

REAL ESTATE RECORD AND BUILDERS GUIDE.

NEW YORK, SEPTEMBER 4, 1915

OPPOSITION TO THE PORT COMMISSION

Considered An Unwarranted Expense By Real Estate Interests, But Advised By the Port and Terminal Committee

A REPORT of the Port and Terminal Committee to the Board of Estimate proposing the creation of a commission of experts to study the conditions at the Port of New York, was adopted at the meeting on August 26, by a vote of ten to six; four of the members of the board being in favor, the Mayor and the three members of the Port and Terminal Committee, who are the Comptroller, the Presidents of Manhattan and Brooklyn. Four members voted against the adoption of the report, the President of the Board of Aldermen and the three Borough Presidents of the Bronx, Queens and Richmond.

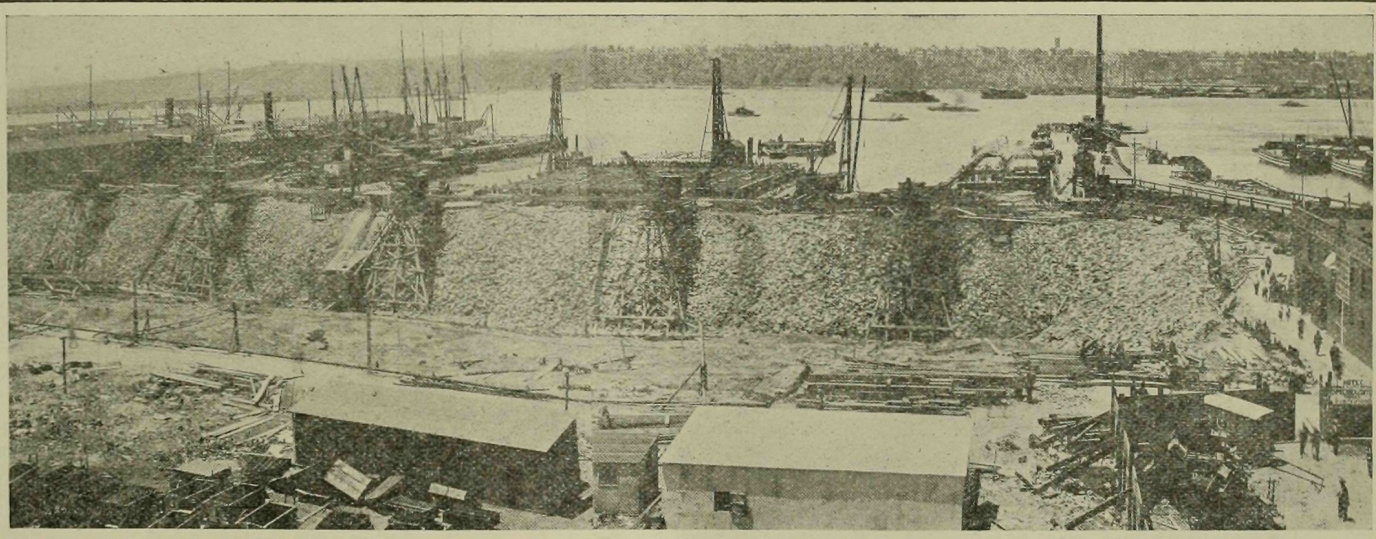
"The report not only proposes the creation of a commission of experts," said

Service Commission, with all of the millions of dollars of work under its care, has only one chief engineer. The Board of Estimate itself has only one chief engineer.

"It has also been pointed out that the development of the port is as much a financial as an engineering problem, and that if a commission is needed, it should consist of one commissioner, who should be a layman and an executive and not himself an engineer, and that he should seek the advice and plans of the many different engineers now in the city employ and in the process of formulating engineering plans, also formulate financial plans for carrying them out, either by the use of city funds or private capital or a combination of both. It is

Also that the earnest request from the opposing members of the board to postpone the vote for one meeting was denied, and that a further request to reconsider the vote was declined.

"The vote, however, was merely on the adoption of the report of the Port and Terminal Committee. It may be that before the work is actually undertaken subsequent consideration may develop a policy in which all members of the board can unanimously concur and which will be less costly for the taxpayers, and at the same time, produce in addition to blue prints and statistics, ways and means for the actual execution of such plans as may be found best suited to the practical improvement of the port from the standpoint of manufacturers, im-



THE ACCOMPANYING ILLUSTRATION SHOWS THE PRESENT CONDITION OF THE NEW PIER DEVELOPMENT AT THE FOOT OF WEST 46TH STREET. THE WORK WILL, IN ALL PROBABILITY, BE APPROVED BY THE PORT TERMINAL COMMISSION, IF APPOINTED, AND WILL FORM A PART OF THE COMPREHENSIVE SCHEME FOR THE IMPROVEMENT OF THE WATERWAYS OF THE GREATER CITY.

W. R. Messenger, this week, "but fixes the number, which is to be three engineers. It also fixes the salary, \$15,000 per annum each for part of the engineer's time, making \$45,000 a year for the part time of the three engineers in addition to creating other pay rolls and expenses of about \$75,000 annually, making a total which the report estimates at about \$120,000 or \$125,000 a year for a period of two or three years. The report not only fixes the number of engineers and their salary, but also has the three engineers all picked out and stipulates who they are to be.

"Some of the city officials who voted against incurring this expenditure at this time and some of the taxpayers organizations which have opposed it, feel that the engineers at present in the city employ are capable of making an adequate study of the subject and that there is already available a vast amount of data, statistics and plans for port development, and that the commission, as proposed, is a useless waste of taxpayers' money. Some feel that a special study of the subject is required, the appointment of one engineer would be sufficient. The Public

pointed out that the Public Service Commissioners are laymen and not engineers.

"Many also feel it is unfortunate that the report of the Port and Terminal Committee should have rigidly fixed the exact character of the commission, omitting any laymen or executives and specifying that three particular engineers should be chosen, and stipulated their salary in advance. If the report had advocated the policy of the commission or a commissioner, or a special department to make a special study of the subject of port improvement, it might have met with more support. Then the character, personnel and compensation of such a commission, commissioner, department head, or engineer might have been decided and agreed upon unanimously by all of the members of the Board of Estimate instead of by only half of the members of the board.

"It is unfortunate that in a matter embracing the entire city, the subject should be so presented to the board that three of the Borough Presidents and the President of the Board of Aldermen, representing the city at large, should feel compelled to vote in opposition to it.

porters and exporters, merchants, shippers, distributors and consumers generally, and minimize time and expense in the handling and transfer of water borne cargoes and railroad freights.

"It should be remembered, however, that private enterprise and private capital is today in the different Boroughs, doing more to improve the port than would probably result from the creation of half a dozen so-called expert commissions, and it is not wise to throttle capital and brains which are doing something in order to produce theories as a subject of meditation for a bankrupt and expiring administration."

Laurence M. D. McGuire, President Real Estate Board of New York, said: "The recent adoption by the Board of Estimate and Apportionment, on a narrow margin, of a resolution appointing a commission of three experts to investigate port and terminal conditions in New York City, is in my opinion an official act which is fairly open to criticism. The Real Estate Board protested to the Mayor and the Board of Estimate before the adoption of the resolution.

"Under the terms of this resolution

these three experts are to consider the port and terminal facilities of New York City and to make recommendations for their improvement. The life of the commission is to be three years. The experts are to receive, it is said, each \$15,000. The investigation is to cost about \$125,000 a year, a total cost of \$375,000.

"On its face the appointment of a commission for this purpose may seem a laudable thing. No one will deny that the port facilities of this great city should be improved; and the logical preliminary to such improvement is knowledge of the existing defects and analysis of the possibilities for making the most of our wonderful water frontage and harbor.

"On its face, also, criticisms of such an enterprise may seem to be shortsighted. The great City of New York should have the best port facilities in the world and the best advice.

Not Warranted.

"However, the underlying facts do not warrant the appointment at this time of such a commission, nor the authorization of an expenditure of considerably more than \$300,000 for this investigation.

"In the first place, and without impugning the ability of the selected experts, there is little if anything that such a commission can discover not already known about the needs and the possibilities of this port. Not very long ago an elaborate report was made up by the Dock Commissioner. It took considerable of the time of the Commissioner and his staff and cost money. Is this effort and money to be wasted?

"But even if this were not so, every detail of the situation should be known to the various engineering bureaus and departments of the Board of Estimate and the boroughs. I have already called attention to the fact that the city has at its disposal the knowledge of such engineers as Mr. Lewis, Mr. Stanniford, Mr. Tuttle, Mr. Whitten and Mr. Goodrich.

"Then again there must undoubtedly be ready for use, in some form, a great deal of valuable information secured by the Committee on Heights of Buildings and Restrictions—information which is costing the taxpayers a considerable sum.

"If our own experts are not good enough they ought to be. If outside expert advice must still be bought, surely it might be limited to one engineer of conspicuous ability. Co-operation with the city's engineering force, and utilization of data already collected, should insure full possession of all the necessary facts and definite recommendations in a year at the most, and at little more than nominal cost.

"If the proposed commission reports in the future it is unlikely that necessary legislative action will be secured for any port and terminal improvement looking to large expenditures. And if the work is allowed to last three years it is extremely unlikely that the money will be available to carry out its recommendations, assuming they are adopted.

Too Many Commissions.

"Taxpayers cannot fairly be blamed for becoming impatient at the continual appointment of committees and commissions which either do not report or else make reports which are pigeonholed and forgotten. The finding of some of the committees already appointed, and some are excellent committees, would be welcomed by property owners, who would be glad to have the benefit of whatever value has resulted from these investigations."

President Mathewson of the Bronx made the following statement to the board: "I am opposed to the appointment of this commission and I propose to continue my opposition when the appropriations come up. I give notice at this time that any employment of these experts, with funds not available for their employment, will be illegal, and that I shall vote against the special revenue bonds for their employment.

"Now all that is rather a serious position to take upon a matter of this kind. It is a source of some satisfaction to me

that several of my colleagues at least tentatively occupy the same position; and yet I have not heard anything, I have not found anything in the report, which justifies an expenditure of from \$110,000 to \$125,000 a year for three years.

"Of course, anyone who is interested in the city, anyone who has followed its development, appreciates the necessity for some co-ordinate development between its terminals, its maritime trade and its business warehouses. That is not a new discovery. It has been considered, it has been studied in years past. The best talents, not only of city engineers, but the railroad engineers and men interested in steamship lines, have been devoted to the solution of the same question for years past.

"This problem involves the study of the various railroad and steamship terminals, their relation to business centers, the method of carrying freight through the streets, the interchange of freight between railroad and steamship lines; in general, the entire terminal facilities of the city.

City's Engineers Could Do It.

"I think that this expenditure is unnecessary. The best engineering talent in this country is being employed by the railroads to provide for their own terminal facilities in the city. The Pennsylvania Railroad, for instance, has had engineers of the highest class who have laid out their New York Connecting Railroad. The New York Central Railroad has a staff of competent men constantly at work upon the same problem. See what they have accomplished in the last two years. Who, over a decade or two ago, would have thought of the Pennsylvania station, the New York Connecting Railroad, or the New York Central terminal? And who can tell beyond a reasonable doubt that the time any of these plans are promulgated the railroads will not have moved so far ahead in the prosecution of their own plans as to dislocate entirely the layout proposed by this commission?

"I think it is unnecessary, in the second place, because I think that there are men in the city employ who can do this work, and if there are not men in the city employ at the present time—I don't believe in commissions—a man should be employed upon a salary to take up this problem to work it out; and I have no doubt that if we have not a man already in the city employ, a man could be obtained who would devote his whole time to the problem, achieving results just as efficient, just as much for the city's interest, for a salary per year which one of these three commissioners would receive.

A Wrong Viewpoint.

"I think that the recommendation and the action of the board is based upon the wrong viewpoint. As in some other matters upon which I have recently commented, there is at times a tendency to assume that New York City, so far as its ability for obtaining information, as far as talent goes, is in the same rank as some fifth rate city, which, when it wants talent and engineers of ability, must go out and hire them, and whose means do not permit of the continuous employment of men of first-class talent. That is not so. We can employ them; we do employ them. We have experts in our service that are paid as large salaries as many of the best engineers in the country. We are spending already for Dock Department engineers something over \$180,000 a year, something like \$30,000 for consulting engineers, and not to mention \$100,000 more for Board of Estimate engineers, or a total of over \$300,000; and I am just proud enough of the talent in the employ of New York City to believe that there is not only one man but several men in that force who are entirely competent and entirely able to handle this problem at an inconsiderable expense to the city, perhaps by way of relief through less capable men in their regular duties.

"I assume our own commissions are composed of competent men and I have not heard of any report from several of that class we had out. We had an Aque-

duct Commission in the old days and that was abolished because more effective work could be done under a single head. We had the Metropolitan Sewerage Commission and that was abolished because the board felt that their engineers could do the work more effectually, and surely nobody would comment disadvantageously upon the standing of the men, from the standpoint of pure ability and skill, who were upon that commission. I believe that is entirely unquestioned.

"I think at a time like this such an appropriation, even if it were more necessary than I believe it to be, would be financially unjustifiable. We are already, in my opinion, overloaded with experts and efficiency men. I think instead of experts we ought to have regular employees to do the work, which, let me reiterate, I am in entire sympathy with."

The Comptroller's Report.

Comptroller Prendergast, as chairman of the Committee on Port and Terminal Facilities, in his report, said, in part:

"It was decided that the advisory committee and the members of your Committee would submit names of men qualified by successful experience for membership on a commission which would take entire charge of the study of our port needs. Some thirty names of well known engineers and railroad experts were considered. After thorough discussion it was decided to recommend the appointment of a commission consisting of Messrs. John F. Stevens, George Fillmore Swain and William C. Loree.

"In our judgment the work of this commission will be the most far-reaching of its kind ever performed for the City of New York. New York City has 578 miles of water front. Of this the City owns 127 miles and but 47 miles have been well developed. In the year 1914, 54.92 per cent. of all the imports and 36.56 per cent. of the exports of the entire United States were handled by the City of New York. These figures afford an idea of New York's tremendous importance as a factor in the commerce of this country. With the intensive use of the Panama Canal by a world at peace and the opening of the New York State enlarged Barge Canal with its many terminals in the City of New York, some of which are about to be established, this administration cannot fail to see that one of its great duties is to make provision for New York's future commerce if we expect to hold that commerce to as great a degree as we do at the present time.

"Your committee is strongly of the opinion that wherever any work of the commission can be done by existing city activities, the latter should be utilized, but it agrees with the views expressed by the commission on this point. The records of the different city departments undoubtedly contain data which will be of value to the commission. As an example, the Committee on City Plan of the Board of Estimate and Apportionment has now on file the following material on past and present water front and terminal conditions:

Available Data.

"1.—Blue prints showing track details in all freight yards of the city, including yards of railroads and terminal companies.

"2.—Charts showing dock improvements existing in 1914.

"3.—Charts showing the commercial development of the city since 1854, indicating piers and their general description.

"4.—Summaries of water front development since 1888, showing linear feet of developed water front areas. These summaries would serve as a basis for expectations of future improvements, but they have not yet been figured out.

"5.—Charts showing the number of factory employees engaged on each block throughout the city.

"6.—Maps showing sewers, pavements, grades, etc., of streets adjoining the water front.

"7.—Heights of factory buildings adjoining the water front and elsewhere."

REGULATIONS FOR FRAME BUILDINGS

A New Article for the Building Code in Preparation—Present Provisions for Filled Walls Repeated—Incombustible Roofs

ANOTHER article on the Building Code, the revision of which has been effected by Rudolph P. Miller, expert in charge of the revision for the Building Committee of the Board of Aldermen, is Article 22 on Frame Buildings.

The height of frame buildings is fixed at 40 feet, the present limitation, certain exceptions, however, being provided for and referred to later. Following the recommendations of previous proposed revisions, the areas of frame buildings are limited to 4,000 square feet when occupied as residence buildings, 2,500 square feet when occupied otherwise, except that when only one story high the limit in either case is increased to 5,000 square feet.

Frame buildings, either of a temporary nature within the fire limits or of a permanent nature anywhere, are restricted to 80 per cent. of the lot area not covered by brick or fireproof buildings.

Filled Walls.

The provisions of the present code to secure substantial construction in the framework of frame buildings are repeated. The exterior walls within 3 feet of any property line, except the street front, must be filled in with brickwork or other fireproof material. This filling in is also required in the side walls of tenement houses, irrespective of their distance from property lines, this being done to make the provision consistent with the Tenement House Law.

Party walls, if of frame construction, must be filled in for a thickness of 4 inches and, when buildings are built in rows, at least one party wall in every 50 feet must be of brick, 8 inches thick. The filling of side walls must extend to the underside of the roof beams, and party walls must extend the full depth of the building. In frame construction within the fire or suburban limits, when such is permitted, fire stops must be provided in all walls and partitions at the floor levels by filling in with fireproof material.

Incombustible Roofs.

The roofs of frame buildings that may be permitted within the fire limits must be of incombustible materials, and within the suburban limits must be of incombustible materials if the building is located within 25 feet of any lot line or nearer than 50 feet to another building. This does not prohibit the repairing of existing roofs with the same material as the original roof, provided the repairs do not cover more than 25 per cent. of the roof area within the fire limits or more than 50 per cent. within the suburban limits.

Towers of frame construction are permitted over the 40 feet limit in the case of residence buildings, nor to a greater extent than 10 feet above that limit nor covering a greater area than 15 per cent. of the area of the building. The greatest horizontal dimension of any such tower above the 40 feet limit is limited to 15 feet. Outside of the fire and suburban limits church spires of frame construction are permitted to a height of 75 feet. All towers, however, must be covered on the exterior with approved incombustible materials.

Piazas of wood are permitted on any residence building within the fire limits under the same conditions as are fixed at present, namely, a limitation of 8 feet in width and one story in height. In connected houses the ends must be shut off by 8-inch brick walls. The roofs of piazas must be covered by incombustible materials. This does not prohibit larger

piazas outside of the fire and suburban limits.

Sheds of wood are permitted within the fire limits and suburban limits if they are open on one side, are not more than 15 feet in height, do not cover an area of more than 2,500 square feet and are not placed nearer than 4 feet to a lot line. Outhouses of wood in connection with residences are permitted within the fire or the suburban limits when they do not exceed 8 feet in height nor more than 150 square feet in area. Sheds and outhouses must have the roofs covered with incombustible materials. Fences of wood are limited to 12 feet in height.

Temporary Structures.

Temporary structures, such as platforms, reviewing stands, builders' shanties and tents, may be erected anywhere in the city, but within the fire limits and the suburban limits a permit from the Superintendent of Buildings will be necessary. The permit will state the purpose for which the structure is to be used and the period during which it is to be maintained. Such temporary structures which are not enclosed in any way must be kept at least 4 feet away from lot lines. All temporary structures must be removed when the time limit expires, unless a renewal is secured from the Superintendent. No temporary structure can be used for any other purpose than that designated in the permit.

To provide for unusual structures, such as fair and exhibition buildings, towers for observation, amusement devices, greenhouses, etc., authority is given the Superintendent of Buildings to make

rules covering their construction, use and location.

Existing frame buildings within the suburban limits and existing frame residence buildings within the fire limits may be altered or enlarged in the several ways specified, but within the fire limits there must be no change of occupancy in connection with such an alteration. Any frame building in a row which is not as tall as the adjoining buildings may be raised to the height of these adjoining buildings. A building with a peaked roof may be raised to make a flat roof of the same, but when so raised the height must not exceed 40 feet, and the height must originally have been more than 25 feet. The raising of a one-story residence building to two stories in height, however, is not prohibited.

Alterations.

Frame buildings within the fire limits may be extended on the front or rear to a width of not more than 15 feet nor more than the depth of the building, and not more than two stories and basement in height. Any frame building which already has an extension of less width than the main building may have such extension increased in width to the full width and height of the main building. Existing frame buildings may have wood bay windows erected on any story.

If brick or other masonry is used for the exterior walls of the building, which under the law might be of frame construction, the remainder of the building may be constructed as though the entire building were of frame construction.

LIBERTY AVE. LINE OPENS NEXT WEEK

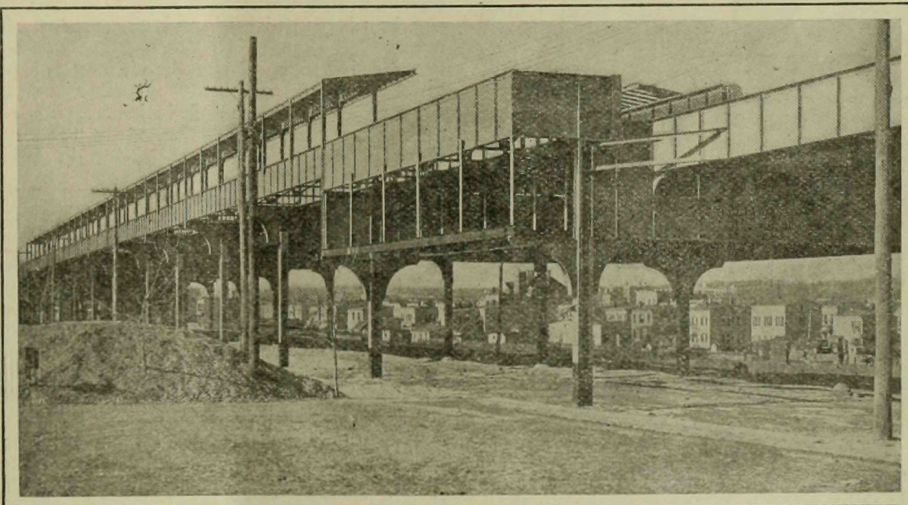
Will Develop a Large Section of Queens Borough—
Thousands of Acres Available for Improvement

THE importance of the Liberty avenue elevated extension from the City Line, Brooklyn, through Woodhaven and Morris Park to Lefferts avenue, Richmond Hill, is clearly emphasized by statements made by prominent men who have worked for several years to secure this much needed transit facil-

ity by prominent residents of that section for an elaborate celebration upon the inauguration of train service.

John Adikes, chairman of the Transit Committee of the Chamber of Commerce of the Borough of Queens, who is a resident of Jamaica, states:

"The importance of this new elevated line can be appreciated when it is realized



STATION VIEW ON LIBERTY AVENUE.
Elevated extension of subway system in the Borough of Queens.

ity. The operation of this extension will start about September 9, according to a recent announcement made by the officials of the Brooklyn Rapid Transit Company. Plans have been arranged

that it will give a five-cent fare to a large part of the Fourth Ward, which alone has an area greater than the entire Borough of the Bronx.

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NEW YORK CITY'S FINANCIAL PROBLEMS

The Evarts Commission of 1875 and the Conclusions It Arrived At, Some of Which Are Applicable in the Present Crisis

THE Advisory Council of Real Estate Interests has prepared a brief résumé of the investigation into the affairs of New York City by the Legislative Commission of 1875, because the conclusions arrived at by this commission may be especially of interest to taxpayers in the light of the proceedings at the Constitutional Convention, relating to home rule for cities and in view of the hearings upon the city's financial condition to be held by Senator Brown's Legislative Committee.

The commission was appointed by Governor Tilden pursuant to a legislative resolution of May 22, 1875, to devise a plan for municipal government so as to relieve taxpayers of the mischiefs and public burdens, both of debt and taxation, under which they labored. William M. Evarts was chairman of the commission, while among its members were distinguished men like James C. Carter, Esq., William Allen Butler, Joshua M. Van Cott, Simon Sterne and Henry F. Dimock.

Over one year was devoted to the investigation and preparation of the report, that recommended the establishment of a "Board of Finance" for each city, the embryonic conception of our present Board of Estimate and Apportionment. This Board of Finance was to consist of not less than six nor more than fifteen members and to determine the city budget, tax rate and general fiscal policy of each city in the State. In cities having a population of over 100,000 inhabitants the Board of Finance was to be elected by electors, who for two years paid an annual tax on property owned by them of the assessed value of not less than \$500, or who paid a yearly rent of not less than \$250. In cities of less than 100,000 inhabitants the members of the Board of Finance were to be voted for by anyone who had paid taxes for two years and by all tenants paying not less than \$100 per year.

The Paramount Evils.

The two paramount evils in the government of New York City at that time were accredited to the accumulation of an enormous permanent municipal debt and the excessive increase of annual expenditures for ordinary purposes. The burdens sustained by taxpayers forty years ago have apparently been transferred to 1915, with but little diminution; but when the present municipal debt, less sinking funds of \$997,192,497, with an annual interest charge of \$43,000,000, is compared with \$113,000,000, besides an annual interest charge of \$9,000,000, in 1876, the tax burden of that time does not appear so alarming to us as it did to the members of the commission.

Yet the magnitude of the city debt then was not as alarming as was the rapidity of its increase. In 1840 the debt of the city was about \$10,000,000. In 1850 it was about \$12,000,000, an increase of 20 per cent. In 1860 it was \$18,000,000, an increase of 50 per cent. In 1870 it was \$73,000,000, an increase of 400 per cent. In 1876 it was swollen by \$40,000,000, an increase of 55 per cent.

Piling Up the Debt.

The magnitude and rapid increase of this debt were not less remarkable than the poverty of the results exhibited as the return for so prodigious an expenditure. It was abundantly sufficient for the construction of all public works of a great metropolis for a century and to have adorned it with the splendors of architecture and art, the commission reported; but there was little which the citizens could regard with satisfaction.

In the opinion of the commission, the excessive increase of the annual expenditures for ordinary purposes pointed towards disastrous results.

In 1816 when New York had a population of upwards of 100,000, and taxable property to the amount of \$82,000,000, the amount raised by taxation was \$344,802, with a tax rate of $\frac{1}{2}$ of 1 per cent. In 1836 the population increased to 270,000 and taxable property to \$309,000,000, with taxes of \$1,085,130 and a tax rate of .35 of 1 per cent. In 1850, with a population of 515,000, the tax levy was \$3,230,085, the tax rate being 1.13 per cent. In 1860 with a population of 814,000, the tax levy was \$9,758,507, an increase of 300 per cent over 1850, while the tax rate was 1.69 per cent. In 1870 the annual burden was \$23,361,674, compelling a levy of 2.17 per cent, which amount did not include an existing floating indebtedness of some \$20,000,000 more, for which bonds were subsequently issued. In 1877 the tax rate was 2.67 per cent of the amount of taxable property.

A Pertinent Comparison.

As a standard of comparison with these earlier figures, the 1899 tax levy and tax rate are cited, the former \$86,179,794, the latter 2.44 per cent; in 1909 the former being \$122,742,634, the latter 1.67 per cent; in 1913 the former being \$151,786,269, the latter 1.81 per cent; in 1915 the former being \$159,787,337, the latter being 1.87 per cent. With regard to earlier tax rates, in comparison with recent tax rates, it must be remembered that earlier assessments were not made upon the full market values of property, as is being done to-day. In 1810 the amount of ordinary expenditures was about \$1.25 for each inhabitant; in 1830 about \$2.00; in 1850, about \$5.00; in 1877, about \$20; in 1899, about \$27.85; in 1910, about \$34.25; in 1914, about \$35.75.

Incompetent Managers.

The cause of the increasing debt and taxes was ascribed by the commission to incompetent and unfaithful governing boards and officers, principally incompetency; to the introduction of State and National politics into municipal affairs, when good men of all parties cannot and do not differ as to whether municipal debt ought to be restricted, extravagance checked and municipal affairs lodged in the hands of faithful and competent officers, and, finally, to the assumption by the Legislature of the direct control of local affairs.

In this last respect it is interesting to note that practically the same reasons were urged by this commission in 1875 that are being pressed forward at the Constitutional Convention for home rule to-day. During the last session of the Legislature there were 148 special or private bills passed out of a total of 729 bills passed. Of the 808 acts passed in 1870, 212 were acts relating to cities and 36 to the city of New York, with a still larger number to Brooklyn. These 212 acts occupied more than three-fourths of the 2,000 pages of the laws of 1870 so that city officials were bewildered even at that date by mazes of conflicting enactments which subsequently have been so modified, superseded or repealed that it is difficult to speak confidently of the exact condition of the law, in respect to public improvements.

Many remedies for the evils enumerated were carefully reviewed by the commission. It is instructive to observe that the method of arresting the increase of debt and taxation by prescribing an amount or specific ratio beyond which any further increase would be uncon-

stitutional, was regarded as a poor remedial measure and that it was considered an error to incorporate such a principle into the Constitution. Such a prohibition it was claimed could be readily evaded by raising the assessed values to which the ratio of taxation and debt would apply. Subsequent events might well be cited as a verification of this prediction by the commission.

Suffrage Limitations.

After a most careful deliberation, the conclusion agreed upon was that the choice of the local guardians and trustees of the financial concern of cities should be lodged with the taxpayers, while in the election of the central Legislature and of the general executive and judicial officers of the State all citizens should participate. The commission maintained that local control of finances by taxpayers was in accordance with the established policy of the State. In 1876 there were 120 villages in the State, where the vote of the taxpaying electors was necessary to raise money by taxation, as the committing of questions of expenditures to village taxpayers alone was provided for in the Constitution of 1846, and reaffirmed in the general acts of 1847 and general village incorporation acts of 1870.

The restriction of the right of suffrage to owners of property had been preserved in the Constitutions of 1821 and 1826. By accident, the right to vote on financial matters by taxpayers alone was extended to all voters. The Legislature originally controlled all city finances, but as they increased, the Legislature was compelled to leave the great concerns of debt and taxation to the municipal councils chosen by the voters at large. Thus, as local functions were enlarged the Legislature intervened less frequently, until ultimately universal suffrage prevailed in the determination of all municipal questions, financial or administrative. It was suggested to the commission that such a radical recommendation as to allow merely taxpayers to vote upon financial questions would never be adopted but the commission had the courage of its conviction by stating that it was a wholly inadequate discharge of its grave duty if it should hesitate to give effect to its deliberate convictions, because of apprehensions that they might arouse prejudices and even meet with serious resistance.

Followed Good Advice.

It is gratifying to know that many of the suggestions contained in the report of this commission, the members of which were uninfluenced by political clamor, have been adopted; for instance, its report conferring sufficient authority on the Mayor to perform his duties effectively, the election of a Board of Aldermen, with legislative powers; the formation of a Board of Estimate and Apportionment, somewhat similar to the proposed Board of Finance, with power to prepare city budget; a further enforcement of the maxim "pay as you go," and the basis of the recent fiscal policy adopted by the present administration, while with the contemplated public approval of a home rule amendment to the Constitution, the recommendation that the delegation of the entire business of local administration to the people of cities, free from legislative interference except to allow the Legislature the privilege of making general laws, will be ultimately accepted as a fact by the State. Thus a wish often expressed by property owners as to property qualifications for voters upon municipal, financial questions found a staunch advocate in this early commission.

RENTING CONDITIONS ON FOURTH AVENUE

Canvass of Thoroughfare, from Seventeenth to Thirty-Second Streets,
Shows Only a Small Percentage of Vacancies in Modern Structures

FOURTH avenue renting is in a healthy condition; so strong in fact, that a canvass last week revealed the interesting information that less than four per cent of the total available floor area is untenanted. There are thirty-one new commercial structures on this thoroughfare, varying in height from one to twenty stories, erected since the so-called "Fourth Avenue Movement" began. Out of an aggregate of 3,100 per cent of space, only 119 per cent is unoccupied, which means that about 96.3 per cent of Fourth avenue loft and office space has been absorbed. Such a situation may be considered unusual for any business community, but as regards this particular thoroughfare it should mean the end of all the comment on overbuilding, over-supply, excessive vacancies, etc., that has been characteristic of recent discussion in connection with this section.

The statistical table reproduced on this page, represents data collected after a careful study of conditions, as nearly actual as possible, under the circumstances.

Such information can rarely be "up-to-the-minute" in exactness. While this page is on the presses, a big lease may be closed that would shift the percentage of vacancies one way or the other, but in any event should not make a noticeable difference. The fact will remain that, regardless of a small fluctuation on either side of the scales, Fourth avenue renting conditions are excellent.

The table will show that out of the thirty-one buildings, fourteen, or nearly one-half are entirely filled. In some of these structures, there are a few small offices to rent, but their size and importance is of such little account to make them negligible and the buildings have been called 100 per cent rented. The table also indicates that out of the remaining seventeen structures, eight are between one and five per cent filled; seven between seven and ten per cent filled and two between eleven and fifteen per cent.

There is not a single vacant Fourth avenue store in these buildings. The occupants represent some of the leaders in the silk trade of the country. Among them are William Skinner & Sons, the Duplan Silk Company, Menke, Kaufman & Company. Ernest & Herman Levy,

Fried, Mendelson & Company, Charles Schoolhouse & Son, H. R. Mallinson & Company, J. H. & C. K. Eagle, Otto E. Dryfoos & Son, Forest Silk Company, L. Erstein & Brother, Fleitmann & Company, Schwarzenbach, Huber & Company, Passavant & Company, Phoenix Silk Manufacturing Company, Walter Emmerich & Company, J. Kridel Son & Company, Pelgram & Meyer, A. Wimpfheimer & Brother and the Wahneta Silk Company.

Other Fourth avenue store occupants are the Corn Exchange Bank, Cluett, Peabody & Company, Dodd, Mead & Company, L. F. Dommerich & Company, Peierls, Bühler & Company and Mills & Gibb. The latter four have their own buildings, a silent testimonial to their belief in the future of the section. With forms of such a character established on Fourth avenue, it is not surprising that their confidence has shown beneficial effects in generally improved conditions. Fourth avenue has become the center of one of the important business districts in the city.

The so-called "Fourth Avenue Movement," which now seems to have developed into a successful one, has been too often detailed and described to warrant further mention. It will be remembered that it attracted special attention because it came after the actual operation of the new subway in marked contrast to the growth of other sections, where development began in advance of new transit lines. The desirability of the avenue first manifested itself when Dodd, Mead & Company announced their departure from Fifth avenue and 35th street to Fourth avenue and 30th street. They filed plans in 1909 for the eleven-story building, which they now occupy.

About the same time, the Everett Investing Company acquired the historic Everett House property at Union Square East and 17th street, for a loft building improvement and Mrs. Phebe S. Sinclair announced that she would build a similar structure at number 373 Fourth avenue. Then the movement was fairly launched. The uptown shift of trade centers had already shown itself and project after project was undertaken, not only on Fourth avenue, but in the side streets. Some people thought that too many buildings were going up and it looked for a time as though they were right. There came the inevitable re-ac-

tion, but matters have adjusted themselves in pretty good fashion, as the statistical table indicates. The available space has been taken, not only by silk and woolen firms and others in allied and kindred businesses, but also by a considerable number of publishing firms who are now located on Fourth avenue.

Municipal Year Book.

The Municipal Year Book, of the City of New York, for 1915, a book containing about 150 pages, has just been issued, under the direction of the Chamberlain, Henry Bruere, for distribution by the Municipal Reference Library, Room 500, Municipal Building. In preparing the book, which is sold for the nominal sum of fifteen cents, an attempt has been made to present in concise and intelligible form the more important facts relating to the city government. If the attempt is successful, the volume should prove of value not only to the citizens of New York, but also to officials and those elsewhere who are interested in the administration of New York City.

The compilation of the Year Book, in its present form, has been made possible only by the co-operation of the various city departments in furnishing information and offering suggestions, and by the work of the Municipal Reference Library in collecting and compiling the material.

Referring to the work, Mayor Mitchell said, "From 1841 to 1870 the city clerk compiled annually a 'Manual of the Corporation of the City of New York,' which is now a quaint but authoritative source of information regarding the earlier days of the city's government. During the last year of my predecessor's administration the publication of a manual, or handbook, was revived and a Municipal Year Book was prepared by the Mayor's secretary. The present book is a further development of this idea.

"It is extremely difficult for even the city official of long experience to bear in mind the details of the government of New York City, while for the citizen, a familiarity with the structure and functions of the municipal departments has been practically impossible of attainment. There are many bureaus and offices which are important parts of the administrative structure but which have little, if any, direct contact with the public. The charter of New York City is so vast and complex that few citizens ever see it, and fewer read it.

"I believe it to be important from the standpoint of development of the science of municipal administration as well as from the standpoint of public education that a current record be maintained appropriately describing the actual structure and activities of the city government. I hope, therefore, that a Municipal Year Book may in the future be published annually."

In the last of the book will be found a ready reference index of subjects dealt with in the book, and also a directory of the various departments, bureaus, commissions, etc.

The exterior of the naturally beautiful church on the northeast corner of Madison avenue and 57th street has been freed from the grime and discoloration of years and stands transfigured before the world, symbolizing in its own body that reformation, that "putting on of a new man," which it is forever preaching to mankind. Every so many other houses of worship need a scrubbing as well.

LOWER FOURTH AVENUE IMPROVEMENTS.

		EAST SIDE.					
Location	Height	Size	Est. cost	Plan filed	% vacant	Owner	Agent
207-211	20	80x115	\$1,000,000	1910	5%	Germania L. I. Co.	Steph. H. Tyng, Jr., & Co.
215-219	20	78.6x82	900,000	1909	10%	Aguilar Co.	Lewis B. Preston
220	18	102x218	1,865,000	1909	5%	Pocono Co.	Carstein & Linnekin
229-233	12	82x150	.....	1910	10%	Pocono Co.	Carstein & Linnekin
239-243	12	46x90	150,000	1910	15%	Brunswick Rlty Co.	Carstein & Linnekin
251-255	16	69x90	350,000	1909	0%	Louis M. Starr	Klein & Jackson
259-265	20	90x145	600,000	1912	5%	Eagle Inv. Co.	Southack & Ball
315	20	98.9x150	960,000	1909	0	Philip Braender	Owner
329-331	12	38x73	200,000	1913	10%	Polo Cons. Co.	E. Serfert
343-361	12	197x90	1,150,000	1912	2%	Hanover Corp.	Irons & Todd
373	12	49x120	380,000	1908	0	Phebe S. Sinclair	Wm. H. Whiting & Co.
377	9	22.5x97.9	50,000	1912	11%	James H. Herov	Owner
381	16	53.9x98.8	700,000	1909	2%	Hyde R E Corp.	Steph. H. Tyng, Jr., & Co.
387-393	12	98.9x166.8	400,000	1909	9%	Edith C. Bryce	W. D. Hickey
399-401	12	98.9x185	500,000	1909	0	Hewitt Rlty. Co.	Owner
443-449	11	74x90	200,000	1909	0	Dodd, Mead & Co.	John Robertson
461	12	116x84	250,000	1912	0	461 4th Av. Co.	Wright Barclay
		WEST SIDE.					
216-218	15	127.7x142	350,000	1908	10%	Everett Inv. Co.	Geo. T. Mortimer
222	12	53x160	450,000	1909	4%	Belvedere Bldg. Co.	Klein & Jackson
250	12	100x115	650,000	1911	0	Wm. T. Evans	Goodale, Perry & Dwight
252-266	8&12	184x125	500,000	1912	0**	Arthur A. Carey	.....
286	14	99.8x114	575,000	1910	0*	Mills & Gibb	.....
334	19	98.9x125	800,000	1909	10%	Milbank Est.	Homer Foot, Jr.
352	16	19.9x175	300,000	1912	0	Israel Unterberg	Owner
356	20	98.9x200	900,000	1911	3%	Hess Bldg. Co.	M. & L. Hess
390-396	8	86x78.6	125,000	1910	0**	E. T. Gerry	.....
432	16	80x107.6	500,000	1912	0	432 4th Av. Co.	M. & L. Hess
440	16	90x100	500,000	1912	1%	440 4th Av. Co.	Moore & Wyckoff
450	12	123.5x115	450,000	1911	0%	Goelet Est.	Carstein & Linnekin
456-460	12	115.10x83.8	.....	1910	7%	De Forest Est.	Carstein & Linnekin
474-476	12	115.10x83.8	250,000	1912	0%	Robt. L. Morrell, et al	J. G. White & Co.

* Occupied by single tenant. ** Occupied by two or more tenants.

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The friends of good government can take it for granted that the beneficiaries under the existing system will spare no effort to kill the constitutional amendments at the polls next November. The battle is not over yet.

Million dollar mortgages are getting so common that no special comment was made when it became known from the records that \$2,610,000 in four mortgages was required to finance the new Printing Crafts Building, which is to be in the Pennsylvania section. Huge sums like these show plainer than words that as a real estate proposition old New York is indeed in a class by itself.

Probably not one of the heads of the municipal departments which have made requests for a larger appropriation than last year but realizes that he is not acting in accordance with good business principles and that he is not doing right by the tax and rent payers of the city in not reducing expenses. The trouble is that he is the helpless victim of a system of government for political ends and feels that he dare not do it.

One of the signs of the times is the increasing number of city brokers specializing in suburban properties, and notably in small farms and estates within commuting distance. A very large business in the aggregate is being done in this field. Reports from real estate agents in the Hudson river counties are to the effect that there are more sales of farms than of properties in the cities. Families want homes of their own and if they cannot afford them in the great city they will go elsewhere. It is a distinct loss to the city, but how can it be helped?

Controlling the Development of Private Property.

The Cities Committee of the Constitutional Convention has reported favorably an amendment which delegates to municipalities the right to create, fix and regulate areas or districts for private residences, for the location of trades and industries and for the protection and improvement of particular localities. By the further terms of the amendment the Legislature may also delegate to the municipalities the right to limit and regulate the height, dimensions, kinds and uses of building by districts or otherwise.

Already the City of New York had undertaken by virtue of authority previously vested (1) to limit the height of buildings, and (2) to divide the city into districts and regulate the location of trades and industries and the erection of buildings designed for specified uses. Pending before the Board of Estimate at the present time is an ordinance prepared by the Building Committee of the Board of Aldermen with the approval of the Commission on Building Districts and Restrictions which contains regulations for building heights in the future. The ordinance has already passed the Board of Aldermen and now awaits a report from a committee of the Board of Estimate. Acting under authority of Chapter 470 of the Laws of 1914, the Board of Estimate has also appointed a commission to regulate the boundaries of building districts and appropriate legislation to be enforced therein. This committee is now making a survey of the city and preparing a report.

The amendment to be passed by the Constitutional Convention will not only add the weight of fundamental law to the statutory powers already granted to the municipal authorities in New York City but will give every city the same right, and furthermore will more precisely define certain powers which are conferred. Particularly it makes plain that the municipalities will have the right not only to regulate the dimensions and uses, and restrict the location of business buildings, but they will be empowered to regulate residential buildings in the same manner. They may restrain builders from constructing multi-family houses of more than a certain height in stated districts. Other districts may be set apart for private dwellings and still others for three-family dwellings with the assurance that the blocks will never be broken into by "soapworks, ironworks, factories, boiler-shops, stables, garages," etc., without due process of law and the consent of the property owners in the neighborhood.

Presumably the municipalities will exercise ordinary business discretion in setting the boundaries of the districts. It is not to be expected that blocks in sections suitable for development with modern twelve-story apartment houses valued at a million dollars or more will be restricted to private dwellings. Rather will outer and less expensive districts be reserved for the smaller homes, and also suitable zones for factories and shops.

Another point to be noted is that the amendment in giving these powers to the cities modifies certain provisions of the State Labor Law and the State Tenement House Law. The right to regulate the "height, dimensions, kinds and uses of buildings by districts or otherwise" delegated to the cities means, for example, the repeal of the present limitation in the Tenement House Law restricting the height of buildings to one and one-half times the width of the street. It virtually transfers the seat of authority over the height of apartment houses, as well as dwellings and factories, to City Hall. While the City of New York is to decide what sort of building may be erected, it is not to have any new authority over the actual construction of buildings. Nor does the amendment take away the prerogatives of either the Tenement House Department or the State Labor Department to enforce the State laws for the proper maintenance of tenements and factories. Hitherto the city has had no control

over the development of private property. It has had no power to preserve a residential zone from the encroachment of any sort of incongruous business, or to prevent the emigration of a great number of factories from a part of the city where they were welcome to stay to one where their presence was a desecration. By districting the city the development of private property can be controlled not only for the welfare of the community at large but also for the benefit and advantage of the owners.

Government by the People.

Our free American institutions have been struggling during the present generation in the coils of an enemy which has been likened to a monster of the sea: invisible government. One of its long tendrils was Lawless Wealth; another, Evil Legislation; a third, Bossism. The last of the three will be permanently disabled by the passage of the Short Ballot amendment in the State Constitutional Convention. Invisible government destroyed Greece and Rome, but it cannot destroy America. Many reforms are comprehended by the term, "the short ballot." Abraham Lincoln once said that when a white man governs himself, that is self-government; but when he governs also another man, that is more than self-government; it is despotism. The people of the State of New York have not had self-government in forty years. Senator Root so said in his great speech before the convention this week. President Wilson also has said it, and no one can deny it. In a pure democracy the people pass upon every proposition, or upon every one they wish to, and the government is responsive to their will. The short ballot is a symbol of the return movement toward pure democracy. It means the transfer of political power from a despotism back to the people.

No one will say that representative government has failed, in principle, for representative government when pure is as truly democratic as a pure democracy. But representative government in this State followed a plan so complex that by using the lure of patronage with the sophisms of party loyalty it was possible for a committee of professional politicians to gain such a control over the machinery of government as to make themselves the equivalent of that government. Each in his respective district, these committeemen exercised a domination over their fellow citizens which at one period amounted to intimidation, especially in the smaller cities. Business men feared the party boss. Young men wasted their time in the pursuit of his favors. Suppose Senator Root was an important part of the organization, he has proved to the country that he is an American before he is an organization man. It is that trait of the American public man that protects this nation from the fate of Greece and Rome.

In New York State we have been electing six or seven chief executives instead of one: a secretary of state, a comptroller, an attorney general, a treasurer, a commissioner of public works and a state engineer and surveyor—each independent of the other, and each with many jobs to give out. Representatives, delegates and electors passed upon the candidates for engineering positions and for the other State positions without knowing anything about the professional requirements. In practice the party bosses selected the candidates and controlled them through pre-election agreements. But the facts are too familiar to repeat.

Should the amendment be ratified at the polls by the electors next November, there will be but four names on the State ticket thereafter: Governor, Lieut.-Governor, Comptroller and Attorney General. Many members of the convention held that there should be only two, so as to concentrate all the administrative power in the hands of the Governor, but the majority preferred the four. A large number of State departments, bureaus, commissions and what-not will be consolidated into thirteen main departments for the sake of simplification and economy. In a word, the government will be so

planned that it must needs be run for the benefit of the people. And there will be less taxes to pay and fewer inspectors coming around.

Assures More Equitable Taxation.

The constitutional amendment which has been advanced by the committee of the whole makes it possible for the State of New York to improve upon its method of tax administration. The severest charge that is brought against the present method is that under it taxes can be and are inequitably levied, that some counties pay less proportionately than others do, and that some persons are taxed less than their fair share for the support of government. Some authorities say any system or basis of taxation is good enough provided it be fairly and squarely administered, however unscientific it may be. Dr. Eliot, president emeritus of Harvard, tells in one of his essays, the "Forgotten Millions," of a system practiced in the happy island of Mount Desert, where the valuation is low and the rate high, the valuation remaining very constant and the rate being determined each year by the amount which the town votes to raise. A low valuation tends to keep the State and county taxes low.

The assessors in that easy going island pay no attention to speculative or fancy values. Thus, although a village estate may have been actually bought at the rate of \$500 an acre, it continues to be valued for purposes of taxation at, say, \$30 an acre, as if it were tillage land. If a cottage which cost \$2,000 is let for the summer at \$300, it nevertheless continues to be valued at \$700. The contents of a well filled country store is valued at \$500 year after year. From \$10 to \$30 an acre is the common valuation of tillage land, though the greater part of the land has acquired a high value because of the summer immigration. The low valuation for purposes of taxation is on the whole more acceptable to each taxpayer than an accurate or supposed market price valuation would be, in Dr. Eliot's view, and he says the system is perfectly natural under the conditions which have existed in the town since its first settlement, and perfectly satisfactory to all concerned. If the land were assessed for taxation at the market prices the present owners could not long continue to hold it, as the village tax rate is sometimes \$33 on every \$1,000.

