004,993.

	Week ending,			
	Aug. 13.	Aug. 20.	No.	Value.
Manhattan.....	7	10	\$1,825,800	\$721,500
Bronx.....	19	7	398,000	191,450
Brooklyn.....	80	84	746,275	641,150
Queens.....	95	153	517,464	673,955
Richmond.....	19	28	30,737	40,400
Totals.....	220	282	\$3,518,276	\$2,268,455

The George A. Just Company has booked the Friars Club addition calling for 400 tons of steel. The Keystone State Construction Company was the lowest bidder on section 1 of the Philadelphia subway, which will require 8,500 tons of steel, with a bid of \$1,700,000.

Sheet copper is held at 24c. base, with copper wire at 18¾c. base. High sheet brass is quoted at 27½c. base. Seamless brass tubing at 31c. and seamless copper tubing at 29¼c. Brass wire is quoted at 27½c. and brass rods at 27½c.

The tin plate situation is quiet, with no material change in the conditions surrounding market. The base price is held officially at \$3.35 per 100 pounds for coke tins from mill, although factors are reported shading this figure to \$3.10@3.20.

Nickel.—The market is strong at 45 cents per pound in contract lots. Electrolytic grade is held at 50 cents per pound.

Sheet Zinc.—The mill price is quoted at 21 cents per pound, f. o. b. mill, less 8 per cent discount in carload lots. Store prices are nominal at 21 cents and upward in cask lots and 21½ cents and upward in lesser quantities.

STRUCTURAL MATERIAL (Tidewater).

Beams and channels, up to 14-in.....	1.47@1.50
Beams and channels, over 14-in.....	1.30@1.35
Angles, 3x2 up to 6x6.....	1.36@1.41
Zees and tees.....	1.36@1.41
Steel bars, half extras.....	1.41@1.46

SHEETS AND RODS.

A Break in Galvanized Sheets—Wire and Prices Firm.

GALVANIZED SHEETS have fallen in price from \$100 to \$70 a ton at Pittsburgh. It is not believed they will go lower. Some of the leading producers are asking \$1.95 for black sheets, though smaller mills are willing to take new business for as low as \$1.80 Pittsburgh, the minimum, however, is disappearing. Wire rod prices for export are firm in Pittsburgh at \$30, but domestic consumers are able to book ahead at \$27 and \$28.

LEHIGH PRESSURE REDUCED.

Dealers Here Have About 170,000 Barrels From the \$1.23 Sale.

HEAVY rains have interfered with cement consumption. This has been shown by the lessening of the pressure under which the Lehigh mills have been operating of late. There is still about 375,000 less barrels of cement available in that district than there was at this time last year so the mills are continuing to operate at their fullest capacity, with practically no exceptions, in order to get a reserve stock ahead, if possible.

But it does not seem likely that there will be much reserve developed. Many plants have been trying to buy cement from other concerns in order to fill their orders and there is at least one plant that has been obliged to stop taking orders until it has filled some specifications now running.

In this market there is about 170,000 barrels of Portland cement still left on dealers' hands which was bought at the \$1.23 level. There is about 80,000 barrels of cement at this price still to be shipped from the mills. The last of the cement bought at \$1.32 will pass out to purchasers before the middle of September, leaving the mills to make deliveries on the modest volume of business taken at the \$1.42 rate which lasted in this market less than thirty days. By the middle of October the mills will be shipping cement bought at the \$1.52 level and by that time it is pretty certain prices here in this market to dealers will be around \$1.58, which will be equivalent to 55 cents, mill. This means a \$1.63 level to contractors.

Cement Plant Closed; 350 Idle.

Phillipsburgh advices state that the Alpha-Portland Cement plant, at Alpha, has closed down, throwing 350 men out of employment. Notices announced that the shutdown would be indefinite. No reason was given. No intimation was given that the company will close its plant at Martin's Creek. The Edison mill at Mill Village has been closed for months.

General Advance in Gasoline Prices.

Within the past week there has been a general advance of 1 cent a gallon in gasoline prices throughout New York State, New England, eastern Pennsylvania and Delaware. The big companies are now selling gasoline wholesale in New York at 14 cents a gallon, compared with 11 cents in the early summer. The Standard Oil companies affected by these changes are: Standard Oil of New York, Standard Oil of New Jersey and Atlantic Refining Co.

COMMON BRICK.

Stiffening at Top Prices—Demand Light.

IN the common brick department there was a stiffening of the top prices for good grades at the close of the week. Demand and shipments still continue light. The arrivals numbered 35 and the sales 38, with 7 en route on Friday. Prices still continue at \$5.25 to \$5.75, but some grades were bringing \$6 at last report.

Official transactions for Hudson River brick covering the week ending Thursday, Aug. 19, in the wholesale market, with comparison for the corresponding period last year, follow:

	1915.		Arrived.	Sold.
	Open barges, left over, Friday A. M., Aug. 13—4.			
Friday, Aug. 13.....	8	6		
Saturday, Aug. 14.....	7	7		
Monday, Aug. 16.....	10	12		
Tuesday, Aug. 17.....	2	2		
Wednesday, Aug. 18.....	1	2		
Thursday, Aug. 19.....	7	9		
Total.....	35	38		

Reported en route, Friday, Aug. 20—7.

Condition of market, firmer. Prices: Hudsons, \$5.25 and \$5.75; Raritans, — 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., Aug. 20—1.

1914.

	Left over Friday, A. M., Aug. 14—21.		Arrived.	Sold.
Friday, Aug. 14.....	8	9		
Saturday, Aug. 15.....	12	4		
Monday, Aug. 17.....	6	7		
Tuesday, Aug. 18.....	1	4		
Wednesday, Aug. 19.....	5	5		
Thursday, Aug. 20.....	1	3		
Total.....	33	32		

Condition of market, weak. Prices: Hudson, \$5.25 to \$5.75; Newark, yard, \$6.75 to \$7.25; nominal. Left over Friday a. m., Aug. 21—22.

OFFICIAL SUMMARY.

Left over, Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Aug. 19, 1915.....	1101
Total No. of bargeloads sold Jan. 1 to Aug. 19, 1915.....	1100
Total No. bargeloads left over Aug. 20, 1915	1
Total No. bargeloads left over Jan. 1, 1914	87
Total No. bargeloads arrived, including left over, Jan. 1 to Aug. 20, 1914.....	1026
Total No. bargeloads sold Jan. 1 to Aug. 20, 1914.....	1004
Total No. bargeloads left over Aug. 21, 1914	22

METAL PRODUCTS PRICES.

Steel Quotations Firm—Activity at the Maximum.

PRODUCERS report steel prices firm at the new levels. The Carnegie Steel Co. having firmly established \$1.35 for plates, shapes and bars. Bar prices are expected to score a further advance before the close of the current month. The scarcity of steel billets is becoming more and more pronounced. France is seeking 200,000 tons of bars and billets. Operations of the various mills continue around 95 per cent. of capacity, which is about as high as they can get.

Were it not for orders for steel incident to the war, and an abnormal export business, the industry would be fortunate with 60 per cent. operations. As an example of the total business of the Steel Corporation, about 25 per cent. is export.

The consensus of opinion is that the mills are assured a good business in steel for war and exports for the next twelve months at least.

By that time domestic business will have reached proportions that will tend to offset any loss that might occur in war orders? If such is the case, a prolonged period of activity for the various steel companies is assured.

Eastern basic pig iron has been advanced 25 cents a ton to \$15.50, delivered this year; while Southern iron on good sales in scattered lots establishes itself at \$11, Birmingham, for prompt delivery, but at \$12.50 for delivery next year.