When real property is actually taxed at its full market value, as in New York City, it is of the highest importance that property everywhere in the State should be treated the same way. The real estate interests of the great city are assured by Chairman Saxe that the intended amendment will make for more equitable assessments in the rural districts. Such enlarged central control over local assessments is provided for as will ultimately make the assessment of property more uniform throughout the State and thus lighten the burden on those communities where the law as to assessment at full value is obeyed. An adequate system for reaching personal property directly will be possible of development under this amendment, and if this class of property is reached in the right way it follows that the load on realty will be lightened. On the whole the taxpaying public has the assurance of Mr. Saxe that the article makes for great improvement in the administration of taxation—an improvement not possible under the present constitution.

Indexes Posted to Date.

Editor of the RECORD AND GUIDE:

The public will be interested to know that, beginning September 1, I have instituted a system of having real property instruments posted on the official block index immediately after they are presented for record. This is an innovation and is an increased convenience to searchers and others who have occasion to use the block indexes. Under the new plan, instruments are indexed in the final block index within an hour of the time they are presented for record, and all instruments recorded are indexed in the proper block on the same day they are presented. This eliminates the neces-

sity of referring to the daily tickler index for any instruments except those presented for record during the current day. To accomplish this improvement, employees of the Register's office remain at their work until five o'clock in the afternoon, which is one hour later than the legal closing hour. The office is closed for the receipt of papers at four o'clock. I am very much gratified at the earnest and loyal spirit shown by the members of the staff in my office in accepting the longer hours of service made necessary by this improvement.

JNO. J. HOPPER,
Register New York County.

Relative to Districting the City.

Editor of the RECORD AND GUIDE:

It is particularly appropriate that this Constitutional Convention should consider the problems that are now coming to the front as the result of the growth of cities. Much attention has been given in recent years to a study of the requirements of municipal growth and development. Students of the subject are convinced that there is urgent need for the exercise of greater control over the planning and over the building of the city.

In the past, city building has largely been intuitive, rather than conscious, purposeful and planned. We have, however, reached the point beyond which continued unplanned growth cannot take place without courting social and economic disaster. For the benefit of all concerned it is necessary that the building of a city be planned as a whole so as to provide adequately and conveniently for all the various functions of city life and prevent the loss and inconvenience that inevitably results from unregulated individual initiative.

Rules as to the development of private property should be laid down which will be of mutual assistance to all owners and to the public at large. The individual owner can well afford to give up any assumed right to injure his neighbor, if at the same time he is given the assurance that his neighbors will not be allowed to injure him—in other words, that there will be a reciprocal relation between restrictions imposed and benefits received.

Reasonable regulations, differing in different districts, in relation to the height, area covered and use of buildings constitutes the most important step that can be taken by a community desirous of taking thought for the future and directing its future development in accord with a well considered plan.

Such regulations are undoubtedly without the authoritatively adjudicated field of police regulation. While clearly in the interest of the public health, safety and general welfare, they have not as yet been so adjudicated in our State courts. The courts are very properly conservative in the inclusion of new objects and kinds of regulation within the scope of police power.

It is appropriate that the courts should look to this convention for a formulation of the fundamental law as regards particular problems now before the public. It is appropriate that the amended constitution should state in express terms whether existing constitutional guarantees, "due process of law" and "equal protection of the laws" by which the police power is limited shall be construed to prevent the enactment of reasonable regulations relative to the height, area and use of buildings. There is already an informed and deliberate public opinion in favor of greater control over the planning and over the building of our cities.

The Constitutional Convention will be doing the greatest possible service in the interest of the millions that will populate our cities by giving in plain and unequivocal terms the power to establish districts for the purpose of regulating the height, area and use of buildings. The amendment is as follows:

"To amend Article III of the Constitution, in relation to the delegation of power to municipalities for certain purposes.

"Article III of the Constitution is hereby amended by inserting therein a

new section, to be appropriately numbered, to read as follows:

"Section —. The Legislature may delegate to municipalities the right to create, fix and regulate areas or districts for private residences, for the location of trades and industries and for the protection or improvement of particular localities, and to limit and regulate the height, dimensions, kinds and uses of buildings, by districts or otherwise."

EDWARD M. BASSETT,
277 Broadway.

Guarding the Taxpayers' Interest.

Editor of the RECORD AND GUIDE:

The United Real Estate Owners' Association believes in continuing its opposition to measures considered injurious to taxpayers, even if it has failed to defeat the bill in the Legislature, by bringing taxpayers' actions, seeking to enjoin the municipal authorities from putting into effect laws which it was unable to defeat in the Legislature.

Such legislative projects are very apt to run counter to provisions long ago placed in the State constitution, to prohibit the very emergencies which have now arisen. Corrupt politicians in their eagerness for spoils are also very apt to overreach themselves and insert excessive grants of power to the corporations through which they desire to carry out their nefarious schemes.

When the Marginal Railroad bill was passed at Albany, it was announced that a contract would immediately be signed to carry the long planned enterprise into effect. The United, however, began a taxpayers' action to strike out one link in the chain, i. e., the payment of millions of the city's money for a freight yard, and the whole scheme seems to have dropped into "innocuous desuetude."

Another bill which the United was unable to prevent becoming law added to the extravagant expense of the already extravagantly expensive new Court House. Here also grounds for a taxpayer's action were discovered in the questionable constitutionality of the original law. In both of these cases there seems also a probability that the city is condemning land to which it has the record title. At all events, since the service of the papers in the injunction suit a quietus has fallen upon the projectors of this extravagant club house for lawyers, at the public expense, and probably after a decent interval some other public use which will bring revenue to the city will be discovered for this very valuable tract of land.

The question of whether land acquired by the city through condemnation proceedings for one purpose could be used for another purpose, when the latter is more onerous to the neighborhood, has arisen in connection with many well meant schemes, devised by uplifters at others' expense. To settle this, a taxpayer's action has been brought to restrain the city authorities from converting land acquired for a bridge approach into a corporation yard for the storage of abandoned furniture, etc. Another taxpayers' action of the United is against the State Comptroller at Albany, to restrain the reckless financial methods under which a direct State tax has become necessary. As city taxpayers pay 70 per cent. of these State taxes, they certainly have a right to insist on more businesslike and economical methods in the budget.

J. BLEECKER MILLER,
Secy. U. R. E. Owners' Asso.

Third-Track Hearings End.

The long series of hearings before Referee Charles F. Brown, former chief justice of the New York State Court of Appeals, to determine whether the Brooklyn Rapid Transit Company has the right to construct the heavy three-track elevated structure through Fulton street, was brought to a close this week in the referee's office, 60 Wall street, Manhattan.

The referee is expected to give his decision about the middle of October. The construction is much objected to.

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REAL ESTATE NEWS OF THE WEEK

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REMOVAL OF TRADE WASTE.

Joint Action by the Building Managers' Association and the R. E. Board.

Taxpayers have taken hold of the situation affecting the removal of trade waste, and as a preliminary to the solution of this problem are co-operating with Commissioner Fetherston of the Street Cleaning Department.

Joint action by the Building Managers' Association and the Real Estate Board of New York was taken this week and a conference held to which Commissioner Fetherston was invited. Besides the commissioner, there were present at the conference B. E. Martin, president of the Building Managers' Association; Laurence M. D. McGuire, president of the Real Estate Board; Richard O. Chittick, executive secretary of the Real Estate Board; Charles J. Campbell, attorney for the Hotel Association of New York, and A. W. Warner.

Mr. Martin, acting as chairman, pointed out to the commissioner that whether or not the department was legally right in declining to remove ashes as well as trade waste from commercial buildings, the committee believed that the existing situation was morally wrong and was resulting in discrimination as between taxpayers.

The commissioner stated that the department's hands were at the present tied, owing to the injunction restraining him from delivering certain waste to the barges of Dailey & Ivins, who hold the contract for removing such refuse.

Some discussion was held as to whether, if Chapter 500, Laws of 1915, which gives the commissioner the right to charge for removing trade waste, were enforced, it should not be applied to all forms of waste, both household and commercial. The commissioner stated that in accordance with the present contract between the city and Dailey & Ivins he did not believe he had authority, even if the Board of Estimate appropriated funds, to make other contracts for disposal of ashes, etc., during the life of the Dailey & Ivins contract. In other words, he felt that the present contract obligated him to make all disposals to Dailey & Ivins.

The committee thought it unlikely that a court of equity would so rule. The commissioner said that he was trying to make certain arrangements which might meet the situation, and which he hoped would prove satisfactory both to the city and to all taxpayers concerned.

The committee decided to look further into the matter, with a view to appearing before the Board of Estimate at its next meeting, on September 17.

The South Side of Long Island.

The proposition to create a port of entry at Baldwin Harbor for the benefit of the south side of Long Island is gaining favor throughout southern Nassau County. The waterway improvements there have not waited on Government aid but have been expedited by private enterprise, and the public has benefited accordingly. More actual deepening of waterways has been done at Baldwin Harbor than elsewhere in Nassau County, and the work is still progressing, under private auspices.

With the development of Long Beach as an ocean front summer community it was logical that a demand for all-year waterfront homes on the mainland opposite should follow; and that is what has transpired at Baldwin Harbor which forms the first navigable harbor east of the Rockaway peninsula. East Rockaway was abandoned as a port of entry

many years ago because of shallow navigation and sand bars, and real estate men and property owners are becoming convinced that the increasing navigation facilities of Baldwin Harbor and the strategic situation of the place make it desirable for commercial convenience for Long Islanders doing business abroad. It is pointed out that within another decade southern Nassau County may become a borough of New York City, so rapid is its growth.

At Baldwin Harbor, even now, there is a plethora of building operations. The music of the hammer and saw and the ring of the mason's trowel are heard there daily, and records show that more construction work is under way there than elsewhere in Nassau County.

The widening of Milburn River is going on incessantly, the dredges working night and day without let or hindrance. This river flows directly into Baldwin Harbor, and its shore front is being improved with all-year homes.

STATE REALTY ASSOCIATION.

Arrangements for the Annual Meeting At Saratoga.

M. Morgenthau, Jr., president of the Real Estate Association of the State of New York, says arrangements have been completed for its twelfth convention and banquet, to be held at Saratoga Springs, September 23, 24, 25 and 26. The convention will be open to all interested directly or indirectly in real estate, such as architects, builders, speculators, etc. Invitations will be sent broadcast to all trade organizations and civic bodies, and a large attendance is looked for. Headquarters will be at the United States Hotel, and the convention will conclude with a banquet Saturday evening, at which the Governor and other national and State officers will speak.

The first session will be occupied with preliminary meetings of the various committees, and the actual convention will start on the morning of Friday, Sept. 24, with addresses of welcome by the Mayor of Saratoga, and by the President of the Business Men's Association. After this the convention will get right down to business and receive the reports of the officers, and take up for consideration and action the most important matters which have come up during the past year.

Among these is the proposed regulation of real estate brokerage by a registration law, or otherwise. This is scheduled as the first and the most important matter which has confronted the State Association for many months.

The association's committee on the Regulation of Brokerage, composed of Alwyn Ball, Jr.; R. A. Borland, Thomas Hovenden (Chauncey R. E. Co.), Lorenz Willig, F. J. Bauman, John F. James, Henry Pierson, Allen E. Choate, G. A. Burris, Alfred H. Wagg, Lewis H. May, E. M. Seixas, Philip D. Jennings, I. Willis, Harold L. Flint, E. W. Carter, A. Frank Warren, S. T. Betts and William H. Adams, prepared a bill providing for the licensing of real estate brokers, which was introduced in the Legislature at its last session, printed and distributed. When the time came for action by the association's executive committee, however, it was felt by the members in the larger cities especially, that action at this session of the Legislature would be premature, and that this whole matter should receive further consideration, and be acted upon by the members themselves at the 1915 convention.

President Morgenthau says:

"The membership of the State Association trebled during the last year, and it appears that a very large number joined in order to induce the association to secure protection for the legitimate real estate broker. It is generally felt that the business should be brought up to the professional basis, similar to law, and to medicine. Even the more conservative members of the association are coming around to this view, and quick and decisive action is looked for on the floor of the convention on this topic.

"Some of the local New York City organizations are still opposed to any means of protection for the legitimate real estate broker, and as some men in the greater city are members of both local and State Associations, a lively discussion is promised.

"The Real Estate Association of the State of New York has decided to throw open the doors of the convention to all those interested directly or indirectly in real estate, such as architects, builders, speculators, etc., etc. Invitations will be sent broadcast to all trade organizations and civic bodies, and an extremely large attendance is looked for. Only members of the State Association, of course, will be allowed to vote."

Headquarters for the convention will be at the United States Hotel, Saratoga Springs, and reservations for accommodations are being made through William H. Adams, of that place, chairman of the committee on hotels and reservations.

The convention, as usual, will conclude with a banquet at the United States Hotel, Saturday evening, September 25, at which, besides the Governor and other officers of the State administration, representatives of the National Government and the president of the National Association of Real Estate Exchanges, and the president of the Massachusetts Real Estate Exchange will speak.

Brooklyn Brokers Win at Baseball.

The Brooklyn Real Estate Brokers easily defeated the Brown-Durrell Club last Saturday by a score of 9 to 3. The features of the game, according to report, were the pitching of Jim Sutphin, the Brokers' star twirler, who allowed only three scattered hits and kept the visitors from scoring until the ninth inning, and the batting of Gregory, who drove out a home run with the bases full. Martin, the Brokers' star catcher, was back in the lineup. His perfect throws kept the visitors from stealing a base. It was some game. Wonder if the Manhattan board can play ball?

Manhattan's Advisory Commissions.

There is being distributed a booklet dealing with the rules and regulations governing the various commissions for Manhattan appointed by Borough President Marcus M. Marks. The booklet describes the various sections covered by the sixteen commissions now in existence; also their general powers and duties. The personnel of the various commissions, together with the addresses and telephone numbers of the members is also incorporated in the little volume. Property owners in the various sections affected will do well to apply for a copy of the book. The districts for which commissions have been appointed are as follows: Fifth avenue, Washington Heights, Riverside, West End, West Harlem, Broadway, Central Park West, Chelsea, Greenwich, Washington Square, East Side, Gramercy Park, Murray Hill, Kips Bay, Yorkville and East Harlem.

—When passing through a public park in another city before it had adopted a commission form of government, a visitor noticed no less than twenty-five corporation men shoving lawn mowers over a lawn. He at once asked the nearest policeman why the city didn't get a horse mower. "You must be a stranger here," answered the officer, "or you'd know that the administration wouldn't last after the next election if it did that."

LIBERTY AVENUE SUBWAY.

(Continued from Page 389.)

A New Real Estate Market.

Robert W. Higbie, former president of the Queens Chamber of Commerce, states:

"Two things have been accomplished by the building of the Liberty avenue elevated extension: First, there has been created a real market not only for real estate, but for buildings; that at least one hundred dwellings are now being built, and that several hundred are arranged for. The cost of these homes will vary from \$5,000 to \$7,500 apiece. Second, the actual advance in values will more than equal the cost of the road, this being true even before the trains are in actual operation, so that the prospects for the immediate future of values is highly promising."

In the last monthly bulletin published by the Queens Chamber of Commerce, the following information is given regarding this elevated extension:

"The Liberty avenue elevated extension is 2.16 miles long, has two tracks for local service and one track for express service, and will be operated by the Brooklyn Rapid Transit Company, thus giving a five-cent fare to the large territory in the Fourth Ward of Queens Borough south of the Atlantic avenue division of the Long Island Railroad, over the elevated lines in Brooklyn and across the Williamsburgh, Manhattan and Brooklyn bridges to lower Manhattan. Later, when the Brooklyn Rapid Transit subway is finished through Broadway, Manhattan, passengers will be carried as far as 59th street.

"The erection of the steel has been completed for some time, and the station finish contracts and the laying of rails is now completed, so that trains can be operated from Richmond Hill, Morris Park and Woodhaven.

PRIVATE REALTY SALES.

TRADING this week concerned miscellaneous properties, scattered throughout many sections of the city. Although there were few deals of magnitude closed, plenty of rumors were current and indicated that a number were in course of negotiation. The practical end of the so-called "midsummer season" came with more or less relief to the brokers whose business usually languishes during this period of the year, and who see in the slow but sure increase in the volume of trading the "back to real estate" movement among investors.

The market this week underwent no remarkable change, although there were individual sales and leases of importance. Among them was a series of purchases that resulted in the accumulation of a large building site in East 79th street by the New York Telephone Company. Other sales affected Bronx unimproved land and frontages in West 69th street for apartment house improvement and West Side multi-family structures acquired by women investors.

The leasing branch of the market was moderately active and also contributed interesting transactions. The rental for forty-two years of a building in 42d street near the Grand Central Terminal at an aggregate rental of more than \$1,000,000 indicated not only the strength of renting conditions in that section but also showed the unusual increase in the income producing power of properties there. It is said that the rental to be paid is about 400 per cent. more than the building could have brought a decade ago. The lease of a residence in West 56th street for business purposes attracted attention once more to the block between Fifth and Sixth avenues which a few years ago was exclusively residential. Today it contains twenty-two former dwellings remodelled for trade.

The total number of sales reported and not recorded in Manhattan this week was 18, as against 25 last week and 14 a year ago.

The number of sales south of 59th street was 5, as compared with 7 last week and 2 a year ago.

The sales north of 59th street aggre-

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gated 13, as compared with 18 last week and 12 a year ago.

The total number of conveyances in Manhattan was 117, as against 129 last week, 25 having stated considerations totaling \$1,176,591. Mortgages recorded this week number 60, involving \$3,225,250, as against 38 last week totaling \$768,739.

From the Bronx 14 sales at private contract were reported, as against 7 last week and 13 a year ago.

The amount involved in Manhattan and Bronx auction sales this week was \$169,119, compared with \$385,250 last week, making a total for the year of \$49,074,070. The figures for the corresponding week last year were \$312,284, and the total from January 1, 1914, to September 5, 1914, was \$29,466,674.

Assembles East Side Plot.

John Patterson, representing large interests, has purchased through the Rutland & Whiting Company the five dwellings at 208-216 East 79th street, having a frontage of 100 feet and a depth of 102.2. The respective sellers were Mary Candler, No. 208; Rose Goldberger, No. 210; Solomon Margereten, No. 212; Dr. Hans Rabenstein, No. 214, and Margaret E. Montgomery, No. 216. Title will be taken on September 1. No information was available this week regarding the identity of the real buyers or their plans, although the assembling of so large a plot forecasts an improvement of some kind. The buyer is reported to be the New York Telephone Company which is to erect a new central service station.

Holly Arms in Trade.

Frederick Brown has resold "Holly Arms," at 402-410 West 148th street, a six-story apartment house, on plot 100x100, to a woman investor residing in East Orange, New Jersey, who gave in part payment seventeen one, two, three and six-family houses in that town. C. A. Westervelt, of East Orange, negotiated the deal, Julius H. Zieser representing Mr. Brown as attorney. The "Holly Arms" was acquired several weeks ago by the seller in the present deal from the McKeon Realty Company which had previously purchased it from the Seamen's Bank for Savings.

Break Up Block Ownership.

The American Real Estate Company has sold to Abraham Kuttler, Jr., and Aaron Klein two plots, comprising seven and a half lots, in the north side of East 181st street, between Vyse and Daly avenues, for improvement with four five-story apartment houses. The selling company owns the remainder of the block, which is bounded by 181st street, Bronx Park South, Vyse and Daly avenues.

69th Street Site Enlarged.

The Sterling Realty Company has purchased from Aviedo M. Bostwick, through the Duff & Brown Company, the four-story dwelling, 21 West 69th street, on lot 20x100.5. The buyer owns the adjoining house, at No. 19, and now controls a plot with a frontage of 40 feet, on which it is reported, a nine-story apartment house is to be erected.

Investor Acquires Apartment.

Margaret Weber has bought from the Hennessy Realty Company, Joseph Polstein, president, 37-39 West 82d street, a nine-story apartment house, on plot 53.4x102.2. The structure was the first of five apartment houses erected by the selling company on the West Side. It has been held at \$225,000.

Manhattan—South of 59th St.

17TH ST.—The 130-134 West 17th St. Co., incorporated this week, with a directorate of John M. Bell, Janet Bernhart and Louis R. Bogert, has acquired from Max A. Singer the 9-sty loft building at 130-134 West 17th st, on a plot 50x92.

18TH ST.—The 3-sty dwelling, 343 West 18th st, on lot 25x92, an Astor leasehold, has been sold, through Geo. W. Mercer & Son.

25TH ST.—Wm. A. White & Sons and the A. N. Gitterman Corporation sold for the Hewitt Realty Co. the vacant lot, 25x100, at 145 East 22d st, adjoining the new Children's Court House. It was purchased several years ago by the Hewitt family as a site for a stable, but the idea was abandoned.

36TH ST.—Duross Co. sold for William R. Mason 341 West 36th st, a 5-sty tenement, on lot 25x100.

51ST ST.—Frank B. Taylor has sold 16 West 51st st, a 4-sty dwelling, on lot 21.6x100.5, Columbia College leasehold.

Manhattan—North of 59th St.

82D ST.—Dr. Hans Rubenstein has purchased from Julius Scott, 165 East 82d st, a 3-sty dwelling, on lot 19.2x82. The doctor sold his house at 214 East 79th st, this week.

91ST ST.—Leon S. Altmayer has resold for L. Simon the two 3-sty dwellings, 109-111 East 91st st, on plot 30x100.8, to Bing & Bing, who intend to alter them into American basement dwellings. The same buyers recently acquired, through Mr. Altmayer, the southwest corner of Park av and 92d st, a plot 110x150 ft., on which they are completing a 14-sty apartment house.

105TH ST.—H. T. Wood sold for Mrs. E. E. Power, the 5-sty flat, 23 East 105th st, on lot 25x100.

HAMILTON TERRACE.—Franklin L. Graff is reported to have sold 12 Hamilton terrace, a 3-sty dwelling, on lot 16x100.

FORT WASHINGTON AV.—E. S. Willard & Co. sold for the 114th St and 7th Av Construction Co. the 6-sty elevator apartment house, on a plot 100x150, known as the "Court Washington," at the southwest corner of 170th st and Fort Washington av.

Bronx.

LORILLARD PL.—Kurz & Uren, Inc., have sold for Dr. G. W. Kosmak 2385 Lorillard pl, a 4-sty new law building, on lot 41.9x90.

LYMAN PL.—Frederick Brown has re-sold 1359 Lyman pl, a 5-sty apartment house, on plot 50x112xirreg. In part payment the new owner gave two lots, 50x90xirreg, on the north side of Webster av, between 205th and 207th sts. The Lyman place property was held at \$57,000 by Mr. Brown, who acquired it a few weeks ago from the Rector Realty Co.

SIMPSON ST.—Sussman, Gibbs & Karlin have re-sold for Daniel H. Jackson, 906-914 Simpson st, two 5-sty apartment houses, on plot 75x100, which the seller acquired last week from the Simbar Realty Co.

138TH ST.—Richard H. Scobie has sold for Mrs. Elizabeth Klein 456 E. 138th st, a 4-sty dwelling, on lot 16.8x100 ft. The same broker sold the adjoining house at 454 a short time ago.

145TH ST.—Harry H. Cohen has sold for Charles Doll to John Eggers 368 and 370 East 145th st, a 5-sty flat, on plot 50x100. The house was held at \$55,000.

FORDHAM RD.—George Meyer sold to Fanny Greenberg 617-619 Fordham rd, a 5-sty new law house, on plot 40x100.

FULTON AV.—Emma Zeltner sold the old mansion at 1383 Fulton av, on plot 73.6x200, through Schwab & Co.

INTERVALE AV.—Louis Schloss has sold for the estate of Hugh McCreery the southeast corner of Freeman and Intervale avs, a 3-sty frame building, with stores, on lot 65x19x irreg, to John J. Tomisch.

SPOFFORD AV.—Samuel Cowen has sold for the Sykes Realty Corporation the vacant lot 25x100 at the northwest corner of Spofford av and Faile st.

TRINITY AV.—Jacob Dieter has sold through Harry C. Botty, Jr., the 5-sty, new-law house at 757 Trinity av, on plot 40x100.

VALENTINE AV.—Lawyers' Mortgage Co. has sold 2098 Valentine av, a 2-sty dwelling, on lot 18.6x90.

Brooklyn.

SOUTH 1ST ST.—The firm of Leonard J. Carpenter has sold the 2-sty dwelling 292 South 1st st, on lot 25x100, for Frederick R. Lee, whose family has owned the property for more than 75 years.

UNION ST, ETC.—Joseph C. Bonadonna sold 672 Union st for Mary Dunne and 627 President st for Mary Teech.

UNION ST.—M. B. Smith Realty Co. sold 1722-1726 Union st, two 4-sty apartment houses, on plot 105x100. The buyer gave, in part payment, 1426 Gerhardt av, Woodhaven, a 2-fam. dwelling.

2D ST.—Jerome Property Corporation sold for Mrs. S. F. Bieth to J. J. Crapper the 2-sty dwelling 407 2d st, on lot 20x100.

8TH ST.—Saul C. Levine has bought from the J. J. Lack Construction Co. the 3-sty dwelling in the south side of 8th st, 325 ft. west of Prospect Park West.

47TH ST.—I. Salzberg sold for M. Wiher to L. Krebs, a 2-fam. cottage, 1337 47th st, on plot 60x100.

68TH ST.—Frank A. Seaver & Co. sold the plot, 240x145, in the south side of 68th st, 127 ft. west of Ridge boulevard, for George Parkinson to the Owls Head Realty Co.

77TH ST.—Samuel Galitzka Co. sold for the K. & G. Holding Co., 567 77th st, a 2-sty dwelling, on lot 18.5x100.

ROGERS AV, ETC.—G. Lebett & Co. sold 433 Rogers av for C. Waldo, also 112 Linwood st, for G. Schmalz to F. Graude and 9 Warwick blvd for R. Gundy.

8TH AV.—Henry Pierson & Co. sold for Mary E. Towl, the 3-sty dwelling, 212 8th av.

Queens.

ASTORIA.—Seidel Realty Co. sold for Ida Sprague a plot on the east side of 8th av near Vandewater av to Martha Hansen, who will build a 2-sty dwelling.

FLUSHING.—Julius Kluger sold to the Bay-side Estates Co. three lots on the southwest corner of Crocheron av and Jackson st, in the

Bellcourt section. The Bayside Estates gave in exchange to Mr. Kluger a dwelling on the northwest corner of Wildwood rd and Holly-wood av in the Penwood section of Bayside.

FLUSHING.—Thomas F. Carlson has sold to Peter F. Kramer the lot 25x102, on the east side of Burling av, 225 ft. north of Forest av.

FLUSHING.—Mary Soltan sold through the J. Albert Johntra Co., to A. C. Sluiter, 87 Prospect av, on plot 50x100.

LONG ISLAND CITY.—Cross & Brown Co. leased and sold the waterfront property known as the Ward Lard Factory, at 10th st near Vernon av, extending to the Standard Oil slip, 2-sty building on plot 100x231, formerly occupied by the Schwartzchild & Sulzberger Co. The sale of the property is included in the lease a form of transaction which is becoming popular in Long Island City.

LONG ISLAND CITY.—The Interborough Rapid Transit Company has acquired a plot 50x100 on Jackson av 100 ft. east of Barn st. It will be used for the erection of a substation power house.

NEWTOWN.—John A. Hoerning has sold to Adolph Triemer the lot 27x75 on the east side of Ropper av, 152 ft. north of Metropolitan av.

ROSEDALE.—New York Suburban Land Co. sold 80x100, in Dale pl to C. Carrigan and 20x100 on Lincoln av to M. Hoey.

RIDGEWOOD.—James M. Hawley sold a lot in Stanhope st for the Island Holding Corp. to William O'Brien.

Nearby Cities.

NEWARK, N. J.—Feist & Feist, Inc., sold for the Lincoln Building & Loan Association the 3-sty building 847 Mt. Prospect av to George Schmitt, occupant of the store.

PATERSON.—Old Twin Hall, at Ellison and Cross sts, has been sold by the Paterson Brewing & Malting Co. to Frank Rodia, who will build a flat house.

Rural and Suburban.

EAST ORANGE, N. J.—Harry J. Stevens sold for Arthur D. Crane to A. B. Phelan a store and apartment building, 80x100, at the northwest corner of Central av and Nassau pl, and for Margaret Gillett 77 Pennsylvania av, a dwelling.

EAST ORANGE, N. J.—The Fairchild-Baldwin Co. sold, through Edward P. Hamilton & Co., the 6-fam. house, 949 Park av.

GARWOOD, N. J.—New York Suburban Land Co. sold 60x100 on South av to G. & A. Ragonese; 60x100 on Willow av to G. Pezzino and 40x100 on South av to F. Butera.

GREAT NECK, L. I.—The Rickert-Finlay Realty Co. has sold to Clifford Sterrett a plot fronting on Arleigh rd, between Park rd and Beverly la, Kensington.

GREENACRES, N. Y.—The Robert E. Farley Organization has sold the residence of Harvey W. Craw to R. Durstein.

MILLBURN, N. J.—R. F. Hohenstein bought from Walter M. Mooney the Millburn Hotel, 115x200, at the corner of Millburn av and Main st.

NASSAU COUNTY, L. I.—Burton Thompson & Co. sold for Miss S. S. Wakeman 55 acres on Glen Head and Cedar Swamp rds in Northern Nassau county. This property adjoins the 103 acres recently sold, by the same firm, to Audley Clarke of Brooklyn.

RIDGEFIELD, CONN.—Adams & Keeler sold to Edward H. Kidder, of New York, the colonial house of George H. Smillie in Main st, consisting of 7 acres, adjoining Cannon Ball House, owned by Cass Gilbert.

RUTHERFORD, N. J.—Geo. W. Mercer & Son sold for the estate of William L. J. Pidgeon a dwelling and garage in Hasbrouck pl, on plot 100x100.

TARRYTOWN, N. Y.—Kenneth Ives & Co. have sold for Mrs. Doris Fitch Andrews the estate known as the Ashbel P. Fitch place, to John L. Thurston. The property is on the White Plains road and contains about 8 acres, a residence, gardener's cottage and other out-buildings. It was held at \$35,000.

UPPER MONTCLAIR, N. J.—F. M. Crawley & Bros sold the new residence at 177 Lorraine av to Carl Bonwit.

WOODMERE.—Goldschmidt & Macdonald have sold for the estate of I. Phillips the house at the southeast corner of Central av and Lafayette pl, Woodmere, L. I., on a plot 90x125 to Dr. J. Bunker, who will occupy.

LEASES.

Washington Place Lease.

Pepe & Brother, who have been actively identified with the Washington Square section for several years, leased for the Fogliasso Clement Building Company, 79-81 West Washington Place, an eight-story fireproof apartment house, now in course of construction, on plot 45x90, to Miss I. Johnston. The lease is for a term of eleven years, at an annual rental of about \$14,000. Several changes will be made in the plans of the structure to meet the requirements of the new tenant, including the installation of a dining-room on the main floor. The building is designed for living quarters for professional women, and will be a combination apartment house and hotel. Miss Johnston has been identified with similar projects, including Osborne Hall, which she managed for several years.

New "Loft" Store.

George W. Loft, candy manufacturer and retailer, has leased the six-story building at 11 East 42d street, on lot 22x100.2, for forty-two years, at a net rental of \$24,000 a year, or an aggregate of \$1,008,000 for the term. The lessee will alter the structure at an estimated cost of \$50,000 for another of his candy stores. The property is owned and at present occupied by F. G. Schmidt, optician. The rental to be paid is said to represent an increase of about 400 per cent. when compared with prices paid ten years ago.

Tire Company in 63d Street.

S. Osgood Pell & Company and the Douglas Robinson, Charles S. Brown Company have leased for the Fiss, Doerr & Carroll Horse Company to the Swinehart Tire & Rubber Company the building at 41-43 West 63d street, formerly occupied by the Bryant Motor Service Corporation and the Knickerbocker Garage. The lessee is now located at 1924 Broadway and will use the building for salesrooms, executive offices and service station.

Old Wanamaker Garage Leased.

A. N. Gitterman Corporation and James N. Wells Sons have leased for the Christian estate, Josephine C. Christian, executrix, the one-time John Wanamaker garage, at 543-553 West 25th street, on plot 125x98.9. The lessee is the Superior Motor Garage Company.

New 56th Street Lease.

Madam Katherine Elise, dressmaker, has leased from the estate of Gustavus Sidenberg, through Royal Scott Gulden, the residence at 48 West 56th street. This block is being gradually taken over for business purposes; it was, until within a few years, exclusively residential.

Furniture Firm to Move.

It was reported yesterday that Spear & Company, the furniture dealers, now at Sixth avenue and 16th street, had leased from Mrs. Madeleine Force Astor the six-story building at 22-26 West 34th street, on plot 75x100, just west of Astor Court.

Manhattan.

LEON S. ALTMAYER and R. I. Brown's Sons, Inc., have leased the business building at 3419 3d av to M. Winkie for a public market.

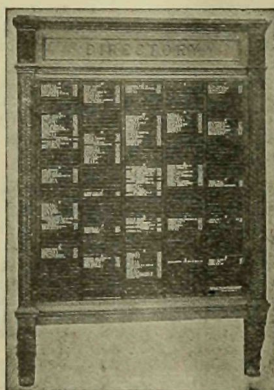
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WRIGHT BARCLAY, INC., leased the store at 18 East 31st st to S. Spasaro of 136 Madison av.

BARNETT & CO. leased the store at 2104 3d av to Jacob Gintell.

EASTINE & CO. have leased at 114 5th av for the American Real Estate Co. space to the Weinberg Studio of 32 Union sq and S. Lewinson.

DANIEL BIRDSALL & CO. have rented the entire building at 29 Leonard st to Clarence Whitman & Co. of 39 Leonard st.

DANIEL BIRDSALL & CO. closed a negotiation with C. H. Tenney & Co. whereby that concern renews its lease at 8 Washington pl, through to 15 to 19 West 4th st. Tenney & Co. have been located at this address for about 20 years.

ERETT & GOODE CO. has rented apartments in 29 East 48th st to John K. Marshall, Albert M. Lillenthal and Mrs. A. D. Bishop.

JOHN J. CLANCY & CO. have leased for I. & S. Wormser the 4-sty dwelling, 14 West 84th st; also for Ottinger & Bro., the two stores at 301 West 55th st.

CROSS & BROWN CO. has leased the building at the northeast corner of 22d st and Av A to the Sanitex Co., of 33 Union sq, for the estate of John L. Brower, also 10,000 sq. ft. in 455-7 11th av to E. La Montague's Sons, and for the U. S. Rubber Co. at 1790 Broadway, space to H. Otis Togue; to Julius Lichtenstein, of 3 West 61st st; the Protecture Co., Inc., and Leslie & Tracy, Inc., of 220 West 42d st.

DUFF & BROWN CO. has leased for the Cushman Baking Co. to H. Mielke the store at the southeast corner of 144th st and Amsterdam av, and for Frederick Kinsman to Charles Schlesinger's Sons of 126 Liberty st the building 375 West 125th st.

DUFF & BROWN CO. leased private houses for Cornelia Slade to Mrs. Douglas Murray at 511 West 182d st; for Hattie Duff to Dr. D. L. Sohn at 1283 Madison av for Nellie K. Howell to E. F. Brown at 724 St. Nicholas av, and for Judge Olmstead to Ernest Cook at 615 West 145th st.

DOUGLAS L. ELLIMAN & CO. have leased apartments in 955 Park av for Bing & Bing to Charles H. Platt; in 114 East 84th st for the Surrey Realty Co. to J. P. H. Perry; in 9 East 49th st to Miss Elizabeth Reed; in 19 East 57th st for Alvan W. Perry to Henry G. Stevens.

DOUGLAS L. ELLIMAN & CO. leased apartments in the building under construction at 122 East 76th st for Julius Tishman & Sons to Townsend Lawrence; in 114 East 84th st to De Courcy Brown to A. S. Keeler; in 287 Lexington av to Mrs. Amy B. Smith, and in 157 East 81st st to J. W. McIntosh.

DOUGLAS L. ELLIMAN & CO. have leased apartments in 830 Park av for the 76th St. & Park Av. Co. to Mrs. George J. Whelen; also two apartments to be made into one, at 114 East 84th st, to Mrs. S. S. Auchincloss; in 178 East 70th st for Foster Milliken, Jr., to John Tanner, and in 105 East 53d st for the Aeon Realty Co. to John D. Sawyer.

HORACE S. ELY & CO. and J. G. White & Co. leased the 5-sty building at 101 Spring st for 5 years to the Merriam Segars, Inc.

JACOB FINKELSTEIN has leased the 3-sty building at 238 Bowery to Max B. Hillmand and the building at 240 Bowery to Gold & Hersh.

FRANK L. FISHER CO. leased for A. C. & H. M. Hall, the 4-sty dwelling, 790 West End av to Mary E. Osborne.

FRANK L. FISHER CO. has leased for Gertrude M. Nelms of Venice, Cal., the 7-sty elevator apartment house known as the Unadilla, at 126-128 West 11th st, to Henry H. Holland, at an aggregate rental of about \$135,000.

HOMER FOOT, JR., leased space at the northeast corner of 42d st and Madison av to Wardwell & Adams of 71 Broadway and to McLoughlin & Fish; in the Transit Building and Annex to John T. Lantry, Consolidated Marble and Stone Co., Inc.; H. Simpson Jennings, Henry Hoffman, Bernard Kempner, Habisshaw Wire Co. and to G. H. Wells.

GAINES & DRENNAN CO. leased the dwelling at 129 East 19th st to Humphrey T. Nichols.

GOODALE, PERRY & DWIGHT leased the residence, 869 West End av, for A. C. Dodman to Mrs. M. Kearney.

GOODWIN & GOODWIN rented for Bertha Metzger to Abraham Weisinger the 3-sty dwelling at 130 West 118th st.

GOODWIN & GOODWIN rented apartments in 55 East 76th st to Anthony Freeman, J. R. Flanagan, Grenville Vernon, J. T. Smith, Martin Taylor, Mrs. W. H. Roone and two apartments to the Frobel League; in 309 West 93d st to Mrs. Anna Bronk, N. T. Bailey, C. G. Martin, Mrs. W. B. Sturgess, Harold Waters, Ernest Gomory, Mrs. Helen Ferree, Stephen H. Barrett; in 317 West 93d st, to Mrs. C. B. Parker, Albert Gagnee, Miss A. McDermott, Charles A. Snedaker, John J. Robbins, Mrs. Angelica Gibbs, Daniel Steele, H. Gordon, Harry Frankel, Joseph J. Leibner; in 2 West 94th st, to Harry Frankel, Morris Herman, G. G. Mack, Frank H. Henry, Samuel Bayer; in 330 West 95th st, to Mrs. Alice Bellamy, Ignatz Fisher, Harold E. Keays, Jat T. Gould, Mrs. Sarah C. W. Irving, H. T. Weston, Bernard Schwerin, George A. Priest; in 26 Lenox av, to J. & W. Feldman, E. Marks, J. Greenbaum, Michael Lipman, Benjamin Kurland, Max Weingarten, Benjamin Zuckerman and Isador Ginsberg.

ERNEST T. HAFNER and Felix Isman, Inc., leased stores at 10 West 60th st to the Ford Commercial Body Co., and at 1674 Broadway to the Frank McAllister Tire Co.

M. M. HAYWARD & CO. leased for James Bradley to a client a 2-sty garage to be erected on plot 40x100 in the south side of 102d st 175 ft. from Broadway for 21 years. The aggregate rental is about \$100,000.

M. & L. HESS (INC.) have leased the entire top loft at 41-51 East 11th st, northeast corner of University pl, containing 21,000 sq. ft., to Levy & Schilt of 694 Broadway, clothing manufacturers, at an aggregate rental of \$40,000.

HOUGHTON COMPANY has leased for Louise Kellogg the 4½-sty dwelling 317 West 71st st, furnished, to Laura Campbell.

HOUGHTON COMPANY has leased for William E. Knox, Comptroller of the Bowery Savings Bank, the 3-sty and dwelling 55 West 94th st to Emily Love.

HOUGHTON COMPANY has leased to Walter E. Desmond of the Mallory Steamship Co. the 4-sty dwelling 138 West 78th st for Julius I. Frank.

HUBERTH AND HUBERTH have leased the store 1789 Broadway to the Akron Tire Co. of 1612 Broadway; also sublet for the Lyons-Atlas Co. their service station at 1876 Broadway to the Lexington Motor Car Co.

JOHN J. KAVANAGH has leased for Samuel A. Herzog an apartment in his new building, 122 East 84th st, to Dr. L. B. Robinson; also for Daniel L. Korn an apartment in 924 Madison av to John Manuel; the 4-sty dwelling 44 East 78th st to Roland Holt and for Edward F. McLaughlin the corner store in 935 Park av to the Sheffield Farms, Slawson Decker Co.

LOUIS KEMPNER & SON have leased for the 89th Construction Corporation the store at 2412 Broadway, for 10 years, to Sidney Burger.

PAYSON McL. MERRILL CO. leased apartments in 925 Park av to Barrington Moore; with Ewing, Bacon & Henry in 863 Park av to Edward H. Coy; with the Gaines & Drennan Co., in 1 Lexington av to Warren C. Van Slyke; with Pease & Elliman, in 137 East 35th st, to Mrs. Joseph K. Choate, and in 36 East 40th st to Dr. M. Morrison; also offices in 20 West 50th st to Dr. John S. Tracher and Dr. Robert E. Pou.

SAMUEL H. MARTIN has leased for the 60th St. Realty Co. the 3-sty dwelling, 29 West 60th st, to C. A. Rogers.

SAMUEL H. MARTIN has leased the store and basement at 865 9th av to Joseph Lieberman.

GEO. W. MERCER & SON have leased to the Abbott Bakeries, Inc., the northeast corner of 8th av and 22d st and the adjoining buildings, 275-277 West 22d st; also for the Chase Motor Truck Co. 142-6 West 50th st, on plot 75x100, to a client, for a garage.

J. HERBERT MORGANSTERN has leased for the Hopalatrun Realty Co. the 6th loft in the Bijou Building at 1237-9 Broadway to Nat Levy & Co., muslin underwear.

NELSON, LEE & GREEN have leased the store in the Apeda Building at 216 West 48th st to Morris Meyer, New York distributor of the Kelly-Springfield Tire Co. The lessee has been for 10 years at 1608 Broadway.

NELSON, LEE & GREEN have leased for seven years from October 1, the store in 13 West 42d st, together with the large portion of 1st floor, to Maurice Mendel, retailer of gowns and milliner, who leased, some time ago, two stores at 1395 Broadway, and in the Strand Theatre Building, through the same brokers.

THOMAS J. O'REILLY has leased for Mrs. Lena Post 544 West 113th st, a 4-sty dwelling, to Mrs. A. Collett Levy.

THOMAS J. O'REILLY has leased lofts in the building at the southwest corner of Broadway and 110th st, to Miss Lillian Horowitz; and to Morris Spector; also space in the northeast corner of Broadway and 110th st for the estate of Robert E. Westcott to Francis Fuller, for 7 years; and the following stores: For Mrs. Thalia W. Millett, at 2820 Broadway, to Kahn & Co.; for M. Bayard Brown at 3916 Broadway to Samuel Brown; at 3918 Broadway to Frederick Ruge and at 3910 Broadway to William Sampson, and 3914½ Broadway to the Sheffield Farms, Slawson Decker Co.

THOMAS J. O'REILLY rented apartments at 229 West 109th st to M. Baum, J. Fischer, W. W. Morrow and Mrs. C. Morrison; at 423 West 120th st to Dr. O. C. Reeve, R. L. Dawson, W. Folz, S. Adler, A. Martens, W. A. Hadley, F. H. Crane, D. Madden, A. Porter, F. W. Robinson, E. Lane, A. Simon, L. Charlton, A. Pitcairn, N. Vidootzky, E. Rogers, G. Hatcher, J. P. Denier, F. Sunderland, L. Perlmutter, C. W. Partridge, D. C. Bartholomew, H. Gutter, R. Clute, S. and J. Loeb, I. Bunker and H. Bradford, N. M. McArdle, G. Caruson, W. Russel, Y. Towey and M. Howard; at 101 East 123d st, to S. S. Crise, T. R. Prater, C. McCarthy and M. Wallach; at 508 West 112th st, to J. J. Cunneen and Frederick G. Bowser; at 526 West 113th st, to E. J. Heitner, S. C. Sugarman, H. C. Fullan, A. Dammann, M. Hirsch, E. V. Thomas, S. Tobias and R. Greenwald; at 510 West 113th st, to C. L. Morgan, L. Lowenthal and Mrs. Elen Horter; at 503 West 121st st, to Miss Eva E. Noe and Miss E. B. Armstrong; at 539 West 112th st, to Julius Herman and Mrs. Cora Epstein; at 562 West 164th st, to Dr. I. M. Brenner, Albert Cohn, Mrs. Rose Lewkowitz, Herman Meyer and Louis Heft; at 7 West 108th st to Orin Ebert, Miss V. A. Morrison, Miss H. McCowan and Mrs. Anna Caruth.

PEASE & ELLIMAN have rented apartments for the Lahey Co. in 114 East 71st st to Dr. Walter A. Griffin; in 104 East 40th st to Dr. Henry C. Ferris; in 235 West 72d st for Alex. J. Roux & Co. as agents, to Antonio D. Domenico; and for B. Crystal & Sons in 456 Riverside dr, to James W. Dunham.

PEASE & ELLIMAN have leased stores in 573 Amsterdam av to Joseph Malin and to Eugene Smith; an apartment in 144 East 40th st to Douglas Gibbons of the real estate firm of Douglas Gibbons & Seton Henry and a loft in 1558 Broadway for Mrs. B. Edelman to the music publishing firm of Joseph W. Stern & Co. of West 38th st, who will use it in addition to their present building.

PEASE & ELLIMAN have leased the 5-sty residence at 312 West 106th st for the estate of Madeline A. Nash to C. S. Chisholm; also the 10-room apartment of E. B. Richards in 362 Riverside dr, furnished, to Hermann Lirsche, and a floor for Gustav & Hugo Blumenthal in the recently altered building at 18 West 47th st to Miss Mary R. Crovatt for an interior decorating studio.

PEASE & ELLIMAN have leased for Mrs. Rosa K. Stratton to Mrs. E. R. Munson apartments in 342 West 85th st; also in 146 East 49th st to Mrs. L. R. DeHaven; in 723 St. Nicholas av to George N. Boehm; in 570 West 156th st to William Phaffle; in 723 St. Nicholas av to Miss Mary Guinon; and in 142 East 35th st for Franklin D. Partridge to Howard Slade; and a store in 137 East 36th st to Louis Singer.

PEASE & ELLIMAN have rented for Malcolm D. Whitman to Samuel N. Hinckley the 4-sty dwelling at 115 East 60th st; also apartments in 151 West 86th st for the Almore Realty Co. to Dr. Louis E. Bieber; and for the American Real Estate Co. in the "Hendrik Hudson," at 110th st and Broadway, to William H. Hotchkiss.

PEASE & ELLIMAN have leased for Robert Goelet the 3-sty dwelling at 107 East 55th st to the New Assembly of Long Branch, N. J.; also for Dr. A. E. Moldemke to George Fulbacher the 5-sty house at 627 Lexington av, and an apartment in 342 West 85th st to Reginald H. Giles for Mrs. Rosa K. Stratton.

PEASE & ELLIMAN have rented for Mrs. A. A. Roberts to Mrs. S. H. P. Pell the 4-sty dwelling at 113 East 35th st; also the store in 4 West 37th st to Charles Edward Brown.

JOHN P. PEEL CO. has leased stores in the southwest corner of 22d st and 9th av to John Mona, the Florence Decorating Co., Wein & Marcus and Daniel Reeves, Inc.

L. J. PHILLIPS & CO. leased apartments in the Cleburne, Broadway and 105th st, to Professor James Harvey Robinson of Columbia University; J. T. Holliday; A. J. Wright; George W. Jones and B. Schwahn; also stores to A. Vehstedt and M. Distelman.

RICE AND HILL have leased for Joseph Shenk to Harry V. Dodge, automobile tires, the store and basement 1692 Broadway.

RICE AND HILL have leased for the Pinta Realty Co. at an aggregate rental approximating \$100,000 the 6-sty elevator apartment house, "Melrah Hall," at 608-10 West 139th st. The building covers a plot 125x100 and accommodates 48 families.

M. ROSENTHAL CO. has leased to the J. & J. Electric Co. store and basement at 14-16 West 31st st; to Morris Vogel the basement store at 43 East 21st st; also the parlor floor store to J. Weissberg at 43 East 21st st; lofts for Mark Rafalsky & Co., as agents, in 150-4 West 22d st to Brimberg & Swedlow, and Schwartz & Frankel, and for Henry Brady the 1st loft at 343-7 West 26th st to the Liberty Die Works of 333 East 26th st.

ROYAL SCOTT GULDEN leased the dwelling 279 West End av, southeast corner of 73d st, for William H. Moffit to Mrs. M. E. Tyson.

SHAW & CO. have leased for the estate of Benj. F. Wheelwright the 3-sty dwelling 10 East 119th st to Nathan S. Zucker.

CHRIS. SCHIERLOH leased the 4-sty house, 444 West 34th st, for Peter McGirr to the West Side League House, directed by Mrs. A. C. McConaughty.

HERBERT A. SHERMAN has sublet for Mrs. Ralph H. Thomas her large furnished apartment at The Montana, Park av, 52d to 53d sts.

MALCOLM E. SMITH & CO. have leased in 181 Claremont av apartments to S. Mullally, K. Calkins, A. Brohl and E. J. Kaufman.

SLAWSON & HOBBS have leased for W. E. D. Stokes, 246 and 248 West 76th st, two 4-sty dwellings, to J. S. Pinaci.

SLAWSON & HOBBS have leased the 3-sty dwelling 218 West 70th st for I. Randolph Jacobs to Mrs. F. E. Case.

FREDERICK SOUTHBACK, ALWYN BALL, JR., have leased the building at 29 Howard st to the S. Orchman Trunk Co. for Elizabeth Chesebrough, J. T. Durham, attorney.

SPEAR & CO. and A. Loforte leased to M. & W. Naumburg & Co. for a term of years the 6th and 10th floors comprising about 34,000 sq. ft. in 79 to 83 5th av; also in the same building the 11th floor to London, Budwig & Co.

L. TANENBAUM, STRAUSS & CO. leased for the American Hardware Corporation of New York, P. & F. Corbin Division, the store and basement in 39 West 38th st to Amolls & Schultz and the 6th loft in 15-17 West 18th st to J. Spiegelman.

TUCKER, SPEYERS & CO. have sub-leased for the Auto-Strop Safety Razor Co. store 3 at 501 5th av to the Franco-American Novelty Co.; to the Mosaic Tile Co. of 30 West 24th st the store and basement at 35-7-9 West 35th st; and a cigar stand at 48 West 38th st to Philip Fainer of 641 Broadway; also to Goldberg & Rosenblatt of 450 Broome the 9th loft at 137-9 West 25th st; to Hyman Costume Co. the 3d loft west at 39-41 West 38th st, and space on the 2d floor at 20 West 39th st to E. M. Giles.

TUCKER, SPEYERS & CO. have leased for George H. Flinn apartments in 375 West End av to Willston H. Benedict, Hugo Lieber, Dr. Milton Powel and Peter McDonnell; also for William Flinn apartments at 219 West 81st st to L. Schmoll, William T. Hunt, Joseph B. Mally, Wilhelm Augstein, Louis Cohn, Moses S. Froehlich, Carrie Hollowell, Cornelius Fellows and Florence Cripps.

VAN VLIET & PLACE leased dwellings for Conron Brothers Co. at 691 Hudson st; for Robert A. K. Buttlar at 61 and 63 Jane st; for Georgina Schott at 320 West 11th st, and for William Lorenzo at 310 West 11th st.

CHARLES B. WALKER has leased for Fulkers Express Co. space in 129-135 Charlton st

to the Space Saving Appliance Co. of 101 Park av; for estate of Philip Feuring in 149 Grand st to M. A. DeJulio; also in the same building to M. Welsenfeld; in 124 Baxter st to Pessah Brothers; in 207 Centre st to Joseph Somergrade; in 176 Centre st to John Koedding; and Edward Dessar, in 394 Canal st, to the Home Crest Co. of 260 West Broadway.

WM. A. WHITE & SONS have rented apartments in 412-420 West 148th st to Max Hecht and Louis Baer.

WM. A. WHITE & SONS have rented a store at 77 Irving pl to Divone & Fannelle; also the store and basement at 32 West 22d st to Frank & Loew, cotton converters; and the top floor to Aurelius Cassatt. This completes the renting of the building.

WORTHINGTON WHITEHOUSE, INC., leased for Agnes S. Wittenberg the dwelling 33 West 50th st to William S. Fanshawe; also for the Clark estate the dwelling 136 East 71st st to Martin S. Baldwin.

WORTHINGTON WHITEHOUSE, INC., has renewed the lease of the Castle House, 24-26 East 46th st, for the Henry Phipps Estates, to Amy F. Corbin and Evelyn G. Hubbell; also leased for Henry D. Whitefield to Mary G. Herbet the dwelling 31 West 48th st; and leased space at 14 East 46th st for the Ritz Realty Co. to the Criterion Manicure Co.

Bronx.

JOHN J. CLANCY & CO. have leased the three flats at 2501 to 2509 Hoffman st at an aggregate rental of about \$100,000.

DELAFIELD ESTATE has leased the large residence of Mrs. F. W. Longfellow, at Riverdale-on-Hudson, for 1 year.

Brooklyn.

CHARLES E. RICKERSON rented private houses at 202 St. John's pl to Charles V. Alvord and at 121 6th av to Kenneth Skinner.

ERNEST F. HAFNER leased for Goldberg Sons, a store at 760 Flushing av to the United Sample Shoe Co.

Richmond.

MOFFATT & SCHWAB leased for the Bonaire Realty Corporation to Julian L. d'Este apartments in the Bonaire apartment house, on Central av, also one to Bertram R. Room; for Mrs. Lina Biechy, of Arrochar, a cottage at 146 4th av, New Brighton, to Frank Henegan; for Raymond Perry a cottage in Nassau st, Hamilton Park, to William W. Rogers; for J. N. White a cottage at 29 St. Mark's pl, St. George, to Emanuel Van Dam, and for Frank P. Danzilio a dwelling on Hamilton av, St. George, to Dr. C. H. Lavinder.

Suburban.

ANGELL & CO. have leased through Maxwell Smith a residence in Clairmont pl, Greenacres, to Dr. Coolidge, and through Fish & Marvin the E. C. Gude residence on Meadow rd, Hartsdale, to Max Goldsmith; also for Hobart B. Upjohn his residence on Overhill rd.

EURKE STONE has rented dwellings at Bronxville for H. J. Queripel on De Witt av to F. Vincent Crowley of Yonkers; for Mrs. F. A. Bacon, on Sagamore rd, to R. D. Starbuck; for Frank M. Witherell, on Cassilis av, to Walter R. Jenkins.

COCKS & WILLETS have leased the Cross house at Port Washington, L. I., to Antony Geyelin and the J. P. Adams house at Babylon, L. I., to Mrs. A. H. Combs.

DE LOIS & ELDRIDGE have leased the Ber wind place, known as Court End, on Bellevue Court, Newport, R. I., to Rear Admiral C. McR. Winslow for 1 year.

FEDERAL LAND & IMPROVEMENT CO. leased to the Newark Federal League Ball Club the new park at Harrison, N. J., for 3 years, at a rental of \$20,000 a year.

FEIST & FEIST, INC., leased for Mrs. Adriana A. Edgar the 3-sty store building 639 Broad st, Newark, to Abram Ornstein of New York for a specialty shop.

FISH & MARVIN have leased for Residence Co. of Lawrence Park their property known as

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"Elm Cottage" in Lawrence Park, Bronxville, New York, to Oakley R. DeLamater of Englewood, N. J.

HERBERT A. SHERMAN has rented for the Zealand Realty Co. the former Van Rensselaer house on the south end of Manursing Island, Rye, N. Y., which has been made into a modern house with gardens and garage, facing Long Island Sound and adjoining the Beach Club.

EDWARD S. VOSS leased at Cedarhurst, L. I., the Keller house at Auerbach la to Robert M. Derby for 2 years; the Scanlan house, on Cedarhurst av., to Woodbury Seamans for 1 year; the Matteson home, on Carman av., to Henry S. Parker for 3 years; the Sargent house to Mrs. Mary E. Lavender, and for Mrs. Katherine J. White her house in White's la to J. S. Dunstan; also at Hewlett a house to John P. Kane for 2 years.

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	1914
	Aug. 27 to Sept. 2	Aug. 28 to Sept. 3
Total No.....	117	120
Assessed value.....	\$7,475,600	\$6,160,075
No. with consideration..	25	8
Consideration.....	\$1,176,591	\$153,300
Assessed value.....	\$1,215,700	\$189,000

	1915	1914
	Jan. 1 to Sept. 2	Jan. 1 to Sept. 3
Total No.....	4,699	5,113
Assessed value.....	\$288,949,668	\$344,131,783
No. with consideration..	725	602
Consideration.....	\$36,718,132	\$22,798,406
Assessed value.....	\$39,499,133	\$23,724,021

Mortgages.

	1915	1914
	Aug. 27 to Sept. 2	Aug. 28 to Sept. 3
Total No.....	60	65
Amount.....	\$3,225,250	\$1,018,774
To Banks & Ins. Cos....	11	15
Amount.....	\$1,943,000	\$498,000
No. at 6%.....	29	29
Amount.....	\$2,333,800	\$294,294
No. at 5½%.....	4	3
Amount.....	\$39,000	\$37,000
No. at 5%.....	12	15
Amount.....	\$170,450	\$532,500
No. at 4½%.....	1	1
Amount.....	\$30,000	\$12,000
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	.....	1
Amount.....	.....	\$2,180
Interest not given.....	14	16
Amount.....	\$652,000	\$140,800

	1915	1914
	Jan. 1 to Sept. 2	Jan. 1 to Sept. 3
Total No.....	2,625	2,992
Amount.....	\$69,695,080	\$90,515,223
To Banks & Ins. Cos....	516	678
Amount.....	\$30,206,313	\$40,732,384

Mortgage Extensions.

	1915	1914
	Aug. 27 to Sept. 2	Aug. 28 to Sept. 3
Total No.....	30	17
Amount.....	\$2,320,250	\$454,500
To Banks & Ins. Cos....	15	5
Amount.....	\$1,796,250	\$280,000

	1915	1914
	Jan. 1 to Sept. 2	Jan. 1 to Sept. 3
Total No.....	1,312	1,431
Amount.....	\$76,723,006	\$76,120,935
To Banks & Ins. Cos....	528	491
Amount.....	\$54,840,400	\$46,897,060

Building Permits.

	1915	1914
	Aug. 28 to Sept. 3	Aug. 29 to Sept. 5
New buildings.....	11	2
Cost.....	\$617,000	\$295,000
Alterations.....	\$108,383	\$81,915

	1915	1914
	Jan. 1 to Sept. 3	Jan. 1 to Sept. 5
New buildings.....	338	316
Cost.....	\$48,220,770	\$33,717,140
Alterations.....	\$10,762,997	\$8,838,973

BRONX.

Conveyances.

	1915	1914
	Aug. 27 to Sept. 2	Aug. 28 to Sept. 3
Total No.....	79	84
No. with consideration..	4	10
Consideration.....	\$55,500	\$31,855

	1915	1914
	Jan. 1 to Sept. 2	Jan. 1 to Sept. 3
Total No.....	3,954	4,445
No. with consideration..	740	540
Consideration.....	\$5,077,744	\$4,735,290

Mortgages.

	1915	1914
	Aug. 27 to Sept. 2	Aug. 28 to Sept. 3
Total No.....	54	43
Amount.....	\$308,142	\$195,760
To Banks & Ins. Cos....	1	4
Amount.....	\$16,000	\$18,000
No. at 6%.....	16	12
Amount.....	\$186,500	\$34,305
No. at 5½%.....	3	9
Amount.....	\$7,200	\$34,800
No. at 5%.....	6	9
Amount.....	\$36,000	\$59,250
Unusual rates.....	1	1
Amount.....	\$1,644	\$2,030
Interest not given.....	28	12
Amount.....	\$76,798	\$65,375

	Jan. 1 to Sept. 2	Jan. 1 to Sept. 3
Total No.....	2,444	2,842
Amount.....	\$21,307,173	\$25,335,882
To Banks & Ins. Cos....	168	289
Amount.....	\$3,706,378	\$5,451,051

Mortgage Extensions.

	Aug. 27 to Sept. 2	Aug. 28 to Sept. 4
Total No.....	7	8
Amount.....	\$124,800	\$135,750
To Banks & Ins. Co.....	2	2
Amount.....	\$25,300	\$44,000

	Jan. 1 to Sept. 2	Jan. 1 to Sept. 4
Total No.....	616	507
Amount.....	\$9,959,405	\$10,685,250
To Banks & Ins. Cos....	151	93
Amount.....	\$3,498,925	\$2,793,400

Building Permits.

	1915	1914
	Aug. 28 to Sept. 3	Aug. 28 to Sept. 4
New buildings.....	18	15
Cost.....	\$465,300	\$410,850
Alterations.....	\$16,620	\$9,750

	Jan. 1 to Sept. 3	Jan. 1 to Sept. 4
New buildings.....	660	554
Cost.....	\$19,226,750	\$12,559,257
Alterations.....	\$555,225	\$843,590

BROOKLYN. Conveyances.

	1915	1914
	Aug. 26 to Sept. 1	Aug. 27 to Sept. 2
Total No.....	357	354
No. with consideration..	29	26
Consideration.....	\$176,996	\$149,207

	1915	1914
	Jan. 1 to Sept. 1	Jan. 1 to Sept. 2
Total No.....	14,873	16,032
No. with consideration..	1,645	1,636
Consideration.....	\$12,532,758	\$10,494,585

Mortgages.

	1915	1914
	Aug. 26 to Sept. 1	Aug. 27 to Sept. 2
Total No.....	331	243
Amount.....	\$1,302,686	\$1,028,851
To Banks & Ins. Cos....	102	39
Amount.....	\$566,500	\$364,750
No. at 6%.....	181	147
Amount.....	\$613,100	\$476,370
No. at 5½%.....	92	51
Amount.....	\$406,450	\$295,700
No. at 5%.....	38	27
Amount.....	\$167,850	\$202,950
Unusual rates.....	1	2
Amount.....	\$3,560	\$13,600
Interest not given.....	19	16
Amount.....	\$111,786	\$40,231

	1915	1914
	Jan. 1 to Sept. 1	Jan. 1 to Sept. 2
Total No.....	12,108	11,723
Amount.....	\$48,322,765	\$50,121,441
To Banks & Ins. Cos....	2,220	2,367
Amount.....	\$15,906,455	\$18,687,729

Building Permits.

	1915	1914
	Aug. 27 to Sept. 2	Aug. 27 to Sept. 2
New buildings.....	133	122
Cost.....	\$984,235	\$464,500
Alterations.....	\$29,665	\$65,603

	1915	1914
	Jan. 1 to Sept. 2	Jan. 1 to Sept. 2
New buildings.....	3,493	3,367
Cost.....	\$29,577,430	\$31,962,805
Alterations.....	\$2,887,078	\$2,122,175

QUEENS.

Building Permits.

	1915	1914
	Aug. 27 to Sept. 2	Aug. 27 to Sept. 2
New buildings.....	153	82
Cost.....	\$557,525	\$208,120
Alterations.....	\$18,430	\$36,495

	1915	1914
	Jan. 1 to Sept. 2	Jan. 1 to Sept. 2
New buildings.....	3,895	3,323
Cost.....	\$14,441,046	\$14,766,424
Alterations.....	\$622,568	\$855,384

RICHMOND.

Building Permits.

	1915	1914
	Aug. 27 to Sept. 2	Aug. 27 to Sept. 2
New buildings.....	23	14
Cost.....	\$34,133	\$28,735
Alterations.....	\$5,790	\$3,187

	1915	1914
	Jan. 1 to Sept. 2	Jan. 1 to Sept. 2
New buildings.....	814	840
Cost.....	\$1,574,135	\$1,424,357
Alterations.....	\$154,857	\$169,280

REAL ESTATE NOTES.

GEO. W. MERCER & SON have been appointed agents for 273 West 22d st.

JACOB LEITNER has opened a branch office at 375 East Fordham rd, near Fordham sq.

ALBERT J. APPELL is the purchaser of the dwelling at 312 West 104th st sold recently by Slawson & Hobbs for the Hoffman estate.

SCHLUSING & ROESTEL have been appointed agents for 127 West 60th st; 133 West 60th st and 125 Vermilyea av.

J. EDGAR LEAYCRAFT & CO. have been appointed agents for 405 East 15th st, 327 and 327½ East 122d st, 1504 and 1506 Amsterdam av, 404 East 16th st and 273 West 4th st.

PAUL GRIMM is the buyer of the 4-sty building at 284 and 286 Front st, reported sold recently by the Ruland & Whiting Co. for the Willets estate.

GERMAN HOSPITAL & DISPENSARY are the buyers of the 3-sty dwelling 1086 Lexington av, recently sold for Adolf Mayer by John J. Kavanagh.

J. ARTHUR FISCHER has sold to Clara London and Nat E. Berzen the 5-sty loft building, 216x71, at 263 Front st, adjoining the corner of Dover st.

I. B. WAKEMAN was the broker in the recently recorded sale of the northeast corner of Perry and West sts, for the St. John's Park Realty Co. to Louise O. T. Boynton.

THOMAS J. O'REILLY has been appointed by the Emigrant's Industrial Savings Bank its,

agent, to take charge of 399 Pleasant av, 14 East 131st st and 431 East 123d st.

THE 406 WEST 31ST ST. CO., Larkin Brothers, transferred title to the 15-story printers' building at that address, to Charles P. Fox, of Jersey City, subject to a mortgage of \$955,000.

CAMMANN VORHEES & FLOYD have been appointed agents for the 8-story loft building at the northeast corner of Lafayette and Walker sts; also for 30 and 32 Moore st and 12-14 Coenties slip.

PEASE & ELLIMAN have been appointed the agents for the new building to be erected on the west side of Park av, between 50th and 51st sts, by the Park Av. Improvement Co. Harry Fischel, president.

PEPE & BRO. and Moore & Wyckoff negotiated the sale recorded Wednesday, of 124 Waverly pl for the Lynch estate to Alice Loughran, who conveyed it to the Livia Realty Co. The 4-story dwelling on the premises will be altered into studio apartments from plans by Frank Vitolo.

DUFF AND BROWN CO. has been appointed agent for 424 Broome st, 305 West 144th st, 14 West 64th st, 647-651 West 130th st, 11 East 108th st, 470 and 472 West 146th st, 1382, 1384, 1388 and 1390 St. Nicholas av, and 91 to 94 Wadsworth av, 6-story elevator apartment houses in course of erection by William Haigh.

JOHN J. GRAHAM of Nassau County has been appointed referee to sell under foreclosure 300 lots of the Jamaica Estates, as the result of an action brought by the Matawok Land Co. The property is located on Hillside av, Flushing av, Midland Parkway, Columbus, Lincoln and Woodside avs, Union turnpike, Grant av, Chevy Chase rd, Wexford and Pothill avs.

HANNAH C. ROMAINE has acquired from Leroy Coventry the 3-story dwelling, 256 West 74th st, on lot 18x82x irreg. Mrs. Romaine is the owner of the two abutting houses at 290-292 West End av, occupying a frontage of 36 ft. Her holdings at that point form an L around the southwest corner of West End av and 74th st, opposite the residence of Charles M. Schwab.

TITLE passed this week, affecting the old Hager Warehouse property on the west side of 5th av, from 33d to 34th sts, from Archibald D. Russell to the 461 8th Av. Co., representing Larkin Brothers, who began excavating for a 22-story printery. The Metropolitan Life Insurance Company advanced \$1,800,000 on a mortgage expiring March 1, 1926, at 6 per cent. Archibald Russell, seller of the land, took a second mortgage for \$475,000 and a third mortgage for \$250,000, the latter being due March, 1922, at 6 per cent. interest. Franklin Pettit also loaned \$125,000, due November 1, 1917, at 6 per cent., making a total mortgage indebtedness of \$2,650,000.

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. In some cases he is not even the owner of record. 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.

Pauline Arendt.—Aug. 3, 1914—126TH ST, 42 W—1723-54, 3-story dw, 20x99.11, \$13,500.

Jacob Brechens.—June 7, 1914—85TH ST, 521B—1532-12, 5-story tnt, 25x102.2, \$16,500.

John Corbitt.—Feb. 13, 1905—BROADWAY, 4856—2234-7, vacant, 25x150, \$6,000. BROADWAY, 4858—2234-8, 2-story bldg, 25x150, \$6,500.

BROADWAY, 4860—2234-9, 4-story tnt, 25x149, \$10,000. DYCKMAN ST, 279-281—2247-56, 3-story tnt, 50x100, \$9,000.

Elizabeth A. Flood.—Jan. 15, 1915—127TH ST, 256 W—1932-15½, 3-story dw, 16x99, \$7,500.

R. Suydam Grant.—Dec. 16, 1912—GRAMERCY PARK, 11—875-75, 4-story dw, 20.3x109, \$49,000.

Mary Hays.—Feb. 17, 1915—94TH ST, 25 E—1506-15, 4-story dw, 21x100.8, \$50,000. 147TH ST, 535 W—2079-14½, 3-story dw, 17x99.11, \$12,000.

Henry C. Howard.—Feb. 23, 1913—LEXINGTON AV, nwc 120TH ST—1769-15, vacant, 100x65, \$33,000.

Jacob Klingenstein.—Dec. 30, 1913—CANON ST, 110, nec Stanton—330-1, 6-story tnt, 33.4x75, amount next week. 12TH ST, 131-133 E—558-39-40, two 3-story bldgs, 40x103.3, \$27,000.

123D ST, 333-339—1800-14-16, two 6-story tnts, each 37.6x100.11, each \$33,500. 123D ST, 341 E—1800-17, 6-story tnt, 28.9x100.11, \$24,000.

3D AV, 1835-1887—1654-2-3, two 5-story tnts, each 27x100, each \$28,000. 81ST ST, 306-316 E—1543-48-45½ (inc), six 3-story dw, 90x102.2, \$35,000.

81ST ST, 318-324 E—1543-43-40 (inc), four 6-story tnts, each 25x100, each \$21,000. 1ST ST, 80-82 E—429-63, 6-story tnt, 44x112, \$58,000.

9TH ST, 338 E—450-23, 5-story tnt, 25x85, \$25,000. 79TH ST, 102 E—1413-70, 4-story dw, 20x84, \$42,000.

James McCarthy.—Mar. 15, 1914—47TH ST, 439 W—1057-15, 5-story tnt, 18.9x100.5, \$14,000.

11TH AV, 727—1099-32, 1-story stable, with 3-story tnt in rear, 25x100, \$11,000.

Aloyse Meiss.—Dec. 26, 1906—37TH ST, 430 W—734-52, 3-story tnt, 25x98.9, \$11,000.

Joseph C. O'Keefe.—Dec. 20, 1914—8TH AV, 356, sec 28th st—777-77, 3-story bldg, 25x62.2, \$48,000.

Henrietta D. Pleines.—Feb. 18, 1915—9TH AV, 888-1048-64, 5-story bldg, 35.5x100, \$37,000.

59TH ST, 539 W—1151-13, 4-story dw, 25x100.5, \$12,500.

William E. Pruden.—Mar. 5, 1914—8TH AV, 866—1023-61, 4-story bldg, 40.5x100, \$112,000.

5TH AV, 2010—1722-37, 4-story dw, 16.3x85, \$21,000.

Henry Reynard.—Mar. 17, 1914—117TH ST, 248 E—1666-27½, 3-story bldg, 20x100.11, \$10,000.

Augustine H. Seaman.—Oct. 28, 1914—23D ST, 36 E—851-51, 10-story bldg, 25x98.9, \$198,500.

2D ST, 6 E—458-46, 2½-story bldg, 25.8x63.2, \$15,500.

Egbert B. Seaman.—June 27, 1914—WEST BROADWAY, 154-56, 5-story loft, 25x50, \$25,000.

WEST BROADWAY, 156—144-55, 5-story loft, 25x75, \$30,000.

Mary A. Sedgewick.—May 26, 1915—91ST ST, 50 E—1502-50, 3-story dw, 18.4x104.8, \$30,000.

66TH ST, 55 E—1381-28½, 4-story dw, 20x100.5, \$56,500.

53D ST, 34-36 E—1288-48-48½, two 4-story dw, 27.4x100.5, \$87,500.

Louis Seeburger.—May 3, 1914—68TH ST, 50 E—1382-41, 4-story dw, 20x100.5, \$63,000.

WASHINGTON PL, 22-26, swc Greene st, 546-10, 8-story loft, 96.3x90.6, ¼th undiv. interest, \$60,300.

Oscar Siesel.—Jan. 17, 1915—LEXINGTON AV, 764, nwc 60th st—1395-17, 5-story apt, 22x100.5, \$82,500.

John Strippel.—Mar. 26, 1915—112TH ST, 102 E—1639-71, 3-story dw, 16.4x100.11, \$7,500.

112TH ST, 104 E—1639-70½, 3-story dw, 16.4x100.11, \$7,500.

Meyer J. Wohlgenuth.—Dec. 22, 1914—BOND ST—529-24, 4-story loft, 25x116, \$35,000.

WOOSTER ST, 147—515-30, 4-story loft, 25x100, \$28,000.

Frank V. Wright.—Aug. 3, 1912—38TH ST, 156 E—893-55, 3-story dw, 21.6x98.9, \$23,500.

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OBITUARY

BERNHARDT GROSSMAN, real estate dealer,
aged seventy-six, died on Sunday at his home,
180 St. Nicholas av.HENRY M. STRONG, of the insurance firm
of Henry M. Strong & Son, 81 Fulton st, Man-
hattan, died on Tuesday, in his seventy-ninth
year, at his home, 680 Lafayette av, Brooklyn.
He served during the Civil War as a member
of the 47th Regiment. Mr. Strong was a di-
rector of the Association for the Improvement
of the Condition of the Poor, one of the Board
of Managers of the Brooklyn Bible Society,
a member of the Society of Old Brooklynites,
Bureau of Charities, and of the Brooklyn City
Mission and Tract Society. He is survived by
four daughters and a son, William M. Strong.

AUCTION SALES OF WEEK.

Except where otherwise stated, the prop-
erties offered were in foreclosure. Adjourn-
ments of legal sales to next week are noted
under Advertisements Legal Sales.* Indicates that the property described was
bid in for the plaintiff's account.

The Auction Market.

AUCTION room offerings for the
coming week comprise the usual
diversified classes of properties to be
offered as the result of foreclosure pro-
ceedings. They include business and
residential holdings in Manhattan and
unimproved land in the Bronx. The
five-story mercantile building at 259 Fifth
avenue will be sold to satisfy a claim of
\$26,185 held by William A. Flinn. Among
the private houses to be offered are 42
Riverside Drive, 548 West 160th street,
276 West 89th street and 58 West 124th
street.At Hempstead Greens, Hempstead,
Long Island, T. R. Winheimer, as auc-
tioneer, will offer at public sale 631 lots,
to close the estate of the late William
M. Brown, one-time Lieutenant-Govern-
or of the state of Pennsylvania.

Manhattan.

The following is the complete list of
property sold, withdrawn or adjourned
during the week ending Sept. 3, 1915,
at the New York Real Estate Sales-
room, 14 and 16 Vesey st.

JOSEPH P. DAY.

Duane st, 42, swc Lafayette (No 8), runs
w8xs31.3x19.2x23.3x n w 18.3, 6-sty bk
loft & str bldg; adj Sept 14.28TH st, 150-2 W, ss, 150.6 e 7 av, runs
s73.5x19.9x25.3x51.1x98.9xw51.2 to beg, 2-
5-sty bk tnts & str; adj Sept 20.28TH st, 154-60 W, ss, 56.11 e 7 av, runs
s78.2x18.6x26.10x27.5x27.5x20.2x25.3 xw
1.10x73.6xw93.5 to beg, 4 & 5-sty bk tnts
& str; adj Sept 20.103D st, 167 E (*), ns, 100 w 3 av, 25x
100.11, 4-sty bk tnt & str; due, \$13,928.84;
T&c, \$342.42; Amelia Lohr. 13,000132D st, 72 W (*), ss, 185 e Lenox av,
18.9x99.11, 3-sty & b fr dwg; due, \$6,760.99;
T&c, \$94.91; Chas N Weber. 6,600Naegel av (*), ss, 293.9 e Dyckman 104x
103.2x—, gore, vacant; due \$15,960.88; T&c,
\$959.46; Jno E L Beals. 5,000

BRYAN L. KENNELLY.

113TH st, 20 E (*), ss, 281.3 e 5 av, 18.9
x100.11, 5-sty bk tnt; due, \$17,751.58; T&c,
\$677.77; Margarette E Griffith. 10,000

HENRY BRADY.

3D st, 318 E (*), ss, 112 w Av D, runs s
75x19.9x31xw67.8x31x22.6x75x e 26.2 to
beg, 6-sty bk tnt & str; due, \$40,547.16;
T&c, \$2,044.40; Harry Hastorf. 43,300St Nicholas av, 346 (*), ss, 75.9 n 127th,
25.2x76.4x24.1x80.1; due, \$4,530.31; T&c,
\$681.75; Margt A Smyth. 15,1752D av, 229 1/2 (*), ss, 75.6 s 118th, 25.2x
110, 6-sty bk tnt & str; due, \$29,914.59; T
&c, \$740.06; Addie DeWitt Seligman et al
exrs. 25,000

SAMUEL MARX.

137TH st, 257 W (*), ns, 596 w 7 av, 18
x99.11, 5-sty & b bk dwg; due, \$14,773.98;
T&c, \$132.87; West Side Savgs Bank. 12,500137TH st, 259 W (*), ns, 614 w 7 av, 18x
99.11, 5-sty & b bk dwg; due, \$14,773.98; T
&c, \$132.87; West Side Savgs Bank. 12,500

DANIEL GREENWALD.

Stanton st, 67, sws, 65.6 nw Allen, 23x55,
3-sty bk & fr tnt & str; withdrawn.49TH st, 333 W, ns, 475 w 8 av, 25x100.5,
3-sty bk stable; withdrawn.Total \$143,075
Corresponding week 1914..... 191,284
Jan 1, 1915 to date..... 43,479,438
Corresponding period 1914..... 24,793,828

Bronx.

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

JOSEPH P. DAY.

Crotona Park E, 1570 (*), ss, 137.6 w
Suburban pl, 18.9x130, 3-sty fr dwg; due,
\$3,530.68; T&c, \$750.34; Andrew Colvin, as-
signee. 5,544Washington av, 1797 (*), ws, 103.6 s
175th, runs s25xw150x24x50x1x100, 4-
sty bk tnt; due, \$18,370.19; T&c, \$—;
Thos A Keck. 15,000

HENRY BRADY.

181ST st, 450-2 (*), ss, 91 e Park av, 50
x150, 2-sty fr dwg; due, \$15,785.72; T&c,
\$963.89; American Savgs Bank. 2,500Crotona av (*), ws, 150.1 n Fordham rd,
68.6x15.7x68.2x18.6, vacant; due, \$2,264.97;
T&c, \$159.49; Annie W Baker. 500

CHARLES A. BERRIAN.

Buhre av (*), ns, 1.9 e Westchester av,
85x70.4 to Westchester av x109.3x—; due,
\$3,263.50; T&c, \$3,747.10; Rebecca C Derick.
500

JAMES L. WELLS CO.

213TH st E (*), ns, 205 e Barnes av, 50
x100; due, \$3,888.27; T&c, \$246.08; Jeanne
M E Viala. 2,000Total \$26,044
Corresponding week 1914..... 121,000
Jan 1, 1915 to date..... 5,594,632
Corresponding period 1914..... 4,672,846

Brooklyn.

The following are the sales that have
taken place during the week ending
Sept. 1, 1915, at the Brooklyn Sales-
rooms, 189 Montague Street:

WILLIAM P. RAE CO.

McDOUGAL ST, ss, 150 e Saratoga av,
20x100; Louis Beer, Jr. 6,650.00
6TH ST (*), ns, 257.10 e 7 av, 60x100;
Jno F Bryne 41,000.00
E 10TH ST, ws, 200 n Av P, 40x100;
Emil P Gwasini 3,997.00
BEVERLY RD, sec E 12th, 50x100;
adj Sept 15
DEKALB AV (*), ss, 275 w Throop av,
25x100; Herman A Varrelmann et al, 3,500.00
REID AV (*), es, 60 s Decatur, 20x
95.10; So Bklyn Savgs Inst. 8,390.00
10TH AV (*), ss, 20.2 ne 41st, 20x76.4;
A M Dreyer 4,200.00

NATHANIEL SHUTER.

PALMETTO ST, ss, 225 ne Bushwick
av, 25x100; Geo Straub 4,175.00
PENN ST, ss, 140 ne Harrison av, 60
x100; adj Sept 24
WINTHROP ST, ss, 441.6 w Bedford av,
158.6x122.6xirreg; withdrawn
BAY 22D ST, ss, 160.3 ne Cropsey av,
60x96.10; A M Dreyer 4,500.00
ATLANTIC AV, ss, 200 w Atlantic av,
50x100; Broadway Amsterdam Co. 20,000.00
BLAKE AV (*), nwc Alabama av, 20x
80; Jno Schumacher 1,000.00
GREENE AV, sec Cumberland, 80x75;
Wm Lind 12,000.00
JEFFERSON AV, ss, 294 e Bedford av,
16.4x100; withdrawn
REID AV (*), es, 80 s Decatur, 20x
95.10; So Bklyn Savgs Inst 8,585.00
WEBSTER AV (*), swc Gravesend av,
134.10x89.8; Bklyn Associates 1,000.00
17TH AV (*), swc 55th, 100.2x80; Min-
nie Eisenberg 1,500.00SUMPTER ST (*), ss, 225 e Saratoga
av, 50x100; Johanna Balaban. 8,900.00
E 15TH ST (*), es, 300 n Av I, 20x75;
Saml M Meeker 500.00
50TH ST, nes, 180 se 19 av, 20x100.2;
Robt C Baker. 2,500.00
(Correction. Last week the above three sales
appeared under the name of The Chauncey
Real Estate Co., which was an error.)

WILLIAM J McPHILLIAM & CO.

BERRIMAN ST (*), ws, 100 s Sutter
av, 18.9x100; Greenpoint Savgs Bank 2,000.00
ELLERY ST, ns, 300 w Tompkins av,
37.6x100; withdrawn
ROBINSON ST, ss, 76.3 w Nostrand av,
280x120xirreg; withdrawn
VANDERBILT ST, nwc Prospect av,
84.5x90xirreg; VANDERBILT ST, nec
18th, 85.5x90xirreg; VANDERBILT
ST, nwc Prospect av, 100x64.5xirreg;
Wm A Rowan (over and above mtgs) 450.00
WEST ST (*), ws, 105.10 n 52d, 20x
100; N Y Mtg & Security Co. 2,000.00
E 7TH ST (*), es, 320 s Av O, 40x120.6;
So Bklyn Savgs Inst 4,800.00
60TH ST (*), sws, 190 se 16 av, 60x
100; Mary J Johnson 4,500.00
79TH ST, swc 21 av, 400x200; R C
Baker 19,000.00
DEKALB AV (*), ns, 149.6 w Tompkins
av, 50.6x100; Mary A Gordon Jen-
nings et al 19,000.00
FORT HAMILTON PKWAY, ses, 82.5
ne 49th, 20x83.7; Kathryn F Murphy 5,225.00
GRANT AV (*), ws, 60 n Glenmore av,
20x80; Otto Blust et al 3,500.00
HOPKINSON AV, es, 37 n Atlantic av,
17x80.5; Sarah & Stephen L Maloney, 2,000.00
LINCOLN RD (*), ss, 374 e Rogers av,
27x105; Leopold Bader 10,000.00
ROGERS AV, es, 141.7 n Malbone, 43.8x
58.7xirreg; & ROGERS AV, es, 101.1 n
Malbone, 40.5x106xirreg; withdrawn
JAMES L. BRUMLEY.QUINCY ST (*), ns, 341.8 e Sumner av,
16.8x100; Margt Kittman 5,500.00
BROOKLYN & CONEY ISLAND
PLANK RD, es, adj lots 3 & 4, con-
taining 4.975 acres; except parts re-
leased; Edith M Duffy 33,600.00
GREENE AV, ns, 180 w Throop av, 20x
100; Leib Lurie 3,900.00
JERE JOHNSON, JR., CO.W 35TH ST (*), ws, 100 n Canal av,
40x118.10 1/2; Stephen J Barrera 800.00
Total \$236,322.00
Corresponding week 1914 386,960.00

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:

SEPT. 4 & 6.

No Legal Sales advertised for these days.

SEPT. 7.

CENTRAL PARK W, 464, ws, 57.11 n 106th, 18x 100, 5-sty bk tnt; Mary A Cohnfeld—Margt Furlong et al; J Philip Berg (A), 299 Bway; Earle Webb (R); dower sale; Joseph P Day.

SEPT. 8.

ESSEX ST, 85-9, swc Delancey, 75x abt 87.6, 2-5-sty bk tnts & str & 5-sty bk loft & str bldg; Sheriff's sale of all right, title, &c, which Grand Delancey Co had on June 17, 1915, or since; Rosansky & Goldberg (A), 41 Park Row; Max S Grifenhagen, sheriff; Daniel Greenwald.

LAFAYETTE ST, 430; ws, 256.6 s Astor pl, 27x 137.8, 3-sty stn tnt & 4-sty bk tnt in rear; Metropolitan Savgs Bank—Fannie M Underhill et al; A S & W Hutchins (A), 84 William; Jos C Levi (R); due, \$31,318.48; T&c, \$505.40; L J Phillips & Co.

32D ST, 138-40 W, ss, 395 w 6 av, runs w40xs 49x35x1x4.6x20x6x30, 2-3-sty bk tnts; State & City Realty Co—Pennlane Realty Co et al; Julius Miller (A), 42 Bway; Wm P Schoen (R); due, \$53,008.23; T&c, \$4,253; sub to mtg \$35,000; Henry Brady.

46TH ST, 216 W, ss, 216.4 w Bway, 18.7x100.5, 5-sty stn tnt & str; Sheriff's sale of all right, title, &c, which Annie Moore had on July 1, 1913, or since; leasehold; Winslow, Keenan & Budd (A), 111 Bway; Max S Grifenhagen, sheriff; Daniel Greenwald.

89TH ST, 276 W; ss, 52 e West End av, runs e30xs67.8xw18x43xw12x24.8, 4-sty & b bk dwg; Herbert S Martin et al, exrs & trstes—Chas A Starbuck et al; Otto M Sternfeld (A), 31 Nassau; Chas L Hoffman (R); due, \$24,403.29; T&c, \$224.40; Joseph P Day.

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 (B); due, \$24,714.33; T&c, \$871. Henry Brady.

160TH ST, 546 W, ss, 419.11 w Ams av, 14.9x 99.11, 3-sty & b stn dwg; Jessie N Stillman—Homer R Gillies et al; Beals & Nicholson (A), 1 Mad av; Harold E Lippincott (R); due, \$7,644.40; T&c, \$367.80; Joseph P Day.

RIVERSIDE DR, 42, es, 62.1 n 76th, runs ne40.6 x96.2x22.2xw46x18xw55.10, 4 & 5-sty stn school; Mutual Life Ins Co of N Y—Henrietta L Brown, individ & extrx; Fredk L Allen (A), 55 Cedar; Josiah Canter (R); due, \$46,910.32; T&c, \$2,251.25; J H Mayers.

5TH AV, 259, es, 98.9 n 28th, 49.4x100, 5-sty bk loft & str bldg; Wm A Flinn—Brogan Bldg Co et al; Grout & McKinney (A), 115 Bway; Jno H Rogan (R); due, \$26,185.06; T&c, \$4,200; Samuel Marx.

SEPT. 9.

DELANCEY ST, 40, ns, 50 e Forsyth, 25x100, 5-sty bk tnt & str; DELANCEY ST, 42, ns, 75.2 e Forsyth, 25.1x100, 5-sty bk tnt & str; Sheriff's sale of all right, title, &c, which Rae I Goldfarb had Feb 16, 1915, or since; Warshaw & Berger (A), 299 Bway; Max S Grifenhagen, sheriff; Daniel Greenwald.

JACKSON ST, 5, ws, 60.2 s Henry, 25x100, 5-sty bk tnt & str; Jonas Weil et al—Abe Fisher et al; Isaac S Heller (A), 27 William; Denis A Spellissy (R); due, \$7,368.74; T&c, \$388.88; Bryan L Kennelly.

79TH ST, 339 E, ns, 100 w 1 av, 27.10x102.2, 4-sty stn tnt; Julia Froman—Morris Schlossman et al; Harold Swain (A), 176 Bway; Jno J OConnell (R); due, \$21,237.87; T&c, \$1,962.82; Joseph P Day.

124TH ST, 58 W, ss, 243.9 e Lenox av, 18.9x 100.11, 3-sty & b stn dwg; Mutual Life Ins Co of N Y—Mitchell Halliday et al; Fredk L Allen (A), 55 Cedar; Jno J Hynes (R); due, \$9,010.22; T&c, \$126.22; Henry Brady.

SEPT. 10.

61ST ST, 233 W, ns, 300 e West End av, 24.9x 100.5, 5-sty bk tnt; Anna A Ould—Saml Rosenthal, individ, et al; Harold Swain (A), 176 Bway; Geo F Roesch (R); due, \$11,561.15; T&c, \$1,044.05; mtg recorded Mar30'05; Henry Brady.

104TH ST, 111-7 W, ns, 137 w Col av, 88x100.11, 6-sty bk tnt; Commonwealth Securities Co—West 134th St Realty Co et al; Almy, Van Gordon, Evans & Kelly (A), 46 Cedar; Harold V Story (R); due, \$25,909.95; T&c, \$4,382.50; sub to 1st mtg \$110,000; Joseph P Day.

SEPT. 11.

No Legal Sales advertised for these days.

SEPT. 13.

121ST ST, 356 E, ss, 120 w 1 av, 20x100.11, 3-sty & b bk dwg; Addie B Seligman et al, admtrxs—Louis Brenner et al; Edmund Hurley (A), 233 Bway; Percival H Gregory (R); due, \$7,616.04; T&c, \$303.75; 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:

SEPT. 4 & 6.

No Legal Sales Advertised for these days.

SEPT. 7.

GLEASON AV, ns, 188.3 w Pugsley av, 100x 103.1; Jas Tierney—Annie Maxwell et al; Marks Wolff (A), 132 Nassau; Alex Karlin (R); due, \$1,076.17; T&c, \$503.57; Bryan L Kennelly.

SEPT. 8.

BATHGATE AV, 2281, ws, 32.3 s 183d, 25x94.4, 2-sty fr dwg; Perry B Duryea—Mary Branick et al; Hardy, Stanciliffe & Whitaker (A), 165 Bway; Matthew F Breen, Jr (R); due,

\$743.49; T&c, \$610; sub to 1st mtg \$4,500 and a tax lien of \$980.63; Joseph P Day.

NELSON AV, 1127, ws, 275.9 s 167th, 25.1x 105.11x25x107.10, 3-sty fr dwg; Nathalie Eichner—Maria J Ventimiglia et al; A Stephen Aaronstamm (A), 63 Park Row; Herman Joseph (R); due, \$83.42; T&c, \$693.79; Samuel Goldstickler.

OLMSTEAD AV, ws, 101 n Starling av, runs n 25xsw265.6xs22.6xel25; Caroline M Phraner—Westchester Woodworking Co et al; Frank D Arthur (A); Cotton Exch Bldg; Jos P Hennessy (R); due, \$12,787.87; T&c, \$2,533.14; Chas A Berrian.

VAN NEST AV, nwc Barnes av, 25x100; Henry Dressel et al—Marks Wolf et al; Gustave Frey (A), 3429 3 av; Jos S Klein (R); due, \$1,269.82; T&c, \$186.84; Joseph P Day.

SEPT. 9.

WEEKS AV, ws, 101 n 174th, 50x95, vacant; Jno Kennedy—Patt F Goff, individ & exr, et al; Harold Swain (A), 176 Bway; Middleton S Borland (R); due, \$4,495.32; T&c, \$656.39; Joseph P Day.

SEPT. 10.

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.

TELLER AV, 1040-6, nec 165th (Nos 351-71), runs n89.1xel07.7xs39x—xel06 to Clay av (No 1039) xs49.11xw209.1 to beg, 2-5 & 1-4-sty bk tnts Jane M Dollinger et al—Wenigmann Constn Co et al; Feltenstein & Rosenstein (A), 309 Bway; Lamont McLoughlin (A); due, \$14,145.12; T&c, \$3,083.17; sub to pr mtg \$139,500; James J Donovan.

WASHINGTON AV, ss, 151.11 w Halsey pl, runs e25.4xs94.10xw19xs4xw6x94.10; Sophie Koll-off—Mary E Gordes et al; Otto J Kalt (A), 871 Brook av; Edgar Hirschberg (R); due, \$3,961.09; T&c, \$250; James J Donovan.

SEPT. 11 & 13.

No Legal Sales advertised for these days.

Brooklyn.

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

SEPT. 4 & 6.

No Legal Sales advertised for these days.

SEPT. 7.

N 9TH ST, ns, bet Berry & Bedford av, lot 36 Daniel London—Annie M Hogan et al; Jos Gans (A), 140 Nassau, Manhattan; Sidney H Palmer (R); J H Mayers.

SEPT. 8.

BERKELEY PL, ss, 135 w 7 av, 18.4x100; Chas A Moran—Arcadia Realty Co et al; Louis Karasik (A), 44 Court; Isaac Sargent (R); Nathaniel Shuter.

INDIA ST, ss, 175 w Provost, 25x100; Angelica La Pasta et al—Abr Cook et al; Edw E Rosenblume (A), 46 Graham av; Fred Milligan (R); Nathaniel Shuter.

E 14TH ST, ws, 120.7 n Av D, 40x100; Fredk Gilbert—Sarah D Fogelson et al; Geo C Buechner (A), 350 Fulton; Arthur Farrell (A), Wm J McPhilliamy & Co.

E 23D ST, ws, 134.8 n Av D, 85.3x90; Mabel J Geis et al—Fredk H Pouch et al; Geo B Davenport (A), 44 Court; Edmund J Lauro (R); Wm J McPhilliamy & Co.

FARRAGUT RD, nwc E 21st, 100x50; Mary McL Thompson—Jas F McKernon et al; Harry L Thompson (A), 175 Remsen; Fredk A Drake (R); Wm J McPhilliamy & Co.

ROGERS AV, ws, 19.4 s Snyder av, 19.4x70; Abr Avrutov—Harris Nevin et al; Abr Levitt (A), 189 Montague; Wm C Foster (R); Nathaniel Shuter.

7TH AV, sec 59th, 120.2x80; Polstein & Polstein, Inc—Ulrich Bldg & Constn Co et al; Theo Witte (A), 375 Fulton; David Joyce (R); Wm J McPhilliamy & Co.

8TH AV, ses, 33.4 ne 7th, 16.8x97.10; Eva S Wilkinson—Kath H McCormack et al; Millard F Johnson (A), 111 Bway, Manhattan; Stephen Van Wyck (R); Wm P Rae.

8TH AV, ws, 44 s 17th, 25.4x85.2; Jno Jaburg et al—Anna Krumm et al; Chas L Meckenberg (A), 367 Fulton; Max Haubenstock (R); Nathaniel Shuter.

15TH AV, nws, intersec nes 79th, —x—; Landon A Thomas—Harry D Johnson et al; Action 3; Alexander & Green (A), 120 Bway, Manhattan; L Claude Fottrell (R); Wm J McPhilliamy & Co.

SEPT. 9.

MONROE ST, ss, 20 e Sumner av, 19x100; Olaf C Hageman—Clifford A Schaufle et al; Cary Carroll (A), 59 Wall, Manhattan; Jno H Morgan (R); Wm J McPhilliamy & Co.

51ST ST, ss, 300 w 5 av, 30x100.2; Harriet W Winslow et al—Jacob Schaefer et al; Cary & Carroll (A), 59 Wall, Manhattan; Jesse Fuller, Jr (R); Wm J McPhilliamy & Co.

59TH ST, ns, 100 w 6 av, 20x100.2; Lawyers' Mtg Co—Wm B Boate et al; Cary & Carroll (A), 59 Wall, Manhattan; Harvey O Dobson (R); Wm J McPhilliamy & Co.

15TH AV, ses, 210 sw Bath av, 30x96.8; Wm F Upson, exr—Marguerite A McLaughlin et al; Harry L Thompson (A), 175 Remsen; Fred M Ahern (R); Wm J McPhilliamy & Co.

SEPT. 10.

CAMBRIDGE PL, ws, 172 n Fulton, 50x100; Metropolitan Trust Co—Josephine F Brown et al; Henry M Bellinger (A), 135 Bway, Manhattan; Percival G Barnard (R); Wm J McPhilliamy & Co.

SMITH ST, sec, 4th, 22.6x63.2; Frank Viehmann—Walter L Vich Mann; Walter L Post (A), 50 Church, Manhattan; Geo Parr (R); Wm P Rae.

E 15TH ST, es, 190 s Av P, 30x75; Albertine Wilde—Emma S Lorenz et al; Meyer Britwitz (A), 277 Bway, Manhattan; Arthur M Milligan (R); Wm P Rae.

W 35TH ST, ws, 100 w Neptune av, 30x118.10; BAY 38TH ST, ses, 120 ne Benson av, 60x 96.8; BAY 38TH ST, ses, 200 ne Benson av, 100x96.8; LOTS 1940 & 1941; map of Gravesend; Enrico Casabianco—Rosalia A Pipitone et al; Grover M Moscovitz (A), 189 Montague; Leonard J Reynolds (R); Thomas Hovenden.

BEDFORD AV, ws, 20 s Lafayette av, 20x96; Jno C MacEvitt—Rosina A Pitcher et al; Jas P Judge (A); Frank E O'Reilly (R); Wm J McPhilliamy & Co.

FLATBUSH AV, es, 55.1 s Fenimore, 32.1x112; Clementina S Wing—Wm A A Brown et al; Harry L Thompson (A), 175 Remsen; David P Goldstein (R); Wm J McPhilliamy & Co.

23D AV, nws, 140 sw 86th, 30x96.8; Myles C Watson—Watpit Realty Corp et al; Watson, Helfgott & Byrnes (A), 44 Court; Jno L Mitchell (R); Wm J McPhilliamy & Co.

SEPT. 11 & 13.

No Legal Sales advertised for these days.

FORECLOSURE SUITS.

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

Manhattan.

AUG. 28.

13TH ST, 303 W; Jas A Trowbridge—Kate Hart et al; T H Baskerville (A).

38TH ST, 241 W; Jas A Trowbridge—Simon Fink et al; T H Baskerville (A).

141ST ST, 475 W; Harlem Savgs Bank—Clara Picken; E S Clinch (A).

CONVENT AV, 315; Marianna Rothkopf—Jas M Heine et al; Kurzmann, Frankenhimer & Gutman (A).

MANHATTAN AV, 445; Elias Surit—Doris Oserman et al; Goldfogle & Dorf (A).

7TH AV, swc 118th, 100.11x99.11; American Bible Soc—County Land & Mtg Co et al; F de P Foster (A).

AUG. 30.

RIVINGTON ST, 5; Lena Hotil et al—Rosa Marasco et al, exrs; H P Botty (A).

18TH ST, 406 E; Abe H Kahn—Lizzie Chest, indiv & armtrx et al; Lorence & Harkavy (A).

26TH ST, ss, 200 e 9 av, 25x98.9; Josephine C Christman—Stephen Merritt et al; Stern & Reubenstein (A).

60TH ST, ns, 350 e West End av, 50x100.5; Eugene W Mente—Annette Benjamin et al; Walmsley & Kohlman (A).

130TH ST, ss, 118.6 e 8 av, 18.6x99.11; Lawyers' Mtg Co—Kate Frank et al; Cary & Carroll (A).

7TH AV, ws, 74.11 s 42d, 75x75; Wm Allen Butler et al, trsts—Jos Laemmle et al; Butler, Wyckoff & Campbell (A).

AUG. 31.

GREAT JONES ST, 30; N Y Savgs Bank—Leopold Kaufmann et al; amended; J A Dutton (A).

HENRY ST, 156; St Vincent's Hospital of the City of New York—Rabbi Isaac Elchonon Theological Seminary Association et al; B L Peck (A).

SHERIFF ST, 98 & 100; also STANTON ST, 257; Geo R Smith—Sarah Konovitz; J M Rider (A).

128TH ST, 174 E; Fidelity Trust Co—Lillian L Miller et al; G Gordon (A).

132D ST, ss, 125 e 5 av, 25x99.11; Kath A Kingsland et al, trstes—Sol Gerstner et al; F de P Foster (A).

212TH ST, ns, 300 w Amsterdam av, 19.7x99.11 xirreg; City Real Estate Co—Jeremiah J Kennedy et al; H Swain (A).

LEXINGTON AV, 181-83-85-87; 31ST ST, 137 E; w Forbes Morgan, Jr, trste—Justa Realty Co et al; Gerard & Smyth (A).

MANHATTAN AV, es, 25.11 n 100th, 37.6x94.8; 2 actions; The East River Savgs Inst—Robt M Silverman Realty & Constn Co et al; O F Hibbard (A).

NAGLE AV, nws, at intersec sws Arden, 130x 129.6; Rockdale Land & Impt Co, Inc, et al—Douglas W Brown et al; J A Seidman (A).

2D AV, 2245; Luigia Laporta—Concetta Giunta; H A Gordon (A).

3D AV, nec 87th, 50x90; Jno W Bohlman et al, exrs—Aaron Goodman et al; H S J Flynn (A).

SEPT. 1.

GRAND ST, sec Attorney, 50x100; Greenwood Cemetery—Israel Lippmann et al; amended; Miller, King, Lane & Trafford (A).

12TH ST, ss, 100 e 1 av, 413x206.6xirreg to Av A and also 11th, except parts released; Mutual Life Ins Co of N Y—Trustees of St Patrick's Cathedral et al; amended; F L Allen (A).

21ST ST, 353 W; Jno F Barkley—J Walton Brown et al; Cary & Carroll (A).

28TH ST, 123-5 W; Tenement House Dept—Jno B Smyth et al; F L Polk (A).

70TH ST, 32-34 W; 2 actions; Farmers' Loan & Trust Co—Eben Goodwin et al; Geller, Rolston & Horan (A).

109TH ST, 160 E; City Real Estate Co—Gusta Jagendorf; H Swain (A).

128TH ST, 172 E; Mary Le Boutillier, extrx—Carrie A Miller et al; W B Aitken (A).

132D ST, 268 W; Jesse S Phillips—Edw W Swentzel et al; F G Dunham (A).

LEXINGTON AV, 77; Amy A C Montague—Michael D Ryan et al; amended; G H Montague (A).

SEPT. 2.

25TH ST, ns, 150 e 1 av, 25x98.9; Belden Roach—Carl R Schultz et al; H E Lippincott (A).

49TH ST, 333 W; Franklin Savgs Bank in the City of N Y—Alfred P Coburn et al; W M Powell (A).

SEPT. 3.

97TH ST, ns, 200 w 2 av, 25x100.11; Frank G Wild et al—Martha Casner et al; W Stearns (A).

136TH ST, 150 W; Laura A Weber—Rudolph J Muller et al; Van Vorst, Marshall & Smith (A).

Bronx.

AUG. 27.
KELLY ST, 1122 & 1124; Max Edison—Jus Realty Corp et al; A Rosenblum (A).
KELLY ST, 1118 & 1120; Max Edison—Jus Realty Corp et al; A Rosenblum (A).
BROOK AV, es, 287.3 n 169th, 43x100.6; East River Savgn Inst—The Kay Co et al; O F Hibbard (A).
STEUBEN AV, ws, 100 n 210th, 100x100; Simon Wolf et al; as exrs—Jos A Powers et al; S Kohn (A).
VYSE AV, es, 34 n 179th, 42x102.3; Robt J Illwitzer—Bessie Austin et al; Hirleman & Vaughn (A).
LOTS 713, 739, 940, 741 & 742, map of Gleason prop, 24th ward; Henry S Otto—Elizabeth M Grace et al; H Triplett (A).

AUG. 28.
DECATUR AV, es, 225 n 195th, 25x100; Fredk W Budd—Elisa Geiger et al; Todd & St John (A).

AUG. 30.
147TH ST, ns, 433.3 w Brook av, 42.3x99.9; East River Savgn Inst—Rosalie Singer et al; O F Hibbard (A).
BRONXDALE AV, ws, 285.8 n Morris Park av, 25x99.8; Mary G Smith—Jos Gamache et al; Harris, Corwin, Moffat & Schek (A).
BROOK AV, ws, 73.1 n 169th, 27.8x90; East River Savgn Inst—David Rausch et al; O F Hibbard (A).
BROOK AV, ws, 101.6 n 169th, 29.1x90; East River Savgn Inst—David Rausch et al; O F Hibbard (A).
BROOK AV, ws, 130.7 n 169th, 27.8x90; East River Savgn Inst—David Rausch et al; O F Hibbard (A).
UNION AV, es, 352.2 s 165th, 40x173.9; Lawyers Mtg Co—Poundridge Realty Co, Inc, et al; Cary & Carroll (A).

AUG. 31.
KELLY ST, es, 68.9 s Intervale av, 36x100; Chas Neave et al—Winnie Realty & Constn Co et al; Cary & Carroll (A).
137TH ST, 376 E; Ottilie Helen Hertlein—Henry Hollander et al; H Swain (A).
178TH ST, nec Anthony av, 21.2x90; Julius Heiderman—Wm Schmitz et al; J Heiderman (A).
182D ST, ss, 53.4 e Crotona av, 25x70; Theo Von Gerichten—Wm Schmitz et al; J Heiderman (A).
188TH ST, swc Bathgate av, 32x89.3; Theodore Haebler—Van Hoesen Estates, Inc, et al; E Cohn (A).
BRYANT AV, 1536; Minnie M Schaf—Mary Leahy et al; H Swain (A).
FULTON AV, ws, 132.7 s Claremont pkway, 50x166.8; Maria Gecker et al—Realty Options Co et al; S Wacht, Jr (A).
SOUTHERN BLVD, es, 186.8 n Home, 30x105; Germania Life Insurance Co—Newman Holding Co; Dulon & Roe (A).
SOUTHERN BLVD, es, 216.8 n Home, 30x105; Germania Life Insurance Co—Newman Holding Co; Dulon & Roe (A).
LOTS 153, 154 & 155, map of partition of real estate of Wm Adeo, 24th ward; Maynard M Miller—Wm E Diller Realty & Constn Co et al; Feiner & Maass (A).

SEPT. 1.
182D ST, ns, 100 w Washington av, 33.4x100; Edwin W Bullinger—Chas T Streeter Constn Co et al; M F Johnson (A).
226TH ST, ss, 50 e Lot 382, 25x114; Mary E Hastings—C Guidone, Inc, et al; McGuire, Horner & Smith (A).
CEDAR AV, ws, 91.3 n 179th, 16.7x100.8; Fredk T Hoffman—Edson Bldg Co et al; E Hall (A).
CEDAR AV, ws, 107.9 n 179th, 16.7x100.8; Fredk T Hoffman—Edson Bldg Co et al; E Hall (A).
HOE AV, 1165; Henry Stehnen et al—Theodore F Hahn et al; J H Hildreth (A).
LOTS 88, 89, 90 & 91, map of 305 lots at Clason Point; Wm Grosspeter—Henry A Stadler, Jr, et al; J H Hildreth (A).
SEPT. 2.
192D ST, sec Valentine av, 13.8x177.8; Ella S Poor—Max Brand et al; Roelker, Bailey & Stiger (A).
BRONXDALE AV, ws, 285.8 n Morris Park av, 25x99.8; Mary G Smith—Jos Gamache et al; Harris, Corwin, Moffat & Schek (A).
BRYANT AV, es, 275 s 172d, 20x100; Edith L Gaines—Helen O'Connor et al; Knox, Sender & Deignan (A).
HUGHES AV, es, 49 n 183d, 50x50.2; Grace C Marvin—Ann McGuire et al; Martin & Howe (A).
PROSPECT AV, ses, 762.7 ne Tremont av, 22x150.2; State Bank—Jas D Rogers et al; J A Kohn (A).

JUDGMENTS IN FORECLOSURE SUITS.

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

Manhattan.

AUG. 26.
17TH ST, 15 W; Manhattan Life Ins Co—Wilward Realty Corp; Samford, Rapallo & Kennedy (A); Wm M Seabury (R); due105,555.88
AUG. 27.
153D ST, ss, 425 w 10 av, 37.6x99.11; Wm F Morgan, Jr—Henrietta Epstein; Blackwell Bros (A); Jas A Farrell (R); due42,311.11
AUG. 28.
No Judgments in Foreclosure Suits filed this day.
AUG. 30.
142D ST, 234 W; City Real Estate Co—Minna Tobias; Harold Swain (A); Jas O Farrell (R); due38,454.16
AUG. 31.
13TH ST, sws, 493.6 nw 2 av, 16x103.3; Geo R Satterlee—Richard B Miller et al; Cary & Carroll (A); Carl Ehlermann, Jr (R); due11,710.87

36TH ST, 72-6 W; Mutual Life Ins Co of N Y—72-74 & 76 West 36th St Realty Co et al; Fredk L Allen (A); Jas B Butler (R); due160,726.88
AMSTERDAM AV, nwe 187th, 94.10x100; Rosa Schlesinger—Janpole & Werner Constn Co; Edw Jacobs (A); Thos L Hurley (R); due5,008.33
SEPT. 1.
1ST AV, 695; Henrietta Steinberger—Agnes M Ryan; Epstein, Weinstein & Epstein (A); Louis Wendel, Jr (R); due2,037.67

Bronx.

AUG. 27.
No Judgments in Foreclosure Suits filed this day.
AUG. 28.
No Judgments in Foreclosure Suits filed this day.
AUG. 30.
LYMAN PL, ws, 267.6 n E 169th, 31.9x51.7; Fannie A Grayson—Pasquale J Lamberti et al; Montgomery & Peabody (A); W E Smith (R) due.....10,509.59
AUG. 31.
WEBSTER AV, sec 170th, 50x90; Theo Roehrs—Olin J Stephens et al; A L Howe (A); J T Martin (R); due....6,402.41
LOT 10, blk 29, map of sec 1, of the Bathgate Est, bet E 237th and 239th; Mutual Benefit Society of the Members of the East German Conference of the Methodist Episcopal Church—Vincenzo Manzione et al; J Eisner (A); J P Dunn (R); due.....3,721.82
SEPT. 1.
MORRIS AV, es, 180 s 179th, 20x100; L Josephine VanDuesen—Lena Stein et al; W R Adams (A); A N Geigerich (R); due8,496.63
SEPT. 2.
No Judgments in Foreclosure Suits filed this day.

LIS PENDENS.

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

Manhattan.

AUG. 28.
53D ST, 546 W; Jos H L Striker—Lucia Dimenna et al; action to recover $\frac{1}{4}$ part; G R Hawes (A).
3D AV, 192; David Banks, exr—J Dolmage Trimble; notice of execution; Foster & Cunningham (A).
AUG. 30.
2D AV, nwe 1st, 35.9x70; Paul Polod—Herman Hochstein et al; action to foreclose mechanic's lien; B Flasnick (A).
AUG. 31.
MANHATTAN ST, nwe Amsterdam av, 72.8x112.8xirreg; FRANKLIN ST; STH AV, ws, 26.4 n 117th, 25.8x100, $\frac{1}{2}$ part & 7TH AV, es, 46 s 21st, 46x85; Edwin A Cruikshank—Morris Weinstein; notice of attachment; S Barker (A).
53D ST, 548 W, $\frac{1}{4}$ part; Jos M L Striker, by gdn—Lillie K Lippman; action to recover possession; R Hawes (A).
SEPT. 1.
LOT 23, blk 1363, sec 5; Frank W Rickers—Jasper H Livingston et al; amended; H Swain (A).
SEPT. 2.
MANHATTAN ST, nec Bway, 112.9x47; Eugene A Kiernan—Maywood Cafe, Inc, et al; action to compel transfer of $\frac{1}{4}$ interest of lease, & S Hellinger (A).
119TH ST, ns, 110 w Madison av, 50x100.11; Empire City Mtg & Holding Co, Inc—Floretta Realty Corp; specific performance; J A Seidman (A).
10TH AV, 773; Jos M L Striker—Philip Daly et al; action to recover possession of $\frac{1}{4}$ part; G R Hawes (A).
SEPT. 3.
41ST ST, 243 W; Tenement House Dept—Aaron Coleman et al; violation of Tenement House Law; F L Polk (A).
53D ST, 411 W; Jos M L Striker—Metropolis Securities Co; action to recover possession of $\frac{1}{4}$ part; G R Hawes (A).
117TH ST, ns, 110 w Madison av, 50x100.11; Empire City Mtg & Holding Co, Inc—Floretta Realty Corp; specific performance; J A Seidman (A).
LENOX AV, sec 138th; 99.11x100; Leo B Lok et al—Alice K Loveridge; notice of attachment; F W Fielding (A).
PROP in Ulster Co; Joel Bjork—Hilda J Back et al; action to set aside deed, & A A J Romagna (A).

Bronx.

AUG. 27.
LA FONTAINE AV, ws, 75 n 178th, 37.6x100; Daisy A Hoyt—Katrine A Henderson; action to impress a trust; E E Fay (A).
AUG. 28.
GLOVER ST, es, bet Glebe & Lyon av, known as Lot G14, map of Dore Lyon, 24th ward; Land & Lien Co—Benj Zuern et al; foreclose transfer of tax lien; M Frank (A).
SETON AV, nec Nelson av, known as Lot 43, Block 36, map of Edenwald, 24th ward; Land & Lien Co—Finn Fossum et al; action to foreclose transfer of tax lien; M Frank (A).
LOT 245, map of bldg lots belonging to W A & H C Mapes; matter of Marion Quinlan, an alleged incompetent; action to appoint committee; H Swain (A).
AUG. 30.
No Lis Pendens filed this day.
AUG. 31.
No Lis Pendens filed this day.
SEPT. 1.
WAVERLY ST, ns, 275 e Courtlandt av, 1.5x25; Wm H Woods—Louisa Schulz Brenner et al; partition suit; F P Woglom (A).
PROSPECT AV, ws, 13.8 s Garden, —x—; Clara

S Dashiell—Mary Ann Broyer et al; action to foreclose transfer of tax lien; W C Arnold (A).

SEPT. 2.

142D ST, 797 E; also SOUTHERN BLVD, 359; Pasquale Curzio—Eugene Curzio et al; action to set aside deed; Hart & Sollfrey (A).
WESTCHESTER AV, 624; Louis B Allen as trustee—Benj Panesh et al; action to impress a trust; May & Jacobson (A).

Brooklyn.

AUG. 26.
DEBEVOISE PL, 24; Jno F Heeney—Mary E H Jackson et al; partition; B R Dunn (A).
HENDRIX ST, es, 140 s Dumont av, 20x100; Morris Berman—Hadrian Realty et al; D B Getz (A).
SACKETT ST, ss, 196.8 e Hoyt, 16.8x100; Title Guar & Trust Co—Mary Smith et al; T F Redmond (A).
VERMONT ST, es, 258 n Sutter av, 19.4x100; Max tSeckler—Max Schochet et al; specific performance; A Miller (A).
T 32D ST, ws, 440 s Clarendon rd, 20x100; Title Guar & Trust Co—Ellen Pierce et al; T F Redmond (A).
74TH ST, ss, 403.1 e 5 av, 20x148.10; Jacob Avid—Margt E Saunders et al; Mann, Buxbaum & S (A).
JOHNSON AV, ss, 270 w Coney Island av, 20.6x100; Title Guar & Trust Co—Mary F Cleary et al; T F Redmond (A).
ROGERS AV, ws, 105.7 s Park pl, 25x126.11; Carolien Selick—Peter A Peterson et al; F P Traitman (A).
SNEDIKER AV, es, 106.5 s Atlantic av, 25x100; Title Guar & Trust Co—Chas A Krey et al; H L Thompson (A).
SNEDIKER AV, es, 181.5 s Atlantic av, 20x100; Josephine S Beaumont—Chas A Krey et al; H L Thompson (A).
SNEDIKER AV, es, 201.5 s Atlantic av, 19.10x100; Josephine S Beaumont—Chas A Krey et al; H L Thompson (A).

AUG. 27.
CHESTER ST, es, 100 n Pitkin av, 50x100; CHESTER ST, es, 75 n Pitkin av, 50x100; Rudolph Reimer, Jr—Saml Palley et al; Kiendl, Smyth & G (A).
DEGRAW ST, ss, 297.1 w 5 av, 19.2x100; Alice L Glover—Millie Fischett et al; B N Manne (A).
FENIMORE ST, swc Kingston av, 90x600; Lawyers' Title & Trust Co—Jas A Timony et al; Dean, Tracy & McB (A).
FROST ST, ss, 80 e Humboldt, 40x100; Title G & T Co—Jno J Wedlock et al; T F Redmond (A).
FULTON ST, 2586; Max Kramer—Morris Miller et al; J A Whiteborn (A).
HALSEY ST, ns, 266.8 e Reid av, 16.8x100; Jno Middleton—Sarah E Schledorn et al; Coombs & Wilson (A).
KEAP ST, ss, 275 e Bedford av, 22x100; Abr Weiss—Fanny Unger et al; M Weiss (A).
STATE ST, ss, 151 w Henry, 36x100; Alice Gilsey—Profit Holding Corp et al; Cary & Carroll (A).
VARET ST, ns, 280.6 e Bushwick av, 25x100; Title G & T Co—Rose Elkin et al; T F Redmond (A).
W 9TH ST, es, 172 n Av R, 17x100; Robt Kabus—Wm Polatsik et al; H L Thompson (A).
59TH ST, sec 13 av, 100x100; Emma Gahren—Maria L Graziano et al; P P Smith (A).
75TH ST, sws, 182 nw 17 av, 18x100; Kings Co Trust Co—Frank T Hooker et al; Cary & Carroll (A).
LINDEN AV, ss, 311.2 e Nostrand av, 2.6x140; Lewis D Mason—Helen A Glynn et al; T F Redmond (A).
SUTTER AV, nec, Hopkinson av, 42x100; Newburgh Savgs Bank—Benj Ring et al; H L Thompson (A).
TOMPKINS AV, ws, 44 s Floyd, 44x90; Harry Pinson—Max Lancet et al; J A Whiteborn (A).
UNDERHILL AV, sec St Mark's av, runs s103.11 xel31.5xn45.8xw92.6 to beg; Jno W Nix—Wilkinson Co et al; Phillips & Avery (A).
12TH AV, sc 41st, 25x100; Title G & T Co—Benj J Seffer et al; T F Redmond (A).

AUG. 28.
E 8TH ST, es, 300 s Cortelyou rd, 30x100; Chas A Ruffer—Mary A V Griffin et al; G M Schinzel (A).
BAY 35TH ST, ses, 300 sw Benson av, 40x96.8; Henry Asche—Sarah Zigler & ano; W S Miller (A).
39TH ST, ns, 140 w 8 av, 20x100.2; Lillian L Connelly—Emanuel Edmonson et al; H O Patterson (A).
4TH AV, ses, 38 e 37th, 18x81; Jos H Skinner—Emanuel Edmonson et al; H O Patterson (A).

AUG. 30.
BUTLER PL, ss, 50.3 w Sterling pl, 102.4x134.11 x100x128.6; Adolf Feucht—Jacob Horner et al; A Christmann, Jr (A).
COLUMBIA ST, ws, 75.10 n Tremont, 25x84; Title G & T Co—Umberto Polito et al; T F Redmond (A).
E 5TH ST, ws, 140 n Av U, 100x356.10x121.10x426.5; Michl J Saunders—Brody Bldg Co et al; H M Bellinger, Jr (A).
52D ST, nes, 300 nw 20 av, 20x100.2; Bklyn Trust Co—Bklyn Realty Sellers et al; H M Bellinger, Jr (A).
77TH ST, sws, 380 nw 21 av, 20x100; N Y Mtg & Sec Co—Eliz A McGarry et al; H M Bellinger, Jr (A).
77TH ST, sws, 340 nw 21 av, 20x100; same—Himmelstein & Arker Co; same (A).
86TH ST, nes, int props Peter Moore & Jno Denyse, runs n12.10xw37.2xsw8.6xse36 to beg; Chas Graeser—Henry A Gubner et al; H Greenberg (A).
CONDUIT AV, swc Pine, runs s126.9xw119.5xn 202.7xse141.6 to beg; PINE ST, ws, 100 n Glenmore av, 40x119.3; PINE ST, ws, 94 n Glenmore av, 6x19.5; GLENMORE AV, ns, 80 e Market, 4x94; MARKET ST, es, 100 n Glenmore av, 80.7x117.8; Ironbound Trust Co—Otto Kampfe et al; Blandy, Mooney & S (A).
MANHATTAN AV, ws, 40 s Johnson av, 20x75; Title G & T Co—Ike Singer et al; T F Redmond (A).

5TH AV, nws, 17.6 ne Degraw, 27x90; Savgs Bank of Utica—Margt O'Kieffe et al; T F Redmond (A).
12TH AV, ws, 90.4 n 58th, 20x100: M E Grace Peary & ano—Don Laschinsky et al; G B Class (A).

AUG. 31.

BALTIC ST, 461-3; Jacob Sachs—Gaetano Fucarazzo et al; foreclosure mechanic's lien; I Solomon (A).
ELBERTS LA, swe Liberty, 60x103; Dietrich W Kaatz—Madeline Barh et al; N D Shapiro (A).

FULTON ST, sws, 147.2 sw Hicks, runs sw98.7x nw49.6xne33.2xse3.6xne3xsel3.6xe74.9 x s e41.5 to beg; Astor Trust Co—Floridine Mfg. Co et al; White & Case (A).

PRESIDENT ST, ns, 100 e Rogers av, 100x127.9; Matthew S McNamara—Kings West Co et al; J H Lack (A).

SACKMAN ST, es, 222.5 s Dumont av, 36.6x100; Audley-Clarke Co—A Koeppel, Inc, et al; Owens, Gray & T (A).

SACKMAN ST, es, 225 s Dumont av, 37.6x100; Title G & T Co—A Koeppel, Inc, et al; T F Redmond (A).

SEELEY ST, ss, 183 e Gravesend av, 25x150; 80TH ST, ns, 200 e 20 av, 20x100; 18TH ST, ne 10 av, 100 x100.2; Cornell Realty Co—Hannah V Hayes et al; Kiendl, Smyth & G (A).

STAGG ST, swe Bogart, runs w13.2xs75xe28.6xn 76.6 to beg; Bond & Mtg Guar Co—Brown Realty Co et al; T F Redmond (A).

S 9TH ST, 229; Albert G Hein—Victor Pakas et al; J Holzapfel (A).

W 36TH ST, es, 560 n Canal av, 40x118.10; Edw L Somerville—May S Larkin et al; A C Good (A).

52D ST, sws, 120 nw 20 av, 20x100.2; Arthur J Mace—Bklyn Realty Sellers et al; H M Belinger, Jr (A).

AV H, nec E 17th, 60x100; Adeline Van Dyck—Hermine Const Co et al; T F Redmond (A).

NEW UTRECHT AV, nws, 100 sw Bath av, 30x96.8; Wm H Edsall—Louis Duschness et al; H L Thompson (A).

NOSTRAND AV, es, 100 n Malbone, 100x223; MALBONE ST, nwc Canarsie av, 100x227x—x 95; NOSTRAND AV, ws, 100 n Malbone, runs w158.10xn100xe38.10xs40xe100 x s 60 to beg; Kings Co Mtg Co—Wm A A Brown et al; Furst & Furst (A).

ST MARKS AV, sec Ralph av, 25x89.6; Lydia D Dunning—Sadie Lifkowitz et al; T F Redmond (A).

SEPT. 1.

ASHFORD ST, ws, 150 n Liberty av, 25x90; Josephine A Hellyard—Peter Nuber et al; Caldwell & Holms (A).

CAMBRIDGE PL, ws, 412.6 n Gates av, 12.6x100; Eagle Savgs & Loan Co—Geo A S Welsh et al; Latson & Tamblin (A).

DECATUR ST, ss, 250 w Ralph av, 18.9x100; Maria T Stratton—Mary J Carpenter et al; Cary & Carroll (A).

ESSEX ST, es, 65 s Liberty av, 25x100; Eagle Savgs & Loan Assn—Jas A Trimmingham et al; J C McLeer (A).

HERBERT ST, ss, 191 w Humboldt, 20.6x51; Martha Louis—Mary Carroll et al; S Katske (A).

HIGH ST, ss, 75 e Adams, 25x106; Title G & T Co—So 5th St Co et al; T F Redmond (A).

MONROE ST, ns, 125.6 e Nostrand av, 74x100; Nellie T McCafferty—Jas J Molloy & ano; Gannon, Seibert & R (A).

PARK PL, ss, 675 e Underhill av, runs s131xe21.1xne10.3xn126.10xw30.6 to beg; Bond & Mag Guar Co—Henry Nies et al; T F Redmond (A).

PROSPECT PL, 801; Nicholas Kessler—Bernhard A Buge et al; W B Shelton (A).

PROSPECT PL, 805; Nicholas Kessler—Bernhard A Buge et al; W B Shelton (A).

STERLING PL, ns, 254 w Saratoga av, 21.4x110.1x21x114.1; Rubin Singer—Pincus Mastron et al; B Alexander (A).

WEST ST, ws, 199.10 n 15 av, runs n30.8xw10.4xsw108.8xe108.10 to beg; Title G & T Co—Helen J Harris et al; T F Redmond (A).

WINTHROP ST, ns, 133.5 w Bedford av, 35.8x106; Eagle Savgs & Loan Co—Mary D Kilborn et al; Latson & Tamblin (A).

9TH ST, cl, 536.5 w 3 av, 20.1x130; Title G & T Co—Hyman R Goldstein et al; T F Redmond (A).

E 17TH ST, es, 345 n Av U, 40x80; Lena Glickman—Sarah F Romer et al; Weismann & Hertz (A).

BAY 34TH ST, ses, 500 sw Benson av, 30x96.8; Anna K Erregger—Thornton F Gregg et al; Cary & Carroll (A).

60TH ST, ss, 120 e 16 av, 30x100; Eagle Savgs & Loan Co—Anna C Grady et al; Latson & Tamblin (A).

AV G, nec Westminster rd, 60x100; Eagle Savgs & Loan Co—Wm E Wilson et al; Latson & Tamblin (A).

GREENE AV, ss, 446.6 e Sumner av, 19.3x100; Adelaide S Miller—Sulalia M Upington et al; H L Thompson (A).

NO PORTLAND AV, ws, 202.10 n Park av, 19.9x85; Wm F Welsh—Michele Ferrando et al; Davenport & Comer (A).

RIDGEWOOD AV, ns, 20 w Hemlock, runs n 88.6xw.01xs3xw19.10xs85.5xe19.5 to beg; N Y Investors' Corp—Robert Baillie et al; T F Redmond (A).

LOT 133, map South Greenfield, belonging to United Freeman's Land Assn No 3; Eagle Savgs & Loan Co—Angie W Downes et al; J C McLeer (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. 28.
DUANE ST, 131 to 135; Max Sordak—Estate of Eugene A Hoffman, Inc; Howard Cont Co, Inc (102) 385.00
SAME PROP; B Harrison—same (103) 510.00

23D ST, 449 W; Philip Lenges—Kath E Moore; Agnes D Cloud; Chas T Streeter Constn Co (97) 507.38
117TH ST, 106 E; Isidor Horowitz—Alice M Lynch; renewal (101) 62.00
MADISON AV, 1644; Knickerbocker Metal Ceiling Co—Marcus Rosenthal; Zucker Sheet Metal Works, Inc (99) 19.00
RIVERSIDE DR, sec, 142d, 102x140; Rapp Constn Co—Newmark & Davis, Inc; renewal (98) 5,767.00
2D AV, 122; Sar Janco—Milgrim & Bro (100) 62.50

AUG. 30.

CHARLOTTE ST, es, 100.7 n Seabury pl, 75x100; Geo Colon & Co—Charlotte Constn Co; Han Constn Co; renewal (105) 1,000.00
RIVINGTON ST, 161; Theo C Wood—Chas Fahrenberg et al; R Kruger; E Gottlieb's Son (104) 311.00

AUG. 31.

5TH ST, 512; Morris Spergel—Frances B Menge (107) 38.50
57TH ST, 24 E; Isaac B Miller—Geo Keiser & Margt Mulhall; Jas E Kelly (108) 490.00
115TH ST, 75-77 W; 116TH ST, 60-62 W; T Kane Co—Henry F Wagner et al; Tiger Co (109) 178.25
AV A, 103-5; Fagen Iron Works—Wolf & Abrahams; Leibowitz & Cohen (106) 1,722.50

SEPT. 1.

DUANE ST, 131-35; Halprim & Mestall, Inc—Estate of Eugene Hoffman, Inc; Howard Cont Co (1) 105.00

SEPT. 2.

57TH ST, 4 W; Chas Stahl—Aug Heckscher; Shant & Tully (3) 28.00
69TH ST, 208 W; Perfect Steel Lath Co—Josephine W Wapnerman; Jno H Sibley; Jos Maurice (2) 27.00
82D ST, 314-16-22-24-26 E; Sam Bader et al—Agnes Dunphy; Louis Fador (6) 65.00
132D ST, 149 W; Melvin Rosenberger—Greater Cities Investing Co; Chas A Knowles (4) 31.95
136TH ST, 161 W; Melvin Rosenberger—Eva A De Lyons; Chas A Knowles (5) 103.00

SEPT. 3.

DUANE ST, 131-5; Schwartz & Son—Estate of Eugene A Hoffman, Inc & Howard Contracting Co (9) 115.00
19TH ST, 206 E; Hudson Coating Co, Inc—Emil Kiss or Stuyvesant estate of Hamilton Fish, Inc & Morris Manken (10) 33.00
52D ST, 425 E; Greenberg Bros—Christian Breithaupt (8) 5.50
53D ST, 307-9 E; Saml Shlesinger—Norwelt Corp Steel Structures Co (11) 120.00
78TH ST, 266-8 E; Abr Metchick—Fredk Lang (7) 20.00

Bronx.

AUG. 27.
TYNDALL AV, ws, 275 s 260th, 25x100; Mackenzie Woodworking Co, Inc—Annie B Kilpatrick; Patrick Manning (32) 96.00

AUG. 28.

No Mechanics' Liens filed this day.

AUG. 30.

TYNDALL AV, ws, 100 n 259th, 50x100; Owen H Beagen—Annie Kilpatrick; Patrick Manning (33) 48.00
WASHINGTON AV, 1243; Louis Napoleon—Sol & Sarah Goldberg; Abelman & Abelman; Sol & Sarah Goldberg (34) 450.00
WASHINGTON AV, 1243; Jake Sanger—Sol & Sarah Goldberg; Abelman & Abelman; Sol and Sarah Goldberg (35) 630.00

AUG. 31.

WASHINGTON AV, 1243; Abram & Morris Abelman—Sarah & Sol Goldberg (36) 2,920.00
WHITE PLAINS RD, ws, 92.8 n Milgus, 41x48.7; Jos Lagana—Domenio & Teresa Gargiulo; John Doe (37) 5.00

SEPT. 1.

CHARLOTTE ST, es, 100.7 n Seabury pl, 75x—; Geo Colon & Co—Charlotte Constn Co; Han Constn Co (2) 1,000.00
BRONXWOOD AV, ws, 89 n 216th, 25.1x105; Jno Tedeschi—Alfonso Rosati (5) 66.00
TYNDALL AV, ws, 100 n 259th, 50x100; Israel Bornstein—Annie Kilpatrick; Patrick Manning (4) 185.00

WASHINGTON AV, 1243; Leopold Altman—Sarah & Sol Goldberg; Abelman & Abelman (1) 75.00
WASHINGTON AV, 1243; Nathan Zwerling—Sarah & Sol Goldberg; Abelman & Abelman & Sarah & Sol Goldberg (3) 440.00

SEPT. 2.

No Mechanics Liens filed this day.

Brooklyn.

AUG. 26.
DEAN ST, 1056; S Wittcoff—Traders Exchange, Inc, & Tager Co 150.00
LINCOLN PL, ss, 187 e Troy av, 60x110.3; also LINCOLN PL, ns, 179.9 e Troy av, 60x120.3; F Miglia—Serota Bros Constn Co 300.00
51ST ST, nes, 100 se 11 av, 200x100.2; J Friedman—Boro Park Homes, Inc, & Max Samevovitz 50.00
CLINTON AV, 530; Jno C Fittall Co—Corp of the Brick Church & Frank H Tyler 875.00
HAMILTON AV, 236-8; H Lory—Mrs M Harrington 5.00
HOWARD AV, ws, 375 n Sutter av, 25x100; Gustave Rader Co—Isaac L Schwartz, Sara Coin & Ruben Branon 158.66
SUNNYSIDE AV, ss, 100 e Miler av, 51.8x228.4x32.8x278.11; Otto Koch—Kneeland Morse & ano 100.00

AUG. 27.

HIGH ST, nwc Hudson av, 61x41; Johnson Bros—Alexandra Santillo & Dominick Santillo 188.57
58TH ST, sws, 180 se 17 av, 200x100.2; American Metal Ceiling Co—Cecilia & Richard H Meehan 172.77
BEDFORD AV, 2305, 7, 9, 11 & 15; P Schar—Everitt Harrison 62.01
FOUNTAIN AV, ws, 350 n Hegeman av, 20x100; H F Gundermann Co—Ciro & Antonina Bravata & Chas Gerace ... 420.50

AUG. 28.

DEAN ST, 1056; Unger Parquet Flooring Co—Tager Co & Louis Tager ... 270.12
ATLANTIC AV, 217; S B Miller, Inc—Victoria Kalof & Geo Robarz 87.46
ROCKAWAY AV, 687-9; L Baress—Livonia Holding Co, Louis Koenig & Max Rothberg; Rothberg & Koenig... 693.00
SAME PROP; L Baress—Livonia Holding Co 475.00
TOMPKINS AV, 145; P Lenitt—Benj Feinberg & Howard Cont Co 450.00
TOMPKINS AV, 145; Hydraulic Press Brick Works—Benj Feinberg & Howard Cont Co (filed Aug 27) 108.30

AUG. 30.

COURT ST, 160; E Pilzer—Abr Sanit & Max Levine 125.00
REMSEN ST, 147-9; C W Anderson—Jno E Sullivan Co 184.00
AV N, 9606, 9608, 9612, 9605, 9607, 9609, 9611 & 9613; also E 96TH ST, 1597-9; Wm Buchanan—Chas F Hager & Geo Chester 517.00
CARLTON AV, 472; S Boniello—Jackino Di Dimenico & Jno Borgia 1,800.00
TOMPKINS AV, 145; E Pilzer—Benj Feinberg & Howard Cont Co 60.50

AUG. 31.

ELLERY ST, 166; I Shkolnik—Fanny Levy & Elias Kranz 85.00
AV O, 1801, 1805 & 1809; J Danielson—Woodthorpe Co; Gidem Richman, pres, & Our Own Bldg Co 965.00
BEDFORD AV, sec Clarendon rd, 40x100; E J Adler—Madison G Hawke & Stephen Yates 178.75
SAME PROP; same—same 178.75
DEKALB AV, 759; I Shkolnik—Max Hankin & Jacob Rubin 200.00
HOWARD AV, ws, 375 n Sutter av, 25x100; F Lipstein—Esace L Schwartz 400.00
JEFFERSON AV, 116; H Hornstein—Jos B Eoudin & Louis Escher, Ike Rubin & Hyman Roberts 68.00
TOMPKINS AV, 145; I Ginsberg—B Feinberg & Howard Cont Co 470.00
TOMPKINS AV, 145; P Levitt—Benj Feinberg & Howard Cont Co 450.00
SAME PROP; M Candak—same 350.00

SEPT. 1.

CONOVER ST, 150-2; A Isagowitz—Leopold Weill & Saml Loring 30.00
REMSEN ST, 147-9; V Errante—Jno E Sullivan & Wm Welge 220.00
E 52D ST, es, 100 s Tilden av, 20x100; T Ivess—Christian Sunternick & Edw Burwell 380.10
TOMPKINS AV, 145; Halperin & Mestall, Inc—B Feinberg & Howard Cont Co 85.00
SAME PROP; Gustave Rader Co—Howard Cont Co & Jos Freiman... 331.72

SATISFIED MECHANICS' LIENS.

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

Manhattan.

AUG. 28.
No Satisfied Mechanics' Liens filed this day.
AUG. 30.
6TH ST, 417 E; Rosenberg & Helfant—Franziska Muller; Aug11'15 149.00
28TH ST, 230 W; Max Seitelbach—Thos F Kaughan et al; July30'15... 80.25
45TH ST, 307-15 W; Geo I Roberts & Bros, Inc—Vincent Astor et al, trstes; Apr10'15 229.50
EAST END AV, 122 E; Rosenberg & Helfant—Henry Muller et al; Aug 11'15 26.00

AUG. 31.

MADISON AV, 358; Miller-Reed Co—Florence A Alker et al; Mar4'15 6,060.00

SEPT. 1.

43D ST, 241-47 W; Samuels Carucci et al—Edw H Raynolds et al; Jan 26'15 650.00
SAME PROP; Louis Berman—48th St Co et al; Oct17'14 372.99
5TH AV, 1066-67; National Bridge Works—67 5th Av Co et al; Aug 26'15 7,184.00

SEPT. 2.

19TH ST, 144-46 W; Saul Rendelstein et al—Chas Weinstein, Inc, et al; July9'15 269.41
69TH ST, 161 E; Max Rosenberg et al—J H Ladew et al; Aug11'15 26.25
5TH AV, 500; Geo E Stein—Louisa Matilda Livingston et al; Aug13'15... 154.00

SEPT. 3.

95TH ST, 64 W; Abr Gordon—Patk Kennedy et al; Aug20'15 49.81
3D AV, 1484; Julius Warshavsky—Martha B Kallman et al; Apr2'15... 105.00

Bronx.

AUG. 27.
No Satisfied Mechanics' Liens filed this day.
AUG. 28.
No Satisfied Mechanics' Liens filed this day.

Satisfied Mechanics' Liens, Bronx, Continued.

AUG. 30. FOX ST, 1034; Louis Sturtz—Jacob Goldfield et al; July 22'15	106.75
AUG. 31. No Satisfied Mechanics' Liens filed this day.	
SEPT. 1. 156TH ST, ss, 100 w Elton av, 45x100; Jacob Keller Cont Co—Blanche D Taylor et al; July 19'14	570.60
SEPT. 2. No Satisfied Mechanics' Liens filed this day.	

Brooklyn.

AUG. 26. No Satisfied Mechanics' Liens filed this day.	
AUG. 27. BAY RIDGE AV, ns, 100.4 e 3 av, —x —; Terminal Lumber & Trim Co—Upton Realty Co; Aug 23'15	700.00
MYRTLE AV, 610; F De Matters—Dominick Nardone & Edw J Cassidy; July 10'15	79.37
13TH AV, 4601; M Wolsk—Meyer Edelman; May 21'15	315.00
AUG. 28. STOCKHOLM ST, 360; Mahnken Bldg Co—German Hospital Society; Mar 19'15	1,737.74
SAME PROP; J F Lange—same & Tower Constn Co; Mar 23'15	180.00
SAME PROP; W V Weeks—same; Mar 22'15	313.75
SAME PROP; Strubles Iron Works—same; Mar 22'15	233.81
SAME PROP; A Sydor—same; Mar 20'15	1,472.52
SAME PROP; C A Myers Cont Co—same; Mar 20'15	228.24
SAME PROP; W Eisen—same; Mar 18'15	1,100.00
SAME PROP; C A Myers Cont Co—same & Peter Kreshak; Mar 20'15	228.24
SAME PROP; Savage Bedell Co—German Hospital Soc & Tower Constn Co; Mar 22'15	475.00
SAME PROP; Sage Bros—same; Mar 22'15	546.70
SAME PROP; Howell Field & Goddard—same; Mar 22'15	476.72
SAME PROP; N Y French Range Co—same; Mar 24'15	400.00
SAME PROP; I H Hass, Inc—same; Mar 20'15	550.00
STOCKHOLM ST, 360; Peter Kreshak—German Hospital & Tower Constn Co; Mar 24'15	1,637.75
STOCKHOLM ST, ss, 150 w St Nicholas av, 38x130; M Blumberg—German Hospital & Tower Constn Co; Mar 20'15	207.35
SAME PROP; Louis Kalscher—same; Mar 4'15	674.30
SAME PROP; same—same; Mar 4'15	674.30
SAME PROP; E C Buhler Co—same; Mar 23'15	209.20
STOCKTON ST, ses, 200 sw St Nicholas av, 35x100; Manhattan Marble & Slate Works—German Hospital Soc & Tower Constn Co; Apr 13'15	220.00
55TH ST, ss, 360 e 5 av, 40x100; C T Willard Co—Bay Ridge Home Corp & Hyman Goldberg; Aug 5'15	240.00
ST NICHOLAS AV, ss, bet Stockton & Stanhope, —x—; Phillip Rennert & Son—German Hospital Soc & Tower Constn Co; Mar 22'15	950.00
SAME PROP; H Mader—same; Mar 20'15	637.47
SAME PROP; Hardy Voorhies & Co—same; Mar 23'15	1,146.17

AUG. 30. CLINTON ST, es, 288.7 s Fulton, —x—; L H Holland—Surwal Corp, Morris Wolzi & G Laposta; Aug 28'15	665.00
AUG. 31. 2 RAYMOND ST, cor DeKalb av, —x—; Rexlite Co—Bklyn Hospital, Seaboard Realty Co & L A Storch & Co; Aug 2'15	190.20
MYRTLE AV, 610; F De Matters—Dominick Nardone & Edw J Cassidy; July 10'15	79.37
AUG. 31. STERLING PL, s e cor Rochester av, —x—; Realty Supply Corp; J V Cunningham, Inc, & Spencer Aldrich; May 26'15	150.00
68TH ST, ns, 150 e 4 av, —x—; Carpenter Bixley & Herrick, Inc—Boyd Realty Co & Creste Volpe; Aug 18'15	238.00
RIVERDALE AV, swc Watkins, 50x100; Morris Zimmet—Docket Impt Co; July 23'15	100.00
SEPT. 1. ELMORE PL, ws, 100 n Voorhies av, 24 x100; Jno A Driscoll—Atlantic Homes, Inc; Aug 6'15	100.00
PACAFIC ST, 2064; J Wolf—Filomena & Jos Pirozzi; July 22'15	121.00
W 20TH ST, ws, 100 n Mermaid av, —x—; A Paturo—Michl & Louisa Gargiulo; Aug 21'13	682.93
58TH ST, ns, 300 w 11 av, —x—; Terminal Lumber & Trim Co—L S J Bldg Corp; A S G Bldg Corp; J Prager & S Ackerman; Aug 19'15	267.43
58TH ST, ns, 300 w 11 av, 40x100; Winnie Cut Stone Co—A S & G, Inc, & Jno Sparago; Aug 24'15	65.00
CHRISTOPHER AV, ws, 125 s Newport; Square Lumber Co—Nass & Berg, Inc; July 12'15	864.95
GEORGIA AV, 299; A Tepper—Jno Hyman & Max Stein; Aug 23'15	110.00
ST NICHOLAS AV, ws, at Stockholm, 200x270; Richmond Radiator Co—German Hospital Soc; Apr 7'15	364.00

ATTACHMENTS.

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

Manhattan.

AUG. 26. SANFORD RUBBER SO; Benj J Laxer; \$8,050; J & A T Sapinsky.	
AUG. 27. ROSENBAUM, Herman; Tillie Salvin; \$3,548.82; J H Cohn.	
AUG. 28, 30, 31 & SEPT. 1. No Attachments filed these days.	

CHattel Mortgages.
AFFECTING REAL ESTATE.

Manhattan.

AUG. 27, 28, 30, 31, SEPT. 1 & 2.	
Esposito, Frank. 108th st, 337 E. E	
Esposito, Barber Fix	177.00
Floyd, Hy W. St Nicholas pl, 6-8..	
Raisler Heating Co. Heating Apparatus	350.00
114th St & 7th Av Constn Co, also Weinstein, Max. 111th st, ss, 120 e Mad av. Raisler Heating Co. Heating Apparatus	1,550.00
Acme Electric Garage. 32d st, 410 E..	
Alberger Gas Engine Co. Engine, &c.	1,500.00

Bronx.

AUG. 27, 28, 30, 31; SEPT. 1 & 2.	
Elviel Realty Co. 1503 to 1511 & 1506 to 1514 Bryant av. Anton Larsen & Son. Dumbwaiters. ....(R)	270.00
J S Cully Co. Tiffany st, ws, 250 s 16th, —x—. Colonial Mantel & Refrigerator Co. Refrigerators. ....(R)	70.00

Brooklyn.

AUG. 26, 27, 28, 30, 31, & SEPT. 1.	
Elgin Bldg Co. Bay 24th st & Bath av. E E Kerby	70.00
Peter Egan Sons. W 9th st & Av T. E E Kerby	33.00
Goell, David; Blake & Alabama avs. Isaac A Sheppard & Co. ....(R)	680.00
Iba, Caspar. 54th st, bet Fort Hamilton av & 9 av. Abr Wohl. Plumbing Mills, &c.	2,750.00
Iba Bros. 3d av, bet 71st & 73d sts.. Union Stove Works. Stoves.	1,800.00
Kulich, Chas A. 60th st & 6th av. E E Kerby	75.00
Livonia Holding Co, Inc. 677-9 Rockaway av. M Friedman & Co. Steam Heating Apparatus	265.00
L Obermeyer, Inc. E 3d st & Church av. Daru & Hoffman. Gas Fix.	67.00
Roberts, J H. E 24th st, nr Av K. Daru & Hoffman. Gas Fix	47.00
Taft Constn Co. W 8th st & Av R. E E Kerby	3,430.00
Taft Constn Co. W 8th st & Av R. E E Kerby	1,560.00
Wasserman, Max. Utica av & President st. Louis Greenberg. Plumbing Supplies	2,025.00

BUILDING LOAN CONTRACTS.

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

Manhattan.

AUG. 28. STH AV, swc 34th, 197.6x119xirreg; Metropolitan Life Ins Co loans 461 8th Av Co, Inc, to erect a 22-sty loft building; 20 payments	1,800,000.00
SEPT. 3. AUDUBON AV, nec 180th, 100x172; Metropolitan Life Ins Co loans N S & J Corp to erect 6-sty apartment house; 10 payments	77,000.00
180TH ST, ns, 72 e Audubon av, 48x100; Metropolitan Life Ins Co loans N S & J Corp to erect 5-sty apartment; 10 payments	35,000.00

Bronx.

AUG. 27. PROSPECT AV, ws, 22 n Lafayette, 44x105; Rockland Realty Co loans R P Building Co, Inc, to erect 5½-sty apartment; 13 payments	31,000.00
WEBSTER AV, ws, 100.2 s 197th, 50.8x100.9; Rockland Realty Co loans Infantino Realty Co, Inc, to erect 5-sty apartment with stores; 13 payments	35,000.00
SEPT. 2. VALENTINE AV, swc 184th, 76.5x101.4; Montrose Realty Co loans Nista Constn Co, Inc, to erect —sty apartment; 8 payments	50,000.00

ORDERS

Brooklyn.

AUG. 26. HIGH ST, nwc Hudson av, 41x60; Dominick Santillo on Title Guar & Trust Co to pay Cohn Stone Co.	105.00
AUG. 27. TOMPKINS AV, 145; Howard Cont Co on B Feinberg to pay Watson Lumber Co	293.38
SEPT. 1. 58TH ST, ns, 100 w 18 av, —x—; Levy & Joseph on Economy Homes Co to pay Saml Rendelstein	250.00

DEPARTMENTAL
RULINGS.BUREAU OF FIRE PREVENTION.
Municipal Building.

First name is location of property; and name following dash is party against whom order has been served, followed by his address. Where no address is given, the party may be found on the premises. Letters denote nature of order. Orders are arranged alphabetically by named streets, numbered streets, named avenues and numbered avenues.

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

*A.....Interior Alarm System,	
DL.....Locked Doors,	
EL.....Electrical Equipment.	
Ex.....Exits.	
FA.....Fire Appliances, Miscellaneous.	
FD.....Fire Drills.	
FE.....Fire Escapes.	
FP.....Fireproofing.	
Rec.....Fireproof Receptacles.	
GE.....Gas Equipment and Appliances.	
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.	
RQ.....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. 28.

MANHATTAN ORDERS SERVED.
Named Streets.

Astor pl, 13—Clinton Hall Assn. ....FP-Spr	
Barclay st, 21—St James Church, 859 Madison av	Spr(R)
Baxter st, 147-51—Metropolitan Plating Co.	FP-GE-FD
Bedford st, 3-5—J Trichlinger. ....Rec(R)-FA	
Beekman st, 57—Eddy Palmer, 374 Pearl,	Spr(R)
Broad st, 102—White Bros.	FD
Broad st, 102—Mary Budds.	FD
Broad st, 102—Charles Daly.	FD
Broad st, 102—Poullides Bros.	FD
Broome st, 95—Harry Schwodron.	FD
Broome st, 95—Intner & Cohen.	FD
Broome st, 95—Jacob Brenner.	FD
Broome st, 95—Lena Kaplan.	FD
Broome st, 95—Wm Reisner.	FD
Broome st, 95—Chas Reinstein.	FD
Broome st, 95—Jacob Azarow.	FD
Broome st, 170-72—Diehl & Herbst. NoS-FA-Rec	
Broome st, 263—Katz & Co. ....Spr(R)-WSS(R)	
Broome st, 263—London & Bro. Co. ....Rub-O	
Canal st, 79-87—Greenberg & Divack, 36 Eldridge	GE
Canal st, 221-7—Berggren & Pearson Co.	FD
Canal st, 221-7—MacKintire Lawrie Co.	FD
Canal st, 221-7—Michael Hirsch.	FD
Canal st, 221-7—Foster-Merrian & Co.	FD
Canal st, 221-7—Standard Matting Co.	FD
Canal st, 221-7—Morris Lhowe.	FD
Canal st, 221-7—Anthony Eisler & Co.	FD
Canal st, 221-7—Anerson & Priggs.	FD
Canal st, 266—Louis Galovine.	FD
Canal st, 266—Atlas Sample Card Co.	FD
Canal st, 266—Salomon Bros & Frieden.	FD
Canal st, 266—Frank Madlener.	FD
Canal st, 266—Schaeffer & Polakoff.	FD
Cannon st, 8—Grand Columbia Ice Cream Co, FA	
Cannon st, 49—David Moskowitz.	FD
Cannon st, 49—Stratton Society.	FD
Cannon st, 49—First Modern Society.	FD
Cannon st, 49—Samuel Schwartz.	FD
Cannon st, 49—Friedman Bros.	FD
Catherine Slip, 6—Salvation Army, 122 W 14 FE	
Catherine Slip, 14—Est John McCallih, care U S Trust Co, 45 Wall.	El
Centre st, 207—Modern Plating Works,	FA-Rec(R)-D&R
Chambers st, 161-3—Robert Gair Co, 50 Washington, Bklyn	FE
Charles st, 134-6—American Ry Supply Co. FA	
Chatham sq, 6—Est David McLenahan, care J M, 179 S av, Bklyn.	WSS-FP
Cherry st, 430—Columbia Clean & Dye Wks,	FP-NoS-EL-FA
Columbia st, 125—M Rosenfeld. ....FA-Rec-D&R	
Crosby st, 13-17—S Denier's Son. ....Rec-FA	
Downing st, 24-28—Allison & Doughty. ....FA	
Downing st, 28—United Waterproof Paper Co,	D&R-FA
Duane st, 65—L Middleditch Co. ....NoS-FA	
East Broadway, 185-7—Ezekiel Sarasohn, 77 Bowery	El
Ferry st, 30-38—Chas A Schieren Co. ....FA	
Fulton st, 70-76—Albert Secor.	FD
Fulton st, 70-76—Wm A Bartlett.	FD
Fulton st, 70-76—Elizabeth O'Brien.	FD
Fulton st, 70-76—Frank Corwin.	FD
Fulton st, 70-76—Harry Lesser.	FD
Fulton st, 70-76—Adolph Isaacsen & Son.	FD
Fulton st, 70-76—Bernard J Schaefer.	FD

¹Discharged by deposit.

²Discharged by bond.

³Discharged by order of Court.

Fulton st, 70-76—Harry M Rendell.....FD
 Fulton st, 70-76—Calero & Co.....FD
 Goerck st, 71-73—Independent Table Co.....FD
 Goerck st, 71-73—Eastern Garage.....FD
 Goerck st, 71-73—Julius Schirmer.....FD
 Goerck st, 71-73—Blumberg & Goldberg.....FD
 Goerck st, 71-73—Jacob Rosenberg.....FD
 Goerck st, 71-73—Cohen Bros.....FD
 Goerck st, 71-73—Harris Brodofsky.....FD
 Grand st, 281—Cohen & Graber.....FA-FP
 Grand st, 410—D Shevinsky.....FP
 Grand st, 437—Schreibler Press.....FP
 Greenwich st, 405-9—Eastern Metal Spinning Co, 125 Watts.....FA
 John st, 23—Charles Schaefer.....FA-Rec
 Lewis st, 69—Louis Seneish.....FP
 Lewis st, 72-4—Edward Ash, 316 W 103.....D&R
 Lewis st, 117—Ignatz Friedman.....FP
 Lewis st, 179-83—Isaac S Strauss, 132 E 93.....WSS(R)
 Murray st, 77—Griffin Mfg Co, FA-Rec-WSS-FE(R)
 New st, 42—C L Constant Co.....FA
 New Chamber st, 24-34—Jacob New Realty Co, 358 W 58.....FP-WSS(R)
 Orchard st, 27—Hyman Rosenblum.....FA
 Orchard st, 49—Abraham Guterman, FA-O-Rub
 Orchard st, 49—Wolf Nadler, 137 Bowery.....WSS(R)-FE
 Peck Slip, 25-7—Phoebe A Ijams, care John, 144 E 35.....Spr(R)-FP
 Peck Slip, 29—H Edward Howland Est, care Hy, 3 W 29.....Spr(R)-FP
 Pike st, 45-51—United Knee Pants Co.....FD
 Pike st, 45-51—Charles Lapinsky.....FP
 Pike st, 45-51—Isreal Battlesky.....FD-Rec
 Prospect pl, 2—Department of Health, Walker & Centre.....A-FP-SA-FE-Tel-FA
 Reade st, 76—Samuel A Wood Est, care Kath A, 372 Clinton av, Bklyn, FP-FE(R)-WSS(R)
 Rutgers Slip, 82-4—Hyman Adelstein, 71 Nassau.....FP-Rub
 Spring st, 96—Autosales Gum & Choc Co, Rec(R)-FA
 Stanton st, 296—Haber & Wallach.....FD
 Stanton st, 296—Samuel Solomon.....FD
 Stanton st, 296—Seheir's Israel.....FD
 Stanton st, 296—Elios Diamond, 294 Stanton, FD
 Stanton st, 296—Star Cigar Co.....FD
 Stanton st, 296—Hyman S Roth.....FD
 Stanton st, 296—Samuel Wisansky.....FD
 Stanton st, 296—E Facton & Co.....FD
 Stanton st, 296—Schiff Bros.....FD
 University pl, 113-5—Liberty Rubberized Spec Co.....Rec
 Vesey st, 14-16—M Workman, Nos-FA-Rec-El
 Vesey st, 20—The Nation Press.....FA-Rec
 Vesey st, 44—S W Reese & Co.....FA-Rec
 Wall st, 1—1 Wall St Corp, FP-Spr
 Waverly pl, 24-6—Chas Remsen, 55 William, A-FD
 West Houston st, 44-6—Lillian Hof, care Hy, 567 3 av.....FD-A
 West Houston st, 188-90—D & J Rovigno.....FP
 William st, 195—Wm Zinsser & Co.....FP-FA
 William st, 227—Chas J O'Brien.....FP
 Wooster st, 232—Borman & Walden.....FA
 Wooster st, 232—Bernard Jaffe.....FA
Numbered Streets.
 3 st, 106 W—Herbert F Peyser, 2370 Bway.....FP
 8 st, 66 E—I Block & Co.....FA-GE-FP-Rec
 11 st, 35 W—Est Henry Dodge, care Minnie G, Commonwealth, Mass.....Rub-FP
 11 st, 64 E—Wynkoop, Hallenbeck, Crawford Co, 80 Lafayette.....FA
 12 st, 16-20 E—Gold Brand Waist Co.....FP
 15 st, 525-31 E—N Y Central Transp Co, OS-FP-CF-FA-Rec
 16 st, 15-7 E—Moses Balog & Co.....D&R
 17 st, 353-5 W—Theodore B Starr, Inc, 576 5 av.....FE(R) WSS(R) El-O-FP
 18 st, 255 W—Gertrude Gunshor, 146 W 15, Rub
 18 st, 428-30 E—Edward J Bickmann, 327 E 18.....FA-WSS-El-NoS
 20 st, 13-15 W—Courtland H Young, 124 E 25 Spr(R)
 20 st, 36-8 W—Salisbury Realty Co, 505 5 av, FD-A
 21 st, 30-2 W—Abraham Weinstock & Son, D&R-O
 21 st, 30-2 W—Gotham Knitting Co.....D&R-FP
 21 st, 30-2—Miller Bros.....D&R-FP
 21 st, 54-62 W—Joseph Roth Mfg Co.....FD
 21 st, 54-62 W—Kawowitz, Rosen & Co.....FD
 21 st, 54-62 W—Levinson Bros & Nevins.....FD
 21 st, 54-62 W—Lekowitz & Fisher.....FD
 21 st, 54-62 W—Benjamin Shapiro.....FD
 21 st, 54-62 W—A Davis & Son.....FD
 21 st, 54-62 W—Mrs Mary Tiernan.....FE-FP-O
 22 st, 28 E—Germania Life Ins Co, 50 Union sq, FD-A-Rub
 23d st, 333-5 W—Isabella Cappel, 335 W 23, FP
 23 st, 335 W—Max H Balzaniun.....FA-FP
 23 st, 405-7 W—Mrs Pauline Radke.....FP
 23 st, 137-9 E—Manhattan Linotype Co, Nos-FA-Rec
 25 st, 146-50 W—Isabel H Cohen, Palisade, N J.....Stp(R)
 25 st, 151-55 W—Wiegold Realty Co, 15 E 26.....Stp(R)
 25 st, 233-43 W—Chelsea Realty Co, 135 Bway, Rub-FP
 28 st, 13-15 W—Alexander Deutsch.....FP
 34 st, 2 W—Wm Astor Estate, 23 W 26.....A(R)
 34 st, 124 W—David Watts, 51 E 58.....FE-FP-O-Rub
 36 st, 78 W—Est Jacob F Wiener, care Fredericka, College Point, L I.....FE(R)-FP
 38 st, 449 W—Elizabeth B Green, care Warren E, 29 W 38.....WSS(R)
 40 st, 110 W—Edward W Browning.....O
 40 st, 148 E—Joseph B Dickson, 17 Battery pl, Rec-El
 42 st, 13-9 E—Est James J Belden, care Fredk Barker, Syracuse, N Y.....FP-WSS-Spr
 42 st, 147-57 W—W Astor Est, 21 W 26, WSS-Spr
 42 st, 232 E—Consolidated Roofing Co.....FA
 45 st, 510-4 W—Con Gas Co, 130 E 15.....GE
 45 st, 109 W—Louis Bischel.....FE(R)-ExS-FA
 54 st, 161 E—Hanakis Bros.....Rub-FP
 55 st, 26-30 W—Spence School Co, ExS-FP-WSS-A-O-Stp
 56 st, 539-41 W—G Reis & Bro.....FD
 56 st, 539-41 W—George M Hyner Co.....FD
 56 st, 539-41 W—Brown Steam Laundry Co, FD
 56 st, 539-41 W—J D Frazee Co.....FD
 56 st, 539-41 W—Dillon Laundry Co.....FD
 58 st, 128-30 F—N Y School of Music.....Rub

58 st, 128-30 E—Alexander Lambert, 792 Lexington av.....DC
 61 st, 138-40 E—Camille Minzesheimer, FA-FP-ExS-O
 61 st, 237 W—Marcus Kempner, care R E, 37 Liberty.....Rub
 64 st, 114 W—Edith H Symington.....FP
 69 st, 517 E—Joseph Pospisil, 437 E 72, FP-FA-El-D&R
 69 st, 537 E—The Hammond Typewriter Co, 171 Bway.....FA-NoS-F-P
 70 st, 163 E—J S Bache, 8 E 67, El-FA-FP-WSS
 72 st, 521-3 E—Godfrey Knoche, 516 E 72, FD-A
 75 st, 4 E—Nathaniel L McCready, 38 Wall, Nos-Rec
 75 st, 110 E—Mrs Marie S Gilbert, Mamaronck, N Y.....WSS-NoS-FP
 75 st, 418 E—Herbert Berume.....NoS-FP
 76 st, 503 E—Samuel Newman.....FA-D&R
 84 st, 25 W—W R Addicks Con Gas Co, 130 E 15.....GE
 86 st, 309 W—Waitt Investing Co, 165 Bway.....A
 110 st, 137 W—Joseph Oussani, 217 W 110, Stp(R)
 110 st, 207 E—Virginia Budelman Est, care C T Leonard, 200 W 78.....Rub-FP
 125 st, 213-7 W—Bank Building Co, 217 W 125, FP-FA-WSS
 129 st, 106-8 E—Adelbert Nichols.....WSS(R)
 131 st, 1 E—Fisher & Evenchick.....FA-Rec
 145 st, 346-48 W—Pollack Bros.....Rub
Named Avenues.
 Av A, 25—Dr Chas Schmer.....Rub-FA-Rec-FP
 Av A, 361-71—The Auto Truck Garage Co, OS-CF-FA-Rec
 Amsterdam av, 795—Edward Davis, 168 Chambers.....FP
 Amsterdam av, 1423—Diatkin & Wald, Nos-FA-Rec-D&R
 Amsterdam av, 1969—M Rubif.....FA-Rec
 Bowery, 267—Benjamin Barzansky.....SA
 Bowery, 354—Wm Younger, 135 W 142, A-WSS-FP-Tel
 Broadway, 66—Manhattan Life Ins Co, FP-WSS-Spr
 Broadway, 71—O B Potter Properties, FP-Spr
 Broadway, 74—Century Building Co, 27 William.....FP-WSS-Spr
 Broadway, 189-91—The Oceanic Investing Co, 49 Wall.....FP-Spr
 Broadway, 336—Est George Bliss, 71 Bway, Spr(R)
 Broadway, 412—412 Broadway Co, 29 Bway, FE(R)
 Broadway, 762-70—John Wanamaker, FP-Spr(R)
 Broadway, 810—Chas G Willoughby.....FA
 Broadway, 928-30—Walter J McCauley, 2537 Decatur av.....Spr-Spr(R)
 Broadway, 1462-70—John Jacob Astor Est, 23 W 26.....FP-Spr
 Broadway, 1475—N Y Times, Inc.....FP-Spr
 Broadway, 1700—Scully-Walton Private Ambulance.....Nos-Rec-D&R
 Broadway, 1764—Hupmobile Co of N Y, Nos-FA-FP-Rec
 Central Park W, 20—Anderson Elec Car Co, CF-Rec-FA-El
 Greenwich av, 132—Karl Schaefer.....D&R-FP
 Lenox av, 115-9—Robert E Crall, 16 W 76, WSS-FE(R)-WSS(R)
 Lenox av, 115-9—Gustave Wurzbarger.....FA
 Madison av, 1000—Mowbray Clarke.....FA
 Madison av, 1675—Simon Abramson, FA-NoS-Rub
 Madison av, 2142—Wolf Bimblich, Nos-FA-RQ-D&R-Rec
 Park av, 1460—Jacob Kuschner, Nos-FA-Rec-D&R
 Pleasant av, 291-5—Con Gas Co, 130 E 15—GE
 St Nicholas av, 390—Hallahan & Ahearn, 271 W 125.....CF
 St Nicholas av, 1226—Eureka Roofing Co, 103 Park av.....FA-NoS-Rec
 West End av, 91-3—The West End Garage, OS
Numbered Avenues.
 1 av, 6—David Meyer.....Rec-Rub-NoS-FA
 2 av, 1475—Carrie L Fromkess.....FA
 2 av, 1517—Rogg Bros.....FA-Rec
 4 av, 297—Soc Prev of Cruelty to Children, FP-Spr
 5 av, 91-93—Hyman Bauman & Co.....FD
 5 av, 91-93—Lewk & Friedman.....FD
 5 av, 91-93—Louis Hamburger & Co.....FD
 5 av, 91-93—Greenbaum Mfg Co.....FD
 5 av, 91-93—S & A Stern.....FD
 5 av, 91-93—Beck & Co.....FD
 5 av, 97—J A Asher & Son.....FD
 5 av, 97—Gans Bros.....FD
 5 av, 97—Flatan & Steiner.....FD
 5 av, 97—Fregood & Sweetgall.....FD
 5 av, 97—B Baer & Co.....FD
 5 av, 97—Benedict & Bodiner.....FD
 5 av, 97—Rabinowitz & Berkman.....FD
 5 av, 153-7—L D Bloch & Co.....FD
 5 av, 509—The 5th Av Auto Sch.....FD
 5 av, 509—Weiss Millinery.....FD
 5 av, 509—Madam Elis.....FD
 5 av, 509—Robert Hosea.....FD
 5 av, 509—Jesse Ogilvie.....FD
 5 av, 509—Elizabeth Arden.....FD
 5 av, 509—LaPatricia Corset Co.....FD
 5 av, 509—5th Av Secretarial Sch.....FD
 5 av, 509—Carlo Edwards.....FD
 5 av, 509—Jesette, Inc.....FD
 5 av, 509—Henry & Brandinger.....FD
 5 av, 509—Samuel H Seifter.....FD
 6 av, 528—Amanda B Manee, 1897 Madison av, FE(R)
 8 av, 313-15—Joseph Hittner.....Rub
 9 av, 444—Frank Suib.....FA-Rec-D&R
 9 av, 545—Jacob Rubin.....FP-FA
 11 av, 126—Paul E Carabet & Co.....FA-Rec(R)

BRONX ORDERS SERVED.

Named Streets.

Timpson pl, 516—Wm F Kenny.....OS-El-WSS
Numbered Streets.
 149 st, 406 E—Holsen Bros.....Ex
Named Avenues.
 Bathgate av, 1670—Eliza C Kline.....WSS-FP
 Boston rd, 1369—John Zeenn-McKinley Garage.....OS-CF-Rec-WSS-FA
 Bronx Pk S, 912—John Steinmetz, 1009 E 180, Rec-El
 Ft Schuyler rd, 1489—Earle Moynihan, Nos-FA-Rec

Grand Blvd & 178 st—Geo A Steinmuller, 1511 3 av.....Nos-FA-Rec-El
 Morris av, 287—Fred Munnich, Nos-Rec-El-D&R
 Morris av, 671—Wm Landgrebe.....D&R
 Rider av, 232-4—Indiana Flooring Co, FA-Rec
 Spuyten Duyvil Pkway & 227 st—Isaac G Johnson & Co.....FA-CF
 White Plains av, 3854—Daniel Nathanson, Nos-FA-Rec-FP
Numbered Avenues.
 3 av, 2688—Harry Harper.....FP-El-Rec-NoS-FA

BROOKLYN ORDERS SERVED.

Named Streets.

Bleecker st, 383—Charles Vetter.....Nos-FA-Rec
 Meserole st, 281-3—Est E A Smith.....FP
 Walworth st, 46-48—Eastern Pearl Button Wks.....D&R
Named Avenues.
 Arlington av, 148—Mrs E M Rapalje.....Rec-D&R
 Clermont av, 113—Mary C Van Valkenburgh, Rec
 Gates av, 998-1002—Borden's Cond Milk Co, 108 Hudson, Man.....El(R)-CF-FP
 Jamaica av, 75—Samuel Kaufman, FP-FA-CF
 Neptune av & Ft of W 12—Bklyn Boro Gas Co, Surf av, C I.....CF
 Nostrand av, 1115—Pauline Josowitz.....El
 Ocean av, 2042—J V McAuley & N A Parks, CF
 Throop av, 4-6—Eureka Glass Works, Inc, 6 Union av.....FP

QUEENS ORDERS SERVED.

Named Avenues.

Jamaica av, 3313 (Rich Hill)—John J Lake & Son.....El
 Wave Crest (Far Rockaway)—S Herbert, Rec-El(R)-D&R

RICHMOND ORDERS SERVED.

Named Streets.

Jersey st, 143—Nicholas Greenblatt.....GE
Named Avenues.
 Bay av, 125 (Pt Richmond)—L I Linoleum Mills.....FA-Rec-NoS
 Richmond rd, 2052 (Grant City)—Elehnstain Werthmuller.....FP
 Richmond rd, 2481 (New Dorp)—Max Geldner.....FE(R)-FP-FA

BOARD OF EXAMINERS.

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

APPEAL 336 of 1915, New Building 5415 of 1915, 1357 54th street, Brooklyn. Frederic W. Eisenla, appellant.

Contrary to Section 96 of Building Code.

The Fire Limit Laws as it affects this project does not seem reasonable, because of the fact that an entire block can be fully built with frame buildings. And if one brick building was built on a vacant block it would prevent any frame buildings being erected on said block. This could be used as a detriment to the owners of the entire block. This property is restricted and requires a building to be frame dwelling.

That a permit be granted for this building as the type of building is more suitable for this section and conforms in general with the character of surrounding buildings.

To erect the building of wood covered with wire lath and stucco with concrete stoops and concrete porch columns, etc. This block has only three vacant plots on which I propose to build two buildings.

Appearance: Joseph P. Farrell.

On motion, DISAPPROVED.

APPEAL 337 of 1915, New Building 5416 of 1915, 1358 53d street, Brooklyn. Frederic W. Eisenla, appellant. Wording same as in Appeal 336 of 1915.

Appearance: Joseph P. Farrell.

On motion, DISAPPROVED.

APPEAL 338 of 1915, New Building 259 of 1915, 99-103 Madison avenue and 21-23 East 29th street, Manhattan. Sommerfeld & Steckler, appellants.

1. Walls are of unlawful thickness. Sec. 234 and 256.

An equally good and more desirable form of construction can be employed.

It is proposed to use 12" brick walls from the top of foundation walls to roof. Foundation walls are 16" thick, of brick.

1. The walls are carried on steel frame of building at each tier, and the greatest height from girder to girder is 12' 4".

2. We respectfully ask a favorable decision on the ground of established precedents.

Appearances: William C. Sommerfeld and Robert E. Moss.

On motion, APPROVED ON CONDITION that no unsupported vertical section of twelve-inch walls shall exceed fifteen feet in height.

Mr. Just recorded as not voting, being personally interested.

APPEAL 339 of 1915, New Building 5093 of 1915, 1397 45th street, Brooklyn. S. Millman & Son, appellants.

NOTE: Former appeal 335/15; Dismissed. Construction does not comply with Section 51 bldg. code.

An equally good and more desirable form of construction can be employed.

To allow the floor beams to rest on cross girders with span not over 25' 6" and to omit the construction of partition walls.

1. Section 31 bldg. code does not prevent the use of steel girders for the support of floor beams.

2. An unplastered brick cross wall 8" thick shown on plan shall extend from cellar floor to the underside of roof boards.

3. S. C. F. P. D. provided in cellar at the same place.

4. That all girders and columns supporting floor, roof and walls will be fireproofed in accordance with the regulations of the Bureau of Buildings.

Appearance: James J. Millman.

On motion, DISAPPROVED.

BUILDING MANAGEMENT

APARTMENT HOUSE LEASES EXPLAINED

By HENRY A. MARK, of Stoddard & Mark

THE development of the modern type of high-class apartment house has brought about a change in the relations between landlord and tenant. The landlord of the present day apartment house endeavors to give to his tenants all of the advantages of a private house, and in doing so, he must consider the rights of other tenants in the building, and so provide in his lease that all tenants will be equally protected and also equally bound to observe such necessary regulations for the comfort of the other tenants, as experience has shown it is proper to impose.

Primarily, the landlord has little protection under the ordinary lease and excepting for the fact that he has the right to dispossess the tenant for non-payment of rent, all of the other equities are in favor of the tenant. The Courts have been most jealous in protecting the rights of tenants, and have taken cognizance of the fact that the present day tendency is towards apartment houses, and have imposed on landlords of apartment buildings, obligations greater than those of landlords of private houses.

Character Must Be Maintained.

The landlord must, both to maintain the character of his apartment house and to protect himself, require the tenant to enter into a lease which clearly sets forth the obligations of both parties and gives to the landlord that necessary measure of protection which he can obtain in no other way, than by specific agreement with the tenant. This has resulted in a form of lease which is now largely used by landlords and which although apparently of substantial length, is necessary.

The tenant under this form of lease, so long as he pays rent and properly observes the rights of other tenants, is certain that he will not be disturbed, and that the landlord will take every care of him.

Briefly criticised, the main clauses in the apartment house lease of the present day, other than the agreement to pay rent, are about as follows:

The tenant must take good care of that portion of the property occupied by him, and if, through misuse or neglect, the premises are damaged, the tenant must make such repairs as are occasioned by his own misuse or neglect.

The tenant must notify the landlord of any accident to the pipes or apparatus in the premises occupied by the tenant and must protect the landlord against liability for damages to persons or property occasioned by the tenant or his guests or servants. These provisions practically require that the tenant shall carefully occupy the premises and not do anything which will damage the premises or cause damage to other persons in the building.

Cannot Transfer Lease.

The tenant must not transfer the lease or sub-let any part of his premises, or make any alteration or use any part of the premises for any purpose other than that provided for in the lease. This provision is necessary in order to insure to the landlord the character of the occupation of the premises and to give him control over sub-tenants.

The tenant agrees that he and all persons dwelling in or visiting in the premises, will comply with the rules printed on the back of the lease. These rules contain simple provisions as to the building, the use of the elevators and other parts of the building.

The tenant agrees that if the landlord shall contract to purchase electric light

in bulk from the Public Service Corporation, the tenant will purchase from the landlord all of the electric current which the tenant requires and will pay for the same at current rates. This provision is clearly in favor of the landlord and is intended to give the landlord the benefit of a wholesale rate on electric current, permitting the landlord to make the profit between the wholesale rate and the retail rate.

Fire Clause Inserted.

The lease contains a fire clause which provides in substance that if the premises be damaged by fire, repairs shall be made as speedily as possible by the landlord; if the damage be so extensive as to render the premises untenable, and the damage cannot be repaired within a specified time, the lease terminates, and the tenant is required to pay rent only up to the time of the fire.

If the tenant defaults in any of the agreements in the lease, or refuses to comply with the rules and regulations of the building, or if the landlord deems improper any conduct on the part of the tenant, the landlord may give the tenant five days' notice that the lease is to terminate, and at the expiration of the notice the landlord is entitled to the possession of the premises and to take summary proceedings to regain possession.

This provision at first glance seems to be harsh, but in practical operation, it is the tenant's greatest safeguard of the character of the entire building. Landlords of high-class apartment houses make careful investigation as to proposed tenants, and inquire of the references furnished by tenants, as to the responsibility and character of such proposed tenants. It is evident that in many cases, it is impossible to be fully advised as to a tenant until after he has entered into occupation of his apartment. It then sometimes appears that the tenant is not desirable, either because of the tenant himself or of some act of the tenant. Under the old form of lease, the landlord had no remedy against an objectionable tenant, and under most of the present forms of leases, the landlord has no remedy.

The necessity for a provision of this kind in a lease is demonstrated when it is considered that if a tenant is of such a character as to give other tenants proper grounds for objection, the other tenants on proving that the tenant complained of is an improper person to have in the house, may, if they so desire, be relieved from the obligations of their leases. The practical operation of this clause is to give the landlord such control over the premises, that, without the necessity of specifying the grounds for objection, the tenant may be required to move, and if he fails to move, he may be dispossessed.

Tenant Liable.

If the landlord dispossess the tenant, the tenant is nevertheless, liable for the rent until the end of the original term, less such amounts as the landlord may be able to obtain on a re-letting of the premises for the balance of the term. This is also a necessary provision for the protection of the landlord because the renting season is usually from October to October, and if the landlord is obliged to dispossess a tenant after October, it is almost invariably the case, that it is not possible to rent the apartment vacated for the balance of the year, except at a substantial reduction.

The failure of the landlord to insist upon the performance of the covenants of the lease, is not a waiver for the

future, of such covenant, nor is the receipt by the landlord of any rent, with the knowledge of the breach of any covenant, is not a waiver of such breach. This clause is another protection of the landlord and places in his discretion whether a tenant shall continue to violate the covenants of his lease.

The lease is subject to the lien of any mortgages which are on the property at the time the lease is made, or which may thereafter be placed on the property, and the tenant agrees to execute proper subordination agreements and appoints the landlord the attorney-in-fact of the tenant to execute such subordination agreements.

This clause is necessary because lending institutions are permitted to lend only on first mortgage on good title without other encumbrances, and a lease being an encumbrance must be subordinated to the mortgage before the mortgage loan can be made. Experience has shown that tenants have refused to consent to the subordination to mortgages where there is no provision in the lease for such subordination, and landlords have been put to expense and annoyance by reason of such refusal.

All notices by the landlord to the tenant shall be deemed given if delivered personally to the tenant or mailed in an envelope addressed to the tenant at the demised premises. This clause is necessary because if a tenant wishes to avoid service of notices in the ordinary manner, the landlord frequently finds it impossible to reach the tenant, and this provision for mailing, relieves the landlord of the necessity of personal service.

Reasonable Provisions.

The landlord is not liable for the failure of water supply or electrical current or steam, or other ordinary matters, unless such failure is due to the negligence on the part of the landlord. This clause has become necessary by reason of the many small actions at law which have been commenced by tenants because of a temporary failure in the supply of water, electricity or steam, or other ordinary matters, even in cases where the landlord was making every effort to rectify the fault.

The store rooms and the laundries are provided by the landlord upon the understanding that they are furnished gratuitously and that the tenants using the same do so at their own risk. This clause is necessary because of the numerous claims made against landlords for damages by reason of alleged loss of property in the store rooms and the laundries, or for damages to such property by matters beyond the control of the landlord.

The landlord has made no representations or promises with respect to the building except those contained in the lease and those, if any, contained in some written communication made to the tenant and signed by the landlord. This clause clearly sets forth the fact that the only agreement between the landlord and tenant is a written agreement and is intended to preclude the tenant from making claims for verbal promises in matters in connection with the building.

Renewal of Lease.

There is another clause which is used in many leases but which some tenants think is unfair, and that is a clause providing that if the tenant does not prior to a definite period of time before the expiration of the lease, give notice to the landlord that the tenant will not renew the lease, the lease is automatically continued for the same term as the original lease and at the same rent.

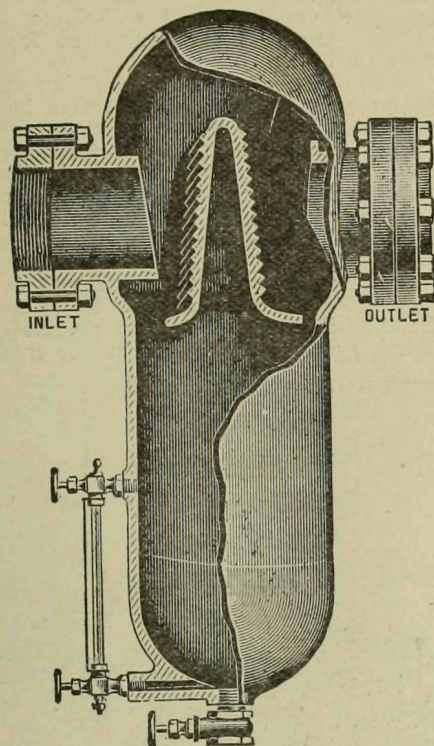
USEFUL APPLIANCES

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.

Oil Separator.

EVERY engineer's ambition is to get perfectly dry steam into his engine. This cannot be accomplished if the steam line approaching the engine is laid in a horizontal direction, without the use of special devices that have been perfected to take up the efficiency usually lost by the oils and greases helping to form condensation on the inside of those steam feeder lines.

One such device has been perfected and it is shown in the accompanying illustration in detail so that the reader



can catch at a glance the virtues of the device. The oil in transit with the steam is forced into the caps shown in the sketch and there it is arrested by precipitation so that only perfectly dry steam is allowed to pass into the engine.

In construction this device is made for long wear and heavy service and is therefore especially applicable to stationary plants such as are found in large buildings where lack of space makes horizontal steam feed essential.

A Hydro Carbon Burner.

KEROSENE can be used for generating heat in a furnace of any sort, by the employment of a device that is being introduced on the market at the present time. It is a practical device that has been thoroughly tested in many ways, and the manufacturers say that it saves from twenty to forty per cent. in fuel cost and eliminates ninety per cent. of labor.

The burner generates ordinary kerosene oil to a hydro carbon gas as it consumes it. Fourteen per cent. of this gas is burned to 86 per cent of air, a mixture that produces perfect combustion. There is an entire absence of soot, smoke, dirt or odor, no ashes are left to clean out and no coal to carry in or shovel into the furnace. It is almost entirely self acting. The flame is clean and gives an evenly distributed heat.

The entire absence of carbon monoxide and other poisonous and injurious gases that escape from burning coal, oil stoves and illuminating gas is a feature that commends itself to any engineer or manager and since the heat is absolutely concentrated and under full and immediate control, perfect heating can be obtained by its use, in that the pressure can be instantaneously tempered to meet changing conditions of atmosphere.

It can be applied to any furnace, steam boiler or range already set in. Briefly stated, this device makes 1,200 cubic feet of hydro-carbon gas from four gallons of kerosene, a remarkably efficient performance, according to the manufacturers.

Parcel Drawers in Door.

ONE of the greatest novelties offered so far this year is that shown in the accompanying illustration. It consists of a series of parcel drawers made in kitchen doors.

The new device, originated by the man who invented the vacuum cleaner, is a door which is its own maid. It has just been put on the market and several apartment houses are arranging for its installation.

The door sounds freakish in its description, but intensely practical in its operation, for it is simply a door, thicker than the ordinary door, sufficiently thick to have instead of panels, box compartments.



The secret of the new device is its unique interlocking device, for it is, according to its description, "always open and always closed, always locked and always unlocked."

By the interlocking device, this door, with its four compartments, each of which operates separately, can not be opened on the outside and inside at the same time. By a spring catch, when a tradesman arrives with groceries, he finds the outer door of the compartment open. He places the goods in the compartment, closes the door, and though it is without a lock, it can then be opened only from the inside.

With this device it is unnecessary for a maid or housewife to go to the door to receive delivered goods, and she can place milk bottles or soiled laundry in the different compartments, and leave the compartments open for the laundryman or milkman to collect without calling her.

Vitreous Body for Face Brick.

WHAT seems to be the accomplishment of a long sought dream of ceramists has been reported by the Construction Record from East Liverpool. Inability to secure an enameled face brick that will withstand elements, add stability to construction and lend beauty to the operation, has been from time to time a problem of more or less seriousness. This is especially true of firms seeking to meet the demand of architects for a better material for use in building cellars where there is considerable dampness, subways, etc. Some

vitreous brick has been made, but, according to architects, there is usually some difficulty about them that has inspired the search for the face brick ideal.

The contention has been in the past that enameled face brick used in underground construction work absorbed more or less water, and that in time these brick became so water soaked that the water would leak through either the brick or the bond, thereby creating a condition that caused continued trouble.

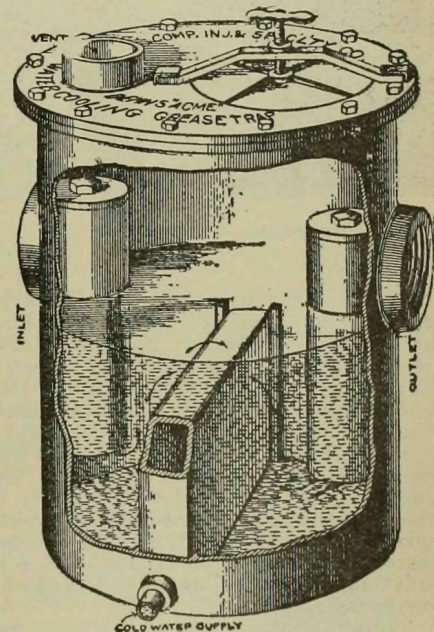
By the creation of a vitreous body of clays, and a glaze that would stand a high temperature of firing, it is contended that an enameled face brick has been created that will do away with all inconveniences that have hitherto bothered builders.

Tests on such a brick have just been completed at East Liverpool, O., by a well known ceramist, and these tests have shown that his day mixes and also his glazes possess a strength and stability that is not to be found in any enameled face brick that has been marketed in the past. For nearly two years, work on a vitreous body and glaze for bricks has progressed. It is only within the past few weeks that the proposition has been reduced to a commercial basis.

It frequently occurs that foul air is to be found in the underground tunnels and passage ways which have been lined with enameled face brick, and the contention is that all such brick have become watersoaked, and that it is impossible for them to present any resistance. In the use of a vitreous enameled face brick this trouble will be overcome, providing, however, that the bond between the brick is also of a character that will resist water the same as the brick.

Grease Catch Basin.

HERE is a device that ought to interest every building manager who has had any trouble with grease in pipes necessitating expensive plumbing repairs. It is a very simple contrivance that saves many dollars in the course of a year. The province of this particular device is to cool the water containing grease, which causes the grease to rise to the surface, where it is easily removed, and prevented from passing to the soil pipe.



The water is cooled by connecting a cold water supply pipe to the chamber. When the greasy water enters the basin the grease congeals. A hand hole is provided with a malleable iron saddle and heavy thumb screw.

The value of a device of this kind in the sculleries of restaurants, hotels, clubs, apartments and other places where greasy water does more to give annoyance and run up repair bills than any other one thing, can readily be imagined, but there is still another economic side to this grease catch basin. Grease is a saleable commodity and when that which usually runs away down the soil pipe can be caught and sold, the device shown in the picture will pay for itself in a very short time.

CURRENT BUILDING OPERATIONS

Factory and Railroad Terminal in Hoboken Project Similar to the Bush Development in South Brooklyn

RESIDENTS and business men of Hoboken will shortly be able to point with pride to a railroad terminal and group of modern manufacturing loft buildings which will only be rivaled by the Bush Terminal Company's plant in Brooklyn. The Hoboken improvement has been planned along similar lines to the Bush project and its operation will be in a like manner.

This important group of structures is being built on the bulkhead of the Hudson River, north of 14th street and east of Bloomfield street. These buildings occupy a site which has been made by draining and filling in a part of Weehawken Cove. Foundations for the buildings and bulkheads consist of wood piles, which have been sunk to hard pan.

This extensive operation is being promoted by the Hoboken Land & Improvement Co., Palmer Campbell, general manager, 1 Newark street, Hoboken, N. J.

tory or warehouse for their own use.

This group of buildings will include every possible facility for manufacturing and storage purposes. They are being erected in accordance with the most recent practice in regard to fireproof construction, and will be fireproof in every particular. The protection of lives of tenants and their employees and the preservation of property from the fire hazard is being provided for by the installation of standpipe and automatic sprinkler systems, smokeproof fire towers, and electric fire alarm signal systems. In fact, every possible precaution has been taken to make these structures fire and panicproof and to assure that they will be models of safety and efficiency.

In 1912 the first building of this group was completed by the Turner Construction Co. This structure is entirely of reinforced concrete and is ten stories in height. It covers a plot of ground approximately 100x200 feet. The erection

been very substantially designed for manufacturing purposes. All the floors have been planned to withstand a live load of 200 pounds per square foot. The plans call for column spacing of 27 x 15.6 feet. The ceilings in all floors are exceptionally high, thus providing for a maximum amount of natural light and adequate ventilation. The heights of ceilings are 14.6 feet, measured from floor to floor.

Electric energy for both lighting and power purposes will be generated in a private power plant of large capacity which is included as part of the equipment of this terminal. All interior stairways are of the fully enclosed type and are of extra width. Each unit will include a battery of electric elevators centrally located. The elevator equipment for each unit will consist of two high-speed passenger elevators, two freight lifts and a motor lift capable of hoisting a fully loaded automobile truck



Turner Construction Co., Builder.

FACTORY TERMINAL, HOBOKEN LAND & IMPROVEMENT CO., OWNER.

Charles Fall, Architect.

The entire group of buildings has been designed and planned by Charles Fall, architect and engineer, 100 14th street, Hoboken, N. J. The section of the work now under construction is being done under a general contract by the Turner Construction Co., 11 Broadway, Manhattan. This firm is especially well equipped with its wide experience and capable staff to complete a project of this magnitude in record time and to the advantage of the owner. The concern has made an enviable reputation for itself in the construction of buildings of a similar character.

To fill in this site, build the necessary bulkheads, piers and railroad sidings, and complete a group of buildings such as are contemplated under the present scheme has required a large amount of capital. The project, when completed, will probably represent an investment of nearly \$5,000,000. The improvement should prove to be a well-paying one, however, and it will beyond a doubt considerably add to the prestige of the city of Hoboken as a manufacturing center. The project has been designed to provide accommodations for a number of concerns which appreciate the advantages of being located where every facility is to be had but do not require an entire building or desire the responsibility of operating an independent fac-

of this building, including pile foundations, and all equipment was completed in the record time of six and one-half months.

When entirely completed, this plant will consist of a group of six buildings, built in three units. The largest unit will be composed of four buildings and will as a whole practically cover a plot 496 x 220 feet. One section of this unit is now under construction. This is twelve stories in height and its maximum dimensions are 235 x 110 feet.

Facilities for Handling Freight.

This large unit when completed, will have an open court approximately 400 feet long and 60 feet wide in which the railroad siding has been located. This siding consists of three tracks with switches, the center to be used for the storage of freight cars, and the two outside ones which adjoin the buildings will be used for loading purposes. All sides of these structures are being equipped with loading platforms and the best of bulkhead and pier facilities have been provided on both the Cove and Hudson River frontages where oceangoing steamers and lighters may be loaded or unloaded.

This group of buildings is being erected by what is known as the beam and girder type of construction. They have

up to the twelfth floor of the structure.

In the facades of these buildings the maximum amount of space has been reserved as window openings which will be protected by steel window frames and sash and glazed with fireproof wired glass.

The structure now under construction will be known as Building "D," the completion of which will leave units B, C, E and F to be erected as the future requirements of the project make additional space imperative. Building "D" has a floor area of 252,000 square feet.

An important feature in connection with this improvement is the arrangement made for welfare work among the employees of the various tenants of this group of buildings. The roof of Building "D" will be equipped for recreation purposes and will include an outdoor gymnasium, handball court and running track, and in other parts of the structure provision will be made for a restaurant, lunch-room and retiring room. A completely equipped emergency hospital will also be installed for the care of injured employees.

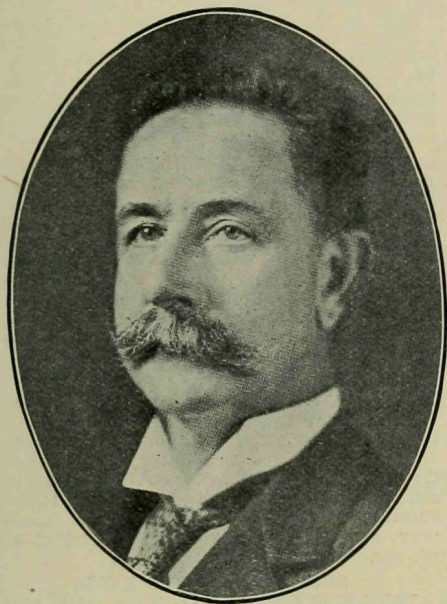
When the growth of this terminal makes the erection of another unit necessary, an entirely new power plant will be included which will have a capacity great enough to supply light, heat and power to the entire group.

CHARLES T. WILLS.

During the last quarter century by general acknowledgment Charles T. Wills was the foremost builder in New York. He erected more buildings of the first class during his period than any other man. On Tuesday, August 31, his death was announced from Greenwich, Conn., where he had made his home for twenty years. Last Saturday, upon his return from New York, he was seized with a severe attack of kidney trouble and was taken to the village hospital. His residence was at Belle Haven, a suburb of Greenwich, which he himself had organized.

As a citizen Mr. Wills became thoroughly interested in the civic life of Greenwich and participated in the public movements which have made the village and its beautiful environs a choice place of abode. He was a member of the Republican Town Committee, the Board of Estimate and the Highway Commission, besides being a member of the Country Club, the Indian Harbor Yacht Club and president of the Belle Haven Land Company.

In New York, where his business life was spent, he was a director in the Gar-



THE LATE CHARLES T. WILLS.

field National Bank, the Niagara Fire Insurance Company and the U. S. Mortar Company and a member of the Chamber of Commerce, the Building Trades Employers' Association, the American Museum of Natural History, the Metropolitan Museum of Art and various clubs.

His business was incorporated as "Charles T. Wills (Inc.)," in which George T. Wills, his brother, is vice-president, Charles S. Wills, his son, is second vice-president; Ernest C. Wills, his second son, director and superintendent, and Ernest H. Gardner, secretary and treasurer. The buildings which the firm have erected fill a very long list. The secret of Mr. Wills' success was that he always did good work. The same thing was true of his father before him, who was a Pennsylvania Quaker and a master builder. They did not know how to do poor work. Charles was regularly apprenticed as a youth to John T. Conover of this city, one of the leading mason builders of his time. In the year 1873 he formed a partnership with George Sinclair, which continued five years. One of their contracts was building the foundations for the piers of the Sixth Avenue Elevated Railroad.

When Mr. Wills was fully established on his own account New York City was in the midst of the great building movement which came after the effects of the panic of 1873 had worn off and resulted from the construction of the elevated railroads. Contracts came to Mr. Wills in abundance. An old retired builder who preceded Mr. Wills once explained the conditions which then prevailed in the building trades. Among builders of the first class there wasn't the competition for work that is seen nowadays. The best work was offered to the best builder—more than he could

undertake and on his own terms. The utmost confidence was reposed in a builder of established reputation.

Among Mr. Wills' early contracts was the American Surety Building, corner of Pine street and Broadway; the Johnston Building, 11 Broad street, the first Gillender Building in Wall street, the Bank of Commerce in Cedar street, the New York Life Building on Broadway, the architectural lion of its day; the Presbyterian Building at 156 Fifth avenue, where Mr. Wills had his offices so long.

Then came the American Bank Note Company's building, the Montauk Club in Brooklyn, the Jersey Central R. R. Depot at Jersey City, the Judson Memorial Church on Washington Square, All Angels' Church, the Brooklyn Tabernacle, the Mail and Express Building, the Delmonico Building and the University Club.

Later on the Hanover Bank in Wall street, the Stock Exchange, the J. P. Morgan Library, the Morgan Memorial at Hartford, the Emigrant Industrial Savings Bank, the residence of John D. Rockefeller, Jr., and other buildings of equal or lesser note.

Charles Tomlinson Wills was born in 1851 in East 10th street, New York. Both his mother and father were Quakers. He was educated at the West Town Boarding School, the oldest Quaker institution in Pennsylvania. At the age of 18 he was sent to New York by his father, a master builder, to learn the building trade.

He leaves a widow, two sons and an unmarried daughter. The funeral service was held at the First Presbyterian Church at Greenwich on Thursday afternoon.

Plans for Two Bronx Churches.

Anthony F. A. Schmitt, 604 Courtlandt avenue, has plans in progress and will be ready to receive estimates about November 1 for two new edifices, one to be erected at the northeast corner of College avenue and 145th street, for St. Rita's Roman Catholic Church, of which the Rev. James P. O'Brien is the rector. The building will be one story, of brick construction, with dimensions of 100x151 feet, and is estimated to cost around \$75,000. Mr. Schmitt will also receive estimates about November 1 for a similar structure for the Church of Our Lady of Mt. Carmel, plans for which are now in progress, to be situated at the northwest corner of Belmont avenue and 187th street, the Bronx. The dimensions will be 70x157 feet, one story in height, of brick construction.

Group of Dwellings for Long Island.

Architect H. T. Jeffrey, Jr., Butler Building, Jamaica, L. I., has plans for a large number of frame residences, to be erected in different sections of Long Island. Two important operations are for Sim & Greig, Union Course, who will erect twenty-three buildings of this type at Pitkin Court and Hoppington street, Woodhaven. Another operation will be thirty residences fronting in the north side of West street, north of Lincoln avenue, Jamaica, for Max Gross, Lincoln avenue, owner. In each case all contracts will be awarded separately by the owners.

Westchester Courthouse Bidders.

The Wells Brothers Company, 366 Fifth avenue, Manhattan, submitted the lowest bid on Monday, amounting to \$543,000 for the new courthouse addition to be erected at White Plains. The bid of Wells Brothers Company is for a building of Indiana limestone and \$87,500 additional if Mohegan granite is used. Other bidders were: John H. Parker Co., John T. Brady Co., Connors Bros. Co., Kelly Construction Co., A. E. Stephens Co., Dawson & Archer, George A. Fuller Co., C. T. Wills, Inc., Marble Arch Co., Wm. L. Crow Construction Co., Norcross Bros. Co., George T. Kelly, Wm. Hall & Co., George Baker Long, Wells Construction Co., P. J. Carlin Construction Co., A. L. Guidone & Son, and Norman Ker Co. Bids for heating were submitted by Teran Mahaney & Munro at \$18,000 (low), Adams Britz & Co., and Walker & Chambers.

STATE OF EMPLOYMENT.

As Shown by Trade Union Reports to State Labor Department.

Unemployment in New York State was somewhat higher in the first half of 1915 than in the corresponding period of 1914, according to statistics compiled by the State Department of Labor. Idleness was greater in four of the months, less in March and the same in June. The mean idleness for the half year was 3.4 points higher than in 1914 and higher than in any other year except 1908 since these records have been kept. By the end of June, however, idleness had declined, as already noted, to the same percentage (25.5) as at the end of June of the preceding year.

The mean percentage of idleness in the building and stone working trades of the State of New York in the first half of 1915 was 44.4. In June, 38.2 per cent. of the union members were idle, 51.8 per cent. in January, 52.8 per cent. in February, 46.0 per cent. in March, 41.2 per cent. in April, 36.2 per cent. in May.

The mean percentage of idleness in the building and stone working trades for the first six months of the year 1914 was 42.9; for the corresponding period in 1913, 24.0; 1912, 29.6; 1911, 37.4; 1910, 27.9; 1909, 27.9; 1908, 47.0.

Bowling Green Building Improvements.

R. D. Kimball Company, 15 West 38th street, has been retained to report on the installation of a new power plant and six passenger elevators to be installed in the Bowling Green Building, 5-11 Broadway. The Broadway Realty Company, of which George Foster Peabody is president, and Charles J. Peabody, secretary, is the owner.

NO ARCHITECTS SELECTED.

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

MT. MORRIS, N. Y.—The J. F. White Co., J. F. White, Cuylerville rd, contemplates rebuilding the 1½-sty creamery, on Cuylerville rd, to cost about \$25,000. No architect selected. Work will start by spring.

BUDD LAKE, N. J.—William McCullum, 105 West 84th st, Manhattan, contemplates the erection of several 2-sty frame bungalows here, to cost about \$5,000 each. No architect selected.

HORNELL, N. Y.—The City of Hornell, F. J. Nelson, mayor, contemplates the erection of a jail, to contain 10 or 12 cells, in Broad st, to cost about \$15,000. No architect selected.

LINCOLN, N. J.—The Board of Education of Middlesex Borough, M. F. Wirtz, president, Bound Brook, N. J., contemplates the erection of a brick school, 2-stys, with five class rooms, to cost \$25,000. No architect selected.

GARWOOD, N. J.—The Thatcher Furnace Co., 36 St Frances st, Newark, N. J., W. L. Dawborn, 135 West 35th st, New York City, president, contemplates the erection of an addition to their factory here. Construction details have not been completed, and no architect has been selected. The new building will be used for storage purposes.

PLANS FIGURING.

APARTMENTS, FLATS & TENEMENTS.
BRONX.—J. H. Friend, 148 Alexander av, architect, is taking bids for a 5-sty apartment, 57x84 ft, at 180th st, west of 3d av, to cost about \$50,000. Owner's name for the present withheld.

MANHATTAN.—Mrs. Sarah Jacobs, 148 East 27th st, owner, is taking bids on subs for alterations to two 6-sty apartments, 25x60 ft each, at 150-152 East 27th st, from plans by Gross & Kleinberger, Bible House.

EAST RUTHERFORD, N. J.—Frank Pirrone, Jr., 104 Midland av, Garfield, architect, is taking bids on subs for a 3-sty apartment, 53x55 ft, at the corner of Paterson and Boilings avs, for Cesare Vazzeler, 222 Paterson av. Cost, about \$15,500.

CALDWELL, N. J.—H. J. F. Bartlett, Gould av, architect, is taking bids on general contract for five 2-sty apartments, 35x92 ft, on the north side of Bloomfield av, 60 ft east of Smull av, for William Eckman, Bloomfield av. Cost, about \$15,000.

Plans Figuring—Continued.

BANKS.

HICKSVILLE, L. I.—Holmes & Winslow, 103 Park av, Manhattan, architects, are taking bids for a 1-sty bank, 28x50 ft, for the Bank of Hicksville, C. Edwin Bartow in charge. Cost, about \$15,000.

CHURCHES.

NEWARK, N. J.—Frederick J. Schwarz, Colt Building, Paterson, architect, is taking bids for a 1½-sty chapel, 23x68 ft, on Lyons av, for St. Peter's Orphan Asylum, 44 Belmont av. Cost, about \$10,000.

NEW ROCHELLE, N. Y.—The First Church of Christ Scientist, A. C. Bechstein, member of building committee, is taking bids for alterations to the 1-sty brick church, 46x68 ft, in the rear of 19 Locust av, from plans by Lawrence L. Barnard, 46 Lawton st. Cost, about \$15,000.

DWELLINGS.

MANHATTAN.—Bing & Bing, 119 West 40th st, owners, are taking bids on general contract for alterations to two residences at 109-111 East 91st st, from plans by Emery Roth, 119 West 40th st. Cost, about \$20,000.

BROOKLYN.—George Mitchell, 34 East 29th st, Brooklyn, owner, is taking bids for six 2½-sty cottages, 17x39 ft, at the southwest corner of Av T and East 14th st, from plans by Charles B. White, 375 Fulton st. Cost, about \$3,500 each. Parquet floors, combination electrical fixtures, sidewalk and curbing, concrete foundation and brick mantels will be required.

BRONXVILLE, N. Y.—Jardine, Hill & Murdock, 3 West 29th st, Manhattan, architects, are taking bids on general contract for a 2½-sty residence on Avon rd, for the Sagamore Development Co., Depot sq. Cost, about \$10,000.

WESTFIELD, N. J.—J. N. Tubby, 81 Fulton st, Manhattan, architect, is taking bids for a 2½-sty residence, 31x40 ft, and garage, for David Coulter, 139 North Euclid av. Cost, about \$8,000.

GARFIELD, N. J.—F. Pirrone, Jr., 104 Midland av, architect, is taking bids on general contract for a 2-sty brick residence, 25x100 ft, on Palisade av, for Jos. Kupiszewski, 56 3d st, Passaic. Cost, about \$11,000.

THIELLS, N. Y.—Plans are being figured to close at 12 M., September 7, for an attendant's building at Letchworth Village, for the Board of Managers of Letchworth Village. Lewis F. Pilcher, Capitol, Albany, N. Y., architect. Cost, about \$50,000.

WESTBURY, L. I.—Peabody, Wilson & Brown, 389 5th av, Manhattan, have completed plans and will take bids about Sept. 5, for a 2½-sty frame and stucco residence for Devereux Milburn, Hitchcock Lane, owner.

HAWTHORNE, N. Y.—H. A. Jacobs, 320 5th av, Manhattan, architect, is taking bids on general contract for a 2½-sty hollow tile and stucco residence, 34x38 ft, to cost about \$10,000. Owner's name for the present withheld.

ROSLYN, L. I.—Hopkin & Koen, 244 5th av, Manhattan, architects, are taking bids on general contract for a 2½-sty residence, 90x130 ft, for William F. Sheehan, care of architects. Cost, about \$50,000.

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

GLEN COVE, L. I.—Figures are being received by Howard Major, 597 5th av, Manhattan, architect, for \$25,000 worth of alterations to the residence here for Samuel Dwight Brewster, who resides in the North Country Colony.

PORT WASHINGTON, L. I.—Charles M. Hart, Main st, Bayshore, architect, is taking bids for a 2½-sty frame and shingle residence, 67x32 ft, at Sands Point, for Herbert N. Fell, this place. Cost, about \$15,000.

MOUNT VERNON, N. Y.—A. Colish, 106 7th st, owner, is taking bids for a 2½-sty residence, of brick, terra cotta and stucco construction, 30x36 ft, at Chesterhill Park, from plans by Gross & Kleinberger, 75 Bible House, Manhattan.

FULTON, N. Y.—Plans are being figured by McDermott & Hanigan, 103 Park av, Manhattan, who desires bids on subs at once, for the parish house for the Zion Church. Chas. W. Brazer, architect.

FACTORIES & WAREHOUSES.

BROOKLYN.—Thode & Harvie, 406 9th st, architects, are taking bids for a 2-sty laundry building, 50x164 ft, on Prospect av, near 9th av, for the Anchor Laundry Co., 361 7th av. Cost, about \$60,000.

GARFIELD, N. J.—Salvatoria Muscarella, owner, at site, will take bids about Sept. 5 for a 3-sty concrete, fireproof fac-

tory, 94x40 ft, to be erected at Grenell av and Charles st, at a cost of about \$20,000. F. Pirrone, Jr., 104 Midland av, Garfield, is architect.

HALLS AND CLUBS.

NEW ROCHELLE, N. Y.—The Knights of Columbus, New Rochelle Council No. 339, 190 Main st, owner, is taking bids for a lodge building at the corner of Centre av and Relyea pl, from plans by J. Edward Birmingham, 45 Warburton av, Yonkers, architect. Cost, about \$30,000.

HOSPITALS & ASYLUMS.

WARDS ISLAND.—E. S. Elwood, secretary Hospital Commission, Capitol, Albany, is taking bids to close September 24 at 2:30 P. M., for the 1-sty brick and concrete power house at the Manhattan State Hospital. Lewis F. Pilcher, Capitol, Albany, state architect. Cost, about \$200,000.

BRONX.—Plans are being refigured for the 4-sty home for incurables, 103x148 ft, at Grand Boulevard and Concourse and 196th st, for the Home of the Holy Comforter, northeast corner of Riverside Drive and 139th st, Frederick Wagner, president. John E. Snooks' Sons, 261 Broadway, architects.

PERTH AMBOY, N. J.—Jensen & Brooks, 190 Smith st, are preparing plans and will call for bids about Sept. 2, for a 1-sty emergency hospital, 32x44 ft, for the Raritan Copper Works, foot of Elm st. Cost, about \$15,000.

BATAVIA, N. Y.—The Board of Managers of the State School for the Blind, owner, is taking bids to close September 14, at 2 P. M., for alterations and additions to the 2-sty hospital, 40x60 ft, from plans by Lewis F. Pilcher, Capitol, Albany. Cost, about \$10,000.

FT. WADSWORTH, S. I.—J. J. Hearn Construction Co., 67 West 46th st, Manhattan, wants sub bids by September 15, at noon, for the orphan's home, 3-stys and basement, brick, terra cotta trimmings, slag roof, steel work and fireproof constructed, to be erected at Ft. Wadsworth, at a cost of about \$100,000. Mason R. Strong, 7 Wall st, Manhattan, architect. The Bethlehem Orphan's Home, Rev. S. E. Tilly, secretary, College Point, L. I.

PUBLIC BUILDINGS.

JERSEY CITY, N. J.—Bids close September 9 for the county jail in Willow st, between Newark and Pavonia avs, for the Board of Chosen Freeholders of Hudson County. John T. Rowland, Jr., 98 Sip av, architect. T. J. Wesser, Court House, county engineer. Frank Sutton, 80 Broadway, Manhattan, steam and electrical engineer. Cost, about \$1,000,000.

SCHOOLS & COLLEGES.

ENGLEWOOD, N. J.—Bids will close September 8 for the public school in Engle st, near Palisade av, for the Board of Education, Graham Summer, president. Ernest Sibley, Palisade Park, N. J., and J. J. Ferry, Park pl, Englewood, associate architects. Cost, about \$150,000.

STABLES & GARAGES.

MANHATTAN.—James Bradley, 316 West 105th st, owner, is taking bids for a 2-sty brick garage, 21x100 ft, at 206 West 102d st, from plans by Janes & Cordes, 124 West 45th st. Cost, about \$15,000.

MANHATTAN.—McDermott & Hanigan, Inc., 103 Park av, are figuring the garage at 146-148 West 100th st, for Eugene Goll. J. C. Cocker, architect. Sub bids are desired at once.

BROOKLYN.—George Reitzel, 310 52d st, owner, is taking bids for a 1-sty garage, 50x100 ft, in the south side of 54th st, 100 ft east of 3d av, from plans by Thomas Bennett, 5123 3d av. Cost, about \$8,000.

STORES, OFFICES & LOFTS.

MANHATTAN.—Randolph H. Almirot, 220 5th av, architect, is taking bids on general and separate contracts for a 3-sty store and loft building, 65x98 ft, at 36-40 West 29th st, for Mrs. Mary Faria, 106 6th av.

MANHATTAN.—McDermott & Hanigan, Inc., 103 Park av, are figuring the contract for the office building at 27 Cliff st, from plans by Jos. S. Maher, and desires bids on all subs immediately.

WHITE PLAINS, N. Y.—Bids are being received on general contract for a 3-sty machine shop, store and office building, 30x100 ft, in the north side of Main st, opposite Depot sq, for William W. Ford, 58 Martine av.

THEATRES.

BROOKLYN.—E. M. Adelson, 1776 Pitkin av, architect, is taking bids on general contract for a 1-sty brick moving picture theater, 50x100 ft, at the southeast corner of Sutter av and Powell st, for the Standard Market Co., care of Schwartz Bros., 141 West 36th st, Manhattan. Cost, about \$12,000.

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FLUSHING, L. I.—Edward Kinsella, Port Jervis, N. Y., is taking bids for a moving picture studio, glass and terra cotta blocks, 1-sty, to be erected here, for Rapp & Lederer, as owners.

MISCELLANEOUS.

ITHACA, N. Y.—Cornell University, Civil Engineering Department, is taking bids on general contract for a 1-sty hollow tile and reinforced concrete observatory, one mile northeast of Agricultural College, from plans by LeRoy P. Burnham, 3 Central av. Cost, about \$50,000.

ROSELAND, N. J.—Michael Stillman, 124 East 25th st, Manhattan, architect, is taking bids on general contract for a 2½-sty gate lodge, 42x45 ft, at Holmhill, for Frank R. Ford, care of Ford, Bacon & Davis, 115 Broadway, Manhattan. Cost, about \$15,000.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS & TENEMENTS.

POST AV.—George F. Pelham, 30 East 42d st, is preparing plans for seven 5-sty apartments, 50x100 ft each, at the southeast corner of Post av and 204th st, for the Preferred Investment Co., Fred French, president, 529 Courtland av, owner and builder. Cost, about \$175,000. The Keller Construction Co., 2264 Tremont av, is excavating.

BROADWAY.—Cruikshank & Fraser, 103 Park av, have prepared plans for alterations to the 7-sty apartment, 2681 Broadway, for the Estate of Jacob Bookman, 9 East 62d st.

FACTORIES & WAREHOUSES.

100TH ST.—Schinasi Bros., premises, contemplate altering the 3-sty brick factory, 70x100 ft, at 32 West 100th st, from plans by Gillespie & Carrel, 1123 Broadway.

STORES, OFFICES & LOFTS.

LEXINGTON AV.—Emery Roth, 119 West 40th st, is preparing plans for a 2-sty store and office taxpayer, 50x100 ft, at the southeast corner of Lexington av and 51st st, for the Akron Building Co., Leo S. Bing, president, 119 West 40th st, who will take bids on subs about October 1. Cost, about \$10,000.

BROADWAY.—Aldridge D. Kelley, 4 Gold st, has completed plans for a 4-sty loft building, 25x150 ft, at 368 Broadway, for William Bruce Brown, care of Wilson, Barker & Wager, 48 Wall st. Cost, about \$7,000.

Bronx.

APARTMENTS, FLATS & TENEMENTS.

JESSUP AV.—The Alameda Building & Construction Co., 865 Stebbins av, contemplates the erection of a 5-sty apartment, 50x100 ft, on the west side of Jessup av, south of 171st st, to cost about \$40,000. Architect's name for the present withheld. Owner will build and will take bids on subs about September 15.

GRANT AV.—William A. Faiella, 2398 Lorillard pl, is preparing plans for a 5-sty apartment, 100x100 ft, on the west side of Grant av, 109 ft north of 165th st, for The Arthur Av Realty & Construction Co., care of architect. Cost, about \$100,000.

181ST ST.—Goldner & Goldberg, 391 East 149th st, are preparing plans for a 5-sty apartment, 52x145 ft, in the south side of 181st st, between Crotona Parkway and Mohegan av, for the Jacob Bloom Realty Corp., 1832 Clinton av, owner and builder. Cost, about \$65,000.

181ST ST.—Goldner & Goldberg, 391 East 149th st, are preparing plans for a 5-sty apartment, 50x90 ft, at the southeast corner of 181st and Vyse av, for Philip Weinstein & Sons, Inc., 1397 Stebbins av, owners and builders. Cost, about \$50,000.

PROSPECT AV.—The Kreymborg Architectural Co., 1029 East 163d st, is preparing plans for a 5-sty apartment, 44x93 ft, on the west side of Prospect av, south of Crotona Park st, for the R. P. Building Co., Robert Podgur, 505 5th av, president and builder. Cost, about \$45,000.

CHURCHES.

TINTON AV.—Gustave E. Steinback, 15 East 40th st, is preparing plans for a 1½-sty church, 40x110 ft, on the west side of Tinton av, 200 ft south of 155th st, for St. Anselm R. C. Church, Rev. Father Bernard Kevenhoerster, 673 Tinton av, pastor. Cost, about \$60,000.

BRONX.—The Sixth Christian Science Church, 1931 Washington av, John Tobias, 1st reader, 2016 Prospect av, contemplates the erection of a brick and stone church from plans by H. Steinmetz, 1007 East 180th st. The exact location is for the present withheld.

Brooklyn.

APARTMENTS, FLATS & TENEMENTS.

AV H.—Shampan & Shampan, 722 Broadway, Brooklyn, have prepared plans for an apartment house to be erected at the southeast corner of Av H and East 13th st on a plot 40x100. The Lancaster-shire Realty Co., owners; to cost \$35,000.

HOWARD AV.—Plans are being prepared by Kallich & Lubroth, 215 Montague st, for a 4-sty apartment, 44x90 ft, on Howard av, near Blake av, for Isaac Rothfeld, 810 New Jersey av, owner and builder. Cost, about \$25,000.

LAWRENCE AV.—W. T. McCarthy, 16 Court st, is preparing plans for four 3-sty apartments, 25x72 ft, on the north side of Lawrence av, 200 ft east of 3d st, for the Navesink Construction Co., James N. Franklin, 32 Warren st, president and builder. Cost, about \$24,000.

CHURCHES.

BEDFORD AV.—Nelson & Van Wageningen, 15-17 West 38th st, Manhattan, are preparing plans for a church at the southeast corner of Bedford av and Hawthorne st, for the Congregational Church of the Evangel, Bedford av and Hawthorne st. Cost, about \$40,000.

DWELLINGS.

CONEY ISLAND AV.—Farber & Markwitz, 189 Montague st, are preparing plans for five 3-sty residences and stores, 20x55 ft, at the southeast corner of Coney Island av and Lewis pl, to cost about \$30,000.

CONEY ISLAND AV.—Farber & Markwitz, 189 Montague st, have completed plans for four 3-sty stores and residences, 20x55 ft, on the east side of Coney Island av, 20 ft south of Lewis pl, for the Marco Building Co., 1040 Eastern Parkway, owner and builder. Total cost, about \$26,000.

SEA GATE AV.—Richard W. Rummell, Jr., 45 Bay 28th st, has completed plans for a 2-sty brick residence, 46x34 ft, at the northwest corner of Sea Gate av and Nautilus av, for Jos. H. Vendig, Sea Gate. Cost, about \$12,000.

STONE AV.—S. Millman & Son, 1780 Pitkin av, have completed plans for eight 2-sty brick residences, 20x44 ft, on the west side of Stone av, 215 ft south of Hegeman av, for the Lott Building Co., 141 Bristol st, owner and builder. Total cost, about \$26,000.

Confirmed by Four Managements

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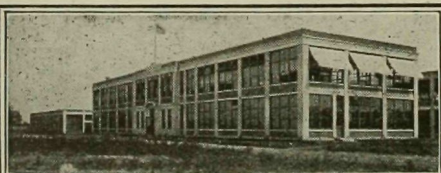
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Contemplated Construction—Continued.

ST. MARKS AV.—Cohn Bros., 361 Stone av, have completed plans for a 1-sty brick store and residence, 26x60 ft, on the south side of St. Marks av, 250 ft east of Hopkinson av, for Hans O. Eisenstadt, 2409 Dean st, owner and builder.

13TH AV.—Kallich & Lubroth, 215 Montague st, are preparing plans for a 2-sty brick residence with stores, 20x42 ft, on the west side of 13th av, 60 ft south of 75th st, for the Kadne Construction Co., E. Medlan, president, 1903 Bath av, owner and builder. Total cost, about \$7,000.

FACTORIES & WAREHOUSES.

SNEDIKER AV.—Cohn Bros., 361 Stone av, are preparing plans for a 1-sty brick paper warehouse, 12x50 ft, on the west side of Snediker av, 140 ft south of Pitkin av, for H. Weinberg, 194 Snediker av, owner and builder. Cost, about \$5,000.

HOTELS.

SURF AV.—Jas. Boyle, 367 Fulton st, has completed plans for a 3-sty frame extension, 65x112 ft, on the north side of Surf av, 122 ft west of West 12th st, for George Geneazi, Bowery and Henderson's Walk, Coney Island, who will take bids on general contract and subs. Cost, about \$8,000.

STORES, OFFICES & LOFTS.

ROEBLING ST.—P. Tillion & Son, 381 Fulton st, have completed plans for a 3-sty loft, 30x100 ft, at the southwest corner of North 9th and Roebling sts, for Jos. S. Rourke, Inc., 2015 Ocean Parkway, owner and builder. Cost, about \$12,000.

Queens.

APARTMENTS, FLATS AND TENEMENTS
RIDGEWOOD, L. I.—W. T. McCarthy, 16 Court st, Brooklyn, is preparing plans for two 3-sty apartments, 28x66 ft, on the south side of Van Cortlandt av, 93 ft west of Fresh Pond rd, for the A. B. C. Improvement Co., Hyman Beskin, president and builder, 100 Graham av. Cost, about \$16,000.

FAR ROCKAWAY, L. I.—Morrell Smith, Bank Building, has completed plans for a 3-sty apartment, 66x74 ft, on the south side of Cornaga av, 76 ft west of Beach 20th st, for the Isaac Golman Co., 76-88 Lafayette st, Rockaway, owner and builder. Slag roofing, electric wiring. Cost, about \$20,000.

DWELLINGS.

RIDGEWOOD, L. I.—J. W. Weiss, 16 Court st, Brooklyn, is preparing plans for a 2-sty brick residence, 20x55 ft, in the south side of McPherson st, 150 ft west of Hughes st, for Michael Helfish, care of architect. Slag roofing, steam heating, electric wiring, parquet floors, tile bath. Cost, about \$4,000.

JAMAICA, L. I.—Phil Caplan, 16 Court st, Brooklyn, has completed plans for three 2-sty brick stores and residences, 17x55 ft, in the south side of South st, 64 ft east of New York av, for Koppel Kohn, 5 Globe av, owner and builder. Total cost, about \$12,000.

BELLE HARBOR, L. I.—John A. Lasher, Rockaway Park, L. I., has completed plans for a 2½-sty frame residence, 36x60 ft, at the northeast corner of Newport av and Montauk av, for Mrs. Mary Dolan, this place. Cost, about \$10,000.

WOODHAVEN, L. I.—Plans have been prepared privately for a 2½-sty frame residence, 25x37 ft, at the northeast corner of Manor av and Elmwood st, for the Dickel Construction Co., 73 Dennington av, owner and builder. Cost, about \$4,000.

UNION COURSE, L. I.—G. E. Crane, 4710 Jamaica av, Richmond Hill, has completed plans for six 2-sty frame residences, 16x40 ft, at the southeast corner of Snediker av and 5th st, for John Haas, 51 Columbia av, Woodhaven, Cost, about \$12,000.

JAMAICA, L. I.—H. T. Jeffrey & Son, Butler Building, have completed plans for five 2½-sty frame residences, 16x34 ft, in the west side of West st, 426 ft north of Lincoln av, for Max Gross, Lincoln av. Cost, about \$15,000.

RIDGEWOOD, L. I.—W. T. McCarthy, 16 Court st, Brooklyn, is preparing plans for three 3-sty residences and stores, 20x55 ft, on the west side of Fresh Pond rd, 20 ft south of Van Cortlandt av, for the A. B. C. Improvement Co., 100 Graham av, owner and builder. Slag roofing, electric wiring, metal ceilings, metal bar fronts, tile baths, no heating. Cost, about \$6,000 each.

CEDARHURST, L. I.—Maximilian Zipkes, 405 Lexington av, Manhattan, has completed plans and will have full charge of construction for the 2-sty residence at Oak st and Washington av, for Samuel Perper, 351 4th av, Manhattan. Cost, about \$15,000.

MIDDLE NECK, L. I.—Bids are in for the 2½-sty frame superintendent's cottage, 25x56 ft, for F. Cort Johnson, care of architect. Cost, about \$10,000.

FACTORIES AND WAREHOUSES.

RICHMOND HILL, L. I.—Eugene Frank, 22 East 21st st, Manhattan, steam and electric engineer, is preparing plans for a 4-sty reinforced concrete factory and garage, 105x120 ft, at Park av and Ashland rd, for Wm. De Muth, 507 Broadway, Manhattan. William Higginson, 13-21 Park Row, Manhattan, architect. The American Concrete Steel Co., 27 Clinton st, Newark, general contractor.

Richmond.

HOSPITALS AND ASYLUMS.

FORT WADSWORTH, S. I.—Strong & Ralph, 7 Wall st, Manhattan, have completed plans for a 3-sty orphan asylum, 75x147 ft, for the Bethlehem Orphans' Home, College Point, L. I. Cost, about \$100,000.

Nassau.

BANKS.

MINEOLA, L. I.—Plans are being prepared privately for a 2-sty bank, 30x80 ft, for the Nassau County Trust Co., this place. Hoggson Bros., 7 East 44th st, Manhattan, general contractors. Cost, about \$50,000.

SCHOOLS AND COLLEGES.

ROOSEVELT, L. I.—Bids are in for the 2-sty brick school, 84x63 ft, for the Board of Education. I. B. Baylis, 55 Main st, Hempstead, architect.

Suffolk.

CHURCHES.

BABYLON, L. I.—Lewis Inglee, Amityville, is preparing plans for a 1-sty frame gymnasium, 33x65 ft, at Deer Park av, for the First M. E. Church, Rev. Arthur G. Boynton. Cost, about \$8,000.

Westchester.

APARTMENTS, FLATS & TENEMENTS.
YONKERS, N. Y.—William Heapy, 288 Hawthorne av, has completed plans for a 4-sty apartment, 50x75 ft, at 72-74 Hamilton av, for the Floro Realty Co., Michael Walsh, president, 70 Main st. Cost, about \$30,000.

DWELLINGS.

YONKERS, N. Y.—William Katz, 12 North Broadway, is preparing plans for a 2½-sty frame and stucco residence, 38x38 ft, on Valentine Lane, for Dr. L. Meyers, this place. Cost, about \$12,000.

MT. VERNON, N. Y.—Gross & Kleinberger, 75 Bible House, Manhattan, have completed revised plans for the 2½-sty frame residence, 40x27 ft, at Sheridan av and State rd, for E. Ellinger, 30 Church st, Manhattan. Samuel Gibson, 40 North 9th av, Mt. Vernon, general contractor, who is taking bids on subs. Cost, about \$10,000.

PHILIPSE MANOR, N. Y.—Oliver Kemp, care of the Estate of Tappen Zee, Grand Central Terminal, Manhattan, contemplates the erection of a 1-sty and attic frame bungalow, 65x37 ft, to cost about \$10,000.

PUBLIC BUILDINGS.

WHITE PLAINS, N. Y.—The bids for the erection of the new \$500,000 penitentiary and tuberculosis hospital, which is to be erected on the Alexander Smith Cochran estate at Eastview, White Plains, N. Y., will be asked for in a few days.

SCHOOLS & COLLEGES.

MT. VERNON, N. Y.—John P. Walther, 147 East 125th st, Manhattan, is preparing plans for an addition to the 2-sty Hamilton school in North High st, near Mt. Vernon av, for the Board of Education of Mt. Vernon. Cost, about \$35,000.

New Jersey.

APARTMENTS, FLATS AND TENEMENTS
JERSEY CITY, N. J.—Carl I. Goldberg, 437 Broadway, Bayonne, is preparing plans for a 3-sty apartment, 50x90 ft, at Poplar st and Summit av, for Simon Abramson, 29 East 26th st, Bayonne.

DWELLINGS.

METUCHEN, N. J.—Alexander Merchant, 363 George st, New Brunswick, is preparing plans for a 2-sty store and residence, 26x45 ft, for N. Loomar, this place. Cost, about \$5,000.

MILTON, N. J.—M. W. Del Gaudio, 401 East Tremont av, Bronx, is preparing plans for a 1½-sty residence, 31x36 ft, for Jos. Brown, this place. Cost, about \$5,000.

NEWARK, N. J.—E. H. Fougner, 800 Broad st, is revising plans for a 2½-sty residence, at the southeast corner of Clinton av and Girard pl, for Aug. Begerow, 946 Broad st. Cost, about \$15,000.

FACTORIES & WAREHOUSES.

HACKENSACK MEADOWS, N. J.—Plans are being prepared privately for a 1-sty

factory and power plant, 500x900 ft, for the American Splint Corporation, Mr. Haze, 141 Broadway, Manhattan, in charge.

PUBLIC BUILDINGS.

TOMS RIVER, N. J.—Bids close at 12 m., September 16, at the court house, for the 1-sty county building, 40x60 ft, for the Board of Chosen Freeholders of Ocean County. J. C. & G. A. Delatash, 70 Broad st, Red Bank, architects. Cost, about \$30,000.

SCHOOLS & COLLEGES.

METUCHEN, N. J.—J. N. Pierson & Son, 110 Smith st, Perth Amboy, have completed plans for a 2-sty public school, 37 x124 ft, in Thomas st, for the Board of Education of Metuchen, to cost about \$25,000.

NEWARK, N. J.—Justin McAgdon, 71 Midland av, Arlington, is preparing plans for alterations and additions to the parochial school at 22 Mulberry st, for St. John's R. C. Church, Rev. Father Michael P. Corcoran, pastor. Cost, about \$20,000.

GERMAN VALLEY, N. J.—Rasmussen & Wayland, 1133 Broadway, Manhattan, have been selected architects for a 2-sty brick school, 25x75 ft, to be erected here by the Board of Education. The cost will be around \$8,000.

BELVEDERE, N. J.—Rasmussen & Wayland, 1133 Broadway, Manhattan, have been selected to prepare plans for a 2-sty brick and stone school for the Board of Education of Belvedere. Cost, about \$30,000.

Other Cities.
CHURCHES.

FULTON, N. Y.—Clarence Brazier, 1133 Broadway, Manhattan, has completed plans for a parish house and will prepare plans for a church for the Zion Episcopal Church, Rev. M. J. Peters, pastor and chairman of building committee. Cost, about \$50,000.

Factories and Warehouses.

WATERPORT, N. Y.—John Ellendt, 323 C. of C. Building, Rochester, is preparing plans for a 4-sty reinforced concrete cold storage plant, 100x100 ft, for the Growers' Cold Storage Co., G. Ray Fuller, this place. Cost, about \$60,000.

ELMIRA, N. Y.—Otis Dockstader & Son, 103 West Church st, are preparing sketches for a cold storage building at Gray st and R. R. av, for T. W. Cleveland, 316 Carroll st. Cost, about \$25,000.

Halls and Clubs.

SYRACUSE, N. Y.—James I. Meehan Co., 1611 First North st, is preparing preliminary plans for a 5-sty clubhouse to cost about \$100,000. Owner's name for the present withheld.

Hotels.

BOLTON, N. Y.—E. Y. Ferris, Ticonderoga, is preparing sketches for a 2-sty frame and stucco hotel on Lake George, for the Bolton Hotel Co., Jules A. Thatcher. Cost, about \$25,000.

Public Buildings.

SCHENECTADY, N. Y.—The Underpinning & Foundation Co., 290 Broadway, Manhattan, has received the contract for the foundations for the addition to the Mohawk Hotel, 220-226 South Center st, Schenectady, N. Y. Chas. A. Sussdorff, architect, and J. F. Grove Construction Co., of Albany, are the general contractors. Foundation consists of Standard Hercules Steel Piles.

Schools and Colleges.

PERKINSVILLE, N. Y.—The Church of the Sacred Heart, Rev. Father Ernest Siegend in charge, contemplates the erection of a parochial school and dormitory from private plans. Cost, \$8,000 to \$10,000.

CONTRACTS AWARDED.

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

APARTMENTS, FLATS & TENEMENTS.
MANHATTAN (sub). — Rheinfrank House-Wrecking Co., 620 East 14th st, has received the wrecking contract for the 12-sty apartment house, 80x102 ft, at the southwest corner of Park av and 81st st, for the Nine Thirty Park Av Co., Inc., 505 5th av, owner and builder. Cost, about \$500,000.

MANHATTAN.—The Excelsior Engineering Construction Co., 1275 College av, has received the general contract to erect two 5-sty apartments, 71x95 ft each, in the south side of 171st st, 117 ft west of Broadway, for the 171st St. Building Co., Emanuel Krulewitch, 30 East 42d st. Groenbergs & Leuchtag, 303 5th av, architects. Cost, about \$100,000.

Dwellings.

OYSTER BAY, L. I.—Rufus H. Brown, 350 Fulton st, Brooklyn, has received the general contract to erect a 2½-sty brick

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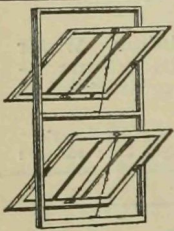
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Contracts Awarded—Continued.

veneer residence, 72x90 ft, for Frederick Lutz, care of architect.

OYSTER BAY, L. I.—Roberts, Nash & Co., 93 Amity st, Flushing, L. I., have received the general contract to erect a 2½-sty frame residence, 25x40 ft, for F. Huntington Babcock, 142 East 40th st, Manhattan. Aymar Embury, 132 Madison av, Manhattan, architect. Cost, about \$8,000.

HARTSDALE, N. Y.—E. W. Adams, 4 Depot sq, White Plains, has received the general contract to erect a 2½-sty frame and stucco residence, 73x25 ft, on the west side of Walworth av and Fenimore rd, for Ralph R. Ryan, Post rd, Scarsdale. E. J. Lang, 481 5th av, Manhattan, architect. Cost, about \$9,500.

MONTCLAIR, N. J.—William Wickstrom, 151 Chestnut st, has received the general contract to erect a 2½-sty frame and stucco residence, 30x60 ft, at 146 Park st, for Albert Engel, 172 Park st. Cost, about \$13,000.

YONKERS, N. Y.—Adam Kirchoff, Mayflower av, New Rochelle, has received the general contract to erect a 2½-sty frame and stucco residence at Cedar Knolls, near Bronxwood, N. Y. Cost, about \$10,000. Paterson & Dula, 15 East 40th st, Manhattan, architects. R. Livingston Schuyler, care of architects, owner.

Factories and Warehouses.

NEWARK, N. J.—Fred Kilgus, 13 South 6th st, has received the general contract to erect 1-sty factory buildings on the Meadows, near Newark Trans. station, for Maas & Waldstein, 437 Riverside av. Chas. P. Baldwin, 45 Clinton st, architect. Cost, about \$35,000.

AMSTERDAM, N. Y.—The Turner Construction Co., 11 Broadway, Manhattan, has received the general contract to erect a reinforced concrete and brick mill for Shuttleworth Bros. Co., foot of Elk st. F. C. Sheldon Co., Providence, R. I., architect and engineer. Cost, about \$200,000.

MISCELLANEOUS.

BRONX (sub.).—Snare & Triest Co., Woolworth Bldg., has received the steel contract to erect a 1½-sty transformer station, 60x100 ft, in the north side of 211th st, 44 ft east of White Plains rd, for the Interborough Rapid Transit Co., 165 Broadway. George H. Pegram, care of owner, architect. Cost, about \$50,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.
36TH ST, 133-148 East, s s, 200 w 3d av, two 9-sty fireproof apartments, 62x83 each; cost, \$130,000; owner, James Hames Co., Inc., 1790 Broadway, Emma L. Reaney, Pres.; architects, Geo. & Edw. Blum, 505 5th av. Plan No. 303.

139TH ST, 43-45 West, 6-sty brick tenement, 50x84; cost, \$50,000; owner, Anna Roberts, 6 East 79th st; architects, Gronenberg & Leuchttag, 303 5th av. Plan No. 305.

DWELLINGS.

79TH ST, 87-89 East, n w cor Park av, 5-sty brick private dwelling, 80x41; cost, \$150,000; owner, John Sherman Hoyt, 1 Broadway; architect, Howells & Stokes, 100 William st. Plan No. 301.

SCHOOLS AND COLLEGES.

42D ST, 326-336 East, s s, 7-sty fireproof college, 100x98; cost, \$50,000; owner, New York College of Dentistry, 205 East 23d st; architects, Shape & Bready, Inc., 220 West 42d st. Plan No. 307.

13TH ST, 327-337 West, 5-sty fireproof school, 125x66; cost, \$130,000; owner, St. Bernard's R. C. Church, 328 West 14th st; architect, James S. Maher, 431 West 14th st. Plan No. 309.

STABLES AND GARAGES.

144TH ST, n s, 450 e Lenox av, 1-sty brick garage, 100x99; cost, \$10,000; owner, Joseph E. Marx, 3309 Broadway; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 302.

152D ST, n s, 300 w Broadway, 1-sty brick public garage, 75x200; cost, \$35,000; owner, Crompton Building Corp., care architect, Harrison L. Brandt, 38 Marble Hill av. Plan No. 300.

STORES, OFFICES AND LOFTS.

18TH ST, 117 East, 2-sty brick store and loft, 25x86; cost, \$2,000; owner, Hennessey Estate, Michael Coleman, exr., 125 West 56th st; architect, Randolph H. Almiroty, 220 5th av. Plan No. 304.

LEXINGTON AV, s e cor 51st st, 2-sty brick store and offices, 50x100; cost, \$10,000; owner, Akron Building Co., 119 West 40th st; architect, Emery Roth, 119 West 40th st. Plan No. 306.

42D ST, 24 East, s s, 232 e 5th av, 6-sty brick store, office and display room, 22x98; cost, \$50,000; owner, Wm. Decatur Parsons, Bay Shore, L. I.; architect, Harry Leslie Walker, 103 Park av. Plan No. 308.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

LORING PL, e s, 580 s Fordham rd, 5-sty brick tenement, 67.2x88, slag roof; cost, \$55,000; owner and architect, John P. Boyland, 2526 Webster av. Plan No. 484.

WALTON AV, e s, 243.53 n 177th st, 5-sty brick tenement, slag roof, 50x92; cost, \$50,000; owner, Geo. Nus, 2524 Webster av; architect, John P. Boyland, 2526 Webster av. Plan No. 483.

WEBSTER AV, w s, 100.12 s 197th st, 5-sty brick tenement, slag roof, 50x88.9; cost, \$45,000; owner, Infantino Realty Co., Giovanni Ballister Infantino, 11 Prince st, Pres.; architect, Lucian Pisciotto, 391 East 149th st. Plan No. 482.

181ST ST, n s, 100 w Vyse av, 5-sty brick tenement, plastic slate roof, 61.3x93; cost, \$60,000; owner, Ronele Const. Co., A. Arthur Kuttler, 520 West 183d st, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 474.

CHURCHES.

145TH ST, n e cor College av, 1-sty brick church, slate and tin roof, 100x151.3; cost, \$10,000; owner, St. Rita's R. C. Church, Rev. Jas. P. O'Brien, on premises, rector; architect, Anthony F. A. Schmitt, 604 Courtlandt av. Plan No. 487.

187TH ST, n w cor Belmont av, 1-sty brick church, slate and tin roof, 70x157; cost, \$10,000; owner, R. C. Church of Our Lady of Mt. Carmel, Rev. D. Burke, on premises, rector; architect, Anthony F. A. Schmitt, 604 Courtlandt av. Plan No. 488.

DWELLINGS.

139TH ST, s s, 525 e St. Anns av, 3-sty brick dwelling, slag roof, 64.2x36; cost, \$20,000; owner, St. Luke's R. C. Church, Rev. John J. Boyle, 623 East 138th st, rector; architect, Anthony F. A. Schmitt, 604 Courtlandt av. Plan No. 486.

GUNTHER AV, w s, 331.87 s Barnes av, two 2-sty frame dwellings, tin roof, 21.3x50; cost, \$10,000; owner, Hugo Scheeren, 460 East 158th st; architect, Toalberg & Son, 1167 Fox st. Plan No. 481.

MAYFLOWER AV, w s, 425 n Morris Park av, 1-sty frame dwelling, 12.4x30; cost, \$1,000; owner, Conzetta Caponzo, 50 Mayflower av; architect, M. A. Buckley, 1513 Lurtig av. Plan No. 477.

MINNIFORD AV, e s, 171.02 s Terrace Point, 1-sty frame dwelling, shingle roof, 18.2x36.3; cost, \$1,800; owner, City Island Homes, Inc., Raymond Belmont, 31 Nassau st, Pres.; architect, Geo. W. Kilitz, 633 King av, C. I. Plan No. 478.

KING AV, w s, 65.01 s Terrace pl, 1½-sty frame dwelling, shingle roof, 19.10x34.6; cost, \$2,000; owner, City Island Homes, Inc., Raymond Belmont, 31 Nassau st, Pres.; architect, Karl F. Seifert, 104 West 42d st. Plan No. 489.

Factories and Warehouses.

BAILEY AV, w s, 101.59 n 192d st, 3-sty brick factory, slag roof, 132.8x56.8; cost, \$35,000; owner, Gryphon Rubber & Tire Corp., Percival F. Jones, 5 Nassau st, Pres.; architect, Frank E. Newman, 270 Riverside drive. Plan No. 480.

STABLES AND GARAGES.

163D ST, n s, 9.88 w 3d av, 1-sty brick garage, slag roof, 26.24x168.86; cost, \$20,000; owner, Dr. Henry Ruhl, 38 Marble Hill av; architect, H. H. Brandt, 38 Marble Hill av. Plan No. 479.

FOX ST, w s, 585.06 n 163d st, 1-sty brick garage, plastic slate roof, 110x103; cost, \$12,000; owner, Steinmetz Const. Co., S. B. Steinmetz, 1416 Glover st, Pres.; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 476.

FOREST AV, e s, 144.42 n 165th st, 1-sty brick garage, slag roof, 50x82; cost, \$5,000; owners, Kilpain & Boden, 1046 Boston rd; architect, S. J. Kissler, 1037 Teller av. Plan No. 475.

BROADWAY, w s, 352 n 234th st, 1-sty frame garage, slag roof, 33x18; cost, \$500; owner, Elliott T. Hawhurst, 5723 Broadway; architects, Adams & Kirby, 1932 Arthur av. Plan No. 490.

STORES, OFFICES AND LOFTS.

145TH ST, s s, 149.6 w St. Anns av, 2-sty brick store and meeting rooms, slag roof, 24.6x85.9; cost, \$8,000; owner, Isidor Horowitz, 782 Prospect av; architect, Harry B. Van Benschoten, 1199 Fulton av. Plan No. 485.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

DORCHESTER RD, n e cor East 21st st, 4-sty brick tenement, 74.3x47.7, slag roof, 28 families; cost, \$60,000; owner, Lancaster Realty Co., 44 Court st; architects, Shampian & Shampian, 772 Broadway. Plan No. 6171.

4TH AV, n w cor 61st st, 4-sty brick store and tenement, 40x90, gravel roof, 18 families; cost, \$25,000; owner, Louis Engel, 554 West 111th st, Manhattan; architects, Kallich & Lubroth, 215 Montague st. Plan No. 6180.

BRISTOL ST, e s, 100 s Blake av, 4-sty brick tenement, 50x88, slag roof, 24 families; cost, \$25,000; owner, West Howard Corp., 592 Warwick st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6087.

MALBONE ST, s s, 300 w Bedford av, two 4-sty brick tenements, 50x89, slag roof, 20 families each; total cost, \$60,000; owner, 250 Pacific St., Inc., 45 West 34th st, Manhattan; architect, W. T. McCarthy, 16 Court st. Plan No. 6091.

ALABAMA AV, w s, 100 n Livonia av, 4-sty brick tenement, 27x87.8, — roof, 12 families; cost, \$18,000; owner, Saml. Sassulsky, 312 Hopkinson av; architects, Cohn Bros., 361 Stone av. Plan No. 6111.

ALABAMA AV, w s, 127 n Livonia av, four 4-sty brick tenements, 43.7x88.3, tin roof, 20 families each; total cost, \$88,000; owner, Saml. Sassulsky, 312 Hopkinson av; architects, Cohn Bros., 361 Stone av. Plan No. 6112.

LINCOLN PL, n s, 375 e Underhill av, 4-sty brick tenement, 50x82.6, slag roof, 16 families; cost, \$40,000; owner, Conrad Constn. Co., 44 Court st; architect, W. P. McCarthy, 16 Court st. Plan No. 6196.

LINCOLN PL, n s, 575 e Underhill av, two 4-sty brick tenements, 50x82.6, slag roof, 16 families each; total cost, \$80,000; owner, Conrad Constn. Co., 44 Court st; architect, W. P. McCarthy, 16 Court st. Plan No. 6195.

39TH ST, s s, 199.6 e 4th av, 3-sty brick tenement, 25.6x68, gravel roof, 6 families; cost, \$9,000; owner, John O'Hearn, 415 40th st; architect, Thos. Bennett, 3d av and 52d st. Plan No. 6207.

52D ST, n s, 100 w 8th av, three 3-sty brick tenements, 20x79, gravel roof, 6 families each; total cost, \$22,500; owner, Danl. J. Lynch, 425 57th st; architect, Thomas Bennett, 3d av and 52d st. Plan No. 6208.

GEORGIA AV, e s, 100 s Dumont av, 4-sty brick tenement, 34.6x86.6, gravel roof, 16 families; cost, \$20,000; owner, Nathan Halperin, 183 Barrett st; architect, Charles Infanger, 2634 Atlantic av. Plan No. 6197.

RODNEY ST, s s, 100 e Lee av, 6-sty brick tenement, 72x86.11, slate roof, 41 families; cost, \$60,000; owner, Aaron Segal, 169 Hewes st; architects, Sass & Springsteen, 32 Union sq, Manhattan. Plan No. 6249.

SHEFFIELD AV, e s, 170 s Pitkin av, 4-sty brick tenement, 24.6x73, slag roof, 8 families; cost, \$12,000; owner, Jos. Dientz, 240 Sheffield av; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 6251.

DWELLINGS.

ELMORE PL, e s, 250 s Av P, 2-sty frame dwelling, 23x36, shingle roof, 1 family; cost, \$3,600; owner, John G. McDonald, 2075 Homecrest av; architect, John G. McDonald, 2075 Homecrest av. Plan No. 6150.

EAST 23D ST, e s, 580 s Av M, 2-sty frame dwelling, 19.10x39.10, shingle roof, 1 family; cost, \$4,500; owner, Wm. Bordfeld, 636 East 34th st; architect, A. White Pierce, 59 Court st. Plan No. 6138.

CARROLL ST, n s, 229.4 w Nostrand av, five 2-sty brick dwellings, 18x77, slag roof, 2 families each; total cost, \$20,000; owners, David Wield & Son, 359 Hancock st; architect, Chas Infanger, 2634 Atlantic av. Plan No. 6204.

W 20TH ST, e s, 165 n Surf av, seven 2-sty brick dwellings, 19x52.1, gravel roof, 2 families each; total cost, \$21,000; owner, Chas Blanket, 1509 Mermaid av; architect, A. D. Hinsdale, 5010 12th av. Plan No. 6216.

EAST 5TH ST, e s, 180 n Cortelyou rd, two 2-sty frame dwellings, 18x39, shingle roof, 1 family each; total cost, \$6,000; owner, Peter Fav, 635 Foster av; architect, B. F. Hudson, 319 9th st. Plan No. 6238.

59TH ST, s s, 520 e 17th st, two 2-sty brick dwellings, 20x54, gravel roof, 2 families each; total cost, \$8,200; owner, Robert A. McAvoy, 1770 59th st; architect, F. Eisenla, 147 Remsen st. Plan No. 6247.

DREW AV, e s, 242.8 n Jerome av, 2-sty brick dwelling, 19.8x53, slag roof, 2 families; cost, \$3,500; owner, Margt. L. Ryan, 137 St. Marks av; architect, Louis Dananher, 12 Washington st, Jamaica. Plan No. 6228.

DREW AV, w s, 242.8 n Jerome st, two 2-sty brick dwellings, 19.8x53, slag roof, 2 families each; total cost, \$7,500; owner, Margt. L. Ryan, 137 St. Marks av; architect, Louis Dananher, 12 Washington st, Jamaica. Plan No. 6227.

SNEDIKER AV, w s, 144.11 w Newport av, eight 2-sty brick dwellings, 19x15, gravel roof, 2 families each; total cost, \$25,600; owners, Taborisky Bros., 63 Louisiana av; architect, Morris Rothstein, 601 Sutter av. Plan No. 6252.

WEST END AV, w s, 480 s Oriental boulevard, 2-sty frame dwelling, 26.4x40, shingle roof, 1 family; cost, \$5,000; owner, Ida M. Dietrich, 1410 Av J; architects, Snee & Bryson, 154 Montague st. Plan No. 6242.

FACTORIES AND WAREHOUSES.

OCEAN AV, AV U, NECK RD, VOORHEES LA & JEROME AV, twenty 1-sty brick storages, 19x19.6, iron roof; total cost, \$10,000; owner Sheephead Bay Speedway Corp., 17 Battery pl; architect, Blaine H. Miller, Sheephead Bay Race Track. Plan No. 6148.

EAST 12TH ST, w s, 140 s Av W, 1-sty brick storage, 19x62, gravel roof; cost, \$1,000; owner, Anna Heinsch, 1841 Condy Island av; architect, Julius J. Diemer, 1118 West 128th st, Manhattan. Plan No. 6236.

63D ST, s s, 282 w 17th av, 1-sty frame factory, 65x83.6, — roof; cost, \$3,860; owner, Herman Desbreck, 1644 62d st; architect, Otto E. Barone & Son, 403 Albermarle rd. Plan No. 6237.

ATLANTIC AV, n w cor Vanderbilt av, 7-sty brick factory, 109x184, slag roof; cost, \$99,000; owners, A. Schraders Sons, 783 Atlantic av; architect, Turner Const. Co., 11 Broadway, Manhattan. Plan No. 6250.

STABLES AND GARAGES.

TAYLOR ST, s s, 249.6 e Bedford av, 2-sty brick garage, 20.6x45, gravel roof; cost, \$1,000; owner, Wm. Welge, 100 Taylor st; architect, F. Eisenla, 147 Remsen st. Plan No. 6166.

FLUSHING AV, s s, 275 w Tompkins av, 1-sty brick garage, 25x100, slag roof; cost, \$6,000; owner, Tim Realty Co., 905 Lafayette av; architects, Shampam & Shampam, 772 Broadway. Plan No. 6167.

THATFORD AV, w s, 150 n Dumont av, 1-sty brick stable, 25x16, gravel roof; cost, \$500; owner, Elky Sackstein, 278 Watkins st; architect, Morris Whinston, 459 Stone av. Plan No. 6169.

LINCOLN PL, n s, 141.9 e Rochester av, two 1-sty brick garages, 11x17, gravel roof; total cost, \$500; owner, Harold Sneider, 296 Rochester av; architect, Morris Rothstein, 601 Sutter av. Plan No. 6135.

68TH ST, s s, 127.7 w 2d av, eleven 1-sty brick garages, 20x20, — roof; total cost, \$5,500; owner, Owl Realty Co., 6724 2d av; architect, Harry Rucker, 9064 5th av. Plan No. 6155.

QUINCY ST, s s, 100 e Lewis av, 1-sty brick garage, 25x100, gravel roof; cost, \$5,000; owner, Peter J. Hand, 616 Quincy st; architect, Thos. W. Craddock, 634 Quincy st. Plan No. 6098.

47TH ST, e s, 280 e 13th av, 1-sty brick garage, 18x18, tin roof; cost, \$500; owner, Harris Wilner, 4706 13th av; architect, F. W. Eisenla, 147 Remsen st. Plan No. 6084.

AV U, s w cor East 9th st, 1-sty brick garage, 14x25, asbestos roof; cost, \$1,200; owner, Vincenzo Messino, 107 1st av, Manhattan; architect, E. M. Adelson, 1776 Pitkin av. Plan No. 6089.

WYCKOFF AV, w s, 60 s Menahan st, 1-sty brick garage, 40x18, tin roof; cost, \$1,000; owner, Fredk. Meyer, on premises; architect, Chas. Gastmeyer, 1652 Myrtle av. Plan No. 6088.

WALLABOUT ST, s s, 373.10 w Lee av, 1-sty brick garage, 25x135, slag roof; cost, \$10,000; owner, Wm. Staats, 499 Flushing av; architects, Shampam & Shampam, 772 Broadway. Plan No. 6215.

12TH ST, n s, 40 w 8th av, 1-sty brick garage, 50x150, slag roof; cost, \$6,000; owner, John Bohanan, 3 Elm pl; architect, Jas. A. Boyle, 367 Fulton st. Plan No. 6206.

RUTLAND RD, s w cor Rogers av, 1-sty brick garage, 19.6x19, slag roof; cost, \$500; owners, Realty Associates, 162 Remsen st; architect, Benj. Dreisler, 153 Remsen st. Plan No. 6212.

RUTLAND RD, n w cor Rogers av, 1-sty brick garage, 19.6x19, slag roof; cost, \$500; owners, Realty Associates, 162 Remsen st; architect, Benj. Dreisler, 153 Remsen st. Plan No. 6211.

14TH AV, w s, 80 n 77th st, 1-sty brick garage, 20x22, tin roof; cost, \$250; owner, John Colondo, 6005 14th av; architect, Angelo H. Martin, 6005 14th av. Plan No. 6213.

EAST 3D ST, w s, 100 s Av F, 1-sty brick garage, 20x18, slag roof; cost, \$400; owner, Harry Geistner, 784 East 3d st; architect, G. I. Prowler, 167 Van Buren st. Plan No. 6231.

73D ST, w s, 93.10 e 5th av, 2-sty brick garage, 12.8x30, concrete roof; cost, \$1,000; owner, Alex S. Shlikerman, 513 73d st; architect, W. H. Harrington, 510 57th st. Plan No. 6246.

FT. HAMILTON PARKWAY, s e cor 47th st, 1-sty brick garage, 21x20, concrete roof; cost, \$400; owner, Hy. C. Christgan, on premises; architect, Hy. C. Christgan, on premises. Plan No. 6230.

STORES AND DWELLINGS.

WEST 23D ST, e s, 115 s Neptune av, 3-sty brick store and dwelling, 20x55, gravel roof, 2 families each; total cost, \$6,500; owner, Frank Saviano, 2837 West 23d st; architects, De Rosa & Sangaro, 150 Nassau st, Manhattan. Plan No. 6164.

THATFORD AV, w s, 150 n Dumont av, 3-sty brick store and dwelling, 18x52, gravel roof, 2 families; cost, \$6,500; owner, Elky Sackstein, 278 Watkins st; architect, Morris Whinston, 459 Stone av. Plan No. 6170.

13TH AV, w s, 60 s 75th st, two 2-sty brick stores and dwellings, 20x42, gravel roof, 1 family each; total cost, \$8,000; owner, F. & M. Const. Co., 8617 16th av; architects, Kallich & Lubroth, 215 Montague st. Plan No. 6186.

EAST 94TH ST, n w cor Av L, 1-sty frame store and dwelling, 25x50, tar roof, 1 family; cost, \$1,000; owner, Lorenzo J. Catalonotto, 9506 Av L; architect, Morris Perlestein, 37 Fulton av, Middle Village, L. I. Plan No. 6131.

BATH AV, s e cor East 21st av, 2-sty brick store and dwelling, 19.1x50, slag roof, 1 fam-

ily; cost, \$5,000; owner, Chesner Realty Co., 2034 Bath av; architects, Kallich & Lubroth, 215 Montague st. Plan No. 6122.

BATH AV, s s, 19.1 e 21st av, five 2-sty brick stores and dwellings, 17.8x45, slag roof, 1 family each; total cost, \$22,500; owner, Chesner Realty Co., 2034 Bath av; architect, Kallich & Lubroth, 215 Montague st. Plan No. 6121.

FLATBUSH AV, s w cor E 26th st, 3-sty brick store and dwelling, 60x42, slag roof, 2 families; cost, \$11,000; owners, S. & G. Constn. Co., 1445 46th st; architect, M. A. Cantor, 373 Fulton st. Plan No. 6205.

FLATBUSH AV, w s, 71.6 s East 26th st, 3-sty brick store and dwelling, 20x53, slag roof, 2 families; cost, \$6,500; owners, S. & G. Constn. Co., 1445 46th st; architect, M. A. Cantor, 373 Fulton st. Plan No. 6200.

FLATBUSH AV, w s, 91 s East 26th st, 3-sty brick store and dwelling, 20x53, slag roof, 2 families; cost, \$6,500; owners, S. & G. Constn. Co., 1445 46th st; architect, M. A. Cantor, 373 Fulton st. Plan No. 6201.

FLATBUSH AV, w s, 111.1 s East 26th st, four 3-sty brick stores and dwellings, 20x55, slag roof, 2 families each; total cost, \$26,000; owners, S. & G. Constn. Co., 1445 46th st; architect, M. A. Cantor, 373 Fulton st. Plan No. 6202.

KINGS HIGHWAY, s w cor East 13th st, 3-sty brick store and dwelling, 21.7x65, slag roof, 2 families; cost, \$8,000; owner, Lancastershire Realty Co., 44 Court st; architects, Shampam & Shampam, 772 Broadway. Plan No. 6219.

KINGS HIGHWAY, s s, 21 w East 13th st, two 3-sty brick store and dwellings, 21x55, slag roof, 2 families each; total cost, \$16,000; owner, Lancastershire Realty Co., 44 Court st; architects, Shampam & Shampam, 772 Broadway. Plan No. 6218.

STORES, OFFICES AND LOFTS.

NORTH 9TH ST, n w cor Roebing st, 3-sty brick lofts, 30x100, slag roof; cost, \$12,000; owner, James S. Rourke, 2015 Ocedin Parkway; architects, P. Tillion & Son, 381 Fulton st. Plan No. 6187.

ROEBLING ST, w s, 80 n South 9th st, 1-sty brick store, 17x31, slag roof; cost, \$1,100; owner, Bridget Tippetts, 78 Wilson st; architect, Robt. Teichman, 22 William st, Manhattan. Plan No. 6094.

SNEDIKER AV, w s, 140 s Pitkin av, 1-sty brick office, 12x50, tin roof; cost, \$2,000; owner, Harry Weinberg, on premises; architects, Cohn Bros., 361 Stone av. Plan No. 6104.

MISCELLANEOUS.

PROSPECT PL, s s, 100 e Howard av, 1-sty brick market, 40x127.9, slag roof; cost, \$10,000; owner, Rebecca Kopleton, 1702 Park pl; architects, Dodge & Morrison, 135 Front st, Manhattan. Plan No. 6179.

KENT AV, n w cor South 10th st, 2-sty brick boiler house, 77.5x97.5, slag roof; cost, \$35,000; owner, West St. Impt. Co., 90 West st, Manhattan; architect, Mortensen Co., 405 Lexington av, Manhattan. Plan No. 6172.

THATFORD AV, w s, 150 n Dumont av, 1-sty frame shed, 32x11, gravel roof; cost, \$300; owner, Elky Sackstein, 278 Watkins st; architect, Morris Whinston, 459 Stone av. Plan No. 6168.

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1ST ST, 3D ST, 3D & 4TH AV (entire block), five steel towers, 13.6x13.6, 80 ft high; total cost, \$1,525; owner, Brooklyn Imp. Co., 360 3d av; architect, C. B. Comstock. Plan No. 6152.

ATLANTIC AV, s w cor Van Sinderin av, 1-sty frame shelter, 9x66, rubberoid roof; cost, \$300; owner, L. I. R. Co., Penna Station, Manhattan; architect, L. V. Morris, Jamaica Station. Plan No. 6248.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

L. I. CITY.—Academy st, w s, 75 s Ridge st, two 4-sty brick tenements, 25x79, slag roof, 8 families; cost, \$36,000; owner, Jere J. Ryan, 350 3d av, L. I. City; architect, F. W. Korfmann, 406 9th av, L. I. City. Plan No. 3049.

DWELLINGS.

COLLEGE POINT.—16th st, e s, 115 s Van Wyck av, 2-sty frame dwelling, 16x28, shingle roof, 1 family, steam heat; cost, \$1,700; owner, Louis Peterson, 235 13th av, L. I. City; architect, C. Gebele, 25 Gerry st, Elmhurst. Plan No. 2975.

JAMAICA.—Liberty av, s s, 20 e West st, 2-sty brick dwelling, 20x55, tin roof, 2 families and store; cost, \$3,500; owner, I. Wohl, Unionhall st, Jamaica; architects, H. T. Jeffrey & Son, Butler Building, Jamaica. Plan No. 2974.

UNION COURSE.—6th st, n s, 452 e Shaw av, 2-sty frame dwelling, 16x37, shingle roof, 1 family, steam heat; cost, \$2,400; owner and architect, Howard Juster, 22 2d st, Union Course. Plan No. 2983.

GLENDAL.—Deyo st, n s, 100 e Ford av, two 2-sty brick dwellings, 20x52, slag roof, 2 families; cost, \$9,000; owner, John A. Fischer, 73 Brush st, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 3009.

JAMAICA.—Foreman av, e s, 180 s Nottawa av, 1½-sty frame dwelling, 20x34, shingle roof, 1 family; cost, \$1,200; owner, Mary E. Parkin, 691 Eagle av, Bronx; architect, J. W. Ekkeind, 158 Norris av, Jamaica. Plan No. 3005.

RICHMOND HILL.—Cleveland st, n w cor Washington av, 2-sty frame dwelling, 42x16, shingle roof, 1 family, steam heat; cost, \$4,500; owner, John F. Haufe, 16 Parkview av, Glendale; architect, G. E. Crane, Richmond Hill. Plan No. 3018.

RICHMOND HILL.—Vine st, w s, 250 s Central av, four 2-sty frame dwellings, 18x35, shingle roof, 1 family, steam heat; cost, \$8,000; owners, Gatehouse Bros., Inc., 57 Chestnut st, Richmond Hill; architect, G. E. Crane, Richmond Hill. Plan No. 3019.

RICHMOND HILL.—Waverly pl, w s, 275 n Hillside av, 2-sty frame dwelling, 18x52, shingle roof, 1 family; cost, \$6,000; 2 houses; owner, B. J. Nickel, 833 Manor av, Woodhaven; architect, G. E. Crane, Richmond Hill. Plan No. 3020.

RIDGEWOOD.—Linden st, n w cor Traffic st, two 2-sty brick dwelling, 20x55, slag roof, 2 families; cost, \$9,000; and Grove st, s s, 17 w Traffic st, eight 2-sty brick dwellings, 20x62, slag roof, 2 families; cost, \$36,000; and Grove st, s s, 106 e Fresh Pond rd, nine 2-sty brick dwellings, 20x62, slag roof, 2 families; cost, \$40,500; owners, Stier & Bauer, Inc., 2420 Putnam av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 3000 to 3017.

SOUTH OZONE PARK.—Frost av, w s, 160 n Yukon av, three 2½-sty frame dwellings, 20x20, shingle roof, 1 family, steam heat; cost, \$12,000; owner, C. V. Schultz, South Ozone Park; architect, E. Nasen, South Ozone Park. Plan No. 2997.

ARVERNE.—Elizabeth av, n s, 270 w Wavercrest av, 2-sty frame dwelling, 14x30, shingle roof, 1 family; cost, \$1,500; owner and architect, Christ Madsen, 34 Kneer av, Rockaway Beach. Plan No. 3066.

BELLE HARBOR.—Beach 137th st, e s, 191 n Washington av, 2½-sty frame dwelling, 22x37, shingle roof, 1 family; cost, \$5,000; owner, H. F. Wentrich, Oxford av, Belle Harbor; architect, W. A. Hogan, Beach 116th st, Rockaway Park. Plan No. 3067.

CORONA.—Prospect st, n s, 300 w Central av, 2-sty brick dwellings, 20x52, tin roof, 2 families; cost, \$4,500; owner, Vincent Aridvzine, 107 45th st, Corona; architect A. L. Marinella Corona. Plan No. 3065.

JAMAICA.—Van Wyck av w s, 250 s Liberty av, two 2½-sty frame dwellings, 16x38, shingle roof, 1 family; cost, \$4,000; owner, Chas. W. Steiner, 93 Globe av, Jamaica; architect, I. M. Kirby, Fulton st, Jamaica. Plan Nos. 3063-4.

JAMAICA.—Pierson st, n s, 375 w Jeffrey av, six 2½-sty frame dwellings, 18x33, shingle roof, 1 family, steam heat; cost, \$14,400; owner, Loshen Const. Co., George and Franklin sts, Jamaica; architect, Robert Kurz, 324 Fulton st, Jamaica. Plan Nos. 3057-59-60-61-62.

RIDGEWOOD.—Grove st, n s, 118 w Traffic st, six 2-sty brick dwellings, 20x55, slag roof, 2 families; cost, \$27,000; owners, Bauer & Stier, 2420 Putnam av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 3072-3-4.

RIDGEWOOD.—Grove st, n s, 140 e Fresh Pond rd, six 2-sty brick dwellings, 20x62, slag roof, 2 families; cost, \$27,000; owners, Stier & Bauer, 240 Putnam av, Ridgewood; architects, L. Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan Nos. 3069-70-71.

ELMHURST.—Gerry av, n s, 278 w Junction av, three 2½-sty frame dwellings, 17x38, shingle roof, 1 family, steam heat; cost, \$7,500; owner and architect, John J. Froehoefer, 20 Jennings st, Elmhurst. Plan Nos. 3030-31-32.

JAMAICA.—Oak av, s s, 356 e New York av, two 2-sty frame dwellings, 16x32, shingle roof, 1 family, steam heat; cost, \$5,000; owner, T. A. Thompson, Richmond Hill; architect, H. T. Jeffrey & Son, Butler Building, Richmond Hill. Plan No. 3054.

JAMAICA.—Warwick av, n e cor Campton terrace, 2-sty frame dwelling, 20x39, shingle roof, 1 family, steam heat; cost, \$3,000; owner, Geo. W. Winans, 73 Cannonbury rd, Jamaica; architect, J. H. Rawson, 98 Merrick rd, Jamaica. Plan No. 3038.

METROPOLITAN.—Collins av, n w cor Casplan st, eighteen 2-sty frame dwellings, 16x36, shingle roof; cost, \$42,500; owner, John Vandervegt, 2157 Bleeker st, Ridgewood; architect, owner. Plan Nos. 3043-4-5-6-7.

RICHMOND HILL.—Waverly pl, e s, 333 n Hillside av, six 2-sty frame dwellings, 18x52, tin roof, 2 families; cost, \$18,000; owner, Bruno J. Nickel, 833 Manor av, Woodhaven; architect, G. E. Crane, Richmond Hill. Plan Nos. 3051-2-3.

WOODHAVEN.—Benedict av, w s, 250 s Fulton st, two 2½-sty frame dwellings, 17x42, shingle roof, 1 family, steam heat; cost, \$4,600; owner, A. J. Cobb, 729 Digby st, Woodhaven; architect, J. D. Geddes, Richmond Hill. Plan Nos. 3023-24.

WOODHAVEN.—Washington st, w s, 226 s Grafton av, four 2-sty brick dwellings, 20x50, slag roof, 2 families; cost, \$16,000; owner, Chas. Deloca, 1253 Herald av, Richmond Hill; architect, C. Infanger, 2634 Atlantic av, Brooklyn. Plan Nos. 3034-35-36.

WOODHAVEN.—Fulton st, s s, 20 w Thrall av, four 2-sty frame dwellings, 19x52, tin roof, 2 families; cost, \$12,000; owner, Gascoyne Realty Co., 420 Manor av, Woodhaven; architect, G. E. Crane, Richmond Hill. Plan Nos. 3021-32.

BAYSIDE.—Vista av, n s, 100 e Coster av, 2½-sty frame dwelling, 38x22, shingle roof, 1 family, steam heat; cost, \$4,500; owner, Blanche K. Fox, Pullis av, Bayside; architect, J. W. Chapman, 4 West 40th st, Manhattan. Plan No. 3079.

DUNTON PARK.—Frost av, e s, 250 n Van Siclen av, 2½-sty frame dwelling, 18x35, shingle roof, 1 family, steam heat; cost, \$2,750; owner, P. B. R. Const. Co., 555 Hopkinson av, Brooklyn; architect, L. Dananacher, 12 Washington st, Jamaica. Plan No. 3077.

DUNTON PARK.—Morris av, w s, 175 n Mill st, 2½-sty frame dwelling, 18x35, shingle roof, 1 family, steam heat; cost, \$2,750; owner, P. B. R. Const. Co., 555 Hopkinson av, Brooklyn; architect, L. Dananacher, 12 Washington st, Jamaica. Plan No. 3078.

SOUTH JAMAICA.—Old South rd, n s, 73 e Elm st, 1½-sty frame dwelling, 18x49, shingle roof, 1 family, steam heat; cost, \$3,000; owner, Andrew Adams, 254 Melrose st, Brooklyn; architect, Frank Adams, 216 Boerum st, Brooklyn. Plan No. 3081.

Factories & Warehouses.

COLLEGE POINT.—3d av, s s, 3d to 5th st, 1-sty brick factory, 41x158, Bonanza tile roof; cost, \$15,000; owner, American Hard Rubber Co., 150 3d av, College Point; architect, A. B. Miller, 140 Cedar st, Manhattan. Plan No. 3084.

FLUSHING.—Main st, w s, 200 s Broadway, 1-sty frame storage, 35x30, paroid roof; cost, \$500; owner, Isaac Rosenberg, 27 Main st, Flushing; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 3080.

Stables & Garages.

DOUGLSTON.—Cherry st, s s, 271 e Main st, 1½-sty brick garage and studio, 20x22, slag roof; cost, \$1,200; owner, Merle Johnson, premises; architect, C. Hartzlein, Grand Central Terminal, Manhattan. Plan No. 2979.

EVERGREEN.—Summerfield av, s s, 470 w Wyckoff av, 2-sty brick stable, 27x15, tin roof; cost, \$1,000; owner, K. Schuriger, 875 Woodward av, Ridgewood. Plan No. 2989.

FLUSHING.—Jasmine st, s s, 440 w 16th st, frame garage, 11x15; cost, \$200; owner, J. Kraus, premises. Plan No. 3085.

FOREST HILLS.—Jewel st, s s, 175 e Colonial av, brick garage, 15x20, shingle roof; cost, \$300; owner, Cord Meyer Co., Forest Hills. Plan No. 3083.

FLUSHING.—28th st, e s, 113 n Broadway, frame garage, 10x20; cost, \$125; owner, A. Thurman, premises. Plan No. 2986.

RIDGEWOOD.—Gates av, n s, 90 w Woodward av, brick garage, 18x40, slag roof; cost, \$1,000; owner, Mrs. Cath. Reinbolt, 658 Woodward av, Ridgewood; architect, H. A. Sand, 653 Onderdonk av, Ridgewood. Plan No. 2982.

WHITESTONE.—Whitestone av, w s, 50 n 4th st, frame garage, 16x20; cost, \$175; owner, W. Fellett, premises. Plan No. 2985.

WOODHAVEN.—Woodhaven av, n e cor Allen court, frame garage, 12x14; cost, \$100; owner, Albert Short, premises. Plan No. 2984.

COLLEGE POINT.—4th av, 555, frame garage, 20x16; cost, \$200; owner, W. C. A. Steffen, premises. Plan No. 2999.

FAR ROCKAWAY.—Clark av, n s, 150 w Broadway, frame garage, 10x18, tin roof; cost, \$150; owner, J. McGuire, premises. Plan No. 3000.

JAMAICA.—Hillcrest av, n s, 235 w Grand st, frame garage, 18x20, shingle roof; cost, \$200; owner, J. T. Callahan, premises. Plan No. 3004.

KEW.—Austin st, n s, 60 w Onslow pl, frame garage, 14x22; cost, \$300; owner, H. M. Newcomb, Grant st, Richmond Hill. Plan No. 3003.

MIDDLE VILLAGE.—Cooper av, s s, 20 w Dry Harbor rd, 1-sty brick garage, 20x32, slag roof; cost, \$1,200; owner, Val. Hoefflein, premises. Plan No. 2998.

WHITESTONE.—9th st, 15, frame garage, 12x18; cost, \$100; owner, R. Fenn, premises. Plan No. 2995.

FLUSHING.—12th st, e s, 175 n Mitchell av, frame garage, 16x16; cost, \$150; owner, F. H. Baker, premises. Plan No. 3042.

JAMAICA.—Clayton pl, s s, 88 w Puntine st, steel garage, 10x18; cost, \$160; owner, T. A. Wades, premises. Plan No. 3040.

LAURELTON.—Essex st, w s, 300 n Laurelton boulevard, frame garage, 13x18; cost, \$250; owner, G. W. Whiteside, premises. Plan No. 3041.

L. I. CITY.—18th av, e s, 415 n Vandeventer av, steel garage, 26x15; cost, \$450; owner, F. Feinger, 1723 1st av, Manhattan. Plan No. 3050.

OZONE PARK.—Freedom av, n w cor Beaufort st, brick stable, 12x30; cost, \$350; owner, Cecil Shapiro, 1213 Lawn av, Ozone Park. Plan No. 3028.

RICHMOND HILL.—Greenwood av, e s, 103 n Chichester av, brick garage, 16x20; cost, \$120; owner, Patrick Morris, premises. Plan No. 3026.

WOODHAVEN.—Forest parkway, w s, 600 n Jamaica av, frame garage, 10x14, tin roof; cost, \$100; owner, C. H. Parker, premises. Plan No. 3039.

WOODHAVEN.—Dennington av, w s, 750 n Jamaica av, frame garage, 16x14; cost, \$250; owner, Wm. Lehman, premises. Plan No. 3048.

COLLEGE POINT.—High st, 155, frame garage, 10x16; cost, \$100; owner, J. Golner, premises. Plan No. 3075.

JAMAICA.—Homer Lee av, w s, 1,154 s Dalmay rd, 1-sty brick garage, 15x18, slag roof; cost, \$400; owner, Richard O. Campione, premises. Plan No. 3076.

Stores and Dwellings.

ELMHURST.—Corona av, s s, 180 w Hanover av, 2-sty brick store and dwelling, 21x50, slag roof, 1 family; cost, \$4,300; owner, Salvatore Scilippi, 18 Broadway, Elmhurst; architect, Chas. Hendry, Baxter av, Elmhurst. Plan No. 3055.

WOODHAVEN.—Jamaica av, s s, 475 e Shaw av, 2-sty brick store and dwelling, 24x50, slag roof, 2 families; cost, \$5,000; owner, Mrs. Louise Holsten, 65 Sumner av, Brooklyn; architects, Koch & Wagner, 26 Court st, Brooklyn. Plan No. 2976.

RICHMOND HILL.—Freedom av, n w cor Beaufort st, 2-sty brick store and dwelling, 20x45, slag roof, 2 families; cost, \$4,000; owner, Cecil Shapiro, 1213 Lawn av, Ozone Park; architect, Wm. A. Blecher, 4420 Belmont av, Richmond Hill. Plan No. 3029.

Stores, Offices and Lofts.

L. I. CITY.—Wilbur av, n s, 101 w Sunswick st, 5-sty brick loft building, 94x187, slag roof; cost, \$90,000; owner, L. I. Loft Corp., 79 Sunswick st, L. I. City; architect, H. S. Karp, 87 Sunswick st, L. I. City. Plan No. 3002.

L. I. CITY.—Jackson av, s s, 12 e Diagonal st, 1-sty brick store, 51x70, slag roof; cost, \$7,500; owner, Harry Goldberg, 838 Jefferson av, Brooklyn; architect, F. A. Kaufmann, 406 9th av, L. I. City. Plan No. 3037.

Miscellaneous.

COLLEGE POINT.—Av G, n e cor 10th st, two metal signs, 10x12; cost, \$50; owner, B. O. Christholm, 56 Beaver st, Manhattan. Plan Nos. 3006-7.

COLLEGE POINT.—College av, s e cor Av E, metal sign, 10x12; cost, \$25; owner, B. O. Christholm, 56 Beaver st, Manhattan. Plan No. 3008.

JAMAICA.—East Bay av, e s, 200 s Cross st, frame boat house, 10x19, tin roof; cost, \$70; owner, A. Siedendorf, premises. Plan No. 3001.

WOODSIDE.—8th st, e s, 300 n Woodside av, three railroad platforms, 11x472; cost, \$10,000; owner and architect, L. I. R. Co., Penn Terminal, Manhattan. Plan No. 2996.

LAUREL HILL.—Marsh st, n e cor L. I. R. frame loading rack; cost, \$1,000; owner, Texas Co., 17 Battery pl, Manhattan. Plan No. 2981.

LAUREL HILL.—Marsh st, n e cor L. I. R. R., loading rack; cost, \$1,500; owner, Texas Co., 17 Battery pl, Manhattan. Plan No. 2980.

L. I. CITY.—Harold av, s e cor Queens boulevard, frame signboard, 100x10; cost, \$200; owner, R. C. Maxwell Co., Trenton, N. J. Plan No. 2977.

L. I. CITY.—East av, w s, 75 n 9th st, frame shed, 20x40; cost, \$400; owner, Cath. M. Donnelly, 157 East av, L. I. City. Plan No. 2990.

MASPETH.—Lenox av, n s, 340 e Maiden lane, coop, 6x9; cost, \$50; owner, B. Behling, premises. Plan No. 2978.

RIDGEWOOD.—Cornelia st, s s, 355 w Cypress av, frame shed, 20x14, paper roof; cost, \$200; owner, A. Koehler, premises. Plan No. 2987.

RIDGEWOOD.—Summerfield st, s s, 443 e Cypress av, frame shed, 16x31, paper roof; cost, \$200; owner, H. Schneidecke, premises. Plan No. 2988.

FLUSHING.—Broadway, 131, frame shed, 10x4, slag roof; cost, \$150; owner, N. Y. Telephone Co., premises. Plan No. 3056.

JAMAICA CREEK.—South Bay av, w s, 200 e Bay rd, frame boat house, 12x24; cost, \$150; owner, J. Miller, premises. Plan No. 3068.

FLUSHING.—Flushing av, e s, 400 n Lotts lane, 1-sty brick pump house, 22x18, slag roof; cost, \$1,500; owner, City of New York, 149 Centre st, Manhattan; architect, W. E. Austin, 46 West 24th st, Manhattan. Plan No. 3025.

JAMAICA CREEK.—Jamaica Creek, 3, ¾ mile s Rockaway rd, frame boat house, 23x26, tin roof; cost, \$150; owner, Stephen DeBragga, 2623 Decatur st, Brooklyn. Plan No. 3027.

L. I. CITY.—Jackson av, s s, 100 w Barn st, 1-sty brick sub-station, 50x124, slag roof; cost, \$40,000; owner, Interborough Rapid Transit Co., 165 Broadway, Manhattan; architect, G. H. Pegren, same. Plan No. 3033.

L. I. CITY.—7th av, w s, 730 n Riker av, 2-sty frame shed, 61x64, slate roof; cost, \$1,200; owner, Oakes Mfg. Co., premises; architect, F. Chmelik, 796 2d av, L. I. City. Plan No. 3082.

Richmond.

APARTMENTS, FLATS AND TENEMENTS.
ST. PAULS AV, n s, 425 n Swan st, Tompkinsville, 3-sty brick apartment, 35x54; cost,

\$12,000; owner, Joseph Spiotto, 101 Richmond turnpike; architect, Harry W. Pelchar, Port Richmond. Plan No. 857.

DWELLINGS.

CENTER ST, n e cor Britton lane, New Dorp Beach, 1-sty frame dwelling, 20x35; cost, \$1,500; owner, James Tierney, 235 Windsor pl, Brooklyn; architect, Harry A. Wilkes, Maple st, New Dorp. Plan No. 861.

DAVID ST, s s, 200 w Nelson av, Great Kills, two 1-sty frame bungalows, 16x24; cost, \$720; owner, A. Slanot, Pleasant Plains; architect, Wm. J. Peters, Great Kills. Plan No. 856.

MANHATTAN ST, n s, 200 e Depew, Tottenville, 2-sty frame dwelling, 18x38; cost, \$650; owner, G. O. Gillen, 295 Manhattan st; architects, Campbell-Anderson, Tottenville. Plan No. 853.

ROCKAWAY ST, n s, 450 e Belmont, Tottenville, 2-sty frame dwelling, 20x32; cost, \$1,400; owner, Anna A. Rogers, 276 Loretta st; architects and builders, Campbell-Anderson, Tottenville. Plan No. 847.

WAVE ST, n s, 200 e Bay st, Stapleton, 1-sty frame dwelling, 20x36; cost, \$1,100; owner, G. Parish, South Beach; architect, A. Dorn, Jr., Gordon st; builder, G. Molinoff, 196 Broad st. Plan No. 855.

BEACH & HARRISON AVS, Annadale, 1-sty frame bungalow, 9x15; cost, \$250; owner, Julius Blume, Jefferson boulevard, Annadale; builder, H. Johnson, Annadale. Plan No. 849.

BEACH AV, s w, 446 w Amboy rd, 2-sty frame dwelling, 39x41; cost, \$4,000; owner, Geo. J. Worth, 220 5th av; architect, G. A. D. Martino, 150 Nassau st. Plan No. 864.

HARBOR RD, e s, 900 n Zeluff av, Mariners Harbor, 2-sty brick dwelling, 20x33; cost, \$2,500; owner, A. De Rosa, Mariners Harbor; architect, D. Santorio, Stapleton. Plan No. 852.

OCEAN AV, s w cor 3d st, New Dorp, 2½-sty brick dwelling, 26x36; cost, \$5,500; owner, Leonore Mattes, 200 3d st, New Dorp; architect, Edwin H. Lockhart, 37 Richmond rd. Plan No. 859.

SHARROTT AV, n s, 175 s Seguire rd, Pleasant Plains, 2-sty frame dwelling, 29x28; cost, \$2,800; owner, Geo. W. Bedell, Princes Bay; architect, Royal Daggett, Princes Bay; builders, Daggett & Olsen, Princes Bay. Plan No. 858.

FACTORIES AND WAREHOUSES.

JERSEY ST, n s, 300 n Hill st, New Brighton, 1-sty brick shop, 23x47; cost, \$500; owners, Fisher & Rivkin, Jersey st, New Brighton; architect, Jacob Fisher, Jersey st, New Brighton. Plan No. 862.

STABLES AND GARAGES.

BROADWAY, n w cor Prospect st, West New Brighton, 1-sty frame garage, 10x16; cost, \$125; owner, Benedict Parker, premises. Plan No. 846.

GREELEY AV, n s, 50 w Kruser, Grant City, 1-sty frame stable, 14x24; cost, \$100; owner, Norma Marks, Grant City; builder, Adam Marks, Jr., Grant City. Plan No. 845.

SIMONSON AV, n s, 679 w Bay st, Stapleton, 1-sty concrete garage, 18x24; cost, \$450; owner, Mrs. A. Boera, Stapleton; architect, Wm. S. Lee, Rosebank. Plan No. 863.

STORES, OFFICES AND LOFTS.

NEW DORP LANE, e s, n e cor 5th st, New Dorp, 1-sty frame office, 10x20; cost, \$150; owner, G. D. Plummer, New Dorp. Plan No. 865.

MISCELLANEOUS.

CENTRE ST, n s, 75 w Willard av, Richmond, S. I., 1-sty frame chicken house, 10x12; cost, \$30; owner, Mrs. Hoverkamp, Richmond, S. I.; builder, Geo. Hoverkamp, Richmond, S. I. Plan No. 848.

JAMES ST, w s, 200 s Houghmont, West New Brighton, 1-sty frame tool house, 12x15; cost, \$25; owner, Geo. Thompson, 56 Houghmont st. Plan No. 850.

JACKSON ST, e s, 123 s William st, Tompkinsville, 1-sty frame dog kennel, 10x19; cost, \$175; owner, Konrad Halle, 15 Jackson st, Stapleton; architect, Hy. G. Otto, 6 Jackson st, Tompkinsville; builders, Karlsson Bros., Havenwood rd, Brighton Heights. Plan No. 854.

4TH ST, n s, 150 n Egbert av, New Dorp Manor, 1-sty frame shed, 10x13; cost, \$60; owner, Mrs. S. Hoffman, 15 4th st, New Dorp Manor. Plan No. 851.

ANNADALE RD, n w, 500 n Amboy, Annadale, 1-sty frame chicken house, 18x30; cost, \$50; owner, Laura Allison, Annadale rd; builder, Marshall Allison, Annadale rd. Plan No. 860.

LINCOLN AV, n w, 30 nw 5th av, Woodland Terrace, 1-sty frame tool shed, 15x9; cost, \$48; owner, John Liapi, 42 West 29th st, Manhattan; builder, Geo. Lonney, 489 6th av, Manhattan. Plan No. 844.

PLANS FILED FOR ALTERATIONS.

Manhattan.

BROOME ST, 431, build shed to 4-sty brick factory; cost, \$100; owner, Kaldenberg Land Co., 433 Broome st; architect, Harry Zlot, 63 Grand st. Plan No. 2055.

DELANCEY ST, 108, n s, 65 w Essex st, new stair exits, etc., to 4-sty brick moving picture theatre and loft; cost, \$300; owner, Essex Amusement Co., 108 Delancey st; architect, M. Joseph Harrison, World Building. Plan No. 2029.

EAST HOUSTON ST, 349, s s, 80 w Pitt st, new partitions, bath rooms, also living and toilet rooms, windows, steel beams to 4-sty brick store and tenement; cost, \$2,000; owner, Louis C. Reichard, 349 East Houston st; architect, Otto Reissmann, 147 4th av. Plan No. 2030.

MADISON ST, 9, n s, 75 w Roosevelt st, excavate basement, new partitions, roof, window, skylight and plumbing fixtures to 3-sty brick dwelling; cost, \$5,000; owner, Hanora Nolan, 9 Madison st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 2040.

MANHATTAN ST, 175, n s, 390 w Riverside Drive, new walls, partitions, stairs, fire-escape, elevator and metal ceiling to 2-sty brick garage; cost, \$3,000; owner, Patrick Gaffney, 1632 West 130th st; architect Frank J. Schefcik, 4168 Park av. Plan No. 2036.

WAVERLY PL, 124, remove roof tile and piers, new skylight, repainting building to 4-sty brick dwelling; cost, \$1,000; owner, Alice Loughran, 40 Washington sq; architect, Frank E. Vitola, 16 East 23d st. Plan No. 2031.

2D ST, 235, s s, 298 w Av C, new partitions and vent shaft to 5-sty brick store and tenement; cost, \$5,000; owner, Fanny Jacobowitz, 324½ 8th st; architect, Jacob Fisher, 25 Av A. Plan No. 2035.

5TH ST, 525 East, n s, 325 e Av A, new window openings and partitions to 5-sty brick store and tenement; cost, \$800; owner, John Becker, 3210 Hull av, Bronx; architect, Henry Klein, 505 East 15th st. Plan No. 2041.

19TH ST, 258-260 West, 269 e 8th av, new windows, water closets and partitions to two 5-sty brick stores and tenements; cost, \$950; owner, Peter Frederick Bammann, 262 West 19th st; architect, Wilfred C. Reid, 1023 Summit av. Plan No. 2043.

22D ST, 493 West, n e cor 10th av, new show window to 1-sty brick office; cost, \$50; owner, Jacob Appell, 271 West 23d st; architect, Chas. B. Meyers, 1 Union Sq West. Plan No. 2044.

26TH ST, 343-347 West, n s, 236 e 9th av, install water filter to 6-sty brick lofts and factory; cost, \$500; owner, Richard Ely, 165 Broadway; architect, Max Kottler, 140 Orchard st. Plan No. 2042.

46TH ST, 7 to 29 East, new opening, new platform, iron stair, coat rooms and toilets to 18-sty fireproof hotel; cost, \$10,000; owner, Robert Walton Goelt, 9 West 17th st; architects, Warren & Wetmore, 16 East 47th st. Plan No. 2047.

46TH ST, 17 East, n w cor Madison av, new green house on roof to 16-sty fireproof hotel; cost, \$2,000; owner, Robert W. Goelt, 17 East 46th st; architects, Lord & Burnham Co., 30 East 42d st. Plan No. 2053.

50T HST, 74 West, new store front and window to 4-sty brick offices; cost, \$400; owner, Frederick W. Dan, 74 West 50th st; architect, Geo. W. Foster, 225 Lexington av. Plan No. 2057.

60TH ST, 40 East, s s, 100 e Columbus av, raise skylight 5 ft., new doorway, fireproof doors and iron ladder to 5-sty brick garage; cost, 250; owner, Nicholas Henry, 537 Manhattan av; architect, Frank M. Coffin, 272 Manhattan av. Plan No. 2039.

62D ST, 42-44 West, 5-sty fireproof garage; cost, \$10,000; owners, Louise W. McAllister & another, 163 East 74th st; architect, B. Hustace Simonson, 315 5th av. Plan No. 2027.

82D ST, 518 East, s s, 273 e Av A, new extension and steel beams to 4-sty brick stores and tenement; cost, \$950; owner, Ernest Zipse, 133 Bowery; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2052.

86TH ST, 531 East, construct cold storage space, 1-sty boiler room, concrete floor, brick chimney to 3-sty brick laundry and boiler room; cost, \$4,000; owner, Sister Damase for the Sisters of Misericordia, 531 East 86th st; architect, Thomas A. Bruno, 225 5th av. Plan No. 2054.

88TH ST, 343-357 West, convert dumbwaiter shaft to closet, new doors and openings to 9-sty fireproof tenement; cost, \$750; owner, Riverside Drive & 88th Street Corp., 149 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 2038.

108TH ST, 420 East, new stalls, cement floors, walls and driveway to 1-sty stable and factory; cost, \$500; owner, R. Bunke Estate, 448 East 108th st; architect, John G. Michel, 323 45th st. Plan No. 2058.

112TH ST, 11 East, new dumbwaiter shaft, partitions, bathroom, plumbing, kitchen fixtures, fire-escapes to 5-sty brick tenement; cost, \$3,000; owner, Thomas C. Fallon, 19 Washington st; architect, George W. Ahern, 42 Broadway. Plan No. 2056.

136TH ST, 16-18-20-22 West, s s, 235 w 5th av, erect flue and brick wall to 6-sty brick tenement; cost, \$100; owners, Mitchell Bernstein & Anna F. Haber, Inc., 131 East 23d st; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 2049.

149TH ST, 503 West, n s, 100 w Amsterdam av, cut new openings, windows and iron beams to 5-sty brick tenement; cost, \$200; owners, Sophia Matzke & Juliet Lefkovic, 503 West 149th st; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 2032.

181ST ST, 605-609 West, altering internally to 6-sty brick store and apartments; cost, \$15,000; owner, Frederick Britsch, 800 Riverside Drive; architect, T. N. Kara Stoyanoff, 220 Audubon av. Plan No. 2033.

AV B, 8-10, w s, 100 n 1st av, new partitions and flue to 5-sty brick stores and tenement; cost, \$1,200; owners, Louis & Joseph Frankenthaler, 1215 Madison av; architect, Mitchell Bernstein, 131 East 23d st. Plan No. 2048.

AUDUBON PL, 9-19, s e cor 158th st, new runway to 2-sty brick garage; cost, \$700; owner, Adolph Lewisohn, 61 Broadway; architects, G. B. Beaumont Co., 286 5th av. Plan No. 2051.

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.

TREASURY DEPARTMENT, Supervising Architect's Office, Washington, D. C., Sept. 1, 1915.—Sealed proposals will be opened in this office at 3 p. m., Oct. 13, 1915, for the construction, complete (including mechanical equipment, lighting fixtures, and approaches), of a one-story and basement, brick, terra-cotta, and stone-faced building of 4,115 square feet ground area, fireproof construction, composition and tile roof, for the United States post office at Naugatuck, Conn. Drawings and specifications may be obtained from the custodian of the site at Naugatuck, Conn., or at this office in the discretion of the Supervising Architect. Jas. A. Wetmore, Acting Supervising Architect.

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Plans Filed, Alterations, Continued.

BROADWAY, 569-575, n w cor Prince st, new openings to 6-sty brick stores and lofts; cost, \$900; owner, William Waldorf Astor, London, England, care Clarence W. Baldwin, 21 West 26th st; architect, O. Francis Burrows, 410 West 34th st. Plan No. 2037.

BROADWAY, 2789-99, s w cor 108th st, erect new cellar extension and stair bulkhead to 2-sty brick stores and offices; cost, \$3,000; owner, The Title Insurance Co. of New York, 135 Broadway; architect, Jobst Hoffmann, 188 St. Nicholas av. Plan No. 2045.

LEXINGTON AV, 613, new doorway and window to 4-sty brick private residence; cost, \$975; owner, Bartholomew F. O'Brien, 613 Lexington av; architect, Walter J. O'Brien, 613 Lexington av. Plan No. 2046.

PARK ROW, 31, s s, 58 w Beekman st, reset floor beams, lower 1st tier beams, new walls, steel columns and girders, stairs, fireproof partitions, show window, operator's booth, metal ceiling and 500 seats to 3-sty brick moving picture theatre, stores and offices; cost, \$18,000; owner, Jay Gould Estate, 165 Broadway; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2028.

3D AV, 972, n w cor 58th st, new stairway to 5-sty brick store and dwelling; cost, \$100; owner, Joseph Dugro estate, 1 Union sq; architect, Jacob Fisher, 25 Av A. Plan No. 2034.

5TH AV, 87-89, continue stairway and pent house, new partitions to 11-sty fireproof lofts; cost, \$350; owner, George G. Williams Estate, 270 Broadway; architect, Marshall R. Grimes, 39 East 42d st. Plan No. 2050.

8TH AV, 958-962, s e cor 57th st, new steel flue and doorway to 5-sty brick tenement; cost, \$150; owner, James K. Holly, 11 Shipley st, Forest Park, L. I.; architect, A. H. Dusenbury, 31 East 27th st. Plan No. 2025.

11TH AV, 440-442, e s, 24 n 36th st, raise and grade floors, new wood columns and girders, roof, flooring, elevator and fireproof enclosure, walks, gasoline storage tank, pump, &c., boiler and heating equipment, change stairs to 3½-sty brick garage; cost, \$6,000; owner, Commercial Trust Co., 41st st and Broadway; architect, Percival R. Pereira, 226 West 42d st. Plan No. 2026.

Bronx.

AMETHYST ST, e s, 281.85 n Rhineland av, move and new plumbing to 2-sty frame dwelling; cost, \$1,000; owner, Thos. J. Larkin, 1920 Amthyst st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 367.

140TH ST, 310, new toilet to 3-sty frame tenement; cost, \$120; owner, John McKenna, on premises; architect, Frank Lockler, 1515 Williamsbridge rd. Plan No. 368.

146TH ST, 451, new rear and side walls to 2-sty brick bath; cost, \$400; owner, Tobe Kleinberg, 2143 Amsterdam av; architect, Franz Wolfgang, 535 East 177th st. Plan No. 366.

150TH ST, 242, change from peak to flat roof 2-sty frame dwelling; cost, \$1,000; owner, John Smith, 410 East 144th st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 372.

181ST ST, n e cor Webster av, new partitions, &c., to 1-sty brick garage; cost, \$1,000; owner and architect, City of New York. Plan No. 369.

CLINTON AV, 1353, 1-sty frame extension, 24.8x7, to 3-sty frame dwelling; cost, \$500; owner, Harry Rich, on premises; architects, Gronenberg & Leuchtag, 303 5th av. Plan No. 371.

ELLIS AV, s s, 305 e Havemeyer av, raise to grade and new plumbing to 1-sty concrete dwelling; cost, \$800; owner and architect, Jean Merzean, 2331 Gleason av. Plan No. 370.

HOLLAND AV, e s, 1,120 n Morris Park av, move 3-sty frame dwelling; cost, \$500; owner, Fred Durr, 1956 Hunt av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 374.

MORRIS AV, 1003-1005, 2-sty brick extension, 21.6x105, to 2-sty brick garage; cost, \$11,000; owner, Nathan Fromm, 691 Broadway; architect, Jas. P. Whiskeman, 30 East 42d st. Plan No. 373.

Brooklyn.

BOERUM ST, s s, 50 e Humboldt st, plumbing to 3-sty store and tenement; cost, \$250; owner, Louis H. Freedman, on premises; architects, Cannella & Gallo, 60 Graham av. Plan No. 6240.

CARROLL ST, n s, 160 w Brooklyn av, extension to 3-sty dwelling; cost, \$1,000; owner, Chas. V. Bossert, on premises; architect, John C. Wandell Co., 4 Court sq. Plan No. 6136.

COLUMBIA ST, e s, 80 n President st, exterior alterations to 3-sty store and dwelling; cost, \$1,000; owner, Allen Freeman, 1 Liberty st, Manhattan; architect, John Burke, 372 Union st. Plan No. 6160.

COVERT ST, s s, 100 e Knickerbocker av, extension to 2-sty dwelling; cost, \$1,000; owner, Geo. Alberts, 204 Main st, Astoria; architect, Chas. Gastmeyer, 1652 Myrtle av. Plan No. 6191.

FULTON ST, s s, 64.6 e Nostrand av, interior alterations to 1-sty store; cost, \$200; owner, Albert Goesser, 1290 Fulton st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 6119.

FULTON ST, s w cor Rockwell pl, interior alterations to 4-sty theatre; cost, \$275; owner, B. F. Keith's N. Y. Theatres Co., 1564 Broadway, Manhattan; architect, W. H. McElPatrick, 701 7th av, Manhattan. Plan No. 6157.

FURMAN ST, w s, 450 n Montague st, interior alterations to 4-sty warehouse; cost, \$500; owner, N. Y. Dock Co., State and Whitehall sts, Manhattan; architect, C. E. Hicks, foot of Montague st. Plan No. 6220.

HINSDALE ST, w s, 74 s Dumont av, extension to 3-sty store and tenement; cost, \$800; owner, Alter Seidel, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6102.

PEARL ST, w s, 105.3 s Johnson st, plumbing to 3-sty store and dwelling; cost, \$400; owner, Dr. Henry D. Gill, 337 East 57th st, Manhattan; architect, I. A. Crawford, 1095 Lorimer st. Plan No. 6129.

RODNEY ST, s s, 149 w Lee av, extension to 3-sty dwelling; cost, \$500; owner, Aaron Hirschhorn, 166 Rodney st; architect, Harry Zlot, 65 Grand st. Plan No. 6116.

SCHOLES ST, s e cor Humboldt st, interior alterations to 2-sty store and dwelling; cost, \$500; owner, Mendel Spanga, on premises; architect, Tobias Goldstone, 49 Graham av. Plan No. 6134.

TROUTMAN ST, s s, 90 w Evergreen av, extension to 2-sty shop; cost, \$200; owner, Boston Trading Co., on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 6117.

SOUTH 8TH ST, s s, 112 w Bedford av, interior alterations to 2-sty shop and dwelling; cost, \$800; owner, Saml. Hyman, 17 Hope st; architect, Albert Elia, 2413 East 14th st. Plan No. 6143.

14TH ST, s s, 82.9 e 6th av, plumbing to 1-sty church; cost, \$150; owner, St. Stanislaus Church, 328 14th st; architect, Thos. G. Hewins, 275 12th st. Plan No. 6113.

18TH ST, s e cor 8th av, extension to 2-sty office; cost, \$2,500; owner, Malbone Mfg. Co., on premises; architect, E. W. Higgs, 1324 South Vine st, Morris Park. Plan No. 6214.

85TH ST, s s, 100 e 22d av, interior alterations to 3-sty dwelling; cost, \$1,000; owner, Ervin Const. Co., 257 Broadway, Manhattan; architect, E. G. Gallner, 257 Broadway, Manhattan. Plan No. 6188.

ARLINGTON AV, n e cor Dresden st, extension to 1-sty theatre; cost, \$1,000; owner, Robert J. Cluse, 3d av and 148th st, Manhattan; architects, Voss & Lauritzer, 65 DeKalb av. Plan No. 6239.

ARLINGTON AV, n s, 47.6 w Barbey st, interior alterations to 2-sty dwelling; cost, \$150; owner, Michael Schaefer, 137 Arlington av; architect, Louis F. Schillinger, 167 Van Siclen av. Plan No. 6223.

BROOKLYN AV, w s, 140 n Church av, plumbing to 2-sty dwelling; cost, \$1,000; owner, Nathan Powell, 477 Broadway; architect, H. M. Entlich, 29 Montrose av. Plan No. 6234.

CLASSON AV, e s, 49.6 s Pacific st, extension to 2-sty stable; cost, \$600; owner, Antonella Scroscia, on premises; architects, Laspi & Salvati, 525 Grand st. Plan No. 6193.

FLUSHING AV, n s, 187.7 e Bedford av, interior alterations to shops and office; cost, \$1,000; owner, Star Poultry Co., 178 Floyd st; architects, Shampian & Shampian, 772 Broadway. Plan No. 6163.

GATES AV, n s, 225 w Irving av, extension to two 2-sty stores and dwellings; total cost, \$1,800; owner, John Hirn, 1390 Madison st; architect, Wm. Weiner, 194 Ridgewood av. Plan No. 6141.

KINGS HIGHWAY, s s, 20.8 e East 13th st, extension to 3-sty store and dwelling; cost, \$600; owner, Mrs. Lira Richard, 329 Ocean parkway; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6142.

KNICKERBOCKER AV, s s, 50 w Himrod st, interior alterations to 2-sty store and dwelling; cost, \$2,000; owner, B. & P. Realty Co., on premises; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 6116.

NASSAU AV, s e cor Humboldt st, interior alterations to 3-sty store and tenement; cost, \$5,000; owner, Peter Doelger Bwg. Co., 407 East 55th st, Manhattan; architect, Chas. Stegmayer, 168 East 91st st, Manhattan. Plan No. 6132.

NEW JERSEY AV, n w cor Pitkin av, extension to 3-sty store and dwelling; cost, \$1,000; owner, Louis Jakobson, 115 Broadway, Manhattan; architects, Cantor & Dorfman, 373 Fulton st. Plan No. 6133.

NEW JERSEY AV, w s, 150 s Fulton st, extension to 2-sty dwelling; cost, \$800; owner, Louis Ollstein, on premises; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 6165.

OCEAN PARKWAY, w s, 624 s Sheephead Bay rd, extension to 3-sty dwelling; cost, \$1,000; owner, Miss Pauline Steyer, on premises; architect, Geo. H. Suess, 2966 West 29th st. Plan No. 6097.

PARK AV, s s, 230 w Marcy av, interior alterations to 3-sty tenement; cost, \$200; owner, Francesco Romeo, 626 Park av; architects, Glucroft & Glucroft, 671 Broadway. Plan No. 6226.

PROSPECT PARK SOUTHWEST, s e cor Prospect Park West, marquisse to 3-sty saloon and apartments; cost, \$250; owner, Leonhard Michel, 25 1st pl; architect, Leonhard Michel, 25 1st pl. Plan No. 6189.

SCHENCK AV, s e cor Belmont av, 2-sty frame dwelling; cost, \$250; owner, Morris Shopetovsky, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 6092.

SNEDIKER AV, s e cor Sutter av, extension to 7-sty store and dwelling; cost, \$500; owner, Mary Heller, 693 Linwood st; architect, E. M. Adelsohn, 1776 Pitkin av. Plan No. 6190.

THATFORD AV, w s, 75 s Glenmore av, extension to 2-sty dwelling; cost, \$1,200; owner, Dr. Max Rothenberg, on premises; architects, Cohn Bros., 361 Stone av. Plan No. 6233.

VERNON AV, n s, 100 e Throop av, plumbing to 3-sty tenement; cost, \$150; owner, I. H. Gottlieb, 642 Broadway; architect, Lew Koen, 76 Graham av. Plan No. 6093.

WASHINGTON AV, e s, 62 s Pacific st, windows to 2-sty store and dwelling; cost, \$300; owner, Jas. T. Kelly, 991 Bergen st; architect, Jas. F. Bly, 422 St. Marks av. Plan No. 6107.

6TH AV, n e cor 2d st, interior alterations to 1-sty church; cost, \$690; owner, St. Matthew's Ev. Luth. Church, on premises; architect, Francis Averkamp, 256 Broadway, Manhattan. Plan No. 6151.

Queens.

BELLE HARBOR.—Chester av, w s, 120 n Newport av, plumbing to dwelling; cost, \$50; owner, W. A. Hogan, premises. Plan No. 2012.

COLLEGE POINT.—13th st, 229, electric sign on store; cost, \$60; owner, Marvin Lodge 252, I. O. O. F., premises. Plan No. 2022.

COLLEGE POINT.—North boulevard, n s, 175 e College av, 1-sty frame extension, 14x28, side of dwelling, interior alterations; cost, \$1,000; owner, H. A. MacNeil, premises; architect, E. Leo McCracken, College Point. Plan No. 1982.

COLLEGE POINT.—10th st, n w cor boulevard, interior alterations to shop; cost, \$200; owner, G. E. Chrisolm, premises. Plan No. 1972.

CORONA.—East Jackson av, 27, electric sign to dwelling; cost, \$50; owner, P. Graeber, premises. Plan No. 2003.

ELMHURST.—Ketcham av, n s, 126 w Britton av, plumbing to dwelling; cost, \$50; owner, J. Arnoldi, premises. Plan No. 1999.

ELMHURST.—Whitney av, 15, electric sign on store; cost, \$50; owner, C. D. Coombes, premises. Plan No. 2004.

ELMHURST.—Ketcham st, e s, 150 w Britton av, plumbing to dwelling; cost, \$50; owner, S. Schultis, premises. Plan No. 2000.

FAR ROCKAWAY.—Channel av, w s, 50 s Ocean av, plumbing to dwelling; cost, \$50; owner, F. C. Norton, premises. Plan No. 1975.

FLUSHING.—Broadway, s s, 100 w Main st, new foundation to dwelling; cost, \$1,000; owner, J. A. Johnston, premises. Plan No. 1996.

FLUSHING.—Main st, 27, electric sign on store; cost, \$350; owner, A. E. Dowling, premises. Plan No. 1992.

FOREST HILLS.—Continental av, 148, electric sign on store; cost, \$50; owner, Garo Zorn, premises. Plan No. 2005.

GLENDAL.—DeBoo pl, e s, 175 s Myrtle av, plumbing to dwelling; cost, \$75; owner, St. Francis Church, premises. Plan No. 1980.

JAMAICA.—Fulton st, 369, electric sign on store; cost, \$200; owners, J. & M. Greenberg, premises. Plan No. 1979.

JAMAICA.—Prospect st, e s, 125 s South st, 1-sty frame extension, 19x15, rear store and dwelling, interior alterations; cost, \$750; owner, J. Ryan, 76 Fort Greene pl, Brooklyn; architect, R. Kurz, 324 Fulton st, Jamaica. Plan No. 1967.

JAMAICA.—Sylvester av, n s, 100 e Sutphin rd, new foundation to dwelling; cost, \$150; owner, J. Klatz, premises. Plan No. 1994.

JAMAICA.—South st, n s, 225 w Boynton av, plumbing to dwelling; cost, \$50; owner, J. Olson, premises. Plan No. 1976.

JAMAICA.—Fulton st, n s, 54 e Union av, interior alterations to dwelling; cost, \$600; owner, Kaiser Wine Co., 315 West 54th st, Manhattan; architect, W. H. Spaulding, 34 Bergen av, Jamaica. Plan No. 1983.

JAMAICA.—Fulton st, 51, electric sign on garage; cost, \$50; owner, W. & R. Realty Co., 200 Broadway, Manhattan. Plan No. 2020.

KEW.—Willow st, e s, 70 s Cuthbert pl, plumbing to dwelling; cost, \$50; owner, Katzenstein, premises. Plan No. 2017.

KEW.—Austin st, n s, 60 w Onslow pl, 1-sty frame extension, 5x10, rear dwelling, tin roof; cost, \$200; owner, H. M. Newcomb, premises. Plan No. 1963.

LAUREL HILL.—Borden av, s s, 68 e Laurel Hill boulevard, plumbing to dwelling; cost, \$150; owner, J. Schwarz, 1374 44th st, Brooklyn. Plan No. 2021.

L. I. CITY.—10th av, w s, 28 n Jamaica av, interior alterations to moving picture theatre; cost, \$50; owner, D. C. Reilly, 502 Rogers av, Brooklyn. Plan No. 2009.

L. I. CITY.—Jackson av, 90-92, electric sign on garage; cost, \$100; owner, Dora Singer, 1190 Madison av, Manhattan. Plan No. 2019.

L. I. CITY.—Ridge st, s e cor Sherman st, plumbing to dwelling; cost, \$50; owner, S. Castro, premises. Plan No. 1958.

L. I. CITY.—Ridge st, 8, plumbing to dwelling; cost, \$100; owner, S. Castro, premises. Plan No. 1981.

L. I. CITY.—Franklin st, n w cor Munson st, 1-sty frame extension, 15x15, rear dwelling; cost, \$75; owner, J. Porkorny, premises. Plan No. 1978.

L. I. CITY.—7th st, 123, plumbing; cost, \$250; owner, Mrs. Frank Morra, 116 7th st, L. I. City. Plan No. 1965.

L. I. CITY.—Hobson av, s e cor Creek st, 1-sty brick extension, 53x39, rear power plant, Bonanza tile roof, interior alterations; cost, \$6,000; owner and architect, Nichols Copper Co., premises. Plan No. 1990.

L. I. CITY.—Van Alst av, s e cor Ridge st, plumbing to dwelling; cost, \$50; owner, W. J. Ward, premises. Plan No. 1957.

L. I. CITY.—Camelia st, 201, plumbing to dwelling; cost, \$50; owner, Wm. Richenstein, premises. Plan No. 1969.

MASPETH.—Perry av, 21, new foundation to dwelling; cost, \$150; owner, E. Schublein, premises. Plan No. 1984.

MIDDLE VILLAGE.—Fulton av, w s, 288 s Pulaski st, interior alterations to dwelling; cost, \$100; owner, M. Perlstein, premises. Plan No. 1974.

NORTH BEACH.—Glentworth av, s w cor Old Bowery Bay rd, new veranda to dwelling; cost, \$100; owner, P. Koehler, premises. Plan No. 1977.

RICHMOND HILL.—Guion pl, e s, 245 s Brandon av, 1-sty frame extension, 15x27, front and side dwelling; cost, \$250; owner, C. Fleischer, premises. Plan No. 1973.

RICHMOND HILL.—Briggs av, w s, 115 s Atlantic av, plumbing to dwelling; cost, \$50; owner, C. Schreiber, premises. Plan No. 2002.

RICHMOND HILL.—Hickory st, 17, plumbing to dwelling; cost, \$50; owner, C. Ehler, premises. Plan No. 1968.

RICHMOND HILL.—Spruce st, w s, 125 n Jerome av, plumbing to dwelling; cost, \$50; owner, J. Gudmunson, premises. Plan No. 1986.

RICHMOND HILL.—Church st, e s, 200 n Kimball av, plumbing to dwelling; cost, \$75; owner, J. Froelich, premises. Plan No. 1985.

RICHMOND HILL.—Chichester av, n s, 40 s Cochran st, plumbing to dwelling; cost, \$50; owner, W. Koneman, premises. Plan No. 2010.

RICHMOND HILL.—Scott st, s s, 25 e Maple st, plumbing to dwelling; cost, \$50; owner, W. Nugent, premises. Plan No. 2008.

RICHMOND HILL.—Oxford av, 65, porch rear dwelling; cost, \$125; owner, T. F. Daly, premises. Plan No. 2023.

ROCKAWAY BEACH.—St. Marks av, n s, 175 w 104th st, 1-sty frame extension, 8x9, front dwelling, tin roof, interior alterations; cost, \$600; owner, P. Fabel, premises; architect, J. B. Smith, Rockaway Beach. Plan No. 2011.

WHITESTONE.—South 8th av, 34, electric sign to store; cost, \$50; owner, J. A. Townsend, premises. Plan No. 2007.

WINFIELD.—Fisk av, n e cor Woodside av, electric sign to store; cost, \$50; owner, Diederich Matfield, premises. Plan No. 2006.

WOODHAVEN.—Woodland av, e s, 48 s Ferris st, plumbing to dwelling; cost, \$50; owner, N. Conway, premises. Plan No. 1964.

WOODHAVEN.—Shoe and Leather st, n e cor Ferry st, new store front; cost, \$300; owner, S. Morean, premises. Plan No. 1966.

WOODHAVEN.—Fulton st, s s, 100 w Woodhaven av, plumbing to dwelling; cost, \$175; owner, F. Feinking, premises. Plan No. 1962.

WOODHAVEN.—Jamaica av, n w cor Forest parkway, new store front to dwelling; cost, \$500; owner, C. Voltz, premises. Plan No. 1989.

WOODHAVEN.—Oceanview av, w s, 767 n Jamaica av, plumbing to dwelling; cost, \$50; owner, R. Kluzman, premises. Plan No. 1997.

WOODHAVEN.—Ridgewood av, 4001, enclose porch and other repairs; cost, \$115; owner, Delia Schoefeld, premises. Plan No. 1991.

WOODHAVEN.—Beaufort av, n s, 73 w Gherardi av, interior alterations to four stores and dwellings; cost, \$1,800; owner, Wm. Ulmer Brewing Co., 31 Belvedere st, Brooklyn; architects, Koch & Wagner, 26 Court st, Brooklyn. Plan Nos. 2013-14-15-16.

WOODSIDE.—4th st, e s, 325 s Jackson av, 2½-sty frame extension, 20x16, rear dwelling, tin roof, interior alterations; cost, \$1,500; owner, Alex. Cairnes, 150 4th st, Woodside; architects, Edw. Rose & Son, Elmhurst. Plan No. 2018.

Richmond.

BENNET ST. s s, 150 w Jewett av, Port Richmond, alterations to frame dwelling; cost, \$150; owner, Geo. W. Alexander, Port Richmond; builder, I. E. Gale, Port Richmond. Plan No. 379.

BROAD ST. s w cor Quinn st, Stapleton, alterations to brick dwelling; cost, \$1,400; owner, Mrs. A. J. Conte, 446 East 136th st; architect, R. L. Gragiano, 220 Lafayette st. Plan No. 370.

CHURCH ST. n e cor railroad, Tottenville, alterations to brick furnace foundations; cost, \$750; owner, Tottenville Copper Co., Tottenville. Plan No. 374.

MAPLE ST. n s, 60 w Cedar Grove av, New Dorp Beach, alterations to frame bungalow; cost, \$350; owner, L. Jaiges, New Dorp Beach; architect, H. M. Rae, Waterside st, New Dorp Beach. Plan No. 381.

BELAIR RD. s s, 824 w New York av, Rosebank, alterations to frame garage; cost, \$375; owner, L. A. Dreyfus, Rosebank; builder, Wm. S. Lee, Rosebank. Plan No. 372.

BROADWAY. s w cor Richmond ter, West New Brighton, alterations to brick saloon and street; cost, \$400; owner, South Atlantic Realty Co., Stapleton; architect, James Whitford, Tompkinsville; builder, S. Rispoli, Rosebank. Plan No. 378.

DEKAY AV. s s, 25 w Claremont av, West New Brighton, alterations to frame bungalow; cost, \$300; owner, Chas McCarthy, 84 Dekay av, West New Brighton; builder, W. S. Lawson, 364 Carr av. Plan No. 375.

ELTINGVILLE. alteration to frame office; cost, \$250; owner, Wood Harmon & Co., 261 Broadway, Manhattan; builder, H. W. Wyman, 97 Wynona av, Port Richmond. Plan No. 369.

MORNING STAR RD. s s, 300 s Richmond ter, Port Richmond, alterations to frame dwelling; cost, \$245; owner, Mrs. B. Sullivan, 43 Morning Star rd, Port Richmond; builder, R. H. Leadley, 23 Winant av. Plan No. 373.

SHERMAN AV. s s, 25 w Garfield av, Ft. Wadsworth, alterations to frame bungalow; cost, \$900; owner, Mrs. M. Muller, 70 Sherman av; architect, Ed. Muller. Plan No. 376.

WASHINGTON AV. s s, 100 w Harbor rd, Mariners Harbor, alterations to frame dwelling; cost, \$500; owner, J. E. Fabegas, Mariners Harbor; builder, A. Ellis, Jr., Mariners Harbor. Plan No. 377.

WATCHOGUE RD. n s, 500 e Willowbrook rd, Port Richmond, alterations to frame stable; cost, \$170; owner, Bodine estate, 2043 Richmond ter; builder, R. H. Leadley, 23 Winant av. Plan No. 371.

PERSONAL AND TRADE NOTES.

CHARLES MONEY, general contractor, has opened offices at 52 Vanderbilt av, room 914.

OTTO L. SPANNHAKE, architect, formerly of 233 East 78th st, has moved his offices to 13-21 Park Row.

CARL C. ADE, architect, formerly of Rees & Ade, has opened offices at 344 East av, Rochester, N. Y.

JAMES T. POPE, of the Pope Metal Co., will return after Labor Day from a vacation spent in Maine.

F. G. FEARSON CO., INC., general contractor, formerly of 32 Broadway, is now located at 165 Broadway.

S. TOWNSEND TITUS, lumber dealer of Glen Cove, will leave on the 21st inst. for a month's tour of the White Mountains.

THE KELLY PLUMBING & HEATING CO., of Newark, N. J., has filed incorporation papers with an authorized capital stock of \$125,000.

PETER H. MOORE of Moore Bros., retailers of hardwoods, 24th st and 11th av, has returned from a stay of several weeks at Lake Placid, N. Y.

BATTERSON & EISELE, 101 Park av, will supply the interior tile necessary for the addition to the residence of Archer M. Huntington, at 1083 Fifth av.

MARBLE SPECIFIED.—A large amount of Pisan Brothers' Savoy Clair-Italian marble has been specified for the new court house to be erected at White Plains, N. Y.

WEBSTER C. MOULTON, architect, formerly with Gordon A. Wright, has opened offices at 302 Union Building, Syracuse, N. Y., for the practice of his profession and desires circulars, etc.

E. F. PERRY of the National Wholesale Lumber Dealers' Association, 66 Broadway, has left with a party of friends for an automobile tour of the Berkshires, to be gone over Labor Day.

WALTER E. HADLER, architect, will conduct his business at 370 Fulton st, Jamaica, hereafter, and requests those interested in the building trades to forward samples and catalogues.

CASPER RANGER COMPANY, 101 Park av, Manhattan, is figuring the general contract for the \$100,000 plant which the Seneca Falls Manufacturing Co. is to erect this fall at Seneca Falls, N. Y.

A. M. FELDMAN, mechanical engineer, 120 Liberty st, Manhattan, was retained this week to lay out the power plant in the new factory for Levine Brothers, Inc., 36 South 9th st, Brooklyn.

THE LONG LEAF PINE CO., the local branch of the Carpenter-O'Brien operation, was low bidder for more than 3,000,000 ft. of treated ties and timber for the Public Service Commission.

J. F. DRESCHER, manager of the local office of the Bloedel-Donovan Lumber Mills, has returned from a trip West. A cargo of 2,500,000 ft. of fir lumber will soon be put on this market.

THE J. S. H. CLARK LUMBER CO., 253 Broadway, will soon have the product of the Polkton Lumber Co., Polkton, N. C., mill for distribution. This will make fourteen mills manufacturing roofers for their account.

HARVEY C. MILLER, consulting and constructing engineer specializing in reinforced concrete, who represents the "American System of Reinforcement," has moved his offices from 1 Madison av to 40 West 32d st, New York City.

THE PHILADELPHIA BELTING CO. will move to its new plant about Sept. 15, at 6th and Spring Garden sts, Philadelphia, Pa. The work on the new 5-sty plant is being hurried so that complete organization may be arranged before the autumn.

RAPID TRANSIT CONSTRUCTION is fast nearing the high-water mark. Contractors for the city and for the two companies interested in the Dual System agreements are busy in various parts of four boroughs and are giving employment to about 20,000 men.

SITES are being cleared for a number of important buildings at the present moment, including the Printing Crafts Building, on 8th av; St. Vincent Ferrer, the office building on the site of the former Wilson residence, on 5th av, and the Fullerton Weaver apartment house, on Park av.

THE YOUNGSTOWN & STEEL CO.'S new sheet bar mills at Lowellville rolled the first steel this week. The mills are operated by electricity and hydraulic pressure. Sheet bars which will be the principal product of the new mills, have not been at such a high level as at present in years.

R. D. KIMBALL CO., 15 West 38th st, Manhattan, has been retained as heating, ventilating and electrical engineer for the new Chamber of Commerce building, of which George W. Eastman, of the Eastman Kodak Co., is the donor, to be erected at Rochester, N. Y., at a cost of \$600,000. The architects are Claude & Bragdon of Rochester, and Foster & Gade of Manhattan.

GEORGE H. CLARK, of Holbrook, Cabot and Rollins, Corporation, which has the contract for Section 6-A of the Seventh av subway, and has just been awarded the contract for an impinging section, No. 3 of the Broadway subway, has expressed the hope that the contractor for 6-A will not interfere with the contractor for 3. Secretary Walker of the Public Service Commission says the commission has sufficient confidence in Mr. Clark's versatility to warrant the belief that he will make himself behave himself.

HECLA IRON WORKS and the Winslow Bros. Company merged in the year 1913 under the name of Hecla-Winslow Company, Inc. The purpose of the merger was chiefly to effect economies by joint operation. It has been demonstrated that such economies have not been obtained. Therefore, in a mutual and friendly spirit, it has been decided to reinstate the two companies under their original names, ownership and management as of Sept. 1, 1915. They will hereafter be known as the Hecla Iron Works, of New York, and the Winslow Bros. Co., of Chicago, both separate concerns.

BUSINESS PROSPECTS.—The Sun has compiled views of numerous business men and others on business prospects for the fall. Consensus of opinion is generally optimistic, but there is no expectation of a boom. Unemployment is passing, but tariff tinkering is feared.

The United States for the first time in its history has a trade balance in its favor with all countries, confidence is returning, there is plenty of money but investors are hesitating until assured of continuity of prosperity, wheat crop is large, Southern planters are hopeful, railroad men are pessimistic and war orders are booming many industries.

PATTERN SHOP DESTROYED.—The firm of Peterson & Brooklyn Foundry Co., architectural iron work, sustained a heavy loss by the destruction of their pattern shop, at Astoria, last Sunday night. In addition to the loss on the building there was a heavy loss on the patterns and designs consumed. The fire was one of the most spectacular in the history of Astoria. Starting on the first floor of the frame pattern shop, a large two-story frame structure east of the foundry proper, the flames spread with remarkable rapidity and the entire building was soon a roaring furnace. Surrounded by a network of larger three-story buildings, the pattern shop extended 300 ft. to the East River and 200 ft. along Orchard st, practically taking in the entire block. The building was owned by A. D. H. Ellis, of 82 Wall st, Manhattan.

WILL USE METAL LUMBER SYSTEM.—George and Edward Blum, architects, 505 Fifth avenue, N. Y. C., have filed in the Tenement House Department, plans for a seven-story fireproof apartment house situated on the southwest corner of Amsterdam avenue and 140th street, on plot 99.11x125, for the Surety Land Company, of which Mr. Henry Mandel is Secretary. It is the intention in this building to use the metal lumber system of long span construction, which makes it possible to build a fireproof house at less cost than has heretofore been possible, using the ordinary cinder concrete arches. This system has been largely used in Western cities, but this is believed to be the first time that it has been adapted to New York conditions, as it has only recently been approved by the Building Department. There are eight apartments on each floor of three, four and five rooms each, served by a large elevator from a central entrance hall, which will be decorated in a unique manner. The first floor in 140th street will be divided into eight stores, which are so arranged so as not to interfere in any way with the apartments. The front is designed with especial attention to the use of red brick, terra cotta and the lower stories to be of white marble, all treated in a decorative manner, in the Colonial style.

MAXWELL A. CANTOR, architect, of 373 Fulton st, Brooklyn, has entered into partnership with Boris W. Dorfman for the general practice of architecture under the firm name of Cantor & Dorfman, with offices at the above address. During the last two years Mr. Cantor has prepared plans for a great number of buildings in Brooklyn and Queens, among which are the following: The block fronts on the east and the west sides of 15th av from 42d to 43d st; the west side of 3d av, from 61st to 62d st; the south side of Jamaica av from Manor to Vanderveer avs; the south side of Myrtle av from Sandol st to Dill pl and from Delta to Epsilon pl, and the synagogue nearing completion at 14th av and 45th st. Mr. Dorfman has had a varied experience with prominent architects, both here and abroad, and more recently was connected with a Brooklyn firm where his efforts have resulted in a tendency towards better and more artistic work by the builders. He has also been principal of the New York Architectural School for the last two years. The new firm has just filed plans for the improvement of the triangular plot located at the junction of Flatbush av and East 26th st, where seven 3-sty apartment houses with stores are to be erected by the S. G. Construction Co., at a cost of \$60,000.

OBITUARY

RICHARD H. BURDSALL, president of the Russell, Burdsall & Ward Co., bolt and nut manufacturers, died suddenly on Tuesday at his summer home, at Baldwin Hill, Great Barrington, Mass.

JACOB DURGE, formerly a contracting plumber, died on Tuesday at his home, 1959 Boulevard, Jersey City, in his 76th year. Mr. Durge was one of the founders of the Greenville Banking & Trust Co.

TRADE LITERATURE

BUNGALOWS, CAMPS AND MOUNTAIN HOUSES.

The bungalow has been found by experience to be a very satisfactory home by many people who have tried it. Being a one or one and a half story house, it usually provides a longer range of apartments, splendid porch space and real comfort for the occupants.

Many people are building bungalows for permanent as well as for summer homes because of their convenience. There are bungalows of the cottage type, as well as the true bungalow, log cabins, mountain homes and camps of various kinds, all of which are pictured and described in a new edition of a famous book from the presses of the William T. Comstock Co., publishers, 23 Warren street, New York.

It is entitled "Bungalows, Camps and Mountain Houses." This book presents the thoughts and ideas of 32 different architects, all recognized designers of bungalows. The new edition contains 200 illustrations, showing 80 designs, with exteriors, interiors and plans.

A feature of the new edition is the article by C. E. Schermerhorn, A. A. I. A. It is a condensed account of the requirements for planning a bungalow. It contains a plate showing 22 different schemes for laying out the floor plans of a bungalow, and in addition a lot of little detail sketches showing how to plan conveniences in the house, such as built in furniture, kitchen arrangements, closet space, cupboards, etc.

BUILDING MATERIALS AND SUPPLIES

EXTREMELY LOW EXCHANGE RATES ON POUND STERLING FAVOR BUILDING LOANS HERE — PLASTERERS LOCKED OUT BY BOSSES

Structural Steel More Active—
Brick Stiffer — Sand Weaker

BUILDERS believe the existing low rate of exchange for pound sterling will have a beneficial effect upon the building money situation. They expect it will result in renewed interest in American building construction and real estate investment. It may have the effect of forcing interest rates for building money lower. One operator in Manhattan who has been holding out against what he considered a prohibitive premium for a \$300,000 accommodation got his money on Wednesday and started preliminaries on an office building operation.

Whether there is a connection between the improvement in the building finance situation and the material price movement cannot be determined at this time, but it is significant in the eyes of some distributors that a further advance was reported in structural steel, common brick and copper and there was a decided firming in the quotations made on common brick for both the Hudson and Raritan districts, black slate and Portland cement. Retractions were reported in Cow Bay sand and in three-quarter inch gravel, but all inch and a half gravel held stiff at the 85 cent level that has been ruling all the year. In other words the condition of the building material market in the Metropolitan district at the opening of the autumn building season is much more favorable than at the beginning of any other quarter so far this year.

Prices generally have taken a higher level than that prevailing at the turn of the second quarter. Prices on bars and steel shapes are better. Eastern structural mills are getting a dollar a ton more than the Pittsburgh basis of 1.35c, tidewater prices on structural steel being now 1.519c. Fabricators are getting better prices, according to quotations made this week. Plain material is firm at 1.30c to 1.35c, there being little disposition on the part of fabricators to take business at the expense of prices.

Advices in the trade show that all the Pittsburgh furnaces are busy. The last of the basic iron at \$15 went out this week. Bessemer is uniform at Valley \$16. Furnace coke has moved up in Pittsburgh. Some north Jersey iron works are reported to be considering plant extensions to take care of new business coming in.

Shafting has sharply advanced again. New discounts show car lots at 64 per cent, as compared with 65 and 66 in the quarter just closed. Levering & Garrigues this week took a contract for 100 tons for garage in Albany and Milliken Brothers took the biggest structural steel price of the day in Manhattan consisting of a 1,900 ton order which matches that taken by the American Bridge Company through Snare & Triest for 2,000 tons for the new Pennsylvania railroad pier at Greenville. The Central Railroad of New Jersey took bids on three small structural jobs.

Other materials showed similar activity. Common brick which has been held at low levels stiffen at \$6 for both Hudson and Raritan.

There was a lockout of plasterers in New York this week which has hurt the plaster market. The plasterers wanted to introduce the steward system on New York jobs. The bosses said they did not expect that the lock-out would be of long duration. The men are said to want an overseer on each job, to see that no plasterer does more than a certain prescribed amount of work in a day. The men say that the way the bosses work them many deserving plasterers are kept out of work and the steward system was approved to give more men employment.

Portland cement mills are gaining on reserve. Quotations run uniformly at \$1.52, although there are reported to be some back orders moving slightly under this figure. The outlook is still good for a better balanced market, both on price and demand as the autumn speculative movement has not yet developed, although dealers have worked their stocks out pretty well.

Freer Buying Is Expected.

Plan filings in the five boroughs for the last two weeks follow: In the corresponding week last year 236 new buildings were projected with an estimated value of \$1,407,205.

	Week ending,		Sept. 4.	
	Aug. 27.	Value.	No.	Value.
Manhattan.....	7	\$1,306,200	11	\$817,000
Bronx.....	14	269,500	18	465,300
Brooklyn.....	89	519,600	133	984,235
Queens.....	147	573,235	153	557,525
Richmond.....	32	64,170	23	34,133
Totals.....	289	\$2,732,705	338	\$2,658,193

Tuesday, Aug. 31.....	2	3
Wednesday, Sept. 1.....	6	6
Thursday, Sept. 2.....	5	8
Total.....	44	44

Reported en route, Friday, Sept. 3—8.
Condition of market, firmer. Prices: Hudsons, \$5.75 to \$6.00; Raritans, \$5.75 and \$6.00 (wholesale dock, N. Y.); (for dealers' prices add profit and cartage); Newark, \$6.75 and \$7.00 (yard). Cargoes left over Friday A. M., Sept. 3—7.

1914.		1915.	
Left over Friday A. M., Aug. 28—28.		Arrived.	
Friday, Aug. 28.....	7	7	7
Saturday, Aug. 29.....	3	3	3
Monday, Aug. 31.....	13	13	13
Tuesday, Sept. 1.....	2	9	9
Wednesday, Sept. 2.....	2	3	3
Thursday, Sept. 3.....	5	4	4
Total.....	32	39	39

Condition of market, weak. Prices: Hudson, \$5.00 to \$5.75; Newark, yard, \$6.75 to \$7.25; nominal. Left over Friday A. M., Sept. 4—21.

OFFICIAL SUMMARY.	
Left over, Jan. 1, 1915.....	64
Total No. bargeloads arrived, including left over bargeloads, Jan. 1 to Sept. 2, 1915.....	1190
Total No. of bargeloads sold Jan. 1 to Sept. 2, 1915.....	1183
Total No. bargeloads left over Sept. 3, 1915.....	7
Total No. bargeloads left over Jan. 1, 1914.....	87
Total No. bargeloads arrived, including left over, Jan. 1 to Sept. 3, 1914.....	1118
Total No. bargeloads sold Jan. 1 to Sept. 3, 1914.....	1097
Total No. bargeloads left over Sept. 4, 1914.....	21

CURRENT WHOLESALE PRICES.

CURRENT wholesale prices, prevailing on the Building Material Exchange and elsewhere in the Metropolitan district at the close of the last month, are as follows. In each case the quotations given below were those prevailing up to Sept. 1, 1915.

Note.—Current price changes are indicated by black-face type. For comparison see Record and Guide Aug. 7.
Hudson common\$5.75 @ \$6.00
Raritan common5.75 @ 6.00
Second hand common.....@ 2.50
Newark (yard)7.00 @
Front or face.....18.00 @ 36.00

CEMENT (Wholesale, 500 bbls. lots and over, along side dock, N. Y.):
Domestic Portland, Spot.....\$1.48 @ \$1.52
Over 30 days.....1.52 @ —
10c. bag; returns on bags.

Mill base85 @ —
Con. Rosendale Nat. to dealers.\$0.90 @ —
Dealers price to job.....1.10 @ —
7½c. bag; returns on bags.

Alsen's GermanNo Quotation
Dyckerhoff GermanNo Quotation

CRUSHED STONE (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):
Trap rock, 1½ in......85
Trap rock, ¾ in......95
Bluestone, 1½ in......85
Bluestone, ¾ in......95
GLASS, Window—from jobbers' list—

Discounts.
Single thick90-25
Double thick90-25
Plate (May 1 list).....90-20

GRAVEL (500 cu. yd. lots F. O. B. along side dock N. Y., wholesale):

1½ in.....\$0.80
¾ in......75
P. S. C. gravel......75

HOLLOW TILE (fireproofing. Prices F. O. B. factory, Perth Amboy, N. J.):

Exterior—
4x12x12 in.....\$0.06
6x12x12 in......084
8x12x12 in......102
10x12x12 in......12
12x12x12 in......15

Interior—
2x12x12 in.....\$0.048
3x12x12 in......048
4x12x12 in......054
6x12x12 in......072
8x12x12 in......096

LIME (Standard 300 lb. bbls. wholesale):
Farnham Cheshire, finishing.....\$1.55 @ \$1.60
Eastern common1.15 @ 1.37½
Hydrated finishing8.50 @ 9.50

LINSEED OIL—
American Seed City Raw.....\$0.55 @ —
American Seed City Boiled......54 @ —

LUBRICANTS (Mineral):
Black, refined, summer.....\$0.13½ @ —
Black, reduced, 27 gravity,
35 @ 30 c. t......13½ @ —
Wax, crudeper lb. 3½ @ 3¾
Cylinder, light filtered.....21½ @ 23
Cylinder, dark, steam, refined.....15½ @ 25

LUMBER (Wholesale prices, New York City):

Yellow pine (merchantable 1905, f. o. b. N. Y.):
8 to 12 in.....\$21.00 @ \$25.50
14 to 16 in.....28.00 @ 32.00
Heart face siding 4-4 &
5-4@ 28.00
Flooring, 13-16x2½ & 3
ins.....13.50 @ 26.25

Hemlock, Pa., f. o. b. N. Y.
base price, per M.....@ 21.50

Hemlock, W. Va., base price
per M.....@ 19.50

Hemlock, Eastern mixed
cargoes@ 20.00

(To mixed cargo price add freight \$1.50.)
Spruce Canadian\$24.00 @ \$25.00

Spruce (W. Va. f. o. b. N. Y., lighterage
limits):

2x4, 18 and 20 ft.....\$27.00
9 in., 16 ft and under.....28.00
2x6, 10 and 14 ft.....23.00
2x8, 12 and 14 ft.....23.00
2x10, 3x10, 10 to 16 ft.....29.00

Add \$1.00 per M. for each inch over 12
ins.

Add \$1.00 per M. for every 2 ft. over 20
ft. in length.

1x2 shingling lath, rough or dressed
one side\$26.00

LATH (Eastern spruce f. o. b. N. Y.):
1½ in. slab\$3.65 @ \$3.75

PLASTER—(Basic dealer prices, at
yard, Manhattan):

Masons finishing in 100 lb.
bags, per ton.....\$10.50 @ —

BLOCKS—

2 in. (solid) per sq. ft.....\$0.06

3 in. (hollow)06

4 in. (hollow)07½

Boards ¾ in. thick, per sq. yd......16

SAND—

Screened and washed Cow Bay, 500
cu. yds. lots, wholesale.....\$0.40 @ \$0.45

SLATE (Per Square, N. Y.):

Penn. Bangor ribbon.....\$4.12 @ \$4.75

Munson, Maine, No. 1.....5.50 @ 7.75

Munson, Maine, No. 2.....4.50 @ 6.75

No. 1 red.....10.00 @ 12.00

Unfading green4.00 @ 6.00

Genuine Bangor4.75 @ —

Pen Argyle4.00 @ 6.00

Vermont, sea green.....3.00 @ 4.20

STRUCTURAL STEEL (Waverly):

Beams & channels up to 14 in.....1.510 @ —

Beams & channels over 14 in.....1.510 @ —

Angles 3x2 up to 6x8.....1.510 @ —

Zees and tees.....1.510 @ —

Steel bars, half extras.....1.510 @ —

PENN-ALLEN CHANGES.

Office Opened at Allentown, Pa., to Handle
Sales Direct.

FULL verification of the report published exclusively in the Record and Guide early in July to the effect that the Penn-Allen Portland Cement Company had severed its connection with its former sales agents in Philadelphia, the William G. Hartman Cement Company, was made this week by the Penn-Allen Portland Cement Company.

It announces the opening of a general office in the Commonwealth Building at Allentown, Pa., where all its sales will be handled in the future. For Philadelphia a district sales office has been opened in the new Widener Building which is in charge of Edward E. Krauss, formerly secretary of the American Concrete Institute.

COMMON BRICK.

Shipments Controlled—Prices Firmer for
Hudsons.

MANUFACTURERS continue to restrict the shipments of common brick into this market. The result is that prices have shown more firmness. The supply in the wholesale market is about equal to the demand.

Official transactions for Hudson River brick covering the week ending Thursday, Sept. 2, in the wholesale market, with comparison for the corresponding period last year, follow:

1915.		1914.	
Open barges, left over, Friday A. M., Aug. 27—7.		Arrived.	
Friday, Aug. 27.....	11	11	11
Saturday, Aug. 28.....	6	1	1
Monday, Aug. 30.....	14	15	15